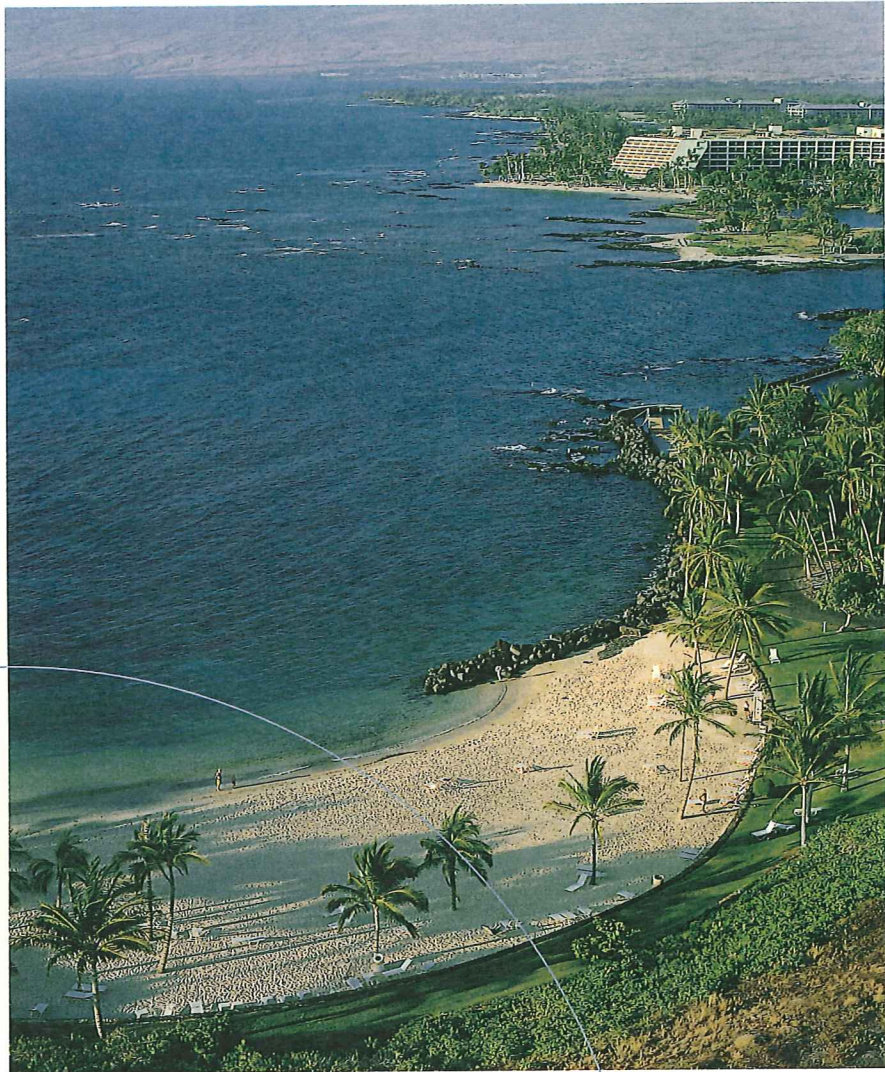


The
Villages

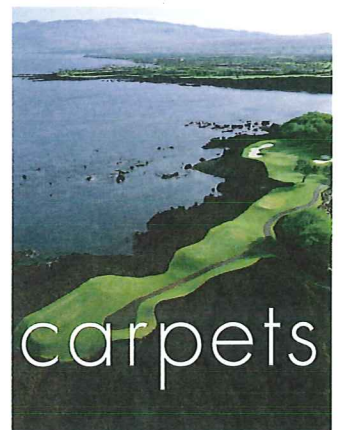
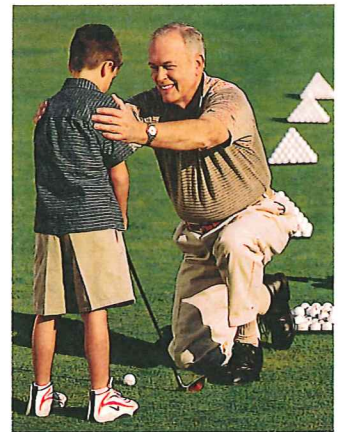
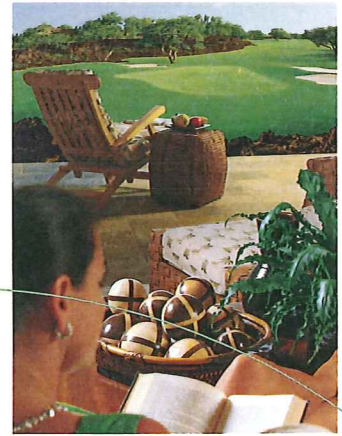
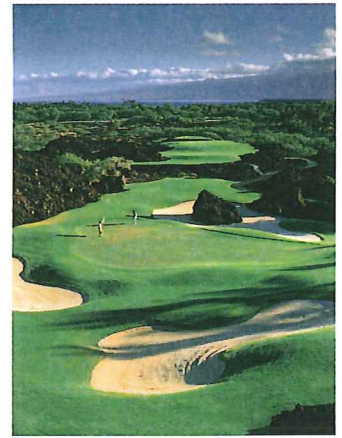
AT MAUNA LANI



and the most famous resort
address on earth



diaphanous blue water



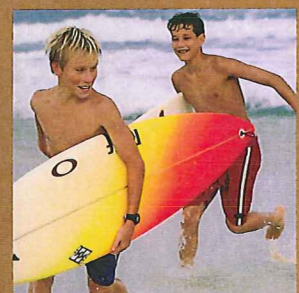
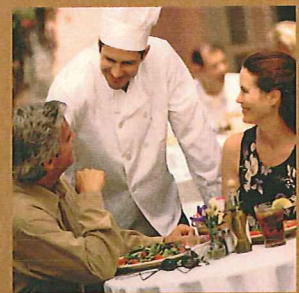
luxurious emerald carpets

A woman with blonde hair in a bun, wearing a white bikini, stands in a swimming pool. The pool is surrounded by a stone deck. In the background, there is a lush green golf course with several palm trees under a blue sky with white clouds. The text "now also known as home" is overlaid in white lowercase letters across the middle of the image.

now also known as home

Villages residences overlook paradise, and nothing else

introducing
the villages & shops
at mauna lani



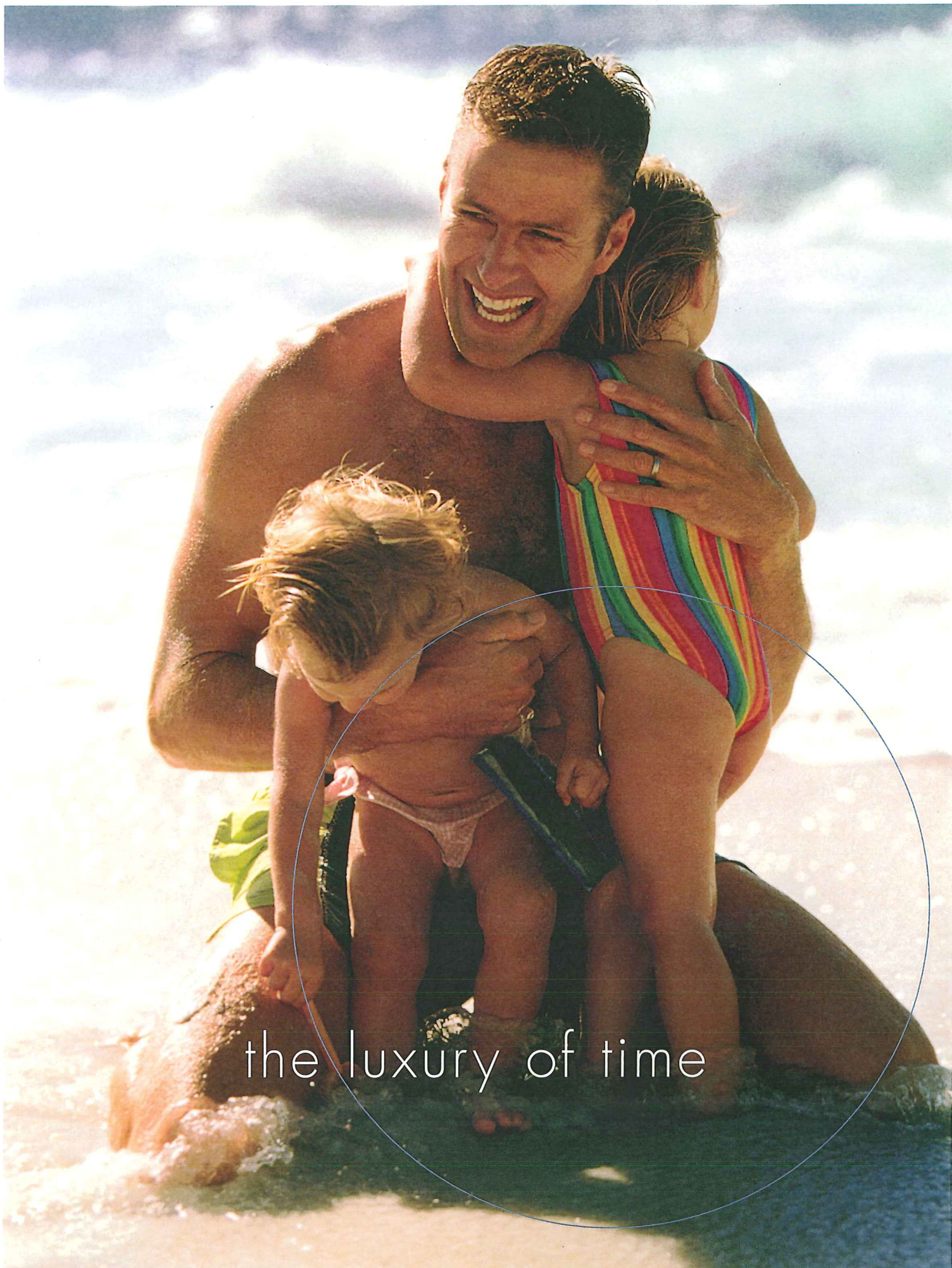
It is the picture of paradise...
bathed in endless sunshine and
caressed by a tropical breeze.
But this particular paradise is
unique among those along
Hawaii's fabled Kohala Coast.
Indeed, it is unlike any on earth.
Mauna Lani is a place of endless
variety, where nature, mountains,
ocean, history, people and sport
become somehow larger than life.
At Mauna Lani, the resort, luxurious
amenities and an invigorating
lifestyle forever assure its place
as a landmark destination. The
quality of the Villages design,
construction and attention to
countless details forever assure
the wisdom of your decision to
call this particular paradise home.



