

# 220 Central Park South

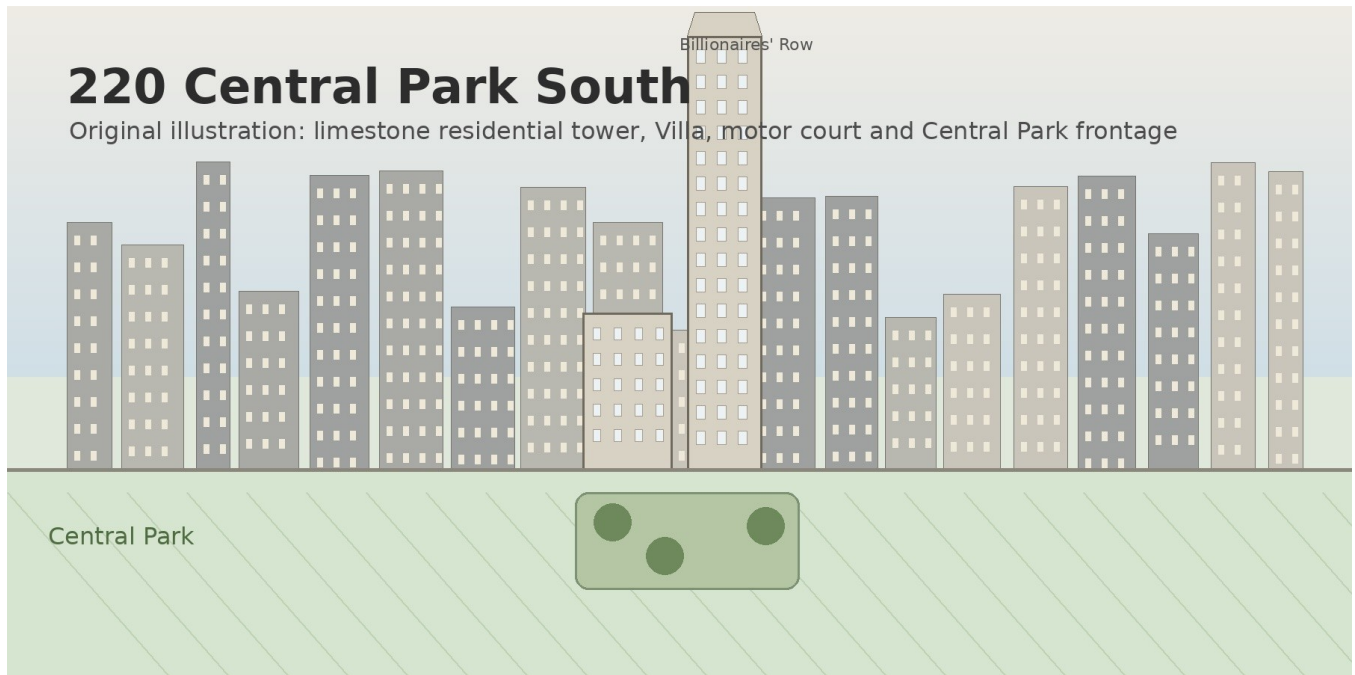
Professional Briefing on Manhattan Ultra-Luxury Residential Real Estate

*Prepared as a professional reference for buyers, investors, family offices, and real-estate professionals.*

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Public-source analysis date: June 1, 2026



*Original generated illustration for this report: Central Park South frontage, the Villa, Tower, and secured residential approach.*

**Important note:** This briefing is not legal, tax, investment, or brokerage advice. It relies only on public records, official project pages, public listings, market reports, and press sources. It intentionally excludes unverified resident lists and privacy-invasive details.

## Contents

1. Executive Summary
2. Building Overview
3. Location and Neighborhood
4. Developer, Architect, and Design Concept
5. Residences and Floor Plans
6. Amenities and Private Services
7. Prestige, Privacy, and Security
8. Market Position Among Manhattan Trophy Condos
9. Recent Sales and Valuation Analysis
10. Comparison with Competing Luxury Buildings
11. Strengths and Weaknesses
12. Ideal Buyer Profile
13. Risks and Practical Considerations
14. Final Assessment: Is 220 Central Park South Manhattan's Ultimate Residential Address?
15. Source Register

## Executive Summary

**220 Central Park South is best understood not simply as a luxury condominium, but as a completed institutional-grade trophy residential asset:** a park-front, limestone-clad, highly private condominium developed by Vornado Realty Trust and designed by Robert A.M. Stern Architects, with interior design by The Office of Thierry W. Despont. Its market identity rests on four pillars: direct Central Park South address value, classical architectural legitimacy, unusually strong resale evidence, and controlled scarcity in a buyer universe that prizes privacy as much as square footage.

