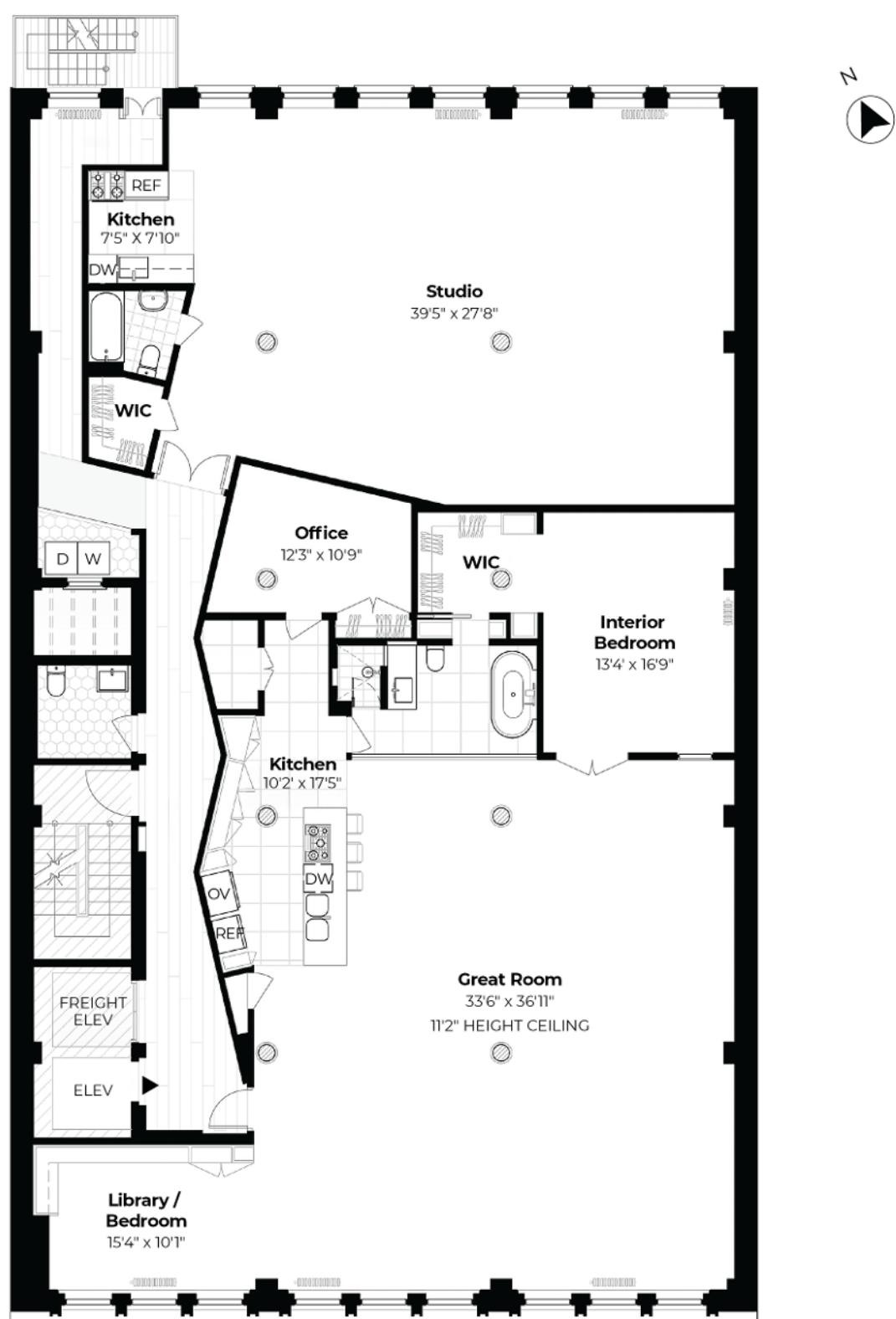


Just *Listed*

15 W 24th St, 3rd Fl.

New York, NY 10010

*The Rosen Team*



# 15 W 24th St, 3rd Fl.

New York, NY 10010

**Offered at \$4,300,000**

Maintenance: \$8,042/mo.

4 Bedrooms  
2.5 Bathrooms  
4,100 INT SF

Central Air  
Dishwasher  
Washer/Dryer in Unit  
Hardwood Floors

## Listed by SERHANT.

It's Really Big. A Unique Full Floor Flatiron Loft  
Measures 4,100 sq ft.

Listed by David Rosen and Mazen Alawi at SERHANT.  
With 9 southern windows, this loft is your dream  
come true.

Currently a split layout as two adjacent units, this  
offering provides the rare flexibility to live in one  
while and create in the other, or to combine them  
into a massive floor-through trophy with a rarely  
available amount of space, starting with an updated  
property.

### The Space:

Scale: Soaring 11.5-foot ceilings, North / South  
exposure

Light: A nearly 50-foot expanse with 9 windows of  
south-facing double-height windows bathes the  
living areas in golden light all day long.

Customize: The floor plan easily adapts to your  
specific needs, accommodating up to 5 bedrooms,  
or an art studio, a chef's kitchen, music studio, a  
home office, a home gym, and multiple luxury baths.  
Currently outfitted with a luxurious custom kitchen  
featuring appliances by Sub-Zero

The Lifestyle: Without limits. Located at the nexus of  
Flatiron, NoMad, and Chelsea, you are steps away  
from the city's best dining and culture. Eataly is your  
neighbor, along with Hole in the Wall and the  
pop-ups on Fifth Ave. World class lifestyle next to The  
Toy Building, The Grand Madison, Flatiron House, the



all new Flatiron Condos, and much more.  
World class private and public schools are a few  
minutes in any direction.

The Building: 15 West 24th Street is a boutique,  
private key locked elevator entry mixed use  
cooperative with other large, renovated lofts and a  
common roof deck. Meticulously maintained, this  
co-op features a full-time superintendent and video  
intercom security. Pets are welcome.

Visualize the Possibilities: Alternate floor plans are  
available to spark your creativity. Contact us for  
architect rendering and existing builder quotes to  
begin planning your dream renovation today.

Purchaser to pay Flip Tax. Current Assessment in  
place of \$1,136. Monthly Maintenance is actually  
\$8,042. Price indicates Maintenance rebate  
incentive on full price sale signed prior to 12/25.



**R** THE  
ROSEN  
TEAM

*We are the key.*



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