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Silicon Beach Real Estate Perfect for Snap Inc. IPO Buyers

By Alexandria Abramian | March 3, 2017 | [Home & Real Estate](#)

In what was one of the biggest IPO's since Facebook, Venice Beach-based Snapchat recently went public, unleashing many millionaires—and even a half-dozen billionaires—into the Silicon Beach housing market. The result is a spate of design-driven homes that pair luxurious features with a focus on indoor/outdoor living.

[1227 Preston Way, Venice](#)



Mario Romano is known for his head-turning architecture, and his latest project is no exception. Located in one of the highly coveted, larger-lot streets in Venice Beach, Romano's Preston House brings high-curves to private compound concept. The 5,700-square-foot home makes a striking statement from the street, with a swerving, brushed aluminum façade that wraps around the two-story structure. Inside, the five-bedroom, six-bathroom home has lots of luxe touches, such as a covered outdoor cinema area with fireplace, heated pool and spa, expansive chef's kitchen, and a series of custom designed walls and floors. *\$4.987 million; contact Halton Pardee + Partners listing agent Justin Alexander, 310-907-6517*

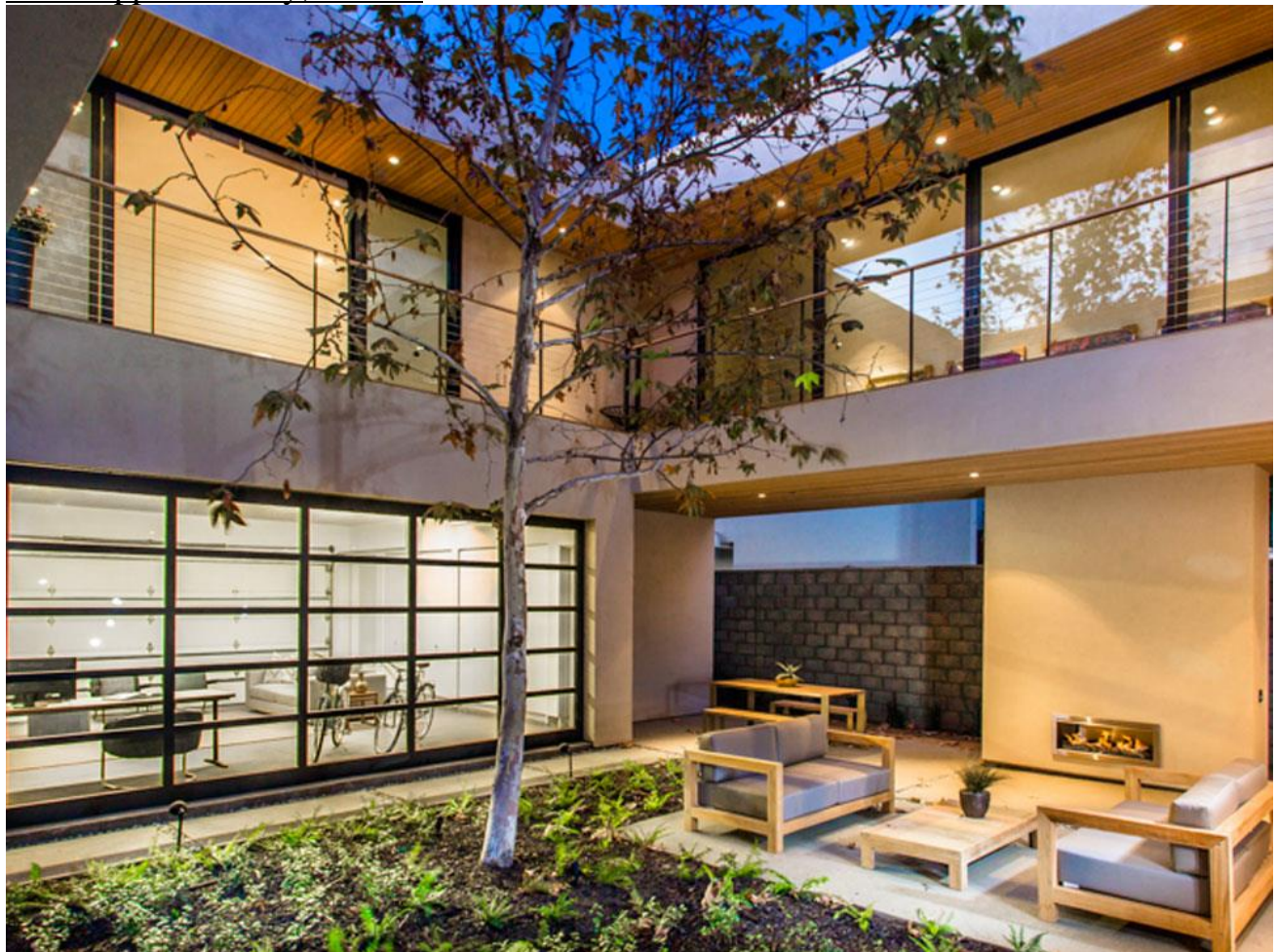
Jewel



Personal elevators, outdoor theaters, and not one but two kitchens are some of the amenities offered at Jewel homes, the latest residential neighborhood in Playa Vista. Designed by Robert Hidey Architects, the collection of 14 contemporary homes offers spacious interiors, lots of

outdoor living, and luxurious details like pocketing glass doors and expansive wine rooms that double as an intimate dining area. The three-story, five-bedroom homes feature open-plan great rooms on the ground floor, and bedrooms and media areas on the second. One of the most dramatic elements, however, are the third-floor entertainer's lofts, where outdoor kitchens, bars, and lounge areas make for some of the most luxurious residences in the tech-friendly community. *Prices start at \$3 million; contact Hilton & Hyland listing agents Justin Paul Huchel, 310-617-4824 or Kris Zacuto, 310-702-6299*

