



**PARAMOUNT** REALTY  
USA

## **LUXURY PROPERTY AUCTION**

Bid by Wednesday, December 4

Midtown Triplex Penthouse  
247 West 46th Street, #PH2  
New York, NY

Previously \$11,000,000  
Reserve \$7,000,000



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Luxury Property Auctions  
212.867.3333  
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Listing Agent  
Rick Kelly



## OVERVIEW

The Penthouse at the Platinum Condominium—a jaw-dropping, three-level combination unit that epitomizes luxury living. Nestled atop the iconic Costas Kondylis-designed building, this extraordinary home is a masterpiece of design where every detail has been meticulously curated.

Sun-drenched by day and offering the most spectacular sunset views over the picturesque Hudson River by night, this Northwest corner unit is a true gem. As you step into the grand great room, you are greeted by soaring 25-foot double-height ceilings and floor-to-ceiling corner windows that provide a panoramic view of the city skyline and Billionaire's Row. The inviting fireplace sets a cozy atmosphere, while the expansive terrace invites you to soak in the city's captivating sights and sounds.

Designed for the ultimate entertainer, this penthouse boasts a large wet bar with both cold and room temperature wine storage, two impressive floating staircases, and five stunning crystal chandeliers—each an art piece by Moura Starr. The second kitchen on the lowest level serves as a perfect catering kitchen or a private space for your house guests.

This magnificent home features four luxurious bedrooms, each with its own bathroom, and two additional half bathrooms. There is also the possibility to easily add a fifth bedroom and ensuite. The primary wing offers a tranquil sanctuary with a sumptuous bathroom featuring an oversized soaking tub for two, dual vanities, a steam shower with dual shower heads, and a generous custom walk-in closet. The lower level guest suite, complete with a private entrance, provides a perfect haven for visitors, family, or live-in staff – think of it as your personal New York City guest house.

Equipped with top-of-the-line amenities such as electronic shades, central heating and cooling, two laundry rooms (each with washer and dryer), two full kitchens, and 11-foot ceilings throughout, this penthouse is a haven of modern convenience and luxury.

The Platinum building itself offers unparalleled amenities including a 24-hour concierge and doorman, a resident lounge with pool tables, a spa lounge with massage chairs, a health club, sauna, indoor and outdoor yoga studios, a landscaped terrace with a fireplace, and a golf simulator.

Located in one of Manhattan's most vibrant neighborhoods, this residence is just moments from Central Park, Bryant Park, Whole Foods, Broadway theaters, fine dining, shopping, the Hudson River, and public transit. Without a doubt, this home is one of New York City's most exquisite opportunities for ownership.

## DESCRIPTION

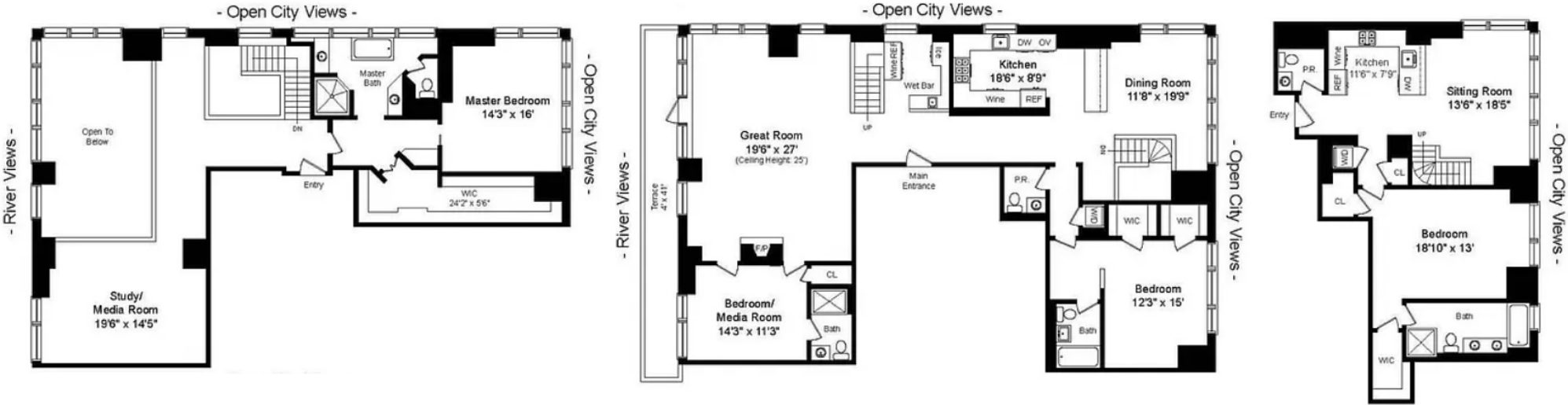
Type	Condominium
Year Built	2008
Floors	41, 42 & 43
Stories	3
Total Rooms	9
Size	4,335 sq. ft. (approx.)
Bedrooms	4
Bathrooms	6 (4 full, 2 half)
Fireplaces	1
Common Charges	\$4,593/month
Real Estate Taxes	\$8,025/month

## HIGHLIGHTS

- Stunning panoramic views of city skyline and Hudson River
- 25-foot double-height ceilings
- Floor-to-ceiling windows
- 160 sq. ft. outdoor terrace
- 5 stunning crystal chandeliers
- 2 impressive floating staircases
- 2 full kitchens with Viking and Sub-Zero appliances
- Large wet bar with wine storage
- Lower level guest suite with private entrance
- 2 laundry rooms



FLOOR PLAN



All dimensions are approximate.





