

October 23, 2008

L-Haus



With so many luxury condo developments popping up on Manhattan, it's a refreshing change of pace to see Prudential Douglas Elliman representing a Long Island offering. Cetra/Ruddy architecture firm put a lot of work into making the facade, and passersby will definitely notice its stylish mixture of green-hued cement and corrugated metal panels. The building is designed in an L-shape, with the purpose of maximizing the effect of natural lighting and allowing residents to enjoy unobstructed views in more than one direction.

L Haus is designed for those who value the social aspects of living in a community. Landscaped by Edgewater Design, The Yard is some ten thousand square feet, a motley conglomerate of activities for the family. A grassy area is great for family picnics, while the nearby grill and bar beckons the residents to spice up their lives. For those people who can only take so much of the outdoors, there are plenty of in-building amenities. The Club Room is quiet, a great place to bring the laptop or a notebook. Only a door away, the media room offers seating for sixteen and a large-screen television. And for the fitness guru, L Haus sports a 1,700 square-foot fitness center (aerobic and weight training equipment provided), and an attached 575 square-foot Yoga room (with bamboo flooring for effect). On the roof, residents can enjoy another social space, but with a birds-eye view of the neighborhood and the skyline. This area will have both public and private spaces, including private cabanas.

Inside the units, designers strived to bring as much light in as possible. Windowed kitchens and subtle, white oak flooring do their parts to brighten the rooms. The small kitchen is homey, with simple stone countertops and crisp-looking stainless steel backsplashes and appliances. A Liebherr refrigerator offers something different than most developments. Moving into the Master Bath, residents will enjoy the Casalgrande

porcelain tile flooring and wood vanities. White fireclay drop-in sinks wrap around the mind, while the Kohler polished chrome fixtures adds a metallic contrast to the equation. A tempered glass shower reminds residents that they live in luxury.

L-Haus will feature 122 one, two and three bedroom homes in its eleven stories. Units will range in size from 675-1,800 square feet and include 2-3 bedroom duplexes, penthouses, and two-bedroom convertibles. Prices will start at \$450,000 and surpass \$1.5 million. The 15-year 421-A tax abatement will help cushion the cost of living. Prudential Douglas Elliman is the exclusive marketing and sales agent of L-Haus, which should be completed in early 2009.