

*Hualālai*

RESIDENTIAL FACT SHEET



## DEVELOPER/ OWNER

Hualālai Investors, L.L.C.

MSD Capital, L.P. and Rockpoint Group, L.L.C.

## ARCHITECT

Riecke Sunnland Kono - H & S International,

MDR Architects

## LOCATION

At historic Ka'ūpūlehu, on the sunny North Kona Kohala Coast of Hawai'i Island, the largest, most diverse of the Hawaiian Islands. Direct flights daily from Japan, Canada (*seasonally*) and the mainland into Kona International Airport, just seven miles from Hualālai.

## CONCEPT

Hualālai combines the elegance of a world-class residential resort with the traditions of Hawai'i. Adopting the time-honored architecture of the Hawaiian *kauhale* (ancient coastal village), Hualālai's resort community is divided into intimate neighborhoods. All homes and villas share views of the golf course and ocean. Fiber optic links allow each unit to access the world through state-of-the-art technology.



## NEIGHBORHOODS

### Hali'ipua Villas

Located adjacent to the 13th hole of the Ke'olu Golf Course, these townhome villas feature 3 bedrooms and 3.5 bathrooms, private garden entrances, outdoor shower gardens and two-car garages. Each villa is finished with high quality craftsmanship, fine details and offer incredible panoramic views of the Island of Maui, Kohala coastline and spectacular sunsets.

### Golf Villas

Five two-story buildings house 20 luxurious villas dramatically sited along the edge of the 18th fairway with uninhibited ocean views. Each 3-bedroom/3.5-bath villa averages 2,500 square feet of living space, plus lanai.

### Hillside Villas

Seven two-story buildings house 21 elegant villas with scenic golf and ocean views. Each building is comprised of a 2-bedroom/2-bath villa, a 3-bedroom/2-bath villa and a 3-bedroom/3.5-bath penthouse.

### Estate Villas

- *Phase 1 and 2:* Four paired homes consisting of eight estate villas, located along the 16th fairway with golf and ocean views. Each 4-bedroom/4.5-bath villa averages 4,200 square feet of interior space plus private lanais.
- *Phase 3:* Two paired homes consisting of four estate villas, overlooking the 5th green of the Ke'olu golf course with ocean views. Each 4 bedroom/4.5 bath villa averages 4,500 square feet of interior space plus private lanais.



### Palm Villas

Four buildings consisting of 10 two-level town homes with upstairs living to take advantage of ocean views. Sited along the 15th and 16th fairways, each villa averages 3,000 square feet of living space plus private lānai.

### Fairway Villas

Four two-story buildings consisting of 16 villas along the 15th fairway. 3-bedroom/3.5-bath villas average 2,700 square feet. 2-bedroom/2-bath villas average 1,850 square feet.

### Ka'ulu Villas

Five buildings consisting of 20 two-level town homes similar in floor plan to the Palm Villas. Located along the 4th fairway, with golf and ocean views. Each 3-bedroom/3-bath villa averages 2,500 square feet of enclosed space plus lānai.

### Waiulu Villas

Six two-story buildings consisting of 24 villas overlooking the Ke'olu course and Pūnāwai Pond. 3-bedroom/3.5-bath villas average 2,675 square feet 2-bedroom/2-bath villas average 1,860 square feet. All villas also have over 400 square feet of private lānai each.

### Ke Alaula Villas

Five buildings consisting of 17 2-level town homes overlooking Pūnāwai Pond and the new Ke'olu private golf course. Each 3-bedroom/3-bath villa averages 2,700 square feet and features sunset, ocean, mountain and golf course views.

### Hainoa Villas

Five buildings consisting of 20 2-level town homes overlooking the Ke'olu course and Mauka Clubhouse. 3-bedroom/3-bath villas average 2,200 square feet 2-bedroom/2-bath villas average 1,700 square feet of enclosed space plus lānai.

### The Hales at Ke Alaula

15 semi-custom homes are being offered as single-family residences. Approximately 4,500 square feet, these 3, 4 and 5- bedroom homes are located on one-half and one-acre parcels of land with views of Uluweuweu Bay, the ocean and golf course. All homes are on golf course frontage. Lot sizes are generous enough to allow a guest cottage for visitors. There are four styles of homes. A private entrance assures exclusivity in an enclave above three holes of the Ke'olu Tom Weiskopf designed course.

