

on the market



# ON TOP OF THE WORLD

A one-of-a-kind prewar penthouse at 230 Central Park South serves up an enticing mix of ultraluxury, storied history and spectacular views.

By Jean Nayar

Lovers of legend and history will find an inspired mix of both in this posh penthouse overlooking Central Park. The 4,500-square-foot, four-bedroom, prewar duplex not only sits atop the Southmoor House, a rare art deco white-glove luxury building set amid the modern towers emerging along Billionaire's Row, it has also served as the setting for more than 25 movies and television shows, with Hollywood glitterati such as Sarah Jessica Parker, Hugh Grant, Steven Spielberg, Martin Scorsese and Ricky Martin occasionally passing through its doors.

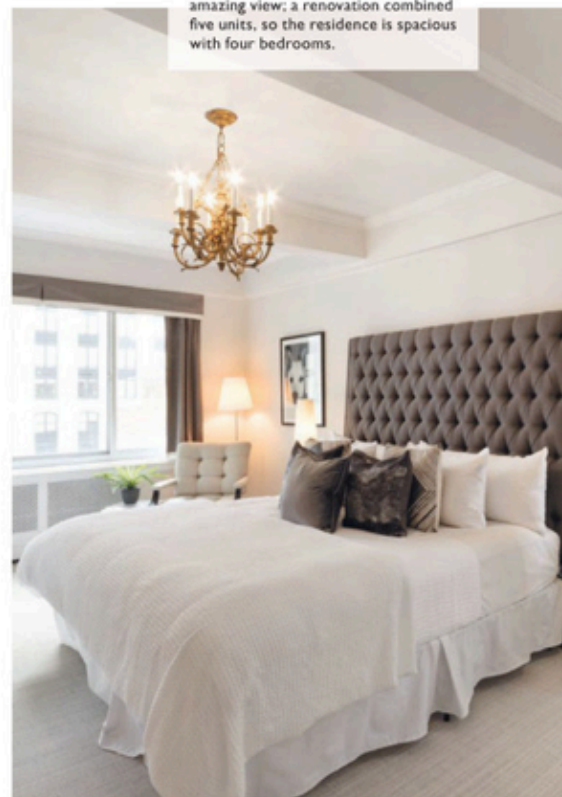
Its current owner actually combined five units to craft its one-of-a-kind floor plan, which includes a 37-foot-wide living room overlooking the park and a 1,000-square-foot park-facing master suite. Architect and designer Paul Dominguez infused the interiors with the spirit of a deco-inspired French mansion a la midcentury master designer Émile-Jacques Ruhlmann. So its rooms are fitted out with a rich mix of period-inspired fixtures and materials, such as the onyx chandelier in the entrance vestibule and the semiprecious tiger's-eye mosaic flooring in the paneled foyer.

Styled with a blend of custom and vintage furnishings throughout (some of which may be negotiated in a purchase), the home is made for entertaining. Its 23-foot-long dining room, for example, is outfitted with a table that seats up to 20 people. It also offers easy access to a large eat-in kitchen with an island, a diner-style banquet and top-of-the-line appliances. A separate service entrance to a food staging area allows for discreet catering preparation. The anigre wood-paneled library is complete with a wood-burning fireplace and a full-service cocktail bar topped with black and gold marble. "It feels like a private gentleman's club or the interior of a glamorous transatlantic cruise ship," says Compass listing agent Vickey Barron.

The standout selling feature of the listing, however, might just be its spectacular views with exposures in every direction. "The 37-foot-wide living room alone is almost double the width of a generous Manhattan townhouse," Barron says. "Where else will you find almost 100 feet of frontage with smack-on panoramic park views?" \$15.98 million, 230 Central Park South, Compass, Vickey Barron, 646.960.6183, compass.com



Clockwise from top left: The 23-foot-long dining room offers access onto a south-facing 50-square-foot garden terrace; the master suite contains its own steam room and an amazing view; a renovation combined five units, so the residence is spacious with four bedrooms.



PHOTOS BY NICO ARELLANO