

MODERN LUXURY

# Angeleno

## STATE OF THE MARKET

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CELEBRITY DESIGNERS' DISH

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Lustworthy Second Homes

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MAKES HER MOVE

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**MO** Murphy O'Brien  
PUBLIC RELATIONS



ROOM WITH A VIEW

New high-rise residences of Ocean Avenue South offer breathtaking views of Santa Monica and the Malibu coast, seen here in a model penthouse by David Phoenix.



# TO LIVE & BUY IN L.A.

In the sprawling metropolis of Los Angeles, there are few things as important as where—and how—you reside. Now, thanks to innovative developers; smart investments; and some of the top architects, designers and agents in the world, the city's real estate scene is booming again. We give you the rundown on the hot neighborhoods, noteworthy properties and must-watch trends that are currently keeping the industry buzzing.

| *By Julia Armbrust, Laura Eckstein, Amanda Friedman, Maile Pingel and Jasmin Roseberg* |

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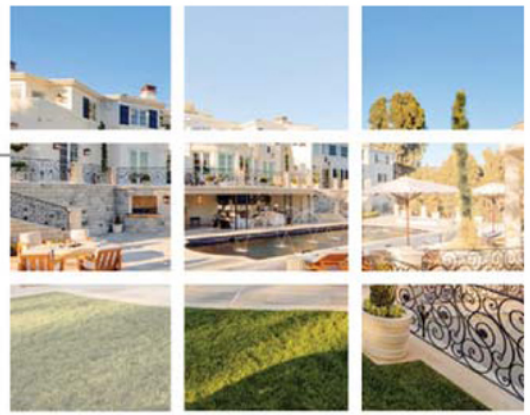




**MARKET WATCH**

**LIONGATE ESTATE**

Built by celebrated L.A. architect Paul Williams in the 1930s, Liongate Estate—named for the imposing lions that former owner Kenny Rogers installed at the main entrance—made waves when it hit the market this spring for \$65 million. Last sold by heiress Nancy Davis in 2010, the nearly 2-acre historic Bel-Air estate has been restored and expanded, and now tops out at 25,000 square feet, with fittingly elaborate interiors by Kirk Nix. There are 11 bedrooms and 17 baths, an opulent dining room, a gourmet kitchen, a billiards room and a 12-seat theater. From the terrace, a glass elevator zips you down to the tournament-grade tennis court, gym, massage room, ballroom and guest quarters. Settling in is easy with a fully trained staff available as part of the offerings. *Mia Trudeau Estates, 310.278.3311, estatesofla.com*



**ROARING WITH STYLE** Liongate's pool, an original Paul Williams feature, centers the terrace that links the main house to the lower level of the property.

**GO FIGURE**

**45%**

Bel-Air tops real estate search site Trulia's list of Los Angeles neighborhoods searched for by international buyers, garnering 45 percent of all queries. Beverly Hills follows with 40 percent, and West Hollywood is close behind at 36 percent.

**MOVING ON UP**

**OCEAN AVENUE SOUTH**

It's been 20 years since a major residential development was realized on Ocean Avenue in Santa Monica, but the arrival of **Ocean Avenue South** makes it worth the wait. Masterminded by Related Companies, the firm behind Manhattan's Time Warner Center and The Century in Century City, the project brings together leading

Related enlisted Clodagh Design to create an interior scheme suited to the setting. Throughout the property, Clodagh focused on texture, using natural materials like driftwood and stone, a theme that's carried up to the rooftop lounge and pool. Though The Waverly and The Seychelle are unique in spirit, they share many of the same amenities: an Equinox gym, a yoga studio, room service from the nearby Viceroy hotel and, of course, all the fresh air and walkability a person could want. *Prices from \$995,000 (The Waverly) and \$825,000 (The Seychelle), 1733 Ocean Ave., Santa Monica, 310.394.1100, oceanavenuesouth.com*

architects and designers to create an entirely new way of living. Designed by the architectural firm Moore Ruble Yudell, the LEED-certified buildings include 20,000 square feet of retail and dining space (including a Westside outpost of Joan's on Third), as well as gardens landscaped by Mia Lehrer. Just steps from the beach, the 3.7-acre complex offers one- to three-bedroom units and luxury penthouses (one's just been listed for \$10 million) within its two distinctive properties, The Waverly and The Seychelle. First to debut was The Waverly, with interiors by Marmol Radziner. (Think oak floors and polished quartzite—the kind of earthy, contemporary styling for which the firm is lauded.) The dual six-story towers contain 65 homes and boast generous windows and balconies. Bridging the structures is a fifth-floor residents' lounge. For The Seychelle, the larger of the two properties with 93 units,



**COMMUNITY WATCH** Local architectural firm Moore Ruble Yudell's design for The Seychelle, one of two properties at Ocean Avenue South.

**'HOOD HIGHLIGHTS**

**Tongva Park:** The new \$42 million park brings 6.2 acres of greenspace to the area. *1615 Ocean Ave., smciviccenterparks.com*

**Capo:** This staple is a longtime favorite for modern Italian cuisine. *1810 Ocean Ave., 310.394.5550, caporestaurant.com*

**Shutters on the Beach:** It's the ultimate place for weekend brunch. *1 Pico Blvd., 310.458.0030, shuttersonthebeach.com*