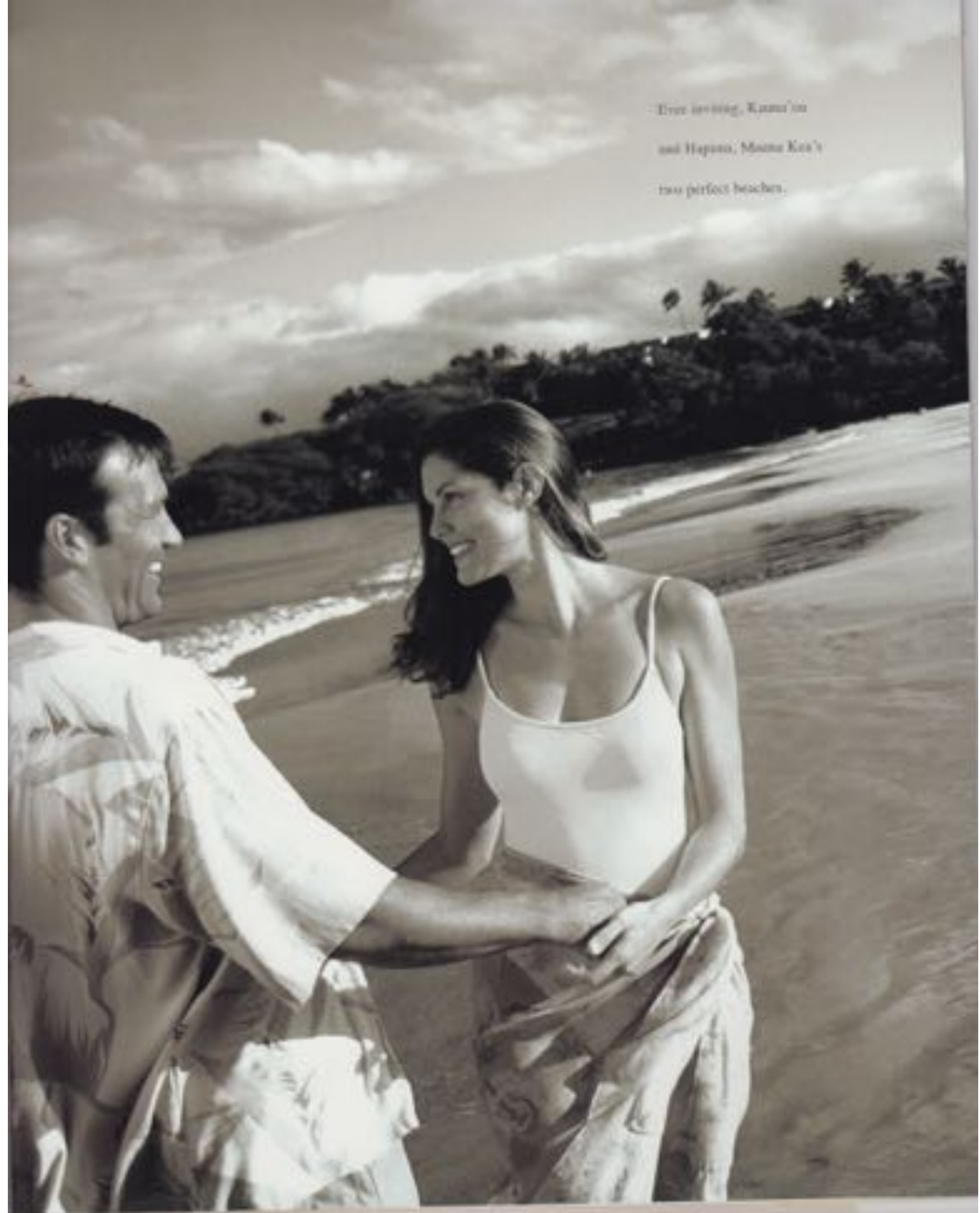


wai'ula'ula
AT HAUNA KEA RESORT

• Erre inviting, Kazuo'ia
and Hapana, Moana Koa's
two perfect beaches.





EWANEE



The iconic Phoenicia lei, the signature of the Mauna Kea, has welcomed generations of families to sun-kissed beaches. Now, Wai'ale'ale, a new home for next-generation families that offers views from Kohala to Kona to its snow-capped summit.

