

MANSION GLOBAL

A 'Billionaire's Row' Condo With a Designer's Touch

The 52-floor apartment features southern, eastern and western views

BY BILL CARY NOVEMBER 24, 2017



A seating arrangement in the living room. STEPHEN KENT JOHNSON

LISTING OF THE DAY

Location: Midtown East, New York

Price: \$7.995 million

This new Midtown apartment on what has come to be known as Billionaire's Row sits on the 52nd floor of a new luxury condominium building on East 57th Street.

With 11-foot ceilings and walls of oversized windows with dynamic south, east, and west exposures, Apartment 52C has open city views that stretch from the East River to Central Park and run all the way downtown.

"The views are spectacular," said Stribling's Pamela D'Arc, sales director

of the building. "The layout and the proportions of the rooms are extremely generous."

"It's a throwback to a more classical layout," she said. "There is an entry foyer that leads to an entry gallery."

"We have separate bedroom hallways, things that people have come back to appreciate," Ms. D'Arc said.

The 65-story building with a distinctive curved glass curtain wall was developed by the World Wide Group and Rose Associates and designed by Skidmore, Owings & Merrill, with Daniel Romualdez as the interior architect.

"We have all of the modern elements that people want," but it feels like a

classic prewar building, Ms. D'Arc said.

More than 70% of the building's 95 residences have been sold, and closings and move-ins started in the spring.

"We have people living into the building," Ms. D'Arc said. "The amenities are being used and people are meeting each other."

Designer Robert Couturier created the interiors of this particular apartment, which is now serving as a model home within the luxury condo tower.

Instead of creating a contemporary apartment, Mr. Couturier chose to balance the modern and light-filled rooms with traditional fabrics and furniture placements.

The furnishings are not included in the price, but they could be negotiated in a separate deal, Ms. D'Arc said. "The sponsor would definitely agree to that."

Mr. Couturier also "elevated the amazing views," Ms. D'Arc said. "He mirrored the back wall in the living room, so that whatever direction you're facing you have the views."

Plus, she said, he has a flair for "rich and vibrant color, which is very effective in this space."

Having a decorated model apartment helps to guide buyers on how to interpret and decorate the spaces, Ms. D'Arc said. "When a room is empty, people have no sense of scale."

Other standout apartment features include a private south-facing balcony, a gracious 35-foot-long living and dining room, white oak flooring throughout, and a windowed kitchen.

"Our building has 18-inch baseboards," Ms. D'Arc said. "People really notice them. They notice the craftsmanship, the attention to detail—and they've come to expect it."

The apartment kitchens were designed by Daniel Romualdez and



Above: One of the three bedrooms. Below: White oak flooring runs throughout the apartment. STEPHEN KENT JOHNSON

Eggersmann with deluxe finishes that include white HanStone glass quartz countertops and backsplash, horizontal-grain walnut cabinetry and Miele appliances.

"The eat-in kitchen is a completely separate room," Ms. D'Arc said. "It's a

very inviting space to be in."

The master bedroom has two large closets and an en-suite bath with radiant heat floors, polished white Nanoglass walls, walnut vanities with white glass tops, a custom six-foot bathtub, and a separate glass-enclosed shower.



Stats

The 3,050-square-foot apartment has three bedrooms, three full bathrooms and one partial bath.

Amenities

The entrance on East 57th Street features a glass bridge over moving water that leads to a spacious marble-clad lobby with a living green wall and a walnut paneled sitting room. On East 56th Street there is an attended, gated porte cochere with an automated parking garage.

Other building amenities include a 75-foot swimming pool, spa with steam, sauna, ice, and relaxation rooms, fitness center with Pilates, spinning and yoga, furnished guest suites, screening room, billiards room, a lounge, a library, a 70-foot south-facing terrace, a dining room, breakfast room, catering kitchen, conference room, children's playroom, dog play space with grooming station, bicycle room and storage units for purchase.

Concierge services are provided by Luxury Attache.

Neighborhood notes

"Whole Foods is next door, which has been a huge draw," Ms. D'Arc said.

"It's a three-minute walk to all of the stores, yet it has a residential feel."

Plus, "we still have some of the lovely small stores around us, which gives it a neighborhood feel," Ms. D'Arc said.

Agent: Pamela D'Arc, sales director, Stribling and Associates



Top: Designer Robert Couturier created the interiors of Apartment 52C, which is serving as a model home within the luxury condo tower. **Above:** The master bathroom features a custom six-foot bathtub. **Below left:** Interior designer Robert Couturier mirrored the back wall in the living room so that no matter what direction you're facing, you have the great city views. **Below right:** Oversized windows in many of the rooms enhance the city views. STEPHEN KENT JOHNSON

