

\$44,000,000 - 1414 Donhill Drive, Beverly Hills

MLS® #25540685

\$44,000,000

6 Bedroom, 8.00 Bathroom, 13,000 sqft
Residential on 1 Acres

N/A, Beverly Hills,

Located in the heart of Beverly Hills, mere moments to the world-famous Beverly Hills Hotel, the fabulous high fashion of Rodeo Drive, and the many reasons that make Los Angeles a global destination: Certainly one of the most highly anticipated projects to come to market in recent memory, this magnificent entertainer's showplace is a never-ending wonderland; a groundbreaking artistic vision expertly executed by award-winning designer and developer Ramtin Ray Nosrati. Fully furnished designer European furnishings are included in the purchase price. SERENITY is a self-contained and gated compound, newly 2025-complete, set on 1.2 acres with astonishing city and ocean views from every amenity-rich level. Situated on a prestigious, private cul-de-sac and surrounded by some of the area's most expensive estates, it ensures extreme privacy and security for the most private individuals. Guests are greeted by walls of Jerusalem limestone and lush landscaping, including a wraparound living wall and whimsical olive trees. Some of the most unique finishes ever seen are found throughout the expansive open-concept floor plan that maximizes indoor-outdoor living and entertaining. The gourmet kitchen is equipped with exquisite imported hand-carved stone, a triple Taj Mahal waterfall island, and state-of-the-art gourmand's appliances, remarkably complemented by an elevated dining nook with fantastic city and ocean views its backdrop. An additional chef's prep kitchen



has a commercial-grade walk-in refrigerator. The grand primary wing has a spacious lounge, Miele espresso machine, and voluminous walk-in closet with makeup desk, a fireplace, and a spa-like bathroom with a striking two-ton custom-made marble tub. On the gaming level, a custom fluted bar is set aside a six-screen video wall, and a plush cathedral-ceiling theatre provides an authentic cinematic experience. There are also lofty ceilings, a library, cards/billiards lounge, and a hidden spa with barber station, an indoor resistance pool with hot tub/cold plunge, waterfall, spa, infrared and steam sauna, and gym. Just outside, rejuvenate post-workout on the viewing deck with outdoor fireplace. A dedicated wine tasting room includes a temperature-controlled storage display. Additional appointments include an office, library, bespoke stone and woodwork throughout, walls of travertine and Portola Roman clay, and every conceivable smart home feature. Enjoy an infinity pool and spa with dramatic water and fire features, a basketball/pickleball court, a putting green, and cabana with an outdoor kitchen, complete with pizza oven. There are numerous terraces, cascading waterfalls, gathering spaces, organic gardens, and a sprawling rooftop deck with jetted spa and 360-degree panoramic views of the city, hills, ocean, and Catalina Island. Welcome to the pinnacle of modern opulence.

Built in 2025

Essential Information

MLS® #	25540685
Price	\$44,000,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6

Half Baths	2
Square Footage	13,000
Acres	1.21
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Shauna Walters
Listing Office	The Beverly Hills Estates

Community Information

Address	1414 Donhill Drive
Area	C02 - Beverly Hills Post Office
Subdivision	N/A
City	Beverly Hills
County	Los Angeles
Zip Code	90210

Amenities

Parking Spaces	7
Parking	Driveway, Garage, Gated, Private
# of Garages	4
Garages	Driveway, Garage, Gated, Private
View	City Lights, Panoramic
Has Pool	Yes
Pool	Heated, In Ground, Private
Security	Gated Community

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Lawn, Yard

Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Bar, Dressing Area, Furnished, Walk-In Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Barbecue, Built-In,

	Oven, Range, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Library, Outside, See Through
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	May 21st, 2025
Days on Market	27
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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