



## THE PARK ROYAL 23 WEST 73RD ST PENTHOUSE 4

PRICE: \$3,999,000

MT.: \$2,526.33 (INCL. ELECTRIC!)

FINANCING: 80%

T.D.: 56%

**THE RESIDENCE:** A breathtaking masterpiece, one-of-a-kind two-bedroom duplex penthouse with spectacular 45 ft terrace and sweeping city and park panoramas in every room from floor-to-ceiling picture windows!

**THE FEATURES:** The extraordinary features include a dazzling lofty layout with soaring 12 foot ceilings, exquisite windowed designer kitchen, superb new bathrooms, central air conditioning, hardwood floors, private laundry on the floor with only 6 penthouses.

**THE BUILDING:** A magnificent, white-glove prewar landmark building with resplendent lobby, doorman and concierge, New York Sport's Club with private access off the lobby, children's playroom, storage bins, bike and laundry rooms, pied-a-terres, washer/dryers and co-purchasing OK and pet friendly.

**THE LOCATION:** A premier West Side location, just steps off CPW with world-class shopping, dining, culture & transportation outside your door!

◆ ALL DIMENSIONS ARE APPROXIMATE

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