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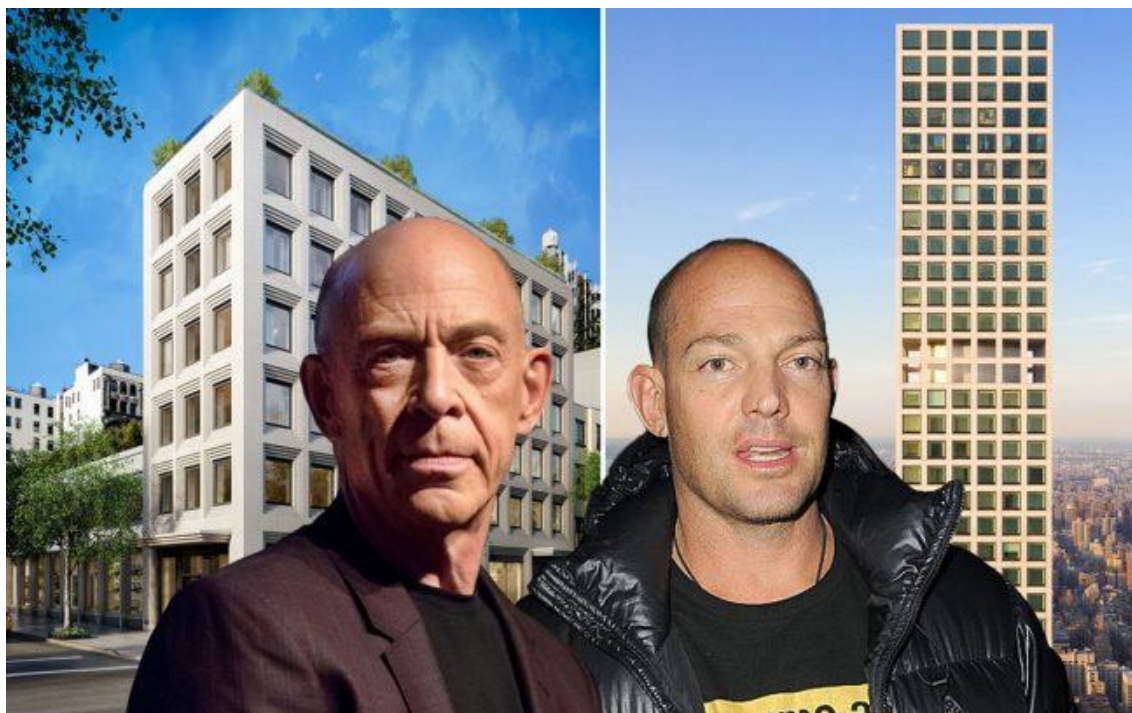
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<https://therealdeal.com/2019/07/15/these-are-the-most-notable-luxe-residential-sales-around-nyc-this-week/>

These are the most notable luxe residential sales around NYC this week

Actor J.K. Simmons dropped \$6M on a Greenwich Village pad

By: Mary Diduch



From left: 116 University Place, J.K. Simmons, Alex von Furstenburg and 432 Park Avenue (Credit: Streeteasy and Getty Images)

Some pretty luxe residential deals have popped up in New York City's property records over the past couple of weeks, as buyers looked to save some money ahead of the July 1 imposition of new mansion and transfer taxes. One Real Housewife sold her long-time home for \$4 million. After sitting on the market for four years, a penthouse at 1110 Park Avenue finally sold, albeit it at a 50 percent discount. And developer William Lie Zeckendorf also let go of his Park Avenue apartment for nearly \$30 million. As for the transactions detailed below? They too date before the July deadline.

Source: A TRD analysis of property records filed with the New York City Department of Finance from July 3 to July 11.

1. Academy Award-winning actor J.K. Simmons and director/producer Michelle Schumacher bought a sponsor condominium unit at 116 University Place in Greenwich Village for about \$6.3 million. The

six-story building, which sits a block from Union Square, has five full-floor residences that all measure over 3,000 square feet. The home first hit the market with Corcoran for \$7.35 million in 2017, but returned in April with NestSeekers International's Ryan Serhant and Nathan Frank asking \$7 million. Simmons, known for his roles in "Juno," "Oz" and "Law & Order," took home the Oscar in 2015 for his role in Whiplash and most recently makes a surprise cameo in the latest "Spider-Man" flick. Schumacher produced and directed I'm Not Here, a drama that also featured Simmons.

2. Alex von Furstenberg, the son of fashion designer Diane von Furstenberg, parted with his 1,789-square-foot apartment at 432 Park Avenue for about \$10.79 million, or roughly \$6,030 per square foot. The sale price was a bit higher than what Von Furstenberg, founder and chief investment officer of Ranger Global Advisors, had paid for the unit when he bought it in October for \$10.75 million. The unit went back on the market in February, asking \$11.995 million. The buyer of unit 53A — "Park Ave 53 LLC" — is registered to a Brooklyn home that belongs to Joseph Chehebar of the apparel company Rainbow. Douglas Elliman's Tal Alexander represented the seller, and the brokerage's Elana Schoppmann represented the buyer.
3. An anonymous buyer — Tatinha IV LLC — snapped up a \$30.5 million sponsor unit on the 35th floor of 520 Park Avenue and financed the purchase with a \$20 million mortgage. The four-bedroom, five-bathroom home measures 4,628 square feet, pricing the deal at \$6,590 per square foot. The unit on the floor above, which is the same size as the 35th-floor pad, went for \$31.5 million. *The Real Deal* previously detailed the notable and anonymous buyers at the 35-unit tower, which was developed by Zeckendorf Development and designed by Robert A.M. Stern.
4. Harsh Padia shelled out just under \$24 million — about \$3,376 per square foot — for the top penthouse at the seven-unit 24 Leonard Street, developed by Charles Dunne in Tribeca. Padia, a hedge fund manager, previously bought a condo at 150 Charles Street for \$29.1 million. Padia's eight-bedroom Leonard Street pad spans the entire eighth and ninth floors, totaling about 7,100 square feet.