



Palazzo Villa

4
Bedrooms

5
Bathrooms

7,440
Living Area

10,315
Lot Area



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Recognized as a work of art and beauty, this property has already won TEN Architectural awards. Situated in the highly coveted hills of Bel Air sits this 2022 new construction, stunningly reimagined, automotive inspired 4-bedroom, 5-bathroom property that was CNC milled from digital design. Showcasing a dynamic 16-foot cantilever for the second floor, creating an impressive canopy and shaded prelude, this one-of-a-kind property reveals unique design and custom finishes that are second to none. The split-level architecture with central stairs alongside the frameless glass elevator cabin allows an abundance of bright, natural light that is all consuming. Floor to ceiling Belgian glass windows and a mechanized door system allow a seamless indoor/outdoor flow to the multiple decks, side, and back yard. The main level includes an expansive living room with fireplace, soaring ceilings, and family room. Ascend up the steps to the dining space and gourmet chef's kitchen that is equipped with DOCA luxury cabinetry and Dekton door-faces, countertops, and walnut recess detailing, all while opening up directly to the backyard with lush landscaping and a large pool/spa. Up the stairs or elevator, make your way to the spacious primary suite containing glass closets furnished with integral lighting, amber doors, a separate sitting room, and spa-like bathroom with marble slab walls and flooring with matching Agape sinks and faucets - all looking out to incredible views from the Getty to the Pacific. Included on this upper level is the rooftop deck that allows for prime views all the way to the Pacific Ocean, and is built with a raised pedestal floor system that eliminates standing rainwater. The Museum-quality basement grand room sports exposed raw black concrete walls that juxtaposes with the refined house textures and furnishings while housing the felt wall and cork floor home theatre that is designed with luxury minimalistic aesthetics and a custom built integral diffused ceiling light. There are three additional bedroom and bathrooms on the lower floor that are also equipped with glass closets and separate en-suite bathrooms with Graff luxury fixtures, wall-hung Catalano toilets, and imported Spanish tile work. Additional features include a 3-car attached garage, recessed space for future solar panel integration on the roof, minimal linear and pinhole LED lighting design for ambient and task lighting, recessed wall and ceiling

housing for smart home keypads and devices, and seamless high quality plaster flooring and walls in select rooms and the exterior facade.

Interior

Total bedrooms	4
Total bathrooms	5
Full bathrooms	5

Area & Lot

Living area	7,440sq.ft.
Lot area	10,315sq.ft.
Year built	2022
Neighborhood	Bel-air
Architecture styles	Modern
View description	City, city lights, tree top, canyon, ocean, pool

Exterior

Stories	3
Parking	4



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