

The New York Times

Big Ticket | Sold for \$10,800,000

By **Marc Santora** December 30, 2011 3:50 pm

A sprawling 4,600-square-foot, five-bedroom condominium overlooking Union Square that sold for \$10.8 million was the most expensive transaction of the week, according to city records.

The eighth-floor apartment, at 15 Union Square West, has a 1,200-square-foot terrace, two fireplaces and floor-to-ceiling windows. It was combined from two units.

Shlomi Reuveni, the senior managing director of Brown Harris Stevens Select, which is marketing the building, said that there had been several deals to combine the already generously sized apartments in the building, and that several more were being discussed.

“We anticipated a demand for larger apartments,” he said, “and the apartments in the building are larger than most on the market.”

He said that each deal involving combined apartments had been worked out individually, with sometimes the buyer and sometimes the developer picking up the costs of renovation.

The modern iteration of 15 Union Square West, first home to Tiffany & Company in the 19th century, involved a mix of gut renovation, restoration and remodeling. Some of the original ornate detailing was restored, and the facade was sheathed in glass.

The project was conceived well before the market crashed, and sales stalled in 2008. But in recent months business has boomed, and the building is now 85

percent sold.

The apartment was bought anonymously through a trust, and Mr. Reuveni would not comment on details of the sale.

Big Ticket includes closed sales from the previous week, ending Wednesday.

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