



# Downtown Manhattan

*Chelsea, Greenwich Village, Flatiron and the Financial District continue to lure high-end home buyers south of Midtown.*

Once named Reason Street, after founding father and former Greenwich Village resident Thomas Paine's seminal work "The Age Of Reason," the renamed Barrow Street is still one of the West Village's most desirable quaint old streets. Built midblock in 1931, 59 Barrow is a former commercial building that is now a co-op, and something of an anomaly in a neighborhood known for its charming, if narrow, townhouses. The third floor once served as the home of Bil Baird Marionette Theater, where muppet creator Jim Henson learned his craft as a puppeteer, but is now a four-bedroom loft, with an open kitchen/dining area and large elevated living room with 14-foot ceilings, central air-conditioning, and plenty of built-in storage — all somewhat rare for this historic enclave.

The apartment, currently listing for \$4.6 million, has four exposures, also a rarity for the West Village, and views with plenty of light streaming in from all sides from above its lower-slung neighbors. "A mid-block building in this part of the Village, with tree-top views and this much light and air, is hard to find," said Mary Ellen Cashman, associate broker with Stribling & Associates. "This co-op has long

been inhabited by creative people — painters and theater professionals, mostly — and the potential buyers who are interested in moving here are still following that trend. They are really location driven, and looking for charm and authenticity."

In quite a different part of Greenwich Village, 8 Union Square South at the corner of University Place is a duplex loft penthouse near the top of a new condominium building built in 2007 that offers sweeping views from its 2,000-square-foot wraparound terrace. The highlight of the three-bedroom apartment is its 11-foot-tall California-style retractable glass wall, which, when extended, separates the main living space on the main floor from the terrace beyond. The show-stopper views face north over Union Square Park, but there are also views in all directions from both floors.

The 2,798-square-foot penthouse is listing for \$9,995,000. "This is the premier apartment in the building because of the amazing outdoor space, which is fully landscaped and irrigated, and comes with Frank Gehry-designed planters," said Alatia Bradley Bach, sales agent with The Corcoran Group. "It is big enough for a sofa, four chaise longues, gas fireplace, a dining table that seats 12, a chef's Viking range with



a huge outdoor grill and a refrigerator — with room to spare for a bocce court, if you wanted one. The corner master bedroom upstairs has two full walls of glass, as well as its own balcony.”

Penthouse C comprises half of the 11th floor of the Onyx, a condominium completed in 2007 at 28th Street and Eighth Avenue in Chelsea. Located near the High Line, Avenues: The World School, dozens of Chelsea art galleries, Hudson Yards and the planned Moynihan Station, the Onyx is uniquely situated in an area long known for its turn-of-the-century commercial buildings and now poised to blossom in the coming years.

The 1,672-square-foot penthouse, listing for \$3,995,000, comes with a 700-square-foot private rooftop garden, and a deeded parking spot in the building below. Views to the north and south encompass both the Empire State Building and the World Trade Center, and there is an 8-by-10-foot storage room. There is also a gym in the building, and a 24-hour doorman. “This is one of the first of a new generation of apartment buildings in Chelsea — and the area, which is already one of the best in the city, is only going to improve in the coming years with all the development,” said Frans Preidel, associate broker with Brown Harris Stevens.

Jade NYC, at 16 West 19th Street in the Flatiron District, is a new full-service doorman building near Madison Square Park, which is undergoing its own residential development boom. The penthouse covers just under 3,900 square feet of interior space, with an additional 600 square feet of planted and self-irrigated terrace.

The original design, done 10 years ago by Jade Jagger, Mick Jagger’s daughter, was recently gut renovated under the direction of designer Jason Campbell as part of the combination of two pent-



**OPPOSITE, LEFT:** Sweeping views and a wraparound terrace are highlights of Penthouse 1 overlooking Union Square Park at 8 Union Square South. Photo: The Corcoran Group

**TOP:** This spacious co-op loft at 59 Barrow in historic Greenwich Village boasts four exposures, treetop views and an abundance of natural light. Photo: Stribling & Associates

**ABOVE:** Penthouse C of the Onyx, a condominium at 261 West 28th Street, has views of both the Empire State Building and the World Trade Center. Photo: Brown Harris Stevens



houses. The asking price is \$8,995,000, which comes close to \$2,500 per square foot — considerably less than the \$4,000 per square foot asking prices for new luxury condominiums in the area. “The owner was in the middle of this huge renovation, but ended up moving elsewhere, so this is a unique opportunity to live in what is essentially a brand-new penthouse, but without paying the full luxury new development price,” said Ian Slater, sales agent with Douglas Elliman Real Estate. “You are getting incredible views of both the Empire State and the World Trade Center, which from Flatiron is very rare, and the new Poliform kitchen is one of the best I have ever seen. It is all strikingly minimalist, with very clean lines.”

The two-bedroom residence on the 14th floor at 99 John Street in the Financial District comes with more outdoor space — 1,521 square feet — than indoor space. The terrace for the two-bedroom apartment, which is listing for \$2,750,000, was designed by the current owners as a wildflower meadow to attract migratory birds in the style of the High Line, complete with evergreens and fruit-bearing shrubs. Other features include a 24-foot living room and a parking garage below.

“FiDi is changing rapidly for the better, with all the new transportation options and new retail, but it still offers great value over other downtown areas,” suggested Neil Gallo, sales agent with Halstead Property. “What is unique here is that you get a very private, relaxed feeling in this apartment because every room has oversized windows facing your own private landscaped terrace. With the foliage, gardens and greenery, you really don’t need a weekend house to have a real backyard. With spring on the way, buyers will recognize the value here, just a short walk to the new Fulton Street train station and the South Street Seaport, which will start re-emerging soon. Who needs the suburbs?” ■



**TOP:** The penthouse of Jade NYC, at 16 West 19th Street in the Flatiron District, was recently gut renovated as part of the combination of two penthouses. Photo: Douglas Elliman

**ABOVE:** This residence on the 14th floor at 99 John Street in the Financial District has a large terrace done in the style of the High Line. Photo: Halstead Property, LLC