*The welcoming tradition
of a legendary resort.*



During the 1950's the famous Laurence S. Rockefeller set off around the world. His quest was to find the most spectacular beaches on earth, upon which he would build a collection of resorts that would be their equal. The Mauna Kea, set on Mylic Kama'ou Bay, is today an enduring testimony to Rockefeller's great ambitions. And the Hapuna Beach Prince Hotel, nestled above the Hapuna Beach, is an equally perfect realization of Rockefeller's vision. Two championship golf courses, two breathtaking beaches, two legendary hotels – each an among the world's most highly praised and awarded. Now, at Wa'iale'ale, you can call this paradise home.







At Waialeale the majesty of the Big Island is perfectly close, its panoramic views unmatched in all of Hawaii.

*An idyllic island lifestyle,
framed by picture-perfect views.*

The collection of residences at Wa'iale'ale is the Mauna Kea's crowning moment. From the moment one arrives, these homes speak to an effortless island life where design and amenities anticipate every need. They are luxurious. Spacious. And of course, from every vantage, they provide the best views Hawaii has to offer. At Wa'iale'ale there is a residence to suit every lifestyle... from magnificent estates and duplexes with private heated pools, to condominiums ideal for island getaways. Wa'iale'ale residences enjoy their own private member fitness, swimming and amenity center.



More than any of the neighboring resort communities,
the Maunaloa's relaxing spirit captures the essence of authentic
Hawaiian tradition with a relaxed island lifestyle. Here at the
water's edge you can see a reflection of a life long imagined.








Waialeale's amenities centers are destinations in their own right.

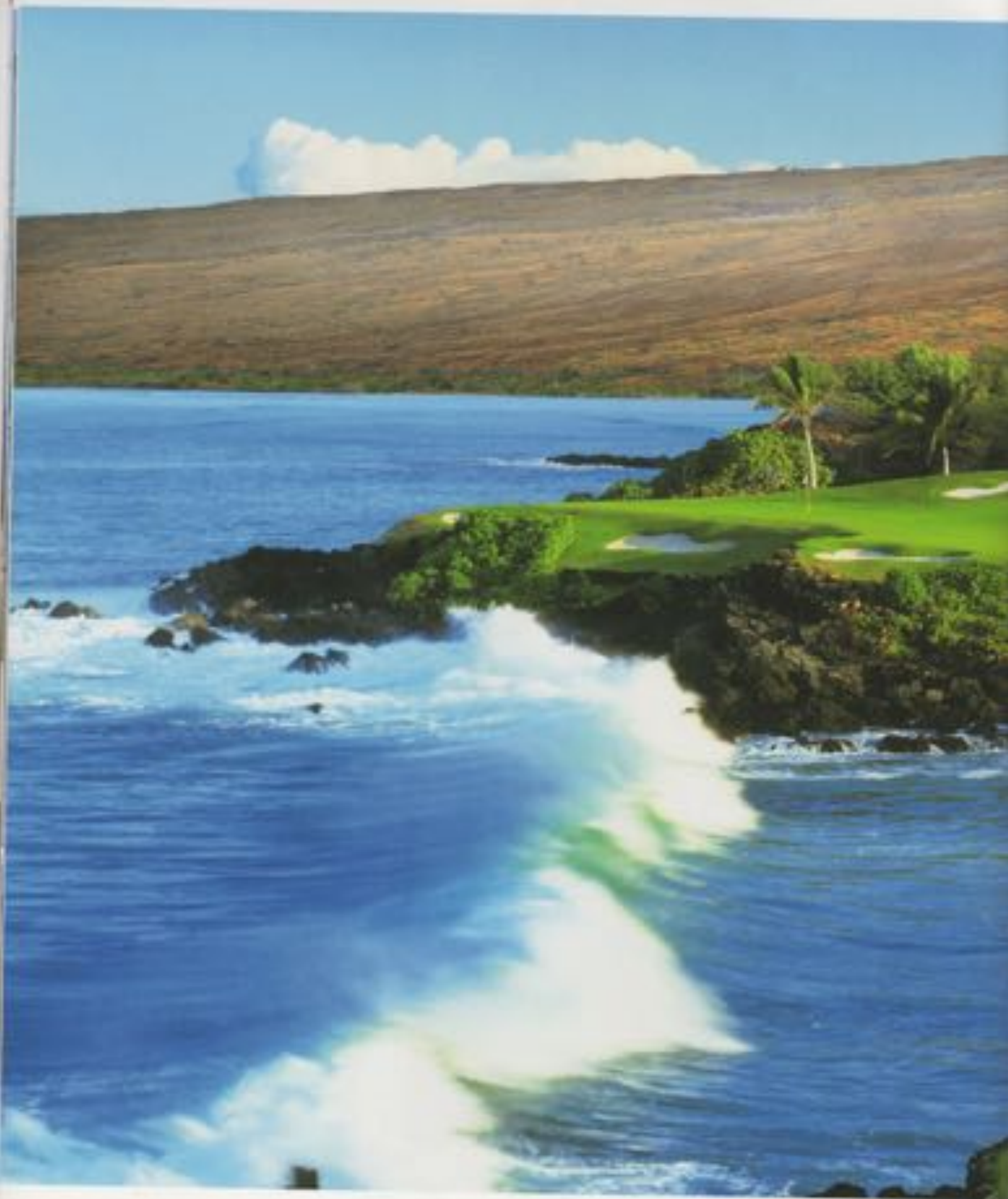
*Wai'ula'ula. Where the panorama is as
appetizing as the residences themselves.*