- Confirmed core facts: Vornado identifies 220 CPS as a direct Central Park property developed by Vornado and designed by RAMSA and Thierry Despont; RAMSA describes the composition as an 18-story Villa facing the park and a 950-foot Tower behind it; SLCE, the executive architect, cites 593,000 square feet and 118 residential units.
- Market interpretation: among modern Billionaires' Row buildings, 220 CPS is the closest contemporary analogue to 15 Central Park West: a new-construction condominium that borrows the social and visual language of the best pre-war cooperative apartment houses while avoiding the board-approval limitations of co-op ownership.
- Pricing evidence: the building includes Ken Griffin's January 2019 record closing reported at \$239,958,219 for a roughly 24,000-square-foot penthouse, and it has continued to produce high-value resales, including public data points above \$80 million and above \$10,000 per square foot in selected transactions.
- Investment conclusion: 220 CPS is not the tallest, most hotel-serviced, or most architecturally avant-garde tower in Manhattan; its superiority is subtler. It offers a rare combination of location, architecture, discretion, and resale validation. For a buyer seeking the most socially defensible Manhattan trophy-condo address, it remains a leading candidate.

*Source note: Core building facts rely primarily on Vornado, RAMSA, SLCE, CTBUH, and NYAG offering-plan records; market and resale observations rely on public listings and closed-sale reports through May 2026.*

## Building Overview

220 Central Park South is a condominium residence at 220 Central Park South, New York, NY 10019, on the south side of Central Park. Its development and sales history place it in the small group of Manhattan assets that are discussed less as ordinary apartments and more as trophy property. The official project narrative emphasizes a contemporary lifestyle within an architectural setting inspired by historic New York residences, using Alabama Silver Shadow limestone and a classical pre-war design language. Vornado's public page states that the building offers Central Park views from every residence, a secured off-street motor court, private dining rooms and entertaining spaces, and an expansive athletic club and spa. The project is frequently described with different floor counts depending on whether the source uses marketing floors, structural floors, above-ground floors, or component-specific counts. RAMSA describes an 18-story Villa and a 950-foot Tower; SLCE describes a 67-story main tower and 18-story Villas; CTBUH records a 950-foot architectural height and 65 floors above ground. This report treats the differences as counting conventions rather than contradictions.

Attribute	Public-source finding	Analytical importance
Address	220 Central Park South, New York, NY 10019	Directly places the asset on Central Park South and within Billionaires' Row.
Developer	Vornado Realty Trust / VNO 225 West 58th Street LLC sponsor record	Institutional developer credibility; Vornado's office and retail platform adds balance-sheet visibility.
Architecture	Robert A.M. Stern Architects; SLCE as executive architect; interiors by Thierry W. Despont	Classical exterior and old-New-York brand language differentiate it from glass supertalls.
Configuration	Park-front Villa plus rear Tower, connected through an arcade/motor-court composition	Combines low-rise park-front identity with high-rise view capture.
Scale	SLCE cites 593,000 sq. ft. and 118 residential units; NYAG records separate categories for residential, parking, storage, and other units	Offers scarcity while still providing full-service institutional amenity infrastructure.
Height	RAMSA/CTBUH cite a 950-ft Tower; public floor counts vary by method	Sufficient height for full-park views without relying only on "tallest tower" branding.

**Source note:** Vornado project page; RAMSA project page; SLCE project page; CTBUH Skyscraper Center; NYAG Offering Plan Data, Plan ID CD140184.

## Location and Neighborhood

### Location Logic: Central Park South + West 58th St



Interpretation: 220 CPS combines a direct Central Park South identity with a rear tower that captures

*Original generated diagram: simplified public-location logic, not a survey or legal site plan.*

The location is the core of 220 CPS. It sits on Central Park South, just east of Columbus Circle and close to the Midtown cultural, retail, office, and hospitality axis. For wealthy buyers, the location offers three simultaneous benefits: immediate Central Park access, proximity to the Midtown business grid, and an internationally legible address. Unlike some 57th Street towers that are technically near Central Park but set deeper into a high-rise canyon, 220 CPS carries the emotional and market shorthand of a true park-front residence.

Billionaires' Row is not a formal zoning district; it is a market label for a cluster of ultra-luxury towers around 57th Street and Central Park South. 220 CPS is one of the few properties in that cluster that can combine a Central Park South address, a park-facing low-rise Villa, a secured rear approach, and tower-level views. That combination helps explain why the building trades more like a club address than like a commodity glass tower.

## Developer, Architect, and Design Concept

### Vornado Realty Trust

Vornado Realty Trust is the developer and public face of the project. Its company property page identifies 220 CPS as developed by Vornado and situated directly on Central Park. The NYAG offering-plan database identifies the condominium sponsor as VNO 225 West 58th Street LLC, care of Vornado Realty Trust, 888 Seventh Avenue. From a buyer's perspective, the Vornado connection matters because it signals that the project was not a boutique one-off but a major institutional real-estate development with public-company disclosure discipline.

## Robert A.M. Stern Architects and Thierry Despont

RAMSA’s design strategy is central to the building’s market power. The architecture deliberately joins the lineage of New York’s great limestone apartment houses rather than competing primarily as an engineering spectacle. RAMSA describes the two structures as sharing silvery Alabama limestone, varied fenestration, Juliet balconies, set-back terraces, and ornamental metalwork. The visual message is old-money continuity: new construction with pre-war codes of proportion, stone, depth, and restraint. Thierry Despont’s interiors were intended to speak to this traditional exterior language, with classic materials and formal detailing rather than a purely minimalist hotel aesthetic.

