

ONE COAST

PACIFIC PALISADES



THE ARRIVAL

09

THE DESIGN & VISION

13

THE RESIDENCES

23

THE AMENITIES

33

THE LOCATION

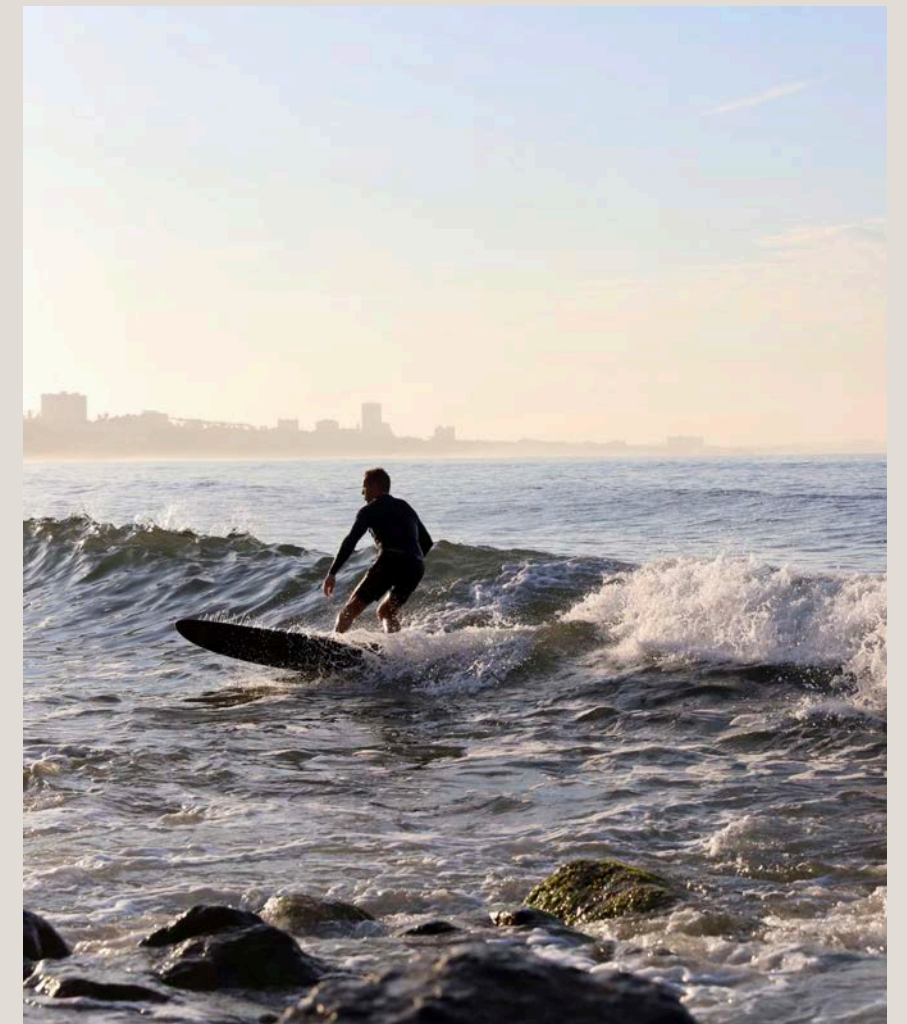
43


A GOLDEN LIFE

On The California Coast

Live fully, breathe deeply and define your own California dream at One Coast, an elevated oceanfront lifestyle experience on the bluffs of Pacific Palisades. Here, golden sunsets, offshore breezes and matchless proximity to beachside pursuits set the pace for everyday life, while palatial modern residences with expansive outdoor living spaces and sweeping ocean-to-mountain vistas provide the ultimate canvas for authentic Golden State living.

Claim the seaside sanctuary that you've always promised yourself.





*“Live in the sunshine,
swim the sea,
drink the wild air.”*

Ralph Waldo Emerson



THE ARRIVAL



A GRAND ENTRANCE

Discreet & Secure by Design

Along California's iconic ribbon of Pacific Coast Highway and up the golden avenue of Sunset Boulevard, a dreamlike route beside rolling waves and coastal headlands leads you to your sanctuary set high above it all.

