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Manhattan Penthouse Downtown Sells for Over \$30 Million

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By **CANDACE TAYLOR** [CONNECT](#)

May 22, 2014 6:21 p.m. ET



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A "Deal": Manhattan Penthouse Downtown Sells for Over \$30 Million

A full-floor apartment—a combination of two condo units—in Manhattan's Chelsea neighborhood has sold to an undisclosed buyer for \$30.75 million, or \$31.3 million including transfer taxes. The buyer went into contract on the unfinished units in 2012, and the deal closed this week, according to Vickey Barron, the listing agent.

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The apartment is a combination of two penthouses on the 22nd floor of Walker Tower, an Art Deco office building converted to condos by JDS Development Group and Property

Markets Group. The tower was completed in 1929 as an office for the New York Telephone company.

Toni Haber of Douglas Elliman Real Estate, who represented the buyer, declined to reveal the purchaser's identity but said he is European.

"Since the contract was signed so long ago, [the buyer] got a really good deal," Ms. Haber said. She said units in the building have increased in price since this buyer went into contract and noted that her client paid around \$5,000 a square foot, compared with a penthouse in the building that recently sold for \$50.9 million, or about \$8,500 a square foot.

The buyer chose the two unfinished units from floor plans, hired an architect and worked with the developer to combine them into one apartment with four bedrooms, four full and two half bathrooms, with around 6,000 square feet of space, Ms. Haber said. The apartment also has two terraces, wood-burning fireplaces and views of One World Trade Center and the Statue of Liberty.