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Aldyn Duplex Sells For \$13.7 M., Setting a Building Record

By Kim Velsey



Views of the Hudson River don't command as much as views of Central Park, but they're certainly as lovely.

million for #1601, a six-bedroom duplex.

The sponsor unit sets a sales record for the building, although the developers were angling for \$14.9 million when they listed the unit this July. It's the same price they were asking when the unit made its market debut in June 2011, only to have its listing yanked at the end of the month. Another unit on the 21st floor is currently asking \$15.9 million, but it has yet to sell.



Time to sell the priciest sponsor units.

It seems like all we hear about these days is how popular and cool One57 is. There's hardly spotlight left for other superstar buildings like the Ritz Carlton and the Plaza, let alone Extell's former luxury darling the Aldyn. After all, the Aldyn might be a super luxurious and amenity laden, with an indoor basketball court, but it's not where the billionaires buy.

We're glad to see that some buyers, at least, are still looking at the attention-starved glass condo/rental tower at **60 Riverside Boulevard**. City records show that a mysterious buyer, **60 Riverside LLC** (maybe it's a billionaire after all, or better yet, a celebrity?) has paid **\$13.7**

The apartment, listed with the Corcoran Sunshine Marketing group, clocks in at just over 6,700-square feet. Which is, we hear, around the same size as the \$95 million listing at 15 Central Park West and the \$95 million listing at the Ritz Carlton. And certainly, these buyers will get a lot of bang for their buck with six bedrooms, 8.5 baths (the master is teak wrapped and features a Zuma deep soaking tub), terraces and double height ceilings.

Besides, Aldyn buyers might not be able to stroll out the door and into Central Park, but why would they need to? They can just head downstairs to the pool, squash court, rock climbing wall, yoga studio or bowling alley.