



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Bid by Thursday, October 23

Central Park West: Timeless Elegance & Architectural Distinction

455 Central Park West, #L11 • New York, NY 10025

Previously: \$7,500,000
Reserve: \$3,900,000

 **PARAMOUNT** REALTY USA

Luxury Property Auctions
212.867.3333
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COMPASS

Listing Agent
Bahar Tavakolian



OVERVIEW

Discover the epitome of luxury living at this extraordinary Central Park West residence, where timeless elegance meets iconic architectural beauty. Step into a grand, circular living room—with soaring 12-foot ceilings and an impressive 36-foot diameter. Encircled by oversized windows, it offers sweeping views of Central Park and treetops, centered around a wood-burning fireplace and designed for unforgettable entertaining.

The opulent primary suite is a serene, circular retreat featuring two expansive dressing rooms with custom walk-in closets and a spa-like bathroom with dual marble vanities, a soaking tub, and a glass-enclosed shower. Two additional bedrooms with en-suite marble bathrooms offer privacy and tranquility.

A triple-windowed eat-in gourmet kitchen awaits the culinary enthusiast, outfitted with double wall ovens, a five-burner stovetop, wine storage, and a Miele dishwasher—perfect for both casual dining and formal entertaining.

Additional features include hardwood floors, a spacious in-unit laundry room, and four exposures that fill the home with natural light throughout the day. The residence offers a rare combination of grandeur and privacy, unmatched in Manhattan.

Set within a landmarked “Castle” originally commissioned by John Jacob Astor in 1884 and reimagined by renowned designer David Rockwell, this full-service condominium blends historical significance with modern luxury. Residents enjoy premier amenities including a 40-foot pool, state-of-the-art Fitness & Spa Center, children’s playroom, lush private gardens, a circular driveway, valet-attended garage, and dedicated concierge services.

This unparalleled residence perfectly combines architectural distinction, historic charm, and contemporary elegance—all in one of New York’s most coveted locations.

DESCRIPTION

Type	Condominium
Year Built	1884
Year Converted	2002
Interior Size	4,146 sq. ft. (approx.)
Bedrooms	4
Bathrooms	4 full
Ceiling Height	12 ft.
Fireplaces	1, wood-burning
Laundry	In-unit laundry room
Flooring	Hardwood throughout
Views	Central Park & Treeline
Parking	Garage, valet (separate charge)
Real Estate Tax	\$4,657/month (unabated) \$3,852/month (primary residents eligible for a 17.5% co-op/condo tax abatement)
Common Charges	\$8,528/month



Virtually staged.



HIGHLIGHTS

- Central Park West location
- Central Park views
- North, South, East, and West exposures for all-day sunlight
- Grand 36ft diameter circular living room
- 12-foot ceilings
- Hardwood flooring throughout
- Wood-burning fireplace
- Central air conditioning
- Spa-style bath with soaking tub & glass shower
- Gourmet Kitchen
- Expansive in-unit laundry room
- Garden for private use
- Originally commissioned by John Jacob Astor
- Reimagined by David Rockwell
- Pet-friendly building
- Three elevators in building
- Full-time (24/7) attended lobby, concierge, valet, live-in super

