



Real Estate

Deepak Chopra's La Jolla Home Listed, an Epic Penthouse in Hyde Park, and More Real Estate News

Here's everything you need to know now

By Dan Avery

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From high-profile design commissions to exciting listings, there is always something new happening in the world of real estate. In this roundup, AD PRO has everything you need to know.

On the Market

Deepak Chopra's La Jolla home

New Age super-guru [Deepak Chopra](#) is unloading the five-bedroom, seven-bath Southern California home he bought in 1993 as he and wife Rita are spending most of their time on the East Coast these days.

Listed for \$5.65 million, the semicircular property in La Jolla's Country Club neighborhood delivers dramatic views of both the Pacific and the Torrey Pines golf course from three stories of living space, buttressed by walls of glass. On the main level, a kitchen with a skylight and a dual-sided fireplace divide the living and dining areas. The 5,863-square-foot home also includes a family room, home office, and media room. Outside, a swimming pool and spa are nestled in a quarter acre of landscaped grounds, with parking for three cars.

"The home is very airy and has a tremendous amount of volume," Berkshire Hathaway's Susana Corrigan, who is handling [the listing](#) with Patty Cohen, told [Mansion Global](#). "Almost every room has views—and some of the best, encompassing views in La Jolla."



The La Jolla home. Photo: Brent Haywood Photography

A waterfront gem in Miami

Miami's real estate boom continues. Melo Group launched sales last week for the south tower at [Aria Reserve](#), the 62-story twin skyscraper in Edgewater overlooking Biscayne Bay.

Designed by Bernardo Fort-Brescia of Arquitectonica, the tower is expected to begin construction in early 2022, with completion slated for 2024. It'll be home to 391 residences—including 15 penthouses that range from 3,500 to more than 9,000 square feet. Each has its own three-car garage vault.

Amenities include a two-acre recreation deck with a gym, a theater, tennis and basketball courts, and a semi-Olympic lap pool, as well as a water sports dock with paddleboards and kayaks.

Greeting the public are a double-decker lobby and waterfront restaurant and café, with a park connecting Aria Reserve to the Miami Baywalk, offering direct access to the five-mile waterfront promenade.

Pricing ranges from around \$750,000 to more than \$2 million, with penthouses listed for \$12 million.



A rendering of a living area at Aria Reserve. Photo: Melo Group

A super-prime penthouse in Hyde Park

One of the priciest properties in London has just landed on the market: The six-bedroom penthouse at the PLP-designed [Park Modern](#) in Hyde Park has listed for £60 million (\$85 million).

With 7,000 square feet of living space hugged by a 2,400-square-foot terrace, the ninth-floor retreat offers panoramic views of Kensington Palace, the Shard, and Royal Albert Hall.

Inside, three large reception rooms give way to a primary bedroom with floor-to-ceiling windows, two bathrooms, and a pair of walk-in dressing rooms. There are also five more bedrooms, each with an en suite bathroom, as well as a yoga studio and home gym.

And because you don't buy a home like this to *not* entertain, the property includes a private movie theater and a rooftop cocktail bar and infinity pool.

"We anticipate that the purchaser will want to work with us to fully customize the design of the penthouse and the roof terraces to meet their personal lifestyle requirements [and] create their perfect Hyde Park residence," said James Van Den Heule, co-director of property developer Fenton Whelan, in a statement.

The Park Modern is due to top out at the end of this year, with completion expected in 2022. Prices for the 57 units start from £2 million (\$2.8 million) for a one bedroom up to £60 million for that primo penthouse.



The Park Modern penthouse. Photo: V1/Fenton Whelan

Milestones

A mission accomplished at City Hall Park

Work has completed on [No. 33 Park Row](#), the luxury building overlooking Lower Manhattan’s historic City Hall Park. It’s the first residential project in New York from Rogers Stirk Harbour + Partners, the London-based firm behind One Hyde Park and the O2 Arena.

“One Hyde Park and No. 33 Park Row each face a park to the north and exhibit similarity in terms of aspiration and quality with carefully composed façades that exhibit a richness of depth, shadow, and texture,” said Graham Stirk—who led the design on the downtown dwelling with Pritzker Prize winner Richard Rogers—in a statement.

Commissioned by Centurion Real Estate Partners, 33 Park features just 30 units on 23 floors, with architectural elements that complement the neighborhood’s industrial-era commercial buildings, such as copper-screen fins along the exterior—which also evoke Paris’s Pompidou Centre, a signature work by Rogers. 33 Park is also one of Rogers’s last projects, as the 87-year-old icon announced his retirement in September 2020 after a career spanning more than a half-century.

Sales are being handled exclusively by [Compass](#), with prices ranging from \$1.825 million for a one bedroom to \$11.5 million for a four-bedroom penthouse.



No. 33 Park Row. Photo:
Donna Dotan Photography

In the News

The return of the New York townhouse

The pandemic spurred a desire for elbow room, privacy, and outdoor spaces—the perfect recipe [for renewed interest in townhouses](#) in New York City.

The year started off slowly, but once in-person viewings began again, interest heated up quickly: Townhouses represented five of the 41 luxury (i.e., \$4 million-plus) sales last week, according to the [Olshan Report](#), with an average asking price of \$9.19 million. It brings the year-to-date total to 95 luxury townhouse deals, the highest in over five years.

“The catalyst was COVID, and now townhouses are more in demand than they have been in a while,” Scott Stewart, a real estate agent with the Corcoran Group for more than 26 years, told *AD* earlier this month. “They let you live large and give you the feeling of a home in an urban setting.”