### Estate Villas at Hainoa

An intimate neighborhood of 10 duplex-style homes featuring spectacular views of the resort and the blue Pacific Ocean. Located on the first fairway of the Ke'olu private golf course, each villa features 3-bedroom/3.5-bath comprised of about 3,700 square feet. In addition, most plans include a 600 square feet detached guest cottage and all villas have their swimming pool and spa.

### Nā Hale at Kahikole

8 unique single-family homes featuring spacious lānai and courtyards that capture the pure essence of gracious Hawaiian living. Each home features its own swimming pool and spa overlooking the eighth fairway and eighth and fourth greens of the Jack Nicklaus Signature course. The hales are 3-bedroom/3.5 bath layouts and offer 2,600 square feet of indoor and outdoor living space. Most have added a 500 sq ft guest cottage

### Custom Estate Lots

Custom home sites are located along the the Hualālai and Ke'olu golf courses and offer panoramic views of the ocean, resort and coastline. The typical lot averages three-quarters of an acre with more generously sized lots exceeding an acre.

## ARCHITECTURE

Strict design guidelines govern the exteriors of all homes. Villas are designed by the venerable Hawaiian architectural firm Riecke Sunnland Kono, each unit features earthtone stucco walls, cedar shingle Hawaiian-style roofs, views to the golf course and ocean, and floor plans suited to indoor-outdoor living.

The Hales at Ke Alaula are designed by Bing Hu of H & S International in Scottsdale, AZ.

The Nā Hale at Kahikole and Estate Villas at Hainoa projects are designed by Melzer, Decker & Ruder Architects of Irvine, CA.

## AMENITIES

### Residential Concierge

Our residential concierge is available to each homeowner via Concierge: telephone or home computer. The concierge can handle everything from arranging housekeeping and grocery shopping to booking tee times, island tours and dinner reservations.

### Golf Courses

Hualālai's Jack Nicklaus designed 18-hole championship golf course is reserved for Members and hotel guests. Hualālai is the first golf facility to be designated a PGA TOUR Resort and is home to the annual PGA Mitsubishi Electric Championship at Hualālai since January 2006. The Club House features men's and women's locker rooms and a pro shop.

The private 18-hole Ke'olu Tom Weiskopf designed course is open for Hualālai Club Members.



### Hualālai Sports Club & Hualālai Spa

A state-of-the-art 28,000 square feet health and fitness center offering full spa facilities and treatments in an indoor/outdoor environment, with lap pool, basketball and tennis courts. A 2,200 square feet strength gym with private training consultation rooms and state-of-the-art weight training facilities.

### Four Seasons Resort

A AAA Five-Diamond, Forbes Five-Star award-winning 243-room, beachfront resort hotel. Members have access to four swimming pools, beachfront cabanas and two restaurants.

### Ka'ūpūlehu Cultural Center

Located adjacent to the Club Shop/Pro Shop, the 600 square feet center depicts the story of the land and its people through exhibits and interactive programs. A library of books are also available.

### Residents' Beach House

Nestled just beyond the Waiakauhi Pond and 18th tee box of the Hualālai Golf Course is the Residents' Beach House. With casual lānai dining and menu of simply prepared seafood, this is a great venue to whale watch, take in an amazing sunset, or relax and sip on one of our decadent signature "Big Daddy" drinks.

### Hualālai Canoe Club

The private Hualālai Canoe Club is open for Hualālai Resort Members and their guests. This open-air facility overlooks Uluweuweu Bay offering lunch and cocktails until 6:00 p.m.

### **PUBLIC SERVICES**

Improved coastal access and amenities. Electricity by Hawaiian Electric and Light Company. Regulated private water and sewer system. Internal roads and security. Underground utilities. Police, fire and emergency medical services available. Jet service from the U.S. mainland and Canada (seasonally) to Kona. Inter island air service.

### **REAL ESTATE SALES**

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### **FOR MORE INFORMATION**

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