



A two-story grand penthouse in Downtown Los Angeles's TEN50 luxury residences.

SKY HIGH *in California*

LUXURY HIGHRISES OFFER SOPHISTICATED LIFESTYLES

TEXT BY VANESSA KOGEVINAS

ARCHITECTURALLY INTRIGUING with exquisitely designed interiors, brimming with extravagant amenities and twenty-four-hour services, and boasting exceptional views of the cities that they inhabit, luxury highrise buildings are not only offering the obvious—a place to live—but more importantly lifestyles and experiences.

Developer Trumark Urban is selling Phase II of residences in downtown Los Angeles's **TEN50** ahead of schedule after the twenty-five story highrise (still under development) sold more than one-third of its offerings in less than two months earlier this year. Located on the desirable corner of South Grand Avenue and 11th Street, TEN50 will be Downtown Los Angeles's first luxury residences designed and built from the ground up in nearly a decade. Unflappably cool, contemporary, sleek and high-end, TEN50 is considered boutique with one hundred fifty one- to two-bedroom 680-1,380 square-foot units and six penthouses. Cool perk—in addition to its 13,000 square-foot indoor/outdoor amenity deck boasting a pool, yoga garden and sweeping city views, it also houses the country's first air-delivery-ready drone landing pad. Move-ins commence this December. Prices range from \$500,000 to over \$4 million.

RENDERING BY STEELBLUE

A living room in San Francisco's exclusive residence building, The Harrison—located in Rincon Hill. **OPPOSITE TOP** The two-story grand entry salon at The Harrison, whose Creative Director is interior designer Ken Fulk. **OPPOSITE BOTTOM** The kitchen of a residence at The Harrison.



PHOTOGRAPH BY CHARLIE NUCCI

Towering forty-nine floors with sweeping views of San Francisco, **The Harrison**, located in Rincon Hill—built by Maximus Real Estate Partners with architecture firm Solomon, Cordwell and Buenz and interior designer Ken Fulk—ushers in an elevated living experience. One- to two-bedroom residences (with some already occupied) range from approximately 700 to 1,300 square feet, and feature floor to ceiling windows and supremely appointed design

finishes—think white slab Carrara marble countertops and oak wood floors. (Three-bedroom units and penthouses have yet to be released. In all, the building's residences total around three hundred units.) An extraordinary two-story grand entry salon—reminiscent of a vintage library—sets the tone in the building's entry, while an exclusive residents-only lounge on the 49th floor offers an upscale gathering spot. Prices range from \$785,000-\$2,630,000.



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RENDERING BY STEELBLUE

The exterior of San Francisco's The Pacific luxury tower residences located in Pacific Heights. **OPPOSITE TOP** A living area of a grand penthouse at The Pacific with sweeping views of the city and its bay. **OPPOSITE BOTTOM** The master bath in one of three model residences by interior designer Jay Jeffers at The Pacific.



RENDERING BY STEELBLUE



PHOTOGRAPH BY CHRISTOPHER MAYER PHOTOGRAPHY

Internationally acclaimed Handel Architects and Handel Interior Design have teamed up with developer Trumark Urban to create a gleaming geometrically-centric residential building, **The Pacific**, in the affluent San Francisco neighborhood of Pacific Heights with views from the Golden Gate Bridge to Mount Tamalpais. One-, two- and three-bedroom flats and three-level townhomes in the building range from 965 to 3,006 square feet, with seven penthouses and four grand penthouses ranging from 2,139 to 4,048 square feet. Eleven-foot ceilings, formal living rooms and chef's kitchens featuring Gaggenau appliances, white marble slab counters and Arclinea cabinetry, will outfit the spaces while amenities like a private observatory lounge, world-class fitness center and art from international contemporaries will grace common spaces. Prices range from under \$2,000,000 to \$20,000,000 with move-ins beginning in September.

Located in the emerging corridor that connects San Diego's downtown to the waterfront, Bosa Development's **Pacific Gate** architecture of two nested curved glass towers that will reach forty-one stories in a single column will provide a variety of views and vantage points. Designed by

A kitchen in San Diego's high-end soaring forty-one story Pacific Gate residence building.



