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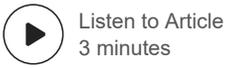
LISTING OF THE DAY

Get a Taste of One of the Priciest ZIP Codes in the U.S. With This Six-Bedroom Silicon Valley New Build

The custom home offers a full bar, a screening room and indoor-outdoor California living

BY **BILL CARY** | ORIGINALLY PUBLISHED ON JUNE 8, 2021 | [MANSION GLOBAL](#)





LISTING OF THE DAY

Location: Palo Alto, California

Price: \$20 million

This custom new build is in the leafy, well-heeled neighborhood of Old Palo Alto and just a couple of miles from the Stanford University campus.

New construction “is pretty rare here,” said listing agent and developer John Young, of Golden Gate Sotheby’s International Realty and Young Platinum Group. “It’s not easy to build in Palo Alto. There were a number of challenges.”



“Old Palo Alto is one of the most prestigious—if not the most prestigious—neighborhoods in Palo Alto,” he said. “It’s in the 94301 Zip Code, one of the top-10 most expensive Zip Codes in the country.”

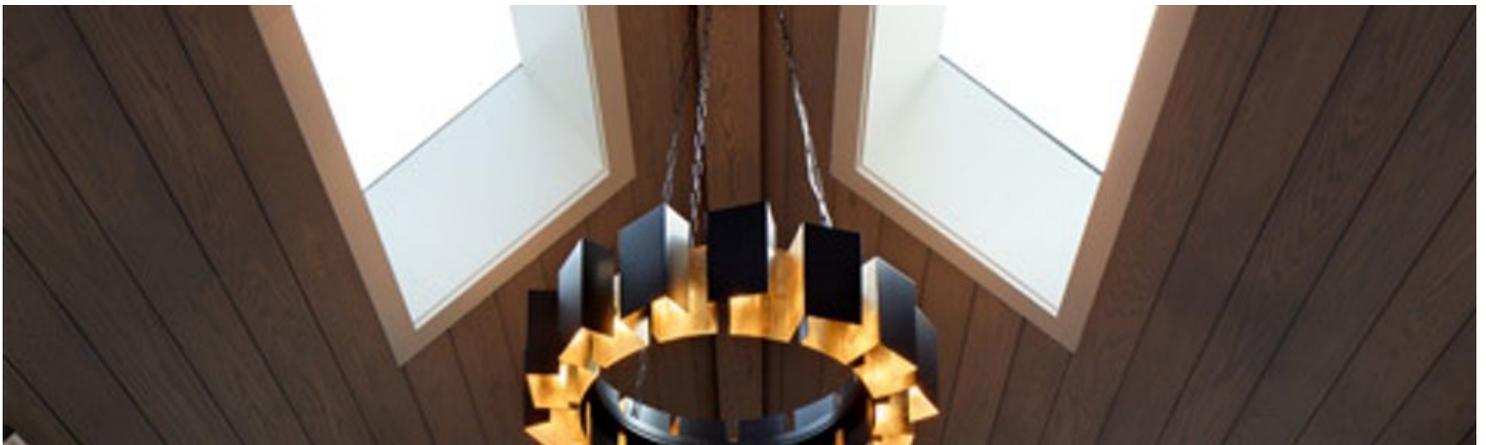
More: [A Mansion, Once San Francisco’s Most Expensive Listing, Sells for a \\$10 Million-Plus Discount](#)

The owners of the home had Mr. Young’s team custom build the six-bedroom house for them, but “then their priorities changed” and they decided to put the new finished home up for sale, Mr. Young said.

“We were going for a Hamptons-style home, with some formality but with the energy that comes from an open floor plan,” he said.

The front of the home has five distinct gables and a roomy covered porch. A formal parlor—which has paneled walls, a coffered ceiling and a gas-log fireplace outlined in marble—is just to the left of the front door.

“The main event is the kitchen-great room with an attached dining room,” Mr. Young said. The great room has a 16-foot ceiling and glass doors that are nine feet tall and 12 feet wide.





The glass doors in the great room can fully pocket into the walls to reveal the back porch.

Bernard Andre

More: [San Francisco's Victorian Houses Are Being Restored to Their Original Glory](#)

The glass doors can fully pocket into the walls to reveal a 640-square-foot covered back porch, which features a vaulted ceiling, a black soapstone fireplace, built-in heat lamps and a separate barbecue structure.

