



UPPER EAST SIDE NYC DEVELOPMENT NEWS

First Look: Peter Pennoyer's UES Condos For \$10M And Up

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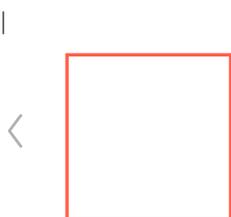
By **Hana R. Alberts** | Mar 14, 2014, 4:40pm EDT



GRID VIEW



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It's **a big day** for **boutique expensive** new projects on the Upper East Side. Where there **once were townhouses**, now there will be this. Spruce Capital Partners' **151 East 78th Street** will rise 16 stories and house just 14 apartments. First came a **facade rendering**, then some **signage**, but all that's in the past because now there's **a teaser site** and all-new images of the updated facade, interiors, and outdoor spaces.

[Arch Digest-approved](#) UES native [Peter Pennoyer](#) is the architect and is also doing the interiors. This is his first condo project, and it's decidedly **prewar-looking** (which is [a trend these days](#), don'tcha know) with brick detailing, contrasting limestone, and Juliet balconies. The *Times* [has more details](#), including the pricing of these three- to six-bedroom ~~palaces~~ homes: floor-through units start at **\$10 million**, while the penthouses will start in the **upper \$20 millions**. There's also a maisonette. All will range from 3,000 to 7,000 square feet in size. Amenities include a doorman, landscaped garden, resident library, fitness studio, private storage, bike room, and a live-in resident manager. **Sales will kick off this month**, and closings are slated to begin in December of 2015.

- [151 East 78 Street](#) [official]
- [Prewar Apartments from Scratch](#) [NYT]
- [The 14 New Condos Coming To East 78th Street, Unveiled](#) [Curbed]
- [All 151 East 78th Street coverage](#) [Curbed]



151 East 78th Street

151 East 78th Street, New York NY