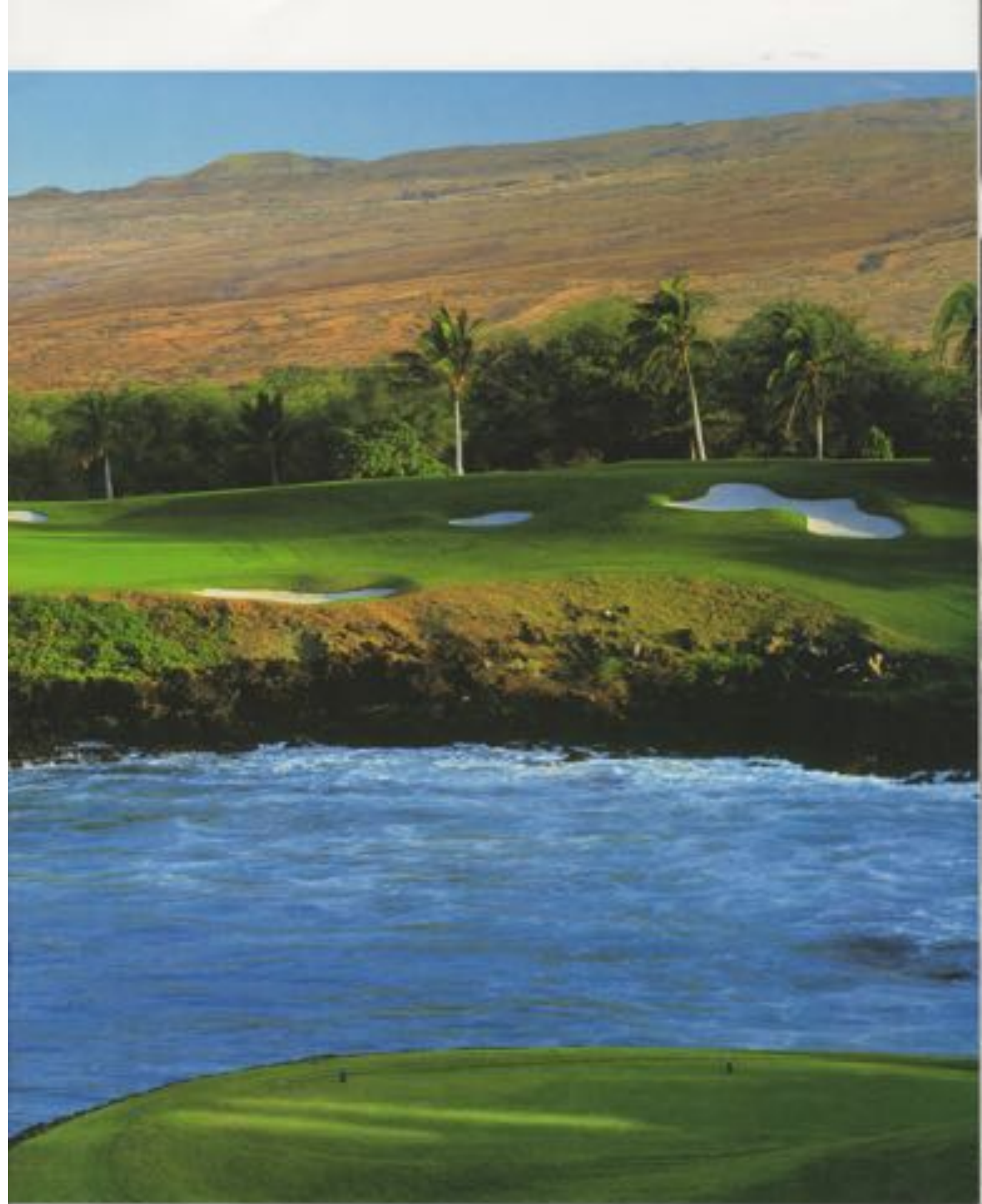


It is true that people come to Hawaii to enjoy languid days with the ocean lapping at one's toes, to nap carried by the trade winds, to awaken to the sound of songbirds. There can be no place better to indulge these pursuits than Wai'ula'ula and the Mauna Kea resort. You will find residences with warming options that include hand-woven tuffin ceilings, the indulgence of instant hot water at every turn of the designer faucet, appliances wrapped in hardwoods, even the option of taking possession of your home fully turnkey, right down to designer linens and placeware.



