

# THE REAL DEAL

February 2010

## RESIDENTIAL DEALS

### East Village

\$3 million

#### 52 East 4th Street

2-bedroom, 2-bath, 1,317 sf penthouse condo in a full-service elevator building; 24-hour doorman and concierge; unit has private roof deck, glass-enclosed living room, renovated kitchen, 13-foot ceilings and marble bathrooms; building has pool, garage, laundry and live-in super; common charges \$1,811 per month; taxes \$225 per year; asking price \$3.25 million; 82 weeks on the market. (Brokers: Core Group Marketing; **Frances Katzen, Prudential Douglas Elliman**)



*"You walk into the living room and you feel like you're floating. The whole space is glass except for the floor, and it has this amazing outdoor space on the top. The owner is going to put in a reflective pool and a seating area to replicate [the space at] the Delano Hotel — very beachy, very Miami."*

**Frances Katzen, Prudential Douglas Elliman**