

LUXURY LISTINGS

THE INSIDER'S GUIDE TO MANHATTAN LIVING NYC

The Big OH: In Greenwich Village, a condo building suited for green thumbs

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Penthouse staircase (image credit: Wordsearch)

Just south of Union Square, in a space once occupied by a dreary parking garage, a new luxury condominium building is beginning to grow.

Although 21 East 12th Street is still very much under construction, *LLNYC* was treated to a tour of the building's nearby sales office for the latest installment of our [Big Open House series](#). Here is a sneak peek at

the luxury homes the rectangular tower will soon deliver to its future residents.

The 22-story tower, which combines the design work of Selldorf Architects with the development chops of William Macklowe Company and Goldman Sachs, will hold a total of 52 one-to-four-bedroom units. While the building is not expected to be completed until the tail end of 2018, 40 percent of those condos are already in contract.

Over in the sales office, a mock lobby greeted us with stained white-oak floors and Shikkui plaster walls, which will be outfitted with custom paintings by contemporary Belgian artist Harold Ancart when it comes to the genuine article.



Amenity lounge (image credit: Wordsearch)

Other building amenities will include a 24-hour doorman, entertaining terrace, lounge, fitness room and playroom.

The apartments themselves feature 10-foot-high ceilings and oversized casement windows. In the kitchen, stone countertops, glass

backsplashes, Gaggenau appliances, and wine fridges define the space — which, by the way, boasts a ton of storage.



Penthouse kitchen (image credit: Wordsearch)

Bathrooms will come in three sizes: master, secondary and powder. And, as you might have guessed, each of them is lavishly clad in marble. For example, the master bath is bordered by marble slabs, marble walls and, you guessed it, a marble countertop. Only the glass-tile mosaic floor comes sans metamorphic rock.

But *LLNYC*'s favorite was the understated powder room with its eye-catching, custom carved, solid-marble sink (although it has nothing on the Barbie-bathroom [in Donald Trump's childhood home](#)).

Finishes like these will be consistent throughout the building, but will differ in scale depending on the size of the unit.



Penthouse living room (image credit: Wordsearch)

And for the two duplex penthouses that crown the building – each boasting three exposures, city views, private terraces and floor-to-ceiling windows – bigger may indeed mean better. Or at least, their buyers must think so. We’re told that both penthouses went into contract almost immediately after sales were launched.

On the subject of the building’s larger units, the development will also be home to two “townhouse units,” which impress with massive outdoor spaces. In fact, their internal and external square footage is almost identical. The \$11.5 million Townhome A comes with 3,310 square feet of internal living space and 3,203 square feet of outdoor space. Likewise, the slightly pricier Townhome B has 3,307 square feet

indoors and 3,242 square feet outside. That means these condos will have more outdoor space than a lot of *actual* townhouses.



Townhome (image credit: Wordsearch)

Prices at the building start at \$2.4 million for a 1,006-square-foot, one-bedroom spread, and extend up to \$16.5 million for the largest unit – a 3,664 square foot, four-bedroom penthouse.

While the building is certainly not the most expensive in the city, nor is it the most lavish, its green space and luxe finishes will no doubt wow the downtown crowd.



Townhome living room (image credit: Wordsearch)



21 East 12th Street (image credit: Wordsearch)

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