
THE OBSERVATORY
THE CITY IS YOURS
From Skyline to Shoreline.
1227 ROBERTO LANE | BEL AIR
AN EXTRAORDINARY PERSPECTIVE. A VISION TO COMPLETE.
APX. 9,200 SF | CITY, CANYON & OCEAN VIEWS | APX. 85% COMPLETE
OFFERED AT $9,000,000
ROCHELLE MAIZE
THE NEXT LEVEL OF REAL ESTATE

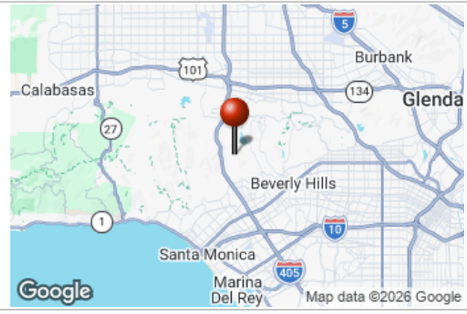
MLS LISTING

1227 Roberto Ln
Los Angeles, CA 90077

5 Beds	Baths 6.00 (5F 0T 1H 0Q)	9,213 Sqft Other

Single Family
LP $9,000,000 **Active**





Area	4 Bel Air - Holmby Hills
Subdivision	
List Price Per Sqft	$976.88
Lot Size	15,022/Vendor Enhanced
HOA Fee 1 & 2	
MLS#	26874435
APN	4377-022-028

Directions: Bel Air West Gate - Bellagio, Sarbonne, Chalon, Chantilly, Roberto.

Remarks: From Downtown to the Pacific, Los Angeles becomes part of the architecture. Introducing The Observatory, a gated contemporary estate in Bel Air conceived around the city, canyon, and ocean views that define its setting. Spanning approximately 9,200 SF, the residence is designed to draw that panorama into everyday life through walls of Fleetwood glass, covered terraces on every level, and an expansive rooftop overlooking Los Angeles. Offered approximately 85% complete and sold in its current unfinished condition, The Observatory invites its next owner to bring the architectural vision to completion and make the finished residence their own. The following describes the envisioned completed home. Twelve-foot ceilings and floating staircases define open living spaces designed to flow onto the terraces. A show kitchen and separate chef's kitchen support both everyday meals and larger gatherings, with room for evenings to move from dinner indoors to conversation overlooking the city. The outdoor design includes a pool and spa with floating pavers, an oversized step-in lounging platform, and a built-in barbecue. Da Vinci fireplaces create focal points for gathering after sunset, extending the home's entertaining spaces into the open air. A naturally lit lower level brings together an entertainment lounge, bar, wine cellar, and theater, alongside a gym, steam shower, and dry sauna. Guest suites and expansive patios complete the level. Upstairs, the en-suite bedrooms include a primary retreat with a fireplace, private terrace, spa-inspired bath, and oversized dual closets. The design also incorporates elevator access to all levels and smart home automation. The experience culminates on the approx. 3,000 SF rooftop deck. Envisioned with multiple lounge areas, it offers space for a quiet pause above the city or an evening shared with friends as the skyline lights up. Here, the breadth of the setting becomes the centerpiece, stretching from Downtown through the canyons toward the Pacific. From skyline to shoreline, The Observatory is envisioned as a private place to experience Los Angeles in full. With the residence approximately 85% complete, the opportunity is to bring that vision to life and make this perspective your own.

