

August 31, 2020

Mansion Global: Listing of the Day

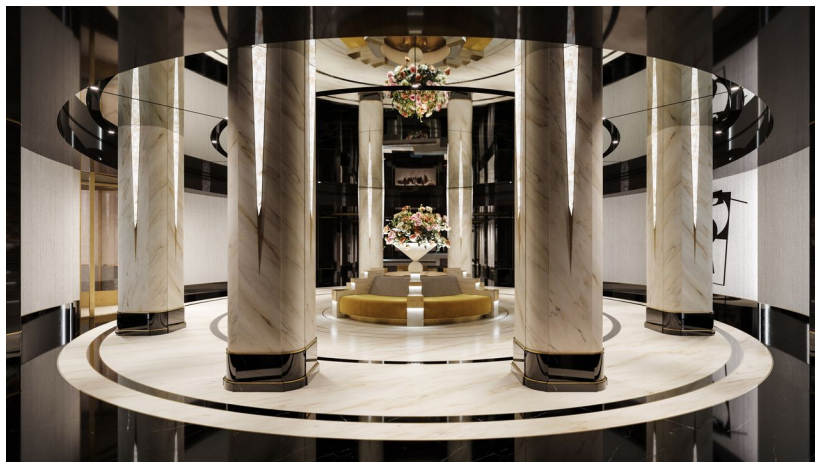
MANSION GLOBAL

Developer Unveils First Look Into Residences at New York's Iconic Waldorf Astoria

The fabled 52-story Art Deco building on Park Avenue will have 375 residential condos, with 375 hotel rooms on the lower floors

By Bill Cary

Impressions: 1,800,000



A view of the main residential lobby. Courtesy of Noe & Associates / The Boundary

LISTING OF THE DAY

Location: Midtown Manhattan

Price: \$6.5 million

The developer of the much-anticipated new condos at Manhattan's iconic Waldorf Astoria New York hotel is unveiling the first public residential listing, a two-bedroom model unit on the 23 floor that has been designed and decorated by Jean-Louis Deniot.

The Towers of the Waldorf Astoria will have 375 luxury condos on the upper floors of the historic 52-story Park Avenue building, with 375 hotel rooms on the lower 18 floors.

August 31, 2020

Mansion Global: Listing of the Day

When it opened in 1931, the Art Deco hotel was the largest and tallest hotel in the world and the first to have electricity on every floor and the first to have en suite bathrooms and 24-hour room service, according to published reports.

This iconic symbol of New York luxury is currently being restored and renovated by developer Dajia Insurance Group and the architectural firm of Skidmore, Owings & Merrill, with residential interiors and amenities by Mr. Deniot.

“Jean-Louis is a true student of classic design,” said Dan Tubb, senior director of sales at The Towers of the Waldorf Astoria. “He has created very modern interiors with classic details—you remember where you are.”

“He calls it a forever kind of elegance, a timeless quality with timeless finishes.”

Within the 375 residences, there will be 126 different floor plans, many with private terraces. More than two-thirds of the residences are studios, one-bedrooms, or two-bedrooms, which reflects market demand, Mr. Tubb said.

Studio apartments start at \$1.7 million, one-bedrooms at \$2.6 million, two-bedrooms at \$5 million and three-bedrooms at \$10 million. Up to four-bedroom residences of nearly 3,000 square feet start at about \$18.5 million, and there will be two trophy penthouses in the Towers.

There is now a 14,000-square-foot sales gallery in the building, which is where the new model unit can be viewed.

“We want to schedule the first closings around when the hotel reopens,” which is projected for the end of 2022, he said. The goal is to have the hotel open first.

Residents will have access to everything the hotel has to offer, all without going outside the building, Mr. Tubb said. “The condo portion is completely separate from the hotel,” with its own entrance on 50 Street.

Along with a long list of luxury amenities, each residence will have its own private concierge closet at the entryway for packages, dry cleaning and room service that will be serviced 24 hours a day.

“It really elevates the service level for every apartment in the Towers,” Mr. Tubb said.

August 31, 2020

Mansion Global: Listing of the Day

Every residence will also have a full-size Whirlpool washer and dryer.

The entry to the model unit has an oversized lacquered front door and a grand marble foyer.

“The arrival sequence is very dramatic, very glamorous,” Mr. Tubb said. “It reminds you of the heritage of the hotel, the classic glamour.”

Adjacent to the foyer is a formal powder room with a wall-mounted marble vanity and fixtures with an antique bronze finish.

The 25-foot-long living and dining area has large windows that face out to Park Avenue. The main living area is book-ended by the primary and secondary bedrooms, both with en-suite bathrooms.