### Tower-and-Villa structure

The most important design move is the two-part composition. The Villa faces Central Park directly and maintains a scale compatible with the older buildings along Central Park South; the Tower rises behind it, enabling elevation and long Central Park views. The two components are connected by an arcade and wrapped around a motor court entered from West 58th Street. This gives the building both ceremonial arrival and privacy: residents can approach through a controlled off-street sequence rather than stepping directly from the sidewalk into a tower lobby.

*Source note: Vornado public project page; NYAG Real Estate Finance Bureau plan record; RAMSA project page; SLCE project page.*

## Residences and Floor Plans

220 CPS is not a standardized apartment product. The public record and listing ecosystem show a mix of tower residences, Villa residences, suites, large full-floor homes, duplexes, and combined units. Public sources describe 118 residences, although current listing databases sometimes show 117 because of subsequent unit combinations and classification differences. This is normal in the ultra-luxury segment, where buyers often combine apartments or purchase ancillary storage, parking, staff, or service-related spaces.

The dominant floor-plan logic is large-scale entertaining with controlled privacy. Higher tower floors tend to emphasize wide Central Park frontage, multiple exposures, formal living/dining rooms, libraries or private workspaces, large bedroom wings, and service areas. Listings and past floor-plan descriptions refer to features such as wine rooms, libraries, balconies, large windows, high ceilings, and north-facing park exposures. The Villa component appeals to buyers who prefer a lower, more intimate park-front residential experience, while the Tower appeals to buyers who prioritize altitude and panoramic views.

A practical buyer should focus less on the generic building brand and more on the specific line, floor, exposure, ceiling height, park-frontage width, private elevator or vestibule configuration, staff circulation, storage rights, parking rights, and monthly carrying costs. In this building, small differences in view plane and layout can produce very large price-per-square-foot differences.

*Source note: SLCE cites 118 units and 593,000 square feet; CityRealty and StreetEasy provide current public listing-level floor, size, exposure, and sales examples; NYAG offering-plan categories show that the condominium includes parking, storage, residential, and other unit categories.*

## Amenities and Private Services

The amenity package is designed around private-club convenience rather than mass-market spectacle. Public sources describe private dining, entertaining spaces, a residents’ club, athletic facilities, spa, pool, screening/media spaces, wine-related amenities, and a secured motor court. Vornado’s public description refers to private dining rooms and entertaining spaces and an expansive athletic club and spa. SLCE cites 30,000 square feet of amenities at the lower levels, including a 25-meter pool, fitness center, and spa. Public listing and market sources also describe a private Jean-Georges restaurant, lounge/bar-type spaces, game room, wine-tasting room, squash, basketball, and other recreation facilities.

Amenity category	Publicly described elements	Buyer relevance
Arrival and access	Secured off-street motor court, arcade connection, controlled entry sequence	Discretion, weather protection, security, less sidewalk exposure.
Dining and entertaining	Private dining rooms, entertaining spaces, residents-only Jean-Georges restaurant	Allows private hospitality without leaving the building; supports entertaining and

	reported by public sources	family-office lifestyle use.
Wellness	Athletic club, spa, 25-meter pool / saline-pool references, fitness center	Competes with club/hotel offerings while preserving residential privacy.
Social / leisure	Lounges, screening/media room, game room, wine-tasting/wine-cellar amenities	Provides club-like function without converting the building into a public hotel environment.
Ancillary ownership	Private storage, wine cellars, parking spaces in selected public sources	Important for high-net-worth users with staff, collections, seasonal wardrobes, vehicles, or long holding periods.

*Source note: Vornado, SLCE, CityRealty, LX Collection, and New York YIMBY public descriptions. Amenity programs can evolve; buyers should verify current access, rules, staffing, fees, and reservation protocols through building documents and counsel.*

