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A Pair of Not-Yet-Built Manhattan Penthouses Sell for a Combined \$57 Million By STEFANOS CHEN

The two units in 151 East 78th Street have gone into contract for their asking prices of \$29.5 million and \$27.5 million respectively



A rendering of the under-construction building at 151 East 78th Street
WILLIAMS NEW YORK

Two penthouses in a Manhattan Upper East Side building still under construction have gone into contract for a total of roughly \$57 million, according to their listing agent.

The two units, named Penthouse A and Penthouse C, have gone into contract for their asking prices of \$29.5 million and \$27.5 million respectively, according to Alexa Lambert, a co-listing agent with Stribling Marketing Associates. Both units are in 151 East 78th Street, a 14-unit development slated for completion in late 2015. Spruce Capital Partners is the developer for the 16-story building.

Penthouse A, a 6,975-square-foot duplex on the 15th and 16th floors, will have five bedrooms, 7½ bathrooms and 1,958 square feet of outdoor space. It will also have floor-to-ceiling windows, a wood-burning fireplace and roof deck garden. The buyer, who is local to the neighborhood, was looking for a larger penthouse apartment, Ms. Lambert said.

Penthouse C, a 6,924-square-foot duplex on the 12th and 13th floors, will have six bedrooms, 7½ bathrooms and a 493-square-foot terrace. The buyer is international, she said.

Sales in the building began in spring of 2014. If both Penthouse A and Penthouse C close, only one unit in the building—Penthouse B on the 14th floor— will be available for sale, Ms. Lambert said. It is asking \$10.85 million. Prices in the building ranged from \$10 million for a 3,966-square-foot apartment to \$29.5 million for Penthouse A.

While high-end presales have slowed at some New York buildings, Ms. Lambert said this project has sold well because of the relatively small number of units and interest from local co-op apartment owners.

Ms. Lambert and Cathy Taub of Stribling Marketing Associates had the listings.



A rendering of a living space in the building *WILLIAMS NEW YORK*