

AUCTION

Online Bidding
Begins October 11

Previously \$2,350,000

Starting Bid \$1,390,000

2-BEDROOM CONDO, W RESIDENCES
123 Washington Street #52F, New York, NY



PARAMOUNT REALTY
USA

Luxury Property Auctions
212.867.3333
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COMPASS

Listing Agent
Candia Herman

PROPERTY DESCRIPTION

Live in the clouds on the 52nd Floor. This 2 bedroom, 2 bathroom corner unit offers amazing views, west overlooking the entire Hudson River, and north of the breathtaking Manhattan skyline toward the new World Trade Center, Empire State Building and Chrysler Building. The interior is seamlessly designed and crafted for the ultimate modern living, featuring a sleek kitchen with concealed and modern appliances. There are dark ebony wood floors throughout and residents have access to several luxurious building amenities.



**Please note: all photos, except kitchen and bathrooms, are virtually staged.*

PROPERTY FEATURES

- 2 bedrooms, 2 bathrooms
- 1,152 sq. ft. (approx.)
- Breathtaking skyline views (north/south/east & partial west) facing NY Harbor, One World Trade & Brooklyn
- White lacquer kitchen with concealed appliances
- Miele gas top range, oven & convection/microwave
- Sub-Zero refrigerator & Miele washer/dryer
- Dark ebony wood floors throughout
- Oversize windowed bathroom with Italian ceramic tiling
- Central air/heating
- Monthly real estate taxes: \$1,470
- Monthly common charges: \$2,293

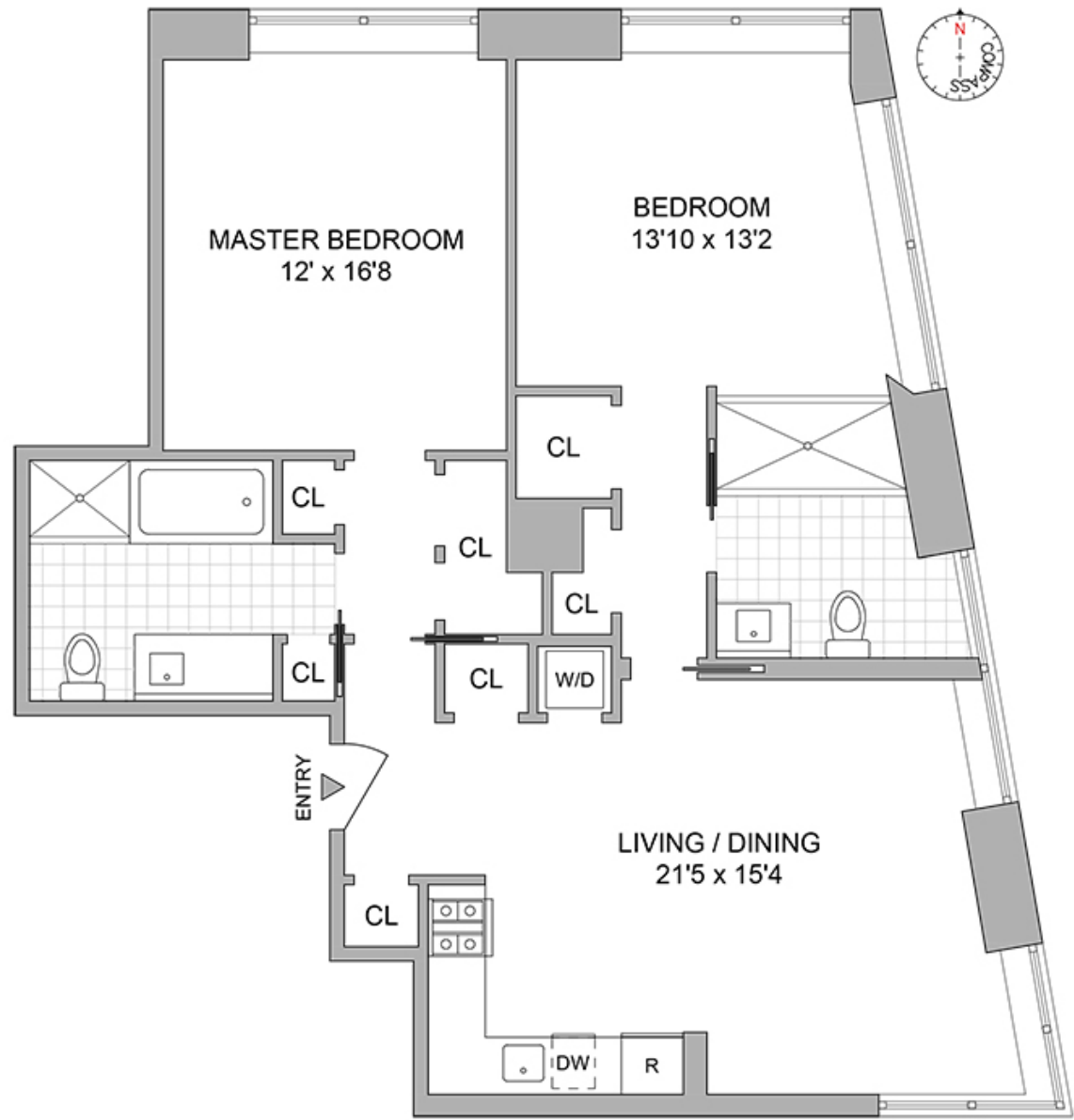


BUILDING AMENITIES

- FIT state-of-the-art fitness facility
- Spa, sauna & steam room
- Billiards room
- Digital lounge with flat screen televisions
- Common media/recreation room
- Private residents-only rooftop terrace overlooking New York City
- Full-time doorman & concierge
- Video security
- Close proximity to subways

