

# The One Estate For Sale

## USA, California, Bel-Air, CA 90077

340,000,000 €

### QUICK SPEC

Year of Construction	2018
Bedrooms	21
Half Bathrooms	
Full Bathrooms	42
Interior Surface approx	9,290 m2 - 100,000 Sq.Ft.
Exterior Surface approx	32,374 m2 - 348,480 Sq.Ft.
Parking	30 Cars
Property Type	Single Family Home

### TECHNICAL SPECIFICATIONS

The One stretches a full quarter-mile down Stradella Road, perched on a five-acre parcel in Bel-Air. Surrounded on three sides by a moat and a 400-foot-long jogging track, the estate appears to float above the city. Designed by architect Paul McClean and interior designer Kathryn Rotondi, includes: 42 bathrooms, 21 bedrooms, a 5,500-square-foot master suite, a 30-car garage with two car-display turntables, a mote, a 400-foot jogging track, 360-degree views of L.A., 26-foot ceilings, a four-lane bowling alley, a spa level, a movie theater, a 200-cap “philanthropy wing” for charity galas with floating pods overlooking Los Angeles, a 10,000-square-foot sky deck with a putting green, five swimming pools, a juice bar, a cigar lounge, a custom tequila bar, a hair salon, and a gallery with custom-curated artworks by Creative Art Partners.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 21

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 42

- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

- Jellyfish Room,
- Perma-Frozen Room With An Ice Bar
- In-House Nightclub
- Bar
- Billiard Room
- Bonus Room
- Breakfast Area
- Den/Office
- Dining Room
- Family Room
- Formal Entry
- Guest-Maids Quarters
- Gym
- 30-Seat Movie Theatre
- Library
- Living Room
- Office
- Rec Room

## INTERIOR FEATURES

- Architect Paul Mcclean
- Interior Designed By Kathryn Rotondi
- 26-Foot-High Ceilings
- Harwood Flooring
- Meticulous Craftsmen
- Four-Lane Bowling Alley

## EXTERIOR AND LOT FEATURES

- City Views
- Landscape Gardens
- 360-Degree Views
- Meticulously Designed Terraced Gardens
- 400-Foot-Long Jogging Track
- Spacious Outdoor Entertaining Terraces
- Skydeck With A Putting Green
- Set On A Quiet Cul-De-Sac

## HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Central

## POOL AND SPA

- Olympic-Sized Indoor Swimming Pool
- 5 Infinity-Edged Outdoor Pools

## LAND INFO

- Lot Size: 32,374 m2 - 348,480 Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces: 30 Cars
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 9,290 m2 - 100,000 Sq.Ft.
- Year Built : 2018
- Location :
- Topography : Hill Top
- Levels or Stories: 3
- Structure Type: Villa
- House Style: Modern
- Furnishing : Furnished

## SCHOOL INFORMATION

Education in USA is divided in 3 cycles: Primary School (Around age 6), Middle School, and High School. After graduating high school, U.S. students may go on to college or university

- Roscomare Road Elementary School
- Emerson Community Charter School
- Palisades Charter High School
- Harvard-Westlake School
- Wise School

## AMENITIES AND COMMUNITY FEATURES

- Buying property in the USA is not a problem for foreigners. You do not need a green card, a particular type of visa, or even US citizenship to be eligible to do so. However, before you can purchase your dream home in the United States, you need to secure an Individual Taxpayer Identification Number

## OTHERS

- |                       |                  |
|-----------------------|------------------|
| • City View           | • Library        |
| • Mountain Views      | • Billiards Room |
| • Heated Outdoor Pool | • Bowling Alley  |
| • Garden Terraces     | • Putting Green  |
| • Water Features      | • Tennis court   |
| • Home Theatre        |                  |

## ABOUT THE AREA

The U.S. is a country of 50 states covering a vast swath of North America, with Alaska in the northwest and Hawaii extending the nation's presence into the Pacific Ocean. Major Atlantic Coast cities are New York, a global finance and culture center, and capital Washington, DC. Midwestern metropolis Chicago is known for influential architecture and on the west coast, Los Angeles' Hollywood is famed for filmmaking.

California, a western U.S. state, stretches from the Mexican border along the Pacific for nearly 900 miles. Its terrain includes cliff-lined beaches, redwood forest, the Sierra Nevada Mountains, Central Valley farmland and the Mojave Desert. The city of Los Angeles is the seat of the Hollywood entertainment industry. Hilly San Francisco is known for the Golden Gate Bridge, Alcatraz Island and cable cars

Bel-Air is a ritzy residential enclave in the verdant foothills of the Santa Monica Mountains. Two stately entrance gates off Sunset Boulevard lead to winding streets lined with lavish mansions on large properties with lush vegetation. Popular with celebrities and entertainment industry elite, the neighborhood is home to the landmark Hotel Bel-Air, a longtime luxury hideaway, and the exclusive Bel-Air Country Club