

AUCTION

Thursday, July 14

UPPER EAST SIDE DUPLEX CONDO

330 East 72nd Street, Floors 9 & 10
New York, NY

Previously \$7,495,000

Minimum Bid \$5,990,000



PARAMOUNT REALTY
USA

Luxury Property Auctions
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Listing Agents
Gerard Bianco & Silvia Gaviria

PROPERTY DESCRIPTION

Spectacular 6-bedroom, 6-bathroom duplex condo located in a highly sought after Upper East Side boutique building. This is an incredible opportunity to occupy both the 9th and 10th floors, giving you 4,750 sq. ft. of grand living space.

This fabulous must-see apartment has it all: high ceilings (over 9 feet), multiple exposures (south, north and east), and a state-of-the art eat-in Poggenpohl chef's kitchen with Viking appliances. Other highlights include: fully equipped smart home with Sonos system, heating, A/C, video cameras w/microphones and night vision, shade control, lighting system, and heated bathroom floors which can all be controlled with your smart phone.

The 9th floor has massive living and dining rooms, eat-in kitchen, sitting room/home office and generous south facing primary suite with plenty of closets and en-suite bath. The 10th floor has a very spacious den/family room, multiple large bedrooms (with tons of closets), marble bathrooms, a staff room, and an in-unit laundry room. Both floors can be accessed by a keyed elevator, adding to the already long list of amazing conveniences this apartment has to offer. The apartment also comes with 1 large storage bin/locker and the common charges include gas, heat, and Fios internet/TV.



PROPERTY FEATURES

- 4,750 sq. ft.
- 9 rooms
- 6 bedrooms, 6 baths
- Private elevator access to both floors
- Poggenpohl chef's kitchen with Viking appliances
- Smart Home
- Sonos audio throughout
- Central air/heat
- Automatic window shade control
- Cameras with microphones/night vision
- Large laundry room
- One large storage bin/locker (6' x 10')
- Monthly real estate taxes: \$6,500
- Monthly common charges: \$5,284
(includes heat, gas, and Spectrum phone, TV and internet)

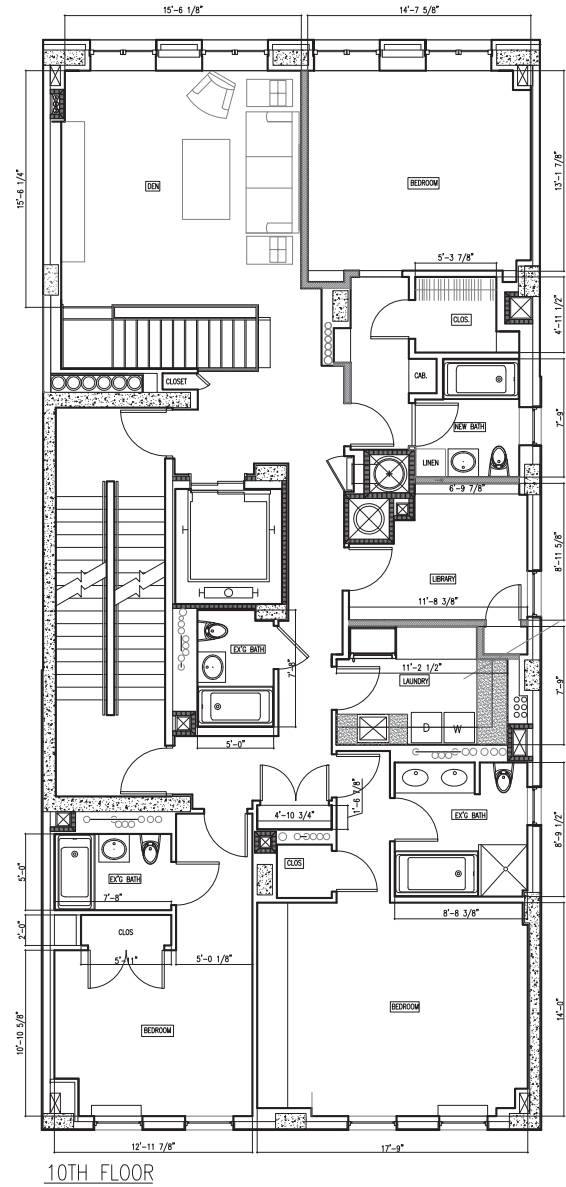
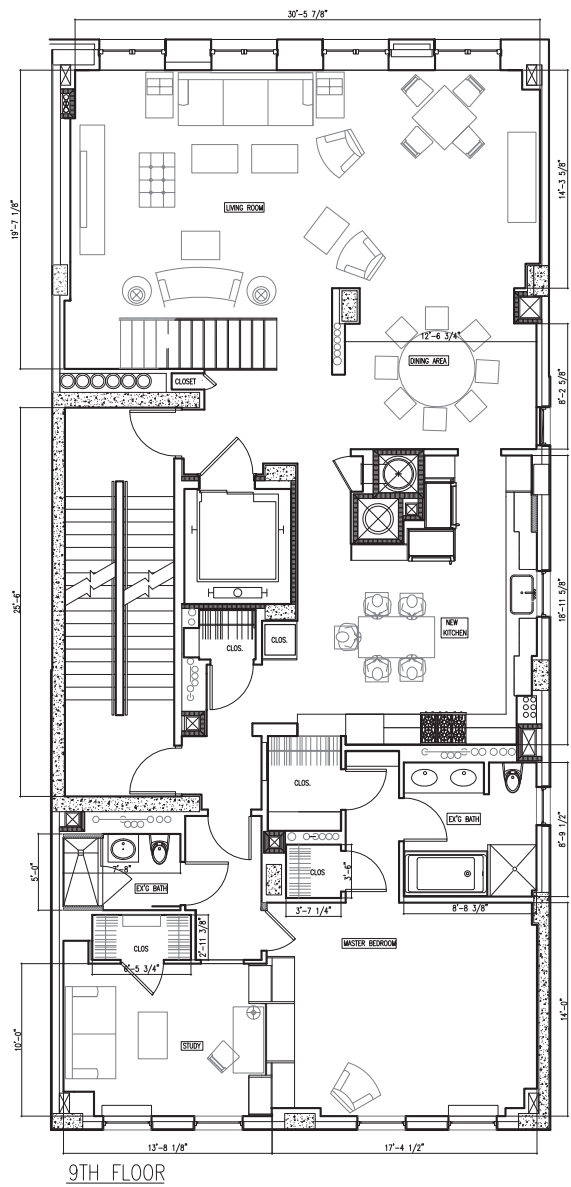


