

NEW YORK



Rare opportunity in the West Village

CHF 11'627'000.-



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SITUATION AND DESCRIPTION

A rare opportunity to own a unique treasure in the sought-after West Village that offers an abundance of space and privacy, light and air, unobstructed views and coveted private outdoor space. PH 5S/6S at 652 Hudson Street is a sprawling duplex loft with over 6,000 sq. m. of interior space and four open exposures plus a covered rooftop outdoor space with a kitchenette, half bath and three walls of sliding glass leading to a 2,000 sq. m. rooftop terrace offering magnificent views of lower Manhattan, the Meatpacking District and the Hudson River. Perfect for morning yoga or sunset cocktails.

Actually configured as three bedrooms, a library, three full and two half bathrooms, this truly unique property offers the feel and features of a private home. 31 huge tilt-and-turn windows frame iconic downtown views to the south, east and west like works of art, an omnipresent visual gallery of this remarkable neighborhood. The 5S (first level) is 3144 +/- sf with four

open exposures and 16 huge tilt-and-turn windows that fill the space with natural light. The 40'2" x 32'9" corner living/dining room retains much of its original character and detailing, including a wood-burning fireplace, exposed beams and brick, and offers unobstructed views of midtown Manhattan and the Meatpacking District, while accommodating multiple seating areas as well as a spacious dining room. The large open kitchen has been fully customized with cherry cabinetry, Brazilian granite countertops, multiple sinks and islands, and high-end appliances such as Subzero, Viking, Thor and Samsung. In addition to its size, the kitchen stands out for its four huge windows that offer sunny, protected views to the south and east.

The library, lined with custom cherry cabinets and shelving, is warm and inviting, with exposed brick and unobstructed views to the east. 5S has two bedrooms, both with en-suite bathrooms. The first bedroom has

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a fireplace, dressing room, wall of closets, additional built-ins and two huge windows facing east and north. The second bedroom has a large closet and southern exposure. There are also numerous closets and a large half bathroom on this level. The 54'8" x 31'8" great room has three open exposures with unobstructed views of downtown to the south, east and west. It's worth noting that the great room is a fully soundproofed floating room, installed by one of the owners, a musician, who has lived here for 34 years. The master bedroom suite is bright and has a full bathroom, with an unobstructed view to the east.

The Rooftop (third level) features over 500 sq.m. of covered outdoor space with a kitchenette, half bathroom and three walls of sliding glass doors leading to a rooftop terrace of over 2000 sq.m. offering magnificent views of lower Manhattan, the Meatpacking District and the Hudson River.

Other features: washer/dryer, custom closets and bookcases, FIOS, two HVAC units, plus three Mitsubishi split systems, wall-mounted air conditioning, rooftop lighting and irrigation system. Two private storage units are included. 652 Hudson Street is a 6-story loft built in 1900. Walk-ins, subletting and pets are permitted. The co-op is very well managed and has excellent financial results. 652 Hudson Street is the only building in the neighborhood and is located in the center of one of the world's most sought-after historic districts, with its culture, restaurants and boutiques, just steps from the Whitney Museum, the High Line, Hudson River Park, Little Island and Manhattan's first public beach, the Gansevoort Peninsula, not to mention numerous public transportation options

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CARACTERISTICS

Number of bedrooms	3
Number of bathrooms	3

FINANCIAL DATA

Price

CHF 11'627'000.-

Availability

To be discussed

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