With two resort properties, there is an appetizing array of dining venues that all overlook the Pacific, but surely, thanks to enduring Mamma Key hospitality, they overlook little else.





Palmer, Hayes and Nicklaus made #1 famous. Now, the sun is yours.

In 1997, the U.S. Golf Association
named Hawaii "The Course of the
Future." Today, this Arnold Palmer/Ted
Sims-designed championship course
wanders through Waialeale and the
dramatic natural scenery of the land.
Like your home here, this beautiful
course features spectacular views of the
Kohala Coast and the Pacific, with the
loveliest panoramic view of all in a backswing.



*On every round, you walk
in the footsteps of history.*



Since its debut in 1964, the Mauna Kea, designed by Robert Trent Jones Sr., has remained the standard by which all other island courses are judged. There are dramatic changes in elevation, large undulating greens and 120 well-placed bunkers, not to mention incredible panoramic sweeps of sea and land, rugged lava beds and the sparkling blue Pacific. When you call this course home you lay claim to a list of awards as remarkable as the third — a 261-yard, par three — that of the Big Three, only Palmer carried the water.



*O*ceanside tennis,


an unmatched setting for the game.

Is there a tennis facility anywhere that can match that of the Mauna Kea? Who could concentrate on their service when the crashing deep blue waves of the Pacific are literally steps from the court? But concentrate members and guests do, for from the rare tennis balls were white, the Mauna Kea's tennis program has been regarded as the island's premier program. And it is thriving. Led by highly regarded teaching pros, supported by the best facility in Hawaii, from juniors to seniors, singles and doubles it is a sporting environment rivaled only by the lively social atmosphere.





The character of the Moana Kea is unique among the Big Island resorts. It is relaxed, without pretense, casually elegant and chef-like in the best sense. This extends to the architecture and sense of place at Waialeale... nothing forced or contrived. Homes are comfortable, inviting, everything just as you'd like it.



Rockefeller assembled a priceless collection of Pan-Asian art that continues to grace the lushly landscaped grounds and space of the Mauna Kea Resort. Complementing this collection are rich textiles, island artwork and carvings that decorate Waialeale amenity centers, and, at your option, homes professionally appointed by our award-winning designers.



An enviable reputation of excellence.



For an uncompromising dedication to quality, perhaps the only sign that equals the Mauna Kea is that of the Meryl Group. It is a certain sign that from architecture and engineering through to the last finishing detail, every nook of a home receives the meticulous attention that comes from decades of experience in developing landmark island residences. In short, Meryl homes unfailingly reward both the curious and the scrutinizing eye. And now, Wa'ala'ala, the most anticipated signature collection from the islands' most esteemed developers.



Every Waiala'ala residence is beautifully appointed and includes state-of-the-art wiring and connectivity. For those who wish to brighten, and at the same time simplify their Waiala'ala experience, there are a select number of options to enhance décor and lifestyle. These include ceiling treatments, outdoor kitchens and a stunning choice of décor packages.





Service. The Ultimate Amenity.

The Mauna Kea is recognized as having housekeeper services "down to a science." From daily housekeeping to gourmet dinners prepared by a private chef, the words that come to mind are "consider it done." Whether you wish to arrive to a fully stocked fridge and pantry or fresh flowers to brighten your arrival, nothing is too much to ask. It's all part of a residential experience that makes ownership at Waialeale one of life's most satisfying rewards.







Inviting. Enduring. Comfortable. It's the joy of being home. at Wai'ala'ala.com



Thoughtful detailing. The certain sign of enduring quality.