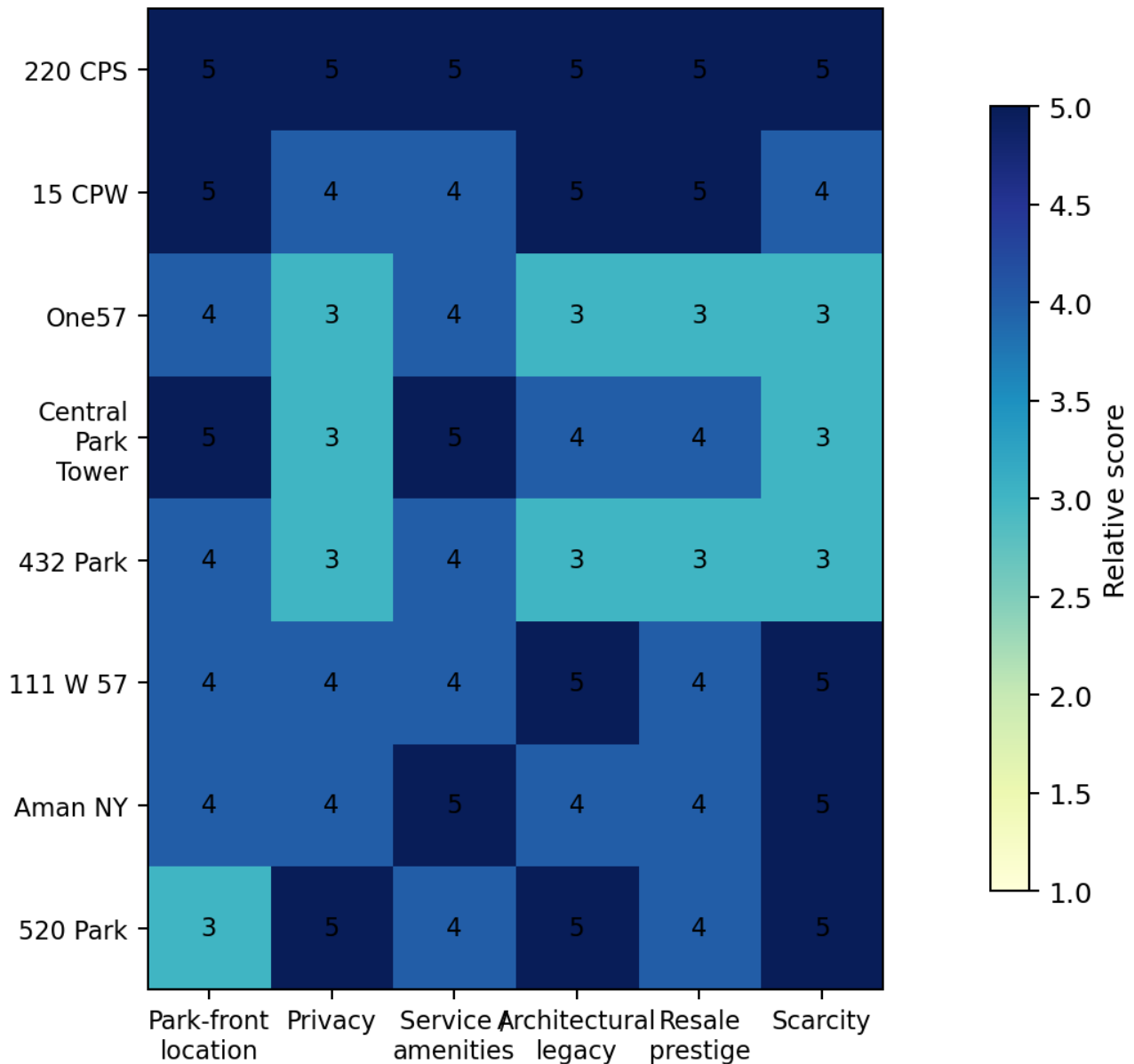
## Prestige, Privacy, and Security

The prestige of 220 CPS is not based on publicity alone. Its appeal comes from controlled scarcity and low-friction legitimacy. Many trophy buildings have one strong attribute: height, brand, amenities, or design novelty. 220 CPS has a balanced mix: a park-front address, a respected classical architect, a developer with institutional credibility, a private arrival sequence, a limited number of residences, and visible evidence of resale demand.

Privacy is part of the value proposition. This report deliberately does not list unverified residents or repeat non-essential personal details. For a real buyer, the privacy question should be analyzed operationally: number of units, elevator sharing, lobby exposure, staff protocols, package and guest procedures, restaurant access, service entrances, parking rules, board/management discretion, and whether the apartment has a private vestibule or private elevator landing. 220 CPS scores well because it has a controlled motor court, a high-end service infrastructure, and a residential rather than hotel-dominated identity.

## Market Position Among Manhattan Trophy Condos

Subjective Trophy-Condo Positioning Matrix (5 = strongest)

