# New $40 million Bel-Air estate offers luxury and exclusivity



A new estate in the prestigious Bel-Air neighbourhood of Los Angeles has been listed on the market for nearly $40 million. This luxury property, located at 677 Nimes Road, boasts an impressive array of features that set it apart in the highly exclusive 'Billionaires’ Row' enclave.

Spanning an expansive 20,000 square feet, the mansion was constructed just last year by Edward Ehsan, a well-known spec-house developer in Los Angeles. Ehsan initially listed the land and building permits for $22 million in 2019, but eventually decided to develop the property himself, resulting in the grand estate available today. With the capacity to house up to 50 cars, this residence includes a garage large enough to accommodate 30 vehicles in a climate-controlled setting, a rarity in the area.

Joyce Rey, the listing agent from Coldwell Banker Realty, highlighted the unique nature of the garage, stating, "Having places for 50 cars is highly unusual, particularly in this area." The estate is built on a hillside, which Rey refers to as an "outstanding feat of construction and engineering."

The home features six bedrooms and an impressive eleven bathrooms, with the top floor dedicated to three spacious bedroom suites. Rey described the principal bedroom as "unbelievable," emphasising the expansive closets, high-end marble bathroom, and a massive shower.

The mid-level of the home serves as the primary living area, combining sprawling living and dining spaces with the largest of the mansion's three professional-grade kitchens. The kitchen boasts an oversized marble island and is outfitted with top-tier Miele and Wolf appliances. A noteworthy aspect of the property is its screening room featuring a 4K D-ILA Precision projector, ideal for movie enthusiasts.

Entertainment options are abundant, with a game room equipped with pool tables and a full-service spa integrated into the home. Fitness enthusiasts will appreciate the advanced gym featuring premium Matrix and Hoist machines. Rey noted the striking descent down a dramatic staircase to the lower level, enhancing the home's appeal to potential buyers.

Outdoor amenities further enhance the estate, with multiple expansive terraces that provide breathtaking panoramic views of the Los Angeles skyline. An Olympic-sized swimming pool offers an upscale setting for gatherings. The property blends indoor and outdoor living, facilitated by automated Fleetwood floor-to-ceiling doors.

Details extend to the luxurious appointments within the home, including heated TOTO toilets and a self-playing Mason and Hamlin piano that adds a unique touch to formal spaces. The cabinetry throughout the property is designed by Italian maker Arredo, and all custom furniture is included in the sale price.

Security is a priority, featuring 8-foot privacy walls complemented by an extensive network of security cameras and sensors for added protection. Rey revealed that the neighbours include members of Middle Eastern royalty, with the mansion surrounded by properties valued at three to four times its asking price.

The Bel-Air neighbourhood is known for its celebrity residents, having been home to stars such as Mariah Carey, Lady Gaga, Jennifer Aniston, and Taylor Swift. The estate is conveniently located just 3.5 miles from the iconic Rodeo Drive in Beverly Hills and approximately 20 miles from Hollywood Burbank Airport, catering to those who often travel by private jet.

Rey emphasised the rarity of a turnkey, newly constructed property like this in the exclusive neighbourhood, stating, "I can't think of one home under construction in this immediate section." This prime offering is positioned to attract significant interest within the luxury real estate market.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://therealdeal.com/la/2024/12/05/bel-air-spec-mansion-with-parking-for-50-plus-cars-asks-40m/> - This article supports the claim that the Bel-Air mansion at 677 Nimes Road is listed for nearly $40 million and features parking for over 50 cars. It also mentions the property's unique features, such as heated Toto toilets and a self-playing Mason & Hamlin piano.
* <https://www.youtube.com/watch?v=OCix7LKtBpM> - This video highlights the luxury estate at 677 Nimes Road, showcasing its expansive size, panoramic views, and luxurious amenities like an Olympic-sized pool and a garage capable of accommodating numerous vehicles.
* <https://www.noahwire.com> - This source provides general information about the article's context, though specific details about the Bel-Air estate are not available without direct access to the article.
* <https://www.zillow.com/homedetails/677-Nimes-Rd-Los-Angeles-CA-90077/20813443_zpid/> - This URL would typically provide property details such as size, features, and location, but it is not directly available in the search results. However, it would support claims about the property's size and location.
* <https://www.coldwellbankerhomes.com/ca/los-angeles/real-estate-agents/joyce-rey/> - This URL provides information about Joyce Rey, the listing agent for the property, supporting her involvement in the sale of the Bel-Air mansion.