

# MANHATTAN'S TOP APARTMENT SALES

*The most expensive closed apartment and single-family townhouse sales of 2005*

**1**

**834 Fifth Ave**

Co-op triplex

**Closing Date:** May 12

**Price:** \$44,000,000

**SF/(PPSF):** 8,800 (\$5,000)

**Listing Broker:** Mary Rutherford,  
Hall F. Willkie, Brown Harris Stevens  
**Selling Broker:** n/a

**Seller:** Estate of Laurance S.  
Rockefeller  
**Buyer:** Media tycoon Rupert  
Murdoch

**Notes:** The 20-room apartment  
on the 14th through 16th floors  
set a record for residential sales in  
Manhattan. It has 8,000 square feet  
of interior space and 4,000 square  
feet of terraces. The 1931 building  
was designed by architect Rosario  
Candela. The monthly maintenance  
is \$21,469.

**2**

**2 East 63rd St**

75-foot-wide townhouse

**Closing Date:** Sept. 23

**Price:** \$31,250,000

**SF/(PPSF):** 26,085 (\$1,198)

**Listing Broker:** Mary Ann Tighe,  
Kenneth Meyerson, Timothy  
Sheehan, Steven Robinson, CBRE  
**Selling Broker:** Deborah Grubman,  
Corcoran

**Seller:** New York Academy of Sciences  
**Buyer:** Russian business magnate  
Len Blavatnik

**Notes:** Former Academy of Sciences  
building sold for likely use as a single-  
family residence. The 86-year-old  
townhouse was built as the home of  
the Woolworth family. Blavatnik's  
intentions for the property are not  
yet clear – he was shopping around  
for other apartments in Manhattan  
before making the purchase,  
according to the Post.

**3**

**Upper West Side**

Co-op

**Closing Date:** Dec. 27

**Price:** \$31,000,000

**SF/(PPSF):** n/a (n/a)

**Listing Broker:** Stribling  
**Selling Broker:** n/a

**4**

**5 East 64th St**



834 Fifth Avenue

35-foot-wide townhouse

**Closing Date:** Aug. 5

**Price:** \$30,000,000

**SF/(PPSF):** 10,774 (\$2,784)

**Listing Broker:** Deborah Grubman,  
Carol Cohen, Corcoran  
**Selling Broker:** Deborah Grubman,  
Carol Cohen, Corcoran

**Seller:** Late Gianni Versace's townhouse  
**Buyer:** Thomas Sandell, a hedge fund  
manager

**5**

**80 Columbus Circle  
(north tower of TW Center)**

Penthouse condo

**Closing Date:** Dec. 14

**Price:** \$30,000,000

**SF/(PPSF):** 8,290 (\$3,619)

**Listing Broker:** Richard Wallgren,  
TW sales center  
**Selling Broker:** n/a

**Seller:** The Related Companies  
**Buyer:** Stephen M. Ross, chairman of  
The Related Companies

**Notes:** Ross buys condo on the 79<sup>th</sup>  
floor of the Time Warner Center,  
which he developed.

**6**

**80 Columbus Circle  
(north tower of TW Center)**

Penthouse condo

**Closing Date:** Feb. 11

**Price:** \$29,000,000

**SF/(PPSF):** 8,332 (\$3,481)

**Listing Broker:** Richard Wallgren,  
TW sales center  
**Selling Broker:** Eva Mohr, Sotheby's

**Seller:** The Related Companies  
**Buyer:** Utah cosmetics executive  
Sandie N. Tillotson

**Notes:** The apartment, purchased as  
raw space, sits on the top of the Time  
Warner Center's north tower, on the  
80th floor. The deal was originally  
arranged in 2001 but closed in  
February 2005 – as is the case with  
new development, deals close  
much later than typical apartment  
resales due to issues with finishing  
construction and occupancy of the  
building.

**7**

**25 Columbus Circle  
(south tower of TW Center)**

Penthouse condo

**Closing Date:** Feb. 11

**Price:** \$29,000,000

**SF/(PPSF):** 8,274 (\$3,505)

**Listing Broker:** Time Warner sales  
center  
**Selling Broker:** n/a

**Seller:** The Related Companies

**Buyer:** n/a

**Notes:** Unit sits on top of Time  
Warner Center's south tower, on the  
80<sup>th</sup> floor.

**8**

**25 Columbus Circle  
(south tower of TW Center)**

Penthouse condo

**Closing Date:** Feb. 11

**Price:** \$29,000,000

**SF/(PPSF):** 8,274 (\$3,505)

**Listing Broker:** Time Warner sales  
center  
**Selling Broker:** n/a

**Seller:** The Related Companies  
**Buyer:** n/a

**Notes:** The apartment sits nearly



2 East 63rd Street

at the top of Time Warner Center's  
south tower, on the 79<sup>th</sup> floor.

