

# \$9,879,000 - 25430 Prado De Azul, Calabasas

MLS® #25599315

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## \$9,879,000

5 Bedroom, 6.00 Bathroom, 6,266 sqft  
Residential on 0 Acres

N/A, Calabasas,

An extraordinary fusion of refined design and uncompromising craftsmanship, this fully reimaged modern estate in Calabasas sets a new standard for luxury living. Situated on a coveted view lot, this show-stopping residence has been transformed with a curated blend of bold architecture, top-tier finishes, and seamless indoor-outdoor flow offering an elevated lifestyle of sophistication and ease. Upon entry, you're greeted by expansive open living spaces adorned with brand-new designer flooring and striking iron-framed doors and windows that flood the interiors with natural light. The stunning chef's kitchen, outfitted with custom Miele built-ins, is a sleek centerpiece for both everyday living and elevated entertaining. Floor-to-ceiling pocket doors fully retract, unveiling a resort-style backyard with sweeping vistas, an infinity-edge pool, spa, baja shelf, and a covered casita with fireplace perfect for alfresco dining or relaxing beneath the stars. The primary suite is a serene sanctuary with spectacular views, two custom walk-in closets, and a spa-inspired bathroom that features radiant heated floors, floor-to-ceiling mirrors, ambient lighting, and an oversized steam shower for ultimate relaxation. A state-of-the-art home theater with immersive 8K projection delivers a cinematic experience beyond compare, while a full-property Sonos audio system, indoor and outdoor TVs, and new amplifiers provide entertainment throughout. Every detail of this estate has been elevated with thoughtful



upgrades. The exterior has been transformed with new landscaping and landscape lighting in both the front and back, along with newly installed water fountains and tranquil features that enhance the ambiance. The entire home has been freshly painted inside and out, and the newly refinished driveway and courtyard now showcase custom tile and elegant hardscape design. Additional highlights include a brand-new soft water and saltwater filtration system, new pool equipment, and an advanced surveillance camera system with alarm integration for top-level security. The spacious garage has also been upgraded with new custom doors, high-end epoxy flooring, and built-in cabinetry for exceptional storage and style. This is a rare opportunity to own a one-of-a-kind modern estate in one of Calabasas' most sought-after communities where bold design meets effortless elegance, and every element has been masterfully executed for the most discerning buyer.

Built in 2006

**Essential Information**

MLS® #	25599315
Price	\$9,879,000
Bedrooms	5
Bathrooms	6.00
Full Baths	6
Square Footage	6,266
Acres	0.47
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Emil Hartoonian
Listing Office	The Agency

**Community Information**

Address	25430 Prado De Azul
Area	CLB - Calabasas
Subdivision	N/A
City	Calabasas
County	Los Angeles
Zip Code	91302

### **Amenities**

Parking	Door-Multi, Driveway, Garage, Gated, Private
Garages	Door-Multi, Driveway, Garage, Gated, Private
View	Canyon, Mountain(s)
Has Pool	Yes
Pool	Private

### **Interior**

Interior	Wood
Interior Features	Walk-In Pantry, Walk-In Closet(s)
Appliances	Barbecue, Dishwasher, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
Stories	Two

### **Additional Information**

Date Listed	September 30th, 2025
Days on Market	34
Short Sale	N
RE / Bank Owned	N

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