



**PARAMOUNT** REALTY  
USA

## **LUXURY PROPERTY AUCTION**

Bid by Tuesday, June 4

Tribeca Duplex Penthouse  
101 Warren Street, #3210/3240  
New York, NY

Previously \$24,770,000  
Reserve \$15,000,000



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Luxury Property Auctions  
212.867.3333  
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 **Douglas Elliman**

Listing Agents  
Brian Logvinsky  
Ryan Siciliano





## OVERVIEW

Experience New York City like never before from the largest penthouse residence atop Tribeca's acclaimed 101 Warren Street. Designed by renowned interior designer Richard Mishaan, this stunning condominium duplex boasts two full floors of lavishly appointed living space with breathtaking views of the city skyline, One World Trade, and the Hudson Riverfront.

Enjoy a generous 6,300 square feet of mansion living high above NYC, complemented by an astounding 2,450 square feet of outdoor entertaining space featuring two wraparound loggia terraces. Classic era themes meet contemporary design elements throughout the residence, with floor-to-ceiling windows, natural wood floors, and soaring ceilings flooding the space with light.

Step inside to be greeted by a grand staircase leading to a 65-foot-long great room illuminated by dramatic lighting. Host gatherings in the seductive dining room for 20 or indulge your culinary skills in the state-of-the-art chef's kitchen equipped with top-of-the-line appliances.

Retreat to the luxurious second-floor corner master suite featuring a spa-quality bath with a freestanding oval tub and two walk-in closets. The intelligently designed floorplan maximizes entertaining space while ensuring peaceful rest in the sleeping quarters.

101 Warren offers a host recently renovated amenities including a 24-hour doorman, concierge, attended parking, fitness center, spa, sun decks, playroom, and more. Located in the heart of Tribeca, steps from the best restaurants, parks, and amenities, this residence truly raises the bar in luxury living.





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## DESCRIPTION

<b>Type</b>	Condominium
<b>Size (interior)</b>	6,300 sq. ft. (approx.)
<b>Size (outdoor)</b>	2,500 sq. ft. (approx.)
<b>Year built</b>	2006
<b>Total rooms</b>	19
<b>Bedrooms</b>	7
<b>Bathrooms</b>	6
<b>Real estate taxes</b>	\$15,603/month
<b>Maintenance</b>	\$12,668/month

## HIGHLIGHTS

- Two full floors of lavishly appointed living space with breathtaking views of the city skyline
- 2,500+ square feet of outdoor entertaining space featuring two wraparound loggia terraces
- 65-foot-long great room illuminated by dramatic lighting
- Primary suite featuring a spa-quality bath with a freestanding oval tub and two walk-in closets
- 24-hour doorman, pet friendly, concierge, attended parking, fitness center, gym/spa, sun decks, playroom, and storage available