The open kitchen has a peninsula with a bar-height counter and seating area and a fully integrated suite of Gaggenau appliances, including a gas cooktop, a refrigerator/freezer, a wall oven, a speed oven, a wine refrigerator, a dishwasher and a fully vented range hood. The cabinetry, custom-designed and manufactured in Italy by Molteni&C, features under-cabinet lighting and polished nickel accents. Other features in the kitchen include a polished Quartzite Arabescato backsplash and countertop and a custom polished nickel faucet and fixtures.

The five-fixture primary bathroom features floor-to-ceiling honed white Mont Blanc marble slab walls and a radiant-heated custom mosaic marble tile floor in a Waldorf Astoria-inspired motif. The large vanity has stainless-steel legs, integrated lighting and a polished Luna Gray marble countertop with beveled edges. This bathroom also has a freestanding custom soaking tub, a separate walk-in shower and fixtures and fittings custom forged for The Towers in polished nickel.

Averaging 10 feet in height, the ceilings are pre-wired to create indirect cove lighting reminiscent of the original Waldorf Astoria hotel, according to Mr. Tubb. The floors throughout the home are four-inch-wide cerused white-oak planks in a formal herringbone pattern. The interior doors feature Art Deco paneled elements and custom-forged antique bronze hardware.

Stats The 1,562-square-foot unit has two bedrooms, two full bathrooms and one partial bathroom.

August 31, 2020

Mansion Global: Listing of the Day

Amenities There will be more than 50,000 square feet of private residential amenities on the upper floors of the building, including the 25-meter Starlight Pool; a state-of-the-art fitness center; men's and women's wellness lounges with steam rooms, saunas and private treatment rooms; and the 6,000-square-foot verdant Starlight Terrace. For business activity, the Empire Club offers an exclusive corporate suite with private offices, boardrooms and a coworking lounge. There will be fully staffed residential lobbies on Park Avenue and 50 Street along with an onsite concierge and a private residential porte cochère with 24-hour valet parking.



There will be fully staffed residential lobbies on Park Avenue and 50th Street along with an onsite concierge and a private residential porte cochère with 24-hour valet parking. Courtesy of Noe & Associates / The Boundary

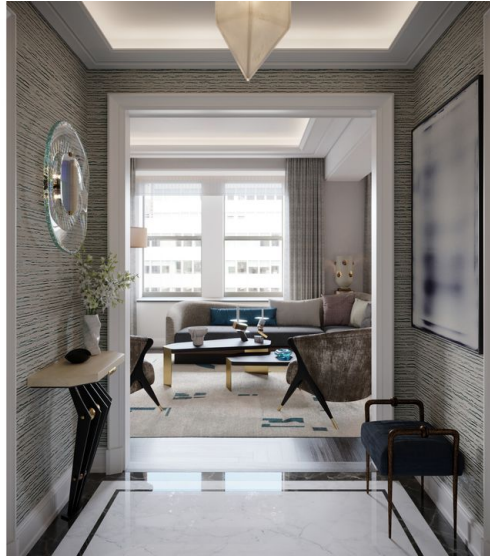
Residents will have seamless access to the 30,000-square-foot spa and wellness center located in the hotel, providing residents with customized wellness regimens. Residents of The Towers will have access, and preferred rates, to the entire catalog of signature hotel services from Waldorf Astoria New York, including housekeeping service, in-room dining, and the restaurant and entertainment venues within the hotel.

Celebrity Cachet A star-studded list of celebrities have lived in the Waldorf Astoria Hotel over the years, including Frank Sinatra, Grace Kelly, Presidents Herbert Hoover and Dwight Eisenhower, Marilyn Monroe, Cole Porter, Gen. Douglas MacArthur, and the Duke and Duchess of Windsor, according to published reports.

Neighborhood Notes Other nearby iconic New York landmarks include Grand Central Terminal, Rockefeller Center, the Chrysler Building, St. Bartholomew's Church, Saks Fifth Avenue, Radio City Music Hall and St. Patrick's Cathedral.

Agent: Dan Tubb, senior director of sales at The Towers of the Waldorf Astoria

August 31, 2020
Mansion Global: Listing of the Day



The entry to the model unit has an oversized lacquered front door and a grand marble foyer.



The 25-foot-long living and dining area has large windows that face out to Park Avenue.



Averaging 10 feet in height, the ceilings are pre-wired to create indirect cove lighting reminiscent of the original Waldorf Astoria hotel.

August 31, 2020

Mansion Global: Listing of the Day



The open kitchen features a peninsula with a bar-height counter and seating area.



A view of the primary bedroom.



The five-fixture primary bathroom features floor-to-ceiling honed white Mont Blanc marble slab walls and a radiant-heated custom mosaic marble tile floor.

All Photos Courtesy of Noe & Associates / The Boundary

<https://www.mansionglobal.com/articles/developer-unveils-first-look-into-residences-at-new-yorks-iconic-waldorf-astoria-218688?tesla=y>