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REAL ESTATE

THE NEXT ...

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... MEGASALE

*The penthouse at the Mark,
25 East 77th Street*



The Mark's not even officially on the market for another month or so—the hotel's under renovation and the upper floors are becoming co-op suites—and already real-estate watchers are saying that its 9,799-square-foot, five-bedroom penthouse will have trophy hunters fighting to pay its rumored \$60 million price. It's certainly bidding-war worthy, says Stribling Private Brokerage's Kirk Henckels. With a 2,300-square-foot terrace, a private conservatory, hotel services, a ballroom with a copper-lined cupola, multiple fireplaces, and nine bathrooms, "it has everything a high-end

buyer would want," says broker Michele Kleier. (Expect a big sales push for the whole building; Louise Sunshine, the queen of condo marketing, is onboard.) The runner-up: The former Bob Guccione mansion on East 67th Street, still on the market for \$59 million. "It really should have gone long ago, says Henckels. *Penthouse* years aside, it's got an impeccable pedigree—members of the prestigious Milbank family have owned the house, and Rothschilds and Bloomingdales have lived on the same block—and the twin townhouse has 27 rooms and an indoor pool.