Kahili



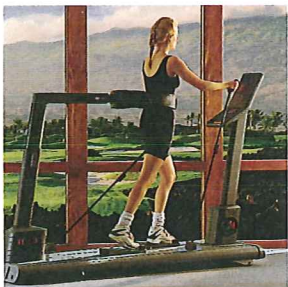
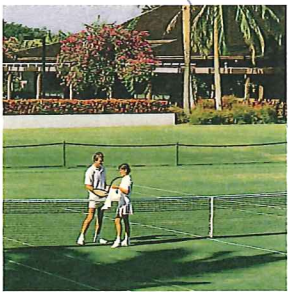
Ali'i

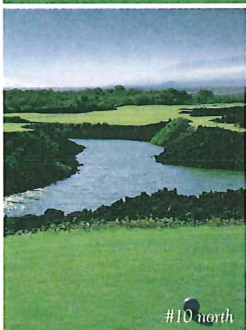
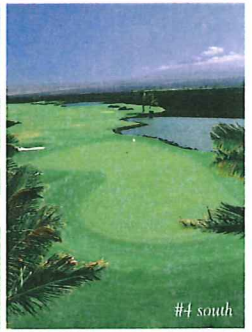
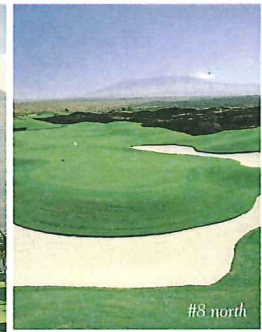
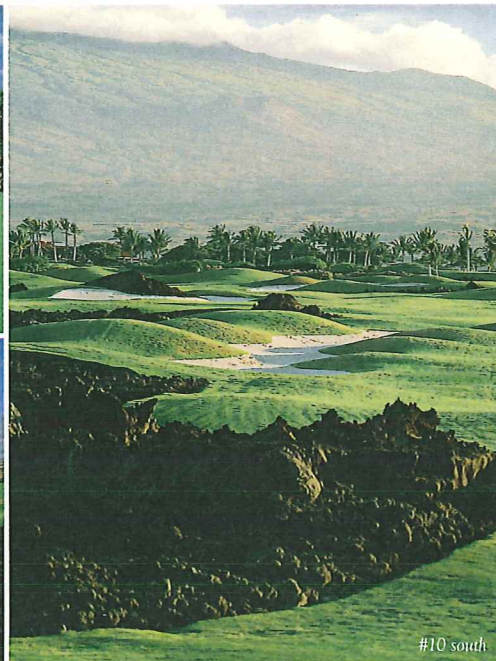
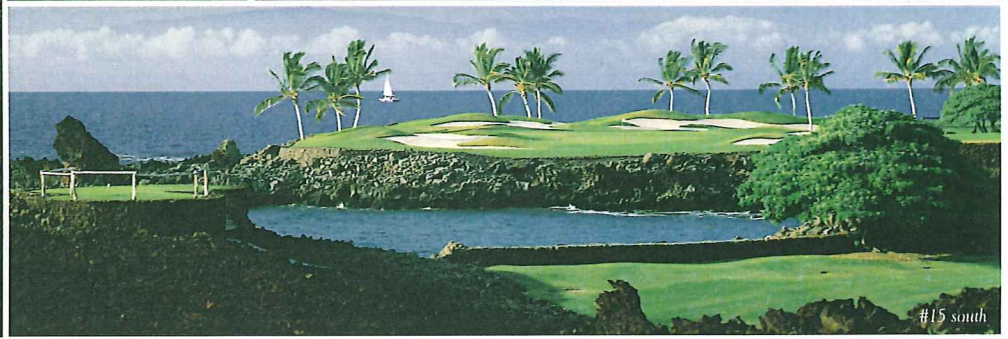
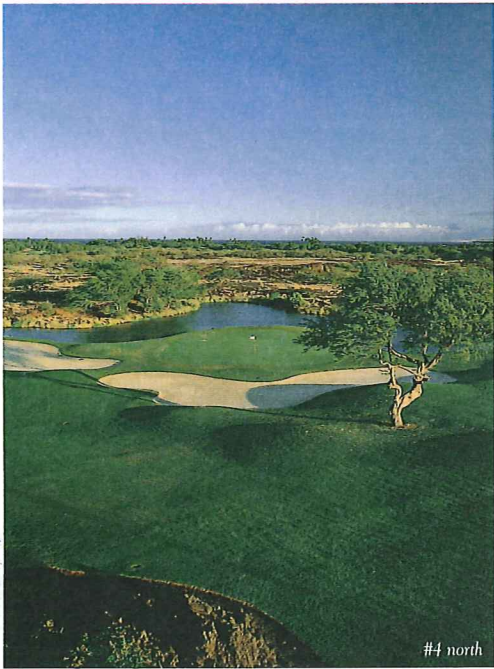
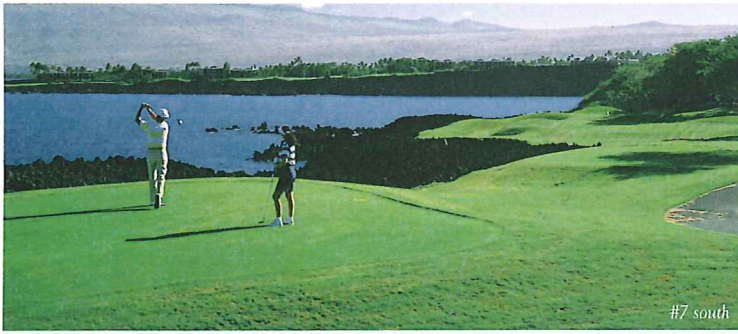


the luxury of time



It is the ultimate luxury – time for family, friends and home. A morning stroll, a hike to explore the petroglyphs, a massage perhaps, then a nap with the Pacific lapping at your feet. Do nothing. Or everything. At the Villages, homeownership automatically includes the resort's Advantage Program, and with it access to the exclusive Beach Club at Mauna Lani; the stunning Racquet Club; spa facilities steeped in Hawaiian flora and fauna as well as preferred privileges at the Francis H. I'i Brown Golf Courses. At your Villages' doorstep is a private lagoon style pool, fitness facilities and a community center – a private and inviting place to host an intimate gathering. It's all so close, so convenient. You see, Villages life is all about time. The ultimate luxury.





Francis H. I'i Brown Golf Courses. North and South. are yours...

the bare necessities





Pack light because everything from must-have fashion to must-have to eat is right here. It's ultimate convenience. Who needs a car? All you need are two feet, which is just about the distance to world class dining, browsing and shopping at the Shops at Mauna Lani. It's all within easy reach... a village where you'll find everything you might want or need. Isn't that what island life is all about?

And when it's time for a getaway – that's close as well. The spa at The Orchid and Mauna Lani Resort's breathtaking new center adjacent to the Racquet Club never disappoint. Both are happy to accommodate your every whim, pampering with facials, body wraps, an outdoor massage or even lava saunas – the treatments are as diverse as they are soothing.





welcome home

Mauna Lani. 36 sun-drenched, lava-fringed, sand-trapped, salt-sprayed can't wait to tee-it-up holes. Want more? There are 198 more on the Island. Mountain top. Beachfront. Still more? There are 1,386 island-to-island. But that's quite a water hazard to carry. So stay at home on the two 18's, north and south, that rank among the best in the game. The courses where you enjoy the convenience of advance tee time privileges and preferred rates. A place to hone your game, master the break of a putt. The place for a friendly wager overlooking the ocean at #15.



home. course.

