

OFFERING MEMORANDUM

**CLIFFSIDE ESTATE IN MALIBU**

29130 Cliffside Dr, Malibu, CA, 90265

**\$27,000,000**



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Malibu, CA 90265

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# PROPERTY OVERVIEW



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**PRICE** \$27,000,000

**ADDRESS** 29130 Cliffside Dr

**CITY, STATE, ZIP** Malibu, CA 90265

**YEAR BUILT** 1988

**BUILDING SIZE** 4,262

**LOT SIZE** 44,121

**BEDS/BATHS** 7-Bed/7-Baths

**PRICE / BLDG SF** \$6,335.05

**PRICE / LOT SF** \$611.05





# PROPERTY OVERVIEW

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## PROPERTY SUMMARY

Lyon Stahl Investment Real Estate and Coldwell Banker are proud to present 29130 Cliffside Drive. This bluff top private Point Dume oceanfront estate in Malibu features mesmerizing views spanning the entire coastline from Little Dume to Big Dume. The breathtaking vistas include a birds-eye vantage of Point Dume's world class surf break. Keenly sheltered from the prevailing northwest winds, the property truly delivers bluff living at its very best.

Located on Cliffside Drive, one of the most coveted addresses in Malibu, the residence delivers endless opportunities to entertain family and friends on the expansive grounds with multiple seating areas, an ocean side pool, spa, grassy lawns, numerous patios, paddle tennis court, indoor spa, cold plunge and sauna. The grand entertaining rooms unfold as you enter the foyer and walk toward the ocean view. The extraordinary dining area is separated from living and family rooms by a fully equipped bar. There are 4 bedrooms and a guesthouse with numerous other flexible bonus rooms that can be used for sleeping, offices or a hobby room.

## PROPERTY HIGHLIGHTS

- Private gated Mediterranean style estate located on Malibu's most coveted residency •
- 6-bed/6-bath & Guesthouse Ft. 1-Bed/1-bath and kitchen •
- 4,262 SF Building on an enormous 44,121 SF lot •
- 2 Garage parking spaces •
- Equipped with a paddle tennis court, filtered pool, jacuzzi, and spa •
- DREAM LOCATION: Panoramic ocean side view with a 1 min walk to its own exclusive beach •





# PROPERTY PHOTOGRAPHS

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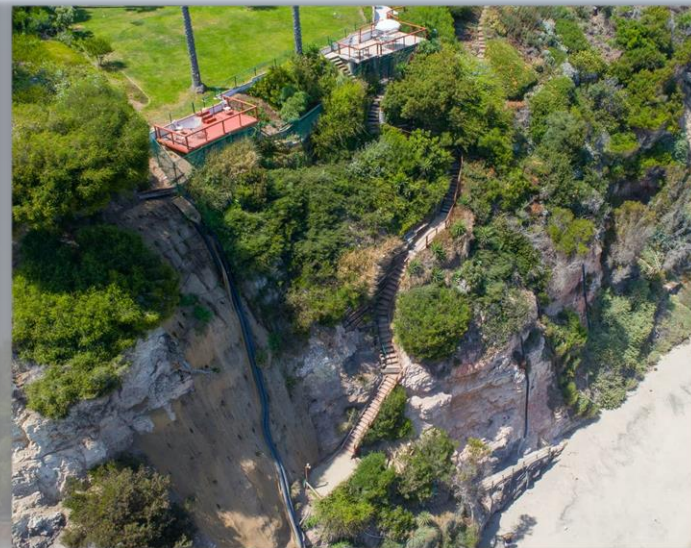




