



ABAYTA

MORE THAN HOME

WELCOME TO THE NEW L.A

NEUTRAL
LIGHT
HERITAGE
SPACIOUS
SOFT
CONSCIOUS
FLOW
TRANQUIL
EASY
MODERN



Live the Exceptional For a Few Days or a Lifetime

Welcome to ABAYTA, an exclusive collection of four luxurious, fully furnished townhouses in the heart of Los Angeles's most vibrant new neighborhood.
Available for short stays or forever living — the choice is yours.

Where Design Meets Lifestyle

Every residence is a masterpiece of style and sophistication. Spacious interiors, elegant finishes, and custom-made furnishings create a refined atmosphere where every detail speaks of luxury. Crafted with premium materials and a contemporary aesthetic, each villa features:

- Light-filled living spaces
- Tailor-made interiors
- Private rooftop with spa, designer furniture, and barbecue area
- Domotic system to control lighting, air conditioning, music and more
- Solar pannels
- Nespresso coffee machine
- Le Lab cosmetic products
- Home fragrance by Diptyque
- Tableware by Crate and Barrell
- Assouline books

NESPRESSO

LE LABO®
GRASSE - NEW YORK

DIPTYQUE

Crate&Barrel

ASSOULINE

An Unmatched Location

Experience the energy of a fast-rising neighborhood where art, culture, and innovation come together.

Whether you're exploring the city or enjoying the calm of your home, you're always at the center of it all.

Invest in Elegance. Stay for the Experience.

Whether you're seeking a high-end pied-à-terre, a smart investment, or your next dream home, ABAYTA redefines what it means to feel at home — beautifully, effortlessly, and on your terms.

ABAYTA — Tailored Luxury Living.





Introducing Abayta

A New Vision of Urban Living at 849 N. Detroit Street

Abayta is a thoughtfully designed residential development located just south of West Hollywood, at 849 N. Detroit Street in Los Angeles.

This intimate project consists of four three-story single-family homes, each rising 36 feet and crowned with **a private rooftop terrace.** A shared underground parking area offers seven dedicated spaces, ensuring convenience and security for residents.

Each home features a striking architectural design with a façade composed of metal panels, concrete, smooth plaster, and natural wood siding — **a harmonious blend of modern materials that reflect the spirit of contemporary California living.**

More than just housing, Abayta is a holistic living experience. These homes are designed to create an organic, green environment where wellness and comfort are at the heart of everyday life. Expansive glass windows and large sliding doors open onto lush landscaped gardens, **allowing natural light and greenery to flow into every room.**

Inside, each residence is crafted with ethically sourced, high-end materials, offering interiors that exude **calm, elegance, and sustainability.** **Every detail is curated to promote serenity, balance, and connection with nature — the core philosophy of the Abayta concept.**

Abayta is where urban sophistication meets natural tranquility — a new concept of living designed for those who seek harmony in the heart of the city.





ONE

- N°8
THE TEAM
- N°11
AREA
- N°14
LOCATION



THE TEAM

Patricia Ohayon
INTÉRIOR DESIGNER

With her signature bohème chic style, Patricia brings warmth and authenticity to every space.

She carefully curates one-of-a-kind decorative pieces — vintage finds, artisanal objects, and natural materials — sourced from her travels across the continent.

Her interiors blend relaxed elegance with soulful character, creating atmospheres that feel both refined and effortlessly lived-in.

Stephane Ohayon
OWNER

Stephane Ohayon is a french Real Estate Investor with 20 years of successful experience in the Real Estate Industry in Paris, Miami, Los Angeles ...

Partners Development LLC, firm focused on acquiring and operating residential assets through a value-add and core-plus strategy in Los Angeles Greater Area.

Tireless learners, always looking to find value in places overlooked.

They have carried out prestigious real estate transactions specialized in the commercial and residential sectors.



THE TEAM



AVI GALILI

Avi Galili

ARCHITECT

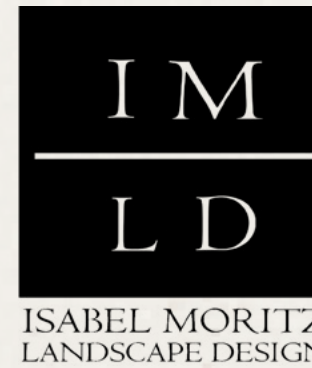
Avi Galile is a distinguished Interior Designer and Architect renowned for his expertise in crafting sophisticated and functional spaces.

With a wealth of industry knowledge, Avi has cultivated a reputation for delivering exceptional design solutions that seamlessly blend aesthetics and practicality.

His collaborative and inclusive approach merges creativity with strategic thinking, ensuring that every client’s unique vision is meticulously brought to life through precision.

As a trusted partner in your design journey, Avi and his team look forward to exceeding your expectations and transforming your space into a masterpiece of style.

THE TEAM



Isabel Moritz
LANDSCAPE DESIGNER

Isabel creates exceptional outdoor spaces for her clients and offers a wide range of services and styles. She prides herself on having a sensitive approach to issues of water conservation, climate change and respects the history of each site.

With a passion for plants and design, isabel enhances the way people interact with the spaces that they spend the most time in while maintaining each clients vision every step of the way!





Tartine

Sycamore District is calling. With Abayta, be at the center of it all.

It's a little slice of heaven, almost like what old L.A. used to be, from the early 2000s. North Sycamore Avenue in Hollywood between Santa Monica Boulevard and Willoughby Avenue evokes a certain nostalgia...

Welcome to one of L.A.'s most sought-after neighborhoods: a true cultural hotspot where renowned names and rising stars from the worlds of food, art, and fashion come together.

Just steps from La Brea Avenue and Melrose, this buzzing district is quickly becoming the modern-day Hollywood Boulevard — a place where trendy boutiques, cutting-edge galleries, and stylish cafés draw in the city's most fashionable crowd.

