

AUCTION

Thursday, June 29

Previously \$8,500,000
Minimum Bid \$3,500,000

THE PENTHOUSE AT THE LOMBARDY
111 East 56th Street, #PH19
New York, NY

 **PARAMOUNT** REALTY
USA USA

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COMPASS

Listing Agent
Bahar Tavakolian

LUXURIOUS PENTHOUSE LIVING AT THE LOMBARDY

Located just off of Park Avenue, this spectacular full-floor Penthouse unit boasts over 3,000 square feet of interior space and an impressive 1,600 square foot wraparound terrace with panoramic and stunning skyline views to the south, east and north.

Entry to the Penthouse is through a gracious sitting room/private gallery with direct access onto the west terrace. The expansive and inviting living and dining room area is grand in scale and enjoys skyline views through north facing windows. Directly off the living room is the luxurious primary bedroom suite, with a large light filled en suite bathroom. The natural light throughout this apartment is truly exceptional.

The Penthouse also features a large eat-in gourmet kitchen equipped with top-of-the-line appliances, a second en suite bedroom and a third bedroom which is currently set up as an office. There is also a powder room, washer/dryer and an abundance of storage.

Past residents of the penthouse include Academy-award winner Bette Davis and Pulitzer-Prize winners Richard Rodgers and Edna Ferber.

Residents also enjoy full access to the luxurious amenities and unmatched services at The Lombardy, such as 24-hour concierge and doorman, twice daily maid service, valet parking, dry cleaning service, fitness center, beauty salon, business center and espresso bar.

NOTE: The owner has the flexibility to rent out the apartment nightly or on a short or long-term basis. The Lombardy Hotel's management company manages this process. Foreign and Corporate buyers are welcomed. Pets also are welcome. Maximum financing allowed is 50%.

**Please note: some photos contained herein are renderings/virtually staged.*



PENTHOUSE HIGHLIGHTS

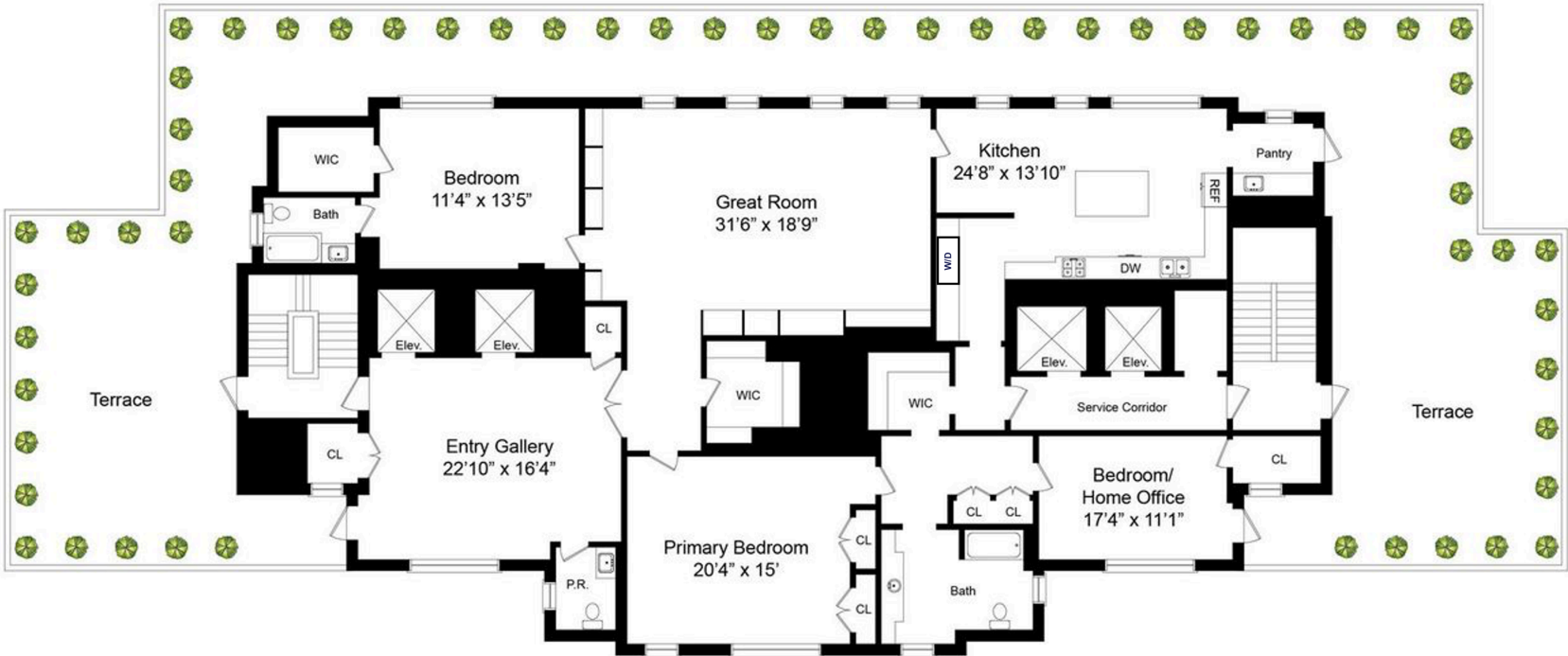
Type	Coop
Size	3,000 sq. ft. (approx.)
Terrace	1,600 sq. ft. (approx.)
Rooms	6
Bedrooms	3
Bathrooms	5.5
Floor	19th floor
Maintenance	\$19,033/month
Location	East 56th Street (between Park Ave. & Lexington Ave.)
Amenities	Participation in hotel rental pool 1,600 sq. ft. wraparound terrace Stunning skyline views Chef's kitchen with top appliances Twice daily housekeeping service 24-hour concierge and doorman Valet parking Dry cleaning service Fitness center Business center Pet friendly



