

Friday, March 2, 2018

## La Jolla office building transformed into luxury condos



Photo courtesy of Hammer Ventures

*The renovated Muse La Jolla features luxury condos with ocean-front views.*

**By Mark Armao**

The renovation of Muse La Jolla, a modernist office building turned luxury condominium at the intersection of Girard Avenue and Prospect Street, is now complete.

Developed by Hammer Ventures, the property features 16 luxury residences, one of which is priced at \$10.12 million. The asking price for the penthouse is believed to be the highest for a condo San Diego County history, according to the Greater San Diego Association of Realtors.

Originally designed in the 1960s by modernist architects Ladd & Kelsey, the four-story concrete building was renovated to include one-, two- and three-bedroom floor plans.

"Muse La Jolla offers buyers a rare opportunity to live in the very epicenter of one of the West Coast's most prestigious and sought-after coastal communities, steps from world-class dining, shopping, surfing and more," Hammer Ventures president Jon Hammer said in a statement. "The property was already a timeless architectural masterpiece. Now, it's also an elegant showcase of luxurious interior design and a piece of California modernist history that people can call home."

San Diego-based architecture firms AVR P Skyport and Matrix Design led the redesign, which created open-layout spaces with 10- to 12-foot ceilings, gallery walls and expansive window walls.

Completed as part of the final phase of construction, four penthouse units include private rooftop terraces with direct access. The first-floor units include private patios with 1,000 square feet of outdoor living space.

The design team tailored the architecture to meet the expectations of modern luxury homebuyers while retaining the original midcentury-modern vision.

"In many ways, it's a building that's going the direction that people want to go today," AVR P Skyport chairman and CEO Douglas H. Austin said in an interview with The Daily Transcript last year. "The lines are clean on the outside and on the inside."

The units feature custom-built cabinetry by Italian design studio Pininfarina, kitchen walls of bookmatched Taj Mahal granite, quartz slab countertops and Miele appliances. The deluxe condos also have built-in coffee systems, steam showers and temperature-controlled walk-in wine rooms.

Resident amenities at the property include membership to the La Jolla Athletic Club and access to the pool, fitness center and other amenities at the adjacent La Valencia hotel. The hotel has also developed a special room-service menu for residents at Muse.

Perched atop a hill overlooking Point La Jolla, the building's protected ocean views are one of its biggest selling points. Because the low-rise was built before the city's 30-foot height limit on coastal development was passed in the 1970s, the structure's sweeping views of the Pacific will remain unobstructed into the foreseeable future.

The property is currently 30 percent sold, according to a news release