

August 6, 2009

Long Island City's Newest Condo is Now Ready

Published: August 06, 2009

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New York--L haus, a Cetra/Ruddy-designed condominium located in Long Island City, Queens, has recently been completed.

L haus is an 11-story building featuring 122 one-, two- and three-bedroom residences, ranging in size from 675 to 1,800 sq. ft., including two-bedroom convertibles and two- and three-bedroom duplexes. The L-shaped design of the condominium is meant to maximize garden and city views.

"Every material used in this building—when put together and in the context of the neighborhood—is meant to create a whole that is greater than the parts," says Nancy Ruddy, principal of Cetra/Ruddy. "It starts on the outside and moves in."

The lower part of the building's façade reflects the neighborhood's industrial roots. Draped in native New York state granite in an ashlar pattern, the ground floor references the traditional bridge abutments and overpasses throughout New York City. The higher floors of L haus are skinned with profiled aluminum paneling.

L haus offers 17,000 square feet of amenity space. The 10,000-square-foot Yard will include a rolling lawn with a stone path and water feature, as well as lounges, tables and a grill, ideal for entertaining. The Roof Terrace includes both public spaces and private cabanas with views of the Manhattan skyline.

Other amenities include a 1,700-square-foot fitness center with aerobic and weight-training equipment with recycled rubber flooring; a 575-square-foot Yoga room with bamboo flooring and acoustical ceiling tile; and an 880-square-foot media room featuring a large screen TV and seating for 16.

The Buyer Assurance Program at L haus offers customers three purchasing options including: 90 percent Financing, Price Protection, and Rent-To-Own. Prices range from \$385,000 to \$1.5 million and residents will benefit from a 15-year, 421-A tax abatement.

