

PRIVATE PROPERTIES

## San Francisco Penthouse Under Construction Seeking a Record \$49 Million

The roughly 15,000-square-foot unit is in the Lumina, a two-tower project that is generating sales from the booming tech industry



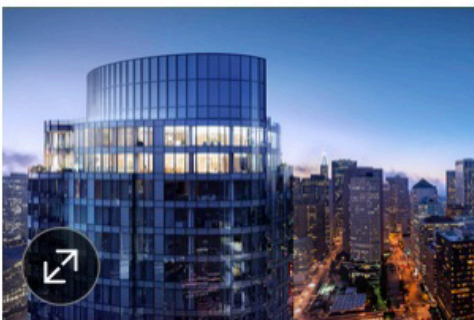
A rendering of the under-construction, 15,000-square-foot penthouse at the Lumina. ILLUSTRATION: STEELBLUE/TISHMAN SPEYER

By **STEFANOS CHEN**

**2 COMMENTS**

Feb. 26, 2015 2:11 p.m. ET

A roughly 15,000-square-foot penthouse apartment in an under-construction tower in San Francisco is listing for \$49 million, a price that may set a residential real-estate record for the city.



A rendering of the development ILLUSTRATION: STEELBLUE/TISHMAN SPEYER

Located on the 41st and 42nd floors of one of two new towers collectively called the Lumina, the unit will have 20-foot-tall ceilings in parts of the apartment along a curvilinear wall of glass overlooking the Bay Bridge. The unit, shown in renderings here, will also include two kitchens, eight terraces that cover 1,200 square feet and private access to a rooftop deck. There will be five bedrooms, five full bathrooms and two half-baths.

## San Francisco Penthouse Seeking \$49 Million Continued

The buildings, with a total of 656 units, are in the city's South of Market district and are expected to be completed in summer 2016. Prices start in the \$2 million range for two-bedroom units. The developer is Tishman Speyer.

The listing agent, Gregg Lynn of Sotheby's International Realty, said the price sets a record for San Francisco. Sales began in the last quarter of 2014 and roughly 200 of the 656 units are under contract. About 80% of buyers so far have been local to the area, Mr. Lynn said, noting that the booming tech industry is fueling the sales. "We see a technology guru" buying the unit, he said.

Residents will also have access to building amenities like a fitness center and a mobile-app service that delivers organic groceries, Mr. Lynn said