

# **\$3,795,000 - 1243 Las Lomas Avenue, Pacific Palisades**

MLS® #25569867

**\$3,795,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1 Acres

N/A, Pacific Palisades,

Exclusive 'Protected' Sweeping Ocean View Land offering in Pacific Palisades. Perched at the top of a quiet, exclusive street, 1243 Las Lomas Avenue offers a rare opportunity to create a true legacy estate in one of the most coveted enclaves of Pacific Palisades. Priced at just \$129.00 per square Foot! This enormous 29,380 square foot parcel is one of the largest buildable ocean-view land parcels in the area, with an unmatched canvas for a custom architectural masterpiece. Framing unobstructed views of Catalina Island and the Palos Verdes coastline, the property's elevated topography captures the full arc of west-facing sunsets and fills future interiors with natural light. With no neighbors in front or behind, the setting is both visually expansive and deeply private. Imagine a gated compound with an infinity-edge pool, terraced gardens, seamless indoor-outdoor flows, sunset terraces, panoramic decks, and long-view sightlines from nearly every room. Whether you envision modern minimalism or old-world grandeur, this land is build-ready and ideally oriented for light, privacy, and drama. Land of this scale with this level of views and privacy rarely become available in the Palisades. This is more than land; it's a singular opportunity to craft an estate that reflects the full potential of coastal California living. Professional property-walks are strongly recommended, as Land boundaries go well beyond what's visible in the cleared pad area. We work closely with a trusted design-build



team offering full design, permitting, and construction expertise to bring your vision to life. If you're narrowing your choices and seeking a truly enduring ocean vantage, this rare parcel is unmistakably the one. With verifiably protected views and horizon preserved, it remains as captivating today as it will be tomorrow.

## Essential Information

MLS® #	25569867
Price	\$3,795,000
Bathrooms	0.00
Acres	0.67
Type	Land
Status	Closed
Listing Agent	Rod Aragon
Listing Office	Sotheby's International Realty

## Community Information

Address	1243 Las Lomas Avenue
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

## Amenities

View	Ocean
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## Additional Information

Date Listed	July 28th, 2025
Days on Market	121
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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