

# 230 Ocean View Newport Beach

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# 230 Ocean View

## Newport Beach

Nestled in the heart of Newport Heights, one of Newport Beach's most coveted communities, this exceptional property offers the rare opportunity to build a custom luxury estate with breathtaking views of Newport Harbor, the Pacific Ocean, and Catalina Island. Perched on an elevated lot, this home is designed to embrace the essence of coastal living, where panoramic sunsets and ocean breezes become part of your daily experience.

With approved plans in place, this magnificent 8-bedroom, 10-bathroom, 9,148-square-foot residence spans three levels, offering a seamless blend of sophistication, comfort, and modern design. Upon entry, a dramatic two-story foyer and floating staircase set the tone for a grand yet inviting atmosphere. Expansive, light-filled living spaces provide the perfect setting for both entertaining and everyday living. The formal dining and living areas are ideal for hosting special gatherings, while the open-concept family room and chef's kitchen create a warm and welcoming space for connection. Thoughtfully designed for both relaxation and entertainment, the home features a private cinema room, game room, and an elevator providing easy access to all levels.

The ultimate primary suite is a true retreat, featuring a private balcony and sitting area with sweeping views of the harbor and ocean. The spa-inspired ensuite boasts a soaking tub, dual vanities, and oversized walk-in closets, creating the perfect sanctuary. Each additional bedroom is en suite, complete with spacious walk-in closets and custom shelving, while a bonus room offers flexibility for a home office or gym. Designer details, ample light fixtures, and elegant finishes throughout add to the home's ambiance, ensuring both luxury and comfort at every turn.

Outdoors, the beautifully manicured backyard is an entertainer's dream. A resort-style pool and spa, outdoor kitchen, and BBQ area provide the perfect setting for hosting, while multiple lounge spaces offer a front-row seat to breathtaking sunsets over Catalina. Designed to capture the best of Southern California's indoor-outdoor lifestyle, this home is a true masterpiece in the making.

Located just minutes from Newport Harbor, local beaches, world-class shopping at Fashion Island, and top-tier dining, this property offers both luxury and convenience. With proximity to Hoag Hospital, championship golf courses, and premier schools, it is an ideal choice for those seeking a full-time coastal residence or an exquisite vacation retreat.

This is a rare opportunity to build a one-of-a-kind dream home in one of Newport Beach's most desirable neighborhoods. Don't miss the chance to make this extraordinary vision a reality—your coastal paradise awaits.