The residences at the Villages are the essence of casual, airy Hawaiian living and the very model of luxurious convenience. These are homes that are entertaining to live in. Through design, architectural detail, thoughtful layout and surprising but always appropriate changes in level, material and finish, they are a delight for their owners, the curious eye and the favored guest.

However grand, scale and proportion are always correct, finishes both appropriate and meticulous. As one would expect, every convenience and luxury is afforded. And if home is not an end in itself, just outside there awaits unmatched recreation, golf, tennis and all that this magnificent resort has to offer.



Lehua



Kahili



Kahili



Kahili



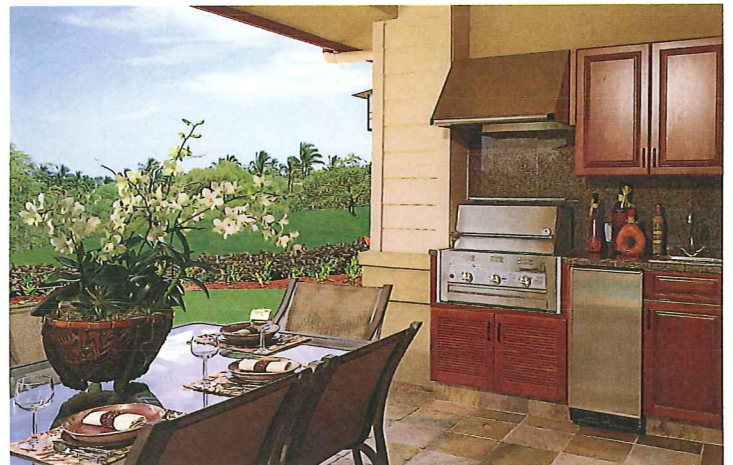
Lehua

This privately gated enclave embraces the natural splendor of the setting and draws from it to create a graceful balance between man and nature. From the community design to amenities to floorplans, no detail has been overlooked in an effort to reward those fortunate to reside here. A selection of custom decorating packages is available to enhance your island experience.



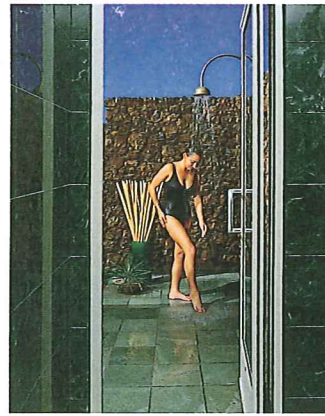
Maile

Owners have a choice of four interior schemes that include complementary natural finishes throughout the residence. Additionally, a selection of desirable options is available as upgrades to this program, as well as four stunning interior decorating plans. These décors enhance the home with custom furniture, artwork and accessories including kitchenware, bath and bedding.

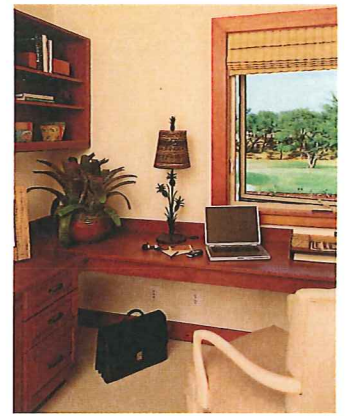


Villages Community Amenities

- Private Freshwater Swimming Lagoon & Spa, Aerobics & Exercise Pavilion, Showers & Restrooms, BBQ Grille, Wet Bar & Catering Kitchen
- Beach Club, Tennis & Golf Course Privileges
- Exclusive Villages Concierge Service includes assistance w/ Housekeeping, Transportation, Home Maintenance
- Homeowner Discounts & Charging Privileges at Selected Mauna Lani Resort Restaurants & Shops
- The Shops at Mauna Lani: Charging Privileges for Essentials, Luxuries, Dining
- Security: Two Private Gated Entrances
- Ownership: Fee Simple
- View Plane: Golf Course, Mountain & Ocean Views
- Elevation: 50' to 100'
- Underground Utilities: Water, Electric, Telephone, Cable
- Protective Covenants & Homeowners Association



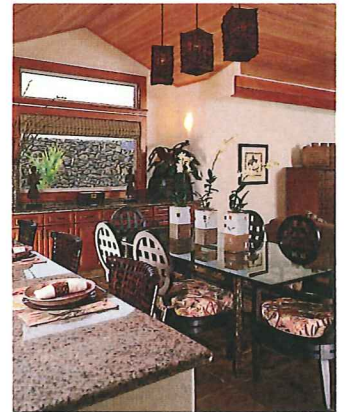
Kahili



Kahili



Kahili



Ali'i



Mnile



Seagull School

The Spa & Fitness Center at The Orchid

The Villages
AT MAUNA LANI

theShops
AT MAUNA LANI

The Orchid at Mauna Lani

Mauna Lani Bay Hotel & Bungalows

- Tennis Pavilion at The Orchid
- Stadium court
 - 10 plexi-pave courts
 - Fully equipped Pro Shop

- Tennis Garden at Mauna Lani Bay
- 10 plexi-pave courts of varying speeds
 - Top 50 U.S. resort facilities
 - Fully equipped Pro Shop

- The Mauna Lani Spa
- Steam, sauna & fitness center
 - Outdoor lava sauna
 - Bath, shower & body treatments
 - Wraps & massage
 - Skin & nail care

- The Racquet Club at Mauna Lani
- Lighted stadium court
 - 5 plexi-pave courts
 - Pro Shop

the 3,200 acre
Mauna Lani Resort

Kona International Airport: 20 minutes
Direct service to Kona from U.S.
Mainland, Canada and Japan.
Inter-island connections.



Prehistoric
Petroglyphs
& Caves

Francis H. I'i Brown Golf
Courses, North & South
• 36 holes
• Pro Shop

Ancient
fishponds

Driving Range

Three miles
of shoreline

The Beach Club &
Restaurant at Mauna Lani
• Sunset sails
• Scuba instruction & diving

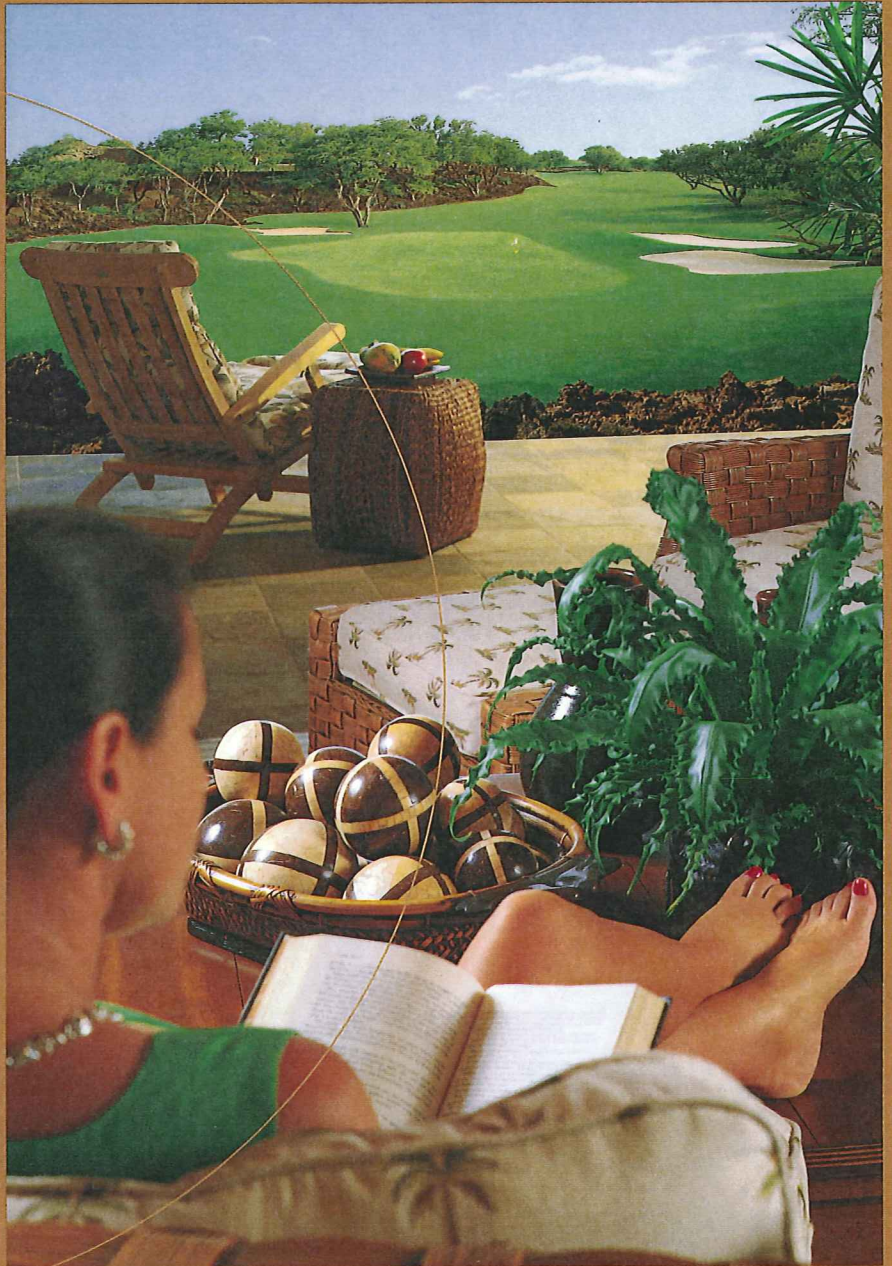
Inspired by the Hawaiian villages
along the Big Island's western
shore, the modern day Villages
draws inspiration from the
traditional values of community.
Everything here is in convenient
proximity... endless entertainment,
dining, fashion and recreation,
not to mention the indescribable
sense of relaxation that seems to
float upon every tropical breeze.

