

your HOME REAL ESTATE ROUND-UP

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DAILY NEWS

*Luxury is back — bigger than ever

YOUR HOME 30

YOUR HOME NEW YORK LIVING

Manhattan *Where's the good value?*

By Jason Sheftell

Centrally located but never inexpensive, Manhattan continues to drive the new-construction condominium market. From Inwood on the northern tip of the island to Murray Hill just off Park Ave. South, you can still find a good deal. You just have to look very hard. Some buyers simply pick a neighborhood to start their search; others choose a price range. Either way, half the fun of looking at a Manhattan condo is checking out a new neighborhood and a new way of life, and thinking to yourself, "Can I actually live here?"

NOMA175 Inwood

Inwood residents think their precious 'hood is still a secret. It's not. With three parks, Columbia University's athletic facilities and one of the city's top wine stores, Inwood combines the class of the upper West Side with the privacy of the outer boroughs. On the A train, it's a 26-minute ride to Columbus Circle. The other side of Broadway mixes Latino flavor with inexpensive rents, giving one section of this north Manhattan area an East Village feel. NOMA175 is one of the first new-construction condos to hit the area. With one-bedrooms starting at \$405,000, this project just west of Broadway combines fair prices with a central location in this much-loved neighborhood. Early sales were scooped up by longtime locals who flocked to the fancy finishes. www.noma175.com



The Caledonia The High Line in West Chelsea

At 17th St. and 10th Ave., the Caledonia, another glass box in the West Chelsea sky, is a condominium and rental building overlooking what will be New York's next great public space. With a Zen-influenced design from the one-word-named New York-based spa designer Clodagh, the Caledonia adds a living component to what has been a nightclub and restaurant corridor. There's a bamboo garden and trickling waterfall cascading from a lobby into a reflecting pool. A library comes filled with titles from the art- and culture-oriented book publisher Assouline. With studios to two-bedrooms, rents should start at around \$2,800. The condos are already sold out. www.thecaledonia.com



SOHA 118 Central Harlem

North Manhattan? South Harlem? Enough already. Like buyers, we don't really care what they call a neighborhood or a condominium as long as it's built well and priced right. SOHA 118, from developer Artimus Construction, is a 15-story, 93-unit building filled with just two- and three-bedroom apartments. Already 65% sold, with 19 units going to low- or middle-income buyers who live in the neighborhood, SOHA 118 keeps the critics at bay by keeping the neighborhood happy. Market-rate units start at \$825,000. New area retail such as three wine stores, a pet store and a bakery promises to keep Harlem's renaissance on the upswing. Located at Frederick Douglass Blvd. and 118th St., SOHA 118 is one block from the 6 train. www.soha118.com



The Jasper Murray Hill

Constructed more like a boutique hotel than an apartment building, the Jasper combines the work of two exciting design professionals. Mexican-born architect Ismael Leyva and Colombian-born interior designer Andres Escobar combined different apartment layouts with futuristic amenity environments. There's a fireside indoor pool lounge, a sauna and a playroom to go with a double-height lobby entrance that's more SoHo than Murray Hill. Studio apartments start at \$810,000. A 1,151-square-foot one-bedroom, two-bath apartment sells for \$1.255 million. Murray Hill remains a strong family neighborhood with proximity to Park Ave. South and Grand Central Terminal. And with the arrival of the Second Avenue Deli, the neighborhood has more comfort food to go with its living options. www.jaspernewyork.com



Landmark 17 Flatiron District

Converting an 1877 convent with a chapel dedicated by rock star Eric Clapton sounds more like a project for the English countryside than Manhattan's Flatiron District. On E. 17th St. near Gramercy Park, Landmark 17 is one of the more unusual downtown condo projects on the market. Red brick and Gothic in appearance, the exterior appears more like a castle than a condominium. Poggenpohl cabinets and marble countertops accent the upscale kitchens. Sold by Prudential Douglas Elliman managing director Tamir Shemesh, this project has a 3,486-square-foot penthouse with a terrace on the market for \$4.95 million. There's a magnificent 23-foot vaulted cathedral ceiling and wood-carved spiral staircase leading to the upstairs bedrooms. www.landmark17.com