BUILDING AMENITIES

- Unbeatable central location
- Boutique building
- Only 12 units
- Full time doorman
- Gym
- Playroom
- Pet friendly
- 300' from subway (Q)
- Children's playground, health stores, pharmacy, shops, and great restaurants all in close proximity.

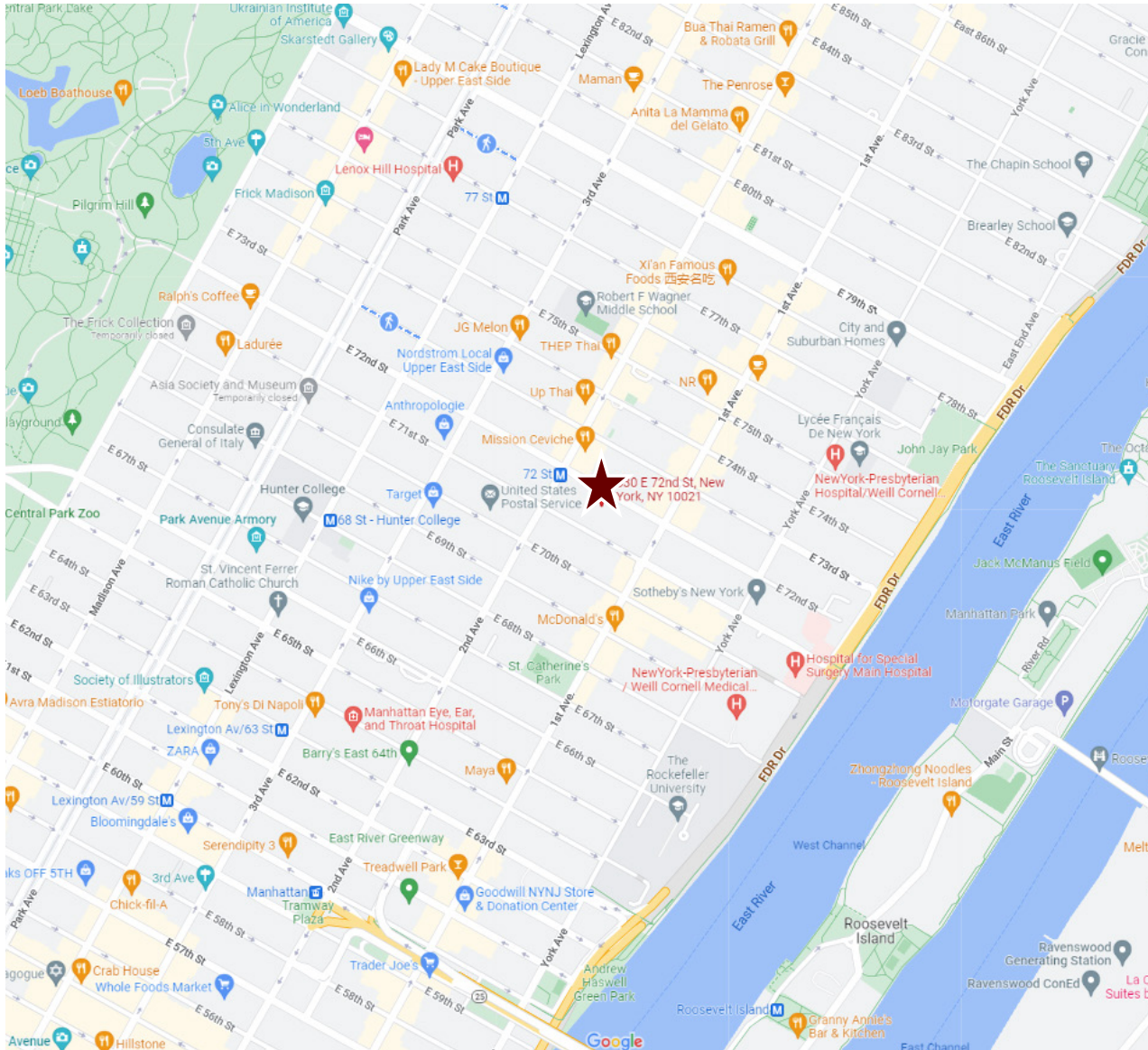


FLOOR PLAN



THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. REVIEW Due Diligence Information** by following Step 2 at [this link](#) or visiting [prusa.com](#).
- 2. Tour the property by appointment only.** Please email info@prusa.com to schedule a tour on:
 - Sunday, June 12 at 12pm
 - Sunday, June 19 at 12pm
 - Wednesday, June 29 at 5pm
- 3. BID by deadline Thursday, July 14 at 4pm EST.** You must submit a written bid along with 10% deposit by the bid deadline. See Due Diligence Information for complete instructions.

*Buyer's Premium 6%. Subject to prior sale.
Submit bid at any time. Broker participation invited.*



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LUXURY PROPERTY AUCTIONS

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