Community/Development

Tax Mello Roos	
Complex/Assoc Name	
Complex/Assoc Phone	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Structure Info

Year Built/Source	
Stories	2
Attached/Detached	Detached
Guest House	
PUD	
Sewer	
Style	Modern
View	Canyon, City Lights, Ocean
Security	
Dir Faces	
Prop Condition	
Entry Floor #	
Maid's	
Prop Subtype	Single Family
Levels	Two Level

Contract Info — DOM 3

List Date	10-20-2026
List Price	$9,000,000
Orig List Price	$9,000,000
Status Date	10-20-2026
Change Date/Type	10-20-2026/New Listing
Sale Type	Standard
Listing Type	Exclusive Agency
Disclosure	As Is
Seller Concessions?	Yes
Scope Of Service	Full Service
Co-Ownership	No

Land/Lot Info

Zoning	LARE15
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.345
Special Zone	
Addl Parcel	
Lot Dimen	93x165/VN
Lot Descr.	
Lot Location	

Parking Details

Parking Type	Garage - 2 Car, Side By Side, Garage Is Attached, Driveway
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info

Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

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Interior Features

# Fireplaces/Details	Den, Game Room, Primary Bedroom
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Flooring	Other
Equip/Appl	Alarm System, Dishwasher, Dryer, Range/Oven, Refrigerator, Washer
Rooms	Entry, Living, Family, Primary Bedroom
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Detached/No Common Walls
Cooking Appliances	
Laundry	Inside
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

Exterior Features

Pool	In Ground
Spa	Heated
Tennis/Courts	Private Sport Court
Roofing	
Fence	
Sprinklers	
Patio Features	
Entry Location	
Exterior Constr	
Foundation Details	
Other Struc Feat	
Other Structures	None
RV Access Dimen	
Windows	
Water Heater Feat	

Green

Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Location

Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	
Junior HS	
Senior HS	
Waterfront	
Water District	

Showing Info

Contact Name	Carolinne
Contact Phone	310-591-5601
Occupancy/Show	24-hr Notice
Sign on Property	

Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	



Rochelle Maize
Nourmand & Associates-BH DRE#: 00656371
Seller's Agent1 CALDRE#: 01365331

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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. VESTA*PLUS*™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Rochelle Maize CALDRE# 01365331

ABOUT THE PROPERTY

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Spanning approximately 9,200 SF, the residence is designed to draw that panorama into everyday life through walls of Fleetwood glass, covered terraces on every level, and an expansive rooftop overlooking Los Angeles. Offered approx. 85% complete and sold in its current unfinished condition, **The Observatory invites its next owner to bring the architectural vision to completion and make the finished residence their own**. The following describes the envisioned completed home.

Twelve-foot ceilings and floating staircases define open living spaces designed to flow onto the terraces. A show kitchen and separate chef's kitchen support both everyday meals and larger gatherings, with room for evenings to move from dinner indoors to conversation overlooking the city. The outdoor design includes a pool and spa with floating pavers, an oversized step-in lounging platform, and a built-in barbecue. Da Vinci fireplaces create focal points for gathering after sunset, extending the home's entertaining spaces into the open air.

