



**PARAMOUNT** REALTY  
USA

## **LUXURY PROPERTY AUCTION**

Thursday, May 16

### **ONE-OF-A-KIND HOTEL CONDOMINIUM**

The St. Regis Hotel  
2 East 55th Street, Unit 1118  
New York, NY 10022

Previously \$6,200,000  
Reserve \$3,750,000



PARAMOUNT REALTY USA

Luxury Property Auctions  
212.867.3333  
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COMPASS

Listing Agent  
Bill Bone



## PROPERTY OVERVIEW

Offered for the first time in over 15 years, this is a rare opportunity to own one of the very few whole ownership luxury residences at the legendary St. Regis Hotel. Located on the 11th floor, a semi-private elevator provides direct and discreet access to this sumptuous home. The residence enjoys three exposures to the west, south and east and is pin-drop quiet.

The gracious, expansive layout offers the ultimate privacy with a split-bedroom layout, three full marble baths and a butler's pantry with Sub-Zero refrigerator/freezer, microwave and coffee maker. Control the sound system and climate with your touch and enjoy all the luxuries of a white-glove full-service hotel at your fingertips. Begin the day with a workout at the fitness center on the 19th floor and stroll downstairs in the evening for a cocktail at the King Cole Bar or dinner at Astor Court. The choices are yours.

This residence is the perfect pied-a-terre in the city, is a wholly-owned hotel condominium, and may be occupied by the owner a maximum of 181 days each year. You may designate other users or guests for additional days remaining in the year.

Located in the heart of midtown Manhattan, The St. Regis New York offers access to all of the luxuries of New York City, as well as its unique experiences. From the moment John Jacob Astor IV opened its doors in 1904, guests and long-term residents including Marilyn Monroe and Salvador Dali, have been greeted with timeless beauty and uncompromising service. This is your opportunity to continue the legacy.

The residence is being sold fully furnished with existing furniture, all light fixtures and window treatments.







## PROPERTY DESCRIPTION

Type	Condominium
Size	1,394 square feet (approx.)
Rooms	4
Bedrooms	2
Bathrooms	3
Common Charges	\$19,397/month
Real Estate Taxes	\$3,832/month