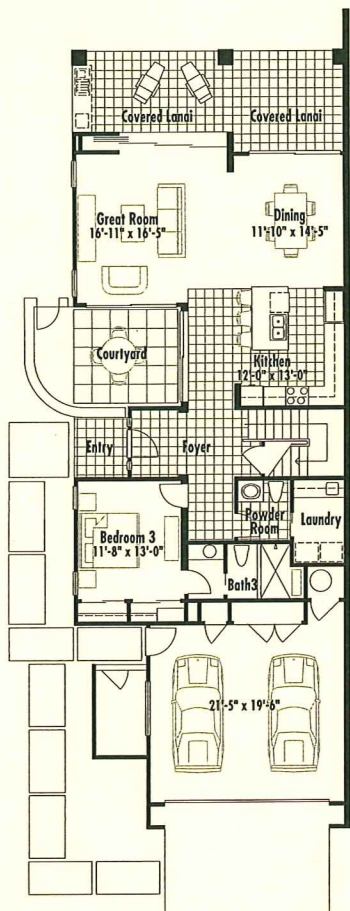
the ultimate amenity

As any discriminating owner would expect, the Villages offers the services of a Residential Concierge who acts as equal parts personal assistant, property manager and caretaker.

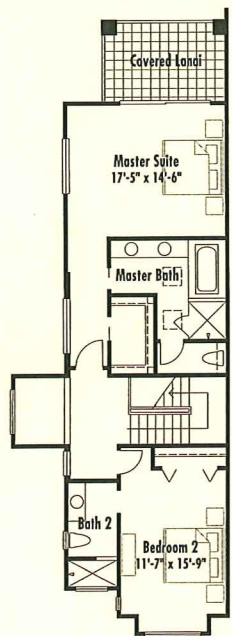
Residents have the peace-of-mind of knowing that their property will continue to be carefully maintained and in good hands while they are away.

However, the Concierge is also at the ready while you are in-residence, helping to prepare for your arrival with groceries and incidentals, arranging transportation, seeing to your on-island recreation and travel needs, and tidying up after departure. The signature of the program is... *consider it done.*

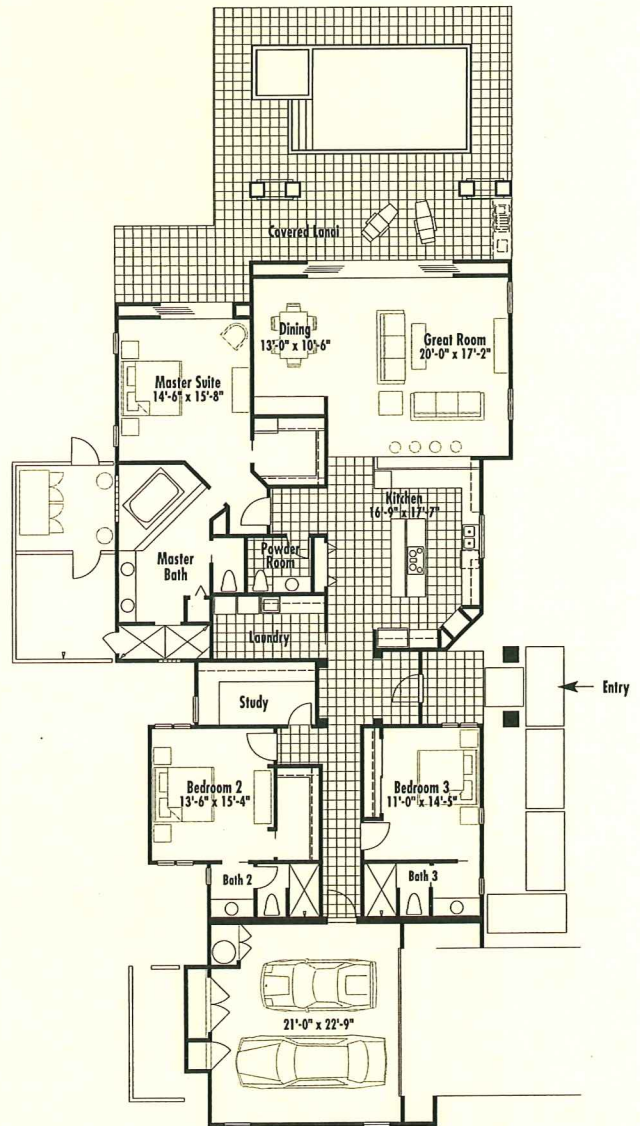




Entry Level



Upper Level



Kahili Villa

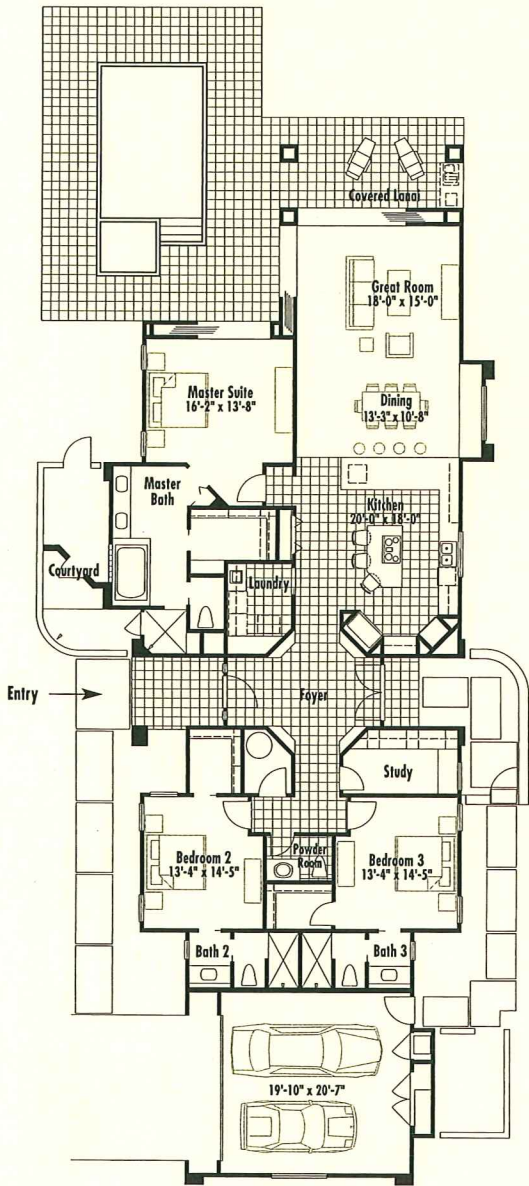
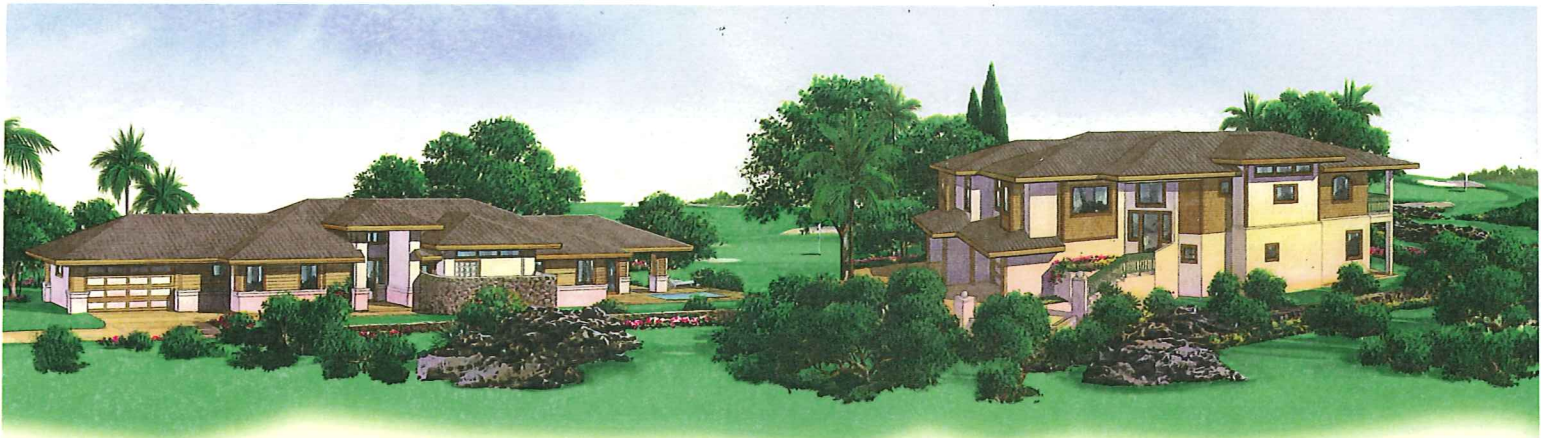
Three bedrooms, three and one half baths