## THE PLATINUM AT 247 WEST 46TH STREET

Platinum condominium, built in 2008, is a 43-story building with 220 units. Located steps away from vibrant Times Square, Platinum is within walking distance to Broadway, Rockefeller Center and world-class restaurants, grocers and cafes. Designed by renowned architect, Costas Kondylis, this full-service building features 24-hour concierge and doorman and 6000 square feet of resort style amenities, known as "The Zone". The Fitness Center is expansive with state-of-the-art LifeFitness equipment. In addition, there are indoor/outdoor Yoga studios, spa treatment rooms and spa lounge with waterfall, as well as a golf simulation room. Additional features of this building include: Bicycle storage room, lounge & outdoor space, recovery zone with massage chairs, sauna & massage showers, cold storage for perishable deliveries, private outdoor dog run, two-level enclosed garage, available private storage and card-access security systems.

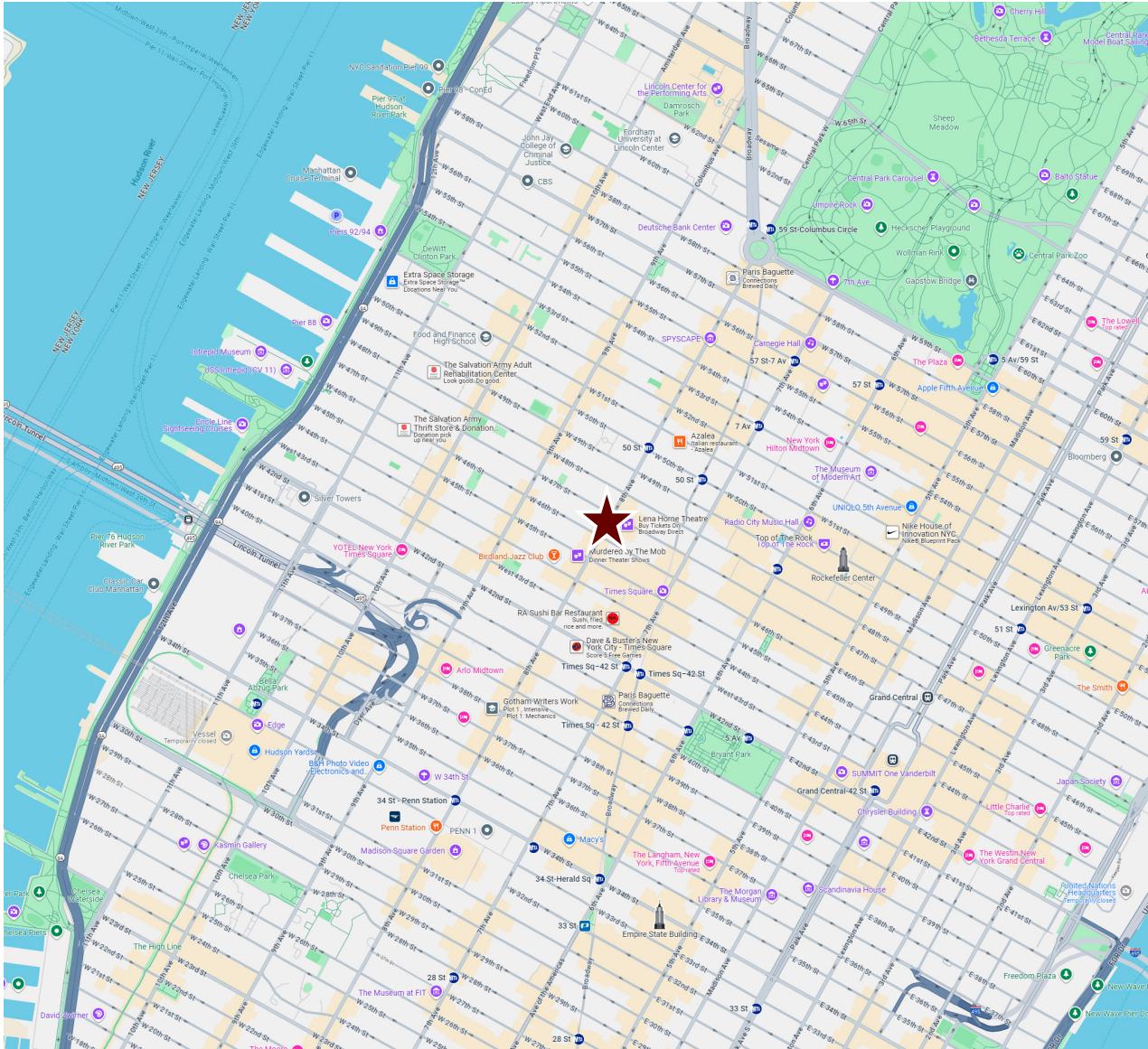
### BUILDING AMENITIES

- Bike room
- Common Outdoor Space
- Common roof deck
- Full-time doorman
- Live-in superintendent
- On-site laundry
- Parking Available
- Pets allowed
- Pied-A-Terre Allowed
- Concierge
- Elevator
- Gym/Fitness
- Pool



## 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:
  - Sunday, October 27
  - Sunday, November 9
  - Sunday November 16
- 3. SUBMIT BID now through Bid Deadline: 4pm EST on Wednesday, December 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

6% 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 the property is Rick Kelly (unique ID number 30KE0946657) with Alta Real Estate (300 East 56th Street, Suite 25D, 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.





# LUXURY PROPERTY AUCTIONS

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