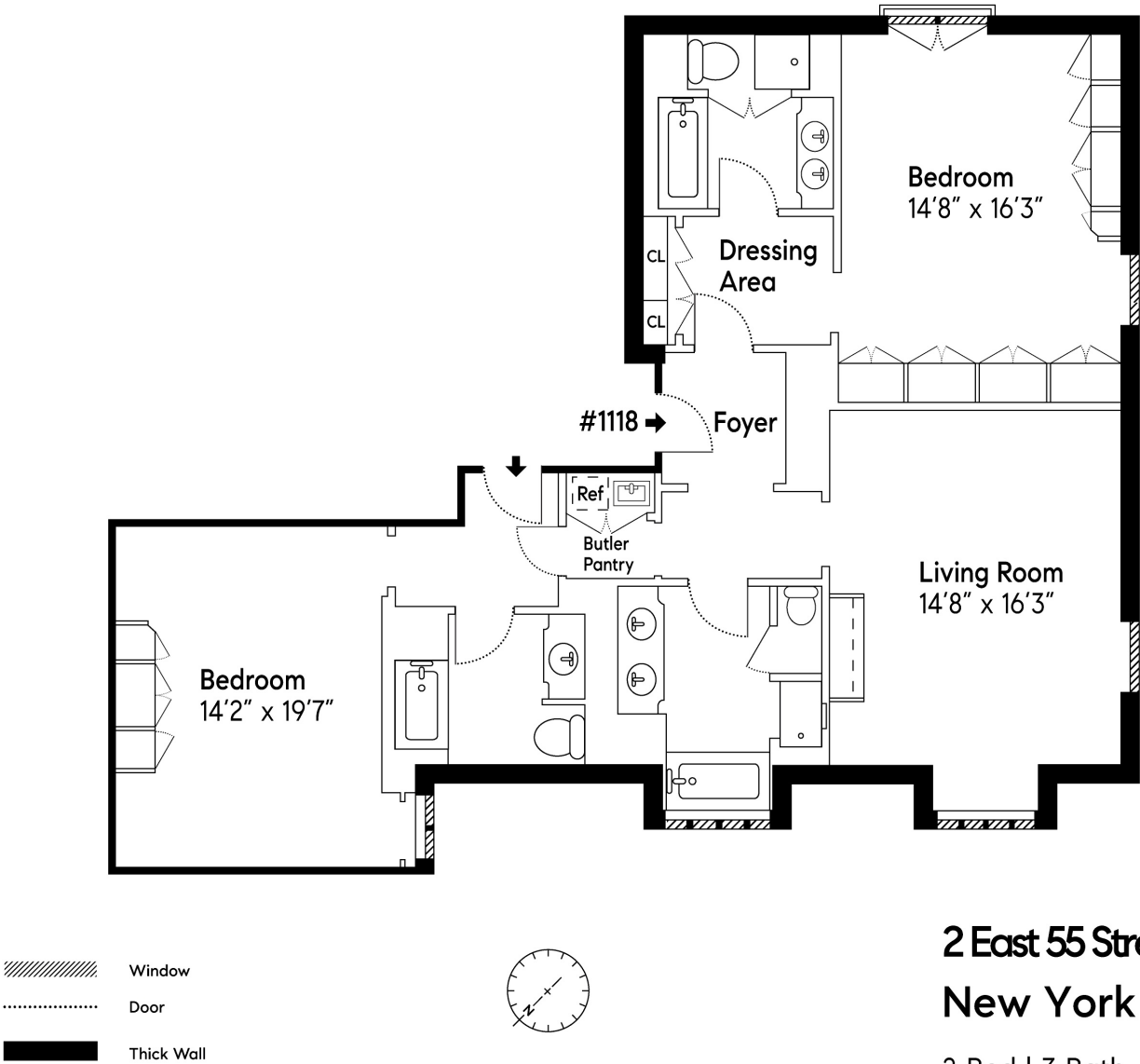






FLOOR PLAN

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All dimensions are approximate.



# THE ST. REGIS HOTEL

Since 1904, The St. Regis New York has welcomed guests with timeless elegance and uncompromising service. Located in the heart of midtown Manhattan, The St. Regis Hotel is undeniably the premier address in one of the world's greatest cities, it is the best of both worlds: first-class hotel amenities coupled with the exclusivity of a desirable city home.

## INTERIOR DESIGN

Exuding the timeless grandeur and glamour of its illustrious past, the interior design is classically elegant and technologically modern.

## AMENITIES

- Spacious bedrooms
- Luxurious marble bathrooms with spacious bathtub and separate shower
- State-of-the-art entertainment and communication technology
- Flawless silk wall coverings, draperies and upholstery, and fine furnishings
- Deeply carved crown molding, wainscoting, and crystal chandeliers
- Ten-foot ceilings
- Separate living room
- Kitchenette featuring Sub-Zero refrigerator and microwave





## RESIDENCE SERVICES

- Access to all the amenities of The St. Regis New York
- 24-hour dedicated St. Regis Butler Service
- 24-hour room service
- Nightly turndown service
- Daily housekeeping service (for a fee)
- Fitness Center (19th floor)
- Salon Fodera (lower level)
- Gift & Magazine Shop (lower level)
- Cognac Room (main floor)

