

# BROKERS WEEKLY

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## DONE DEALS

### Dream Gramercy duplex snapped up for \$8.5M

A “dream” duplex home – created by combining three separate apartments on the 16th floor and a portion of the 15th floor, at the Naftali Group’s 234 East 23rd Street – has gone to contract for over \$8.5 million.

The building is now over 80 percent sold, according to Alexa Lambert, executive vice president of Stribling Marketing Associates, which is marketing the development.

“The buyer of the recently signed duplex lives in the Gramercy neighborhood and was determined to stay, but wanted to be in a full service building with great views for his growing family. Luckily we had three apartments adjacent to each other that he was able to combine. The final configuration is absolutely fantastic,” said Lambert.

“We’ve also recently released the penthouse, which has a beautiful layout and features a beautiful outdoor loggia leading up to a huge private roof deck with expansive views of the city in every direction.”

Along with the penthouse, a few upper-level residences with views in the 57-unit condominium were recently released in the boutique-hotel-inspired building.

Prices for the remaining residences start at \$1.4 million for a one-bedroom and go to \$2.9 million for a three bedroom and \$5.975 million for the 2,302 s/f penthouse with additional outdoor space.

Amenities include a roof terrace, fitness center, lounge area, private storage units and bicycle storage.



ALEXA  
LAMBERT