

Inside AIRE Santa Monica: Silicon Beach's Newest Luxury Residences

The just-announced condominium project combines eco-friendly design with ample outdoor space

August 31, 2016



As Los Angeles's tech scene—aptly referred to as “Silicon Beach”—continues to grow, with it comes demand for luxury residences in Santa Monica, Venice Beach and Playa Vista.

The latest project to emerge is AIRE Santa Monica, a boutique condominium currently under construction on 14th Street. Developed by L.A.-based real-estate firm Palisades, the eco-friendly project consists of three buildings set around a courtyard—one that is dotted with lounge spaces, water features and a living wall.

When finished, there will be 19 residences, including nine single-story flats with two bedrooms and two bathrooms, according to information provided by the developer. Nine two-story townhomes will offer three bedrooms and three baths, and one three-story townhouse will have three bedrooms and four baths.

Each residence will include up to 800 square feet of outdoor space. The townhomes will offer split-rooftop decks with views of the Santa Monica skyline.

Designed by Los Angeles-based JFAK Architects, the homes will have double-height ceilings, clerestory windows and sliding glass walls. The residences will come fitted with Viking appliances, Leicht cabinetry, and wide-plank French white oak flooring.

Across the U.S., architects are increasingly being asked to create outdoor spaces that reduce water and energy consumption, and dry California is no exception. AIRE is in keeping with this trend. The residences will feature drought-tolerant landscaping and recycled materials, and will maximize the use of natural light and ventilation.

Shared amenities will include storage space for surfboards and bicycles, a bike room for quick tune-ups, and underground parking. Palisades is also collaborating with local retailer Public Bikes to provide custom bicycles for residents.

Sales are slated to launch this fall, with prices ranging from \$900,000 for the garden apartments to upwards of \$1.5 million for the townhomes. Completion is expected in early 2017.

Since new construction is limited in Santa Monica, AIRE is among only a few new condo developments to come to market. Sway, a high-end rental building, recently opened. Like AIRE, the building features a sustainable design, two courtyards and a five-story living wall.