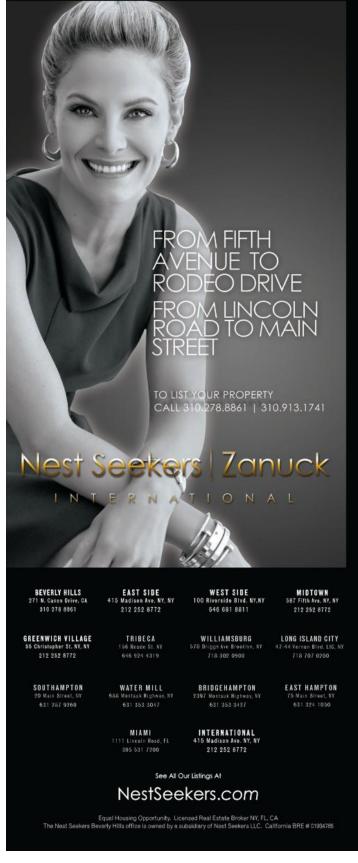


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NEWLY LISTED CONTEMPORARY LUXURY APARTMENTS

Nestled at the base of Bel-Air, **Empire at Bellagio** is the latest luxury residential masterpiece developed by Empire Property Group offering 23 spacious one, two and three bedroom contemporary residences. This LEED Platinum Certified building promotes energy saving and healthy living lifestyles.

These state-of-the-art Bel-Air accommodations feature the latest technological advances available in luxury apartment living, including: remote controlled in-home security system, energy saving stainless steel appliances, LED lighting, pre-wired units to central smart box, quartz stone countertops, luxury furnishings, spacious custom walk-in closets, centerpiece fireplaces and sun-filled balconies.

Premier property amenities include an elegant lobby with management personnel onsite, fully-equipped gym area, business lounge, and private rooftop lounge with fireplace and tranquil sundeck area. The rooftop also features a first-class outdoor grilling and dining area, alongside a private dog park with a separate pet washing station.

This prime location in the heart of Bel-Air is within the famous Platinum Triangle, providing convenient access to the UCLA campus, Sunset Strip and Westwood Village - a shopping oasis. Located nearby is an astounding array of dining options, including: Bel-Air Bar+Grill, Divino, Le Pain Quotidien and the Bel-Air Country Club. Neighborhood amenities and conveniences are bountiful, including Whole Foods Market and Trader Joe's, only a few minutes away.

With stunning views of the Getty Center Museum and the most advanced private luxury living available, there are simply no other contemporary luxury apartments in the Bel-Air area that can match the elegant flair and masterful convenience offered by Empire at Bellagio.

Starting at \$3,700 for one-bedroom units and \$4,400 for two-bedroom units.

To make an inquiry regarding leasing or for a private tour, please contact: MarisaZ@NestSeekers.com

Available October 2014. www.empireatbellagio.com

MARISA ZANUCK 310 913 1741

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