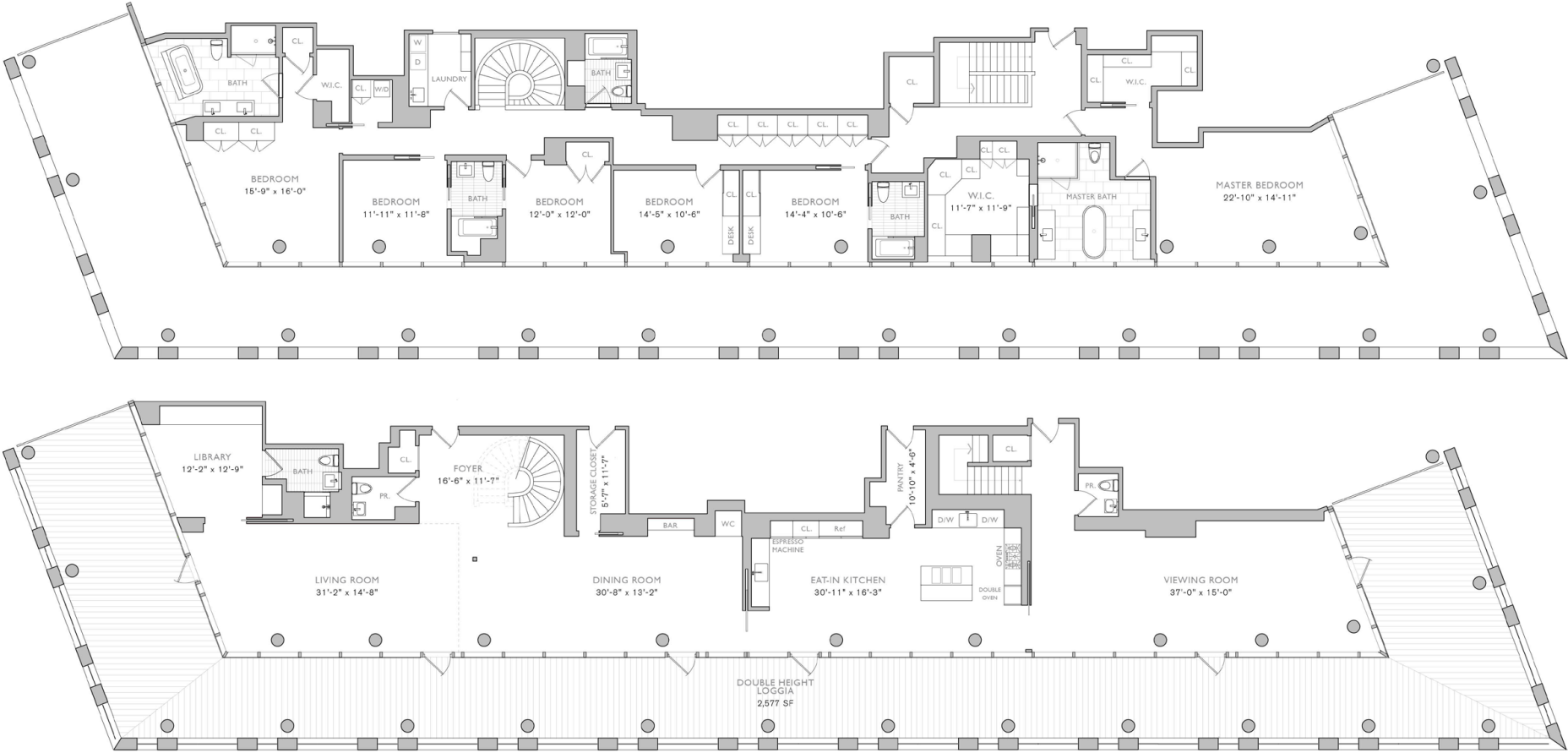








FLOOR PLAN



All dimensions are approximate.



3D RENDERING













## BUILDING DESCRIPTION

With its striking limestone curtain wall, 101 Warren became an iconic Tribeca condominium upon its completion in 2009. Developed by Edward J. Minskoff and designed by the renowned Skidmore, Owings & Merrill, the 35-story building is comprised of 220 residences. Its unique façade reflects a merging of the distinctive architecture found in Tribeca and the neighboring Financial District.

The homes in 101 Warren boast floor-to-ceiling windows, which on the higher floors provide breathtaking city views. With generously proportioned interiors by Ismael Leyva, many of the residences feature either private terraces or loggias. 99 Warren, accessed by a separate entrance but part of the same condominium complex, is a boutique compilation of duplex "townhouses."

101 Warren is a full-service building with two attended lobbies (99 and 101 Warren) and an expansive list of amenities, which consists of a fitness center, spa, children's playroom, sun deck, lounge, event space, screening room, parking garage and spectacular 101 Austrian pine tree forest, designed by Thomas Balsley.

