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REAL ESTATE EXCLUSIVE GIMME SHELTER

Robert A.M. Stern-designed triplex penthouse sells for \$27.8M

By Jennifer Gould

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Happy Madison: An Upper East Side penthouse last asking \$27.85 million is in contract.

Interiors by Kelly Behun Studio | Renderings by Grain London

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A triplex penthouse at 1228 Madison Ave. is in contract for close to its last asking price of \$27.85 million.

The unit is in Robert A.M. Stern's latest boutique brick-and-limestone building.

The buyers, we hear, are a local New York family who rented in the neighborhood and loved the Central Park reservoir views.

The building featured 14 full-floor units and one penthouse duplex.

But the family buying the penthouse duplex wanted more space, so they bought the 16th floor as well. (The duplex was last asking \$17.5 million; the 16th floor was last asking \$10.35 million.)

When the units are combined, the home will feature a full-floor master bedroom suite, and eight private terraces with more than 1,700 square feet of outdoor space.

The building, by Saint David's school between 88th and 89th streets, just recently launched sales. Closings begin next summer.

The deal shows how Carnegie Hill "has become one of the most sought after neighborhoods in the city," developer **Scott Shnay** tells Gimme Shelter. "The neighborhood still has that quaint, New York feel. It still has local retailers, no giant glass buildings, and it's close to Central Park."



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