

THE WALL STREET JOURNAL.

## This \$68 Million L.A. Mansion Is Anything but ‘Cookie Cutter’



A futuristic home in Los Angeles is coming on the market for \$68 million. NILS TIMM

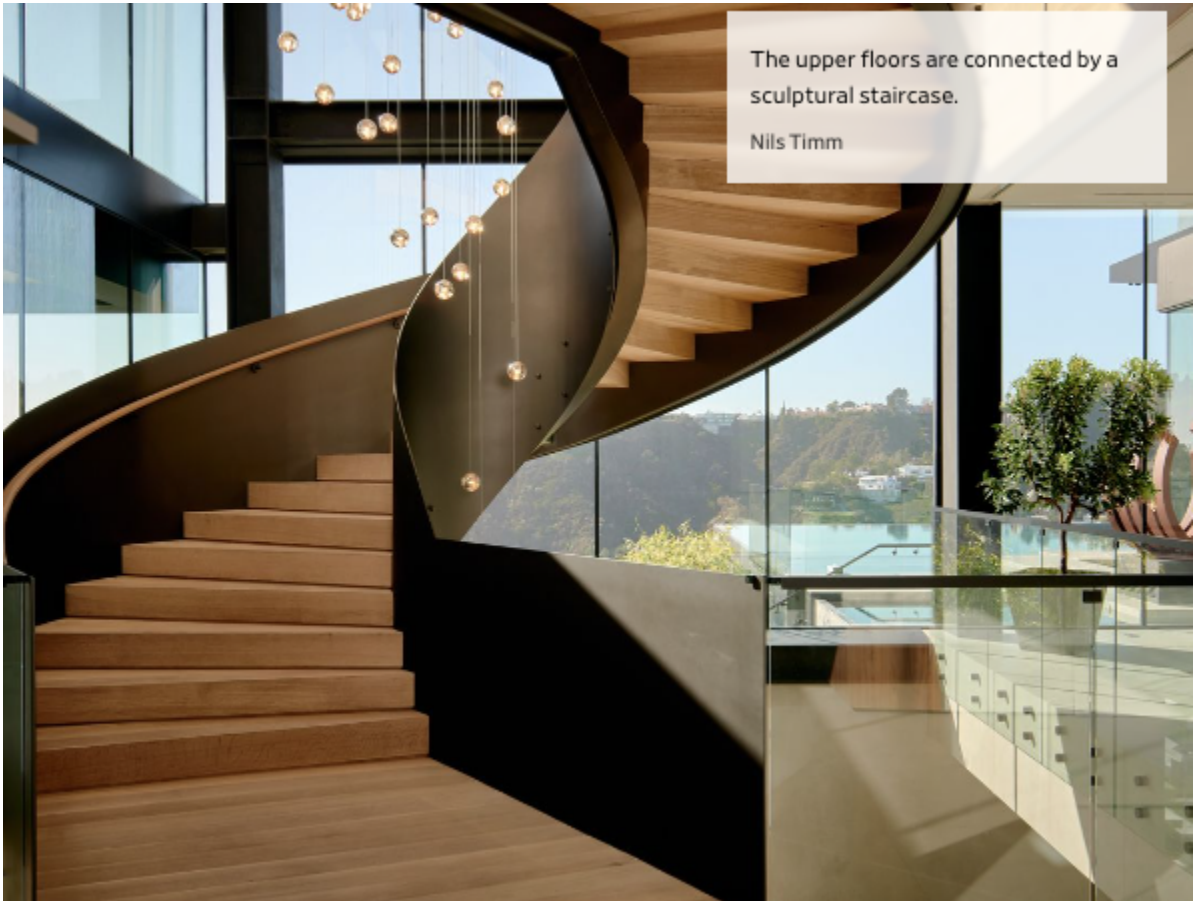
By [Katherine Clarke](#)