FLOOR PLAN

B

THE PENTHOUSE AT 111 EAST 56TH STREET

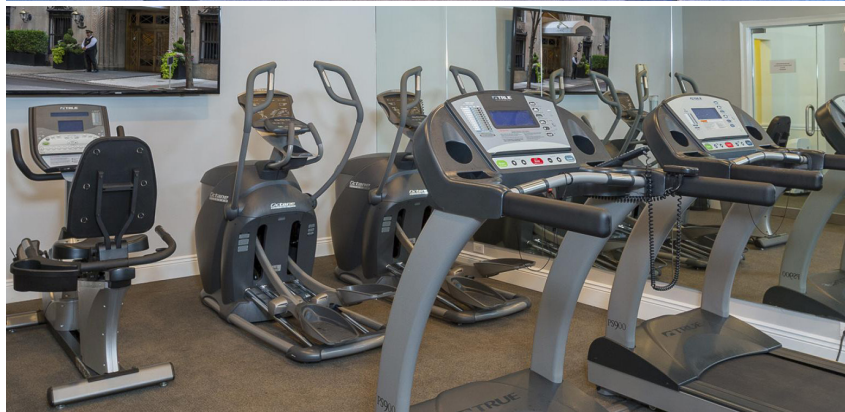


THE LOMBARDY HOTEL

The 22-story Lombardy Hotel was built by William Randolph Hearst in 1926 and has been home to legends such as Elizabeth Taylor & Richard Burton, Bette Davis and Richard Rodgers. Renowned interior designer Robert Denning designed the hotel's lobby in the 1990's and the hallways were renovated in 2015. The Lombardy remains a sophisticated residence in an ideal location in the Plaza District of midtown Manhattan close to Central Park and with easy access to great shopping, the best restaurants, top museums and the theatre district.