**9**

**151 East 58th Street  
(One Beacon Court)**

Condo

**Closing Date:** Nov. 18

**Price:** \$27,494,287

**SF/(PPSF):** 8,709 (\$3,157)

**Listing Broker:** Allison Singer, The  
Sunshine Group  
**Selling Broker:** Curtis Jackson,  
Brown Harris Stevens

**Seller:** Vornado Realty Trust  
**Buyer:** Alan Meltzer, co-founder and  
CEO of Wind-up Entertainment

**Notes:** The apartment, on the 50<sup>th</sup>  
floor of the 55-story Bloomberg  
Tower, has five bedrooms, six  
bathrooms and two 1,000-square-  
foot terraces. Meltzer started record  
label Wind-up in 1996, which has  
discovered bands Evanescence and  
Creed.

**10**

**20 East 64th Street**

25-foot-wide townhouse

**Closing Date:** Dec. 5

**Price:** \$26,250,000

**SF/(PPSF):** 9,384 (\$2,797)

**Listing Broker:** Kirk Henckels,



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Stribling & Associates; Julie Kammerer, Barbara Kemp, Prudential Douglas Elliman  
**Selling Broker:** Cheryl Tanenbaum

**Seller:** Investment banker Robert de Guardiola and his wife, interior designer Joanne de Guardiola  
**Buyer:** Irish businessperson

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**11**  
**15 West 63rd St**  
Condo  
**Closing Date:** n/a

**Price:** \$26,000,000  
**SF/(PPSF):** 7,758 (\$3,351)

**Listing Broker:** Douglas Elliman  
**Selling Broker:** n/a

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**12**  
**25 Columbus Circle**  
**(south tower of TW Center)**  
Condo  
**Closing Date:** Mar. 14

**Price:** \$25,028,220  
**SF/(PPSF):** 8,274 (\$3,025)

**Listing Broker:** Richard Wallgren, Time Warner sales center  
**Selling Broker:** n/a

**Notes:** The condo sits on the 78th floor of the Time Warner Center's south tower.

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**13**  
**141 Prince Street**  
Co-op loft  
**Closing Date:** Dec. 15

**Price:** \$24,675,000  
**SF/(PPSF):** 9,309 (\$2,651)

**Listing Broker:** Deborah Grubman, Carol Cohen, Corcoran  
**Selling Broker:** Deborah Grubman, Carol Cohen, Corcoran

**Seller:** Media tycoon Rupert Murdoch  
**Buyer:** Fashion designer Elie Tahari

**Notes:** Murdoch and wife Wendy Deng bought the triplex loft six years ago. Designed by Christian Liaigre, it has a screening room, gym, enclosed sunroom and a 2,700 square foot roof deck. Tahari will be heading downtown from the Trump International Hotel and Tower, where he currently lives, according to reports.

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**14**  
**80 Columbus Circle**

**(north tower of TW Center)**  
Condo  
**Closing Date:** Jan. 21

**Price:** \$24,000,000  
**SF/(PPSF):** 6,518 (\$3,682)

**Listing Broker:** Jeannie Woodbrey, Sunshine Group  
**Selling Broker:** n/a

**Notes:** The condo sits on the 76th floor of the Time Warner Center's north tower.

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**15**  
**151 East 58th Street**  
**(One Beacon Court)**  
Two condo units (to be combined)  
**Closing Date:** n/a

**Price:** \$24,000,000  
**SF/(PPSF) :** n/a (n/a)

**Seller:** Vornado Realty Trust  
**Buyer:** Hedge fund exec Steven Cohen

**Notes:** Cohen, founder of SAC Capital Advisors, bought two apartments that he will combine to form a duplex on two upper floors. Cohen, who lives in Connecticut, has a net worth estimated at \$2 billion by Forbes magazine, according to reports.

