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## Alta, Palm Springs

The sophisticated mid-century modern architecture of Palm Springs is what draws the design-savvy to the city—as opposed to golfers heading to the country clubs further south. Since groups such as the Palm Springs Modern Committee (which formed in 1999) began advocating to preserve the local architecture, a clutch of classic properties have been restored extensively and expensively.

Small developers are wooing design-minded buyers with architect-designed “new moderns”: contemporary residences with a vintage feel, in several price ranges. The most notable development in the upscale market is Alta, a collection of 67 semicustom “desert contemporary” homes designed by Narendra Patel. Located behind dramatic gates, the homes are surrounded by the massive mountains of south Palm Springs’ Indian Canyons.

“It’s Palm Springs modern architecture taken to another level,” says Patel, a frequent award winner for his \$3 million-plus contemporary custom homes in such country clubs as the



Reserve and Big Horn. For Alta, Patel conjured up three flexible floor plans and incorporated pocket sliders and clerestory windows, large expanses of covered outdoor living spaces that almost double the size of the home and perimeter walls for privacy. Buyers can add on bedrooms, a gym, extra garage space, a home office and media rooms. Once the preferred plan is selected, the final room configurations and details of the exterior living spaces can be further customized with help from interior design firm Jeffrey Jurasky & Associates, another familiar name in

the country clubs south of Palm Springs.

Sales officially began in April; several homes have gone into escrow, with plans to begin construction in several months, according to Frank Eder, president of Newport Coast Capital Management and general manager of the project. Three different models will be constructed by 2006. Prices start at \$1.56 million to \$2.5 million for 2,700 to 4,700 square feet on lots ranging in size from 13,000 square feet to half an acre.

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