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Real Estate

POSTING

Three Sides to This Condo Story

By C. J. HUGHES

FOR developers, triangular buildings have often posed a bit of a problem.

If lined with enough windows, their tapered corners can draw generous amounts of sunlight. But how do you squeeze conventionally sized furniture into all those sharp points?

"A big couch or a grand piano is going to fit much more easily into a rectangle," said Carol Willis, the founder and director of New York's Skyscraper Museum, which has featured exhibits about the Flatiron Building, a well-known three-sided Manhattan edifice.

"It's why residential developers have mostly stayed away from them," she said.

But that's changing with One 7th, a new triangular luxury condominium in the West Village, whose distinctive glass prow juts from the meeting point of Carmine Street and Seventh Avenue South.

The developer, Jesse Keyes, a principal of the New York-based REcappartners, whose portfolio is entirely residential buildings, including properties in Indonesia and the Dominican Republic, says ship allusions are apt.

"Looking out from the point is like floating on the water, with a feeling of movement from Seventh Avenue," Mr. Keyes said.

Three of the four units in the building, which is sheathed in gray brick with



BROOKLYN DIGITAL FOUNDRY

A rendering of One 7th, a triangular luxury condo in the West Village.

manganese flecks, share the same size and layout, with two bedrooms, two baths and 1,300 square feet.

Living rooms occupy their glass points, which measure 46 degrees, Mr. Keyes said, while the master bath showers take up the 44-degree northern angle.

One 7th also contains a duplex pent-

house, with three bedrooms, three baths and 2,100 square feet of space, as well as 900 square feet of private outdoor space, split between upper and lower terraces.

Throughout, the finishes include walnut floors and stainless steel counters. Each residence will also have a 45-square-foot basement storage space. Construction, which began in June 2006, is expected to be finished in October, Mr. Keyes said.

For the two-bedrooms, prices are \$1.95 million to \$2.05 million, and the penthouse is \$4.45 million, according to Kevin King, an agent for Prudential Douglas Elliman, which is handling sales.

No units have sold yet, according to Mr. King, though sales officially began in April.

The building also has a 1,100-square-foot ground-floor commercial berth, which an Italian company that makes gelato may lease for \$125 a square foot, Mr. Keyes said. The lot, which cost \$2.5 million and which used to house a gasoline station, had languished on the market for years, as other developers were turned off by its odd configuration, Mr. Keyes said. (Building on it also required the removal of four 500-gallon gas tanks.)

"But I was looking for a development opportunity," he said, "to make a statement."