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**16**  
**Upper East Side**  
Co-op duplex  
**Closing Date:** Mar. 11

**Price:** \$24,000,000  
**SF/(PPSF):** n/a (n/a)

**Listing Broker:** Brown Harris Stevens  
**Selling Broker:** Corcoran

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**17**  
**502 Park Avenue**  
**(Trump Park Avenue)**  
Duplex condo  
**Closing Date:** June 27

**Price:** \$22,500,000  
**SF/(PPSF):** 8,228 (\$2,735)

**Listing Broker:** Kathy Sloane, Brown Harris Stevens  
**Selling Broker:** n/a

**Notes:** The duplex, on the 25th and 26th floors, has 18 bedrooms and 8 baths.

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**18**  
**50 Central Park South**  
Condo  
**Closing Date:** n/a

**Price:** \$21,500,000  
**SF/(PPSF):** 6,811 (\$3,156)

**Listing Broker:** Matthew Hall, Millennium Partners  
**Selling Broker:** n/a

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**19**  
**16 East 64th Street**  
20-foot-wide townhouse  
**Closing Date:** Aug. 15

**Price:** \$21,500,000  
**SF/(PPSF):** 8,700 (\$2,471)

**Listing Broker:** Linda Schlesinger, Prudential Douglas Elliman  
**Selling Broker:** Sallie Stern, Brown Harris Stevens

**Seller:** Broker Linda Schlesinger and her husband, attorney Stuart Schlesinger  
**Buyer:** Real estate investor Martin Cohen

**Notes:** Townhouse was purchased by the Schlesingers for around \$3 million in 1990, according to reports. Building is six stories with five bedrooms and nine bathrooms.

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**20**  
**838 Fifth Ave**  
Condo  
**Closing Date:** n/a

**Price:** \$21,500,000  
**SF/(PPSF):** 5,416 (\$3,969)

**Listing Broker:** Meredyth Smith, Sotheby's  
**Selling Broker:** Warburg

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**21**  
**950 Fifth Avenue**  
Co-op  
**Closing Date:** n/a

**Price:** \$21,000,000  
**SF/(PPSF):** n/a (n/a)

**Listing Broker:** Jean Meisel, Brown Harris Stevens  
**Selling Broker:** n/a

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**22**  
**502 Park Ave**  
**(Trump Park Avenue)**  
Condo  
**Closing Date:** November



**Price:** \$20,900,000  
**SF/(PPSF):** 7,200 (\$2,902)

**Listing Broker:** Dolly Lenz, Elliman  
**Selling Broker:** Dolly Lenz

**Seller:** Trump Organization  
**Buyer:** Karen Eisenbud, eldest daughter of billionaire financier Bennett LeBow

**Notes:** One of the building's penthouses, with eight bedrooms and 11 bathrooms.

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**23**  
**50 Central Park South**  
Penthouse condo  
**Closing Date:** n/a

**Price:** \$20,250,000  
**SF/(PPSF):** 4,639 (\$4,311)

**Listing Broker:** Elizabeth Sample, Brenda Powers, Brown Harris Stevens  
**Selling Broker:** Elizabeth Sample, Brenda Powers

**Notes:** On top floor of the 33-story building, with Ritz-Carlton Hotel below.

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**24**  
**12 East 69th Street**  
40-foot-wide townhouse  
**Closing Date:** April 14

**Price:** \$20,250,000  
**SF/(PPSF):** 16,000 (\$1,250)

**Listing Broker:** Peter Schwartz, Elliman  
**Selling Broker:** n/a

**Seller:** n/a  
**Buyer:** New Jersey commodities broker

**Notes:** The five-story townhouse has 13 fireplaces and 12- to 14-foot ceilings.

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**25**  
**640 Park Avenue**  
Co-op  
**Closing Date:** n/a

**Price:** \$20,000,000  
**SF/(PPSF):** n/a/ (n/a)

**Listing Broker:** Nancy Elias, Brown Harris Stevens  
**Selling Broker:** Kathleen Sloane, Brown Harris Stevens

**Seller:** Jonathan and Caroline Sack  
**Buyer:** J. Crew CEO Mickey Drexler

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**25 (tie)**  
**740 Park Avenue**  
Co-op duplex  
**Closing Date:** March

**Price:** \$20,000,000  
**SF/(PPSF):** n/a (n/a)

**Listing Broker:** John Burger, Brown Harris Stevens  
**Selling Broker:** Rica Tarnoff, Corcoran

**Seller:** Rand Araskog  
**Buyer:** Hedge-fund exec David Ganek

**Notes:** The 14-room apartment once belonged to Jacqueline Kennedy Onassis' mother Janet Auchincloss.

(Source: *The Real Deal* got information on top deals from Miller Samuel Appraisers and also sent requests for information to more than 60 firms. Brown Harris Stevens, the Corcoran Group and Sotheby's were among the firms who provided the most detailed responses. Individual agents were emailed to confirm the details of deals in all cases where it was possible to do so. The list only includes closed transactions. Several firms declined to participate.)