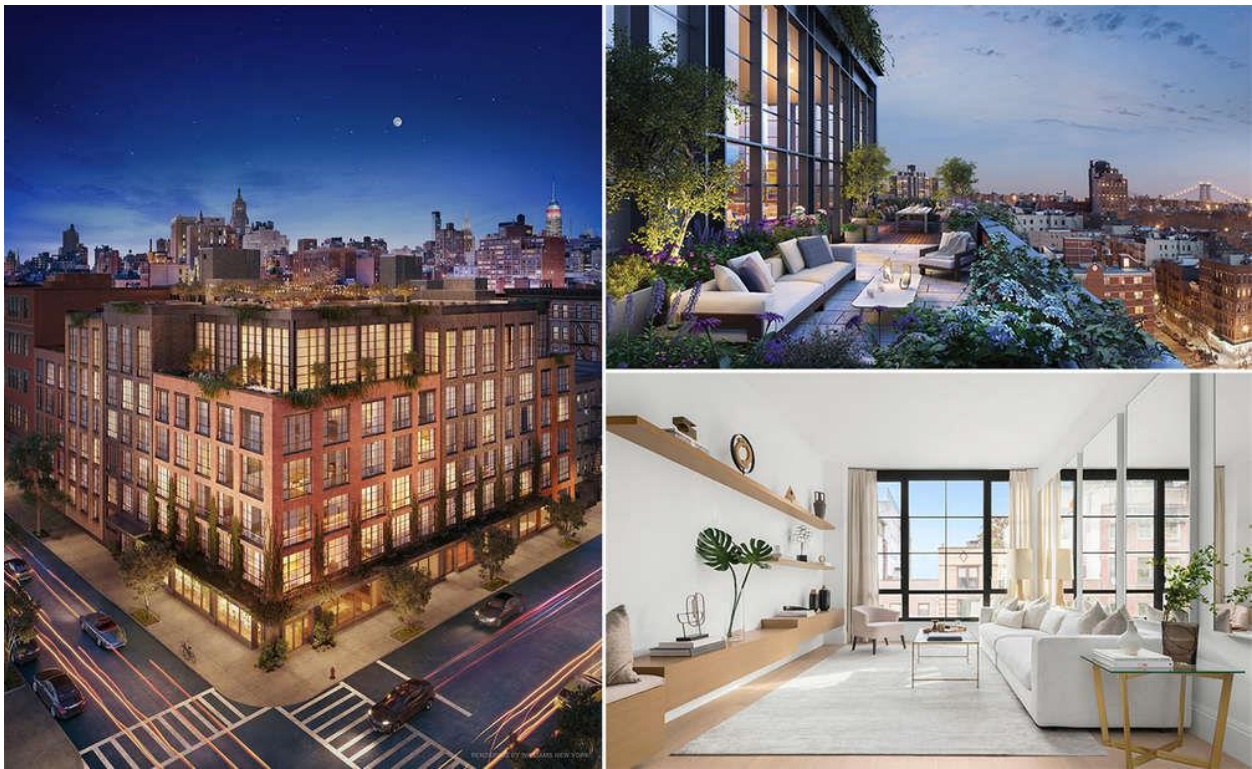




**February 2, 2018**

<https://www.cityrealty.com/nyc/market-insight/features/future-nyc/steiner-east-village-now-75-sold-first-closings-come-above-ask-see-what039s-left/15642>

## **Steiner East Village Now 75% Sold; First Closings Come in Above Ask - See What's Left**



*Renderings and photos via Douglas Elliman*

**By Michelle Mazzarella**

The closings are in for [Steiner East Village](#): a new condominium with glass-enclosed penthouses and amenities that include an indoor pool and private courtyard. The sales office now reports the 82-unit building is now 75% sold and has already set new records for the neighborhood. Prices for the remaining units start at [\\$1.725 million](#).

The recorded closings have all come in **above asking price**. Unit **#5G**, a 2-bed, 2.5-bath, closed for \$2,693,271, **2% above asking price**. Unit **#3T**, a 1-bed, 1-bath, closed for \$1,527,375, **3% above asking price**. Unit **#5D**, a 3-bed, 3-bath, closed for \$3,304,884, **1% above asking price**. Unit **#4A**, a 1-bed, 1-bath, closed for \$1,552,831, **2% above asking price**. Unit **#4Q**, a 2-bed, 2.5-bath, closed for \$2,825,550, **1% above asking price**.

