



1400 VIA MONTEMAR

LIFESTYLE INCLUDED

PRESENTED BY PUJALET REAL ESTATE





WHEN YOU BUY HERE, YOU'RE BUYING A LIFESTYLE.

1400 VIA MONTEMAR | PALOS VERDES ESTATES

Rich in history and architectural significance, this extraordinary three-bedroom, three-bath residence occupies 15,464 square feet of hillside in one of Palos Verdes Estates' most coveted settings. From its elevated position, the home captures direct, unobstructed views across Palos Verdes Cove, whitewater & coastline to Malibu and the endless Pacific horizon.

Designed and built by Richard Neutra, one of the 20th century's most influential modernist architects, the residence reflects his enduring philosophy of connecting architecture, nature, light and landscape. Neutra's celebrated works include the Lovell Health House in Los Feliz, the Kaufmann House in Palm Springs, and many other internationally recognized residential masterpieces.

At 1,668 square feet, the home demonstrates the power of thoughtful design over sheer scale. Its steel construction, disciplined floor plan and carefully positioned use of glass create an intimate connection to the landscape while maximizing the extraordinary setting. The ocean is present throughout the home—from the primary bedroom, living room and dining room to the rooftop deck.

The protected parkland to the south and open sightline toward the Pacific provide a rare sense of permanence to the view—an increasingly scarce quality in coastal real estate.

A detached garage is complemented by a versatile flex space with its own full bath, offering an ideal guest suite, gym, studio or creative retreat.

Whether entertaining, enjoying a quiet morning coffee or simply watching the changing light across the Pacific, this is a home designed around an experience. It offers not only a remarkable place to live, but the opportunity to own a piece of architectural history.

For the buyer who understands architecture, this is more than real estate. It is a work of art, a piece of history and a lifestyle where the land, the architecture and the Pacific arrive together.

3
Bedrooms

3
Bathrooms

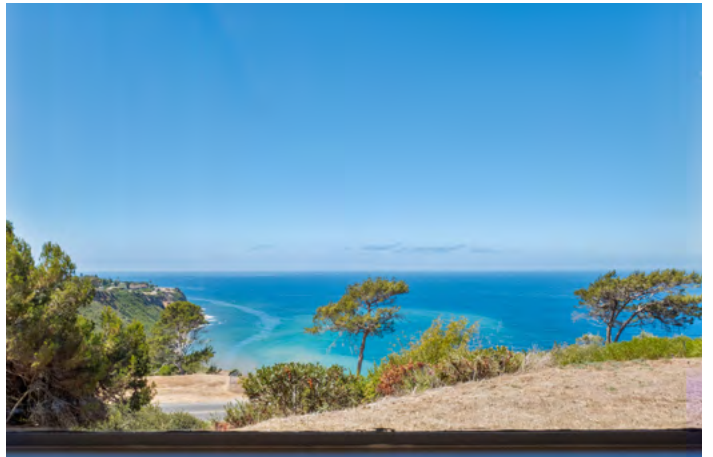
1,668
Square Feet

1940
Year Built

PROPERTY HIGHLIGHTS

- Richard Neutra original design, 1937-1940
- Panoramic Pacific Ocean views
- Expansive glass walls throughout
- Open-plan living and dining
- Primary suite with wraparound windows
- Private study with built-in cabinetry
- Gardens with native coastal plantings
- Walking distance to Lunada Bay and hiking trails













RICHARD NEUTRA

1892-1970 | Pioneer of California Modernism

Richard Neutra was one of the 20th century's most influential modernist architects and a defining force in Southern California architecture.



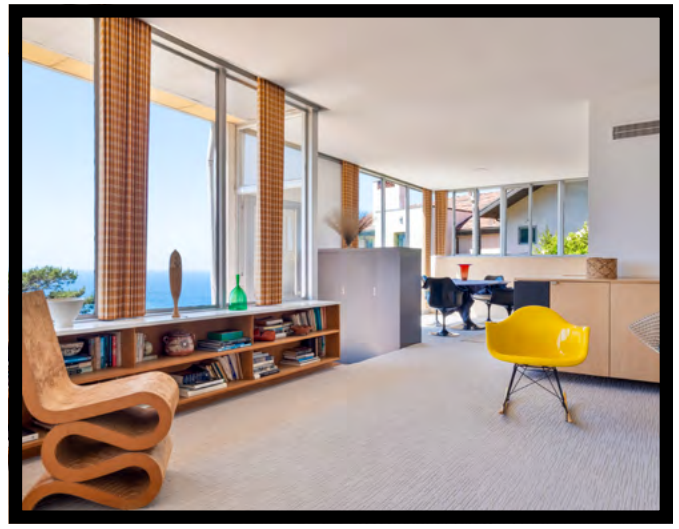
"The house is a shell that shelter's human life – it must breathe with the landscape, not fight it." – Richard Neutra

THE NEUTRA SIGNATURE

- | **Nature + Architecture** — Seamless connection between home and landscape
- | **Light + Glass** — Natural light and expansive windows
- | **Framed Views** — The landscape becomes part of the architecture
- | **Indoor + Outdoor Living** — Terraces, courtyards and glass walls
- | **Innovation + Precision** — Steel, glass, concrete and exceptional engineering
- | **Human Experience** — Design centered on how people live

NOTABLE NEUTRA WORKS

Lovell House • VDL Research House • Kaufmann House • Miller House • Bailey House • Case Study House #20A



MALAGA COVE – A Richard Neutra residence in Malaga Cove is a rare convergence of architecture and nature where the Pacific, dramatic coastline, natural light, and landscape become part of the design.

More than exceptional real estate, a Neutra home represents architectural history, design provenance, and a rare piece of Southern California modernism.