PHOTOGRAPH BY BOSCA DEVELOPMENT

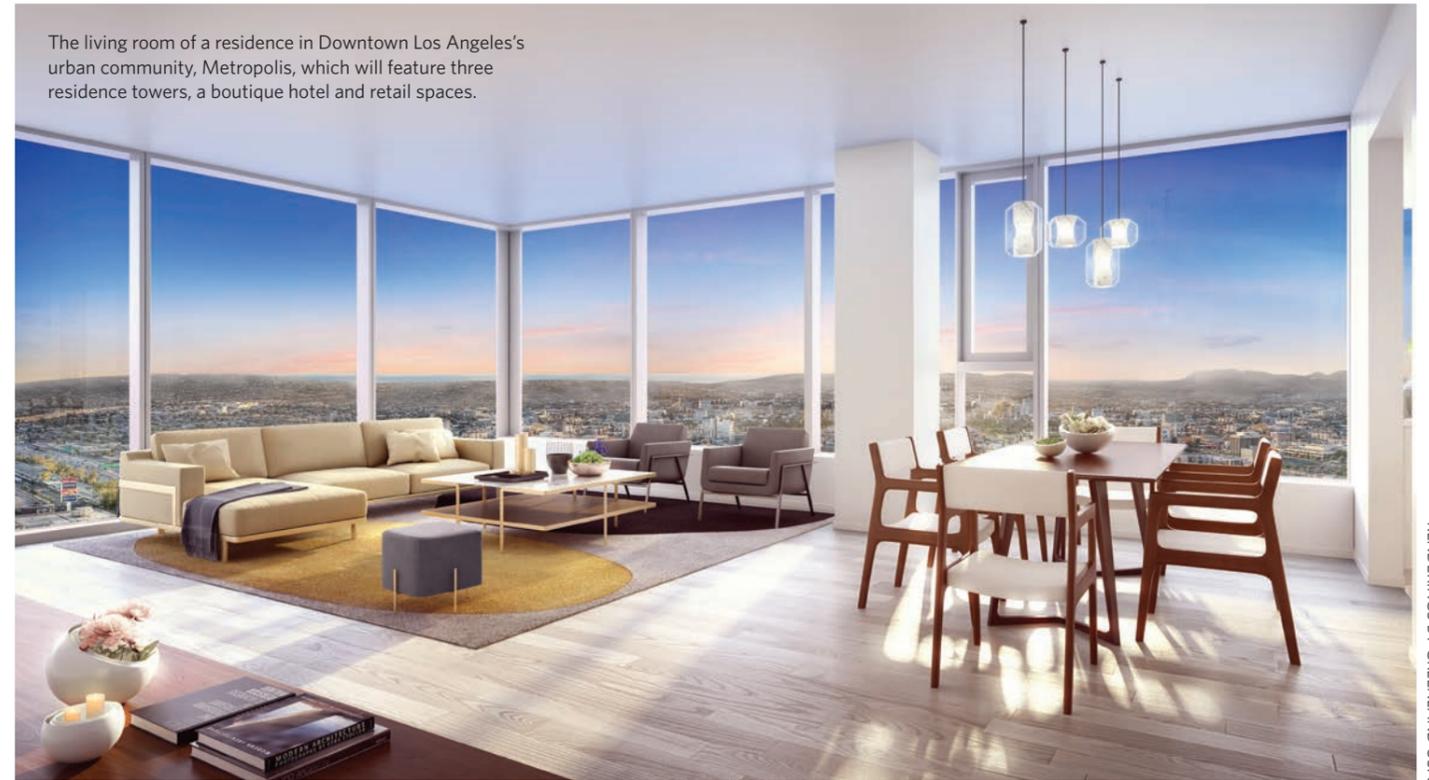
New York-based architects Kohn Pederson Fox and Chris Dikeakos Architects, the two hundred fifteen two- and three-bedroom residences will range from 1,240 to 2,608 square feet. The open-plan, sun-drenched spaces dressed with polished stone floors and Sub-Zero Wolf and Miele appliances will offer a new level of opulent highrise living in San Diego, with top floors reserved for the Estate Collection—larger units with fewer per floor. Building amenities include a screening room, fitness center, outdoor pool, a boat share, luxury car fleet and an outdoor pet retreat. Prices range from \$1,100,000-\$2,800,000 and the projected date of completion is late 2017.

In Los Angeles, developer Greenland USA and master planner Gensler are transforming one of the last significant parcels of undeveloped land in the downtown area into a contemporary urban oasis named **Metropolis** consisting of three residential towers, a boutique hotel and retail spaces. The private residence

interiors maximize light and openness with features such as gray ash wood cabinetry, Caesarstone countertops, and white oak floors. Studios to 3-bedroom residences and select penthouses, ranging from 429 to 3,466 square feet, will inhabit any one of floors thirty-eight to fifty-six in one of three residential towers. Amenities include resident lounges and screening rooms, a pool, spa and fitness center, gardens and walking paths, a dog park, a children's play area, putting green, fire pits and BBQ patio. Phase I is slated for completion in late 2016. Prices range from \$600,000-\$2,000,000 (excluding penthouses.)

Leaving the hassles of living in a private house in burgeoning cities behind for full-service, luxury, centralized urban living with views for days is certainly being made very tempting by developers that are pulling out all the stops as they hedge their bets on the market's demand for diversity, and the growing appreciation of a myriad of tastes and lifestyles. **cm**

The living room of a residence in Downtown Los Angeles's urban community, Metropolis, which will feature three residence towers, a boutique hotel and retail spaces.



RENDERINGS BY GREENLAND USA



A kitchen in one of Metropolis's residences. **LEFT** Metropolis's Met Six private residence club pool area.