Spread across just six city blocks — from Santa Monica Boulevard to Melrose Avenue, and from La Brea to Orange Drive — the Sycamore District pulses with L.A.'s creative energy, fueled by visionary developers and a vibrant local community. At the heart of it all is Sycamore Avenue, now a magnet for the boldest minds and lovers of the California lifestyle.

Live the Abayta Experience in the Heart of the Sycamore District

Whether for a few days or a lifetime, Abayta invites you to experience the true spirit of Los Angeles in this must-visit neighborhood. With thoughtfully designed homes, a prime location, and a one-of-a-kind atmosphere, everything is in place for an unforgettable stay.

AREA

What's cool near our 8 top picks

1 **Just One Eye Gallery - 915 N Sycamore Ave, Los Angeles**

This eclectic fashion and art store has works by emerging designers, like God's True Cashmere, and blue-chip artists, like Damien Hirst (one of his cherry-blossom paintings hangs front and center). There's also jewelry and furniture (some designed by Brad Pitt) and cinematic cred: the lofty art deco building was once Howard Hughes's headquarters.

2 **Sightglass Coffee - 7051 Willoughby Ave, Los Angeles**

The people-watching is second to none at this warehouse-style café, wine store, and grocer. Join the remote-working crowd in the morning or linger until the late afternoon, when espresso (small-batch beans roasted on site), pastries, and clicking keyboards turn to wine, charcuterie, and creative chatter.

3 **Mr. T Los Angeles - 953 N Sycamore Ave, Los Angeles**

Tsuyoshi Miyazaki ("Mr. T") hired L.A.-born chef Alisa Vannah to bring California flavors to this American version of his Paris hot spot. Nab a seat on the tree-lined patio, order a cocktail named after a hip-hop song (like the Gin & Juice, made with, yes, gin and lemon juice, topped with Prosecco and boba pearls), dig in to the bigeye-tuna crudo, and you'll see she understood the assignment.

4 **Tartine - 911 N Sycamore Ave, Los Angeles**

Tartine Sycamore, is an enchanting bakery and brunch spot that brings the beloved Tartine legacy to the heart of the city. The warm, welcoming atmosphere invites locals and visitors alike to savor artisanal pastries, exceptional breads, and delightful brunch offerings. Each bite is a testament to quality, with locally sourced ingredients and meticulous preparation.



Sightglass Coffee



Mr. T



Just One Eye Gallery



Tartine

AREA



Officine Générale



Sprouts Farmer



Burke Williams



Spaces

Officine Générale - 927 N Sycamore Ave suite c1, Los Angeles ⁵

With its clean, understated style, the Officine Générale boutique in Los Angeles features warm wooden furnishings and a curated selection of art chosen by Pierre Mahéo and his partner Nina Haverkamp — including works by Michael Schouflikir and Miriam Tölke. Mid-century-inspired pottery and hand sculptures add character, while the fitting rooms, just like in New York and Paris, are elegantly dressed in flannel curtains.

Sprouts Farmers Market - 915 N La Brea - Los Angeles ⁶

Come experience fresh at Sprouts Farmers Market in Los Angeles! From bright and seasonal produce to high-quality meats and seafood, plus aisles of good-for-you groceries, it's your favorite neighborhood market with a few surprises too! You'll find mountains of colorful, fresh fruits and vegetables, barrels of wholesome grains, nuts, and sweets, and full-service deli, meat, and seafood counters complete with handmade burgers and sausages.

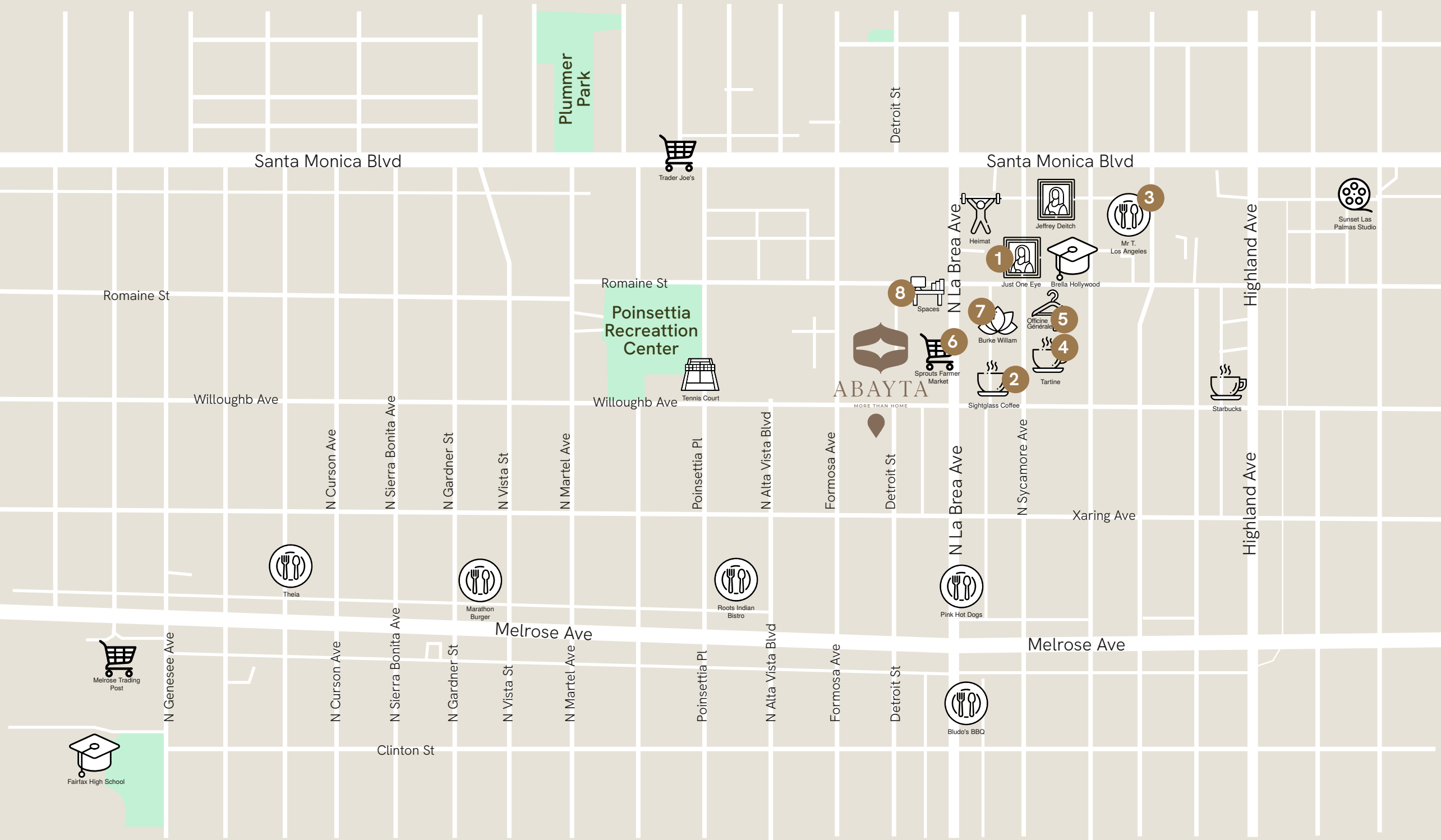
Burke Williams - 925 N La Brea Ave 4th floor, Los Angeles ⁷

