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REAL ESTATE

NoHo Mansion With Room for Some Warhols for \$18.58 Million

Big Ticket

By VIVIAN MARINO DEC. 18, 2015



The art dealer Alberto Mugaribí paid \$18,583,062.50 for a pair of ground-floor triplex “mansions” at [the Schumacher](#), a printing plant-turned-boutique condominium in NoHo that offers soaring ceilings and ample wall space ideal for displaying pricey artwork. The transaction was the most expensive closed sale of the week, according to [city records](#).

The sponsor units, known as Mansions 2 and 3, at 36 Bleecker Street, encompass 8,719 square feet of combined space that was sold as a “white box,” without interior walls or finishes, according to John Gomes, the listing broker, along with Fredrik Eklund, both of Douglas Elliman Real Estate. They also represented the buyer in the purchase.

The monthly carrying charges total \$15,920.

“The buyer really loved the space because of its 15-foot-tall ceilings and thought it had a lot of potential,” Mr. Gomes said. “He wanted to bring on his own design team. So it’s basically a raw space.”

The Schumacher has two other triplex mansions, and includes a vertical courtyard garden, with lush plantings and ribbons of greenery, that was created by the landscape architect Ken Smith, who also designed the Museum of Modern Art rooftop garden. The original red-brick building was constructed in 1885 to

house the Schumacher and Ettlinger lithographic printing business.

The reimagined building by Stillman Development International was designed with art collectors in mind. [Aby J. Rosen](#), a principal of the development firm RFR Holding who has an extensive art collection, reportedly is buying an apartment there.

Mr. Mugarabi is an avid art collector, along with his brother, David Mugarabi, and their father, Jose Mugarabi. The core of [their collection](#) is an extensive compilation of the works of Andy Warhol, one of the largest in the world. Alberto Mugarabi purchased the two mansions through the limited liability company 36 Bleecker Street; he entered into contract to buy them in 2013.

The week's runner-up, at \$17,008,275, according to [city records](#), was a spacious apartment on the 44th floor of the brash blue skyscraper One57, with wide-ranging cityscape and Central Park vistas.

The sponsor unit, No. 44C, at 157 West 57th Street, has 3,466 square feet of interior space and includes four bedrooms, four and a half baths, an eat-in kitchen and a 20-by-43-foot grand salon. The monthly carrying costs are \$6,214, according to [StreetEasy.com](#).

The master suite, with a large walk-in closet and a dressing area, looks out onto the park from both the bedroom and the bath.

The identity of the buyer was shielded by the limited liability company Coco Holdings.

The city's two most expensive single residences closed earlier this year at Extell Development's One57: A duplex penthouse at the pinnacle of the 90-story building sold for nearly [\\$100.5 million](#); and a duplex on the 75th and 76th floors, known as the Winter Garden, sold for [\\$91.5 million](#).

Big Ticket includes closed sales from the previous week, ending Wednesday.