

February 3, 2020

432 Park resale, Soho townhouse among last week's priciest listings

Seller at Harry Macklowe's supertall seeks \$4 million profit after four years



*Clockwise from top left: One Museum Mile, Unit 17B/18B, 432 Park Avenue 81A/28F
30 East 29th Street, 150 Charles Street 4BN and 22 Thompson Street*

A resale at 432 Park Avenue and a four-story Soho townhouse were two of the priciest listings to go live last week.

The first week of February saw five homes ranging from \$15 million to \$25 million hit the market. Combined, their asking prices exceeded \$89 million. The previous week's five priciest ranged from \$12 million to \$36 million and totaled \$96 million.

Here's a look at the five most expensive properties that went live from Jan. 27 to Feb. 2, according to an analysis of StreetEasy and Compass data.

1. 432 Park Avenue 81A/28F | Midtown | \$24.95 million

The three-bedroom unit on the 81st floor of Harry Macklowe's 432 Park Avenue is being sold by Naciye Kocak, who bought it in 2016 for \$21 million as an investment, according to the listing. The apartment has a private elevator, chef's kitchen and views of Central Park and the East River. A storage unit and a one-bedroom guest suite, unit 28F, with a kitchenette and bathroom are included in the sale. A tenant is in place until May, according to the description provided by listing agent Mae Bagai of Sotheby's International Realty.

2. 30 East 29th Street #PHA | Kips Bay | \$18.75 million

The three-bedroom duplex spans 4,394 square feet and is a sponsor unit in Rockefeller Group's first residential project, the 121-unit Rose Hill. The condo has a study, 1,331 square feet of outdoor space and double-height ceilings in the living room. CORE is handling marketing and sales for the building.

3. One Museum Mile, Unit 17B/18B | East Harlem | \$15.5 million

The three-bedroom condo spans 3,512 square feet and overlooks Central Park. It has two master bedrooms with walk-in closets and deep soaking tubs. The 21-story building at 1280 5th Avenue has a rooftop swimming pool, fitness center and entertainment rooms for residents. Victoria Rong Kennedy of The Corcoran Group has the listing.

4. 22 Thompson Street | Soho | \$15 million

The four-floor, 3,149-square-foot townhouse has 840 square feet of outdoor space, including a roof deck with an outdoor kitchen. The home has three bedrooms and all four bathrooms have radiant heated floors. Compass' Valerie Artzt has the listing.

5. 150 Charles Street #4BN | West Village | \$14.99 million

The four-bed, four-bath duplex condo is 3,673 square feet and has a private outdoor terrace. Building amenities include a private motor court, 75-foot pool, fitness center and private park. Compass' Darren Sukenik is handling the listing.