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Two Spectacular New Penthouses at Lumina, San Francisco

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Lumina, San Francisco's new luxury high rise at Folsom and Main, is offering a two-floor penthouse that will surely break price records when it sells.

Totalling approximately 13,800-square-feet, with an additional 1,200-square-feet of outdoor space, at the top of its 42-story Folsom Street Tower. The list price for the duplex is \$49 million.



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Two Spectacular New Penthouses at Lumina, San Francisco Continued

The penthouse, located on the 41st and 42nd floors, will offer spectacular views of San Francisco, and will include approximately 20-foot double-height living rooms, and eight outdoor terraces. The residences features two kitchens, five bedrooms, five full bathrooms and two half baths, a family room, a library, and a movie studio.

“The vertical proportions of the grand rooms in the Lumina duplex penthouse come from Old World architecture. There’s nothing that replaces the sense of a grand space. It’s part of the psychology of comfort and elegance,” says Arquitectonica’s **Bernardo Fort-Brescia**, who designed the residence.



The penthouse atop Lumina’s southernmost tower is also impressive. Taking up the entire 37th floor of the building, the four-bedroom, 7,500 square foot residence, designed by Bernardo Fort-Brescia, is listed at \$29 million. It includes 750 square feet of private outdoor space to take advantage of the beautiful bay views.

“The ultimate luxury is natural light, feeling that you are in contact with the outdoors, and sensing the view no matter where you are in your home,” says Fort-Brescia. “The Lumina penthouse is a house in the sky, with views from every room.”

Tishman Speyer’s is partnering with Gregg Lynn of Sotheby’s International Realty to offer the spectacular residence.