

## City Room

Blogging From the Five Boroughs



**BIG TICKET** | JANUARY 31, 2014, 1:02 PM | [Comment](#)

## Big Ticket | Glass Aerie at a Record \$50.9 Million

By ROBIN FINN



Andrea Mohin/The New York Times

The Walker Tower condominium

A stunning glass-sheathed penthouse at the pinnacle of Chelsea's Walker Tower, the 1929 Art Deco skyscraper that underwent a ballyhooed conversion from iconic office building to 47 luxury condominiums, sold for \$50,912,500 and was the most expensive sale of the week, according to city records. The asking price was

\$55 million; monthly carrying costs are \$9,361.81.

The five-bedroom, five-and-a-half-bath full-floor residence, PH1, at 212 West 18th Street, has three fireplaces and nearly 6,000 square feet of space on the 24th floor, providing views in every direction from the interior and exquisite south-facing vistas from the 479-square-foot terrace. The unit holds the distinction of being the most expensive home ever sold downtown, besting the \$42 million penthouse that sold last year at 18 Gramercy Park South.

Vickey Barron of Douglas Elliman Real Estate, the sales agent for Walker Tower, handled the sale for the sponsors, the JDS Development Group and the Property Markets Group, and also represented the anonymous buyer, who used a limited-liability company of limited verbal whimsy, 212 West 18th Street. "I feel like I blinked and it sold," Ms. Barron said. "This was a man who knew what he wanted and had the money to pay for it."

The only sponsor unit still available at Walker Tower is the penthouse's slightly larger downstairs sibling, PH2 on the 23rd floor; the asking price for that five-bedroom, five-and-a-half-bath residence, whose terrace faces north, is \$47.5 million.

The week's runner-up was also a penthouse and a record-breaker for its genre. A distinctive duplex, PH19/20, at the decorative peak of 55 Central Park West, the 1930 landmark known as the "Ghostbusters building," it sold for \$33 million and became the top co-op sale for the Upper West Side. The asking price of the oft-renovated, oft-sold penthouse, which twice counted the designer Calvin Klein among its parade of celebrity owners, was \$35 million; the monthly maintenance is \$13,472.

John Burger of Brown Harris Stevens represented the seller, Steven Gottlieb, a music industry entrepreneur, and Raphael De Niro of Douglas Elliman brought the buyers, Marc and Cathy Lasry. Mr. Lasry, a billionaire with a perch on the Forbes 400, is a founder and the chief executive of the Avenue Capital Group, a hedge fund. Mr. De Niro said the new owners were captivated by the unit's broad swath of park frontage, high ceilings and uncommonly large picture windows.

*Big Ticket includes closed sales from the previous week, ending Wednesday.*