



story by Jennifer Chesak | photos by Jamie Elvidge

PENTHOUSE SWEET



Orange County's new Astoria
development takes urban living
to a whole new level



CALIFORNIA SPRAWLS ALONG THE WEST COAST AS IF THE STATE ITSELF WERE A BEAUTIFUL SUNBATHER LOUNGING ON THE BEACH. SHE EXUDES GLAMOUR, FAME, FORTUNE AND A CONTAGIOUS CAREFREE ATTITUDE. SHE'S ALWAYS HAVING A GOOD TIME IN THOSE SUNNY POSTCARDS AND INVITES EVERYONE TO COME AND DO SO, TOO.

The Golden State serves up plenty of fun, sun and opportunity, but chasing after all of those California dreams can keep a person busy. A new Orange County high-rise development strives to change that, allowing residents to live it up without the high maintenance.

"The Astoria towers offer a new take on urban living," explains Mike Chious, the general sales and marketing manager for Intergulf Development Group. Intergulf and Lennar Urban joined forces to create the luxury 240-unit complex within Irvine's Central Park West community.

Complete with DCS by Fisher & Paykel kitchen appliances, the penthouse pads at Astoria provide a luxurious home or second home with amped up amenities that require low-key care. In addition, residents have access to a pool and spa deck with cushy cabanas, a fitness center, business center, large verandas, barbecues and outdoor entertaining areas. All of these features are coupled with the opportunity to spend time with others who enjoy the same lifestyle.

"The layout and design of the Astoria towers is geared toward younger professionals who work in the immediate business corridor, empty-nesters selling larger homes in favor of a lock-and-leave lifestyle and people looking for proximity



State-of-the-art DCS by Fisher & Paykel appliances, modern design trends and innovative planning combine for the ultimate experience in urban living.



to John Wayne Airport," says Mike. In the midst of bustling Irvine, just a short drive from Huntington Beach's Surf City fun, and near the luxury eats and boutiques of Newport Beach, Astoria certainly nails down real estate's first three rules: location, location, location.

The beach, nightlife and great shopping are easily accessible, but residents will likely find themselves wanting to stay right at home, enjoying the 43 acres of Central Park West. Irvine's first planned community features a beautiful landscape with winding paths and parks. The parks feature basketball courts, pools and play areas, all surrounded by lush gardens. The community was designed to foster a sense of peacefulness and closeness with nature while providing residents with the utmost experience in urban living. Astoria residents also have access to the Central Park West clubhouse, which boasts a lounge area, a bar, catering kitchen and fitness amenities.

"The DCS appliances were chosen for their exceptional functionality and aesthetics..."





Smart use of space and creative design elements let both form and function take the stage in the penthouse showroom.

The five-burner cooktop offers plenty of cooking space while not monopolizing the counter.

Inside Astoria, the 3,000-square-foot, two-story penthouses function as private retreats ready for relaxing, entertaining and the best of everyday living. Penthouse kitchens are set to raise an owner's culinary game while providing a level of convenience and style that's on a whole new plane. Pro-grade DCS appliances—dual DishDrawers, a 36-inch Drop-in Cooktop and a 30-inch Wall Oven—complement the clean lines of an open kitchen layout while providing stellar performance.

"The DCS appliances were chosen for their exceptional functionality and aesthetics," says Mike. "Their modern look and innovative features are a perfect fit for the Astoria lifestyle." The DishDrawers provide the convenience of

running smaller loads more frequently—a feature that comes in handy while entertaining. The five-burner cooktop offers plenty of cooking space while not monopolizing the counter. And the Wall Oven off to the side contributes to the kitchen's flow.

Each penthouse kitchen serves as the epicenter of the unit's main floor. It separates a lounging area from a formal dining area, yet thanks to its lack of unnecessary walls or bulky cabinets, those sitting up at the bar can see right through the kitchen into the dining room and out onto the stunning terrace. On the luxurious terrace of the showroom penthouse, two canopied day beds await. The terrace is accessible via French doors and is partially covered except for a large circular opening. "Our inspiration there," says Mike of the unique architectural element, "was simply the California sun."

Additional inspiration for the Astoria community came from the prospective residents themselves. "We wanted to provide something different," says Mike. "We wanted owners to have all the amenities at hand that they are used to and do so with five-star resort quality." Astoria achieves this with features like a climate-controlled wine vault located next to an elegant tasting room. "It's all very cool," adds Mike. "The high-rise lifestyle is exciting. We like to think of Astoria as 'life elevated.'" **T**