

## Los Angeles Commercial Real Estate News

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### New Luxury Bel-Air Apartment Project Celebrates Opening

*Tuesday, December 09, 2014* - EMPIRE PROPERTY GROUP, a Los Angeles based-developer of luxury multifamily properties, announces the opening of its new upscale apartment complex in Bel-Air, CA. The property, Empire at Bellagio, is a LEED-Platinum green certified project located at 11715 W. Bellagio Road in Bel-Air. It offers 23 luxury one-, two- and three-bedroom apartments with an average unit size of 1,290 square feet.

Each unit comes with a host of features, including large private balconies, high-ceilings and floor-to-ceiling windows offering stunning views of the Santa Monica Mountains. The contemporary kitchens and bathrooms have quartz countertops, imported stone tiles, stainless-steel appliances, Italian-designed custom cabinetry and designer plumbing and lighting fixtures. Other amenities include; high-tech in-unit security systems, a naturally-lit fitness room, a business lounge, and a 3,000 square foot common roof deck separated into four unique outdoor living rooms. The deck features a landscaped lounging area with a tranquil fireplace and water-fountain, BBQ area, sun-bathing area, and a dog park with professional pet washing station.

Empire successfully assembled the three-parcel site in an off-market transaction during the summer of 2012 and commenced construction in the summer of 2013. The building is now complete and has recently officially started the lease-up phase. The complex is a Type-V construction comprised of a wood frame on top of a Type-I podium with a concrete subterranean parking garage consisting of 50 parking spaces.

Commenting on the new complex, Craig H. Berberian, Founder and Managing Partner of Empire Property Group, said "Empire at Bellagio offers a rare luxury rental living experience in the exclusive Bel-Air community...Our latest project furthers our strategy of creating sustainable, urban contemporary apartments in prime locations across Los Angeles."

To lease the property Empire Property Group has retained Marisa Zanuck of Nest Seekers, a leading brokerage sales and marketing firm in Beverly Hills. For leasing information, prospective tenants can visit [www.empireatbellagio.com](http://www.empireatbellagio.com) or contact the company at [leasing@empireatbellagio.com](mailto:leasing@empireatbellagio.com) or 310.582.5936. Rent for one-bedroom units start at \$3,395 and rents for two-bedrooms start at \$4,195 a month.

This latest project follows Empire Property Group's successful Empire at Kings complex, which was completed last year in West Hollywood. In addition, the company will break ground in early 2015 on a 23-unit, multi-residential project in the heart of Beverly Hills (Empire at Burton Way), and Empire is in the design and entitlement phase of a brand new 34-unit, multi-residential building in West Hollywood.

#### About Empire Property Group

Empire Property Group ([www.empirepg.com](http://www.empirepg.com)), based in Los Angeles, is a privately-held, fully-integrated real estate development and investment firm that builds contemporary urban apartments in prime Southern California locations. Empire-branded communities offer residents an exclusive living experience with personal service, unique architectural features, and high-end designer finishes. Founder and Managing Partner Craig H. Berberian is responsible for strategic and operational oversight for all firm-wide projects and investments. A world-class, boutique real estate development company, Empire primarily seeks to source off-market deals in order to maximize investor profits and provide end users with the highest quality urban contemporary residences.

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