

NEW DEVELOPMENT

• EDWARD J. MINSKOFF EQUITIES

Village gets its own French quarter

Edward J. Minskoff Equities has introduced the first luxury homes at its Paris-inspired conversion at 37 East 12th Street.

Douglas Elliman's Madeline Hult Elghanayan, Dennis Mangone and Kirk Rundhaug (are handling sales and marketing for the homes, for which prices start at \$9 million.

"Greenwich Village is filled with historic lore and world class architecture," said Edward J. Minskoff. "Preserving the authentic façade and interior details of 37 East 12th Street helped us retain the



building's timeless elegance—the perfect blend of old-world charm and modern day living."

Minskoff has transformed the eight-story building with its authentic cast iron and brick façade into six unique residences; a one-of-a-kind triplex townhouse, four full-floor flats and a duplex penthouse with a private terrace.

Jason Chai of CS Architecture oversaw the property's restoration, design and interior efforts, converting the original structure into what could become one of the most prestigious addresses in lower Manhattan.

Inspired by the grand scale of apartments along Boulevard Haussmann in Paris, the four flats are over 3,000 s/f, designed for living with an eye towards a contemporary lifestyle.

The duplex penthouse is spread out over 6,325 s/f and opens to a gallery measuring over 18 feet long. It has four bedrooms, four baths, a library, formal dining room and 1,188 s/f private rooftop terrace.

With access from a private courtyard, the three-story townhouse at 37 East 12th Street is 5,886 s/f and has a great room with a wood-burning fireplace, and custom steel and restoration-glass French doors.

A private garden in the rear completes the one-of-a-kind residence.

The extensive renovation has included a humidification system for the property, express risers, and auxiliary generator.

It has a 24-hour on-site doorman and fitness center.

The 11,000 s/f building will be comprised of 10 one- and two-bedroom apartments.

HAP Investments and its architects have selected and will employ the award-winning Insulated Concrete Form (ICF) wall system for building construction.

"We are thrilled to announce this new development," said Eran Polack, CEO of HAP Investments. "We have been a leader in development in transitional areas such as East Harlem, Harlem and Washington Heights. This project continues on our path of providing much needed housing in diverse New York City neighborhoods."

HAP is currently developing 11 other projects in Upper Manhattan, Chelsea and one in Jersey City, New Jersey.