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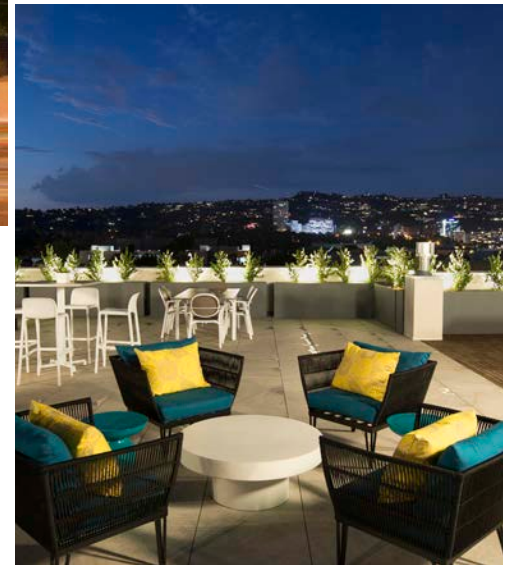
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Modern Luxe Design

A sleek, museum-quality home by Michael Torrey of Avalon Construction Corp mixes the best of Malibu living with a quiet, off-the-beaten track neighborhood and astonishingly untarnished views of the Santa Monica Mountains

PRESENTED BY
GARY GOLD & RODRIGO IGLESIAS
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OPEN HOUSE GUIDE



EMPIRE BUILDING

This new modern luxury apartment complex in one of L.A.'s most sought-after neighborhoods offers residents the keys to the kingdom

WRITTEN BY WENDY BOWMAN

The developers of Beverly Hills' newest luxury boutique apartment complex like to think that they have thought of everything a sophisticated tenant could possibly desire when it comes to a world-class living experience. A lobby beckoning visitors and residents to sit and relax by the fireplace and flat-screen TV. A garden terrace that calls for a relaxing coffee break. A rooftop terrace ideal for sunbathing with friends and taking in the sweeping views of the city. An on-site business lounge to forego a busy commute. And, a fitness center rife with cutting-edge equipment. There's even a gated dog run and grooming center, not to mention a wealth of stylish and spacious floorplans finished with modern touches of concrete, wood, steel and glass.

"From the start, we knew this property was going to be special," says Craig Berberian, founder and managing partner of L.A.-based Empire Property Group, the project's developer. "We always strive to balance luxury

and convenience with great design. It's about more than just having a prime location; we have a passion for building boutique luxury residences, focusing on the details and catering to our residents' lifestyles."

Found at 9265 Burton Way—in the heart of Beverly Hills, next to the Viceroy L'Ermitage Hotel and within walking distance of the area's high-end shops and boutiques—the new Levin-Morris Architects-designed development will feature more than 39,000 square feet of residential space, with prices starting at \$5,800 per month. Included is more 23 units—a mix of one- and two-bedroom apartments, plus a trio of penthouses—ranging from 975 to 2,360 square feet. Construction began in spring 2015 was completed in September 2017, with the building already half-leased and occupied.

Eleven spacious floorplans are available, complete with wide-plank wood flooring, soaring ceilings and floor-to-ceiling windows; open-concept kitchens, dining and

living spaces; master bedrooms featuring customizable walk-in closets and spa-like baths; private balconies and terraces; and keyless-entry and alarm systems. Among the amenities: the aforementioned rooftop terrace boasting a retractable trellis, dog run, gaming area, plentiful areas for relaxing and sunbathing, as well as two levels of parking with access to electric charging stations, storage and guest parking.

"We focus on balancing luxury and convenience with thoughtful design," says Berberian. "Our goal is to provide our residents with a truly exceptional living experience, and we're excited to finally share this completed project with the community. This property is special; there is nothing quite like it."

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