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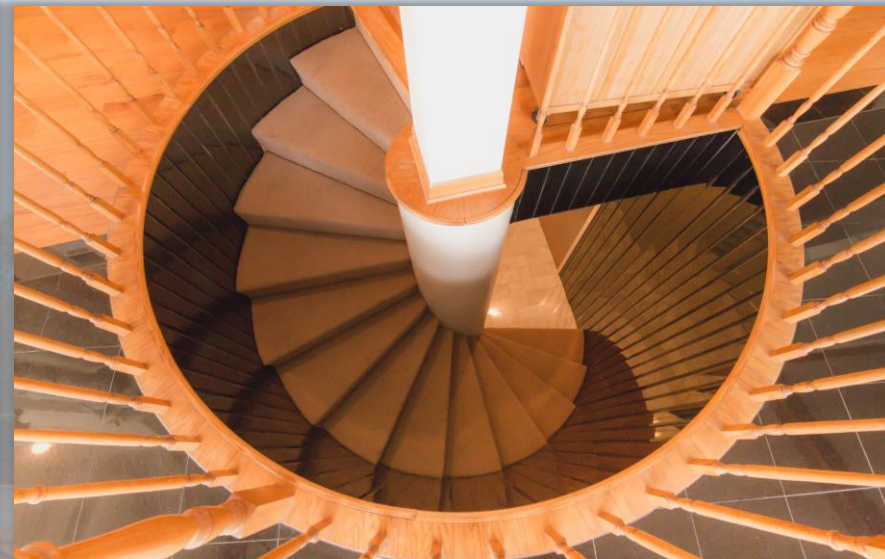




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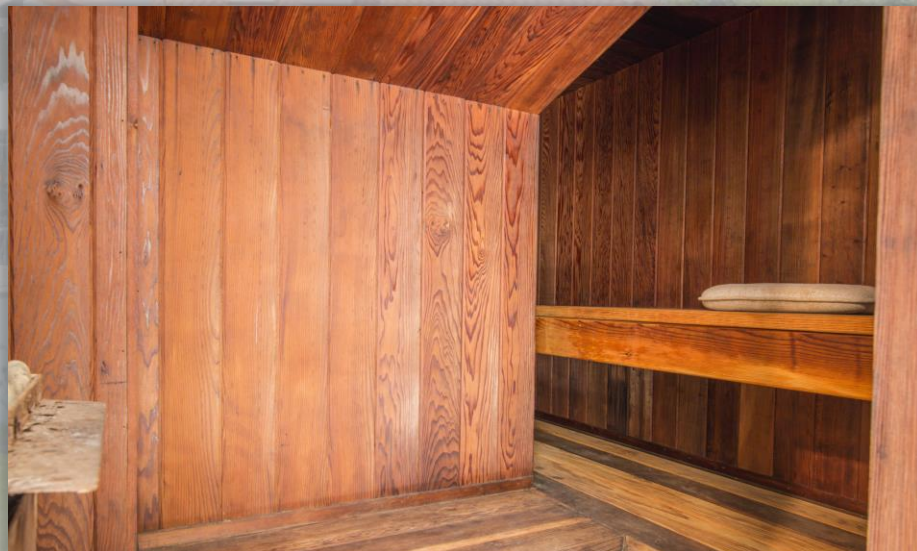




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# LOCATION



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## MALIBU

The 19.8 sq mile city of Malibu was incorporated on March 28, 1991 and lies entirely within the State designated Coastal Zone and extends approximately 25 miles from the Ventura County Line on the west to Topanga Canyon Boulevard on the east.

The Malibu coastline is like a chameleon. In some areas it resembles the French Riviera with its lush, green hillsides descending into crescent-shaped shorelines. In others, it feels 100% Southern Californian with beaches wide and flat as a football field. Up in the mountains to the east, hikers take in truly stunning views of the ocean and the sprawling Los Angeles landscape. Along the Pacific Coast Highway, restaurants are filled with visitors and locals from all walks of life. There are several shopping centers in the Malibu Civic Center area including the Malibu Country Mart, the Point Dume Plaza, and the newly opened Malibu Lumberyard, so named for the community Lumberyard that used to occupy that space.

