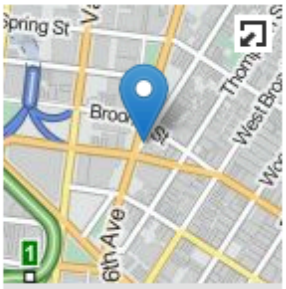
CURBED

FIRST LOOKS

See the $45M Private Pool Atop Soho's Tallest Building-To-Be

Friday, October 24, 2014, by Hana R. Alberts

Private pools are becoming a *thing* among the city's ritziest new penthouses, and Soho's tallest tower-to-be doesn't want to be left out of the action. 10 Sullivan, the Cary Tamarkin-designed 16-story tower rising between Spring and Broome, just unveiled **the first renderings** of its penthouse, which will span **four full floors of the triangular building**, with 8,359 square feet of interior space, six bedrooms, 7.5 bathrooms, **a great room with 23-foot-high ceilings**, two wraparound terraces, and a private elevator. Then there's the skylight-topped **indoor pool with a waterfall**, adjacent "spa" area, and wet bar-equipped solarium, topped off by a roof deck. 10 Sullivan apartments currently on the market range from $6.5M to 25M; meanwhile, this blockbuster will hit the market early next week with an asking price of **$45 million**.



10 SULLIVAN
10 Sullivan Street, New York NY
GIANT MAP

SOHO
10 SULLIVAN
10 SULLIVAN STREET
BLOCKBUSTERS
CARY TAMARKIN
FIRST LOOKS
MADISON EQUITIES
PENTHOUSES
PRIVATE POOLS
PROPERTY MARKETS GROUP

2 COMMENTS

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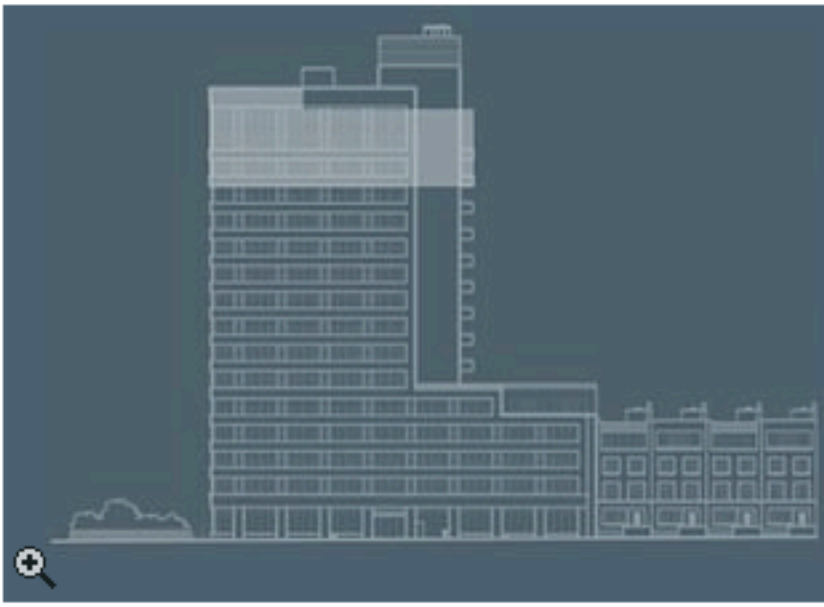


THE PENTHOUSE
6 BEDROOM RESIDENCE

10 Sullivan's Penthouse is the highest residence in all of SoHo, occupying the tower's top three floors, plus a private rooftop. The Penthouse also includes two wraparound balconies on its first and second floors. The southerly Great Room, surrounded by glass windows on all sides, has a ceiling height soaring to 23' (7.01 m). A monumental staircase and private internal elevator connect all four levels. Currently designed to accommodate 6 bedrooms, including an expansive master suite with gas fireplace, his/her walk-in-closets, 7 ½ bathrooms, grand foyers, a library, eat-in kitchen, solarium, and an interior swimming pool—no other residence in SoHo can compare.

MEASUREMENTS
Residence: 8,359 sq. ft. (776.58 m²) interior;
974 sq. ft. (90.49 m²) rooftop garden
Balcony: 2 x 404 sq. ft. (37.53 m²)
Ceiling Height: 23' (7.01 m); and 11' (3.53 m)

10SULLIVAN

PENTHOUSE
LEVELS 1 + 2

6 BEDROOMS
7 BATHS
3 POWDER ROOMS
LIBRARY
LAUNDRY ROOMS
3 TERRACES 404 SF/404 SF
POOL
ROOF DECK 974 SF

5,995 SF
LEVEL 1 — 2,950 NSF
LEVEL 2 — 2,950 NSF

10 SULLIVAN STREET
NEW YORK, NEW YORK 10012

LEVEL 1

LEVEL 2

Due to the irregular nature of the room layouts all dimensions and square footages are approximate and are subject to construction tolerances which may vary from floor to floor. Square footage exceed the usability floor sizes. Any furniture depicted herein is for demonstration purposes only.

The complete offering terms are in an Offering Plan available from the sponsor, Sponsor: Sullivan Condo LLC, 103 Wallace Avenue, New York, NY 10016
File No. 22116007

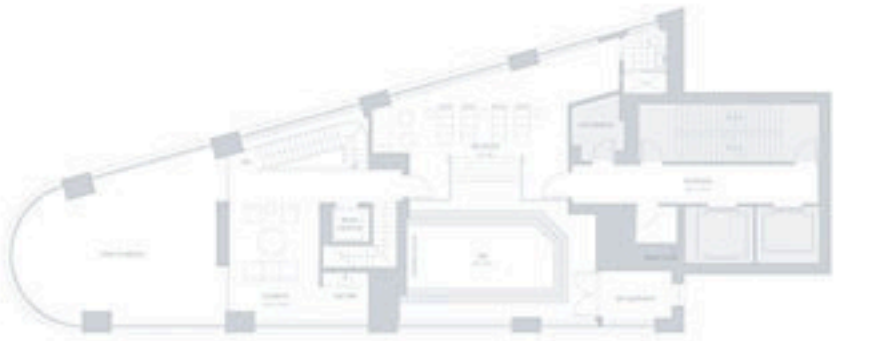
10SULLIVAN

PENTHOUSE
LEVELS 3 + ROOFTOP

6 BEDROOMS
7 BATHS
3 POWDER ROOMS
LIBRARY
LAUNDRY ROOM
3 TERRACES 404 SF/404 SF
POOL
ROOF DECK 1,032 SF

3,468 SF
LEVEL 3 — 2,201 SF
ROOFTOP — 267 SF

10 SULLIVAN STREET
NEW YORK, NEW YORK 10012



LEVEL 3

ROOFTOP

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