Burke Williams created the original urban day spa in 1984, elevating the spa experience to a new art form. Drawing inspiration from world-class European day spas, it combines the finest traditions with nourishing innovations to transport you from the stress of everyday life. It's a sanctuary, a place of wellness and beauty, inspiration and optimism.

Spaces - 925 N La Brea Ave 4th floor, Los Angeles ⁸

Quirky and colorful, this building's glass façade and modern interiors make a memorable and welcoming home for your business. Pick scalable space that's just right, whether you need whole offices, or simply somewhere to plug in your laptop for the day. Become a part of Melrose's buzzing professional community. Creative startups, leading real estate firms and world-famous media production companies are all on your doorstep, so you're in the ideal spot to grow your network.

LOCATION



JUST STEPS AWAY FROM SYCAMORE, THE COOLEST STREET IN L.A. — WITH CUTTING-EDGE ART GALLERIES, MUST-VISIT RESTAURANTS, AND EXCELLENT SHOPS.

Nestled in the heart of Los Angeles, where classic Hollywood meets its modern-day counterpart, SYCAMORE stands out as a thoughtfully curated destination.

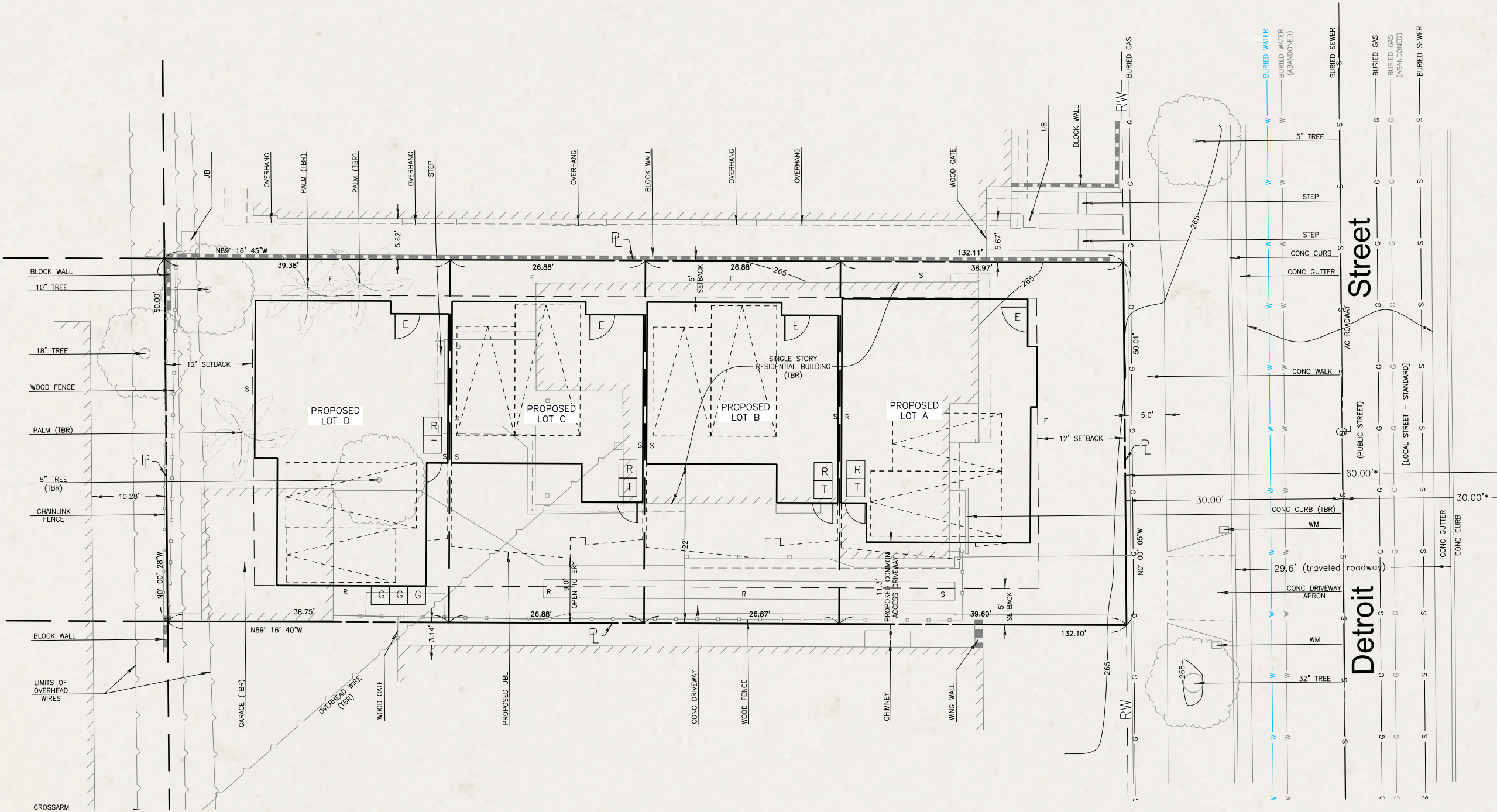
This hidden gem has become a thriving hub for music, art, shopping, and dining — drawing some of the biggest names in the industry. The area continues to attract talent thanks to nearby heavyweights like SiriusXM, Jay-Z’s Roc Nation, Beyoncé’s Parkwood Entertainment, the legendary Record Plant recording studio, and soon, Sony Music Publishing.