Here, through a private, guarded gate, enter One Coast's exclusive enclave of homes perched along the bluffs, each combining the best in modern architecture with some of Los Angeles' most sought-after oceanfront views.



THE DESIGN & VISION



BESIDE THE SEA

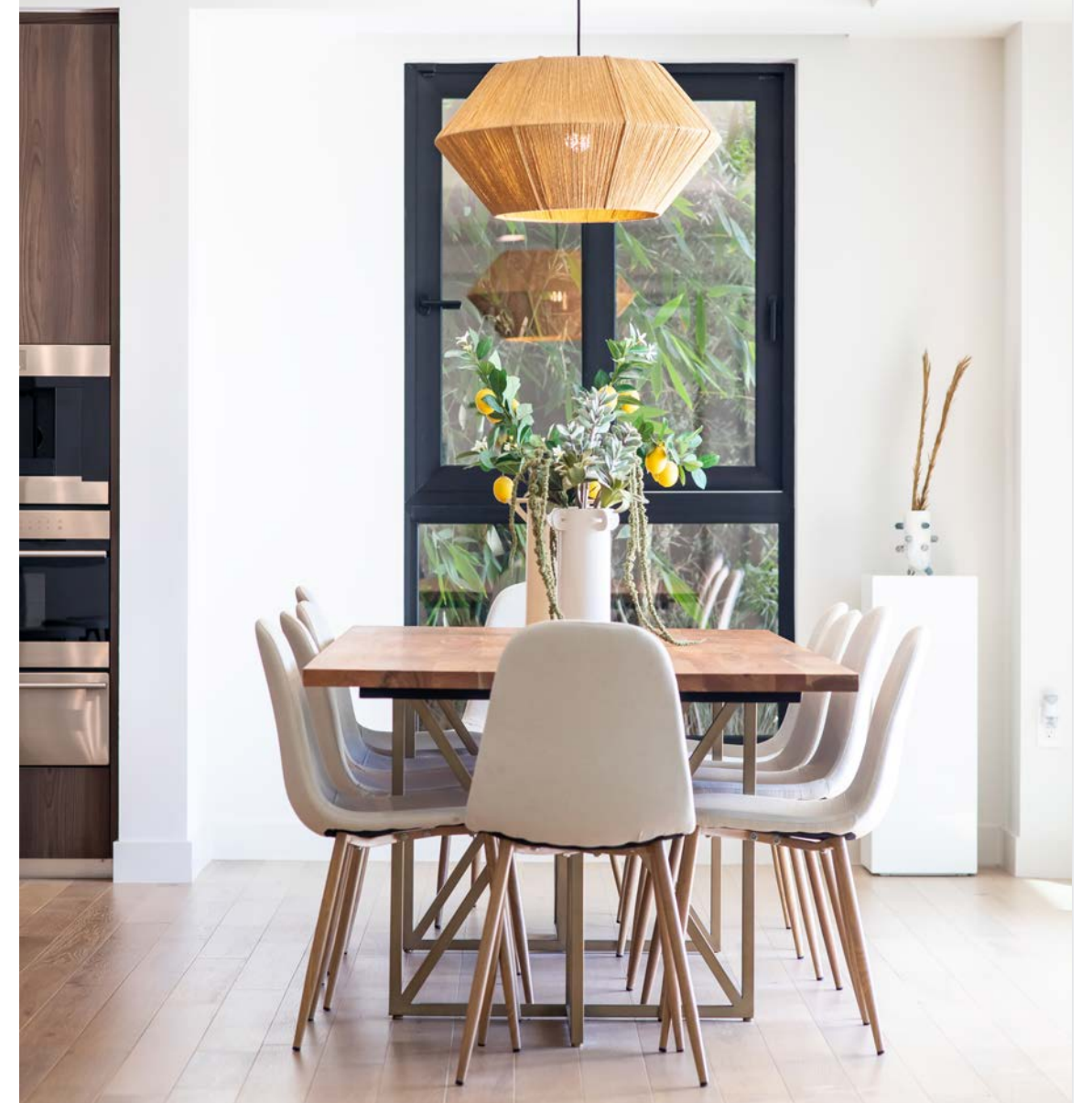
Beyond the Ordinary

Tucked on the coastal bluffs overlooking the Pacific Ocean, One Coast affords those seeking an effortless oceanfront home the opportunity to bask in Southern California's most coveted coastal experience.