HONORING THE ORIGINAL

LIVING ROOM – Original carpet and period furnishings intact. The proportions, the clerestory windows, and the relationship between indoor and outdoor space remain exactly as designed — a rare find in a market where interiors like this rarely survive unaltered.



KITCHEN – The original cabinetry and terrazzo flooring reflect the home's 1940 origins. Functional and largely intact, this is a kitchen that tells the story of the home's history and offers a genuine opportunity to reimagine it within the same footprint.



OUTDOOR – The home sits on 15,464 square feet of Palos Verdes hillside, largely untouched since its original configuration. The terraced lot, mature landscaping, and multiple outdoor areas (front yard, rear patio, side patio, and rooftop deck) retain the relationship with the land that defined the original design intent.

IMAGINING WHAT'S NEXT

The original volume and orientation are preserved, now reimagined with warm natural materials, updated flooring, and a refined palette that complements rather than competes with the architecture. The proportions that made this room remarkable in 1940 make it equally compelling today.



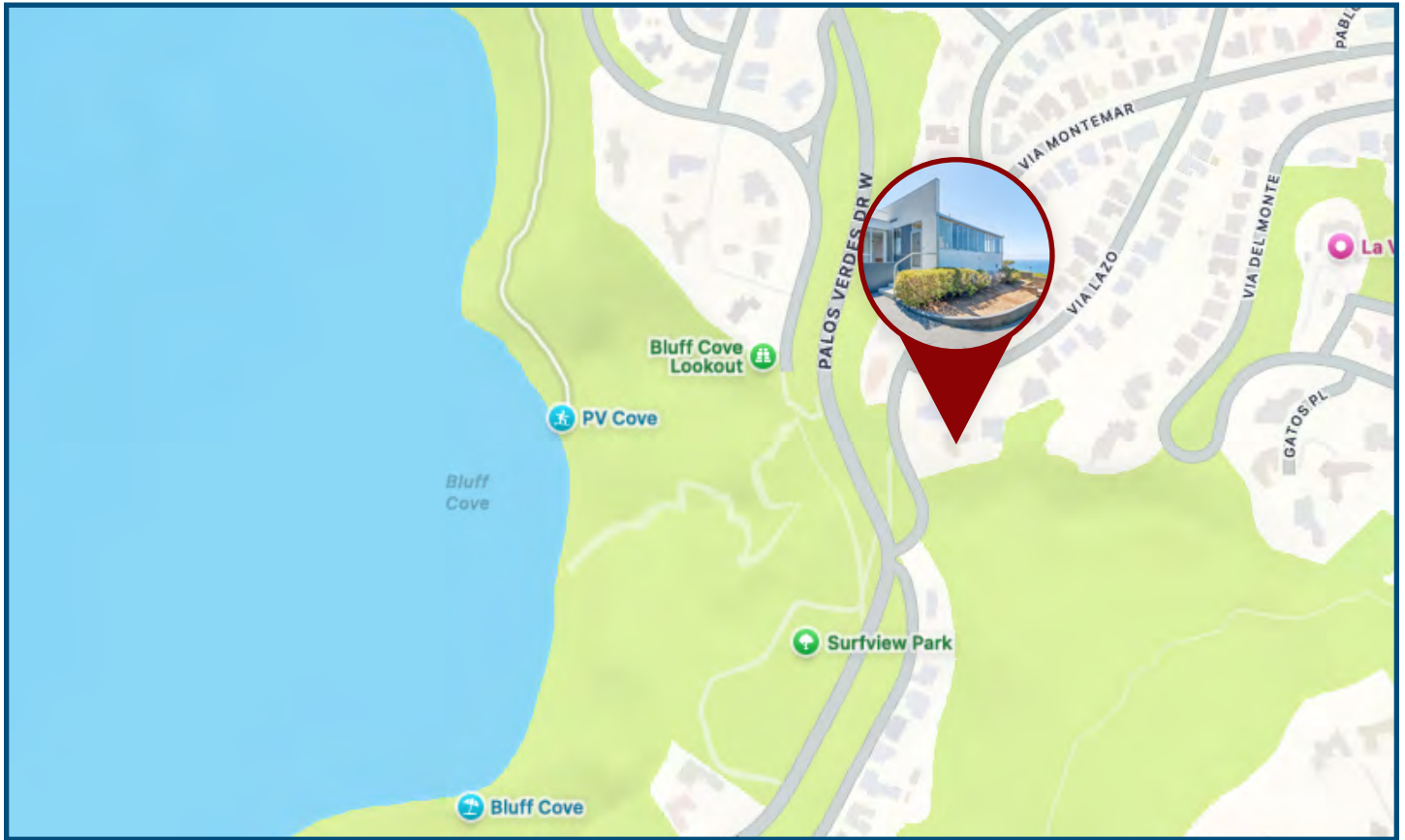
By opening the kitchen to the dining and living rooms, the peek-a-boo glimpse of the cove through the windows gives way to the full Pacific panorama that defines the rest of the floor plan. The same views in the living room become part of the everyday experience of cooking and being in this home.



The lot's full potential realized. Manicured grounds, defined pathways, and purposeful landscaping that frames the home rather than obscuring it. The roofline remains true to the original, what changes is everything around it.







LOCAL HIGHLIGHTS

Beaches

Lunada Bay, Malaga Cove, Abalone Cove – all within 10 minutes

Schools

Palos Verdes Unified – consistently among the top-rated districts in California

Dining

La Venda, Terranea Resort, and the emerging restaurant scene in Riviera Village

Recreation

68 miles of hiking trails through the Palos Verdes Nature Preserve

Commute

Downtown Los Angeles 45 min • LAX 30 min



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