More and more, it’s becoming a go-to daytime spot for Angelenos seeking a laid-back stroll through a vibrant neighborhood filled with flavorful cuisine, cozy cafés, one-of-a-kind shops, and inspiring art galleries.

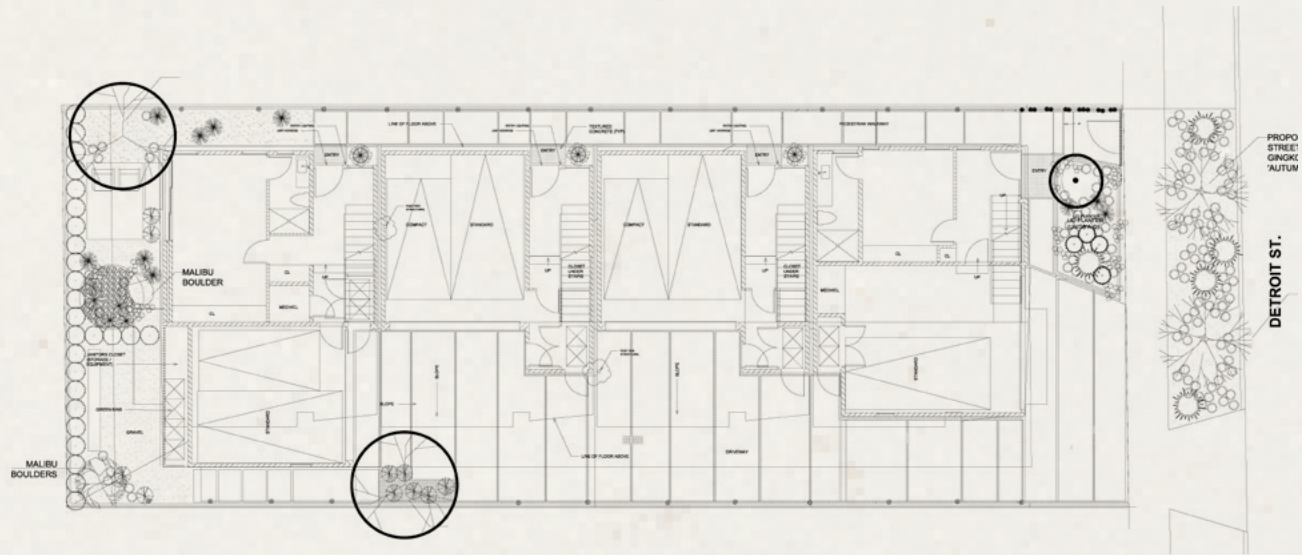
SITE MAP



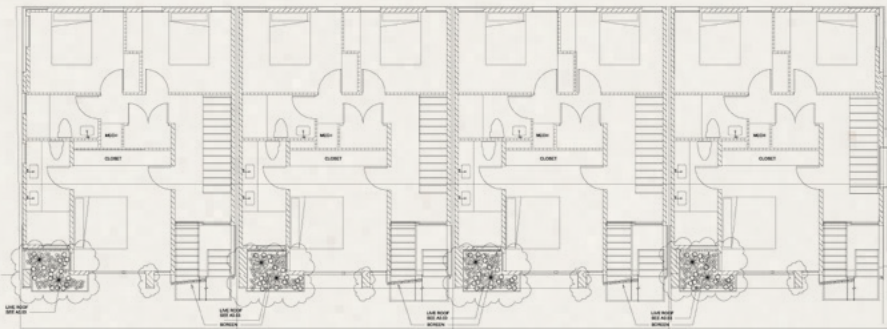
