

1380 Property For Sale USA, California, 90077 Bel Air

56,370,000 €

QUICK SPEC

Year of Construction	2018
Bedrooms	6
Half Bathrooms	2
Full Bathrooms	6
Total Surface approx	1,666 m2 - 17,932 Sqf.Ft.
Plot Surface approx	1,914 m2 - 20,602 Sqf.Ft.
Parking	6 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

A graceful design for this commanding site in the Hills featuring elegant horizontal forms which frame spectacular views across LA. Generous terraces are characterized by continuous pools and lush landscaping, and with delicate canopies and gazebos defining outdoor rooms, the house is designed for year round Californian living. Classic twilight vistas across the grid toward Downtown provide a focal point for quiet family time and spectacular entertaining alike.

PROPERTY FEATURES

Bedrooms	<ul style="list-style-type: none">• Bedrooms - 6
Bathrooms	<ul style="list-style-type: none">• Full Bathrooms - 6• 1/2 Bathrooms - 2
Other Rooms	<ul style="list-style-type: none">• Laundry-Util/Closet• Exercise Room: Yes
Heating and Cooling	<ul style="list-style-type: none">• Heating Features: Central Furnace• Cooling Features: Central A/C
Interior Features	<ul style="list-style-type: none">• Fireplaces -2,- Living Room, Dining, Library, Master Bedroom• Roman Tub• Volume Ceiling• Walk-in Closet• Bar• Central Furnace• Cook Island• Upstairs Living Area

Exterior and Lot Features

- Built-in Grill
- Covered Balcony
- Covered Patio
- Open Balcony
- Open Patio
- Screened Patio
- View: Garden, Pool

Pool and Spa

- Outdoor Private Pool
- Private Spa with wet Sauna

Land Info

- Lot Size: 1,914 m2 - 20,602 Sqf.Ft.

Garage and Parking

- Number of Garage Spaces: 8
- Number of Parking Spaces: 8 Underground, Parking for Guests

School Information

- Elementary School: Roscomare Road Elementary School
- Elementary School: Community Magnet Charter Elementary School
- Private School: Marymount High School
- Private School: Stephen S. Wise Temple
- Private School: John Thomas Dye School
- Private School: Mirman School
- Private School: The Westland School (Los Angeles)
- University: American Jewish University

Amenities and Community Features

- Association Amenities: Common Areas, Management Fees, Reserve Funds, Security
- Association Fee Amenities: Basketball, Beach Club Available, Bike - Jog, Business Center, Clubhouse, Elevator, Exercise Room, Game Room, Golf Course, Lobby, Manager on Site,

Building and Construction

- Living: 1,666 m2 - 17,932 Sqf.Ft..
- Year Built: 2018
- Flooring: Carpet, Marble, Wood Floor
- Living Area Source: Tax Rolls
- Levels or Stories: 3.00
- Structure Type: Property Type: A
- House Style: Single Residential
- Window Features: Impact Glass

OTHERS

- City Lights View
- City View
- Ocean View
- Tree Top View

ABOUT THE AREA

Bel Air is one of the three communities (along with Holmby Hills and Beverly Hills) making up the Platinum Triangle in Los Angeles. Located among the foothills of the Santa Monica Mountains, Bel Air was designed as an estates community when it was first founded and developed by Alphonzo E. Bell in 1923. Bel Air real estate is governed by local ordinances regulating lot size, architectural styles, and forbidding almost all multi-family housing, which explains, in part, why Bel Air has the highest median household income of any area in Los Angeles and is among the areas with the lowest population density in Los Angeles with only 8,261 residents in six square miles. Appreciation of the median home price in Bel Air has increased over 400% since 1990.