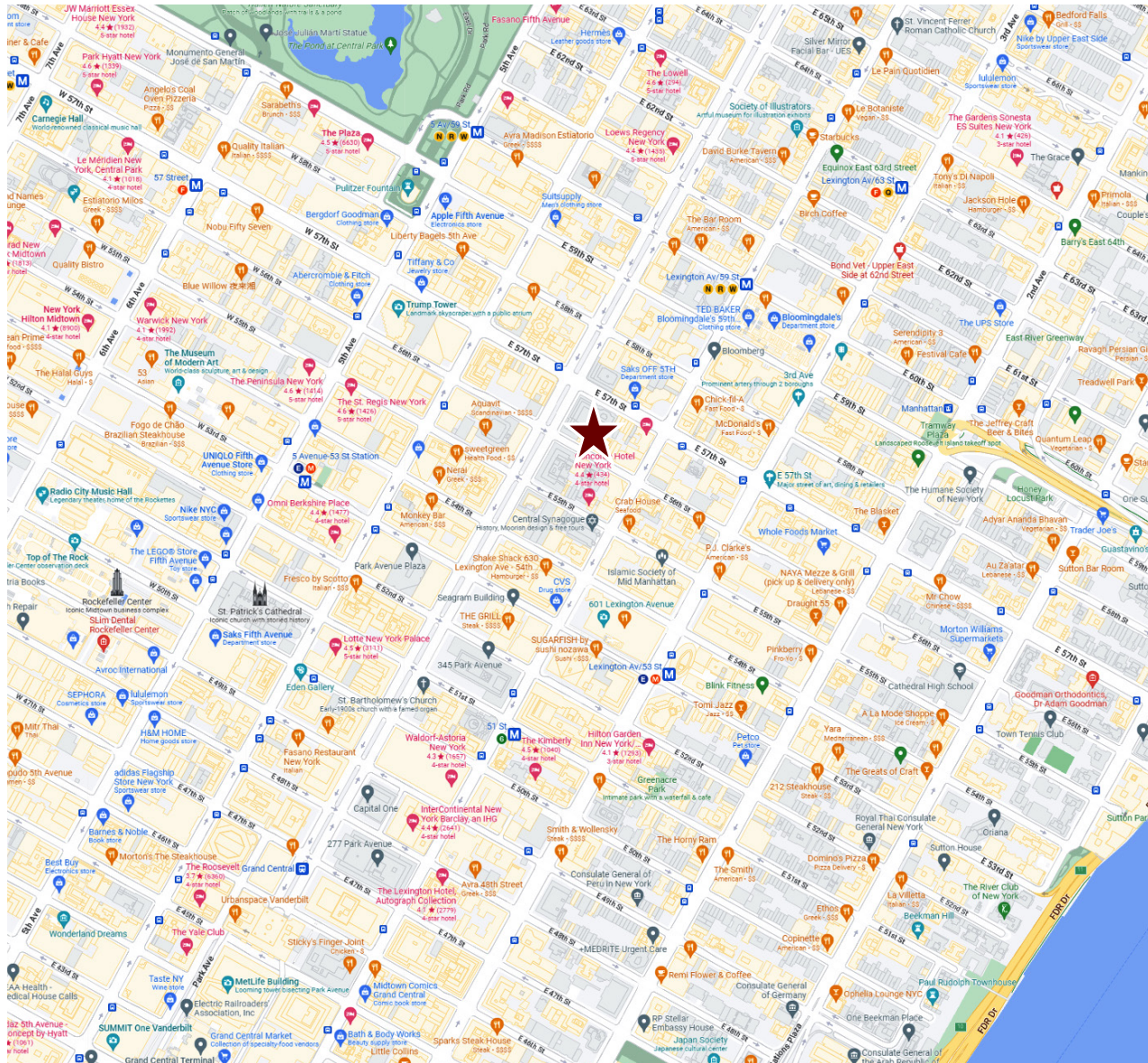
RESIDENT SERVICES

Services at the Lombardy are unmatched and include 24-hour concierge and doorman, twice daily maid service, valet parking, dry cleaning service, fitness center, beauty salon, business center and espresso bar.



THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

1. ACCESS DUE DILIGENCE to view bidding instructions, photos and more. 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:

- Sunday, April 30
- Thursday, May 11
- Sunday May 21

3. SUBMIT BID now through bid deadline: 4pm EST on Thursday, June 29. You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

3% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid. Broker participation invited.



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The listing broker for the property is Bahar Tavakolian (unique ID number 10301202538) with Compass (851 Madison Avenue New York, NY 10021). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Suggested Opening Bid or Minimum Bid, if any, which is not a reserve price and only a suggestion as to where bidding may begin. Any bid is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personality is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.





LUXURY PROPERTY AUCTIONS

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