

## Downtown New York Penthouse Asks \$37.5 Million

If it goes for its asking price, the West Village home would be among downtown Manhattan's priciest sales. The listing comes amid a slowdown in New York's housing market



A newly constructed penthouse in 90 Morton Street in New York is asking \$37.5 million. PHOTO: BINYAN/IF STUDIO

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An under-construction penthouse in a turn-of-the-century West Village building that once housed a printing press is slated to go on the market for \$37.5 million, according to developer Brack Capital Real Estate USA.

If it sells for that price, it would be among the priciest homes ever to close below 14th Street in Manhattan, according to listing agent Shlomi Reuveni of Reuveni Real Estate.

In 90 Morton Street, the unit is the largest and most expensive of the building's 35 condominiums. The penthouse is roughly 5,820 square feet with a 2,283-square-foot cantilevered terrace. There are four bedrooms, 5½ bathrooms and a library. It also has concrete beams and columns, wide plank oak-flooring and deep window sills.

The original structure dates back to 1912. The metal clad upper floors are in contrast to the lighter brick of the original building. The company also clad the first two floors of the building in limestone.

Amenities include a 64-foot indoor pool, saunas, a fitness center, a children's play room and a common rooftop with an outdoor kitchen. The penthouse is slated for completion in early 2019.

Sales at the building launched in April, according to the developer. Mr. Reuveni said the project is 30% in contract, including two units priced at \$16 million or above, despite the slow Manhattan market. Prices start at roughly \$5.3 million for a two-bedroom home.

The downturn in the Manhattan apartment market continued through the second quarter, as sales slowed and inventory rose to the highest level in years. Sales dropped by 10.8% compared with the second quarter in 2017, according to a Wall Street Journal analysis of city property records.