PARCEL MAP



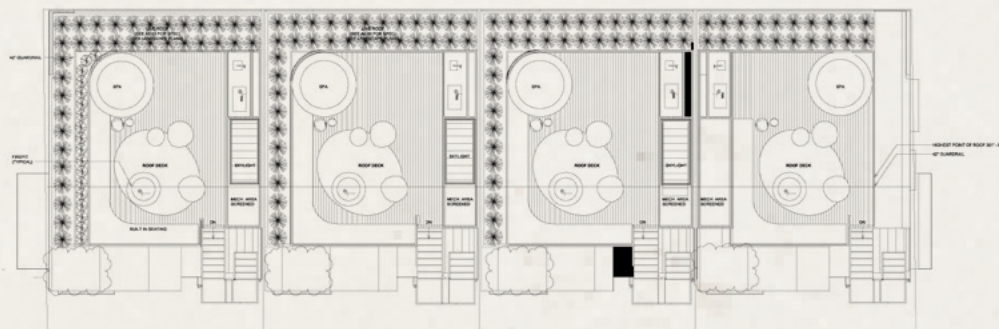
A VEGETALISED PARCEL



SITE PLAN



THIRD FLOOR PLAN



ROOF PLAN







TWO

Townhouse A

Four bedrooms and 3,5 Bathrooms



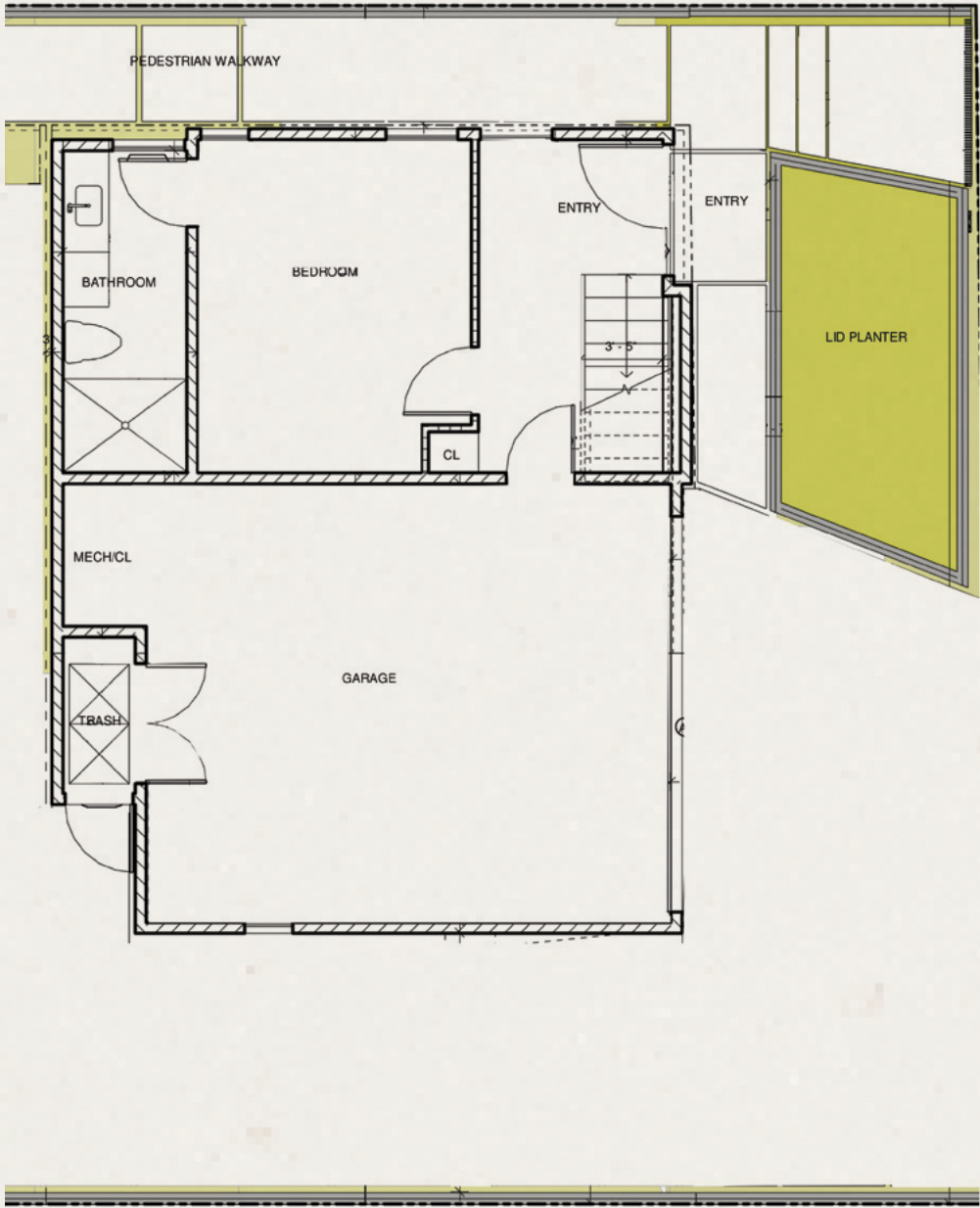
- P^o₂₁ SPACIAL PLANS
- P^o₂₃ PALETTE
- P^o₂₄ LIVING ROOM
- P^o₂₇ DINING ROOM
- P^o₃₀ ROOFTOP