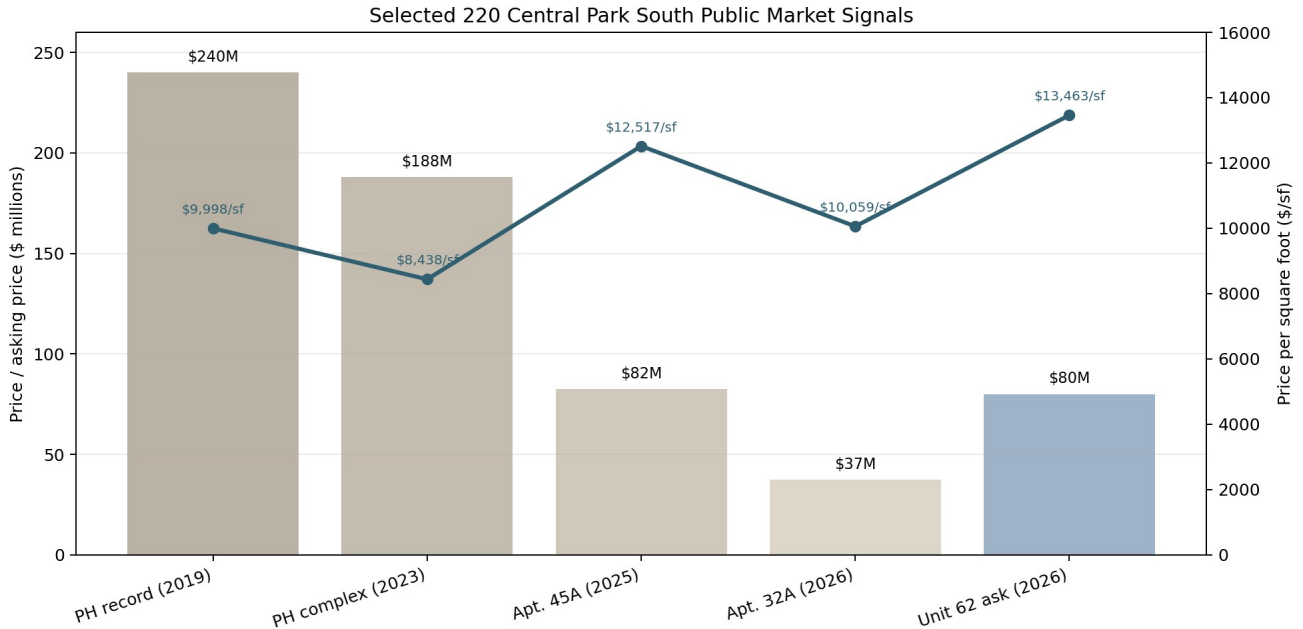


Original generated analytical matrix. Scores are subjective market interpretation based on public data and luxury-condo positioning, not appraisals.

Within Manhattan trophy condominiums, 220 CPS occupies the “classical, private, park-front, resale-proven” corner of the market. 15 Central Park West is the closest cultural analogue, but it is on Central Park West and belongs to an earlier generation. Central Park Tower is taller and more vertically spectacular, but 220 CPS is more intimate and less dependent on the “world’s tallest residential building” narrative. Aman New York has a stronger branded-hospitality identity, but 220 CPS has a purer residential identity and a stronger Central Park South condominium narrative. 111 West 57th Street is more architecturally daring; 220 CPS is more socially conservative and perhaps easier for a broad ultra-high-net-worth buyer pool to understand.

The building’s scarcity value is enhanced by the difficulty of reproducing its exact package. A new developer could build a taller tower or a more branded hotel-condo, but duplicating the combination of a Central Park South address, a low-rise park-front Villa, a rear high-rise tower, limestone classical identity, and proven \$50 million-plus resale performance would be extraordinarily difficult.

## Recent Sales and Valuation Analysis



Original generated chart using selected public sales and listing data from 2019-2026. Active asking prices are not closed sales.

The public valuation evidence is unusually strong for a new-generation Manhattan trophy condominium. The most famous transaction remains Ken Griffin’s penthouse closing, publicly reported in January 2019 at \$239,958,219 for a roughly 24,000-square-foot apartment, which equates to about \$10,000 per square foot before accounting for any unique ancillary rights, finishing assumptions, or transaction-specific structure. This sale created a global reference point for the building and made 220 CPS synonymous with the apex of U.S. residential pricing.

More recent data show that the building is not merely a one-transaction story. Vornado disclosed that during the year ended December 31, 2025, it closed three condominium units and ancillary amenities at 220 CPS for net proceeds of \$37.374 million and that one unit remained unsold. CityRealty’s May 2026 page showed one active sale listing, Unit 62, at \$79.9 million for 5,935 square feet, or \$13,463 per square foot, and recent closed sales including Apt. 32A at \$37.25 million, Apt. 45A at \$82.5 million, and several 2025 transactions above \$10,000 per square foot. Public listing data should be treated as market evidence, not audited valuation data.

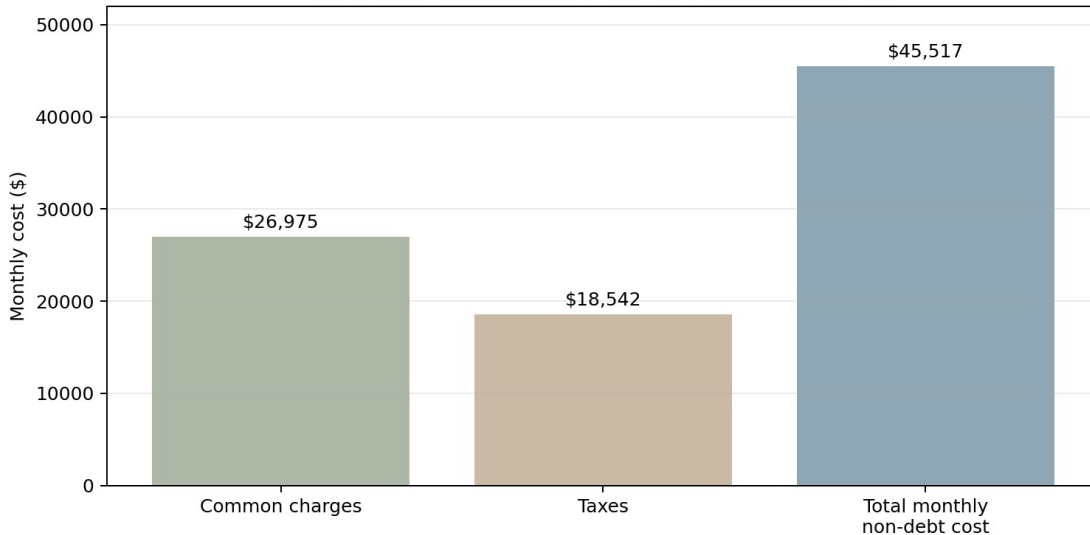
Selected public data point	Date / status	Price	Approx. size	Approx. \$/sf	Interpretation
Ken Griffin penthouse	Closed Jan. 2019	~\$239.96M	~24,000 sf	~\$10,000/sf	Record-setting benchmark; unique asset, not a standard comp.
Apt. PH73/60/61/18J/19 J complex	CityRealty closed-sale history, Jun. 2023	~\$187.98M	22,277 sf	\$8,438/sf	Shows mega-combination liquidity below Griffin level.
Apt. 45A	Closed Mar. 2025	~\$82.5M	6,591 sf	\$12,517/sf	High-price resale; TRD also reported an ~\$83M resale narrative.
Apt. 32A	Closed Feb. 2026	~\$37.25M	3,703 sf	\$10,059/sf	Strong smaller-large unit data point; below original \$39M ask.
Unit 62	Active public ask, May 2026 listing update	\$79.9M	5,935 sf	\$13,463/sf	Asking-price signal only; taxes/common charges publicly disclosed.