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PROPERTY RENDERING





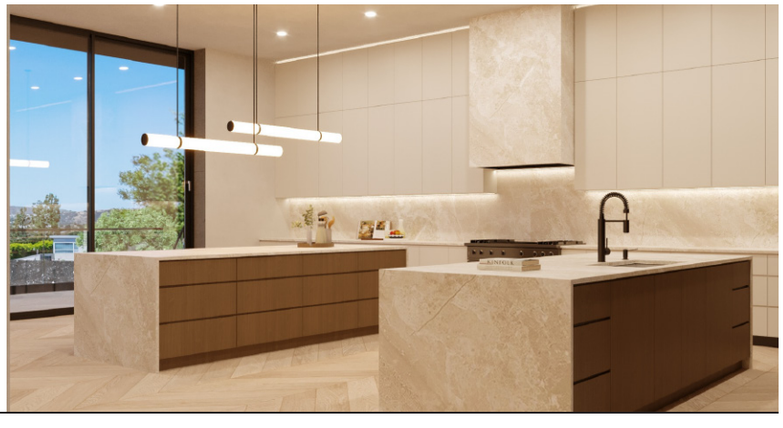












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PROPERTY PHOTOS





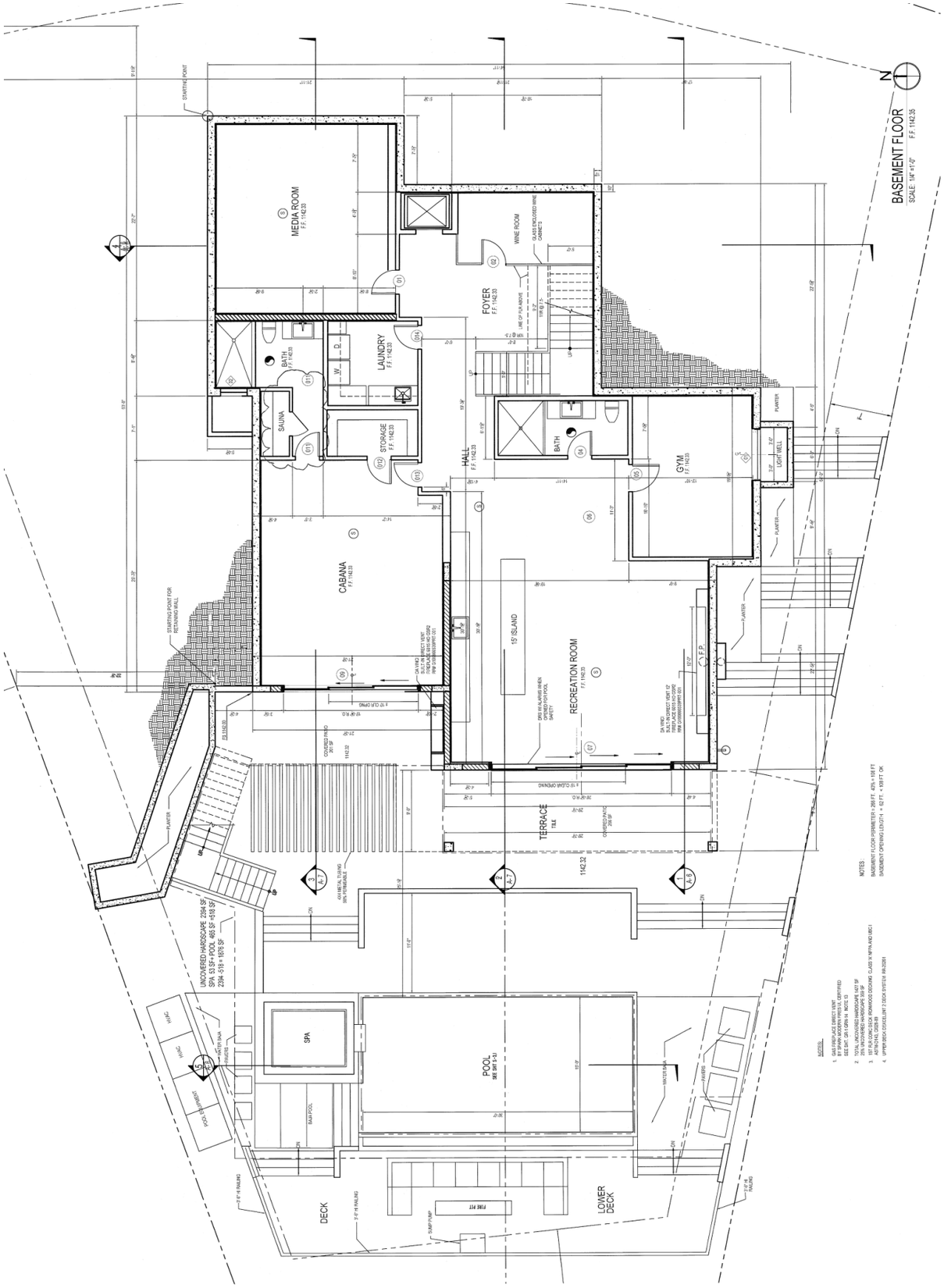






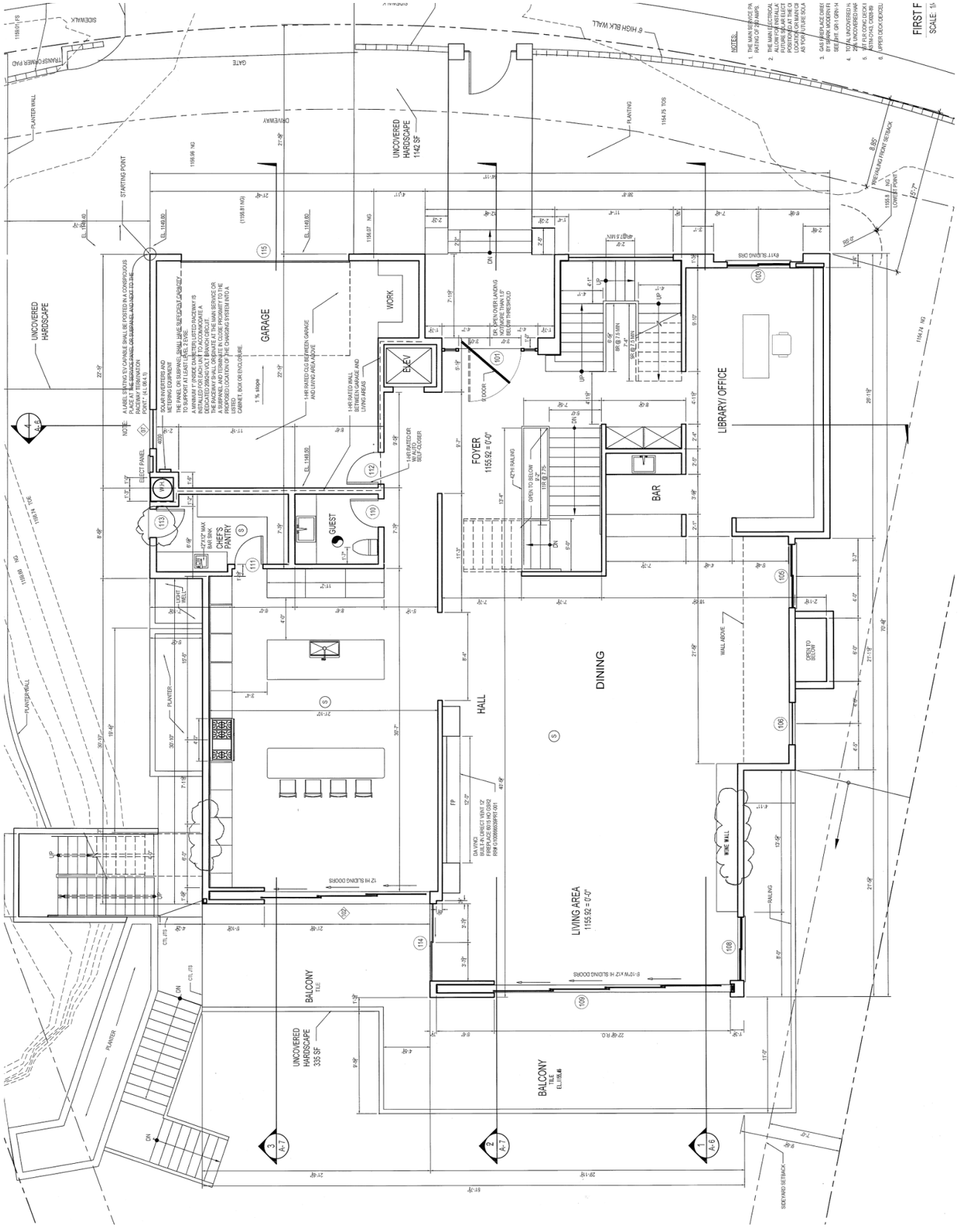


