

The New York Times

Two Penthouses, and Their Terraces, Led the Market in September

At one building on the Upper East Side, two sprawling apartments sold at prices just above and below \$30 million.



One of the four terraces at a penthouse on the Upper East Side that sold for the \$32 million list price. Another penthouse in the building, known as 200 East 83rd Street, sold for nearly \$27.6 million. Donna Dotan



By **Vivian Marino**

Vivian Marino writes about prominent residential sales and exclusive listings.

Sept. 29, 2023, 5:01 a.m. ET

Two penthouse sales at one of the Upper East Side's newest luxury condominiums were among the top residential closings in New York City in September.

The priciest of the pair was a sprawling duplex atop the building, at 200 East 83rd Street and Third Avenue in the Yorkville neighborhood, with four huge stone terraces and even more impressive Central Park, East River and cityscape vistas. It sold for the \$32.5 million list price.

The other penthouse, slightly smaller and also with some significant outdoor space, sold for nearly \$27.6 million. Both sponsor units were purchased by anonymous buyers.

The 35-story, limestone building — designed by Robert A.M. Stern Architects and developed by the Naftali Group and the Rockefeller Group — was completed just last year, with closings beginning this past spring. All of the 86 units have already sold or are under contract, according to a spokeswoman for the development.

(Another Naftali condo designed by Robert A.M. Stern Architects, the Bellemont, at 1165 Madison Avenue and East 86th Street, is also sold out. [A four-story penthouse](#) closed in the 13-story building in March for about \$68 million.)

The month's biggest closed sale took place downtown at 443 Greenwich Street, a celebrity-favorite in TriBeCa, where an anonymous buyer paid \$36 million for another duplex penthouse. The apartment was reduced from its initial \$40 million asking price, though the anonymous seller still made a \$2 million profit after owning it for only two years.

In other notable September sales, **Gary Muto**, a veteran retail executive and his wife, **Caren Muto**, also a retail executive, found a buyer for their Central Park West co-op, and the architect **Gene Kaufman** and his wife, **Terry Eder Kaufman**, a classical pianist, bought a Fifth Avenue apartment. Also, a rowhouse in a historic West Village neighborhood sold.

The duplex that closed at \$32.5 million was the most expensive, and the largest, of the apartments at 200 East 83rd Street. Measuring almost 6,600 square feet, it has five bedrooms and six and a half bathrooms, along with a library that could be converted into another bedroom, a massive living room with a gas fireplace, formal dining room and laundry room.

But possibly the best part of the penthouse is what's outdoors. There are four airy terraces — two on each floor — totaling around 1,900 square feet.

The lower level features a spectacular dining terrace with arched stonework off a den that's adjacent to the kitchen. At nearly 600 square feet, it's larger than your typical studio apartment. And off the living room is a long, 8-by-46-foot terrace.

There are two 33-by-22-foot terraces on the top floor, one off a guest bedroom and the other attached to the primary bedroom suite, where there are also two roomy walk-in closets.

The buyer used the limited liability company 200 East 83 PHC in the purchase.

The other penthouse, which sold for nearly \$27.6 million to a buyer listed as Unit PHA L.L.C., extends around 5,800 square feet and contains six bedrooms and seven bathrooms. It features an open 12-by-39-foot loggia off the great room.

The owners of the penthouses — both of whom are said to be local residents, according to the development spokeswoman — also have access to the building's many hotel-like perks. Among them: a 70-foot swimming pool, fitness center, steam bath and sauna. There's underground parking in the building just in case you have to leave all of this.



A duplex penthouse at 443 Greenwich Street in TriBeCa sold for \$36 million and has four bedrooms and four and a half bathrooms Hiroko Masuike/The New York Times

At **443 Greenwich Street**, which has its own private parking garage as well, the duplex penthouse that sold for \$36 million encompasses about 5,600 square feet. It has four bedrooms, four and a half bathrooms, a family room with a gas fireplace and several built-ins, and a library that can be turned into an additional bedroom. A parking spot and two storage units were included in the deal.

The primary bedroom suite takes up a significant chunk of the lower level and features a dressing room and a sitting area with a wet bar and fireplace.

On the top level, off a spacious living room with a marble fireplace, a wall of folding glass doors opens to a landscaped, wraparound terrace that provides expansive views of Lower Manhattan. Looks like a great place for some serious sunbathing in the warmer months.

The condo complex, between Vestry and Desbrosses Streets, was a bookbindery warehouse in a past life and converted into condo units 11 years ago. It has been home to several celebrities, including the actor Meg Ryan and the Grammy Award-winning musician The Weeknd.

The buyer used the limited liability company NYC Sojourn in the transaction.



A two-bedroom co-op at the Majestic, a.k.a. 115 Central Park West, sold for \$6.4 million. Katherine Marks for The New York Times

A two-bedroom, two-and-a-half-bath co-op at 115 Central Park West, a.k.a. the Majestic, was sold by the Mutos for \$6.4 million. The couple had bought the unit in 2012 for \$5.1 million.

The apartment, on the market in early spring for almost \$7.3 million, has panoramic views of the park and the surrounding cityscape, along with numerous built-ins and distinctive coffered ceilings in many of the six rooms.

The buyer was listed as **Eric Nelson**.

Mr. Muto has served in numerous leadership roles in the retail industry, including at Ann Taylor, Lane Bryant, the Gap and Banana Republic. Ms. Muto has been an executive at the Cashmere Sale, known for its pop-up stores.

The Kaufmans paid \$6 million for a co-op at 105 Fifth Avenue, at East 18th Street, in the Flatiron District. Their move-in-ready, fully renovated home has three bedrooms and three full bathrooms, as well as an open kitchen and a great room with banquette seating alongside the oversize windows facing the avenue.

The primary bedroom suite features an extra-large dressing room and an enormous spalike marble bathroom with a separate soaking bathtub. The home also comes with two storage units.

Mr. Kaufman's [architecture firm](#) specializes in hotels and multifamily housing.

In the Greenwich Village Historic District, a rowhouse at 75 Bedford Street was sold for \$10.9 million, below the \$12.1 initial asking price.

The Greek Revival-style brick building, with a classic front stoop, is 20 feet wide and has nearly 3,400 square feet of interior space over four stories, plus a finished lower level with a home theater, full bathroom and laundry. In all, there are three bedrooms and four full bathrooms.

The structure's prewar exterior has been restored, but inside it's fully modernized with high-end, contemporary finishes. And there's ample outdoor space for entertaining, including a terrace on the third level and a 14-by-17-foot rooftop deck.

The focal point of the house, though, is the glass and steel great room with 18-foot ceilings that open to a two-tiered private garden.

The new owner, identified only as Cherry Tree Mews L.L.C., also gets a [famous neighbor](#): the home next door, at 75½ Bedford, which is the narrowest house in the Village at nine and a half feet wide.

The sellers were **Shiva Rajaraman**, a technology executive, and **Eve Thoma**.