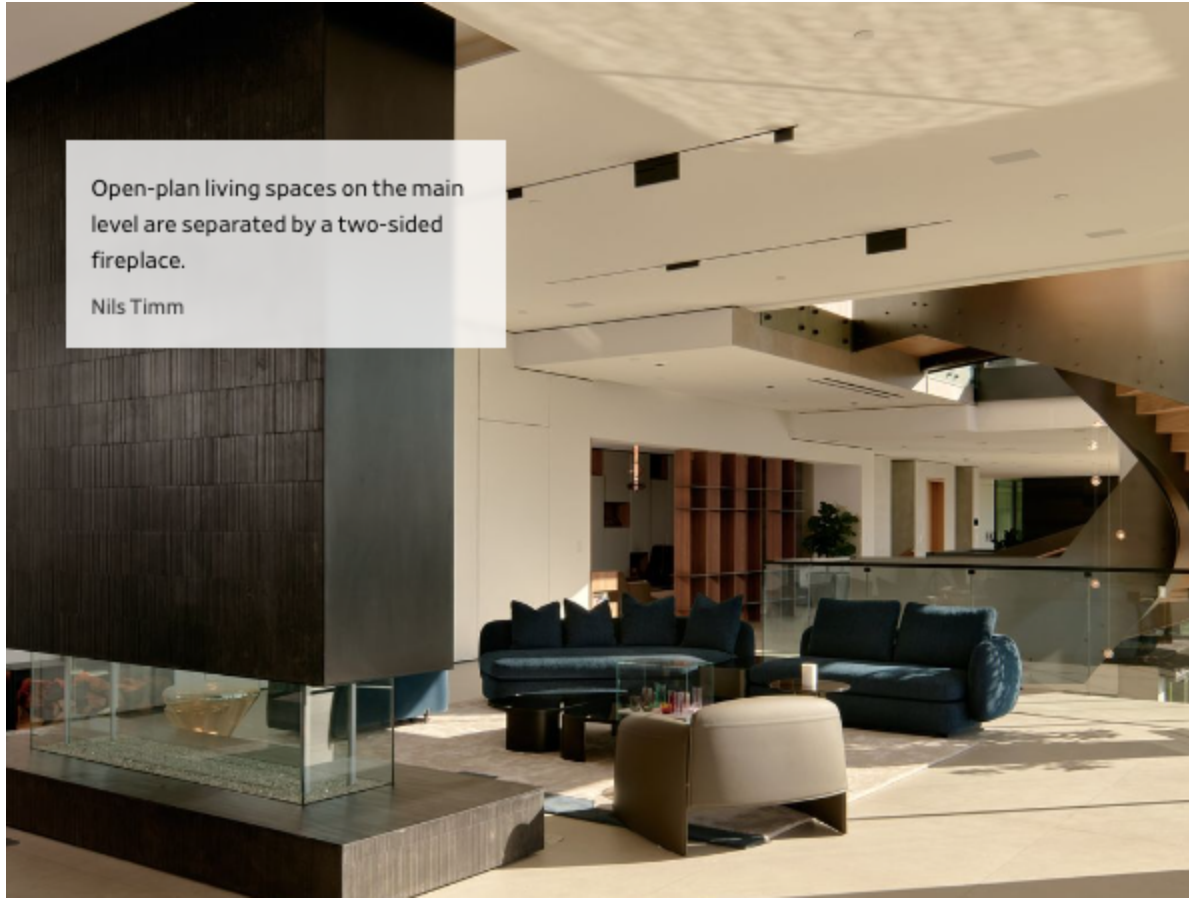
Jan. 11, 2023 1:01 pm ET

An avant-garde spec mansion in Los Angeles is hitting the market for \$68 million.

Designed by Tag Front Architects, the futuristic steel structure appears to snake along parallel to the street. Once inside, the structure reveals itself as the top floor of a three-level mansion built down the edge of a sheer canyon.

The newly built home was developed by Balakhani Estates, a partnership between Iran-born developer and chiropractor Shahram Balakhani and members of his family.

