

# DAILY NEWS NEW YORK

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## \$15,000 Harlem party pad

Best Places  
*Voyeur*

BY GINA PACE  
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Is Harlem ready for a \$15,000-a-month rental?

Prudential Douglas Elliman agent Frances Katzen is giving it a shot: Hitting the market this week is a triplex unit with two balconies and sweeping views of Central Park and the Hudson and East Rivers.

It's at Fifth on the Park, a luxury development at the intersection of 120th and Fifth Ave.

"This is all about the views," said Katzen, one of the top agents in the city. "There really isn't very much of this caliber of product in the area - if any."

The unit, which was customized by one of the developers of Fifth on the Park, is a huge 5,600 square feet. The entrance is dramatic. After going through a hallway, the space opens into a living room that's more than 45 feet long. The space is built for large parties. It has two adjoining bathrooms that are just toilets and sinks - and an expansive catering kitchen with two dishwashers, an extra-large range and a multiple ovens. The large open room is tiled in honed slate, which is super-durable, and the rest of the house is outfitted in cherry wood.

The unit has four bedrooms, including two master suites, as well as an office space on the



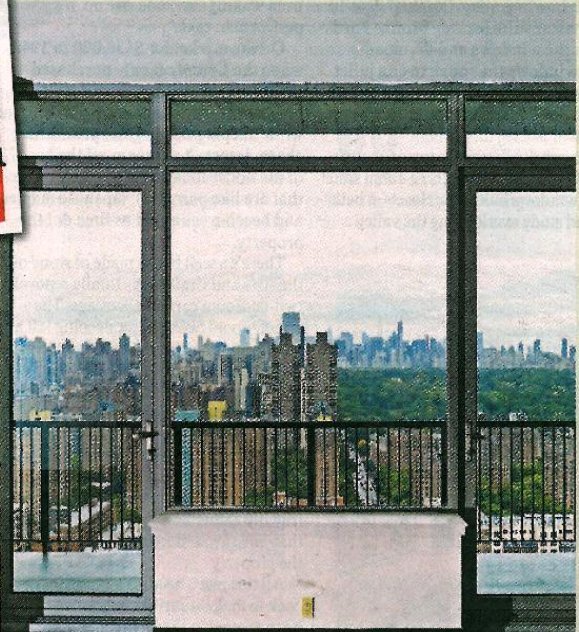
The kitchen can handle big gatherings.

top floor leading out to a second terrace. If the parties get really wild, a massive, sunken Jacuzzi looks like it could fit a small party on its own.

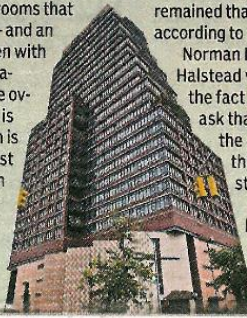
Katzen said the apartment was tricky to price because there isn't really anything comparable on the market. Nearby at 111 Central Park North, there is an apartment on the market for \$22,000 a month - but as remained that way for more than 200 days, according to Streeteasy.com.

Norman Horowitz, a broker with Halstead who works in the area, said the fact the unit is even attempting to ask that price is "an indication that the rental market is strong and that the Harlem market is going strong."

"You can start with any number you want, but it doesn't mean you'll get it," he said. "This will become a particularly good story if it rents for that price."



A look at the entertaining space and the view south from 1485 Fifth Ave.



PHOTOS BY DAVID HANDSCHUH/DAILY NEWS