

# BROKERS WEEKLY

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## NEW DEVELOPMENT



Livmor Condominiums

- EXACT CAPITAL

### Popular Livmor now 80% sold

South Harlem success story Livmor Condominiums, 301 West 115th Street at Frederick Douglass Blvd., is now 80% sold with just a few penthouses left for sale.

Ranging in size from 1,292- to 2,093 s/f, and starting at \$819 psf, each one features views of Central Park, Cathedral of St. John the Divine and/or the George Washington Bridge. Several of the penthouses have private terraces, spanning upto 1,130 s/f. "This is a unique opportunity to purchase a penthouse apartment for as low as \$1.1 million in a desirable Manhattan neighborhood. People who value space, views and convenience can find it all here for an extraordinary price," said Dawn Tsien, the executive vice president at Prudential Douglas Elliman who is spearheading sales and marketing for the development,

The 12-story modern development features 72 apartments, all NYSERDA Energy Star-certified and with energy-efficient windows, natural light and hardwood floors.

Amenities include a conference and media room, 24/7 concierge service, fitness facility, yoga studio, children's playroom, terrace and on-site valet parking.

"Since coming on the market nine months ago, Livmor has exceeded everyone's expectations," said developer Craig Livingston.

"At this juncture, the building is more than three-quarters sold, a community of neighbors has already evolved here and we have been able to set a new standard for attainable luxury in Manhattan."