### Steiner East Village, 438 East 12th Street

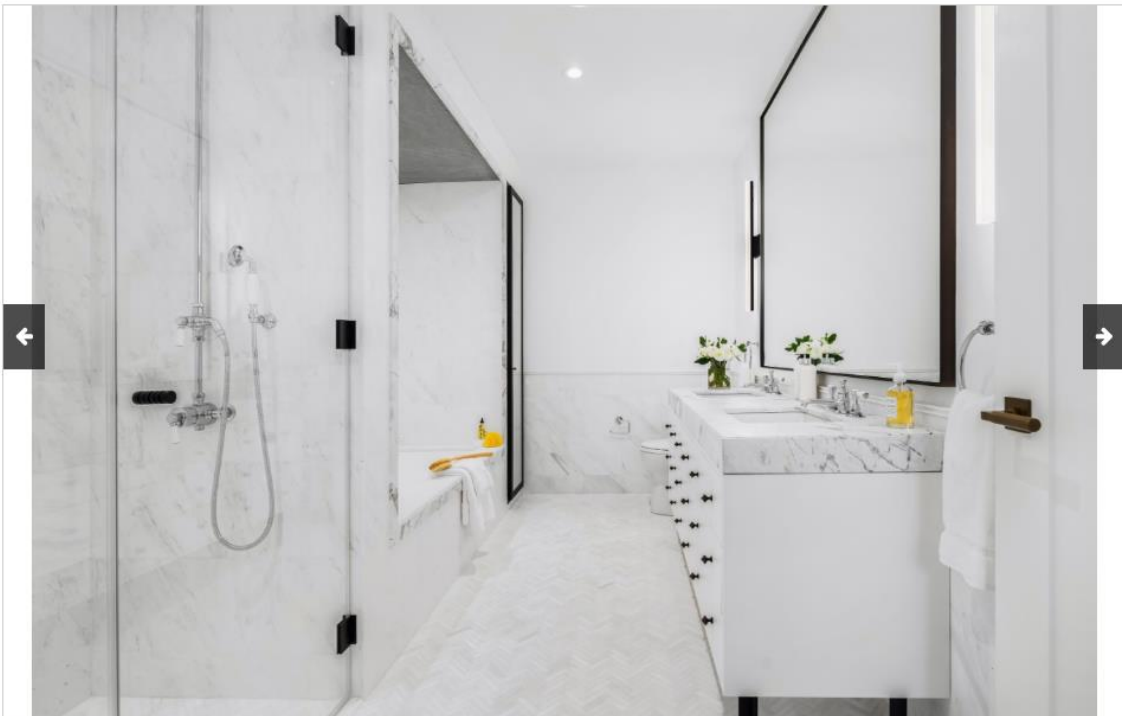
Between First Avenue & Avenue A | East Village →

UNIT	SIZE	APPROX. FT <sup>2</sup>	CLOSING PRICE	PRICE / FT <sup>2</sup>	ASKING PRICE	CLOSING DATE
5G	2 beds 2.5 baths	1,358	\$2,693,271 <b>+2% from ask price</b>	\$1,983	\$2,645,000	Jan 23, 2018
3T	1 bed 1.5 baths	765	\$1,527,375 <b>+3% from ask price</b>	\$1,997	\$1,485,000	Jan 17, 2018
5D	3 beds 3 baths	1,635	\$3,304,884 <b>+1% from ask price</b>	\$2,021	\$3,275,000	Jan 5, 2018
4A	1 bed 1 bath	744	\$1,552,831 <b>+2% from ask price</b>	\$2,087	\$1,525,000	Dec 28, 2017
4Q	2 beds 2.5 baths	1,439	\$2,825,550 <b>+1% from ask price</b>	\$1,964	\$2,800,000	Dec 27, 2017

Recorded closings at Steiner East Village (CityRealty)

Renderings and photos Steiner East Village via Steiner NYC













Set squarely in the [East Village](#) at 438 East 12th Street, the neighborhood where Pulitzer Prize-winning musical *Rent* was set in during very different time, Steiner East Village rose on the former site of Parish of Mary Help of Christians, a church dating back to 1905. It was demolished in 2013 to the dismay of neighborhood residents but not forgotten: The new, low-rise structure is respectful of its surroundings, and its Danish brick facade by [S9 Architecture](#) pay tribute to the surrounding aesthetic. The 82-unit building is now 75% sold and has already set new records for the neighborhood.

