



27114 Pacific Coast Highway

Malibu · Malibu, CA 90265

\$16,900,000

Seventy-eight feet of sand on Escondido Beach, with the permits already through.

Escondido Beach is the stretch between Paradise Cove and Geoffrey's — sand rather than rock, and one of the few Malibu beaches wide enough to walk at high tide.

BEDROOMS

4

BATHROOMS

5

INTERIOR

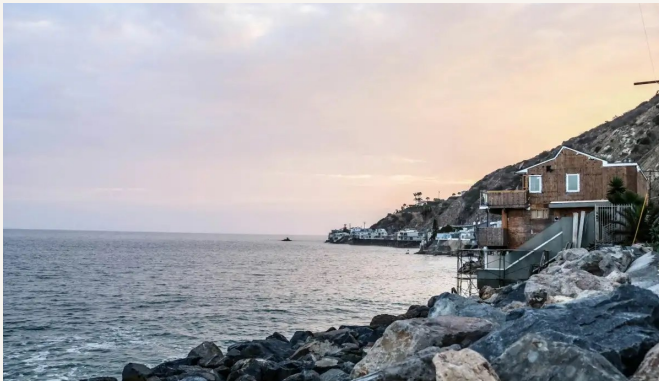
5,100 sq ft

LOT

78 ft of beach
frontage

BUILT

2018



The property

On the ocean side of the highway at Escondido Beach, this 2018 house occupies seventy-eight feet of frontage — a width that no longer exists in the new-build market and cannot be created.

The plan is simple and correct: living, dining and kitchen on the beach level behind glass that opens completely, and four bedrooms above, each with its own deck. Materials are chosen for salt air — bronze, teak, board-formed concrete — and the house has been maintained on a quarterly schedule since completion.

Coastal Commission approvals for the seawall and the deck are current and transfer with the property. Geology and structural reports from 2025 are available to qualified buyers before an offer.

Features

78 ft of private beach frontage

Approved and built seawall

Glass walls to the sand

Infinity pool and spa

Four en-suite bedrooms

Teak and bronze detailing

Two-car gated motor court

Current geology report

Quarterly maintenance record

Sunset-facing orientation



Grant Sullivan

Partner · Malibu · Pacific Palisades

+1 (310) 555-0174

grant@verta.com

Square footage and lot size are taken from public record and the owner's plans. Buyers should verify all figures independently. © 2026 VERTA · 8560 Sunset Boulevard, Suite 400, West Hollywood, CA 90069 · Equal Housing Opportunity.