BASEMENT PLANS



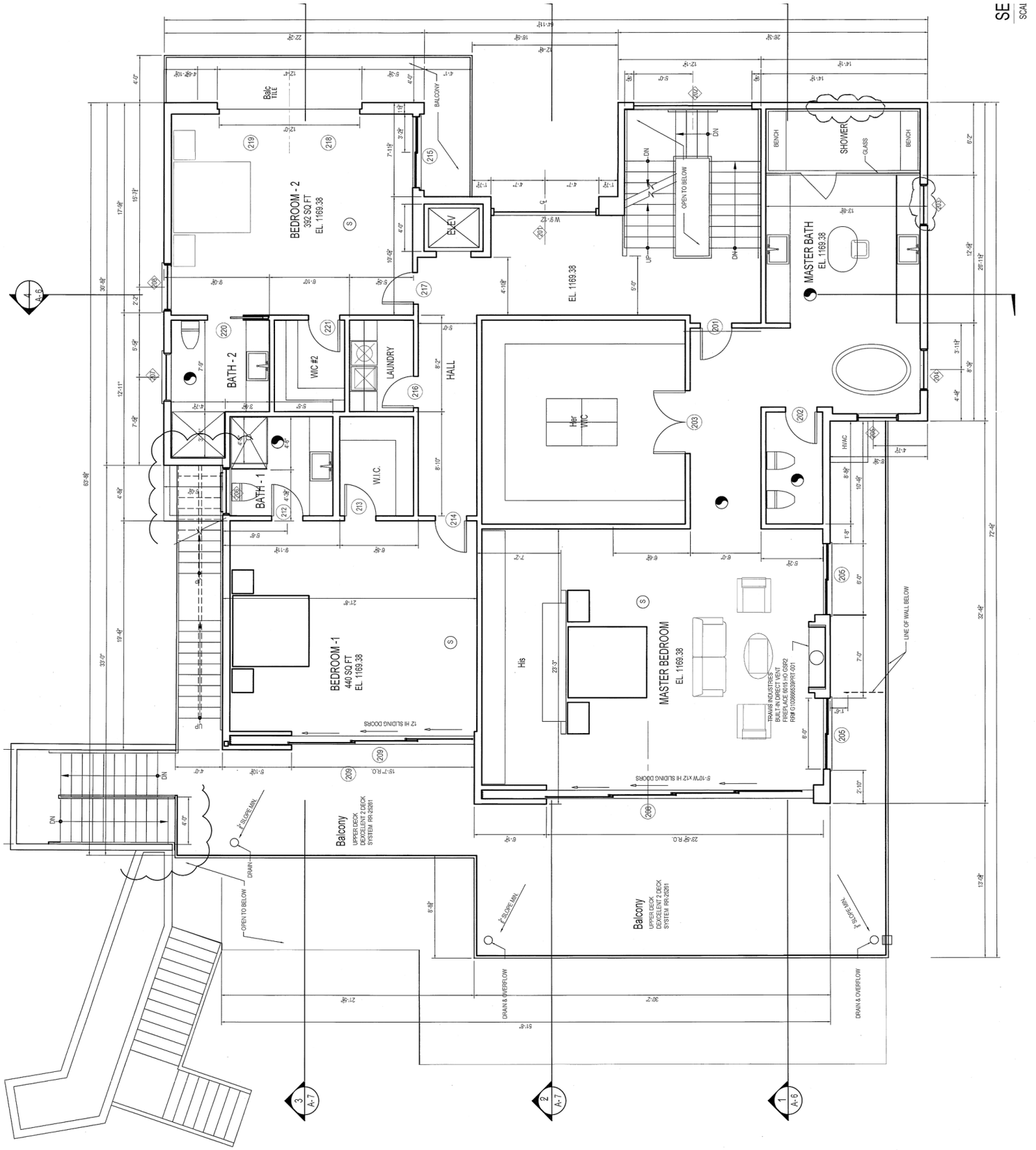
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1ST FLOOR PLANS