In late June 2008, the Malibu Pier reopened after \$10 million in renovations. The Malibu Arts Festival is held annually on the last weekend in July by the Malibu Chamber of Commerce. The Malibu International Film Festival is held every year showcasing new films and filmmakers from around the world. The Malibu Nautica Triathlon is held every September and in 2007 raised \$718,000 to benefit the Children's Hospital in Los Angeles.

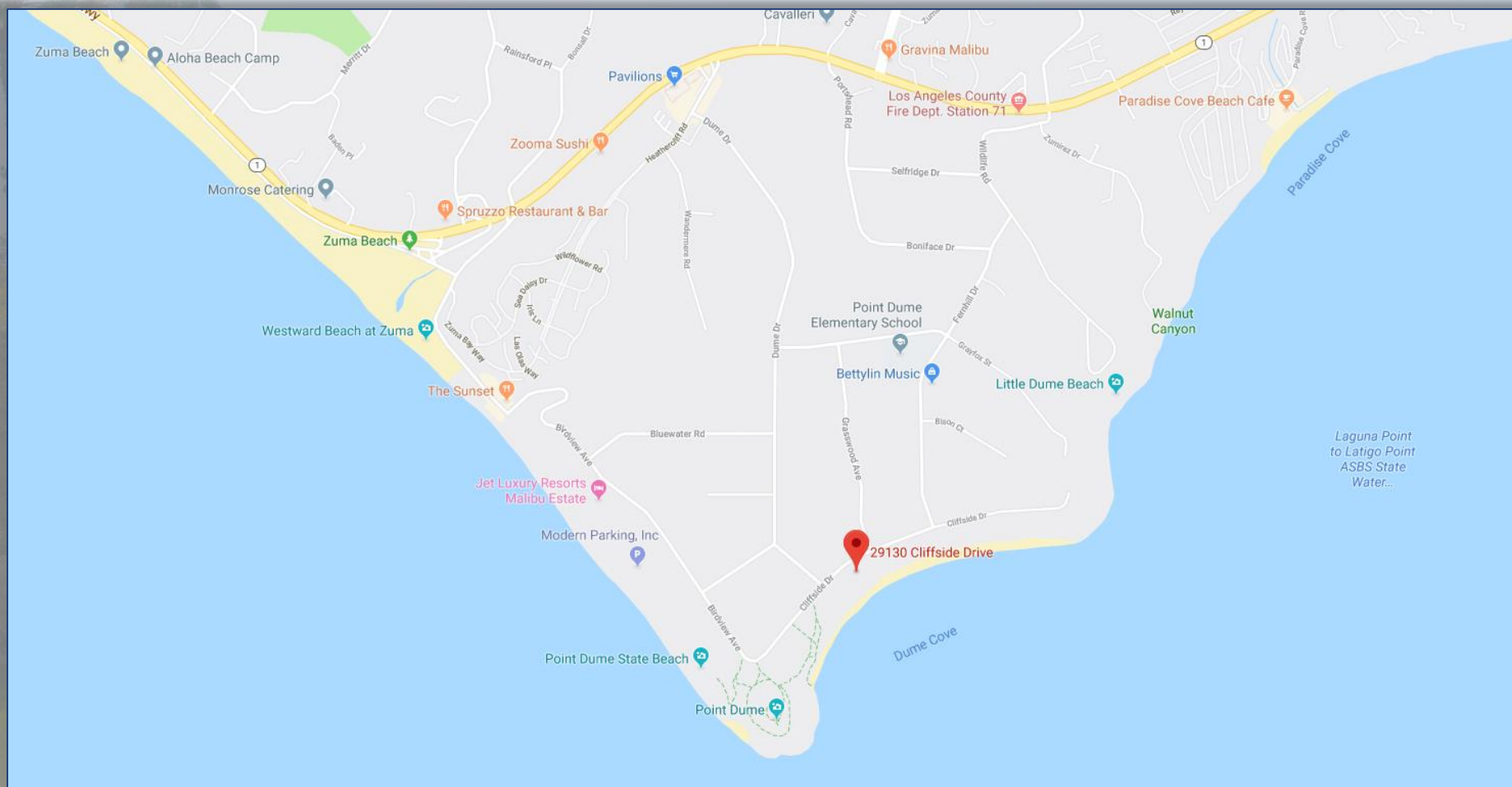




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## Point Dume & POI's

Point Dume is a promontory on the coast of Malibu that juts out into the Pacific Ocean. This is a once in a lifetime opportunity to own a private villa with its very own backyard beach. Nothing beats waking up every morning to this panoramic view of the pacific and your own access to the Dume Cove coastline. Be a part of this exclusive community while entertaining your guests, friends, and family on this 44,121 SF lot property as the sun sets on the ocean horizon.

Surfs up on the steady waves of the Dume Cove. The popular surfing spot is accessed via the trail on Cliffside Drive. Trails from Point Dume Beach or Cliffside Drive lead up to an ancient coastal bluff sand dune with an amazing view. Watch above for brown pelicans, falcons, and hawks soaring through the blue Malibu skies.

