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5 Luxury NYC Apartments Where Pieds-À-Terre Are Allowed

If you have always wanted to own a New York City pied-à-terre, now is a good time to make it happen. There are lots of high-end apartments on the market in buildings that allow pieds-à-terre—and these luxury places have been highly renovated and are priced for a quick sale.

The increase of these luxury listings is likely a result of Covid: Many international and out-of-state pied-à-terre owners are listing their coveted apartments because they don't make it to the city anymore, since the city's cultural destinations, like Broadway and restaurants, are still mostly shut down—or they face travel restrictions. So they're selling their second (or third) homes for little more than what they paid in order to offload them quickly.

For buyers, this is an opportunity to buy in co-op or condo buildings that typically have little turnover. Most of these apartments have high-end renovations that were intended for use by the owner and have been lived in minimally. You won't have to do much work before you move in.

Mortgage rates are still relatively low but be aware an annual pied-à-terre tax is expected to be passed by New York State and you'll have to pay a one-time mansion tax.

So, if you're looking to buy a luxury listing in a building that allows pieds-à-terre, here are five on the market in Lenox Hill, Murray Hill, Chelsea, Greenwich Village, and Soho.



236 West 26th St., #2W, Chelsea

This three-bedroom, four-and-a-half bath co-op is listed for \$4,950,000. Apartment #2W has over 4,100 square feet of living space featuring hardwood floors, built-ins, recessed lighting, beamed ceilings, stainless steel appliances, fireplaces, bronze-encased curved windows, millwork, and an in-unit Bosch washer/dryer. Amenities include a live-in super and roof deck. Monthly maintenance is \$5,851.

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