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Sneak Peek of the In-Progress Condos at 400 Park Ave. South

By Jessica Dailey



Christian de Portzamparc's 400 Park Avenue South, aka the Fortress of Glassitude, is one of those buildings that feels like it's been in the works for forever—the original building permit was filed nearly a decade ago—but there is finally a light at the end of the construction tunnel. The rental portion is now leasing, and condo sales launched in late September. The building won't welcome its first residents until **fall 2015**, but Curbed recently got a sneak peek at the in-progress condos, including the full-floor 4,050-square-foot **40th floor penthouse**, which will list for around **\$20 million**.

Developer **Toll Brothers**, in partnership with Equity Residential, bought the site with plans in place in 2011, and they put the first shovels in the ground in 2012. The lower levels of the **40-story tower** hold 269 rentals (developed by Equity), while the top 18 floors hold 81 condos (developed by Toll), ranging from studios to four-bedrooms. The tenants and residents share a pool, gym, lounge, and sauna in the basement, while the condo owners also get a separate "sky lounge" terrace on the 27th floor.

While the condos themselves are still very much a construction site, interested buyers can see the finishes at the project's sales gallery across the street, where a full kitchen, master bathroom, secondary bathroom, and powder room are built out. **Stephen Alton** designed the interiors, and he drew inspiration from Portzamparc's angular facade by incorporating geodesic shapes in the kitchen island and bathroom cabinets.

And now, take those finishes and imagine them in these glassy, under-construction homes:



What better place to start a tour than the penthouse terrace?



The penthouse is a true penthouse; it occupies the entirety of the top floor, and it is the only full-floor unit in the building. It comes with a rather impressive 880-square-foot terrace.



Only one other condo has a terrace. The penthouse has great views of the New York Life building, as well as the Empire State Building.



One World Trade Center peeking out.



The terrace has a partial glass wall, which is a continuation of the facade, but also provides protection from the elements.



Looking north.



The corner juts out over Park Avenue, giving the illusion that the space is floating above the street.



The windows have different fritting patterns on them, which are part of de Portzamparc's facade design, but they also provide more privacy and help reduce solar heat gain.



Views looking east...



...and looking south.



This space will hold the kitchen.



The penthouse has four bedrooms and four and a half baths.



Looking down on the sky lounge.



It has a double-height partial glass wall, and it will be equipped with an outdoor kitchen.



And now, let us ogle the Fortress's glassy angles.



