

# A New High for the High End

By: [C.J. Hughes](#)

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[SHARE ON EMAIL](#)[EMAIL](#)[SHARE ON TWITTER](#)[TWITTER](#)[SHARE ON FACEBOOK](#)[FACEBOOK](#)Photo 1: 785 Fifth Avenue, PH 17-18

Photo 2: Time Warner Center, #75A

Something's happening at the high end. After the sluggish post-recession period when trophy homes with eight-figure price tags seemed to linger on the market for years-if they were even listed at all-there's movement in this rarefied segment.

In the last few months, a handful of these pricey properties, which are invariably located on the Upper East or West Sides, have traded hands: a \$40 million spread at 2 East 70th Street; a \$31.5 million apartment at 1030 Fifth Avenue; and a \$52 million pair of duplex co-ops at 740 Park Avenue, to name a few. And the stunner-the \$88 million sale of ex-Citigroup chairman Sandy Weill's penthouse at 15 Central Park West to a Russian fertilizer magnate.

Buyers are now nosing around others in the \$30 million-plus category with an intensity not seen in years, say brokers, who explain that the renewed interest is due to an uptick in inventory as well as a change in buyers' attitudes. "People weren't listing these types of homes for years because they were worried about dropped value," says **Bonnie Pfeifer Evans**, a salesperson at the **Corcoran Group**, adding that "uncertainty" about the markets in Europe has made New York real estate seem like a safe long-term investment.

Resurgent American stock markets are also playing a role, says **Lauren Muss**, though an end-of-the-waiting-game mentality is also driving buyers. "There are people out there with money," she says, "and they want something special."

Below are the 10 priciest listings in Manhattan of the past few months.

**1. DENISE RICH'S SOUND INVESTMENT** - If sheer space is what you're after, and if for some reason you need the convenience of your own recording studio, consider songstress Denise Rich's duplex penthouse at 785 Fifth Avenue at East 60th Street. Now listed at \$65 million, penthouse 17-18 offers both. The apartment encompasses the entire 17th and 18th floors and offers a leg-stretching 12,000 square feet, including seven bedrooms and 11 full baths, plus approximately 5,000 square feet of terraces and roof decks, as well as that studio, which features a keyboard, mixing board, and adjacent soundproof voice booth.

Only a few people have been able to sing the praises of this aerie, located in the Emery Roth–designed Park V, a postwar limestone co-op. When first introduced in 1963, the penthouse was purchased by Daniel K. Ludwig, a shipping billionaire so fiercely private and independent that he often eschewed the help of a secretary and "used to make and receive many telephone calls himself," according to his New York Times obituary; Ludwig paid \$250,000.

The year after he died in 1992, it was purchased by Rich, who has penned songs for Diana Ross, Chaka Khan, and Mary J. Blige, but is perhaps best known for the pardon President Clinton issued to her financier ex-husband, Marc Rich. She bought it, along with two adjacent units, and turned them into a single sprawling home, albeit one whose three kitchens attest to its consolidated status. Listed by **Bonnie Pfeifer Evans, Noble Black, and Chazz Levi.**

**7. CENTRAL PARK VIEWS** - The Time Warner Center condominium has been a game changer. Not only did it essentially create the Columbus Circle neighborhood when it opened in 2004, its 198 units, spread across two towers, also quickly set records for prices, despite that one-time cumbersome "AOL" inclusion. Apartment 75A, a three-bedroom, five-and-a-half-bath, 3,900-square-foot unit in the south tower, sold eight years ago for nearly \$10 million, or roughly \$2,600 per square foot; today, it's listed for \$50 million, or about \$12,800 per square foot. To put things in perspective, the Manhattan average is approximately \$1,000 per square foot.

Just one person has owned the unit, whose 455-square-foot master bedroom gazes out across Central Park's treetops. She's Anna Anisimova, an actress and the daughter of Vassily Anisimov, proprietor of aluminum plants in Russia. Anna is headed to Hollywood with husband Peter Schafer, a movie producer who worked with her on 2010's *The Whistleblower*, about an American cop in postwar Bosnia. The apartment is rich in lavish Euro touches-Venetian plaster, Lalique inlays in the entryway powder room, and Pietra Cardosa slate countertops. It's also being offered for rent for \$60,000 a month. "There is no plain wall in that apartment," said Corcoran's Lauren Muss, who's marketing it. Listed by **Lauren Muss.**