

GOTHAM UNDER GLASS

250 West Street

By Gina Samarotto, Samarotto Design Group

Swank yet diverse, striking yet innocuous, the compact triangle called Tribeca is more than a New York neighborhood – it's a New Yorker's neighborhood.

This "Dairy and Egg District" of Manhattan, where farmland once gave way to factories, was all but abandoned by the 1960s. Artists, mesmerized by great light and cheap rent, flocked to the forgotten area and by 1970; an avant-garde vibe had iconoclastic hold on formerly industrial streets.



A decade or so later, the oft-overlooked urban pocket started to attract quiet attention. Opportunity crept in, waking the area from its long, bohemian nap. Drawn by the promise of open spaces and affordable square footage – startling anomalies in the notoriously cramped, high-rent district of Manhattan – savvy businesses and space-starved residents made their way south to an area teetering on the brink of stardom.

A powerhouse in New York's luxury real estate market, Raphael De Niro is no stranger to Tribeca and her distinctive charm. "Tribeca has yet to reach full potential" he says, "it's still growing and evolving. There's a unique, neighborhood lifestyle here that you can't find anywhere else in the city. And it keeps getting better... improving with age."

He should know. Raphael comes from a family that has embraced lower Manhattan for generations. His father, Robert De Niro, a long-time supporter whose collection of locally regenerative, lucrative ventures include the legendary restaurant, Nobu and cultural offerings like the Tribeca Film Festival; played such a starring role in Tribeca's metamorphosis that a tenacious connection was formed to leave De Niro's name virtually synonymous with the vibrant neighborhood the actor helped create.

It seems only fitting then, that despite representing some of the most delectable properties in Manhattan, the residence Raphael

De Niro refers to as "the most impressive of my career" is an awe-inspiring penthouse located within that coveted and cobbled area tucked below Canal Street.

Flanked by 116' of protected waterfront, 250 West Street is a masterwork developed by the globally recognized Elad Group. Built in 1906, the former warehouse has undergone large-scale conversion producing an array of impossibly chic apartments that wear the buildings pre-war façade like a vintage couture jacket.

The distinctive amenities of this home unfurl even before entering the space. While the main lobby servicing the rest of the building is a study of boutique-like beauty providing 24-hour security and service, a private entrance off Hubert Street leads to a separate reception room reserved solely for the penthouse owners and their guests; precluding any need for travel through public spaces. The privacy offered by this unique feature catapults the residence into a class all its own. "The private entrance, lobby and elevator afford a level of exclusivity that clients at this price point value and recognize," explains Samantha Sax, Elad's Director of Sales and Marketing.

The dramatic building also offers a lavish library; indoor swimming pool, state of the art fitness center and children's play area. Yet, stunning though the prelude may be, the real seduction begins with the home's main interiors.



The penthouse, offered at \$39.5M by Raphael De Niro of the De Niro Team and Leonard Steinberg of the Luxuryloft Team, both with Douglas Elliman Real Estate, stretches across more than 5,700sf of single-level interior space awash in natural light with elegant walnut floors gleaming underfoot. A double-sided fireplace floating, seemingly suspended, within an artisan crafted wall creates a magical focal point while a decadently huge and well-appointed master suite offers treasures including a walk-in closet one could get lost in, hand carved soaking tub and a television conveniently placed within the sleek walls of a generously sized steam shower.

Beyond the myriad, impeccable finishes it's the views that stop you in your tracks, daring you to look away. Surrounding the space on three sides are glass walls opening onto nearly 4,300sf of outdoor living space. The exotic, IPE wood terraces, replete with landscaping and a decadent 6-person Jacuzzi, offer front row seats to unforgettable, panoramic views. Combined with the massive skylights crowning the center of the penthouse the effect surpasses stunning, edging towards surreal. A compelling invitation to live city life beneath a glittering ceiling of sky.

"The views from this home are," Sax says, "above and beyond what anyone could imagine." Point taken, Ms. Sax.