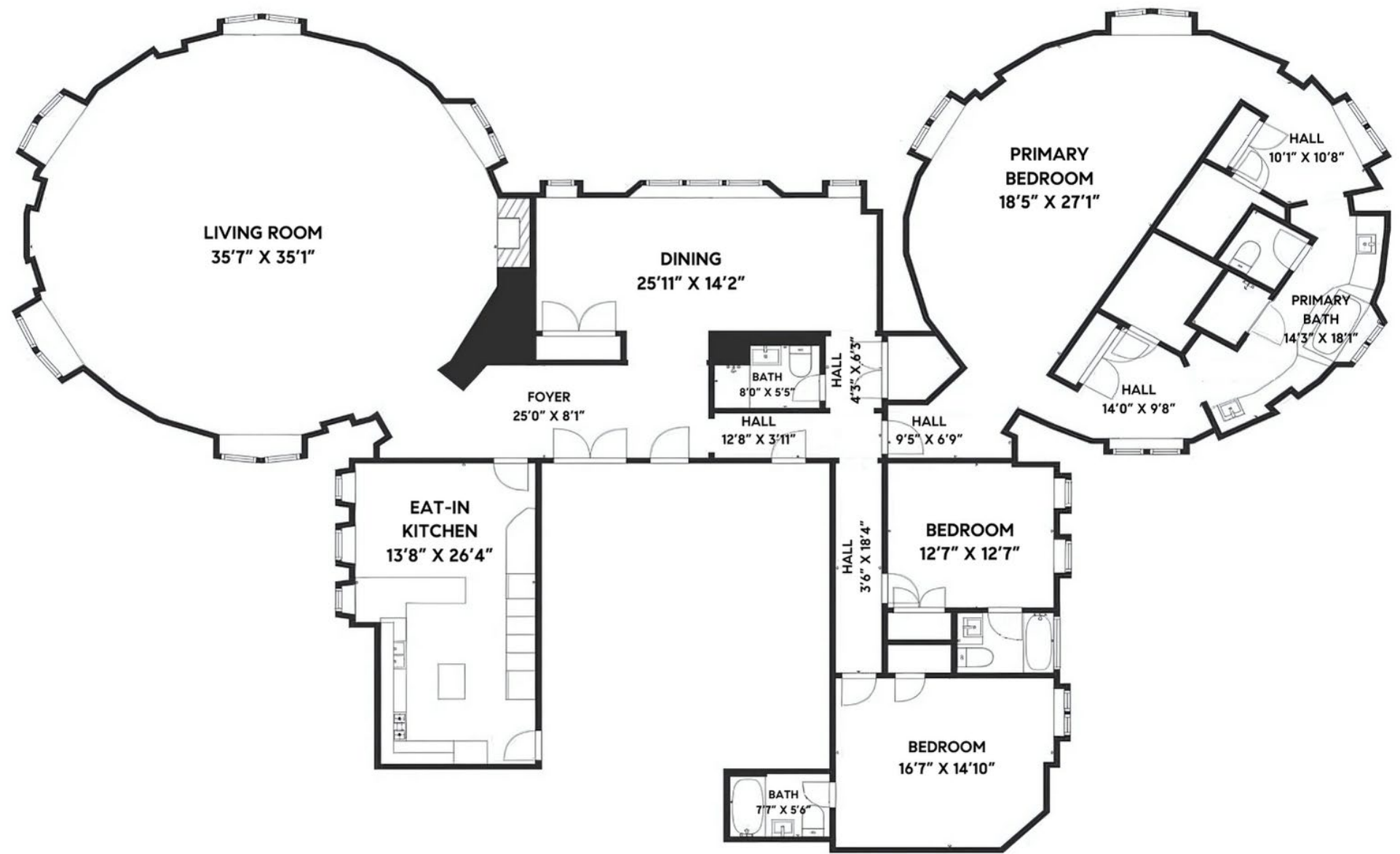
AMENITIES

- Located on iconic Central Park West
- 40-foot swimming pool
- State-of-the-art Fitness & Spa Center
- Children's playroom
- Lush private gardens
- Valet-attended garage and circular driveway
- Storage, bike room & package room
- Gym



