

KINGS *of the* HILLS

These outstanding properties are the creme de la creme of 90210. —*Abigail Stone*



Located minutes from The Beverly Hills Hotel, 1251 Shadow Hill Way has sweeping city views.

Beverly Hills is more than just a ZIP code. It's synonymous with sophistication and elegance. So it's no surprise that some of the most luxurious properties in the world are right here. Take, for example, **1251 Shadow Hill Way**. It is represented jointly by Sally Forster Jones (sallyforsterjones.com) of the newly-formed

Pacific Union International—the eighth-largest real estate brokerage in the U.S., its launch in Southern California wraps John Aaroe Group, Partners Trust, and Gibson International into its embrace—and Mauricio Umansky, founder and CEO of The Agency. Moments away from The Beverly Hill Hotel, this contemporary residence designed by Joseph Ferrugio (the architect behind the Hillcrest home that sold to Minecraft's Markus Persson for \$70 million) boasts views from DTLA to the ocean. Listed at \$29.95 million, the five-bedroom, six-bathroom house,

furnished with Minotti's sleek Italian pieces, offers a biometric fingertip-driven security system, automated Fleetwood pocket doors for a seamless indoor-outdoor flow, and an award-winning kitchen. James Bond detail: An underwater window from the sexy lower entertaining suite peers straight into the infinity pool.

Umansky and Katelyn Byrd of The Agency also hold the lock on **9425 Sunset Blvd.** (theagencyre.com), a French country estate with a driveway lined with 500-foot trees. The house has rock star cred: Previously owned by Madonna, it was then snatched up by Rockstar Energy drink creator Russ Weiner. Nine bedrooms and 14 bathrooms are sprinkled throughout a main house, and two guest cottages are sprawled over an acre flat lot with a resort-style pool, a north-south facing tennis court and a state-of-the-art fitness center. Even the kitchen cabinets are remote controlled. The house is currently priced at \$35 million.

PHOTO BY SIMON BERLYN, COURTESY OF PACIFIC UNION INTERNATIONAL



Clockwise from top left: 9425 Sunset Blvd. is situated on 1.14 flat acres; a sitting room with coffered ceilings at 807 N. Crescent Drive; 40 Beverly Park Circle was designed by Richard Landry; Paul McClean is the mastermind behind sexy contemporary development OPUS.



40 BEVERLY PARK: PHOTO BY MATTHEW HOMBERGER, COURTESY OF PACIFIC UNION INTERNATIONAL; 807 N. CRESCENT DRIVE PHOTO BY NATE WILLIAMS; OPUS PHOTO BY JIM BARTSCH

Sited on a cul-de-sac high up on Hillcrest, **OPUS** (kwbeverlyhills.com) is the brainchild of visionary developer Nile Niami and architect Paul McLean. The precursor to their “One” project—a \$500 million estate going up in Bel Air that’s expected to be finished this summer—it features two swimming pools, two kitchens, a beauty salon, a home theater, two-story indoor waterfall and a Champagne room stocked with 170 bottles of Cristal. Currently listed at \$85 million, the seven-bedroom, 11-bathroom, move-in-ready mansion not only boasts custom furniture, but its walls are hung with blue chip art including pieces by Damien Hirst and a portrait of Muhammad Ali by Andy Warhol.

And then there’s **40 Beverly Park** (40beverlypark.pacunion.la), a Provençal chateau designed by starchitect Richard Landry, whose clients include Mark Wahlberg, Rod Stewart and Eddie

Murphy, is located in Beverly Park, touted as the most exclusive gated community in the area (many of the area’s 70 homes were designed or overseen by Landry Design Group). Clocking in at 22,906 square feet, it includes a two-story foyer, a ballroom, a Moroccan-themed movie theater, an outdoor and indoor pool with spa, a sauna, a steam room and treatment rooms. The library features a glass floor that reveals a 2,500-bottle wine cellar below. The \$45 million property sits on more than 2 acres.

Twin real estate agents Brett and Jason Oppenheim hold the listing for **807 N. Crescent Drive** (807crescent.com). The \$17.99 million Tudor-style home has a history of happy tenants: Former MGM COO and current Cinedigm CEO Chris McGurk and Louise Taper, daughter-in-law of famed real estate developer S. Mark Taper, have both called it home. The 11,600-square-foot six-bedroom, eight-bathroom, double-gated manor sits on nearly three-quarters of an acre and hosts a tennis court and pool. We’ll take it! ■