



Amber Aurora

0.45
Lot Area



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Project Scope, CURRENTLY NOT BUT CAN BE DELIVERED RTI. An extraordinary opportunity awaits to design and build in one of the most prestigious streets in Bel Air on esteemed Stradella Road. This prime hilltop parcel offers breathtaking views over Stone Canyon. The fortunate new owner will have the rare privilege of transforming this exceptional piece of land into their dream estate. The property spans approximately 20,000sqft, featuring a generous 3,500 square feet of FLAT land.The client may begin by developing architectural and site plans for a residence ranging from approximately 7,500 to 9,500 square feet. The design should include accommodations for 4-5 parking spaces, a swimming pool, jacuzzi, and sauna, tailored to the specifications of a high-end luxury home. Planning and Permitting Phase:* The client is responsible for covering the full cost of plans and permits if they choose to do so. * This includes an estimated \$75,000 for architectural, structural, MEP, and related planning services, according to their desires. * A city permit fee of approximately \$40,000 will be paid directly by the client to the municipality.* Additional pre-construction requirements such as a structural engineer report, land survey, soil testing, and more can also be arranged as part of the planning phase.

Interior

Total bedrooms	0
Laundry room	None
Flooring	Hardwood
Fireplace	None
Appliances	None

Area & Lot

Lot area	0.45acres
Mls® id	25569689
Neighborhood	Bel-air
Architecture styles	Modern
View description	Mountains, canyon

Exterior

Pool	Heated with gas
Parking	Driveway, garage - 2 car
Heat type	None
Air conditioning	None

Financial

Price upon request	
Zoning	Lare20



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