



10430 Wilshire Blvd #802, Wilshire Corridor | \$1,599,000 | Mirabella802.com
2 BD | 2.5 BA | 2,818 SQ FT

A stunningly curated residence, home to a multi-media artist, this expansive corner condominium combines crisp details and contemporary features with a serene, elegant backdrop for collectors of all kinds. Northeast-facing in the prestigious Mirabella and spanning more than 2,800 sq.ft., the home opens with a formal entry before drawing you into sweeping 180-degree views of Little Holmby and the twinkling lights of the Corridor, framed by floor-to-ceiling walls of glass across the expansive great room. The sprawling living area easily accommodates multiple seating arrangements, including a formal living room with fireplace, a generous dining space, room for a den and access to the large corner balcony. The gallery sized walls with custom lighting provide a natural setting to showcase art. The gourmet kitchen features a center island, topflight appliances, stone counters, and a bright breakfast area, offering both functionality and room to gather. The private quarters include a spacious primary suite with room for a sitting or office area, a walk-in closet, balcony access, and a classic bathroom with separate tub, shower, and water closet. The second bedroom suite includes its own sitting area, en suite bath, and balcony connection. Additional highlights: a powder room and full laundry room. The Mirabella offers premier amenities, including 24-hour concierge, valet parking, pool, spa, fitness center, EV charging, and conference facilities. Recent building updates include the pool, spa, motor court, and front areas. HOA dues of \$3,649/month cover extensive services: water, sewer, trash, gas, DirecTV, internet, and earthquake insurance. Perfectly situated just minutes from world-class shopping and dining in Beverly Hills and Century City, and only blocks from Westwood Village and UCLA. For a sophisticated soul seeking a secure place to contemplate, and to house a brilliant collection of art, books, and sculpture, all with the feel of a single-family home within a full-service high-rise. With just modest updates, a new owner can create a one-of-a-kind residence.



TREGGRUSTAD 310.623.8825
PETER MAURICE 310.623.8819

**MAURICE
& RUSTAD**
 CONDOSONWILSHIRE.COM

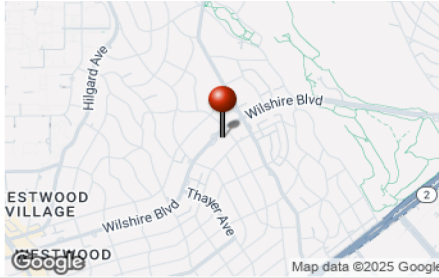
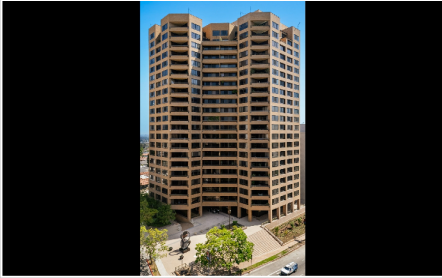
10430 Wilshire Blvd #802
Los Angeles, CA 90024

2
Beds

Baths 3.00
(2F 0T 1H 0Q)

2,818 Sqft
Assessor

Condo/Co-op
LP \$1,599,000



Area	5 Westwood - Century City
Subdivision	
List Price Per Sqft	\$567.42
Lot Size	43,002/Assessor
HOA Fee 1 & 2	\$3649.00(Monthly)
MLS#	25583603
APN	4326-036-038

Directions: Located on Wilshire Corridor in The Mirabella - Southwest corner of Wilshire Blvd and Holmby Ave.

