

NEW YORK POST

April 9, 2014

FLOORED THE BEST-LAID PLAN, INDEED

By MAX GROSS

This four-bedroom, 4½-bathroom duplex hasn't been released yet, and the price hasn't been set, but we hear it's going to be an eye-popping \$35 million. For that lofty figure, you can expect the 4,844 square feet of interior space to be gracefully laid out, with galleries, closets and bathrooms aplenty, and another 2,867 square feet of terrace space, which is pretty eye-popping, too. Contact: Katherine Gauthier, Douglas Elliman, 212-535-3260

"THE whole world wants to buy in New York," interior designer Alexandra Champalimaud says. "You either go high rise, or you go this."

The "this" that Champalimaud is talking about is the new building that she designed adjacent to the Whitney Museum of Art (soon to be a Metropolitan Museum of Art annex), at 33 E. 74th St., and it is definitely not a high-rise. Rather, it is as much of a throwback to the New York City apartment living of yore that you can get in new construction.

The project consists of 10 sleek condo units tucked into a cluster of five brownstones, along with a turn-of-the-century townhouse, called the Atterbury Mansion. It was developed by Daniel E. Straus, and the architect was Beyer Blinder Belle — the noted preservationist experts who worked on the rehab of Grand Central Station, among other high-profile assignments.

"The important thing is the character that we've retained," says Champalimaud of the interiors, "the Upper East Side



"Landscape architect's dream" is one way to describe this 2,704-square-foot terrace at 33 E. 74th St., and even if your gardener goes a little nuts, there's still room for a hot tub or plunge pool.

classicism of the moldings."

Each apartment is a well-honed, well-crafted gem, which should be ready for its first move-ins sometime in early 2015. The starting price is \$15 million and units

range from three- to five-bedrooms with square footages running from 4,000 to just under 10,000. But the one home that caught our eye was Penthouse Two, a full-floor duplex with a terrace.



The living room (left) features oversized windows, custom molding and millwork, solid wide oak floors and 10-foot stepped ceilings.

FIRST FLOOR

SECOND FLOOR

TERRACE
"It runs the full length of Madison Avenue — 2,704 square feet," says Champalimaud. "You could have a serious party."
SELLING POINT: It can accommodate a hot tub, plunge pool or even a small lap pool, not to mention it's "a landscape architect's dream."
Northern, western and southern exposures
Windows all along the façade



There are three bedrooms on the second floor of the property and one on the first floor.

PHOTOS BY NEOSCAPE

SELLING POINT
Concierge at the lobby level and fitness room on the cellar level.

