

CHELSEA



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Prudential Douglas Elliman Real Estate

Broker Leonard Steinberg is letting us in on Manhattan's best-kept secret: Chelsea.

Never before have New Yorkers been able to own a Selldorf, a Nouvel, and a Ban all on the same Manhattan block. But "Starchitect Row" has blossomed in Chelsea, leaving many uninformed brokers scrambling to get in on the new business—and thus, several buyers helpless in their incapable hands. Never fear. One of Prudential Douglas Elliman's top Downtown brokers, Leonard Steinberg, has not only worked in the neighborhood for over a decade, but he also calls it home and is currently waiting to move into a newly constructed apartment that matches the chic revolution around him.

"I have watched Chelsea emerge and transform over the years," Steinberg says. "I know these buildings; I know the *parking lots* that became these buildings."

This experience translates into Steinberg being a buyer's best friend. He passes on neighborhood secrets, like the fact that Chelsea is protected by a 250-foot height restriction on corner lots and 120-foot curb midblock. This means that your view of the Hudson won't be sabotaged by a 30-story high-rise—ever—which may explain why interior designer Jamie Drake is joining current residents Harrison Ford, Susan Sarandon, Tim Robbins, and Kate Winslett in calling the area home.

Protected light aside, Steinberg is well versed in Chelsea's other selling points: the Hudson River, its close proximity to Midtown, the emerging nine-acre Chelsea Cove Park and the Highline Park, art galleries, and the aforementioned new architecture.

"This area has a very unique mix," says Steinberg. "The best variety of architecture; the world's leading art galleries; proximity to transportation, parks, and the river; an eclectic blend of boutiques and restaurants; and a central location that is removed yet close to everything makes Chelsea Downtown's most desirable neighborhood."

Sounds like a win-win to us. Where do we sign?



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