Liquidity at this level is always narrow. A \$30 million to \$100 million apartment may have only a small pool of realistic buyers at any given moment, and many transactions occur off market. However, 220 CPS has one of the better liquidity profiles among Manhattan trophy condos because it has repeat high-value transactions, global name recognition, and a non-fashion-dependent architectural image. The weakness is that the bid pool can still freeze in periods of financial-market stress, tax uncertainty, interest-rate volatility, or geopolitical turbulence.

*Source note: 6sqft/ACRIS-linked reporting on the Griffin sale; Vornado 4Q 2025 results; The Real Deal March 2025 resale report; CityRealty public sales data and listings last updated May 6, 2026; StreetEasy/Zillow for Apt. 32A sale and tax history.*

### Pricing, Carrying Costs, and Ownership Friction

Illustrative Carrying Cost: Unit 62 Public Listing Data



*Original generated chart based on Unit 62 public listing data updated May 6, 2026; excludes debt service, insurance, staff, utilities, interior maintenance, personal security, closing costs, and opportunity cost.*

Carrying costs matter even for cash buyers because they affect liquidity and net hold economics. Public listing data for Unit 62 showed monthly taxes of \$18,542 and monthly common charges of \$26,975, implying about \$45,517 per month before debt service and other personal expenses. StreetEasy’s 32A page showed estimated taxes of \$11,072 per month,

while Zillow's public tax history for the same apartment showed 2024 property taxes of \$132,891. These figures should be verified against the latest tax bill, common-charge statement, offering-plan amendments, board minutes, and managing-agent estoppels before contract signing.

Closing-cost modeling should include New York State and New York City transfer-tax regimes, the New York mansion-tax/additional-tax framework for buyers, title and legal costs, possible mortgage-recording tax if financed, broker commissions when applicable, and tax-accounting consequences for non-resident, trust, LLC, or foreign ownership structures. The NYAG record also shows a 2025 accepted amendment referencing an increase in common charges, which reinforces the need to review the current condominium budget rather than relying on old marketing materials.

*Source note: Compass Unit 62 listing, StreetEasy Unit 32A listing, Zillow Unit 32A public tax history, NYAG Offering Plan Data Amendment 28, NYC 311/DOF and NYS Tax Department transfer-tax and property-tax pages.*

## Comparison with Competing Luxury Buildings

Building	Primary identity	Where it can beat 220 CPS	Where 220 CPS can beat it
15 Central Park West	RAMSA/Zeckendorf limestone classic; established social cachet	Longer track record, Central Park West prestige, family-scale layouts, legendary private dining culture	220 CPS is newer, more directly tied to Billionaires' Row, and has record-setting modern trophy-condo resale evidence.
One57	First-generation 57th Street glass supertall by Extell / Christian de Portzamparc with Park Hyatt linkage	Early pioneer of Billionaires' Row; hotel convenience; high views	220 CPS feels more timeless, private, and architecturally substantial; One57 can feel more like an earlier-cycle glass product.
Central Park Tower	Extell supertall; height, views, large amenity club	Height, visibility, Nordstrom/restail adjacency, scale of amenities	220 CPS is more intimate, more classical, and less exposed to large-inventory supertall perceptions.
432 Park Avenue	Rafael Viñoly minimalist skyline icon	Iconic silhouette, Park Avenue/57th Street address, panoramic height	220 CPS offers softer classical architecture, park-front identity, and a less polarizing visual language.
111 West 57th Street	SHoP/Steinway Tower; terracotta ultra-slender architectural statement	Architectural drama, scarcity, landmark Steinway Hall association	220 CPS is broader in buyer appeal, more conventional in luxury usability, and more directly Central Park South in identity.
Aman New York Residences	Branded hospitality residence in the Crown Building at Fifth/57th	Aman service, wellness, hotel/dining ecosystem, only 22 residences	220 CPS offers a purer private condominium environment and direct park-front residential address.
520 Park Avenue	RAMSA/Zeckendorf Upper East Side limestone tower with 34 apartments	Low unit count, Upper East Side discretion, full-floor/private feel	220 CPS has stronger Billionaires' Row liquidity, direct Central Park South branding, and broader global recognition.

**Source note:** Comparisons use official architect/developer pages and public building profiles: RAMSA for 15 CPW and 520 Park; Extell for One57 and Central Park Tower; Rafael Viñoly Architects for 432 Park; SHoP for 111 West 57th Street; Aman official residence page for Aman New York.