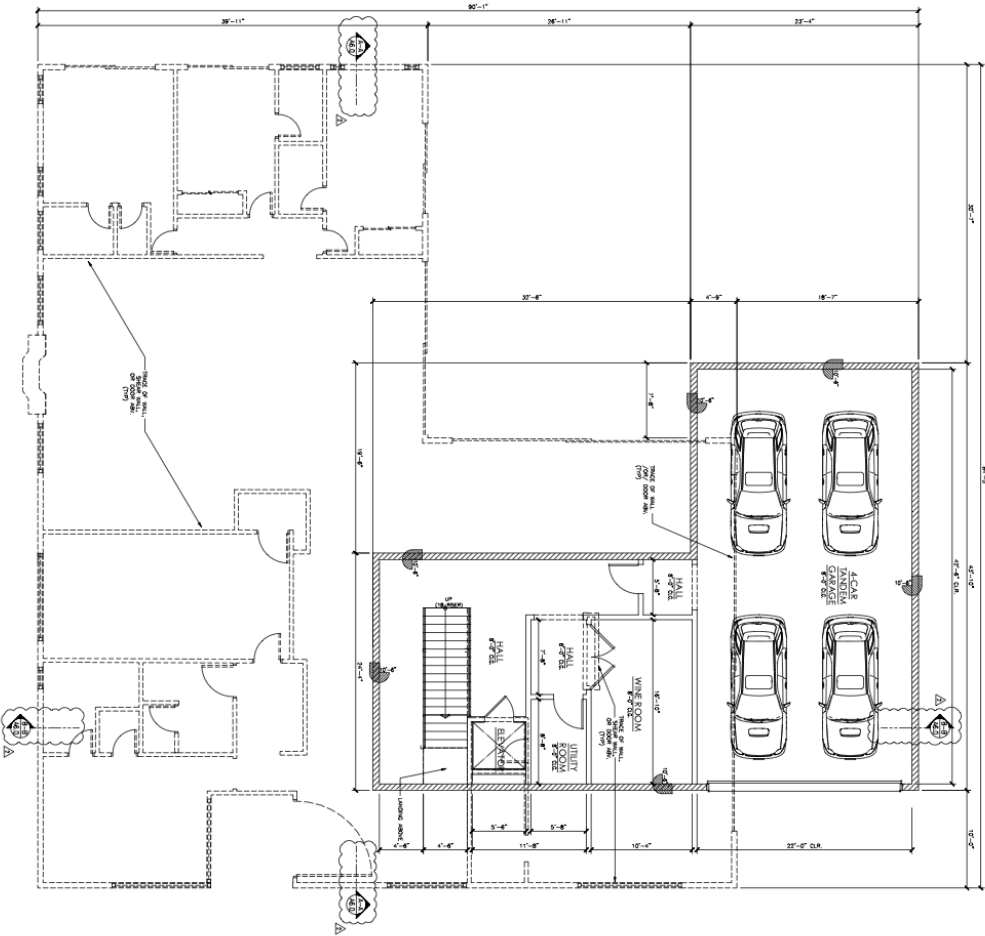




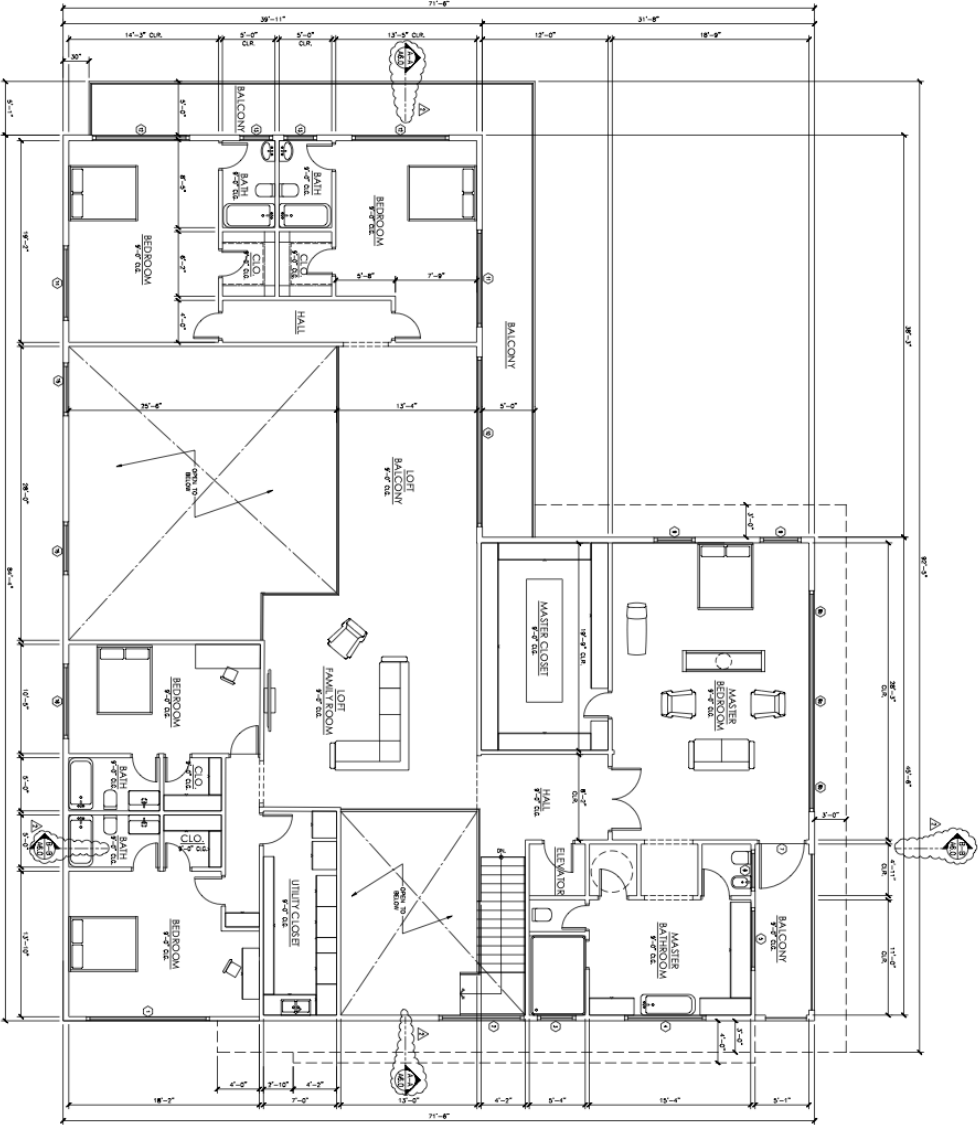




