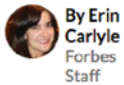




BUSINESS 2.27.2015 @ 5:47PM | 11,666 views

San Francisco's New Most Expensive Listing: \$49 Million Lumina Penthouse



By Erin
Carlyle
Forbes
Staff

Real estate:
markets, luxury
homes, and cities.
[FULL BIO >](#)

+ FOLLOW

A 15,000-square-foot duplex condominium that overlooks the Bay Bridge is the new most expensive listing in San Francisco, with a price tag of \$49 million.

The penthouse on the 41st and 42nd floors of one of two Lumina towers being developed by Tishman Speyer is still under construction. However, marketing began this week thanks to renderings that show how the penthouse's curved glass walls and 20-foot ceilings will look 15 months from now, when the building is completed.

If the duplex penthouse were to fetch its asking price, it would smash the current condo sales record: \$28 million for the penthouse at the St. Regis in 2011. The second-priciest listing after the duplex is a home on the Gold Coast, currently listed at \$39 million.

Comment
Now



\$49 Million Lumina Penthouse Continued

The duplex's five-bedroom, five full- and two-half-bath floor plan includes a family kitchen, a kitchen for catering, a butler's pantry and a convenience kitchen near the master suite, eight terraces that cover a total of 1,200 square feet, as well as access to a private rooftop. "We also see the Ferry Building, San Francisco Bay, Twin Peaks, and most importantly—because this is being built right in the middle of SOMA right at the Embarcadero Waterfront—it's right in the middle of the incredible explosion of technology," says Gregg Lynn, the Sotheby's International Realty agent who has the exclusive listing.

Lumina is located at 201 Folsom Road, about a block from the Embarcadero and San Francisco waterfront. Google's San Francisco campus is about a block away, and Salesforce Tower, an under-construction tower with that firm as the anchor tenant, is about three blocks away.

A second, single-floor penthouse on the 37th floor of the second Lumina tower is being offered with a price tag of \$29 million.



Designed by Bernardo Fort-Brescia of Miami-based firm Arquitectonica in collaboration with San Francisco's Heller Manus, the two Lumina towers include 656 condos, the majority of which are being marketed by Polaris Pacific. Units range from studio to three-bedrooms, and average about 1,200 square feet. Building amenities include a fitness center with a climbing wall, two private exercise studios, spa facilities with a private treatment room, a 75-foot lap pool, a landscaped rooftop terrace with barbecue facilities and outdoor screen, a club lounge, a private screening room, private dining room, and children's play room. Residents will have access to 24/7 valet parking service and will be able to summon their cars remotely, according to the Tishman Speyer website.