Here, iconic surf breaks, seaside parklands and mountain trails beckon right outside your doorstep, all while the West Coast's most acclaimed shopping, dining and cultural destinations lie just minutes away.

One Coast is your very own urban oasis at the intersection of it all.





LOCK & LEAVE

The Rest to Us

With impressive scale, seamless indoor-outdoor living spaces and spacious, well-appointed kitchens, our collection of luxury residences – ranging from 2,810 to 5,017 square feet – offers everything one could want in a home, plus priceless peace of mind afforded by the lock-and-leave lifestyle, the likes of which may be found only in the world's finest five-star luxury environments.



A MODERN VISION

For Coastal Design

Here, among One Coast's luxury townhomes and residences, wake to panoramic ocean views framed by expansive window walls, meander among expansive, well-appointed interiors and savor the West Coast's most breathtaking sunsets and sea breezes from your outdoor terrace or rooftop.

Welcome to oceanfront living at its most refined.



COASTAL COLORS

In Every Direction

At One Coast, residents are soothed by shorefront colors and stylish interior finishes, creating an environment of relaxed sophistication to match the panoramic ocean vistas just beyond.

Seamless floor-to-ceiling sliding glass doors frame vivid sunrises and sunsets, allowing residents to enjoy the hues of the horizon from inside and out.

Whether sipping your morning coffee from the terrace, indulging in dinner with friends or hosting an elegant soirée while blanketed by the warm sea breeze, every moment at One Coast offers a picturesque vignette.

Sit back, relax and take in the seaside views that personify the quintessential Southern California lifestyle.



THE RESIDENCES



THE HEIGHT OF STYLE & SOPHISTICATION

The Townhomes

Starting at 3,488 square feet and extending up to 5,017 square feet, the townhomes airy open floor plans offer three, four and five bedrooms.

Here, private nooks and hideaways complement expansive verandas and rooftop decks on top floor residences, providing an array of vantage points and unique orientations from which to enjoy daily life. Complete with seamless transitions from interior to spacious exterior living spaces and direct access from a private 2-car garage, One Coast townhomes are a world unto their own.



A HAVEN FOR SEASIDE TRANQUILITY

The Residences

One Coast's residences span 2,810 to 4,248 square feet and offer two to three bedrooms, each featuring a light, airy feel and fluid open-concept floor plan.

Featuring expansive verandas and rooftop decks on select top floor residences, the residences offer hillside and temple views to the east and the far-reaching ocean vistas to the west, as well as direct residence access via a private garage, providing an unrivaled seaside setting framed by Los Angeles' most picturesque mountain backdrop.



INSPIRED LIVING

Inside & Out

One Coast's design harnesses the natural beauty of its sea-to-mountain vistas, utilizing materials and finishes that evoke an organic, contemporary and sophisticated aesthetic.

Offering three different color palettes – including a timeless and earth-toned darker palette, modern and versatile sand palette and warm, coastal white palette – each and every detail is thoughtfully curated to perfectly complement our residences' spacious and artful architecture.





YOUR SKY-HIGH SANCTUARY

Set to Panoramic Ocean Views

Select residences at One Coast feature sprawling rooftop decks that captivate the senses in both its size and its setting. Perched above and beyond Sunset Boulevard, the extensive, breezy spaces are fit to accommodate spas and barbecues, offering an idyllic perch to bask in the Southern California sun, entertain a grand number of guests and, most importantly, drink up 360-degree ocean-to-mountain views.