## DINING & ENTERTAINMENT

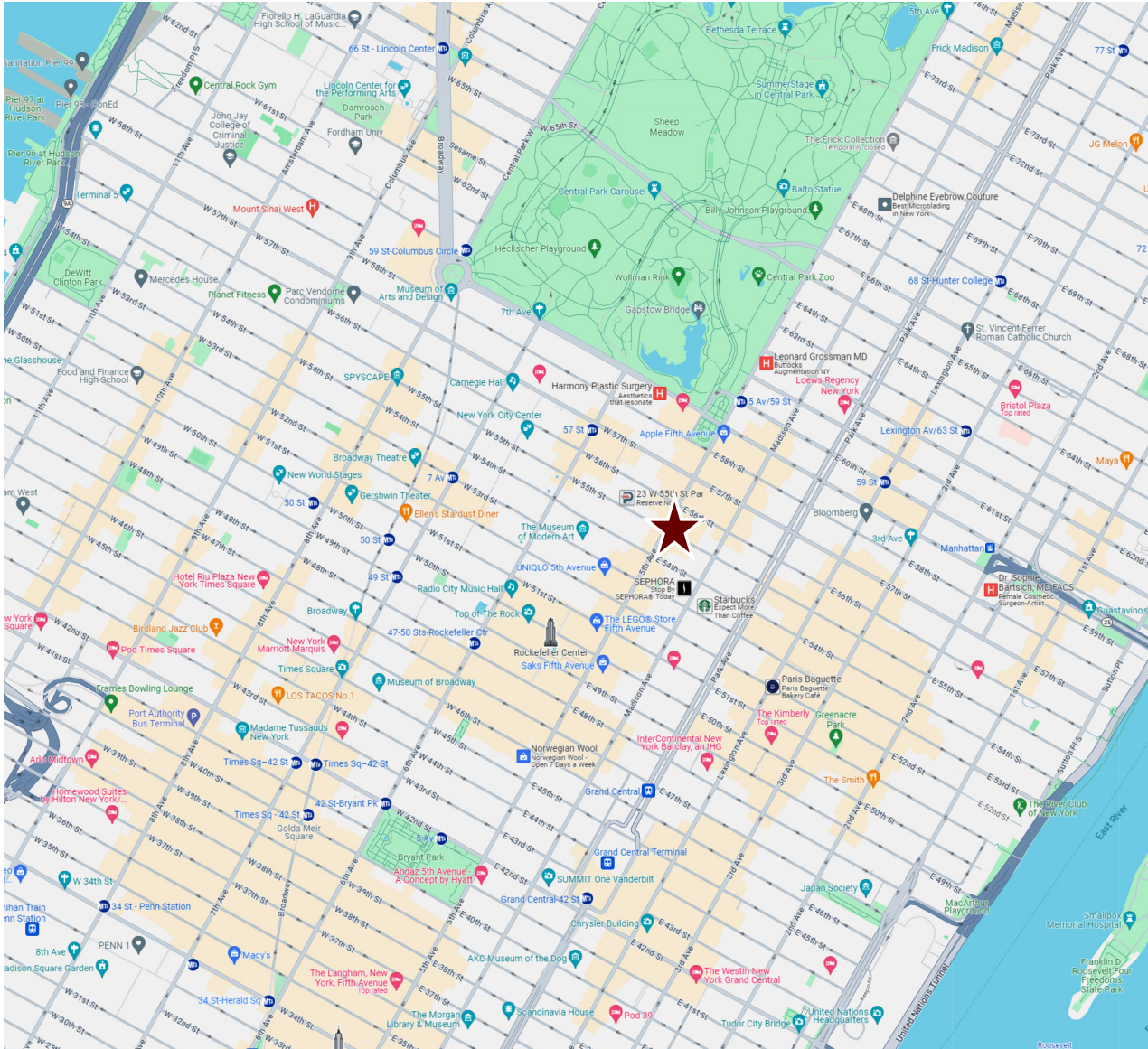
- Astor Court: Beautifully elegant dining room to enjoy breakfast, lunch, afternoon tea, or dinner.
- King Cole Bar: What better choice for cocktails than the legendary bar where the Bloody Mary was created?





## 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](http://prusa.com).
- 2. TOUR the property by appointment only.** Please email [info@prusa.com](mailto:info@prusa.com) to schedule a tour on:
  - Saturday, April 6
  - Sunday, April 21
  - Thursday, May 2
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, May 16.** 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

*5% 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.*



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The listing broker for this property is Bill Bone (unique ID number 10301210607) with Compass (110 Fifth Avenue, 3rd Floor, New York NY 10011). 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, Reserve price or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by PRUSA and applies only to the particular date and time of auction, which shall commence and conclude at PRUSA's discretion and 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 Minimum Bid, Reserve price or Starting Bid, or, alternatively, a Suggested Opening Bid, which is not a reserve price but only a suggestion as to where bidding may begin. Any and all bids are subject to the Buyer's Premium indicated herein or elsewhere by PRUSA, which means that the stated 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 are excluded unless explicitly stated as otherwise herein or elsewhere by PRUSA. 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 PRUSA. Equal Housing Opportunity.







# LUXURY PROPERTY AUCTIONS

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