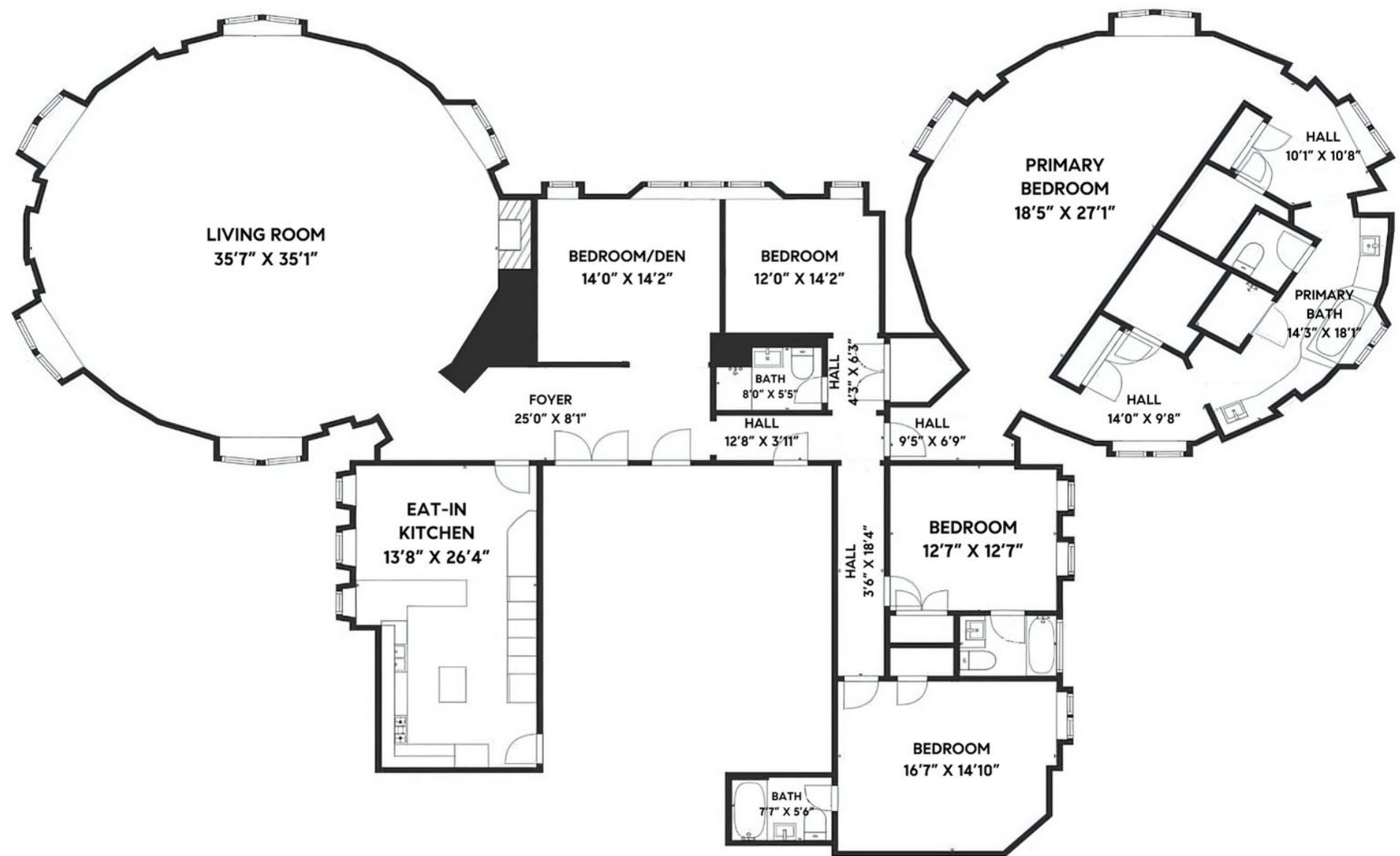
FLOOR PLAN

All dimensions are approximate.



