

# Beautiful Corner 2-Bedroom at Huys Condominium

## 404 Park Avenue South, 12C



2-bed, 2.5 bath loft apartment in the luxurious Huys Condominium. This beautiful, sunlit corner apartment has beamed ceilings over 11' and double exposures facing south and east. Bathed in light thanks to enlarged casement windows with integrated electronic solar shades, and complemented by built-in window seats in every room, and floor-to-ceiling glass with a Juliet balcony in the living room. Private storage is also included. Brushed 8"-wide oak plank floors, paneled interior doors with recessed casing and concealed hinges, custom Formani stainless steel door hardware. Amenities include full-time concierge, resident manager, cold storage, bike room, fitness center, media lounge, children's playroom, laundry facilities, and an expansive roof deck complete with kitchen and dining area and beautiful greenery.

<b>Listing Price:</b>	\$4,495,000
<b>Common Charges / R.E. Taxes:</b>	\$2,438 / \$2,265
<b>Square Footage:</b>	1,595 sq. ft.
<b>Rooms:</b>	4.5
<b>Bedrooms / Bathrooms:</b>	2 / 2.5

### Building Features:

- Fitness Center
- Media Lounge
- Children's Playroom
- Expansive Roof Deck



### Noel Berk

Principal

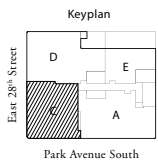
Mobile: 212-371-4065 \* Office: 212-452-3070

Email: [noel@mercedesberk.com](mailto:noel@mercedesberk.com)

**ENGEL & VÖLKERS**  
**MERCEDES / BERK**

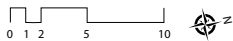
# Beautiful Corner 2-Bedroom at Huys

404 Park Avenue South, 12C



## Residence 12C

2 Bedrooms, 2 Bathrooms, Powder Room  
Built-in Window Seats, Juliet Balcony  
1,595 Sq. Ft. / 148.2 Sq. M.



**Noel Berk**

Principal

Mobile: 212-371-4065 \* Office: 212-452-3070

Email: [noel@mercedesberk.com](mailto:noel@mercedesberk.com)

**ENGEL & VÖLKERS**  
**MERCEDES / BERK**