1233 Appleton Way, Venice



Renowned LA architectural firm Marmol Radziner has recently completed another Venice Beach home. This one, a five-bedroom, two-story compound is flooded with light while maintaining near-complete privacy. By centering the 5,099-square-foot home around a courtyard, the architects extend sunlight and indoor/outdoor integration into almost every room, including a

530-square-foot finished bonus space. All four bedrooms look onto the courtyard, where the architects planted a mature Sycamore tree. Glass doors, balconies, and floor-to-ceiling windows all look onto the outdoor area. *\$5.825 million; contact Hilton & Hyland listing agent Kerry Ann Sullivan, 310-621-2662*

Cleo at Playa Vista



Luxury condos get the beachy chic design treatment at the Cleo neighborhood in Playa Vista. Designed by KTG Architects, the collection of condos was designed with tech home buyers in mind. With open great-room design, built-in spaces created for home offices, and unexpected touches like reclaimed brick and wood wall treatments, the condos also reinforce the concept of indoor/outdoor living: Expansive decks and large windows look out onto the Westchester Bluffs, LMY, and its clock tower and towards Playa Vista's many parks. *Prices start at \$1 million; contact Brookfield Residential, 888-276-8194*

1255 Palisades Beach Road, Santa Monica



There are very few Santa Monica homes that are located directly on the beach, but this residence is one of them. Located north of the Santa Monica Pier, the corner-lot compound has 180-degree ocean and beach views that include the Ferris wheel, Malibu, Catalina Island, and the Santa Monica bluffs. Expansive glass walls all focus on the dramatic vistas, as do the homes multiple decks and rooftop patio. The 3,197-square-foot home includes four bedrooms, while the master suite occupies the entire top floor where even the bathroom and shower come with ocean views. A guest unit has a private entrance as well as its own kitchen and living areas. *\$5,995 million; contact The Agency listing agents David & Anna Solomon, 424-400-5905*

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