BUILDING BUZZ

L.E.S. IS MORE

WHY ONE OF DOWNTOWN'S MOST HISTORIC HOODS IS SUDDENLY HOT

By Zachary Kussin

ANHATTAN'S Lower East Side has traditionally been known for its vibrant immigrants, infamous tenements and historic haunts. But the historic hood has now become the darling of luxury developers. And with starchitect-designed condos and attractive prices, the boom has only just begun, according to the 2016 Douglas Elliman/Knight Frank Wealth Report.

"The opening of the Ludlow Hotel and Dinky French in 2014 was turning points for the area, catching the attention of high-end transplantees," says Sofia Song, Douglas Elliman EVP of data and research, who coauthored the report. "Upcoming area amenities, like the Lowline park, make it a real destination for the posh crowd." A crowd who's also looking for a place to call home. Here, a look at the chicest addresses to buy now.

1. 150 RIVINGTON

GLUCK is transforming the former Streit's Matzo Factory into a glossy property with 45 homes (from $995,000). Floor-to-ceiling windows frame wide views of the surrounding neighborhood, and breathe light into the spacious residences. A roof terrace, with a deck for yoga, crowns the structure. GLUCKrivington.com

2. 108 NORTHERN

Cantilevering 32 stories above Northern Boulevard, this 38-unit glass-and-steel masterpiece is both striking and elegant. The splendor extends inside, where white-oak flooring, gray-lacquer cabinets and marble tiles create bold yet refined curves, designed by OMA, remaining homes range from $1.22M to $1.49M. 108Northern.com

3. ONE MANHATTAN SQUARE

The shimmering glass facade of this cantilevered tower by A. D. Architects offers East River and city views. The 40 condos feature open layouts, while a 5,000-square-foot garden provides a tea pavilion and garden rooms. Sales In October. Prices from $1M. ONEManhattanSquare.com

4. 196 ORCHARD

Industrial style basement windows, plus brick and granite façades, dress this bold, Jerrold Levy-designed destination, just steps from the famed Katz’s Deli. The 94 units (from $690K) are outfitted with marble bathrooms above, a 4,800-square-foot roof terrace reveals panoramic skyline views. 196Orchard.com

5. 204 FORSYTH

Interior-design star Paris Forino lent her touch to this boutique condominium, with just 16 units (from $2.3M). Wide-plank cuts of white oak line the floors and metal-framed windows flood the airy apartments with light. ForsythNYC.com

6. 50 CLINTON

Crown moldings, herringbone floors and crown moldings are just some trappings that breathe Parisian-style comfort into this 27-unit address. Prices from $1.49M. 50ClintonNYC.com

7. 215 CHRYSTIE

Primitives from Herzog & de Meuron designed this condo-cum-bed with raw concrete slabs and floor-to-ceiling windows, marrying downtown grit with sleek sophistication. The structure holds 11 residences, with prices from $7.25M -- and chic interiors to match. Primes215Chrysler.com

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