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## **L haus Condominium Offering Plan Declared Effective; Closings to Commence Immediately**

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**NEW YORK, NY**—L haus condominium, located in Long Island City, is pleased to announce that the New York State Attorney General's office has declared the building's offering plan effective. Closings have already begun and buyers are moving into their new residences. Located just minutes from Manhattan, the 11-story building offers residents the opportunity to purchase a new, move-in ready home.

"We have seen a tremendous uptick in traffic at L haus. Every weekend our open houses bring over 50 people into the building resulting in a large increase in the volume of sales," said Karen Mansour, sales and marketing director for Prudential Douglas Elliman Developments. "Starting 2010 with the L haus offering plan declared effective shows buyers the sponsor can deliver its promises. Buyers are confident in our product and happy to purchase in a completed building with quality finishes and superior construction. L haus is designed and built for living and is a hotspot in Long Island City right now."

Designed by architects Cetra/Ruddy, 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. Each home in L haus is designed for easy and effortless entertaining with kitchens featuring custom-designed lacquered cabinets, composite stone countertops and stainless steel backsplashes. The luxurious baths include a custom clear-tempered frameless glass shower accented by honed limestone mosaic flooring and Casalgrande white ceramic wall tiles; custom-designed white lacquered cabinets, medicine cabinets and wall paneling with glass shelving. Many homes feature private terraces and some also feature natural gas fireplaces.

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. Adjacent to The Yard is the club room, a shared space for residents to relax and meet neighbors. The amenity space also includes fitness center with aerobic and weight-training equipment and recycled rubber flooring; a yoga room with bamboo flooring and acoustical ceiling tiles; and a media room featuring seating for 16 and a large screen TV. Additionally, the building features a roof terrace with both common areas and private cabanas and breathtaking views of the Manhattan skyline.

An influx of development in recent years has turned Long Island City into a charming neighborhood with new restaurants and boutiques opening. 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.

One-bedroom apartments start from \$460,000 and two bedroom apartments start from \$610,000; residents will benefit from a 15-year, 421-A tax abatement. L haus offers residents the opportunity to rent-with-option-to-own where a buyer can apply up to eight months of rent to the purchase price on select units for one or two-year periods.

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, call 718-94-Lhaus (54287) or visit [www.lhauslic.com](http://www.lhauslic.com).