

NEW YORK



## West Side new developments lead Manhattan's luxury contracts

Condos at Aurora's 140 Jane St, Naftali's 211 W 84th St land top deals

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From left: A photo illustration of Aurora Capital's Jared Epstein and Compass' Alexa Lambert along with renderings of 211 West 84th Street and 140 Jane Street (Getty, Compass Real Estate, The Henry Residences)

A condo at Aurora Capital Partners' West Village development stole the top spot in Manhattan's luxury market last week.

The sixth floor of 140 Jane Street, asking \$40.5 million, was the priciest home in the borough to find a buyer between Oct. 21 and Oct. 27, according to Olshan Realty's weekly report. In total, 26 properties asking \$4 million or more landed signed contracts, up from 19 in the [previous period](#).

The apartment, which was purchased by a local buyer, spans 8,000 square feet and has five bedrooms, five bathrooms and a conservatory with sliding glass doors. It also has a living room and dining room with 10-foot ceilings facing the Hudson River.

Corcoran Sunshine is heading sales at the 11-story, 14-unit building, which includes amenities like a doorman, garage, fitness center and lap pool. The New York Attorney General in June approved the [development's offering plan](#), which projected a sellout of \$401 million.

Last year, Aurora scored \$114 million from Apollo Global Management to finance the construction of the project, which sits on what used to be a parking lot. Another unit at the building, asking [\\$23.3 million](#), snagged a buyer in early September.

The second most expensive home to enter contract was a penthouse at Naftali Group's 211 West 84th Street, with an asking price just under \$27 million.

The apartment, which was sold off of floor plans, spans 6,700 square feet and has six bedrooms and six bathrooms. It also features a library and 750-square-foot terrace.

Compass's new development marketing arm, led by Alexa Lambert, is heading sales at the Robert A.M. Stern-designed building known as the Henry. Amenities at the 18-story, 45-unit development include a half-court basketball, pickleball court and fitness center.

Naftali's Upper West Side conversion [landed him in court](#) two years ago, after a tenant in the penthouse unit refused to leave after his lease expired in 2021. That same year, other longtime tenants shared frustrations with *The Real Deal* that the developer made conflicting offers to renters and had them sign non-disclosure agreements.

Of the 26 homes to find buyers, 21 were condos, two were co-ops and three were townhouses.

The homes' combined asking price was about \$270 million, which works out to an average price of \$10 million and a median of \$8 million. The typical home spent just one day on the market and received a 14 percent discount.

<https://therealdeal.com/new-york/2024/10/28/west-new-developments-lead-manhattans-luxury-contracts/>