

# THE WALL STREET JOURNAL.

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## MANSION

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THE WALL STREET JOURNAL.

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### PRIVATE PROPERTIES

## Another Los Angeles Mansion Asks \$100 Million



A Bel-Air spec home designed to look like an elaborate Spanish villa, and outfitted with an underground gallery for more than 20 cars as well as a recording studio, is coming on the market for \$100 million.

Over 40,000 square feet, the house has a black terracotta roof and a massive pool deck with a waterfall. The lowest level contains a sauna, a steam room and a basketball court that can be turned into a ballroom.

Above that is the party floor, with a club room, a wet bar, a wine-tasting room, the recording studio and a movie theater with a candy wall. The upper two floors contain the main living spaces and eight bedrooms, including two master suites on either end. The home has 21 bathrooms and two Olympic-size



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pools—one outdoor and one indoor.

The home, seen in renderings here, sits on almost 60,000 square feet. The lot can be expanded to over 92,000 square feet if the buyer purchases a neighboring parcel.

The sellers are veteran Los Angeles developers Ty Cueva of Westside Property Group and Dean Hallo of Hallo Construction. They briefly put the home on the market for \$75 million in early 2017 while it was still under construction, but decided to delist it

until closer to the completion date. They also added new amenities. The house is slated to be finished in April.

There are at least nine homes currently on the Los Angeles market asking over \$100 million, according to listings website Zillow. Several of these properties are spec homes, including an \$188 million house built by handbag entrepreneur Bruce Makowsky, which has been on the market since January 2017.

Listing agents Fredrik Eklund and John Gomes of Douglas Elliman pointed to the scale of Messrs. Cueva and Hallo's home, saying there are few properties as large on the market. Mr. Cueva said he was looking to get away from the ultratemporary glass homes being built around the city. "Almost every other new house in the area is more like a business park than a real home," he said, adding that he expects the buyer to be international.

Messrs. Eklund and Gomes are listing the property with Julia Spillman, Cory Charlupski and Cory Cummins.

—Katherine Clarke