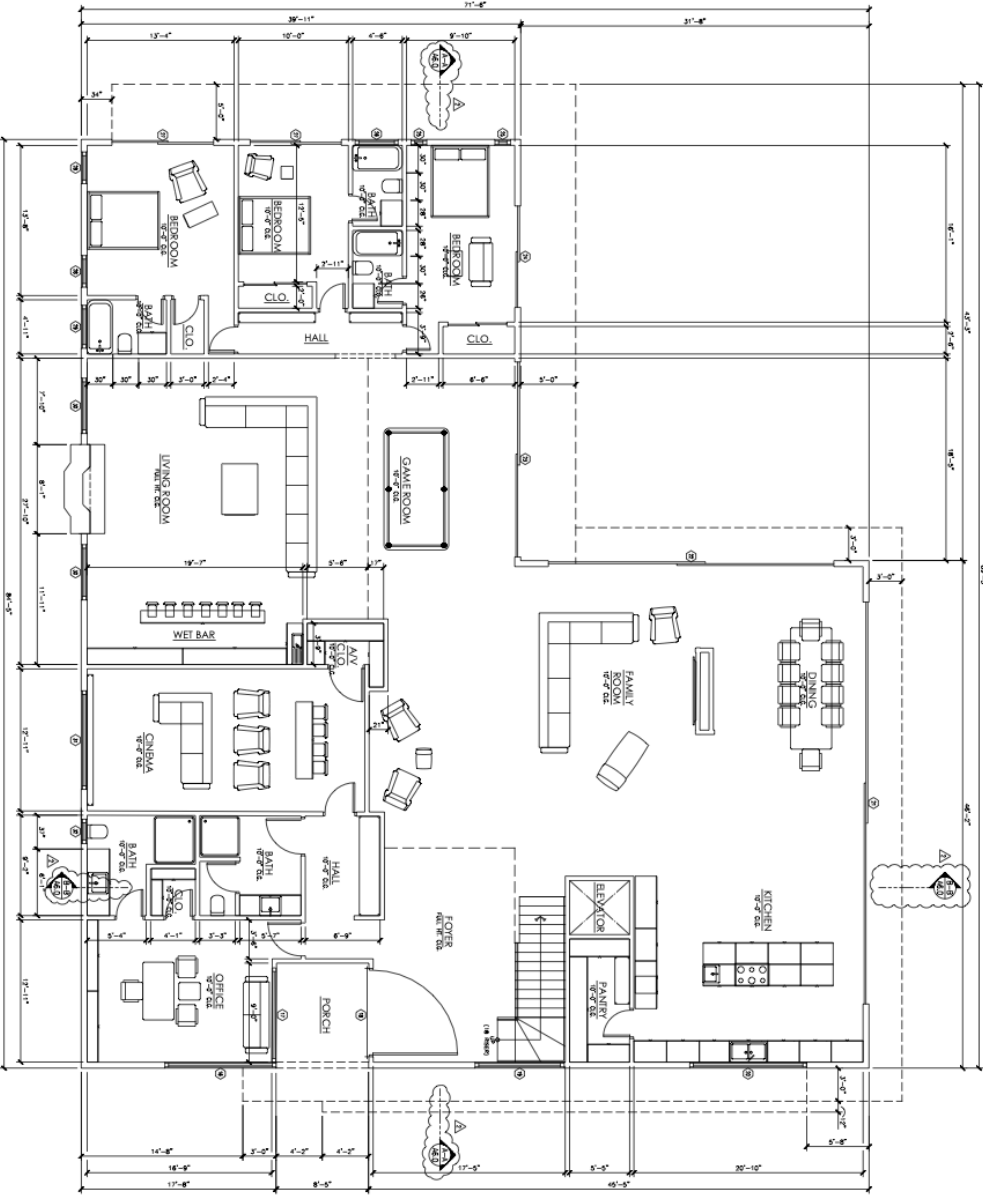
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