Interior	2,643 SF
Covered Lanai	244 SF
Total Living Area	2,887 SF
Garage	582 SF
Total Area	3,469 SF

Lehua Villa

Three bedrooms, three and one half baths

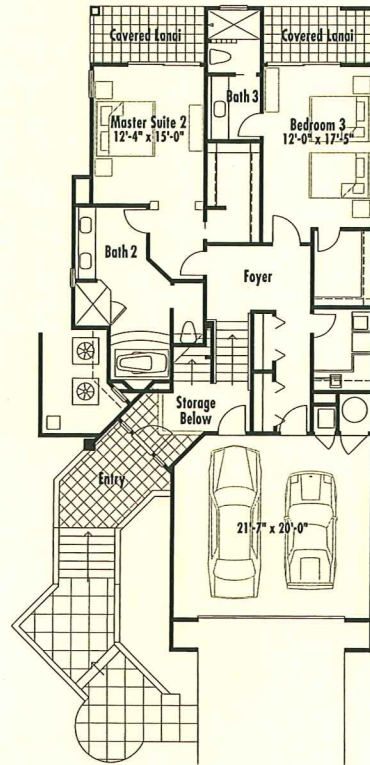
Interior	2,174 SF
Covered Lanais	412 SF
Total Living Area	2,586 SF
Garage	544 SF
Total Area	3,130 SF



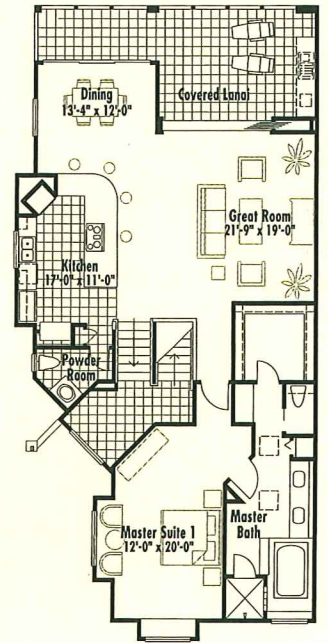
Ali'i Villa

Three bedrooms, three and one half baths

Interior	2,558 SF
Covered Lanai	150 SF
Total Living Area	2,708 SF
Garage	508 SF
Total Area	3,216 SF



Ground Level



Upper Level

Maile Villa

Three bedrooms, three and one half baths

Interior	2,752 SF
Covered Lanais	438 SF
Total Living Area	3,190 SF
Garage	521 SF
Total Area	3,711 SF



Lehua Villa Town Homes

Residence Exteriors

- Private entries
- Tropical Hawaiian landscaping w/ automatic irrigation
- Spacious two car garages & lockable storage
- Hipped roof w/ Monier tiles in "shake" pattern
- Durable stucco & cementuous siding accents

Residence Interiors

- Majestic mountain & lush, tropical Village Green views
- Natural stone floor entries
- Covered lanai w/ natural stone flooring
- Multi-port voice/data/video outlets in great room & master bedroom
- Vaulted ceilings in great room & master bedroom
- Mahogany doors, trim & crown moldings
- Thermally-insulated double-pane windows
- Zoned air conditioning throughout
- Recessed sliding glass/screen pocket doors
- Private courtyard for "al fresco" dining
- Plantation ceiling fans

Kitchen

- Natural cherry wood cabinetry, granite countertops & splashes
- Natural stone flooring w/ mahogany baseboards
- Casual seating at prep island
- Oversize double sink w/ spray hose & 3/4 hp disposal
- Dacor cooktop in prep island w/ downdraft exhaust
- Dacor double oven & microwave
- SubZero refrigerator
- Fisher & Paykel double drawer dishwasher

Master Bedroom Suite

- Sumptuous Master Suite w/ sliding glass doors opening to private covered lanai
- Wall-to-wall carpeting w/ mahogany baseboards
- Walk-in wardrobe closet

- Bath features spacious walk-in shower w/ natural stone surround
- Luxurious soaking tub set in marble stone platform
- Natural stone countertops & flooring w/ stone baseboards
- Skylight

Bedroom/Den Suites 2 & 3

- Wall-to-wall carpeting w/ mahogany baseboards
- Spacious closet
- Luxury baths w/ marble countertops & natural stone flooring w/ stone baseboards
- Walk-in shower or optional tub/shower
- Natural stone bench in Bath 3 shower

Powder Room

- Natural stone flooring w/ mahogany baseboards
- Natural cherry wood cabinetry

Laundry

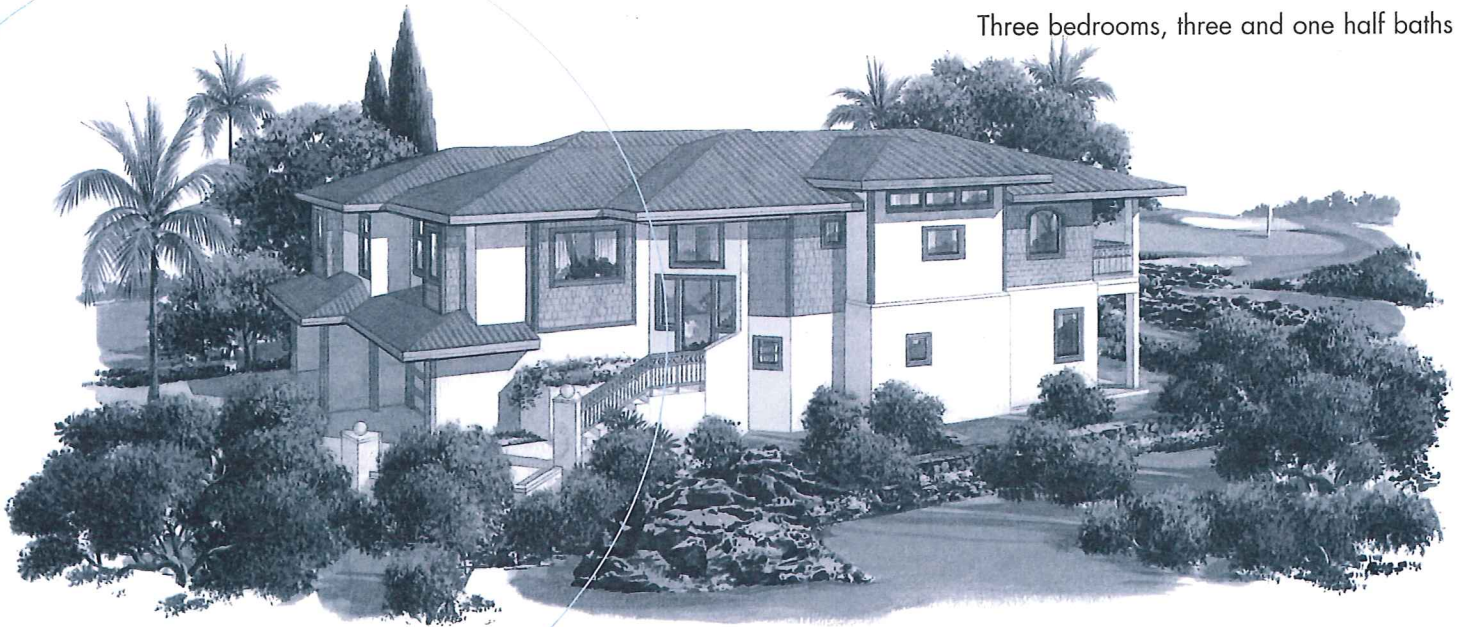
- Tile counter & natural stone flooring w/ mahogany baseboards
- Natural cherry wood cabinetry
- Fisher & Paykel washer & dryer
- Kohler laundry sink

Residence Options

- Custom furniture & interiors
- Lanai wet bar w/ under-counter refrigerator, barbecue grille, cherry wood cabinetry, granite countertop & splashes
- Natural stone flooring in great room
- Wood ceiling in great room
- Wood ceiling in master bedroom
- Wood ceiling at great room & master bedroom lanais
- Central vacuum system
- Water filtration & softening
- Security system
- Sound system
- Mahogany interior window casings

The developer reserves the right to change any of the above specifications to a product of equal or better quality. Renderings are representational of comparable, completed homes.