## Strengths and Weaknesses

Strength	Why it matters
Direct Central Park South identity	An address-level scarcity factor that cannot be replicated by generic height or amenities.
Classical limestone architecture	Reduces style-obsolescence risk relative to fashion-driven glass towers.
Two-building composition	Villa gives park-front intimacy; Tower gives elevation and views.
Resale validation	Multiple public high-value resales support the claim that the building has enduring trophy liquidity.
Privacy and controlled arrival	Motor-court access and high-end management protocols matter to security-conscious buyers.
Amenity depth without hotel dependence	Private dining, wellness, and club facilities support daily use without necessarily importing hotel foot traffic.

Weakness / limitation	Why it matters
Very high acquisition and carrying costs	Even cash buyers face large monthly charges, taxes, insurance, staffing, and opportunity cost.
Thin buyer pool at \$30M-\$100M+	Liquidity can be strong relative to peers but still slow in absolute terms.
Limited public interior transparency	Privacy is valuable, but less public interior data complicates preliminary underwriting.
Floor-count/source variability	Not a material defect, but buyers must verify offering-plan and unit-specific documents rather than relying on marketing

	shorthand.
Potential tax-policy sensitivity	Pied-à-terre, mansion-tax, assessment, and transfer-tax changes can affect non-primary and international buyers.
Less avant-garde than 111 W 57 or Aman	Buyers seeking architectural spectacle or luxury-hotel brand identity may prefer competing assets.

## Ideal Buyer Profile

The ideal buyer is an ultra-high-net-worth individual, family office principal, investment professional, global entrepreneur, legacy family, or international buyer who wants a Manhattan base with enduring social legitimacy. The buyer is likely to value privacy, park access, formal architecture, and resale defensibility more than maximum tower height or hotel-brand theatrics. They may already own homes in Palm Beach, Miami, London, Hamptons, Aspen, or another global wealth center and want a New York address that works as both a residence and a statement asset.

From an investment perspective, the buyer should not treat 220 CPS as a high-yield asset. It is better understood as a capital-preservation and utility asset with potential appreciation attached to scarcity and brand durability. Rental yield is not the core thesis; wealth storage, lifestyle utility, family logistics, and reputational value are more central.

## Risks and Practical Considerations

- **Due diligence:** Review the current offering plan, amendments, condominium declaration, bylaws, house rules, financial statements, reserve position, insurance, litigation disclosures, capital projects, common-charge history, and board minutes where available.
- **Tax and ownership structure:** Coordinate New York counsel, tax counsel, estate-planning counsel, and privacy/security advisers before deciding whether to own personally, through a trust, LLC, or other structure.
- **Valuation discipline:** Underwrite the exact unit, not the building name. Exposure, floor, frontage, condition, terrace rights, parking/storage, and renovation quality materially affect value.
- **Market timing:** Ultra-luxury liquidity is highly sensitive to equity-market wealth, bonuses, financing costs, currency, geopolitical risk, and tax-policy changes.
- **Operational fit:** Confirm rules for guests, staff, pets, deliveries, construction, restaurant/amenity use, events, security, and long absences. Trophy homes fail when operating rules do not match lifestyle needs.
- **Privacy management:** Avoid unnecessary disclosure of ownership, floor plans, staff patterns, or travel schedules. Use counsel and security professionals to manage public-record, title, and insurance exposure.

## Final Assessment: Is 220 Central Park South Manhattan’s Ultimate Residential Address?

220 Central Park South has a credible claim to being Manhattan’s most complete modern trophy-condo address. It is not the tallest tower in New York, not the most overtly branded hospitality residence, and not the most experimental architectural object. Its strength is that it solves the problem that matters most to many wealthy Manhattan buyers: how to own a new-construction condominium that feels as legitimate, private, and architecturally rooted as the city’s best pre-war residences while also providing modern services, parking/arrival discretion, wellness infrastructure, and extraordinary park views.

For a buyer who wants maximum height, Central Park Tower may be more compelling. For hotel-style service and wellness, Aman New York may be stronger. For architectural drama and scarcity, 111 West 57th Street is a serious competitor. For old-school social history, 15 Central Park West remains formidable. But for a buyer seeking the best combined package of Central Park South location, classical architecture, privacy, amenities, and public resale validation, 220 Central Park South remains one of the most persuasive candidates for Manhattan’s ultimate residential address.

Final professional view: 220 CPS should be treated as a top-tier Manhattan trophy asset, suitable for buyers who prioritize scarcity, defensibility, and address power over pure yield. The asset's main risks are not quality or brand, but entry price, tax policy, carrying costs, and the natural illiquidity of the ultra-luxury buyer pool.

## Source Register

Selected public sources used for this briefing. All sources were checked or available through public search as of June 1, 2026. URLs are included for auditability inside this PDF.

