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New York's historic Waldorf Astoria is selling luxe apartments. Cathy Hawker takes a tour

brimming with steel and glass towers, the Waldorf Astoria on Park Avenue is a reminder of an earlier age. The art decoinspired limestone façade and distinctive twin pinnacles, the capacious public spaces, the Peacock Alley lounge bar and the 1893 World's Fair Clock, a gift from Queen Victoria, all have a place in the affections of many Manhattan's residents.

Now, after closing in 2017 for renovations, the owners Strategic Hotels have announced that the hotel will once again open its doors, in December. The original 1,400 er. The hotel rooms have been scaled back to 375, with the additional bonus of

375 residences for sale. 375 residences for sale.
From 1830 until 1957 the
Waldorf Astoria was the
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world. It takes up an entire
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glamour-filled celebrity who's
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Markha Menca. Possidents Marilyn Monroe. Presidents have walked through the doors, Queen Elizabeth II too, and guests at its parties and galas included Mick Jagger, Tina Turner and Monaco royalty. It was the first hotel to introduce 24-hour room service and the first to have a telephone in every room and

electricity on every floor. The building is protected as a New York landmark with external and internal preservation orders, and the renovation aims to restore it to its original 1930s splendour. The scale and attention to detail is extraordinary. About a thousand workers are on site a thousand workers are on size every day, peeling back layers of the building, replacing every window with a design

every window with a design that preserves the original style, but with 21st-century technology, and adding modern lighting and high-tech systems replica decorative plasterwork and

mouldings, On a hard-hat tour the architect Frank Mahan, from Frank Manan, from Skidmore, Owings & Merrill, describes the company's role as "part preservation and part adaptive re-use, a

and part acaptive re-use, a bridge between the past and the future".

"Everyone you talk to in New York has a Waldorf Astoria story," he says, "They have dined here or got engaged or married here. There's a cullective sense of There's a collective sense of ownership among New Yorkers for the building. It's privately owned but in

some ways it's owned by all the city." The apartments for sale,

Waldorf Astoria Residences New York, are above the hotel on floors 19 to 52: studio to four-bedroom apartments priced from \$1.8 million (about £1.36 million). Interiors by the French designer Jean-Louis Deniot and exclusive collaborations offering furniture packages from B&B Italia – the first and only New York residential building to partner with the brand - and sound systems from Bang & Olufsen In show apartments help to sell a seductive Empire

City lifestyle. Owners will have access to the hotel's 100,000 sq ft of facilities, as well as 50,000 sq ft reserved for them. It's a dizzving list of lounges, gyms. a spa and a library, including a saltwater pool overlooking Park Avenue, a plant-filled Winter Garden and 6,000 sq ft of outdoor space on the 26th floor with views to the Chrysler Building. "Park Avenue has the best

shopping and emertainment, the things that make New York New York, and the Waldorf Astoria is an anchor in the neighbourhood," says Hugh Dixon, the head of Knight Frank's US private office and international sales agent for the residences. Buyers include brand followers who like the investment value, the



apartment; Marilyn Monr and Arthur Mill at the hotel in 1957; the residents-only swimming pool; a bathroom. Far right: 111 West 57th Street



longevity, quality and management the brand offers. It's a trophy asset for collectors," he adds.

For trophy collectors or investors looking for rental yields, Dixon recommends two-bedroom apartments, saying they appeal to the widest rental pool. And he adds that many US buyers are still holding New York property, despite lower taxes in states like Florida, while international buyers will

dways be drawn to the city for its lifestyle and capital growth. "At Waldorf Astoria we are

preserving history for a new era, creating a hotel and residences for modern times," Andre Zotoff, the chief executive of Strategic Hotels, says. "Luxury means impeccable design, wonderful views and, most importantly, today it means personalised service, exclusivity and privacy. That's what Waldorf Astoria New York is offering."

Rising above Manhattan in the lift of the world's most slender skyscraper. travelling at 500m a minute with the building's architect, is an ideal opportunity to ask about the problems of building a 435m (1,428ft) tall towe in one of the denses in the world. Gregg Pasquarelli of SHoP Architects says the benefit they had was learning from the mistakes that afflicted earlier tall towers. The real hard work was

The mail hard work was the patience and persistence to get through planning and six years of construction. "The design process is most enjoyable, especially at the start," Pasqueelli says. "I sat in a room with the designers Mid-lead." the developer Michael Stern [of JDS Development Group] and we figured out how to make the exotic possible. We're both good at thinking in four dimensions." We are in 111 West 57th

Street, the Steinway Tower a building on so-called Billionaires' Row that dominates the New York skyline and provides an impressive view over Central Park. It is 125m taller than the Shard in London with one residence a floor, and is built from the strongest concrete.
Residential interiors and

designed by the AD100 designer William Sofield and include a padel court (the only one in a New York residential building), a 25m loog gnimmiws and all the lounges, bers, outdoor terraces and spas a multimillionaire owner could desire. The pencil-

thin towers on the southern edge of Central changed the New York skyline with homes selling for outrageous sums, A penthouse oovering the top four floors of 220 Central Park South (290m) sold in 2019 to the hedge-fund billionaire Ken Griffin for \$238 million, and in 2023 a home at 111 W 57th Street sold for \$82 millio



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century technology, and adding modern lighting and high-tech The hotel hosted systems behind replica decorative **Marilyn Monroe** plasterwork and mouldings.

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