Three bedrooms, three and one half baths



Maile Villa

Split Level Homes

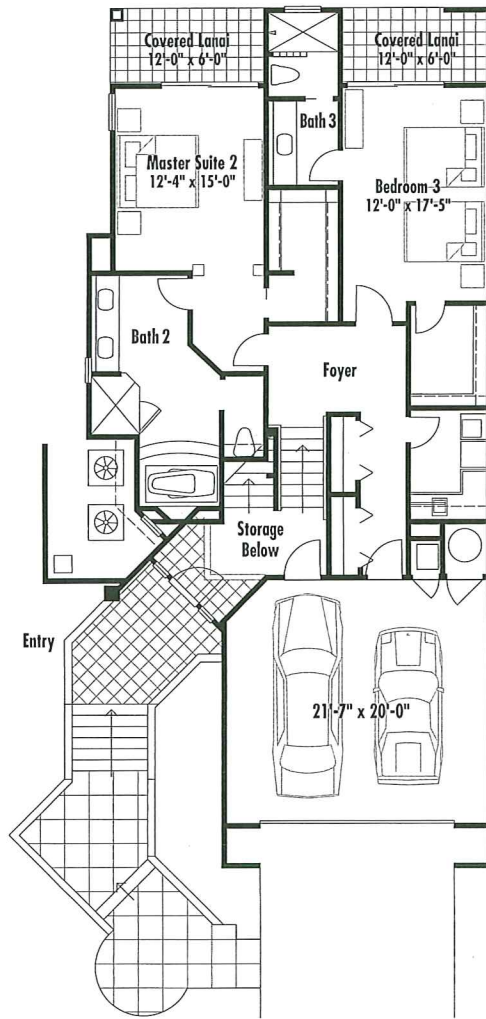
Interior
2,752 SF

Covered Lanais
438 SF

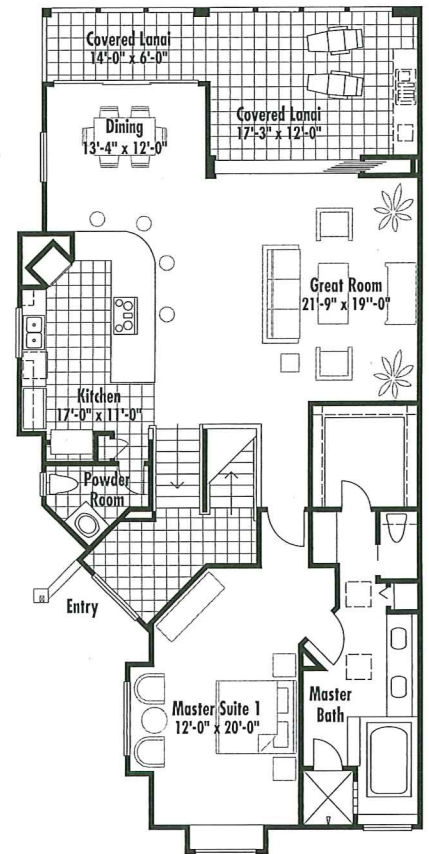
Total Living Area
3,190 SF

Garage
521 SF

Total Area
3,711 SF



Ground Level



Upper Level

The Villages

AT MAUNA LANI

This plan is representational only and is subject to change. Please refer to the Condominium Public Report for actual floor plans.



Maile Villa Split-Level Homes

Residence Exteriors

- Private entries
- Tropical Hawaiian landscaping w/ automatic irrigation
- Spacious two car garages & lockable storage
- Hipped roof w/ Monier tiles in "shake" pattern
- Durable stucco & cementuous shake accents

Residence Interiors

- Townhomes w/ views of mountains or 4th, 13th & 14th fairways
- Main living area on view level
- Natural stone floor entries
- Covered lanai w/ natural stone flooring
- Multi-port voice/data/video outlets in great room & master bedroom
- Vaulted ceilings in great room & master bedroom
- Mahogany doors, trim & crown moldings
- Thermally-insulated double-pane windows
- Zoned air conditioning throughout
- Recessed sliding glass/ screen pocket door
- Plantation ceiling fans

Kitchen

- Large kitchen cooktop counter w/ casual seating
- Natural cherry wood cabinetry, granite countertops & splashes
- Natural stone flooring w/ mahogany baseboards
- Oversize double sink w/ spray hose & 3/4 hp disposal
- Dacor cooktop in counter island w/ downdraft exhaust
- Dacor double oven & microwave
- SubZero refrigerator
- Fisher & Paykel double drawer dishwasher

Master Bedroom Suite 1

- Master Suite w/ window seat & mountain views
- Wall-to-wall carpeting w/ mahogany baseboards
- Walk-in wardrobe closet
- Built-in dresser
- Bath features spacious walk-in shower w/ natural stone surround
- Luxurious soaking tub set in marble stone platform
- Natural stone countertops & flooring w/ stone baseboards
- Two skylights

Master Bedroom Suite 2

- Private covered lanai facing toward golf course
- Wall-to-wall carpeting w/ mahogany baseboards
- Walk-in wardrobe closet w/ built-in dresser
- Bath features spacious walk-in shower w/ natural stone surround
- Luxurious soaking tub set in marble stone platform
- Natural stone countertops & flooring w/ stone baseboards

Bedroom/Den Suite 3

- Private covered lanai
- Wall-to-wall carpeting w/ mahogany baseboards
- Walk-in wardrobe closet w/ built-in dresser
- Luxury baths w/ marble countertops & natural stone flooring w/ stone baseboards
- Walk-in shower or optional tub/shower

Powder Room

- Natural cherry wood cabinetry
- Natural stone flooring w/ mahogany baseboards

Laundry

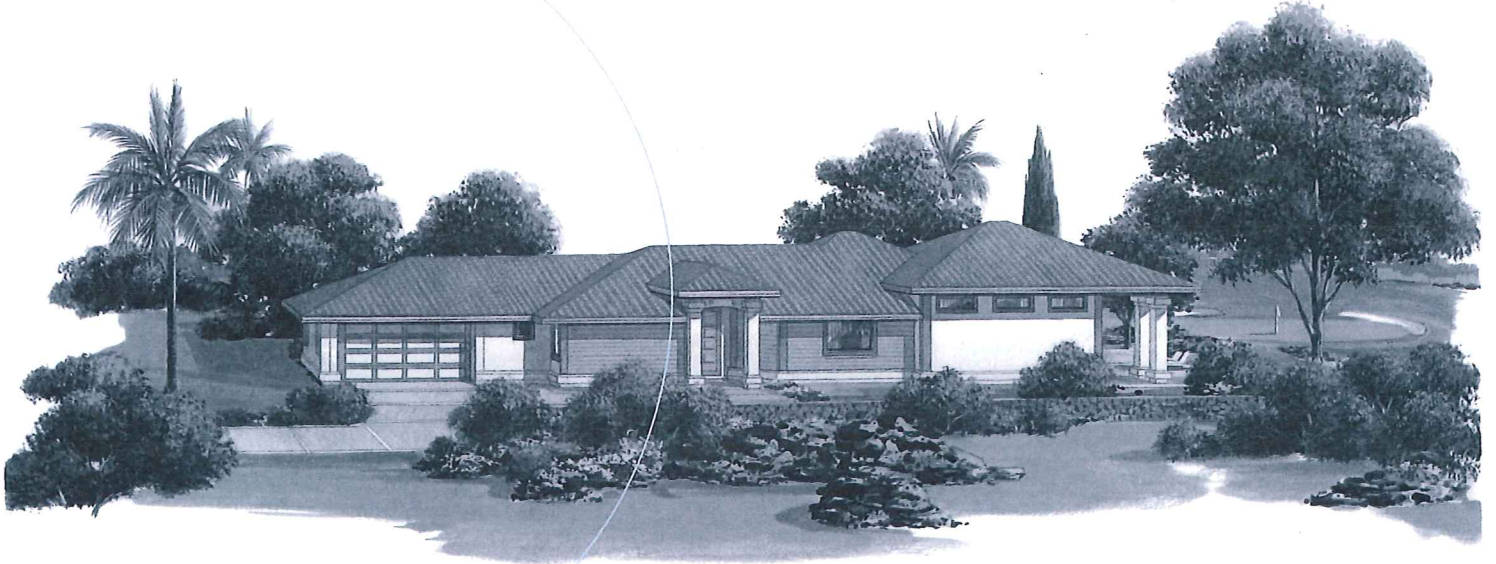
- Tile counter & natural stone flooring w/ mahogany baseboards
- Natural cherry wood cabinetry
- Fisher & Paykel washer & dryer
- Kohler laundry sink

Residence Options

- Custom furniture & interiors
- Lanai wet bar w/ under-counter refrigerator, barbecue grille, cherry wood cabinetry, granite countertop & splashes
- Natural stone flooring in great room
- Wood ceiling in great room
- Wood ceiling in master bedroom
- Wood ceiling at great room lanai
- Residential elevator w/ executive cherry cab
- Central vacuum system
- Water filtration & softening
- Security system
- Sound system
- Mahogany interior window casings

The developer reserves the right to change any of the above specifications to a product of equal or better quality. Renderings are representational of comparable, completed homes.