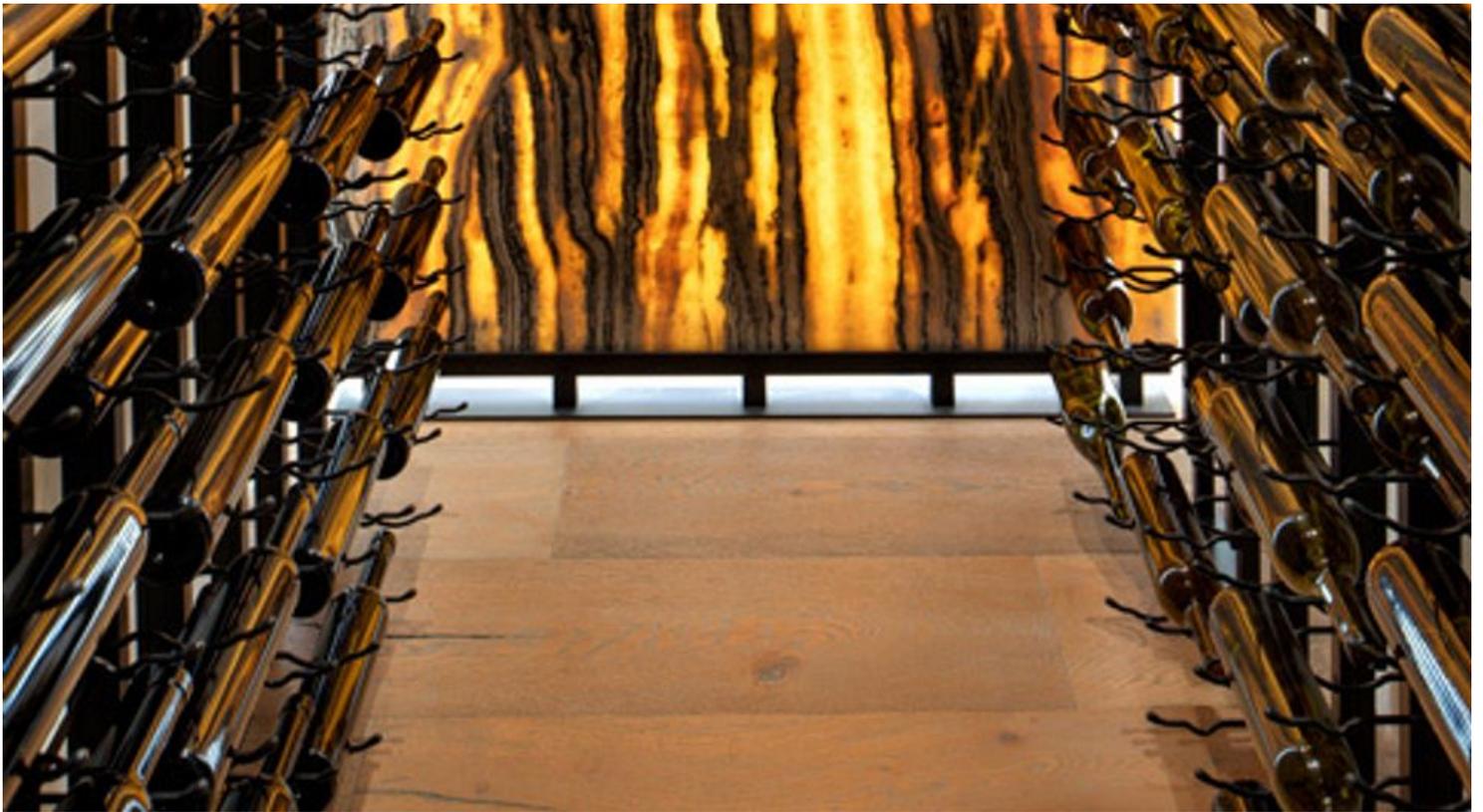
The kitchen offers an island built on three sides with book-matched Calacatta Royal marble and appliances by Wolf, Sub-Zero, Sharp, Bosch and Fisher & Paykel.

The second-floor primary bedroom suite has a vaulted ceiling with a chandelier, banquette seating, a walk-in closet and a bathroom with marble flooring, dual vanities, a freestanding tub and a frameless glass shower.

There are three more bedrooms on this floor, two of which share a bathroom.

The basement features a large recreation room with an adjoining sunlit sunken patio, a comprehensive bar area, a wine room, a sound-dampened screening room and two more bedrooms.





The basement wine room features a backlit wall of onyx.

Bernard Andre

From Penta: [Sotheby's Single-Owner Wine Auction in Hong Kong Smashes Estimates](#)

Stats LISTING

The 6,129-square-foot house has six bedrooms, five full bathrooms and one partial bathroom. It sits on a 0.24-acre lot.

Amenities LISTING

Amenities include three fireplaces, a bar, a wine room with a backlit wall of onyx, a recreation room that adjoins a sunlit sunken patio, a screening room, a covered and heated back porch with a separate barbecue structure, a second-floor balcony and a one-car attached garage.

More: [Southern California Living](#)

Neighborhood Notes LISTING

Old Palo Alto is “purely residential,” Mr. Young said. “It’s a very finished neighborhood with mature trees and eclectic architectural styles.”

“It’s a peaceful, quiet, leafy neighborhood,” he said. “It’s all very walkable.”

