

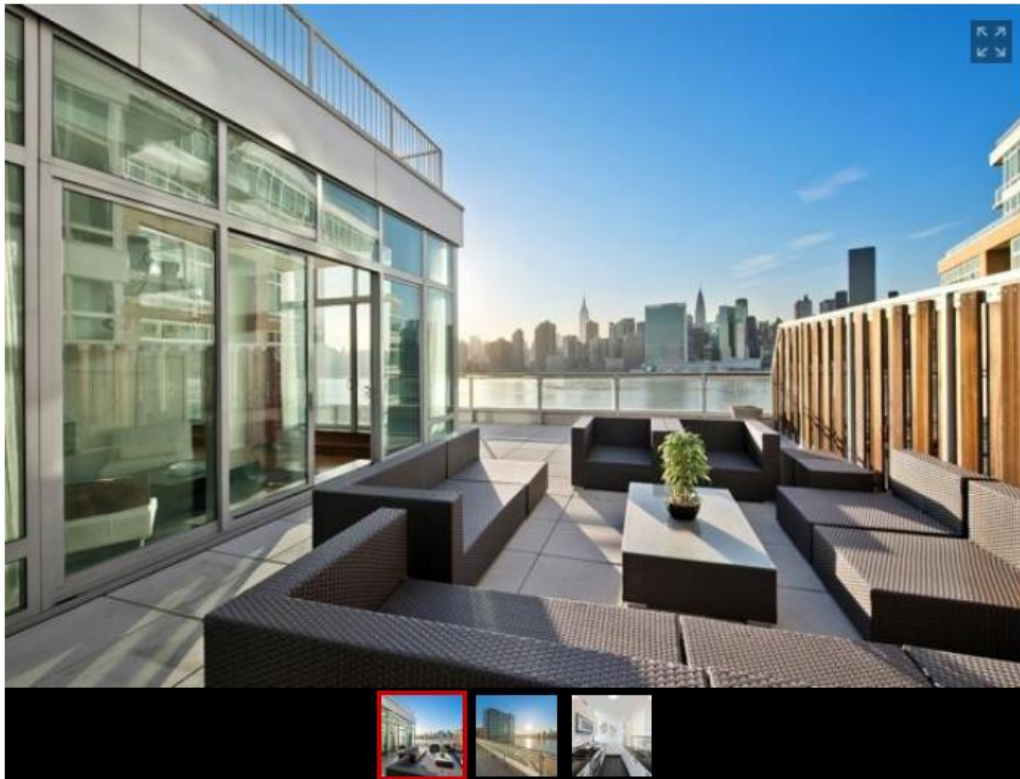
## Queens' most expensive apartment is off the market after buyer submits cash offer for \$5.4M penthouse



BY KATHERINE  
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NEW YORK DAILY NEWS / Monday, August 31, 2015, 6:12 PM

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NEST SEEKERS INTERNATIONAL

**The penthouse apartment has stellar views of Manhattan**

There's a new bar for luxury in Queens.

Real estate agent Silvette Julian says she has an accepted offer on a \$5.4 million penthouse in Long Island City that will set a new record for the priciest apartment ever sold in the borough.

The property, at 46-30 Center Blvd., is owned by self-made Greek taxi mogul Basil Messados and has three bedrooms, a massive wraparound terrace, cathedral ceilings, floor-to-ceiling all-glass windows, a dining room and dark wood floors.

Julian, who works for Nest Seekers International, declined to comment on the exact sale price, since the deal isn't yet official, but said it would obliterate her own record for the most expensive home ever sold in Queens. She set that record in the same building in 2013, with the sale of a \$3.35 million pad.

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"It's still nice to break your own records," she said.

The buyers worked out a unique deal with Messados and have already moved into the apartment, which had been sitting vacant since Messados forked out \$2.5 million for it in 2009. Julian declined to identify them, saying only that he is a prominent CEO and she works in the fashion industry.



The high-rise tower has a full-time doorman and comes with free membership to a health club with a lap pool, gym, sauna and spa.

The deal shows the massive disparity between what buyers are willing to pay for apartments in high-rise Long Island City, which has become almost an extension of Manhattan, compared with elsewhere in Queens.

"This is becoming a real community and people will pay to live here," Julian said of Long Island City.

While prices are reaching the \$5 million mark in glassy waterfront towers, the median price for a Queens apartment came in at just \$385,001 in the second quarter of this year, according to a recent report.

Silvette Julian poses in front of 46-30 Center Blvd.

<http://nydn.us/1KCNWgO>