

# MULTI-HOUSING NEWS

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## NEWS & NOTES | FINANCE DEVELOPMENT SALES

### DEVELOPMENT

#### The Oculus Condos Feature Classic Terra Cotta Façade

**New York**—Manhattan-based developer Alchemy Properties has broken ground on its newest luxury residential building, The Oculus Condominium, located at 50 West 15th St., which is named after the eye-catching oculus in Rome's Pantheon.

Designed by FxFowle Architects, the Oculus Condominium will be faced in terra cotta to distinguish it from the many all-glass facades seen now. Terra cotta, literally meaning "baked earth," was widely used on buildings in the past for its versatility and elegance. Kenneth S. Horn, president of Alchemy Properties, explained, "We wanted to do something different. We're bored with all the glass-and-steel construction in New York."

When completed in 2007, Oculus will house 47 studio-, one-, two- and three-bedroom units priced from \$680,000 to \$2.7 million and ranging in size from 624 to 2,442 square feet.

All residences will feature Brazilian cherry floors and doors and double-glazed Wausau windows (most over six feet high). Kitchens will contain sleek quartz counters, high-end Poggenpohl cabinetry and a Viking appliance package including a wine cooler. Master baths will offer limestone and marble, radiant floor heating, Kohler fixtures and wall-mounted vanities, and Steamist steam showers in units with separate shower stalls.

Amenities at The Oculus will include a 24-hour lobby attendant, live-in super, sophisticated video-intercom system, and common yard and roof recreation areas.



FxFowle designed this condo for Alchemy.