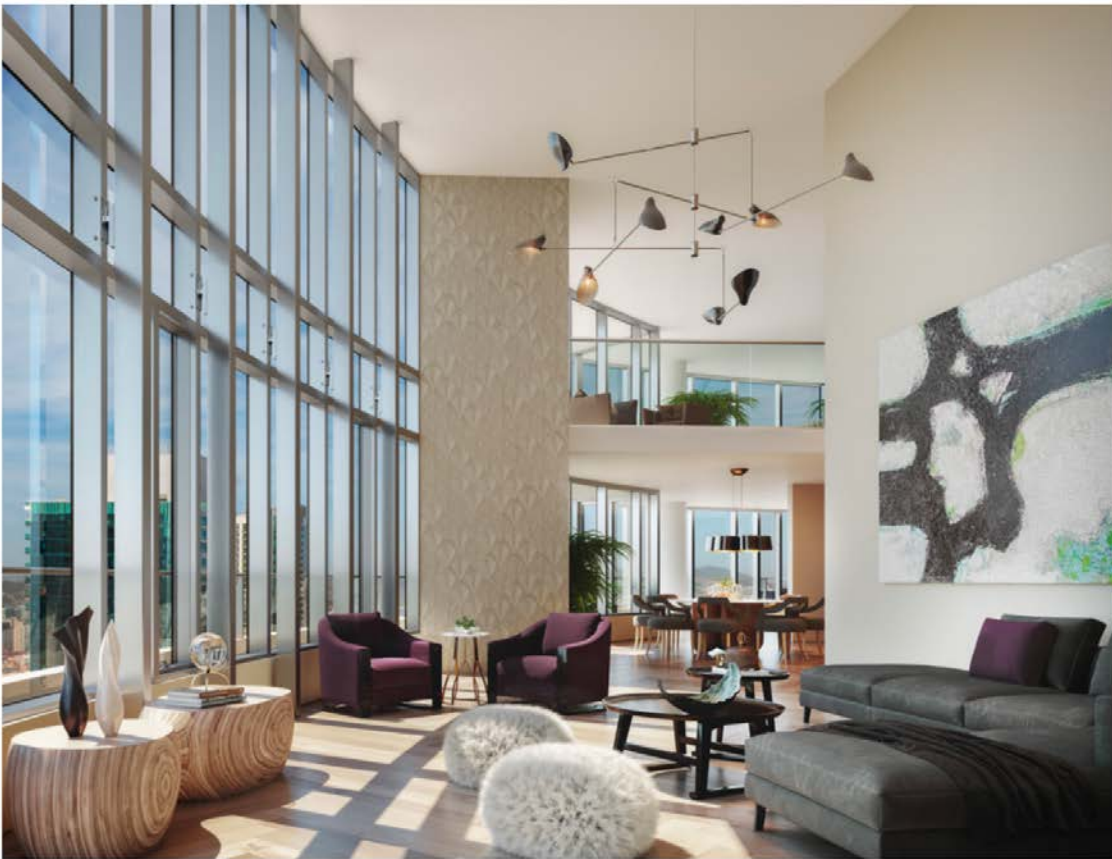


# Penthouses at San Francisco Luxe Building with 18-foot Ceilings Hit Market

Apartments at Lumina are the last two of the development's 656 residences to be listed

BY BECKIE STRUM JUNE 29, 2017



A mock-up of the interior of the penthouses at Lumina  
*KENDALL WILKINSON DESIGN/ STEELBLUE*

The luxury San Francisco development Lumina has put the last of its units on the market: Two penthouses the developers say have the only “double-height” ceilings of any highrise, new or old, on the market in the Bay Area.

The penthouses at Lumina, a two-tower condominium project on the corner of Main and Folsom streets, are the last two of the development's 656 residences to come to market. The buyers don't only get soaring 18-foot ceilings, but the opportunity to configure the homes however they'd like. Developer Tishman Speyer is selling the units as customizable “shells.”

The units take up the top two floors of the taller, 42-story tower B. The price of the smaller, 5,200-square-foot penthouse starts at \$13.5 million for the shell, with the sky as the limit depending on customization. The larger penthouse, the price of which has yet to be disclosed, has 5,700 square feet and is wrapped in a glass facade that gives the home 360-degree views of the city and bay, according to the developer.



*Kendall Wilkinson Design/Steelblue*



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For the less involved buyer, architecture firm Arquitectonica has ready-made floor plans that a new owner can tweak. The homes each also come with three parking spots in the underground garage and access to a dizzying array of amenities that include an on-site Audi car-sharing service.

Residents are also spoiled with an acre's worth of shared space, including a two-story resident lounge, fitness facilities with climbing walls and a spa center, a 70-foot lap pool and a rooftop terrace with an outdoor screening area.