

NEW YORK OBSERVER

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AUGUST 26-SEPTEMBER 2, 2002

MANHATTAN TRANSFERS

West Side Record

*\$12.8 M. 'Hermitage on the Hudson'
Goes to Medical-Supply Mogul*

BY BLAIR GOLSON

The heir to a large medical-supply company has made the most expensive single-occupancy apartment purchase in the history of the Upper West Side. Jon Stryker, whose family founded the Stryker Corporation, paid \$12.8 million for two adjacent apartments on the top floor of the Prāsada, a 1907 co-op building on Central Park West and 65th Street.

According to city records, Mr. Stryker bought the two apartments from Galina Kluge, a Russian émigré who, with her late husband, had held court in the apartments for over 50 years. (Ms. Kluge has no relation to the late communications mogul John Kluge.)

"Every great Russian émigré who escaped the Soviet Union—from [writer Aleksandr] Solzhenitsyn, to all the great dancers and sculptors—they first came through this apartment," said Ms. Kluge's broker, Alexander Peters, of Ashforth Warburg Associates.

Combined, the two three-bedroom units span 11,000 square feet, 4,000 of which is outdoor terrace space—a rarity in prewar buildings. As you might expect, Mr. Peters used a gaggle of glowing superlatives to describe the penthouse's park and city views. More unexpected, however, was a characteristic of the larger unit's living room: It apparently has acoustics to rival Carnegie Hall.

"It's the only sonically perfect room I know of in New York," Mr. Peters said. "Endless masters came over to play when the last owner owned it."

Each unit has three bedrooms and ceiling heights no less than 11 feet. One unit is much larger and more elaborately decorated than the other, but they are both in their original condition, never having undergone a major renovation.

"It's dripping with details like you wouldn't believe," said Mr. Peters. "Nymph sconces, endless stained-glass windows—it's one of those rare jewels."

"These are prices that would have boggled the mind 10 years ago," said Sherry Matays, a senior vice president at the Corcoran Group. "However, \$12.8 million was probably a reasonable price to pay for something that had the potential to be so spectacular."

The Prāsada's penthouse units have spent the last two years on and off the market. Last year the *New York Post* reported that the apartments had gone to contract, but that deal fell through.

"There were problems in showing it," said Ms. Matays. "There were some parts we couldn't get into, it required some imagination of what it could be."

Mr. Peters said Mr. Stryker plans on a major renovation. In the process, he will reconnect the two units, which were once contiguous but later separated.

"He's going to fix it up and restore it in the way it deserves," said Mr. Peters. "He just wanted a spectacular Manhattan residence."