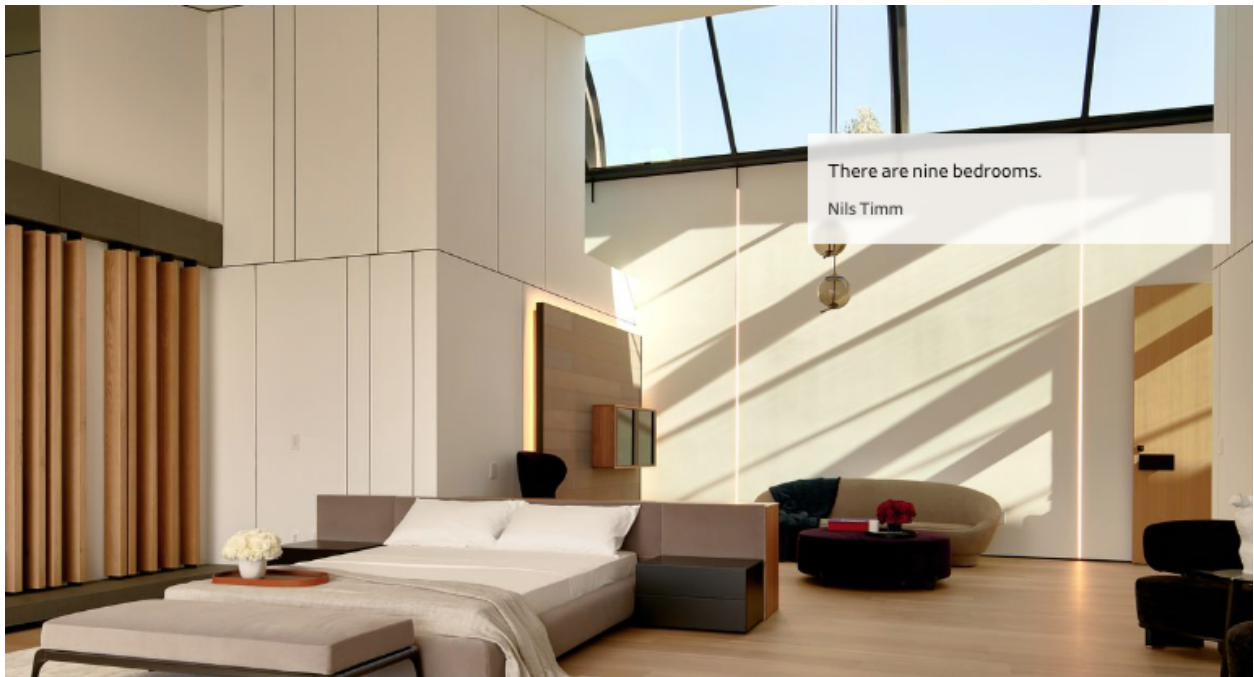
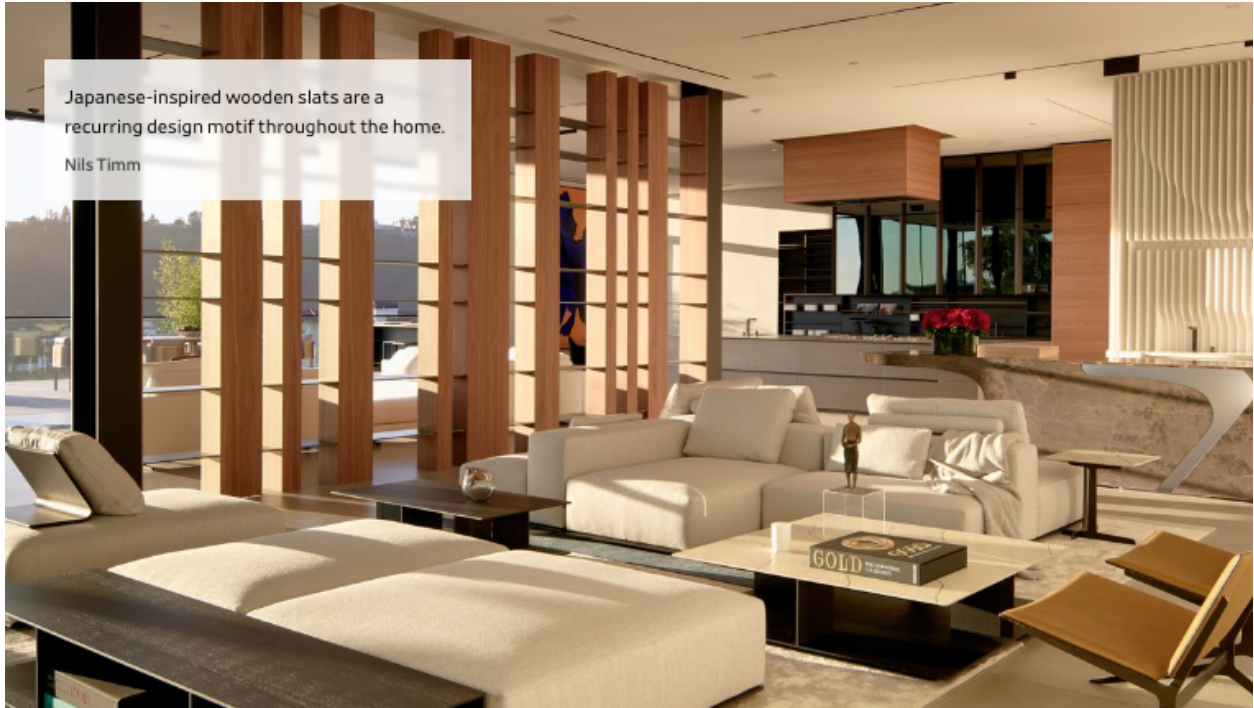