Enjoy diverse and amazing oceanside view restaurants along the Malibu coast. The delightful seafood selection of Moonshadows to the prestigious Japanese cuisine Iron Chef's Nobu are just a couple options a short drive away from the Cliffside estate.



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## Zuma Beach

The ultimate Southern California beach. For a truly laid-back experience where you can just lay in the sand and dip in the ocean, Zuma Beach is a local favorite.



## Pepperdine University

A Christian university committed to the highest standards of academic excellence and values. Consistently ranked as one of the most beautiful places to study, Pepperdine is where you're inspired to learn as you learn to inspire.

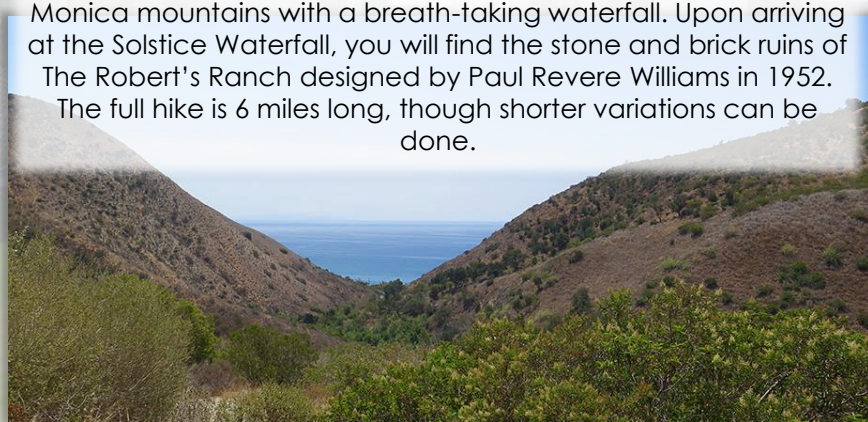


## Wine Safari

Get up close and personal with animals you never knew were in LA while exploring the beautiful vineyards on a custom-built open-air Safari vehicle.

## Solstice Canyon

A trail in Malibu that takes you through the stunning Santa Monica mountains with a breath-taking waterfall. Upon arriving at the Solstice Waterfall, you will find the stone and brick ruins of The Robert's Ranch designed by Paul Revere Williams in 1952. The full hike is 6 miles long, though shorter variations can be done.



## Nobu Restaurant

Nobu combines spectacular ocean views, sleek, modern décor and exquisite delicacies produce by the celebrated Iron Chef Nobu Matsuhisa. The restaurant serves up fusion cuisine (Japanese x Peru) and is known for their Black Cod Miso and Tiradito dish.