Agents: Gloria Young and John Young of Golden Gate Sotheby’s International Realty

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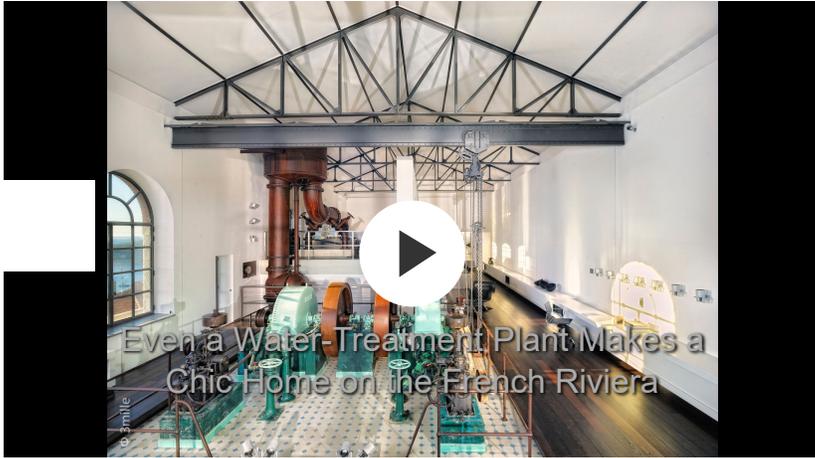


LISTING OF THE DAY

Even a Water-Treatment Facility Makes a Chic Home on the French Riviera

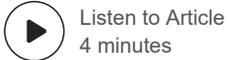
The 1930s structure has been converted into a loft-villa with a contemporary, spacious interior

BY [PORTIA CROWE](#) | ORIGINALLY PUBLISHED ON APRIL 5, 2021 | [MANSION GLOBAL](#)



Even a Water-Treatment Plant Makes a Chic Home on the French Riviera

1 of 10



LISTING OF THE DAY

Location: Villefranche-sur-Mer, Côte d'Azur, France

Price: €7,500,000 (US\$9.1 million)

This recently converted, 1930s-era water-treatment station on the French Riviera boasts unique design features, an industrial-chic aesthetic and spectacular panoramic sea views.

The loft-villa has been renovated with a contemporary, spacious interior. Its high ceilings and 5,920 square feet of living space feature luxury fixtures and fittings extending from restored facades to door handles and taps.

Walking into the vast entrance hall, visitors are greeted with the old valves, pistons and other original machinery used in the former waterworks, showcased under towering ceilings and metal rafters. In the reception area, the

dining room, living room and kitchen open through large doors onto a terrace, with a barbecue and summer dining area and swimming pool overlooking the Mediterranean Sea. The kitchen was designed by the Saint-Laurent-du-Var-based company ECHR, known for working with Michelin-starred chefs including Alain Ducasse, Anne-Sophie Pic and Arnaud Donckele.



Villefranche-sur-Mer is a roughly 5,000-person town on the French Riviera.

Savills

More: [Are Property Taxes Going Up In France?](#)

The home comprises five bedrooms and five bathrooms, with the primary bedroom suite and two other bedrooms on the lower level in what was formerly the site's water tanks. There is also a self-contained, 700-square-foot studio.

"It's where the industrial romanticism of Jules Verne meets breathtaking contemporary design," said Alex Balkin, an executive director at Savills French Riviera & French Alps, Nice, in a recent Savills blog post.

The renovation, by the interior architect Bernadette Jacques, began in 2000 and took 15 years to complete.

The villa is peacefully situated in the quiet commune of Villefranche-sur-Mer, tucked between the larger cities of Nice and Monaco. With its southeast exposure, it overlooks the Saint-Jean-Cap-Ferrat peninsula, as well as Villefranche-sur-Mer's natural bay, one of the oldest natural harbors in the Mediterranean Sea.

More: [International Buyers Are Returning to Vacation-Home Markets in France](#)

The historic commune is home to a centuries-old port (the harbor was used by the Greeks and later the Romans), an Old Town featuring colorful facades, and a Citadel, built in the 16th century by Duke Emmanuel Philibert of Savoy after an attack by the Ottomans working with the French.

More recently, it was a favorite spot of Jean Cocteau and other artists. In the 1970s, the Rolling Stones [rented a house](#) in town to record tracks for their "Exile on Main Street" album.

Stats

The 550-square-meter (5,920-square-foot) living area is situated on 0.38 acres of land. The loft-style villa includes five bedrooms and five bathrooms. The main room is more than 3,200 square feet in size, with ceilings reaching 46 feet at their highest point.

There is also a 700-square-foot self-contained studio.

From Penta: [Sotheby's to Offer Basquiat's 'Versus Medici](#)

Amenities

The 1,543-square-meter (16,600-square-foot) grounds include a heated pool, extensive terraces with a barbecue and summer dining area, and parking areas.

Neighborhood Notes

Villefranche-sur-Mer is a roughly 5,000-person town on the French Riviera in the Alpes-Maritimes department of France's Provence-Alpes-Côte d'Azur region. It lies four miles east of Nice and roughly six miles southwest of Monaco.

The commune extends out to the hills surrounding the famous Villefranche-Sur-Mer bay. The three “corniches”—or hilltop roadways, carved into the mountainside, linking Nice to Italy—pass through the town.

Agent: Alex Balkin, Savills French Riviera & French Alps, Nice - Residential

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