

Inside a Sky-High NYC Penthouse Designed by Edoardo Mapelli Mozzi

The pad, located in the Steinway Tower, will soon be listed for \$54.6 million

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Edoardo Mapelli Mozzi at the penthouse he designed inside NYC's Steinway Tower. Photo: Nicole Franzen

The first time Edoardo Mapelli Mozzi, the CEO of Banda Property design and development studio and husband of Princess Beatrice, arrived at 111 West 57th Street, it was a “miserable New York City day.” Once he ascended to the 76th-floor penthouse apartment he was being commissioned to design, everything changed. “We popped up above the clouds into the sunshine like we were on an airplane,” he tells *AD*. “I just started smiling. It was very calming. And that was probably the beginning of the wanted this penthouse—located atop the second tallest residential building in the western hemisphere—to offer its residents peace of mind.

“It’s the idea that you were getting away from the hustle and bustle of New York,” he explains. “My wife used to live in New York. My brother lives in New York, and I love the way they lived down in the West Village, but you hear the action the whole time. You’re in the action, you hear the sirens.” In this deluxe duplex apartment in the sky, Mapelli Mozzi imagined a space of tranquility but also a place where the residents could entertain. He collaborated with The Invisible Collection to make this a reality, sourcing much of the furniture from the platform.

This is no small feat for the towering heights of the 6,512-square-foot apartment, which offers breathtaking views of Central Park, the East River, Hudson River, and the Statue of Liberty. “There’s all sorts of challenges when designing for a building at this level,” Mapelli Mozzi says. “We’ve done tall buildings before, but we’ve never done something on the 76th floor. We wanted to be authentic to the building and tell a unique story.”

The 1,428-foot-tall tower designed by SHoP Architects and developed collaboratively by JDS Development Group and Property Markets Group has a very storied past and simultaneously represents the future of New York City’s ever evolving skyline. The soaring skyscraper comprises two adjacent structures: the landmarked Steinway Hall, once home to the Steinway & Sons piano company, and the newly constructed high rise. “I started this design business nearly 20 years ago. For the first 14 years, all of the projects we did were in London, and we were fortunate to work on heritage buildings, listed buildings, conversions of wharfs, Victorian buildings, and conversions of Art Deco garages,” Mapelli Mozzi says. “So that contrast of old and new has always been very comfortable for us.”

It is that merging of the past and the future that served as design inspiration for this extraordinary living space in the heart of New York City. The sweeping custom staircase designed by William Sofield, the award-winning interior architect for 111 West 57th Street, is a perfect example of that amalgamation. The breathtaking views of Central Park informed the mood of the color palette and feeling of the furnishing in the duplex. The sleek and modern architecture influenced the choice to counter the linear construction with softer lines, organic shapes, and abstract artwork by Wolfgang Tillmans, Andy Warhol, and Per Kirkeby.

“The park is such a huge part of this experience; as the seasons and the colors change, we wanted that to be reflected with some of the interior design choices,” Mapelli Mozzi explains. “Most of our spaces feel like they need incredible pieces that tell fabulous stories, whether those are stories of heritage pieces that have been around for a long time or repositioned or reupholstered, or brand new pieces created by wonderful craftsmen now. New York is this amazing mixing pot, like London is, of all over these cultures. So we didn’t feel scared of mixing things from all over the world to create that collection in that space.”

Mapelli Mozzi recently visited the apartment after it was completed and reminisced about his first visit to the 76th floor of 111 West 57th Street. “It was a completely different day,” he recalls. “It was a day where we saw every type of season; you could look out the back and see the rain coming across, then we had bright sun at the front. At a certain point I could see the mountains to the north, so I could see the curve of the earth. There are multiple areas where you can just sit—whether you’re in the William Holland bathtub or whether you’re on the chaise lounge—and just take in this remarkable achievement that the architects and builders and developers have done and take in this incredible landscape and this incredible view.”

The penthouse will soon hit the market with an asking price of \$54.6 million. There’s also the option to purchase the pad furnished for an additional cost.



Photo: Nicole Franzen

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In the kitchen, a triangular light fixture floats above the stunning Swan dining table by Francesco Balzano, which is surrounded by Juliana Lima Vasconcellos Giraffe chairs.



Photo: Nicole Franzen

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The Luco dining table by Studio Parisien in dark walnut, surrounded by Mast teak chairs by Atelier Pendhapa upholstered in Dedar fabric, is the perfect place to entertain. Above are Reprise pendants by Apparatus Studio, below is an Atelier Fevrier rug. A chestnut wood carved sculpture entitled “Couple,” by Chinese sculptor Wang Keping, sits to the left.



Photo: Nicole Franzen

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Three Signal Y pendants finished in smoked-pressed glass with aged brass from Apparatus float above a pair of Pierre Augustin Rose sofas and a Pierre Bonnefille coffee table made of pigmented resin, which reflects the skyline of the city.



Photo: Nicole Franzen

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A glorious home office off of the main bedroom, which features a Victoria Magniant table, a Haymann Editions Marie table lamp, and artwork by Andy Warhol.



Photo: Nicole Franzen

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Banda wanted to create moments of calm throughout the high-rise apartment. Charlotte Taylor's two-tone daybed offers a luxurious nap spot with breathtaking views overlooking New York City's iconic Central Park.



Photo: Nicole Franzen

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The craft coffee table and 280 sofa by Pierre Augustin Rose anchors a sweet seating area.



Photo: Nicole Franzen

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The handmade, freestanding polished nickel bathtub by William Holland floats and blends into the architecture of the city in this ultramodern white-and-gray onyx marble bathroom.