TOWNHOUSE A

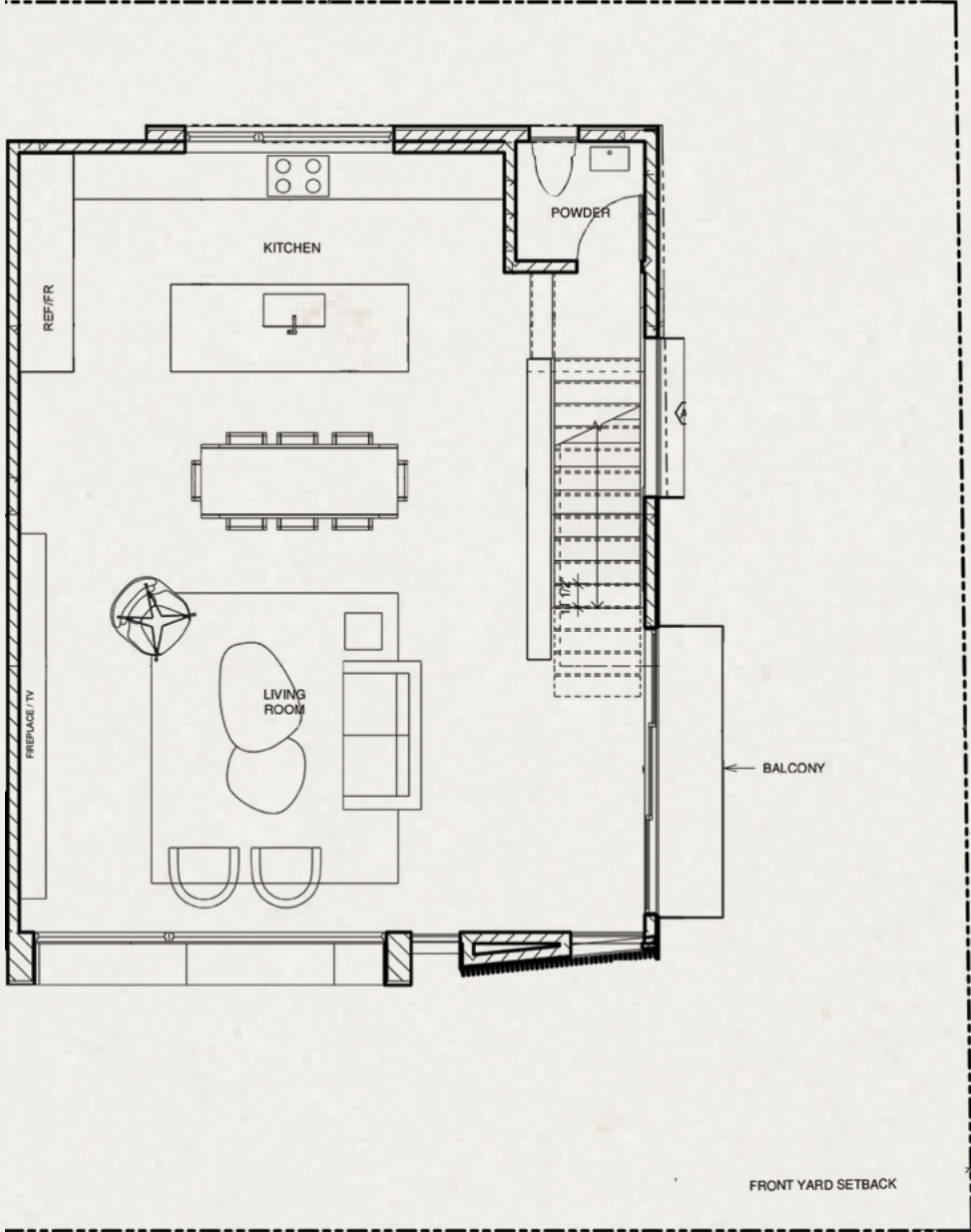
SPACIAL PLAN GROUND FLOOR AND FIRST FLOOR

The ground floor of this distinguished townhouse offers both comfort and privacy, featuring a spacious garage and a serene bedroom suite — complete with its own elegant en-suite bathroom. A perfect haven for guests or a secluded retreat, designed with absolute tranquillity in mind.

A sculptural wooden staircase leads to the first floor, where a grand, light-filled living room unfolds in spectacular fashion. Airy and expansive, it flows seamlessly into a sophisticated dining area and a fully equipped, designer kitchen — balancing aesthetic refinement with everyday functionality.



