



## Beautiful Home

305 Arnaz Drive 103, Los Angeles, CA 90048

\$935,000

🛏 Bedrooms: 2

🛀 Bathrooms: 2

### EXTRAS:

- Living Space: 1,426 sq ft
- Lot Size: 13,000 sq ft



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### Property Description

Polished, private, and perfectly located in the heart of Beverly Grove, this expansive 2-bedroom, 2-bathroom condominium offers 1,426 square feet of refined living in one of Los Angeles' most desirable and walkable neighborhoods.

Thoughtfully designed and impeccably maintained, the home features rich wood flooring throughout, high ceilings, and a seamless open-concept layout anchored by a modern fireplace. The kitchen is built to impress with granite countertops, stainless steel appliances, and generous cabinetry—ideal for hosting or unwinding in style.

Exceptionally quiet, the residence shares only one common wall, discreetly located behind the kitchen, enhancing the feeling of privacy throughout the space. The second bedroom, perfectly positioned away from the main living area, offers flexibility for use as a creative studio, wellness space, or guest room. The primary suite is a calm retreat, with large walk-in closet and a well-appointed en suite bath.

From the main living space, enjoy direct access to a serene, courtyard-facing patio—an ideal extension of the home for morning coffee or a glass of wine at dusk.

Additional features include in-unit laundry, two secured parking spaces in the gated underground garage, and monthly HOA dues of \$525, which include water, trash and common area maintenance.

Step outside and discover the best of Beverly Grove and its surrounding hot spots. You are moments from The Grove, Erewhon, the Beverly Center, 3rd Street boutiques, and the coveted shops, cafés, design houses lining Robertson Boulevard and within a mile or so of Beverly Hills. World-class dining, wellness studios, and cultural landmarks are all within reach. The property is also located just blocks from one of the city's premier medical centers, Cedars Sinai Medical Center, adding even more convenience to this unbeatable address.

This is a rare opportunity to own a spacious, sophisticated home with exceptional access, flexibility, and lifestyle—all in one of LA's most vibrant zip codes.



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