Three bedrooms, three and one half baths



Kahili Golf Course Villa

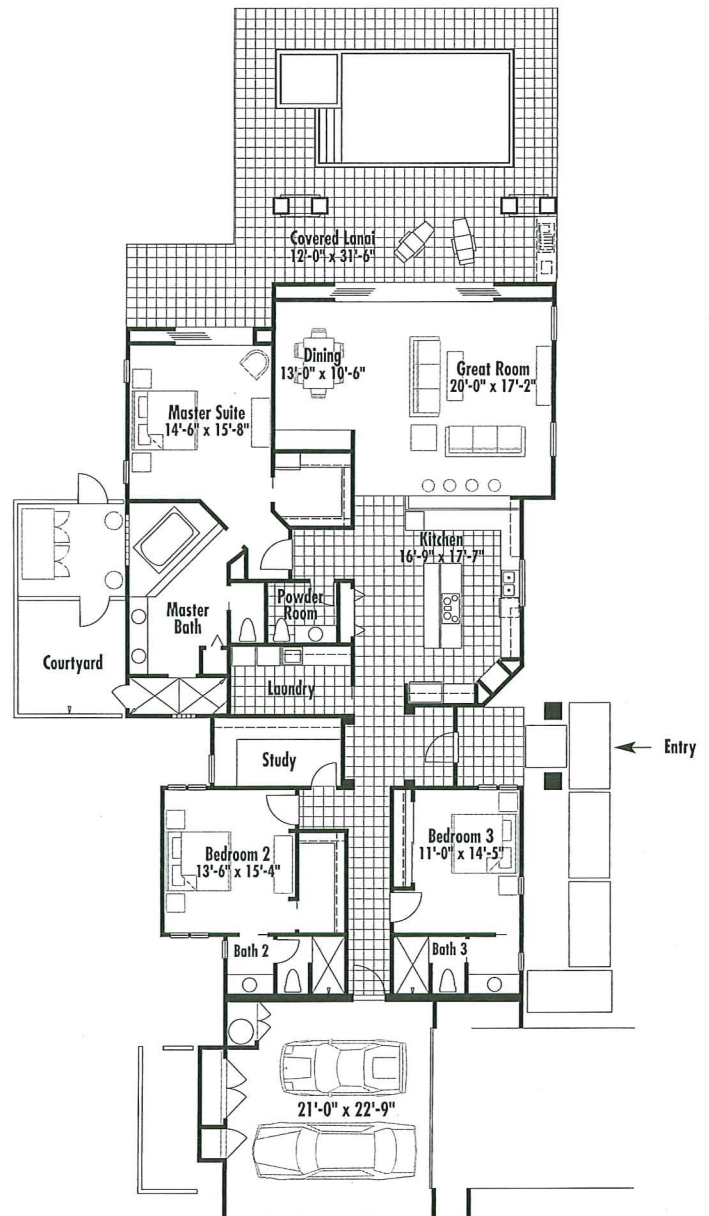
Interior
2,643 SF

Covered Lanai
244 SF

Total Living Area
2,887 SF

Garage
582 SF

Total Area
3,469 SF



The Villages
AT MAUNA LANI

This plan is representational only and is subject to change. Please refer to the Condominium Public Report for actual floor plans.



Kahili Golf Course Villa

Residence Exteriors

- Private entries
- Tropical Hawaiian landscaping w/ automatic irrigation
- Golf front villas w/ private heated pool & spa
- Spacious two car garages & lockable storage
- Hipped or gabled roof w/ Monier tiles in "shake" pattern
- Durable stucco & cementuous siding accents

Residence Interiors

- Single level homes w/ views of the 4th, 13th & 14th holes or tropical garden views
- Dining Room w/ built-in buffet
- Large kitchen cooking island w/ casual seating
- Private study w/ built-in desk
- Natural stone floor entries
- Covered lanai w/ natural stone flooring
- Multi-port voice/data/video outlets in study & master bedroom
- Vaulted ceilings in great room & master bedroom
- Mahogany doors, trim & crown moldings
- Mahogany interior window casings
- Thermally-insulated double-pane windows
- Zoned air conditioning throughout
- Recessed sliding glass/screen pocket doors
- Plantation ceiling fans

Kitchen

- Natural cherry wood cabinetry, granite countertops & splashes
- Natural stone flooring w/ mahogany baseboards
- Oversize double sink w/ spray hose & 3/4 hp disposal
- Dacor cooktop in prep island w/ downdraft exhaust
- Dacor double oven & microwave
- SubZero refrigerator
- SubZero wine chiller
- Fisher & Paykel double drawer dishwasher

Master Bedroom Suite

- Wall-to-wall carpeting w/ mahogany baseboards
- Walk-in wardrobe closet w/ built-in custom dresser
- Bath features spacious double walk-in showers w/ natural stone surround
- Luxurious soaking tub set in marble stone platform
- Natural stone countertops & flooring w/ stone baseboards

Bedroom Suites 2 & 3

- Wall-to-wall carpeting w/ mahogany baseboards
- Walk-in wardrobe or spacious closet
- Luxury baths w/ marble countertops & natural stone flooring w/ stone baseboards
- Walk-in shower or optional tub/shower

Powder Room

- Natural cherry wood cabinetry
- Natural stone flooring w/ mahogany baseboards

Laundry

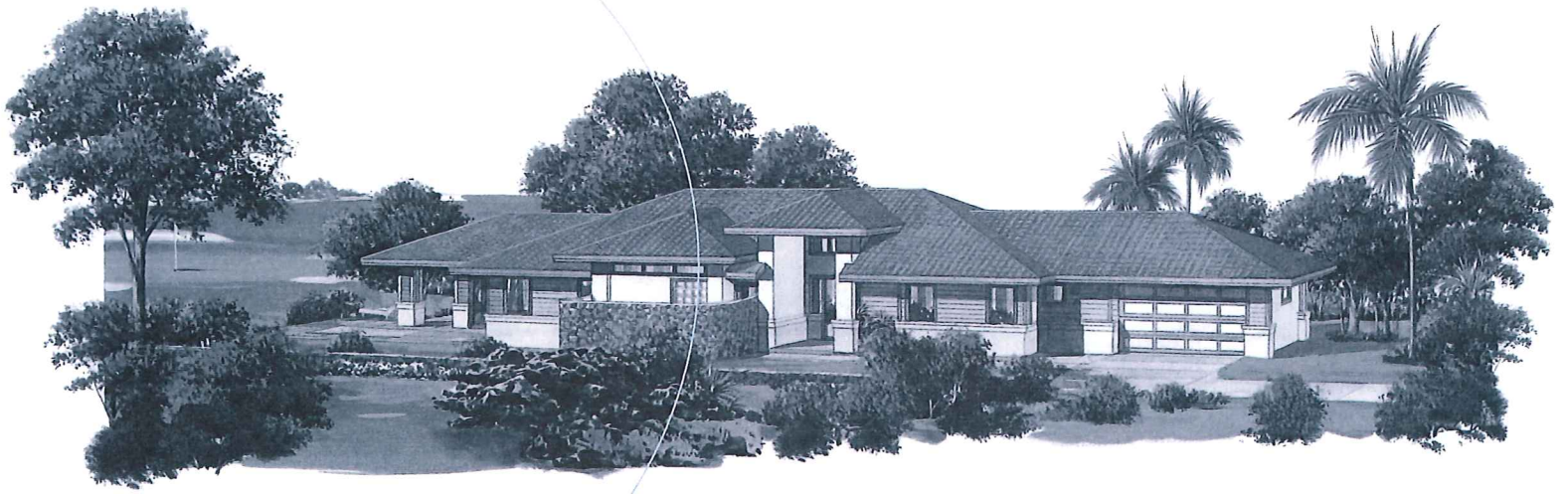
- Tile counter & natural stone flooring w/ mahogany baseboards
- Natural cherry wood cabinetry
- Fisher & Paykel washer & dryer
- Kohler laundry sink

Residence Options

- Custom furniture & interiors
- Lanai wet bar w/ under-counter refrigerator, barbecue grille, cherry wood cabinetry, granite countertop & splashes
- Private courtyard shower
- Natural stone flooring in great room
- Wood ceiling in great room
- Wood ceiling in master bedroom
- Wood ceiling at great room lanai
- Central vacuum system
- Water filtration & softening
- Security system
- Sound system
- Pool area rinse-off shower

The developer reserves the right to change any of the above specifications to a product of equal or better quality. Renderings are representational of comparable, completed homes.

