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FROM THE NEW SKYLINE

Annabelle Selldorf Shows Off 42 Crosby's Sun-Bathed Condos



BY KATY CORNELL
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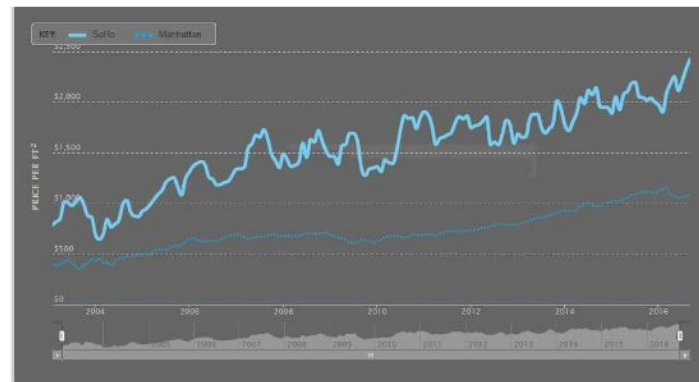
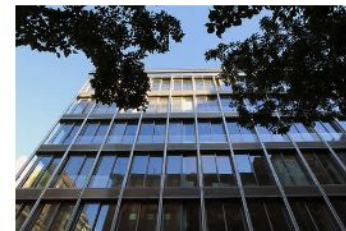
42 Crosby's nearly completed exterior.

Atlas Capital Group's new condominium building at 42 Crosby Street in SoHo is approaching completion. To mark the building's forthcoming debut, project designer, Annabelle Selldorf spoke this past Monday night at an exclusive event giving us our first look at one of the building's completed three-bedroom residences. Situated at the corner of Crosby and Broome streets, the building topped out last December and will soon host ten completed residences across five floors.

Designed to reflect the history and creativity of the neighborhood, the corner building features a lovely cobblerstone entry and an exterior distinguished by stainless steel, brushed aluminum, and metal mesh. Inside, are nine 3-bedroom residences topped by one 5-bedroom penthouse duplex. There are currently five residences for sale, ranging from \$8.4 million for a 2,798-square-foot 3-bedroom residence to \$25 million for the 5,852-square-foot penthouse.



Looking up at the Crosby Street facade



Average condo closing prices in SoHo have outperformed the Manhattan average over the years

The model residence is situated along the north line of the building, which offers 223 square feet of outdoor space per unit. The residence features a hallway that leads into an expansive living room and a library enclave, which can be converted into a third bedroom. Each room features floor-to-ceiling sliding glass doors that offer a truly unrivaled sun-filled, indoor-outdoor living experience. The glass walls come equipped with an exterior shade system when privacy calls.

Situated in SoHo, 42 Crosby Street's residences will join the neighborhood's 109 other condos for sale at a median price of \$4.05 million, or \$2,251 per square foot. The September average closing price for a condo in SoHo was \$2,421 per square foot, up from last year's September closing price of \$2,042 per square foot.



Annabelle Selldorf attended the preview Monday night.



The residence's library can be converted into a third bedroom.



All residences feature floor-to-ceiling glass sliding doors.



The residence's Boffi kitchen features stainless steel appliances and finishes that perfectly complement the streamlined exterior façade. The designer selected subtle ash planked wood and Terrazzo flooring that reflects the abundant sunlight flooding the residence. Baths are elegantly finished in Bardiglio and Thassos marble, and master bathrooms feature expansive free-standing tubs. All residences include in-unit washer/dryers.



Living room



Master bedroom



Master bath



Kitchen



Secondary bed



Dining area

The building's base will feature retail space, with available frontage spanning 71.25 feet on Broome Street and 114 feet on Crosby. The base will also host a 24-hour attended lobby, complete with a terrarium art installation by Paula Hayes. An underground ten-car parking garage will feature 99-year parking leases priced at a whopping \$1 million dollars, with an average price per square foot more expensive than that of the residences themselves. More services at the building will include private storage, cold storage, and a state-of-the-art car elevator.



The building will offer a residential lobby and retail space at its base.