GROUND FLOOR



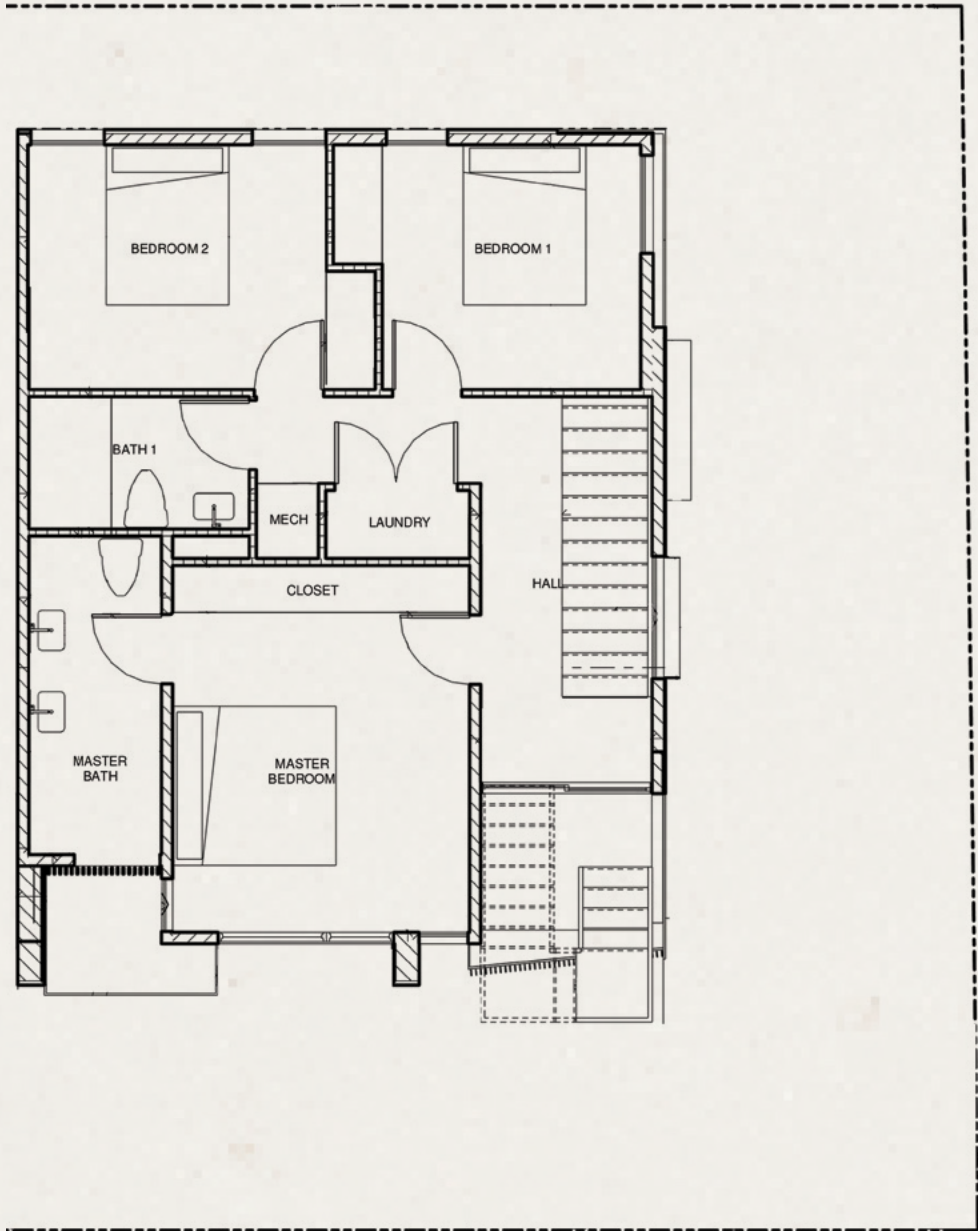
FIRST FLOOR

TOWNHOUSE A

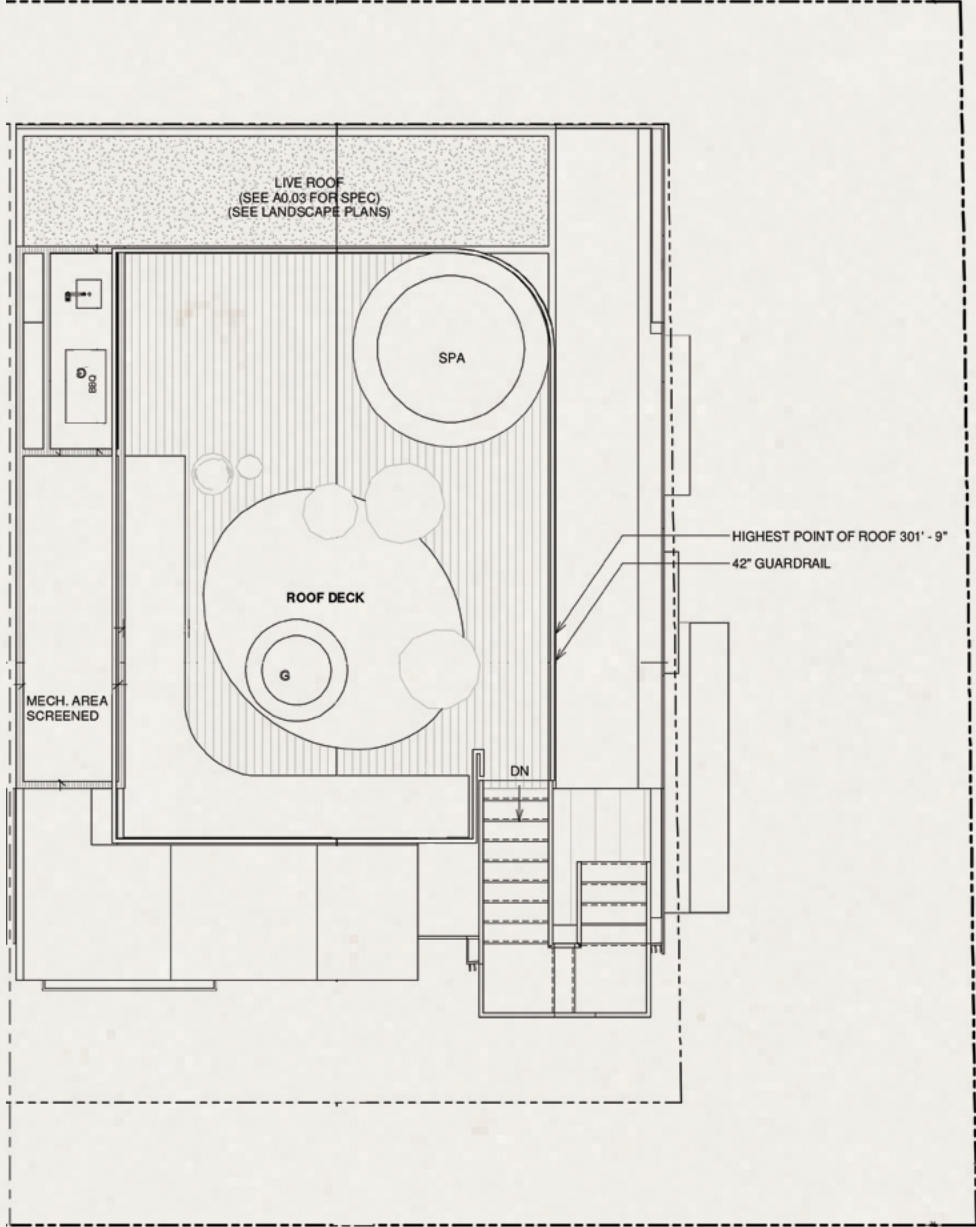
SPACIAL PLAN SECOND FLOOR & ROOFTOP (THIRD FLOOR)

The second floor is a private sanctuary featuring a spacious master bedroom complete with a custom walk-in dressing room and a luxurious en-suite bathroom. Two additional well-appointed bedrooms share a stylish bathroom, offering comfort and convenience for family or guests.

The sleek wooden staircase continues upward to an inviting rooftop terrace — an ideal space to unwind and entertain. Enjoy the spa, fire up the barbecue, and share drinks with friends under the open sky, creating unforgettable moments in a truly exclusive setting.

