



*40 Mercer Street*

SOHO

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## *Building:*

*Stunning 13-story new building offers magnificent glass curtain walls with a rhythm of panes in vibrant hues of red and blue. Jean Nouvel, one of the world's most outstanding and inventive architects, has conceived a building in which glass acts as both a presence, as in massively scaled transparent sliding walls, and an absence, as in the disappearing floor-to-ceiling windows that bring the outside in and puts all the excitement of SoHo at your feet. Breathtaking panoramas and brilliant light abound in virtually every room.*



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## *Amenities and Services:*

- *24-hour concierge available for floral services, personal shopping, automotive care, technical support, leisure pursuits, theater/restaurant reservations, travel arrangements, pet care and kennel services, renovation supervision, housekeeping, dry cleaning, laundry service and home maintenance.*
- *Indoor parking*
- *Continental breakfast delivery*
- *The Pool House, featuring an indoor T-shape, 50-foot lap pool, a fully equipped fitness center, steam room, sauna, and jacuzzi, with private bar and lounge*
- *Massage and spa services available in-residence or at the spa*
- *A private landscaped garden accessible to all residents*
- *Additional terraces available for private use*
- *Private storage*
- *Valet parking*
- *Event spaces for use exclusively by residents*

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## *Residences:*

*Jean Nouvel brings as much ingenuity to the interiors as to the striking exterior of the building, with floor-to-ceiling oak and walnut doors, multi-hued flooring, 12-foot ceilings, and the most distinctive, custom-designed kitchens and bathrooms in the marketplace. Thoughtfully considered and painstakingly assembled, these residences are modern settings distinguished by their old-world craftsmanship and quality of finish. No detail is overlooked. 1-, 2-, and 3-bedroom residences of 1,222 to 4,017 square feet priced from approximately \$1,975,000 to \$5,875,000. Penthouse residences - two with private pools - are also available.*

*That comes out to about \$1500 to \$1600 per foot, which is in line with initial pricing at comparable luxury developments like the Richard Meier buildings in the West Village. Amazingly enough it's a bargain, though, when you take into account the fact that the other hotel-style condo, Jan Schrager's John Pawson-designed 50 Gramercy Park North, has now topped \$3000 a foot.*

- *Residence A: 2-bedroom, 1649 SF, northwest corner*
- *Residence B: 3-bedroom, 2476 SF, southwest corner*
- *Residence C: 1-bedroom, 1222 SF, south*
- *Residence D: 2-bedroom, 1843 SF, south*
- *Residence E: 3-bedroom, 2370 SF, southeast corner*
- *Residence F: 2-bedroom, 1415 SF, northeast corner*
- *Residence G: 2-bedroom, 1407 SF, north*