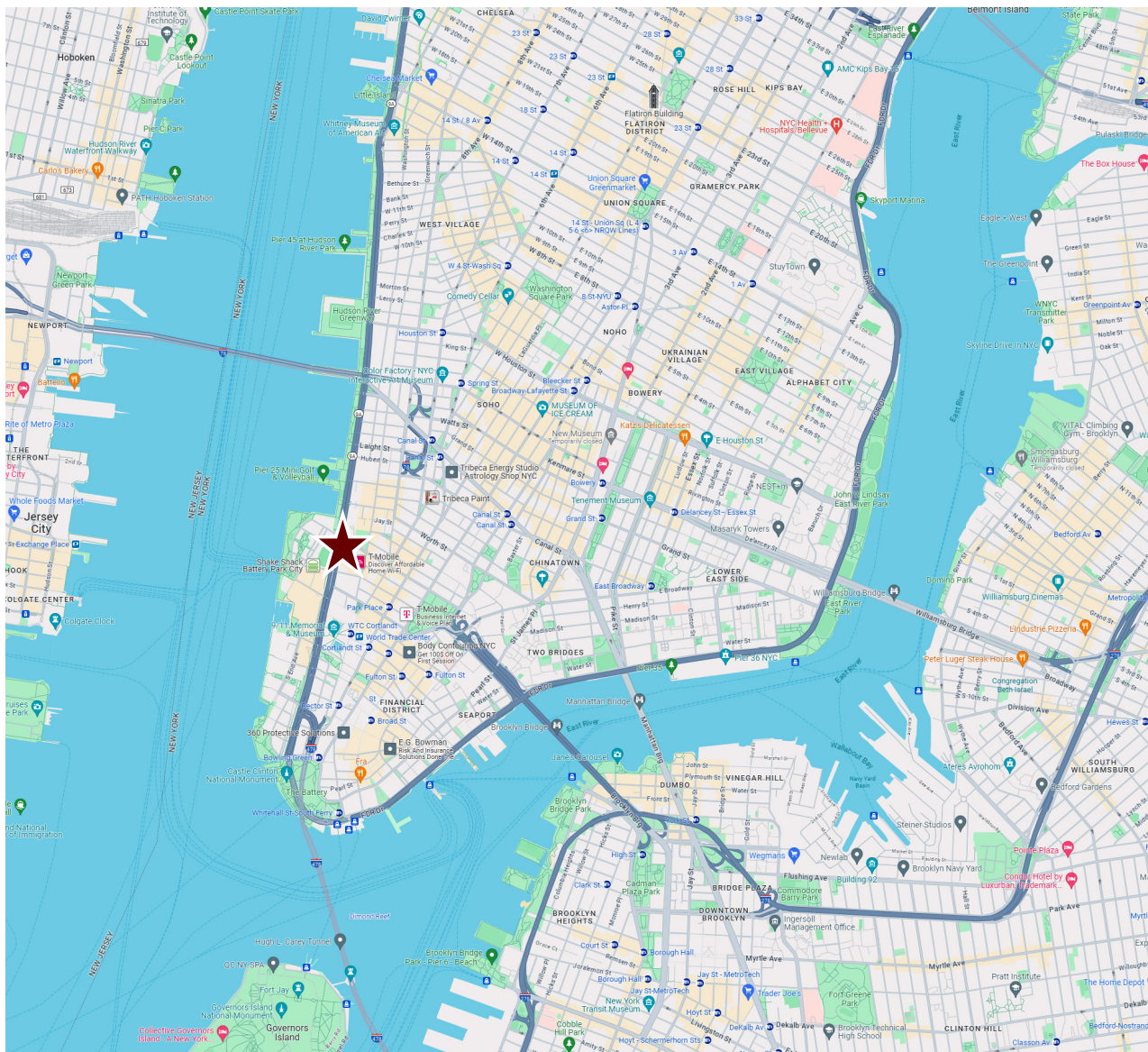
Located between West and Greenwich Streets, 101 Warren conveniently sits above a Whole Foods Market, Barnes & Noble, Bed Bath & Beyond and SoulCycle. The building is surrounded by parks and is in close proximity to public transportation. Nearby attractions include Rockefeller Park, the shops at Westfield and Brookfield Place and an endless array of celebrated restaurants.





## THE AREA

Tap the map to explore the neighborhood in Google Maps.



## HOW TO PARTICIPATE

### 1. ACCESS Due Diligence Information

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 20
- Thursday, May 2
- Saturday, May 18

### 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Tuesday, June 4.

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 brokers for the property are Brian Logvinsky (unique ID number 10301219419) and Ryan Siciliano (unique ID number 10401314150) with Douglas Elliman (575 Madison Ave - Third Floor, New York, NY 10022). 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 personalty 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.











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