THE ADVENTURES

ONE POINT CONCIERGE SERVICES

Powered by Hello Alfred

At One Coast, residents enjoy access to an exclusive suite of in-home and on-request concierge services designed for a carefree coastal lifestyle. Our personalized services, powered by *Hello Alfred*, include:

Move-In Services

- Pricing and booking provided for select, pre-approved moving companies
- Refrigerator stocked and apartment prepared for move-in*
- Furniture assembly, handyman services and unpacking services
- Sit-in services for large package delivery and internet installations

Weekly In-Home Services*

- Alfred Signature Tidy Up (beds made/sheets changed, dishwasher loaded/unloaded, counters cleaned, trash and recycling removed)
- Dry cleaning & laundry *
- Grocery shopping and delivery into refrigerator*
- Fresh flowers arranged*
- Packages dropped off inside home
- Packages picked up/boxed to be sent*
- Delivery receipt on resident's behalf





Event Planning*

- Personalized picnic at Castle Rock Beach
- Specialty shopping
- Professional interior design assistance via *Havenly*
- Party preparation, decoration and catering coordination
- Weekend getaway preparation
- Special occasion pre-cleaning

Health & Wellness*

- Personal training
- Guided hiking & beach workouts
- Home organization with *KonMari*

Additional Services*

- Car wash & detail
- Storage solutions
- Frame & hang art
- TV mounting
- Clothing care and repairs
- Pet walking
- Pet supplies stocked

**Cost of goods/services billed directly to residents.*

THE PEAK OF THE PACIFIC

One Coast's Observation Terrace



One Coast's Observation Terrace is the ultimate citadel to take in expansive ocean views by day and unforgettable starry skies by night. Featuring an ethereal outdoor lounge with firepits and a high powered telescope, this special social setting offers a serene space to breathe the fresh ocean air alongside friends, family and neighbors.

YOUR NATURAL PLAYGROUND

For a Life Well-Lived

One Coast offers easy access to Pacific Palisades' most acclaimed beaches. Whether you want to surf, swim or unwind sandside with a sunset picnic, the best of coastal living lies right outside your front door.





UNRIVALED PEACE OF MIND

Resilient & Secure, 24/7

The beauty of One Coast lies not only in its architecture and location, but in the strength of its foundation. Built with concrete retaining walls and steel caissons for reinforcement, the architecturally innovative building is built to withstand the elements typical of its coastal environment, offering residents unrivaled peace of mind.

The enclave of residences also features the ultimate in lock-and-leave comforts — from a 24-hour guarded and gated entry to the private garages and elevators that reach each individual home.





THE LOCATION



A COVETED LOCATION

For Elevated Coastal Living



ONE COAST | THE LOCATION

ONE COAST | THE LOCATION

Positioned in Pacific Palisades at the optimal height for penultimate vistas of the Pacific Ocean, One Coast takes a front-row seat to iconic Southern California sunset colors hitting shimmering ocean waters and cascading over the Santa Monica Mountains.

With generously proportioned open floor plans steps from golden sands and coastal headlands, One Coast offers an abundance of space — space to breathe freely, enjoy fully and define your own California dream.

AN EXCLUSIVE SEASIDE ENCLAVE

Pacific Palisades

Here, just moments from the shoreline, a highly curated collection of chic boutiques, restaurants and shops – including the endlessly charming and architecturally celebrated neighborhood centerpiece of Palisades Village – afford a coveted, highly-amenitized lifestyle.

ONE COAST | THE LOCATION



ONE COAST | THE LOCATION



A BEACH-LOVER'S PARADISE

Malibu

Malibu's breezy coastal haven stretches for twenty seven miles, presenting a rare collection of California's most renowned hiking trails and a host of niche, locally owned shops, boutique hotels and sought-after restaurants. From the Malibu Country Mart to Nobu Restaurant to the Malibu Pier, everything is poised just minutes from One Coast via a dreamlike route up the Pacific Coast Highway.



