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## Immediate Occupancy at L haus in Long Island City

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**NEW YORK, NY**—L haus, Long Island City's newest condominium, announces that the building is now ready for immediate occupancy. Located just minutes from Manhattan, the 11-story building offers residents the opportunity to purchase a new, move-in ready home.

L haus is comprised of 122 one-, two- and three-bedroom residences ranging in size from 675 to 1800 square feet, including two-bedroom convertibles and two- and three-bedroom duplexes and penthouses. Residences feature expansive windowed kitchens, white oak flooring and nine-foot ceilings. The L-shaped layout maximizes garden and city views and natural light in the units. L haus' façade, created by architecture firm Cetra/Ruddy, was formed from a mix of green-hued cement fiber and corrugated metal panels that references the neighborhood's formal industrial character re-imagined as a stylish, comfortable home.

"With construction almost completed, we are pleased to offer buyers immediate occupancy," said Karen Mansour, Director of Sales & Marketing for Prudential Douglas Elliman. "L haus offers flexible purchasing options to assist buyers when purchasing their new home."

L haus is the only building in New York State offering a unique combination of flexible purchasing options to buyers. The Buyer Assurance Program at L haus offers customers three flexible purchasing options including: 90% Financing, Price Protection, and Rent-To-Own. One bedroom apartments start from \$385,000 and two-bedroom apartments start from \$565,000; residents will benefit from a 15-year, 421-A tax abatement.

L haus offers an extraordinary 17,000 square feet of quality amenity space. Ideal for entertaining, the building features a 10,000-square-foot Yard which includes a rolling lawn with a stone path and water feature, comfortably furnished with chaise lounges and tables by Kingsley Bate and a built in grill. Adjacent to the Yard is The Club Room, a shared space for residents to relax and meet neighbors.

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

In addition to the Yard, shared outdoor space including both public spaces and private cabanas is located on the roof terrace and 11th-floor Terrace. The terraces are landscaped by Edgewater Design and offers breathtaking views of the Manhattan skyline.

An influx of development in recent years has turned Long Island City into a booming residential community. Just steps from L haus, Food Cellar & Co, a 24-hour Duane Reade and numerous options for upscale dining including SHI, Café Henri and Tournesol, have emerged. Conveniently located three minutes from Manhattan, L haus is one stop from Grand Central Station on the 7 train. Prudential Douglas Elliman Developments is the exclusive marketing and sales agent for L haus. For more information or to make an appointment to visit the on-site sales center and model residences, please call 718-94-Lhaus (54287) or visit [www.lhauslic.com](http://www.lhauslic.com).