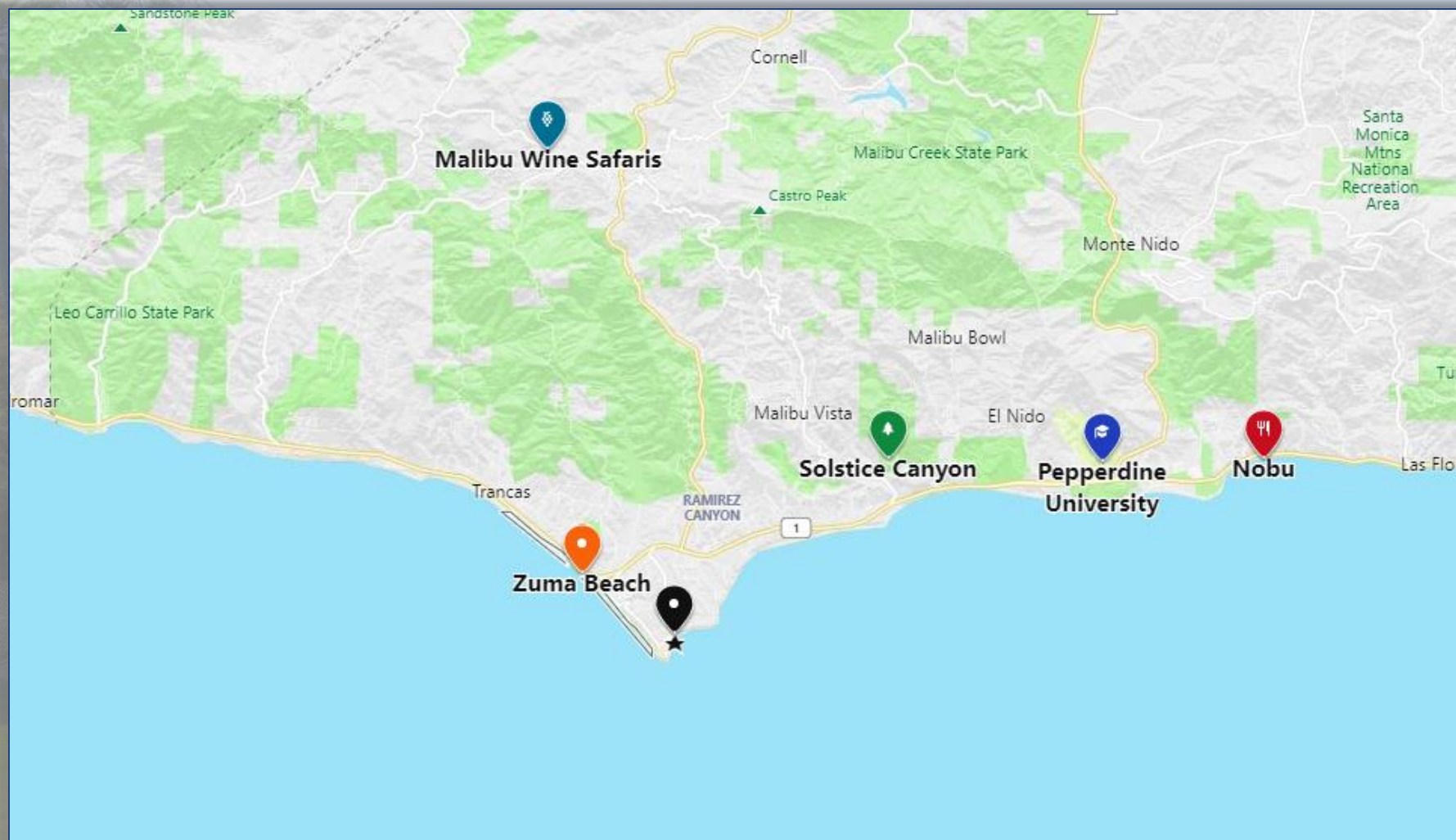




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# DISCLAIMER & CONFIDENTIALITY AGREEMENT

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.



EXCLUSIVELY MARKETING BY



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