

November 26, 2025
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Renowned Designer Josh Greene Crafts a Jewel-Toned Model Residence at the Iconic Waldorf Astoria

By: Anne Giordano
Impressions: 40,305



Photographs by Tim Lenz

Many movies, such as “Eloise in the Plaza” and “Home Alone II,” have romanticized spending the holidays in famous Manhattan hotels where the halls are decked, silver trays shine, and luxury is abundant. So, what better time of year to move into the iconic Waldorf Astoria permanently?

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[In 2020, the circa-1931 Waldorf Astoria began wooing discerning buyers](#) for the first time rather than just hotel guests. Finally, after being closed since 2017 for its extensive renovation and transformation, the hotel reopened this year with 375 rooms on the lower 18 floors (instead of the 1,400 hotel rooms it previously had) and 372 residences climbing from the 19th to 52nd floors.

Architecture firm Skidmore, Owings & Merrill and Parisian designer Jean-Louis Deniot were tasked with the illustrious job of [ushering the Art Deco landmark into its next chapter](#) and crafting the [Waldorf Astoria Residences New York](#). Poised for a variety of buyers and uses, the residences range from compact studio apartments priced around \$1.8 million to four-bedroom havens priced over \$16 million, all giving access to 50,000 square feet of private residential amenities.

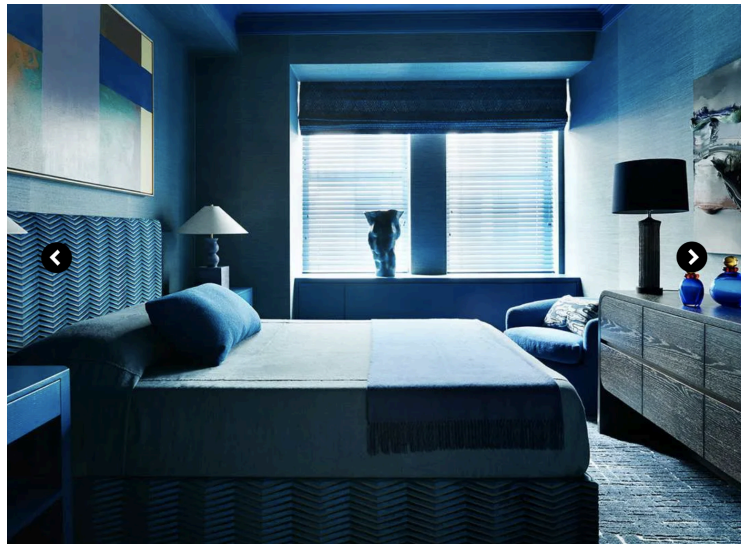
To show just how glamorous life here can look, renowned [interior designer Josh Greene](#) has created a dramatic model residence on the 19th floor. The rich home offers three bedrooms and 2,486 square feet of living space, plus many custom touches, for the price for \$12.1 million. Not to mention, its decadent furnishing and decor can be purchased for an additional sum if you want it completely dressed as-is and move-in-ready.

Greene drew on the building's historic Art Deco flair and infused artful, modern sophistication with a built-in bar, striking light fixtures, and one-of-a-kind art pieces. Most of all, his design is defined by its saturated hues showcasing jewel tones and earthy warmth that create a sultry mood. This time of year, a maximalist Christmas tree, sculptural Menorah, or party-ready disco ball would fit in perfectly as well.

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