No.	Source	Date / status	How used
1	Vornado Realty Trust, "220 Central Park South," <a href="https://www.vno.com/residential/property/220-central-park-south/3312726/landing">https://www.vno.com/residential/property/220-central-park-south/3312726/landing</a>	Company page copyright 2026; accessed Jun. 1, 2026	Developer, design team, limestone facade, views, motor court, private dining/athletic club summary.
2	Robert A.M. Stern Architects, "220 Central Park South," <a href="https://www.ramsa.com/projects/project/220-central-park-south">https://www.ramsa.com/projects/project/220-central-park-south</a>	Accessed Jun. 1, 2026	Villa/Tower structure, 950-ft Tower, arcade/motor court, limestone and classical design intent.
3	SLCE Architects, "220 Central Park South," <a href="https://www.slsearch.com/project/220-central-park-south/">https://www.slsearch.com/project/220-central-park-south/</a>	Accessed Jun. 1, 2026	Executive architect role, 593,000 sq. ft., 118 units, 67-story main tower/18-story Villas, 30,000 sq. ft. amenities, 25-meter pool, fitness, spa.
4	Council on Tall Buildings and Urban Habitat, Skyscraper Center, "220 Central Park South," <a href="https://www.skyscrapercenter.com/building/220-central-park-south/11182">https://www.skyscrapercenter.com/building/220-central-park-south/11182</a>	Accessed Jun. 1, 2026	Height and floor-count cross-check; 950-ft architectural height and 65 floors above ground by CTBUH method.
5	NYAG Real Estate Finance Bureau, Offering Plan Data, Plan ID CD140184, <a href="https://offeringplandatabaseearch.ny.gov/REF/planFormServlet?planId=cd140184">https://offeringplandatabaseearch.ny.gov/REF/planFormServlet?planId=cd140184</a>	Amendment 29 submitted Mar. 20, 2026; accessed Jun. 1, 2026	Offering-plan status, sponsor, current offering price, amendments, unit categories, common-charge amendment reference.
6	Vornado Realty Trust, "Vornado Announces Fourth Quarter 2025 Financial Results," Feb. 9, 2026, <a href="https://investors.vno.com/news-releases/news-release-details/vornado-announces-fourth-quarter-2025-financial-results">https://investors.vno.com/news-releases/news-release-details/vornado-announces-fourth-quarter-2025-financial-results</a>	Published Feb. 9, 2026	2025 closings of three units/ancillary amenities and one unit remaining unsold.
7	CityRealty, "220 Central Park South," <a href="https://www.cityrealty.com/nyc/midtown-west/220-central-park-south/55214">https://www.cityrealty.com/nyc/midtown-west/220-central-park-south/55214</a>	Last updated May 6, 2026	Current listing, sales history, active Unit 62, closed-sale examples, amenities, developer/architect profile.
8	StreetEasy, "220 Central Park South #32A," <a href="https://streeteasy.com/building/220-central-park-south-new_york/32a">https://streeteasy.com/building/220-central-park-south-new_york/32a</a>	Public listing/sale page; accessed Jun. 1, 2026	32A sale history, size, tax estimate, building amenities, unit description.
9	Zillow, "220 Central Park S Apt 32A," <a href="https://www.zillow.com/homedetails/220-Central-Park-S-APT-32A-New-York-NY-10019/321906043_zpid/">https://www.zillow.com/homedetails/220-Central-Park-S-APT-32A-New-York-NY-10019/321906043_zpid/</a>	Public record sale listed Feb. 10, 2026	32A sale price, price per square foot, public tax history.
10	The Real Deal, "220 Central Park South Scores \$83 Million Resale," Mar. 6, 2025, <a href="https://therealdeal.com/new-york/2025/03/06/220-central-park-south-scores-83-million-resale/">https://therealdeal.com/new-york/2025/03/06/220-central-park-south-scores-83-million-resale/</a>	Published Mar. 6, 2025	Off-market resale narrative; \$83M/\$82.5M unit context and prior trade references.
11	6sqft, "Billionaire Ken Griffin	Updated Jan. 29, 2019	Ken Griffin record closing,

	buys \$240M NYC penthouse....” Jan. 23/29, 2019, <a href="https://www.6sqft.com/billionaire-ken-griffin-buys-238m-nyc-penthouse-the-most-expensive-home-sold-in-the-u-s/">https://www.6sqft.com/billionaire-ken-griffin-buys-238m-nyc-penthouse-the-most-expensive-home-sold-in-the-u-s/</a>		ACRIS-linked price, approximate 24,000 sq. ft. reference.
12	Compass, “220 Central Park South, Unit 62,” <a href="https://www.compass.com/homedetails/220-Central-Park-South-Unit-62-Manhattan-NY-10019/19CN5K_pid/">https://www.compass.com/homedetails/220-Central-Park-South-Unit-62-Manhattan-NY-10019/19CN5K_pid/</a>	Listing updated May 6, 2026	Unit 62 taxes, common charges, listing status, public listing details.
13	RAMSA “15 Central Park West” and “520 Park Avenue”; Extell One57 and Central Park Tower; Rafael Viñoly Architects 432 Park; SHoP 111 West 57th; Aman New York Residences	Official/project pages accessed Jun. 1, 2026	Competing-building comparison and positioning.
14	NYC 311 / NYC Department of Finance / NYS Department of Taxation and Finance public transfer-tax and property-tax pages	Accessed Jun. 1, 2026	General tax and closing-cost framework; not individualized tax advice.