FLOOR PLAN – ALTERNATE

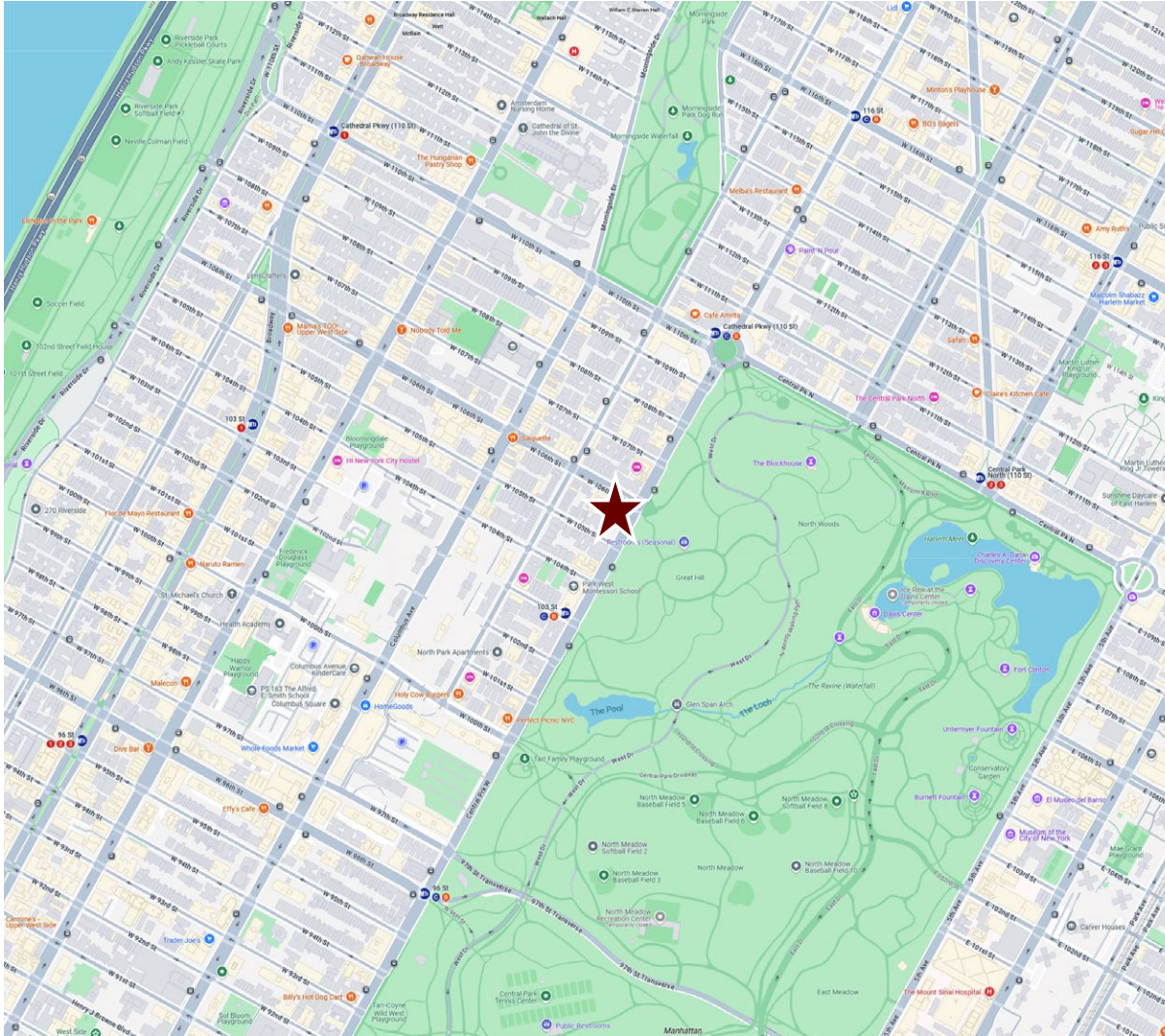
All dimensions are approximate.



THE AREA

455 CENTRAL PARK WEST, #L11 · NEW YORK, NY 10025

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

1. **ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
2. **PLEASE EMAIL** buy@prusa.com to schedule a tour.
3. **SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, October 23.** You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

6% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the reserve (on terms set forth by Seller) and (b) has the right to accept a bid below the reserve.



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LUXURY PROPERTY AUCTIONS

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