Remarks: A stunningly curated residence, home to a multi-media artist, this expansive corner condominium combines crisp details and contemporary features with a serene, elegant backdrop for collectors of all kinds. Northeast-facing in the prestigious Mirabella and spanning more than 2,800 sq.ft., the home opens with a formal entry before drawing you into sweeping 180-degree views of Little Holmby and the twinkling lights of the Corridor, framed by floor-to-ceiling walls of glass across the expansive great room. The sprawling living area easily accommodates multiple seating arrangements, including a formal living room with fireplace, a generous dining space, room for a den and access to the large corner balcony. The gallery-sized walls with custom lighting provide a natural setting to showcase art. The gourmet kitchen features a center island, topflight appliances, stone counters, and a bright breakfast area, offering both functionality and room to gather. The private quarters include a spacious primary suite with room for a sitting or office area, a walk-in closet, balcony access, and a classic bathroom with separate tub, shower, and water closet. The second bedroom suite includes its own sitting area, en suite bath, and balcony connection. Additional highlights: a powder room and full laundry room. The Mirabella offers premier amenities, including 24-hour concierge, valet parking, pool, spa, fitness center, EV charging, and conference facilities. Recent building updates include the pool, spa, motor court, and front areas. HOA dues of \$3,649/month cover extensive services: water, sewer, trash, gas, DirectTV, internet, and earthquake insurance. Perfectly situated just minutes from world-class shopping and dining in Beverly Hills and Century City, and only blocks from Westwood Village and UCLA. For a sophisticated soul seeking a secure place to contemplate, and to house a brilliant collection of art, books, and sculpture, all with the feel of a single-family home within a full-service high-rise. With just modest updates, a new owner can create a one-of-a-kind residence.

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	Mirabella
Pets Allowed/Rules	Yes/Pets Permitted, Weight Limit, Permitted Types, Assoc Pet Rules, Call for Rules
Highrise Amenities	Mens and Womens Changing Rooms, Reception Desk, Passenger Elevator, Valet Parking, Trash Chute, Switchboard, Sun Deck, Door Person, Entrance Lobby, Controlled Access
Assoc Amenities	Spa, Pool, Concierge, Elevator, Valet Parking, Sauna, Conference, Fitness Center, Guest Parking, Assoc Pet Rules
Assoc Fees Include	Water and Sewer Paid, Trash Paid, Gas, Cable TV, Building and Grounds, Earthquake Insurance, Concierge
Community Features	Community Dock, Community Mailbox
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	No
Short Term Rental Duration	

Structure Info	
Year Built/Source	1982/Vendor Enhanced
Stories	22
Building Type	Condominium, High Rise, Single Level, Attached
Units in Complex	114
Unit Floor #	8
PUD	No
Security	24 Hour, Community, Gated Community with Guard
View	Tree Top, Hills, City, City Lights
Style	Contemporary

Contract Info		DOM 0
List Price	\$1,599,000	
List Date	09-02-2025	
Orig List Price	\$1,599,000	
Status Date	09-02-2025	
Change Date/Type	09-02-2025/New Listing	
Sale Type	Standard	
Seller Concessions?	Yes	
Co-Ownership	No	

scan for more info



Land/Lot Info	
Zoning	LAR5
Land Type	
Land Lease Purchase	No
Special Zone	Property Report
Horse Property	No

Parking Details	
Parking Type	Valet, Assigned, Parking for Guests - Onsite, Electric Vehicle Charging Station(s), Community Garage, Subterranean, Controlled Entrance
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	0
Garage Spaces	2
Carport Spaces	

Interior Features	
# Fireplaces/Details	1/Living Room, Gas
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Laundry	Room
Equip/Appl	Dishwasher, Built-Ins, Dryer, Washer, Refrigerator, Range/Oven, Garbage Disposal, Hood Fan
Flooring	Tile, Carpet

Exterior Features	
Pool	Association Pool, Community
Spa	Association Spa
Tennis/Courts	None
Patio	Living Room Balcony, Covered
Roofing	

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tregg Rustad CALDRE# 01349144



TREGGRUSTAD DRE# 01349144
310.623.8825 TREGG@TREGGRUSTAD.COM

PETERMAURICE DRE# 01129738
310.623.8819 PETER@PETERMAURICE.COM