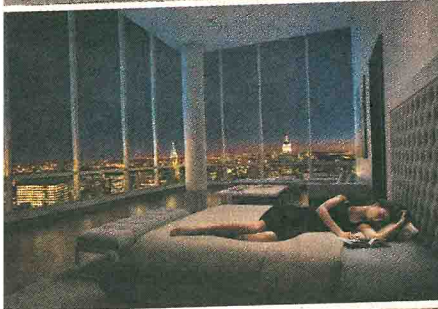
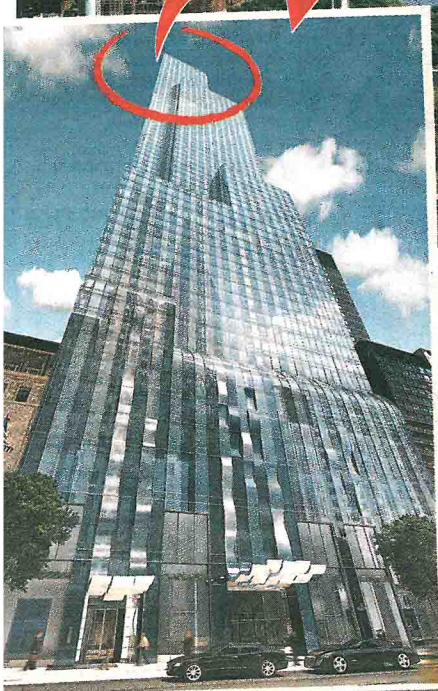


DAILY NEWS

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Duplex penthouse is epitome of luxury. More than 10,000 square feet of living space, rich materials and a view that is simply to die for.

(Cheapest apartment is) **ONLY \$7 Million**

EXCLUSIVE

BY JASON SHEFTELL
NEW YORK DAILY NEWS

ONE57, Manhattan's newest luxury high-rise, has managed to out-Trump Trump.

The dizzying, 90-story midtown tower at 157 W. 57th St. dwarfs Trump World Tower, formerly the highest residential building in New York, by 18 floors.

Central Park stretches out beneath floor-to-ceiling windows of the \$115 million, 10,923-square-foot duplex penthouse on the 89th and 90th floors like a front lawn.

"It's not only stuck to the city, it's an object in the sky," architect Christian de Portzamparc told *The Real Deal*.

The building's top-floor apartment boasts the most luxurious appointments.

The marble-wrapped master bathrooms in the apartment's upper floor sport two water closets, one with a bidet, as well as floor-to-ceiling, custom-made walnut cabinetry and flatscreen televisions.

Don't worry if \$115 million's out of your price range. Another flat in the building can be yours for just a little more than \$7 million.

No boldface name has written a check for the swanky digs. Realtors say only deep-pocketed Russian billionaires, Asian investors and prime ministers so far have shown an interest.

According to developer Gary Barnett, president of Extel Development

Corporation, three New York City real estate brokers have earned \$3 million in commissions at the building, which is already 30% sold in just three months. Prices average \$6,000 per square foot, higher than most resales on Central Park West or any nearby property.

Portzamparc, who designed the new Luxembourg Philharmonic concert hall and the Quebec Great Library, was drawn to the city by its limitless possibilities.

"In fact, New York is very attractive," he told the *International Business Times*. "There are fewer constraints than in most of our European cities."

Portzamparc's L-shaped design, which shares the neighborhood with Carnegie Hall and Tiffany & Co. on Fifth Ave., boasts undulating glass panels that evoke multiple cascading waterfalls.

The sales office is by appointment only, and even the pitch is dramatic. After watching a two-minute film about the building set to classical music, potential buyers view architectural models of the site. Then floor plans light up a curved IMAX-sized screen in a library area accessorized with a giant aquarium.

In the model area, two kitchens, one dark with Macassar ebony, the other hand-painted white, come with the latest Miele appliances and hidden, built-in chairs. White onyx, one of the most expensive stones in the world, line powder room walls.

"This building fundamentally changes the highest of high-end markets," says Corcoran Sunshine Marketing Group President Kelly Kennedy Mack, a sales consultant on the project.

INSIDE: Positively Eighth Street!

SEE BEST PLACES TO LIVE IN NY