Three bedrooms, three and one half baths



Ali'i Golf Course Villa

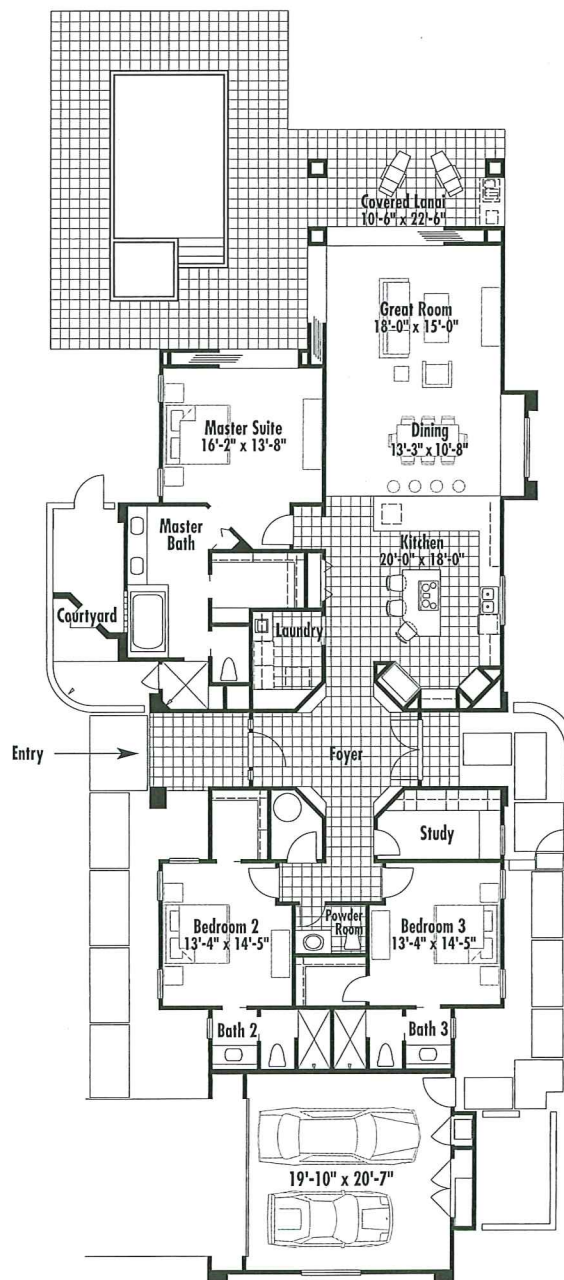
Interior
2,558 SF

Covered Lanai
150 SF

Total Living Area
2,708 SF

Garage
508 SF

Total Area
3,216 SF



The Villages
AT MAUNA LANI

This plan is representational only and is subject to change. Please refer to the Condominium Public Report for actual floor plans.



Ali'i Golf Course Villa

Residence Exteriors

- Private entries
- Tropical Hawaiian landscaping w/ automatic irrigation
- Golf front villas w/ private heated pool & spa
- Spacious two car garages & lockable storage
- Hipped or Dutch Gabled roof w/ Monier tiles in "shake" pattern
- Durable stucco & cementuous siding accents

Residence Interiors

- Single level homes w/ views of the 4th, 13th & 14th holes or tropical garden views
- Dining room w/ built-in buffet
- Large kitchen cooking island w/ casual seating
- Private study w/ built-in desk
- Natural stone floor entries
- Covered lanai w/ natural stone flooring
- Multi-port voice/data/video outlets in study & master bedroom
- Vaulted ceilings in great room & master suite
- Mahogany doors, trim & crown moldings
- Mahogany interior window casings
- Thermally-insulated double-pane windows
- Zoned air conditioning throughout
- Recessed sliding glass/screen pocket doors
- Plantation ceiling fans

Kitchen

- Natural cherry wood cabinetry, granite countertops & splashes
- Natural stone flooring w/ mahogany baseboards
- Oversize double sink w/ spray hose & 3/4 hp disposal
- Dacor cooktop in prep island w/ downdraft exhaust
- Dacor double oven & microwave
- SubZero refrigerator
- SubZero wine chiller
- Fisher & Paykel double drawer dishwasher

Master Bedroom Suite

- Wall-to-wall carpeting w/ mahogany baseboards
- Walk-in wardrobe closet w/ built-in dresser
- Bath features spacious walk-in shower w/ natural stone surround
- Luxurious soaking tub set in marble stone platform
- Natural stone countertops & flooring w/ stone baseboards

Bedroom Suites 2 & 3

- Wall-to-wall carpeting w/ mahogany baseboards
- Walk-in wardrobe closet
- Luxury baths w/ marble countertops & natural stone flooring w/ stone baseboards
- Walk-in shower or optional tub/shower

Powder Room

- Natural cherry wood cabinetry
- Natural stone flooring w/ mahogany baseboards

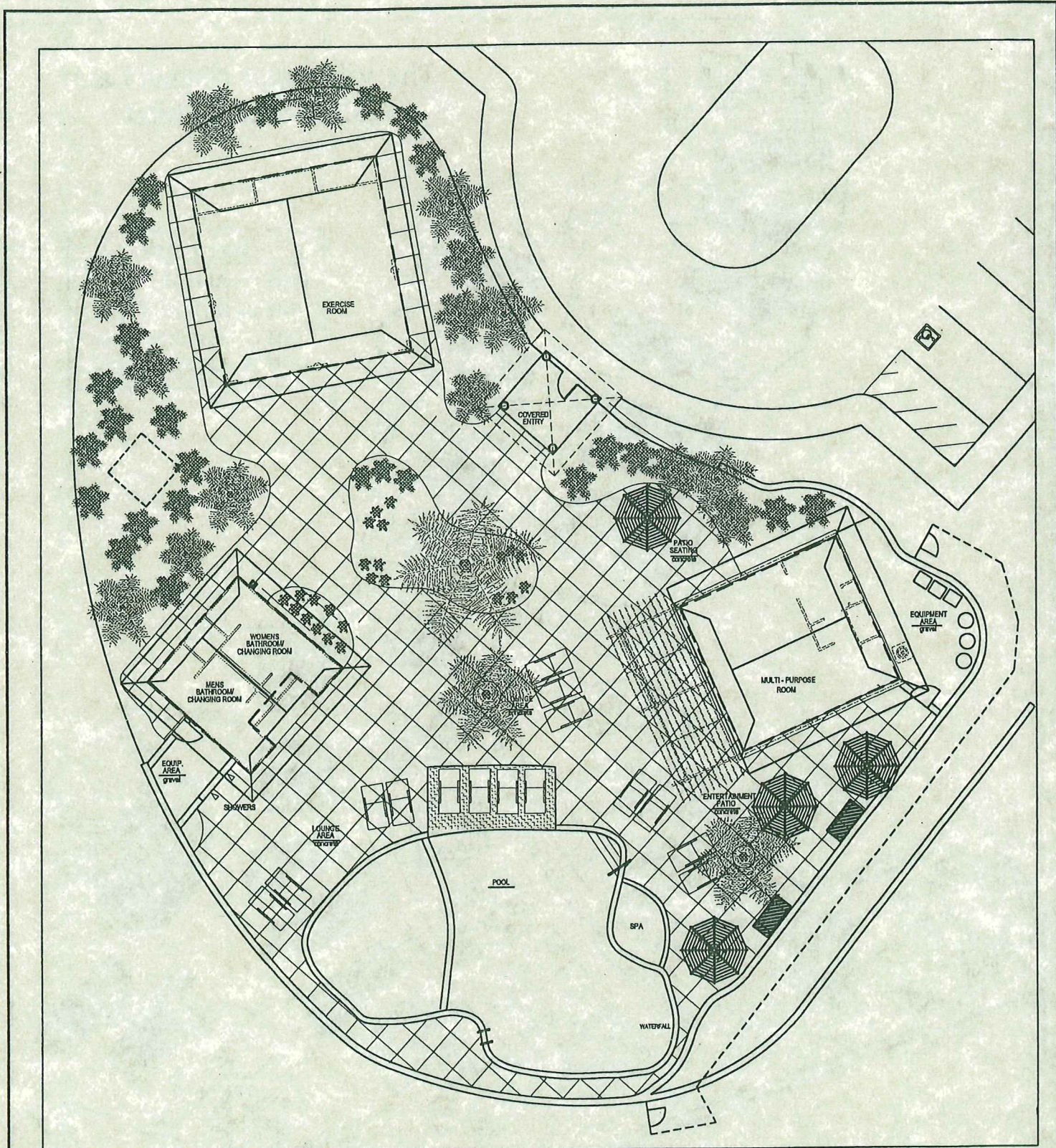
Laundry

- Tile counter & natural stone flooring w/ mahogany baseboards
- Natural cherry wood cabinetry
- Fisher & Paykel washer & dryer
- Kohler laundry sink

Residence Options

- Custom furniture & interiors
- Lanai wet bar w/ under-counter refrigerator, barbecue grille, cherry wood cabinetry, granite countertop & splashes
- Private courtyard shower
- Natural stone flooring in great room
- Wood ceiling in great room
- Wood ceiling in master bedroom
- Wood ceiling at great room lanai
- Central vacuum system
- Water filtration & softening
- Security system
- Sound system
- Pool area rinse-off shower

The developer reserves the right to change any of the above specifications to a product of equal or better quality. Renderings are representational of comparable, completed homes.



THE VILLAGES AT MAUNA LANI
 AMENITIES AREA



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Villages
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