

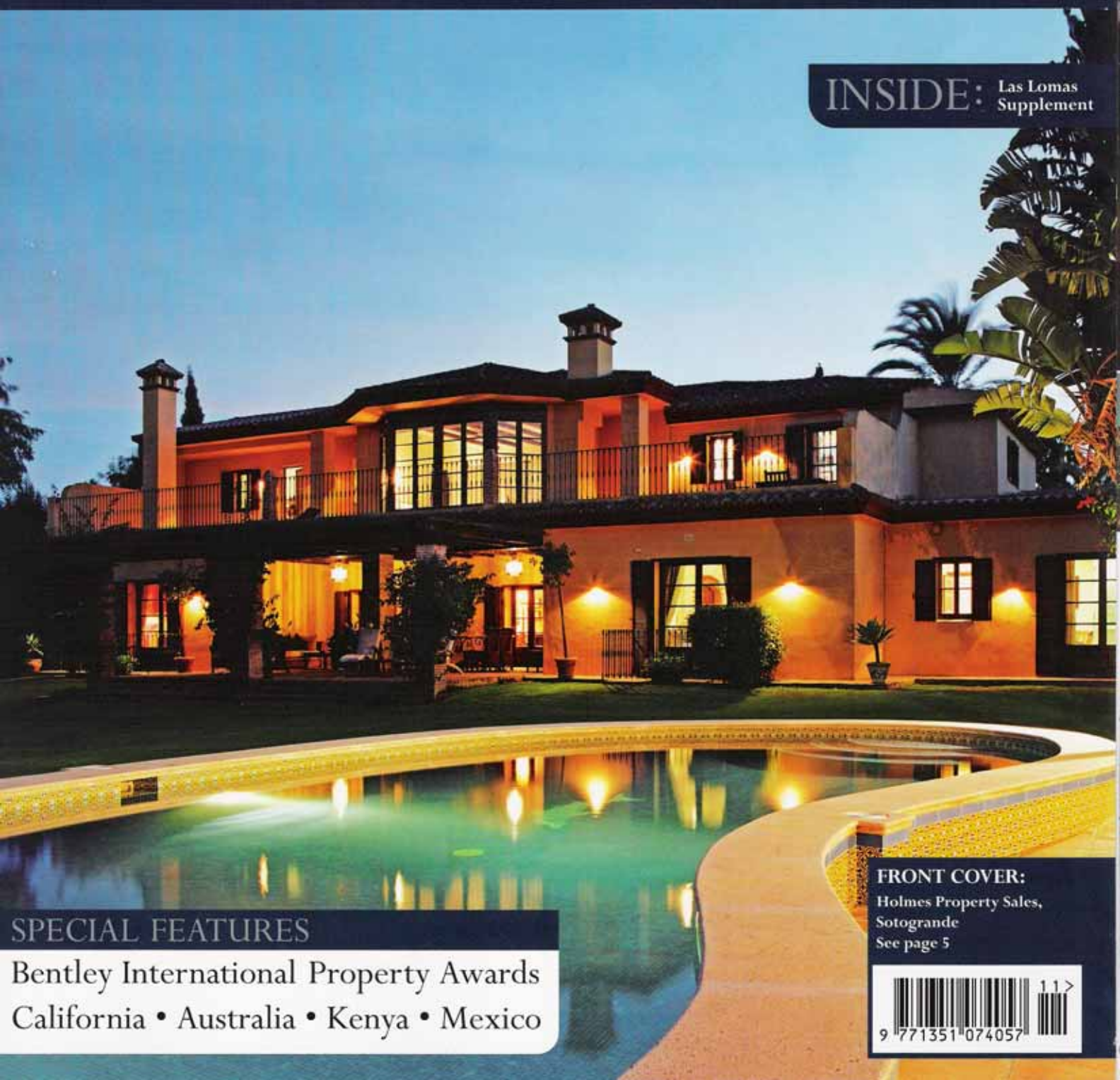
# INTERNATIONAL HOMES

*Luxury Collection*

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THE BEST HOMES & LIFESTYLE

INSIDE: Las Lomas  
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See page 5





**Blue Jay Way, Hollywood Hills**

Live a little closer to the stars with this unique residence in the Hollywood Hills. Custom-built to offer the very last word in home entertainment, the property features a lap pool, spa and gym facilities, fully equipped nightclub and a state-of-the-art film theatre. Standard living space comes courtesy of five bedrooms and bathrooms (including two master suites) and an open-plan reception room with views right across the city. Even the experts agree – the house was given the 2005 Merit Award from the American Institute of Architects.

Price: £6,879,860 (\$11.75 million)

Contact: For more information call +44 (0)1245 358877 and quote reference IH2/11CCV17

## Los Angeles

Greater LA is an unwieldy beast, spreading over 4,000 square miles and including 88 individual cities. For the seriously wealthy though, the city of angels is rather simple with just a handful of truly top-of-the-line enclaves. Anthony Marguleas of A.M. Realty, one of LA's leading independent agencies, says that there's still a demand for luxury property in Los Angeles and the sky, apparently, is the limit. Mr Marguleas reports multiple offers are common on homes priced over \$10 million (£5,811,915). He says that Brentwood Park, between Beverly Hills and Pacific Palisades, is the top area of the city at the moment; very exclusive, quiet, private, and therefore sought after by celebrities.

Average prices in Brentwood Park are in the region of \$7 million (£4,068,160) and homes go up to \$15 million (£8,719,020). In Pacific Palisades the most expensive and exclusive area is the Palisades Riviera, named after the Italian Riviera with streets such as 'Amalfi'. Average prices here are closer to \$5 million (£2,905,250) – mainly because the lot sizes aren't as big. Former sitcom actors have been a mainstay in recent years, with Ted Danson's former home having recently sold in only two weeks, and John Goodman's property doing a similar trick. Marguleas says that at the lower end of the luxury market – \$3 million (£1,742,760) or lower – the prices are softening, and homes are staying on the market longer, partly because the lower price range buyers are more sensitive to interest rates.



**Presidio Heights, San Francisco**

Essentially a replica of the Petit Trianon in Versailles, 3800 Washington Street relocates Neoclassical architecture to the upscale hilltops of San Francisco. Built by the Koshland family in 1904, its imperial salons and baronial suites spread over 18,000 sq ft, incorporating a magnificent marble staircase, columned atrium, stained glass windows and formal ballroom. Further facilities include eight bedrooms, three kitchens, library, office and formal dining room plus lush private gardens with views of the Bay.

Price: £13,312,435 (\$22.8 million)

Contact: Pacific Union GMAC Real Estate +1 415 345 3009

**Near Yosemite**

Properties don't get closer to the airport than this lakefront residence – it comes with its very own airstrip! The estate overlooks one of California's largest lakes with a V-shaped single-storey home as its centrepiece. There's around 3,200 sq ft of living space, divided into three bedrooms, two bathroom suites and a grand living room with stone fireplaces and beamed ceiling. Step outdoors to find spacious terraces, redwood decking and a 20,000 gallon heated swimming pool – the ideal place to relax after stepping off your private jet...

Price: £1,229,790 (\$2.1 million)

Contact: American Real Estate +1 209 525 9988

