

# MODERN LUXURY

## 8 Jaw-Dropping Manhattan Listings to Shop Right Now

From skyline penthouses to designer-renovated townhouses, these listings are the most coveted homes on the market right now.



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### 1228 Madison Ave., Fl. 4



**THE DETAILS:** This luxurious full-floor residence offers four bedrooms and 3.5 baths across an expansive 3,136 square feet. A private elevator opens to the foyer, complemented by a designer

kitchen and a tranquil primary suite designed for refined city living. Residents enjoy a suite of elevated amenities, including a rooftop terrace, fitness center and full-time concierge.

**PRICE:** \$6,350,000

**CONTACT:** Ruthie and Ethan Assouline [646.813.0980](tel:646.813.0980),  
[assoulineteam.com](http://assoulineteam.com)

### 25 Mercer St., PH



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**THE DETAILS:** The four-bedroom, four-and-a-half-bath residence unfolds across 4,350 square feet of interiors and an extraordinary 2,620-square-foot private roof terrace. Inside, 13-foot ceilings, a sculptural glass staircase and a chef's kitchen outfitted with Gaggenau appliances and a striking marble island anchor the home, while a primary suite and a marble bath offers a luxurious retreat.

**PRICE:** \$18,995,000

**CONTACT:** Michael Passaro,  
[917.806.8213](tel:917.806.8213), [elliman.com](http://elliman.com)

## 561 Broadway, Apt. 8A



**DETAILS:** Welcome to Residence 8A at the iconic Little Singer Building, a 1904 Beaux-Arts landmark reimagined for modern living in the heart of SoHo. Meticulously redesigned by Todd Raymond, the one-of-a-kind loft blends dramatic architectural character with refined contemporary comfort.

**PRICE:** \$4,795,000

**CONTACT:** Michael J. Franco,  
[917.817.4122](tel:917.817.4122), [compass.com](http://compass.com)

## 500 Park Ave., PH40



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**DETAILS:** A rare architect-owned penthouse atop 500 Park Tower spans more than 9,000 square feet across two floors with four exposures and a planted terrace overlooking Central Park and the Manhattan skyline. Designed as a “townhouse in the sky,” the residence pairs expansive entertaining spaces with a serene private level and secluded primary suite.

**PRICE:** \$15,000,000

**CONTACT:** Frances Katzen,  
212.350.8575, [franceskatzen.com](http://franceskatzen.com)

**163 West 76th St.**



**DETAILS:** Spanning 8,000 square feet of interior space and 1,450 square feet of outdoor space, this gut-renovated townhouse features terraces and a private garden, soaring ceilings, a sculptural staircase, private elevator and refined marble and walnut finishes.

**PRICE:** \$16,000,000

**CONTACT:** Judy Kloner, Kate Wollman-Mahan, [917.885.9619](tel:917.885.9619),  
[cbwarburg.com](http://cbwarburg.com)

**860 Fifth Ave., #12E**



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**DETAILS:** This sunlit three-bedroom, three-bath residence offers classic Upper East Side elegance with triple exposures, a gracious living room with fireplace, formal dining room and eat-in kitchen. The standout feature is a rare wraparound terrace—an exceptional outdoor retreat in the heart of the city.

**PRICE:** \$2,950,000.00

**CONTACT:** Maggie L. Marshall,  
[917.838.4774](tel:917.838.4774), [compass.com](http://compass.com)

## 212 Fifth Ave., Apt 17A



**DETAILS:** This expansive four-bedroom, four-and-a-half-bath residence at 212 Fifth Avenue spans 4,155 square feet and overlooks Madison Square Park. Set within one of the Flatiron District's most coveted boutique prewar condominiums, the home offers exceptional scale and classic New York elegance.

**PRICE:** \$16,995,000

**CONTACT:** Nikki Field, Matthew J. Perceval and Mara Flash Blum,  
[212.606.7669](tel:212.606.7669), [212fifthave17a.com](http://212fifthave17a.com)

## 157 East 84th St., PH



**THE DETAILS:** This triplex penthouse spans over 6,000 square feet of interiors and over 3,000 square feet of private outdoor space. The four-bedroom residence features dramatic loft-like living spaces with floor-to-ceiling windows, a state-of-the-art eat-in kitchen and multiple terraces—including a private basketball court—within a full-service condominium.

**PRICE:** \$11,995,000

**CONTACT:** Lisa Chajet,  
[917.940.2854](tel:917.940.2854), [cbwarburg.com](http://cbwarburg.com)