

\$500 Million Bel-Air Estate Branded as "The One" exclusively represented by Drew Fenton of Hilton & Hyland/Christie's International Real Estate

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BEVERLY HILLS, Calif., June 16, 2015 /PRNewswire/ -- A \$500 million Bel-Air estate, known as "The One," will be completed in spring 2017, and hopes to set the world record for highest listing price on a residential property.

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A trophy modern compound, it is planned to be approximately 100,000 square feet (9290 square meters). Designed by Paul McClean and located in famed Bel-Air, proposed features include an approximately 5,000-square foot (464 square meters) master suite, 30-car gallery and 45-seat theater, a "Monaco style" casino and nightclub, four-lane bowling alley and a "jelly fish lounge" with water-filled tanks lining three of the walls.

Set on a private knoll, the grounds include four swimming pools, a tennis court and a vast lawn planned to utilize synthetic material rather than real turf, in an effort to be mindful of the current state of the California environment.

"A property like this truly underscores a deep belief that Los Angeles is at the center of luxury real estate and at the pinnacle of the global marketplace. It is a very rare and special offering. There is only One in the world," Fenton said.

The project is being built by Nile Miami, known for his exceptional estate developments. Notable sales include several major properties on prestigious South Mapleton Drive in Holmby Hills. As well as a series of record breaking view properties in Los Angeles' coveted Bird-Streets and Beverly Hills.

Drew Fenton was ranked among the top five real estate agents in the United States by the *Wall Street Journal* in 2014.

About Hilton & Hyland

Beverly Hills based Hilton & Hyland ([hiltonhyland.com](http://www.hiltonhyland.com) (<http://www.hiltonhyland.com/>)) was established in 1993 as a boutique real estate firm to provide extremely personalized service to buyers and sellers of luxury properties. Founders Rick Hilton, grandson of the famous hotel developer, and Jeff Hyland, one of the most recognizable figures in Los Angeles real estate, have built their company from the ground up. Hilton & Hyland is the Founding Member of Christie's International Real Estate and is the exclusive affiliate of Luxury Portfolio, expanding their international reach to over 650 affiliates worldwide. In the 2014 REAL Trends "The Thousand" annual report, 12 Hilton & Hyland associates ranked in the top 150 agents in the U.S. by sales volume, the highest number of any brokerage in Los Angeles. With over \$2.9 billion in transactions in 2014, Hilton & Hyland is recognized as the top luxury real estate firm in Los Angeles.

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