“We strategically held back our best and favorite units until now so that buyers could see the completed product” – Douglas Steiner, chairman, Steiner NYC



*Living room via Steiner NYC*



*Dining room via Steiner NYC*



*Kitchen via Steiner NYC*



*Bedroom via Steiner NYC*

All apartments benefit from an abundance of light and air, and the penthouses are wrapped in floor-to-ceiling glass. Interiors by Paris Forino feature ceilings over 10 feet high, white oak flooring, and oversized windows with statuary bronze frames. Kitchens are outfitted with custom Italian cabinetry, limestone and Calacatta marble countertops, Sub-Zero and Wolf appliances, and Hansgrohe fixtures. Master baths have soaking tubs, generous storage and sink space, chrome fixtures, and marble finishes.

Of the handful of remaining units, a one-bedroom is listed for **\$1.725 million** and two-bedrooms start at **\$2.195 million**. Their average price of \$1,903 per square foot puts them above the East Village average of \$1,698 per square foot.



*Roof deck via Steiner NYC*



*Fitness center via Steiner NYC*



*Pool via Steiner NYC*





*Private courtyard via Steiner NYC*

Building amenities include an indoor pool with steam room and sauna, glass-walled fitness center, pet spa, and children's playroom. A library with a fireplace overlooks the building's private courtyard designed by [Future Green Studio](#). A landscaped roof deck overlooks sweeping skyline views.

Steiner East Village is surrounded by the restaurants, nightlife, culture, and parks that made the East Village what Steiner NYC chairman Douglas Steiner [calls](#) "the real New York...authentic and intriguing and eclectic." It is not clear how long it will be able to stay this way if others seek to emulate his success by building condos where neighborhood institutions once stood.

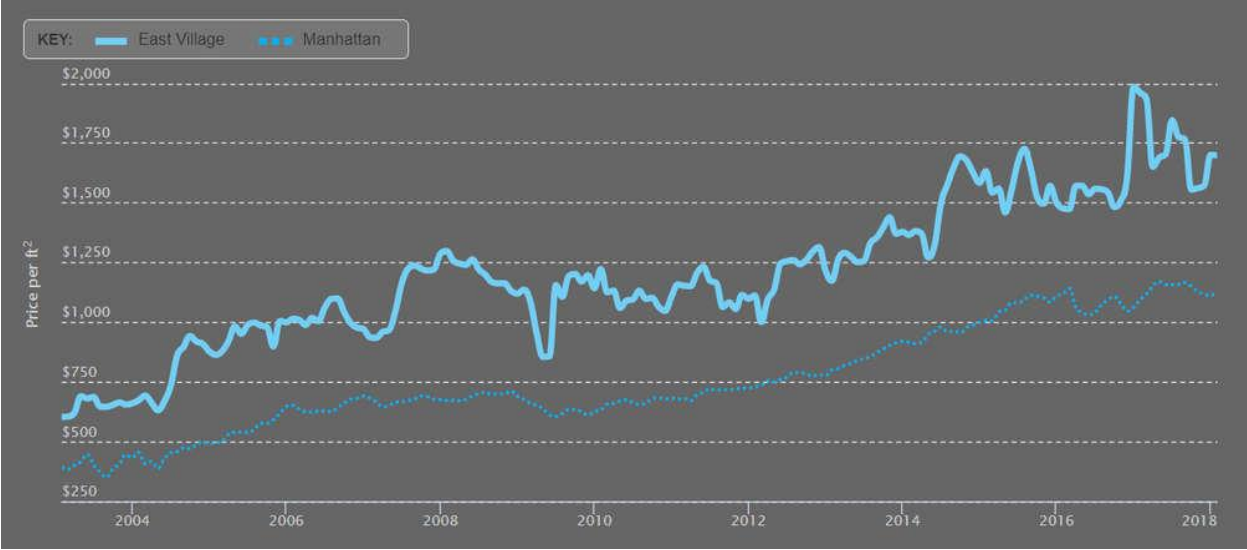


(CityRealty)



(CityRealty)





*East Village sales data via CityRealty*