LA'S SHORESIDE METROPOLIS

Santa Monica

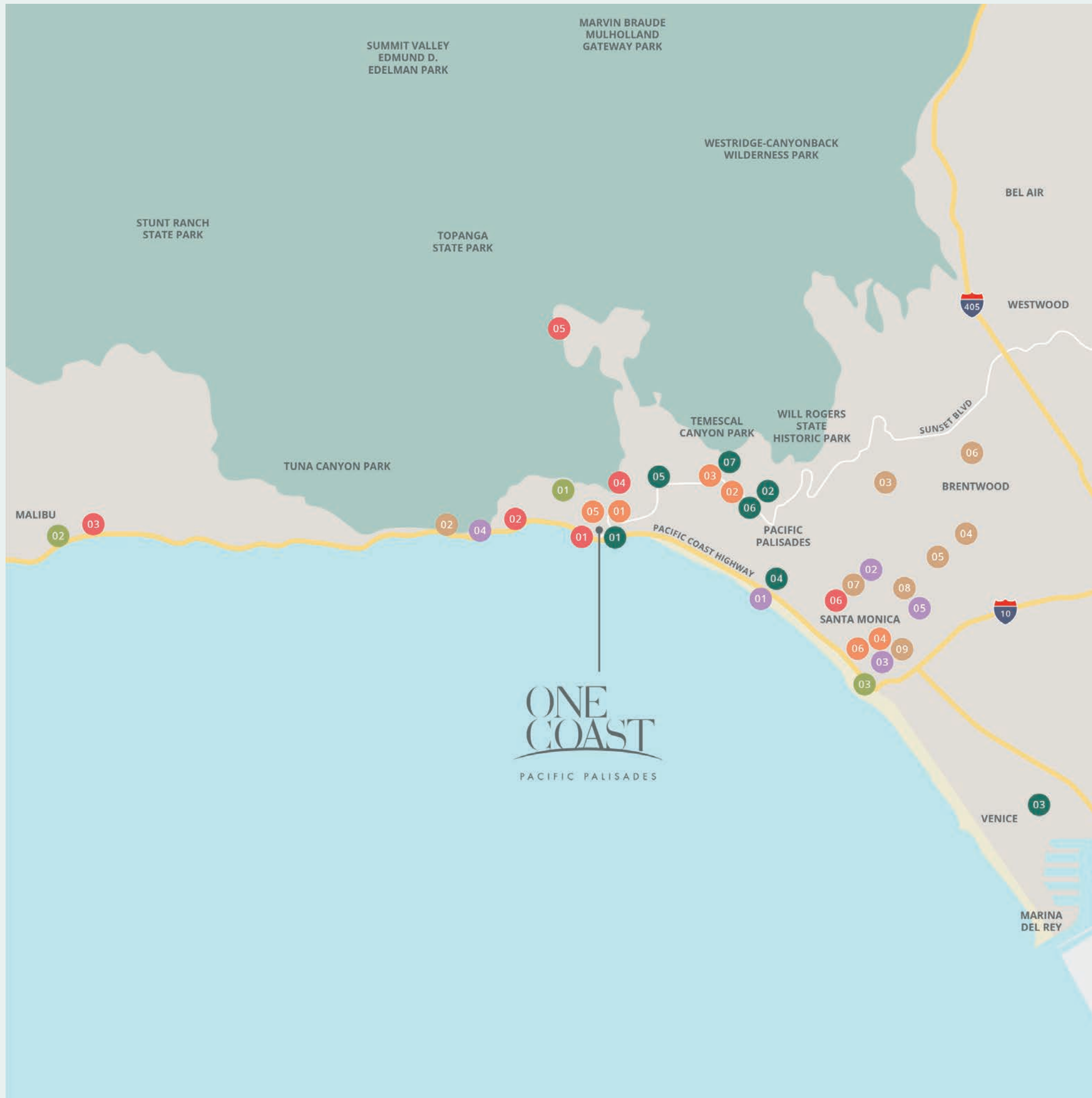
Celebrated for its high-end shops, world-renowned restaurants and luxurious hotels, Santa Monica's iconic city is home to some of L.A.'s most famed destinations, including the Santa Monica Pier and Third Street Promenade.



