



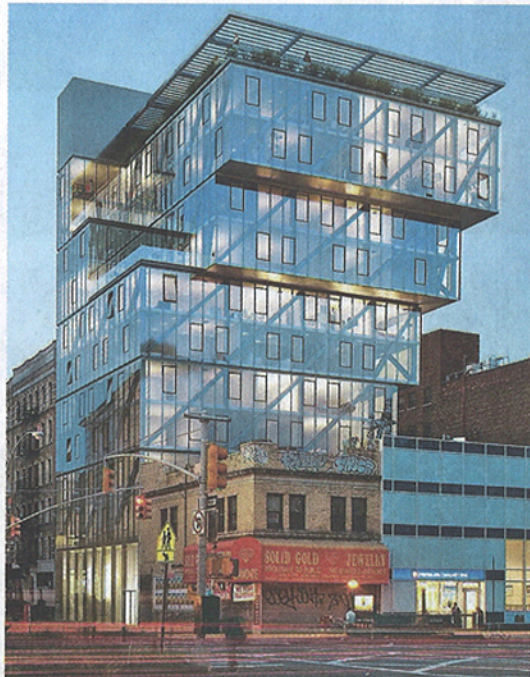
BUILDING BUZZ

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

By ZACHARY KUSSIN

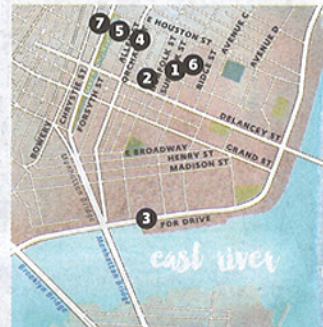
MANHATTAN'S Lower East Side has traditionally been known for its vibrant immigrants, infamous tenements and hipster haunts. But the historic hood has now become the darling of luxury developers. And with starchitect-designed condos and attractive prices, the boom has only just begun, according to the 2016 Douglas Elliman/Knight Frank Wealth Report. "The opening of the Ludlow Hotel and Dirty French in 2014 were turning points for the area, catching the attention of high-end trendsetters," says Sofia Song, Douglas Elliman EVP of data and research, who contributed to 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.



PHOTOS BY VOLLEYSTUDIO, DOUGLAS ELLIMAN REAL ESTATE.



1. 150 RIVINGTON
GLUCK+ is transforming the former Streit's Matzo Factory into a glassy 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. 150Rivington.com



2. 100 NORFOLK
Cantilevering 12 stories above Norfolk Street, this 38-unit chiseled-glass-and-truss masterpiece is both striking and elegant. The splendor extends inside, where white-oak flooring, gray-lacquer cabinetry and marble tiling create bold yet refined texture. Designed by ODA, remaining homes range from \$1.25M to \$4.89M. 100Norfolk.com

3. ONE MANHATTAN SQUARE
The shimmering glass facade on this cantilevered tower by Adamson Associates Architects offers East River and city vistas. The 815 condos feature open layouts, while a lush 45,000-square-foot garden provides a tea pavilion and garden rooms. (Sales in October; prices from \$1.15 million.) OneManhattanSquare.com

4. 196 ORCHARD
Industrial-style casement windows, plus brick and granite touches, dress this bold, Ismael Leyva-designed destination, just steps from the famed Katz's Deli. The 94 units (from \$1.07M) are outfitted with marbled bathrooms; above, a 4,100-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 11 flats (from \$2.8M). 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 oversize windows are just some trappings that breathe Parisian-style cool into this 37-unit address (homes from \$2.12M). Paris Forino also handled these interiors, which boast brass door hardware and espresso-stained oak cabinets. 50ClintonSt.com

7. 215 CHRYSTIE
Pritzker laureates Herzog & de Meuron designed this condo-cum-hotel with raw concrete slabs and floor-to-ceiling windows, marrying downtown grit with sleek sophistication. The structure houses 11 residences, with prices from \$7.25M — and chic interiors to match. Perks include smart-home technology and Miele kitchen fittings. 215Christie.com