Open-plan living spaces on the main level are separated by a two-sided fireplace.  
Nils Timm



The kitchen.  
Nils Timm





Mr. Balakhani said he wanted to build a home that could wow people who passed by. “We wanted them to say, ‘Are we walking past a museum? Is this a house? What is it?’” he said, noting that his 7-year-old daughter describes the property as a spaceship.



The nine-bedroom, roughly 20,000-square-foot house spans three levels. The top two floors are connected by a sculptural spiral staircase made from steel and aluminum. Large, open-plan living spaces on the main level are separated by a two-sided fireplace. A terrace has an infinity pool and hot tub. The basement level includes a playroom, wine lounge, spa, gym and theater room, and connects to another deck with views of the canyon. Japanese-inspired wooden slats are a recurring design motif throughout the home.

The property features furnishings and art chosen by local designer César Giraldo, Mr. Balakhani said. An image covering an entire wall in the spa depicts a rock formation in the Algarve region of Portugal, while a custom chandelier hangs above the staircase. The sale

Developer Shahram Balakhani.  
PHOTO: HERE AND NOW AGENCY

of the furniture could also be negotiated for an additional price, according to a spokesperson for the listing agents.

Mr. Balakhani's company purchased the site for \$2.5 million in 2015, records show. Mr. Balakhani said he was drawn to the parcel's views of the ocean and Catalina Island on a clear day. But building the home was challenging: The property's location at the edge of a steep canyon required removing about 1,200 truckloads of earth while shoring up the street above. The house sits on over 100 caissons sunk 60 feet into the ground, Mr. Balakhani said. Construction began at the end of 2016 and was only recently completed.

Sally Forster Jones, Levik Stephan, Anita Stephan and Tomer Fridman of Compass share the listing with Chantel Mehraban of Sotheby's International Realty.

The listing agents said they hope the property will appeal to buyers seeking an unusual home.



The three-story house was built on the side of a steep canyon.

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“When you’re looking for a luxury property, you don’t want something cookie cutter or a copy of something else,” said Ms. Forster Jones.

Mr. Fridman said he is seeing higher levels of demand for fully furnished homes in light of recent supply-chain delays. Foreign buyers in particular don’t want to deal with the headaches of furnishing a home, he said.

Mr. Balakhani has multiple chiropractic practices in the L.A. area. He said he has developed a handful of other homes in the area as well as in San Jose, but this is his largest project to date. He is one of a number of L.A. [medical professionals who have ventured into spec-home development](#) in recent years: A house developed by cosmetic surgeon Raj Kanodia is on the market for \$99 million in Bel-Air, for instance.

Though the ultra high-end housing market has cooled some in recent months, the L.A. area logged some [major sales in 2022](#), including [the \\$126 million sale](#) of the Bel-Air spec mansion known as “The One” and Snap founder Evan Spiegel’s purchase of a Holmby Hills estate for roughly \$120 million.



Amenities include a screening room and a wine room.

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