

THE WALL STREET JOURNAL.



The European-inspired estate hit the market in October 2023 for \$78 million. PHOTO: ANTHONY BARCELO

EXCLUSIVE LUXURY HOMES

Los Angeles Has Notched Its Biggest Home Sale of the Year

A roughly 23,000-square-foot Hollywood Hills spec house has sold for \$62.8 million

By [Katherine Clarke](#) [Follow](#)

April 12, 2024 3:54 pm ET

A buyer from Asia has paid \$62.8 million for a Los Angeles spec house with a pickleball court in the city's most expensive home sale of the year, according to people familiar with the transaction.

The [roughly 23,000-square-foot](#) Hollywood Hills estate hit the market for \$78 million in October 2023. The sellers are Brandon and Deborah Shainfeld, founders of real-estate development firm Alpha Empire Designs, who paid \$11.2 million for the site in 2017, demolished the existing house and built the current European-inspired home. Brandon Shainfeld is also managing partner of Platinum Mile Ventures, an investor in food and consumer-tech companies.

The Shainfelds couldn't immediately be reached for comment.

The mystery buyer was connected to at least one other significant Los Angeles deal in recent months, paying \$23.7 million for a mansion on nearby Tanager Way in February, according to people familiar with that deal.

Located in the Bird Streets section of the hills, the estate, completed earlier this year, has eight bedrooms between the main house and a separate guesthouse. Shaped like the letter E, the main house has a Parisian-inspired front door and garage doors painted blue in a nod to the Chanel flagship location in the French city. A grand entry foyer has a 20-by-30-foot skylight, and there is a media room, bar, gym and spa.

Outside, the roughly 1.5-acre property has two outdoor pools in addition to the pickleball court.

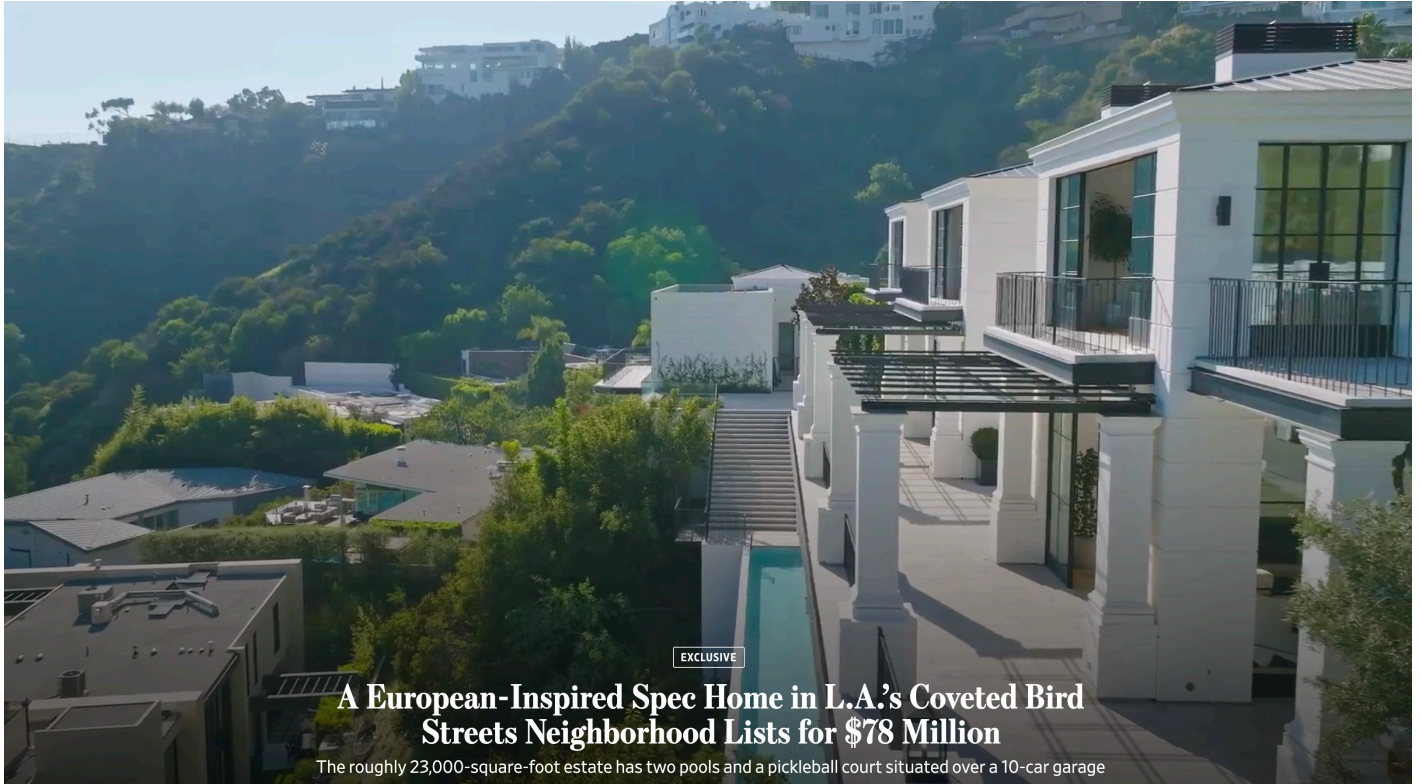
The property has some celebrity pedigree. It was once owned by John Schlesinger, the Oscar-winning director of films like "Midnight Cowboy" and "Sunday Bloody Sunday," and several A-list celebrities rented the previous home on the property.

