



Luxury Properties By Location



Modern New-Build in California With Waterfalls to List for \$19.89 Million

The three-level, 12,027-square-foot Bel Air house has a glass-bottom pool

BY NANCY A. RUHLING | ORIGINALLY PUBLISHED ON JANUARY 24, 2020 | [MANSION GLOBAL](#)

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The house is designed to open up to the city.
SIMON BERLYN

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A sleek new contemporary estate in Los Angeles's exclusive Bel Air enclave is being offered for \$19.899 million.

The house, which was designed by Ramtin Ray Nosrati's Huntington Estate Properties, will be listed on Wednesday by James Harris and David Parnes of The Agency and Jade Mills of Coldwell Banker.

The property was last sold in 2017 for \$4.2 million to a limited liability corporation owned by Mr. Nosrati, according to property records.

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The three-level, 12,027-square-foot house, which is on a 40,075-square-foot lot in the neighborhood's prestigious West Gate section, was completed in 2019.

"It's a stunning, stunning modern house," Mr. Harris said. "It doesn't look like a typical modern box. It has warmth and texture and lovely architectural significance."

The house, which features smoked glass, stone and exotic woods, was designed by Mr. Nosrati, whose firm has designed, built and developed more than 150 homes.

"It was designed to appeal to several different kinds of buyers," he said. "It's a family house, it's an entertainment house. It has an open floor plan; when you open the front door, you can see all the way to the back."

In addition to an infinity glass-bottom pool with a waterfall that splashes to the lower deck, the gated property has a pond water feature, a rooftop bar, a garden and a four-car garage.

The house, which has seven bedrooms, seven full bathrooms, two half bathrooms, a private elevator, and a 30-foot custom chandelier, features a variety of exclusive amenities.

The lower level has a bar with a Corian back-lit wall and an illuminated onyx counter, motorized pocket doors that open from the bar to the side yard, a movie theater with a fiber-optic star formation in the ceiling, an exterior waterfall, a video wall in the family room, a skylight that looks up to a glass-bottom pool, a laundry room, a fitness center, a wine cellar and a private patio with views of the city and ocean.

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The first floor comes complete with motorized pocket doors in the family room, kitchen and living room, a waterfall wall outside the family room, a bar with a back-lit Corian wall, a study with a coffered ceiling, EcoSmart custom fireplaces, an 800-gallon dual-sided aquarium, an indoor waterfall and a smart-house technology system.

On the second floor, which contains the master suite and a family room with built-ins and a kitchenette, the indoors and the outdoors merge. The master suite, which includes a drop-down television, opens to an expansive deck via motorized pocket doors; the outdoor space is equipped with a fire pit.

"The views from the master suite deck, which is about 2,000 square feet, and the rooftop deck, which offers 360-degree views, are stunning," Mr. Harris said.

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