SMALL-TOWN CHARM BY THE SEA

Brentwood

From weekly farmers markets to charming boutiques and eateries, Brentwood's family-friendly neighborhood offers an idyllic destination to shop the Brentwood Country Mart, spend a day at The Getty Center or simply stroll its serene, coral tree-lined streets with family and friends.



POINTS OF INTEREST MAP

● RESTAURANTS

- 01. Gladstones Restaurant
- 02. Mastro's Ocean Club
- 03. Nobu Malibu
- 04. Moku Sushi
- 05. Casa Nostra Ristorante
- 06. Osteria Bigoli

● CAFES

- 01. Juicy Ladies
- 02. Beech Street Cafe
- 03. Cafe Vida
- 04. Philz Coffee
- 05. Pure Energy Cafe
- 06. The Coffee Bean & Tea Leaf

● SHOPS

- 01. Palisades Village
- 02. Malibu Country Mart
- 03. Brentwood Country Mart
- 04. Erewhon Market
- 05. Whole Foods Market
- 06. Vicente Foods
- 07. Pavilions
- 08. Tehran Market
- 09. Vons

● BARS

- 01. SHOREbar
- 02. Father's Office
- 03. The Craftsman Bar & Kitchen
- 04. Rosenthal Wine Bar & Patio
- 05. The Chestnut Club

● CULTURE

- 01. The Getty Villa
- 02. Malibu Pier
- 03. Santa Monica Pier

● FITNESS

- 01. Bay Club
- 02. Studio K Training
- 03. F45 Training
- 04. Drive Cardio
- 05. Max Impact
- 06. The Pilates Fitness Center
- 07. Goorus Yoga

Claim Your Coastal California Dream

To reserve a remote private tour of One Coast's collection of exquisite 2- to 5-bedroom residences, please contact a member of our sales team.

SALES GALLERY

Virtual and In-Person Tours By Appointment Only

17318 Tramonto Drive, Residence 604, Pacific Palisades, CA 90272

310.230.0101 | onecoast@etcohomes.com | liveonecoast.com



PLANS, PRICING, FINANCING, TERMS, AVAILABILITY AND SPECIFICATIONS ARE EACH SUBJECT TO CHANGE AND/OR PRIOR SALE WITHOUT NOTICE AND MAY VARY BY UNIT AND/OR LOCATION. SELLER RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES TO FEATURES, SPECIFICATIONS, PLANS, ELEVATIONS AND PRICING WITHOUT NOTICE AND/OR OBLIGATION AS IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. SQUARE FOOTAGES ARE APPROXIMATE AND INCLUDE ENCLOSED SPACES IN WALLS AND OTHER STRUCTURAL ELEMENTS. THESE ESTIMATES WILL BE GREATER THAN SQUARE FOOTAGES DETERMINED BY MEASURING IN-ROOM DIMENSIONS FROM WALL TO WALL. NO PURCHASE AGREEMENT MAY BE NEGOTIATED OR SIGNED BY A PROSPECTIVE BUYER FOR THE PURCHASE OF A HOME UNTIL THE COMMUNITY'S APPLICABLE CONDITIONAL OR FINAL PUBLIC REPORT HAS BEEN ISSUED BY THE BUREAU OF REAL ESTATE (CALBRE). ALL ILLUSTRATIONS ARE ARTIST'S CONCEPTS ONLY, ARE NOT TO SCALE AND ARE SUBJECT TO CHANGE IN ACTUAL PRODUCTION. MODELS DO NOT REFLECT RACIAL PREFERENCE. THIS IS NOT AN OFFERING IN ANY STATE WHERE PROHIBITED OR OTHERWISE RESTRICTED BY LAW. CALDRE LICENSE #01878688. ©2020 ETCO HOMES 