The Shainfeld transaction is a bright spot in an L.A. market hobbled by high interest rates and the city's new mansion tax. The volume of home sales in the area has declined for eight consecutive quarters, according to a recent report by Douglas Elliman.

The estate was listed by Kurt Rappaport and Andreas Elsenhans of Westside Estate Agency. The buyer was represented by Helen Chong and Susanna Leung of Haylen Group.



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EXCLUSIVE

A European-Inspired Spec Home in L.A.'s Coveted Bird Streets Neighborhood Lists for \$78 Million

The roughly 23,000-square-foot estate has two pools and a pickleball court situated over a 10-car garage

A newly built house in the Hollywood Hills is listing for \$78 million. VIDEO: ANTHONY BARCELO PHOTOS: ANTHONY BARCELO

By [E.B. Solomont](#) [Follow](#)

Oct. 12, 2023 3:35 pm ET

A Los Angeles spec house with two pools and a pickleball court is going on the market for \$78 million.

The sellers are [Brandon and Deborah Shainfeld](#), founders of real-estate development firm Alpha Empire Designs, who paid \$11.2 million for the site in 2017. They demolished an older home on the property and built the roughly 23,000-square-foot estate, which has eight bedrooms split between the main residence and a separate guesthouse.

Located in the Bird Streets section of the Hollywood Hills, the roughly 1.5-acre property previously belonged to director John Schlesinger and was rented by several A-listers over the years, said listing agent Kurt Rappaport of Westside Estate Agency.

The Shainfelds said they were drawn to the size and location of the property, which has mountain and ocean views. "It was a gorgeous property, it was just very, very overgrown," said Deborah Shainfeld.

The main house is shaped like the letter E and was designed in quadrants to create distinct work, entertaining and family spaces. "You work in the front and entertain in the middle and are with family in the back," she said.

The estate is European-inspired, said Deborah Shainfeld, who grew up in London. The arched front door and garage doors are painted French blue to mimic Chanel's flagship location in Paris. Visitors pass through a front courtyard to enter the house, where the foyer has a 20-foot by 30-foot skylight. A lower level features a media room, bar, gym, spa and staff quarters.

One of the pools is 65 feet long and cantilevers over the hillside, while the other is a 75-foot lap pool off the gym. The pickleball court sits on top of a 10-car garage.

The grounds include a walking path and gardens.

Deborah Shainfeld also designed rugs for the house with interior designer Angie Socias of Coppel Design. The house has custom furniture and lighting, including a chandelier shaped like a pearl necklace in the foyer. The furnishings are available to be purchased separately.

The Shainfelds, who were born in South Africa, declined to say how much they spent on the Hollywood Hills house. Brandon Shainfeld is the managing partner of Platinum Mile Ventures, which invests in food, personal-care and consumer-tech companies.

Rappaport said the high-end L.A. market isn't as busy as it was a year ago, thanks to higher interest rates, general economic uncertainty and the city's new [mansion tax](#).

