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\$16.8 Million for a West Village Condo With Views

Big Ticket

By VIVIAN MARINO FEB. 19, 2016



The 91-unit 150 Charles Street in the West Village has already sold out. Chang W. Lee/The New York Times

A sprawling apartment with abundant outdoor space at [150 Charles Street](#), the [Witkoff Group](#)'s 91-unit brick and glass condominium in the West Village that sold out just a few weeks after sales opened three years ago, officially closed for \$16,843,386.05, [city property records](#) show, and was the most expensive sale of the week.

The 3,629-square-foot sponsor apartment, No. 8A-S, with monthly carrying costs of \$7,253, has five bedrooms, five and a half baths, a chef's kitchen with a breakfast room and a 26-by-19-foot great room. There are also two large landscaped terraces, encompassing the width of the apartment and totaling 1,178 square feet, that provide stunning panoramic views of the Hudson River and the cityscape.

The larger of the terraces, on the apartment's west side, has the river views. It can be reached through several rooms, including the master suite, which offers a study, a walk-in closet and a lavish bathroom with a deep soaking tub, radiant heated floors and a shower stall surrounded by custom slabs of white Alabama marble, according to the [listing](#) with Douglas Elliman Real Estate. The residence also has a private elevator landing.

There are additional building amenities — among them, private green space, a 75-foot lap pool, a fitness center, a lounge and a children’s playroom. And the new owner may even run into the rocker Jon Bon Jovi, who reportedly paid \$12.9 million for a four-bedroom apartment in the building last summer after selling a penthouse at 158 Mercer Street for \$34 million.

Serena Boardman, Jeremy Stein and Jonathan L. Banks of Sotheby’s International Realty brought the buyer of 8A-S, identified as the limited liability company Odd Couple West. Raphael De Niro, Darren Sukenik, Madeline Hult Elghanayan and Peter Zaitzeff of Elliman were the listing brokers.

The week’s runner-up, at \$15,782,875, according to [city records](#), is an apartment at [33 East 74th Street](#), at Madison Avenue and a block from Central Park, a condominium conversion of 19th-century brownstones once owned by the [Whitney Museum of American Art](#).

The sponsor apartment, No. 4A, has 3,851 square feet that includes three bedrooms, three and a half baths, an eat-in kitchen, a formal dining room and an enormous corner living room; there are also separate storage and laundry rooms. The residence is entered through a grand 24-foot foyer clad in Osso travertine with a limestone inlay.

The 960-square-foot master suite features a private gallery, two walk-in closets and an en-suite bath with polished Nublado marble, according to the [listing](#) with Douglas Elliman. Katherine Gauthier and Lauren Muss were the listing brokers.

Monthly carrying charges are \$11,463; the asking price was \$16.5 million, according to [StreetEasy.com](#). The buyer was identified as 4A33 E 74 Corp.

The condo at 33 East 74th actually encompasses buildings on Madison Avenue, but is being marketed with a side street address to present more of a residential context. The project, which includes 10 spacious units, is made up of several brownstones that were purchased from the Whitney for \$95 million in 2010 and combined and redeveloped by the health care entrepreneur Daniel E. Straus, using an affiliate company, JZS Madison LLC.