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By Christopher Cameron
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REAL ESTATE

LUXE LIVING

New York's poshest properties and haute home trends

BY CHRISTOPHER CAMERON



Winter gardens

SINCE the 18th century, winter gardens — cold-weather conservatories — have graced aristocratic European estates. Now, with the chill approaching, developers in Manhattan are tapping the best designers, botanists and landscape architects money can buy to bring the concept to their towers.

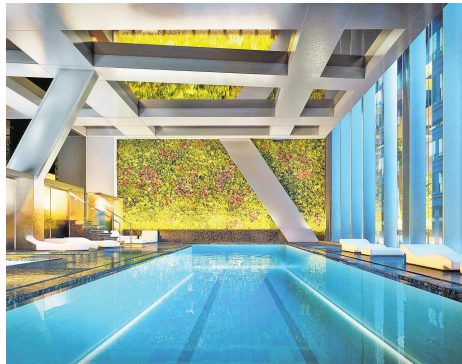
At the historic **Waldorf Astoria** (which now includes 375-unit luxury condo towers, with prices ranging from \$1.7 million for a studio to \$18.5 million for a four-bedroom, via Douglas Elliman Development Marketing), designer Jean-Louis Deniot is creating more than 50,000 square feet of Art Deco-inspired amenities. Naturally, those include an indoor, poolside winter garden, which features potted Kimberly Queen ferns from Australia, golden evergreens and pothos.

"The winter garden is filled with lush plants — a place to hang before, during and after a splash in the Starlight Pool," Deniot says. "You can relax, take in your surrounds and sip on a martini."

On the Upper West Side, HFZ Capital Group and Westbrook Partners tapped renowned landscape architect Edmund Hollander to restore and winterize the famed outdoor courtyard at the **Belnord**. The full-block, 1908-built Italian Renaissance building boasts a 22,000-square-foot landmarked courtyard, centered around a Vermont marble fountain. Hollander's team filled the garden with hardy boxwoods, hollies and hellebores, which bloom in January. Prices at the building range from \$4 million for a two-bedroom to \$11.4 million for a five-bedroom, with Douglas Elliman Development Marketing.

But in Midtown, the Jean Nouvel-designed, MoMa-adjacent tower **53 West 53** took a more vertical approach to the winter garden concept. The developers tapped green-haired French botanist and inventor of the vertical garden, Patrick Blanc, to design two large, year-round gardens that will frame a 65-foot indoor swimming pool within the tower's 17,000-square-foot wellness center. It will host 3,600 unique plants, including creeping figs, Zanzibar gems, aglaonema "Maria," "My Special Angel" begonia, and cryptanthus "Black Mystic."

Prices at the building start at \$3.4 million for a one-bedroom and go up to \$63.8 million for the penthouse. Corcoran Sunshine Marketing Group is representing the 1,050-foot tower.



The Waldorf Astoria (top) offers residents a verdant winter garden, complete with an indoor pool and leafy bar area. The balmy indoor pool at 53 West 53 (above), meanwhile, boasts 3,600 plants in its vertical gardens.

Hot in the Hamptons

SCORING a Hamptons hideaway has never been more competitive: Douglas Elliman reports that East End deals more than quadrupled this summer compared to last. And all that buzz means the price tags on big-ticket listings are getting even bigger. "People are taking advantage of the much stronger market," says Corcoran's Gary DePersia. "I'm seeing bidding wars and multiple offers at all price levels. And many properties that traded pre-COVID would trade for a higher price today."

DePersia is currently marketing the ultimate example of this phenomenon: a \$72 million estate at **26 and 32 Windmill Lane** in East Hampton. The seven-acre oceanfront compound sold in April for \$45 million, then popped right back onto the market in October asking \$27 mil-

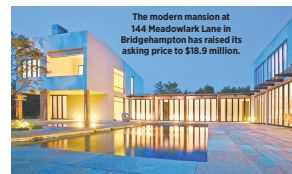
lion more. More jaw-dropping still, the five-bedroom, 5,900-square-foot home and three-bedroom, 2,300-square-foot guest house will likely be seen as a teardown to buyers willing to pay this kind of premium. The grounds have room for a new 12,500-square-foot oceanfront residence as well as a 6,000-square-foot guest house and sunken tennis courts.

Over in Bridgehampton, the six-bedroom, nine-bathroom modern estate at **144 Meadowlark Lane** hit the market back in January 2019 asking \$14.5 million. Today, it's asking \$18.9 million with Corcoran's Susan Breitenbach — yet another reflection of the Hamptons bull market. The 8,000-square-foot mansion features walnut and terrazzo flooring, teak and leather-wrapped stairs, three fireplaces, a marble steam room and a "green" design by architect Tommy Zung.

The red-hot residential sales scene is also enticing properties to make their debut. The 10,500-square-foot, seven-bedroom, seven-bathroom mansion at **28 Halsey Ave.** in Westhampton has hit the market for the first time. It's asking \$9 million with Enzo Morabito of Douglas Elliman. The property boasts a deep-water dock with boat slip, a water-facing gunite pool, a spa, a sunken tennis court and landscaping by renowned designer Edmund Hollander. Welcome to the new normal.



This seaside property at 26 and 32 Windmill Lane in East Hampton is asking an eye-popping \$72 million — up \$27 million from its April price.



The modern mansion at 144 Meadowlark Lane in Bridgehampton has raised its asking price to \$18.9 million.