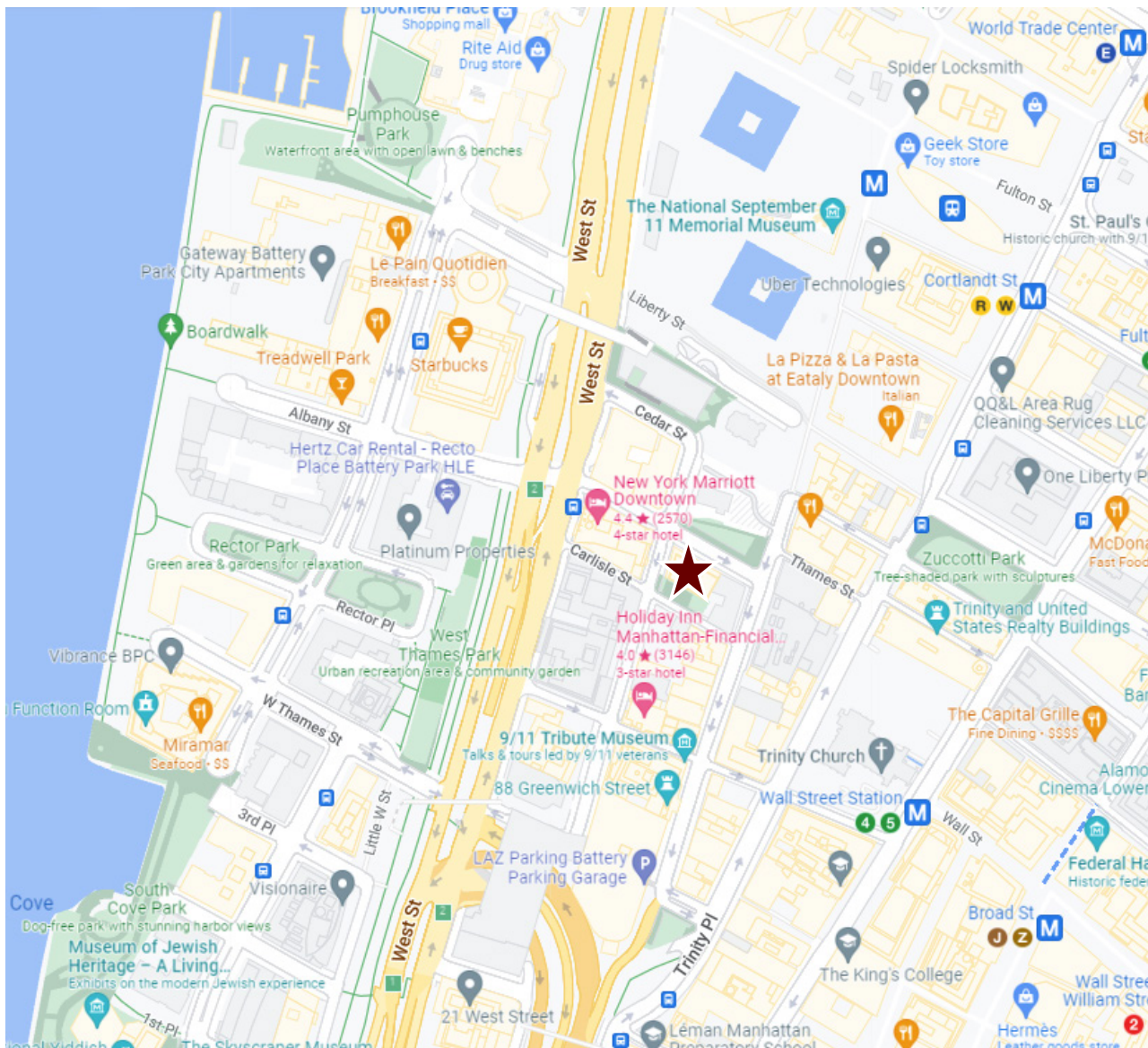


FLOOR PLAN



THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

1. **Access Due Diligence.** Click [HERE](#) and follow instructions in Step 2, or visit [prusa.com](#).
2. **Tour the property by appointment only.** Please email info@prusa.com to schedule a tour on:
 - Saturday, September 10 (12pm – 3pm)
 - Wednesday, September 21 (5pm – 7pm)
 - Sunday, October 2 (12pm – 3pm)
3. **Register to bid** [HERE](#), or visit [prusa.com](#).
4. **Bid Online October 11-13.** Bidding starts Tuesday, October 11 at 12pm EST and ends Thursday, October 13 at 12pm EST.

3% Buyer's Premium. Broker Participation Invited. Auction with reserve and property subject to prior sale. Submit bid at any time.



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LUXURY PROPERTY AUCTIONS

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