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SOHA 118 has something for everyone to get their teeth into



Artimus and GF 55 come full circle with SOHA118.

SOHA 118 has opened in the new neighborhood where Starbucks just announced it will lease the building's retail space.

Said developer Yoav Haron of Artimus Construction, "We couldn't be more pleased."

At SOHA 118, Starbucks joins a Chase Bank and dry cleaner occupying the building's ground floor retail.

The neighborhood, called SOHA or South Harlem, is popping with not just new residential buildings, but also new stores and restaurants — from organic groceries like "Carrots," and "Organic Forever" and upscale doggie day care "Posh Paws," to a New York Sports Club, two wine bars and "Society Cafe."

Soaring 15 stories high, the 93-unit building is already over 70% sold out. Designed by GF55 Partners, it offers

buyers spacious modern interiors that feature Brazilian cherry hardwood floors, Italian kitchens and European bathrooms. There are also balconies, duplex penthouses (with 360 degree city views) and private roof terraces as large as 1200 s/f.

Apartments at SOHA 118 range from two bedrooms starting at \$825,000 to \$2.1 million for three bedrooms. Still for sale are the building's two largest four bedroom duplex penthouses, each with two inside staircases, 3,500 s/f with large terraces for \$3.4 million and \$3.5 million each.

Amenities include a 24-hour doorman, fitness center, children's playroom, media room and a private Zen Garden.

SOHA 118 follows five other projects built by Artimus Construction and designed by GF 55 Partners on two adjacent blocks between 118th and 120th streets. "SOHA 118 completes the circle," adds Haron. "It finishes an entire city block that was designed for us by GF55." Partnering on, the two companies have begun work on two new nearby projects in South Harlem; 454 Manhattan Avenue and the SDA Morija Church.