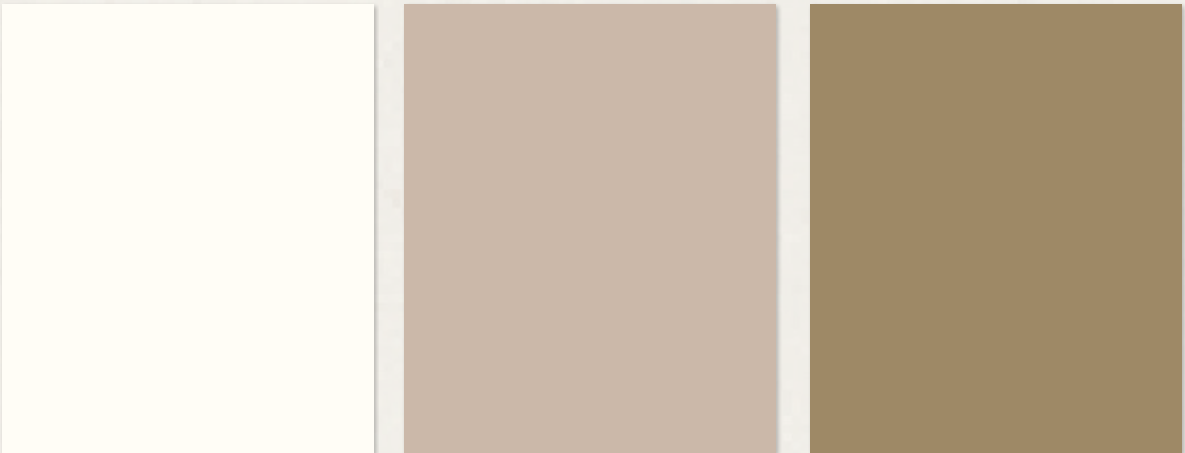


SECOND FLOOR



ROOFTOP

COLOUR & MATERIALS PALETTE



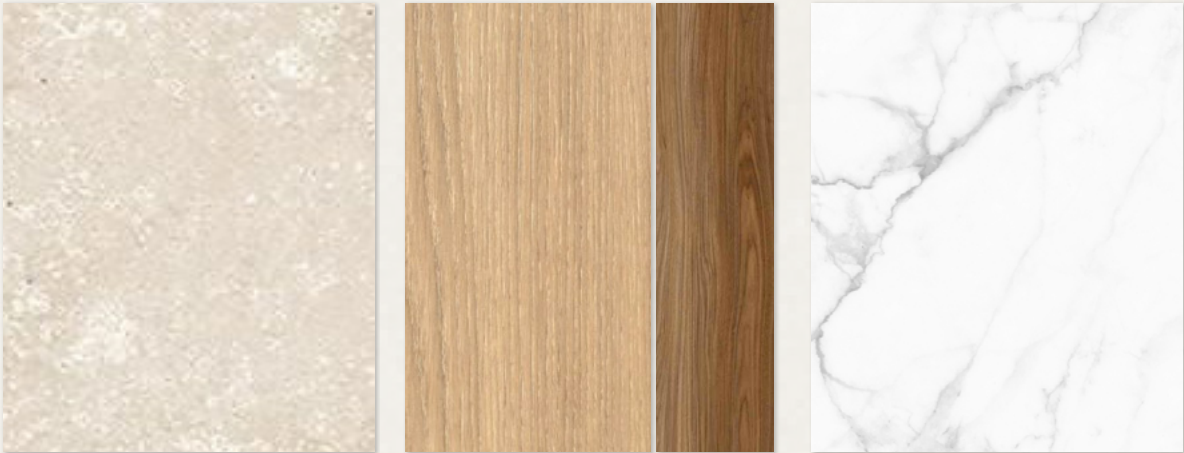
CHANTILLY

BEIGE

OAK AND CAMEL

COLOUR PALETTE

These shades are intended to infuse your space with a feeling of serenity and warmth, creating a welcoming environment that promotes relaxation and comfort.



TRAVERTIN

NATURAL OAK
AND WALNUT TOUCHES

MARBLE



IVORY BOUCLE

CAMEL VELVET

MATERIALS PALETTE

A refined blend of natural textures and warm tones: light oak and walnut accents bring depth to the space, while travertine and white marble add timeless elegance. The soft boucle furniture in white, paired with camel velvet pieces, completes the look with cozy sophistication and a modern, understated charm.



LIVING ROOM

CONCEPT

LIVING ROOM



AN HARMONIOUS BLEND OF MODERN SOPHISTICATION AND COSY COMFORT
Meticulously curated to evoke a sense of warmth and elegance, whilst providing an inviting and stylish gathering space for relaxation, entertainment, and cherished moments.



The intent of this design is to create a contemporary sanctuary that balances comfort with sophistication, drawing inspiration from natural elements and modern design principles.

LIVING ROOM



CONCEPT

DINING ROOM



AN ADAPTIVE DINING SPACE - ELEGANCE MEETS FUNCTION

This dining room has been conceived as a flexible and intelligent space, designed to respond to the evolving needs of its users. The layout and furniture elements allow for seamless transformation, adapting effortlessly to varying numbers of guests without compromising comfort or spatial harmony. Architectural attention is given to soft, curved lines, which guide movement and encourage a sense of fluidity within the room. These organic shapes not only enhance visual continuity but also contribute to the room's inviting character.



Seating has been carefully selected for its ergonomic comfort, supporting prolonged use while maintaining a cohesive aesthetic. The design is elevated by a bold yet refined material choice: camel velvet upholstery, introducing a tactile richness and a subtle play of light that brings depth and sophistication to the space. This dining area is more than a place to gather — it is a dynamic, sensory experience that balances adaptability, elegance, and warmth.

DINING ROOM





ROOFTOP

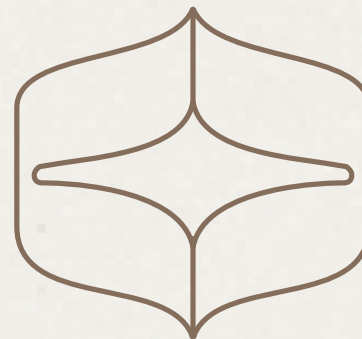
CONCEPT

ROOFTOP



TOWNHOUSE WIHT A VIEW

Perched atop the townhouse, the rooftop terrace offers a refined blend of comfort and elegance — a true urban sanctuary. Imagine unwinding in the private spa, savoring al fresco dinners prepared on the built-in barbecue, and sharing unforgettable moments with friends as the sun sets over the city skyline. This exceptional outdoor space has been designed for both relaxation and sophisticated entertaining, elevating everyday living to a new level of luxury



ABAYTA

MORE THAN HOME

We're so excited to host you.

✉ INFO@ABAYTA.COM

☎ 424-786-9326

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