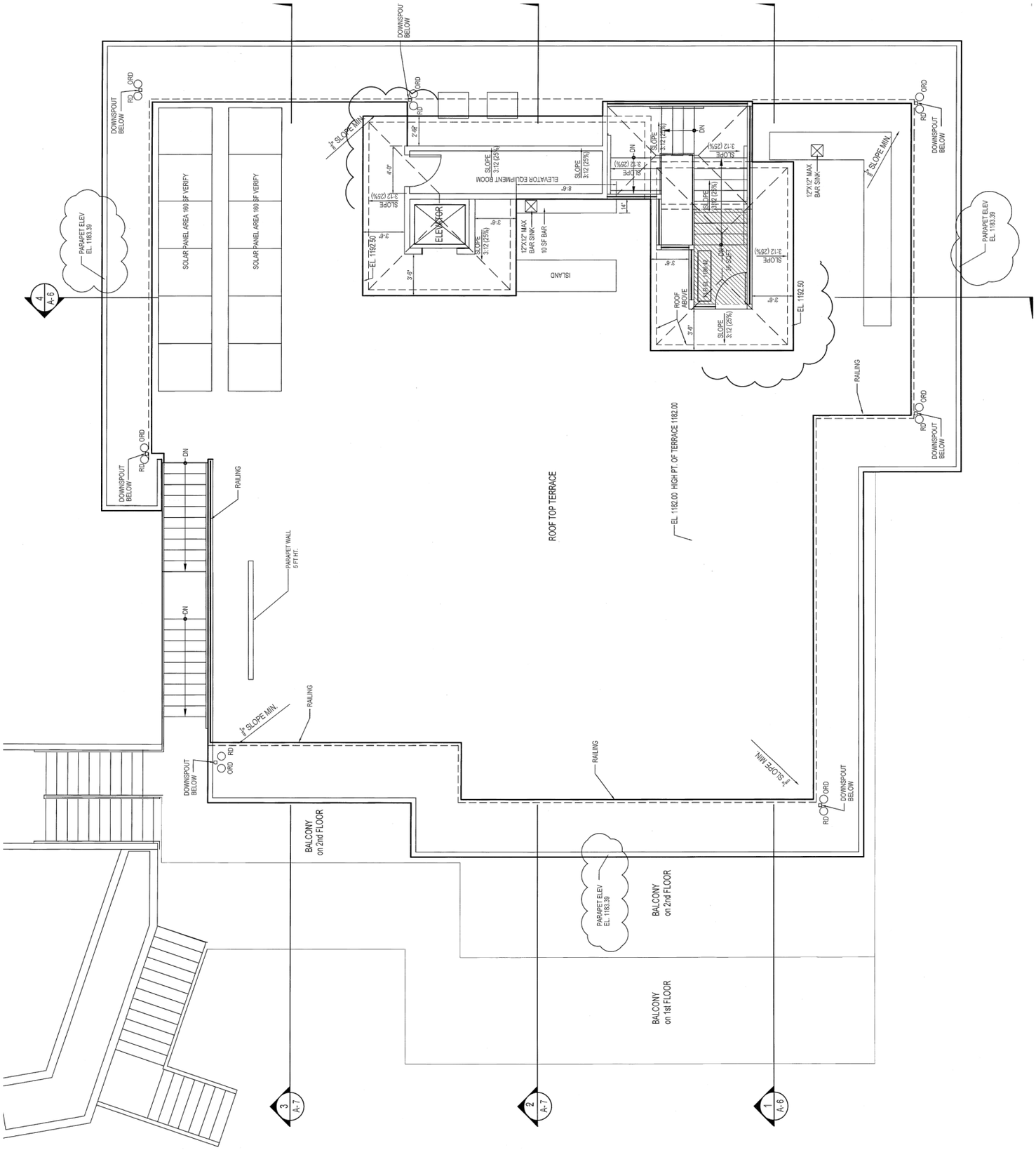
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2ND FLOOR PLANS



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3RD FLOOR PLANS



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CONTACT US TODAY

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