Awards & Commendations

MAUNA KEA BEACH HOTEL

- #1 America's Best Beach – *The Travel Channel*
- #1 Top 20 Beaches – *Dr. Beach (Stephen Leatherman)*
- Best for Beach – *Gourmet Magazine*
- One of the Best Beaches in America – *TravelAge West*
- #1 Best Beach Resort – *Andrew Harper's Holiday Report*
- Top 100 Golf Resorts, seven straight years – *Condé Nast Traveler*
- America's Best Golf Resorts – *Golf Magazine*
- #1 in Hawai'i's state-by-state list – *GolfWeek*

HAPUNA BEACH PRINCE HOTEL

- Best Beach on the Big Island – *West Hawaii Today*
- Best Golden Sand Beach on the Big Island – *Hawaii Magazine*
- #1 Top 20 Best U.S. Beaches – *Dr. Beach (Stephen Leatherman)*
- Top 100 Golf Resorts – *Condé Nast Traveler*
- America's Best Golf Resorts – *Golf Magazine*
- Top Hotels for Service – *Travel + Leisure*
- World's Best Places to Stay Gold List – *Condé Nast Traveler*
- "Perfect Table Top Award" Coast Grille Restaurant – *Hawaii Hospitality*
- #1 Place to Stay for Your Honeymoon – *Bridal Guide*
- "Traveler's Choice" #1 of 70 hotels on the Big Island – *TripAdvisor.com*



A Hawaii Marriott Development

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MAUNA KEA RESORT

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AT MAUNA KEA RESORT

THE ESTATES AT WAI'ULA'ULA



MAUNA KEA RESORT

THE ESTATES AT WAI'ULA'ULA



The 4 bedroom Estate includes an optional Guest Suite or Office.

ESSENTIALS

The Estates 3 Bedroom

- Interior Space - 3,050 Gross Sq. Ft.
- Covered Lanai - 652 Gross Sq. Ft.
- Total Living - 3,702 Gross Sq. Ft.
- Garage - 536 Gross Sq. Ft.
- Total Under Roof - 4,238 Gross Sq. Ft.

The Estates 4 Bedroom

- Interior Space - 3,050 Gross Sq. Ft.
- Covered Lanai - 652 Gross Sq. Ft.
- Guest Suite - 992 Gross Sq. Ft.
- Total Living - 4,744 Gross Sq. Ft.
- Garage - 536 Gross Sq. Ft.
- Total Under Roof - 4,780 Gross Sq. Ft.

Landmark residences worthy of the most expensive Big Island lifestyle.

If privacy and space are among the most coveted attributes of any residence, The Estates deserve special consideration. On a dramatic reach of land with expansive views in every direction, each of these homes is very privately sited, lushly landscaped and offers what no other Big Island resort property can... views from Maui to Kona to Mauna Kea.

HOME FEATURES

- Single Family Residence with optional Guest Hale:
Single level 4 bedrooms, 4.5 bath custom built home
- Or Single Family, Single level 3 bedrooms, 3.5 bath home
- Ocean and Hapuna Golf Course views
- Monitor "slate" concrete tile roof
- Enhanced stone masonry exterior
- Private entry courtyard
- Private heated pool and spa
- Landscaping with automatic irrigation system
- Spacious two-car garage with storage
- Dual privacy doors connect Bedroom 2 and 3 to a suite
- Entry courtyard privacy wall, gate and trellis
- Tiki torches at pool and lanai
- Whole-house water filtration and softening system
- Central vacuum system
- Personal safe



KITCHEN APPOINTMENTS

- Natural stone floor at entry and in Kitchen and Baths
- Vaulted ceiling with mahogany trim in Great Room
- Natural stone flooring in Great Room
- Mahogany doors, trim, baseboards and crown moldings
- Cherry wood cabinetry
- Kohler fixtures with Grohe faucets throughout
- 8' sliding pocket doors at lanai
- Plantation ceiling fans
- Zoned air conditioning throughout
- Wired for multi-port voice / data / video outlets
- Tankless gas water heater
- Wood ceiling in Great Room and Master Bedroom



KITCHEN FEATURES

- Coffered ceiling with mahogany trim
- Large kitchen with island for casual seating
- Natural cherry wood cabinetry
- Granite countertops and splashback
- Wolf stainless steel six burner cook-top, exhaust, wall oven and microwave
- SubZero stainless steel side by side refrigerator
- Fisher & Paykel stainless steel dishwasher
- SubZero wine chiller

DUAL MASTER SUITE FEATURE

- Coffered ceiling with mahogany trim
- Walk-in wardrobe closet
- Dual lavs in granite or marble countertops
- Soaking tub set in granite or marble platform
- Spacious "doorless" walk-in shower with stone surround
- Master Bath - private courtyard shower unit

BEDROOM SUITE 2 / DEN FEATURES

- Coffered ceiling with mahogany trim
- Private bathroom with luxury granite or marble countertop
- Walk-in "doorless" shower with stone surround

OPTIONAL GUEST HALE FEATURES

- Coffered ceiling with mahogany trim
- Luxury granite or marble countertops
- Wet bar with sink and refrigerator
- Private entrance and lanai

LAUNDRY

- Fisher & Paykel washer and dryer
- Kohler laundry sink
- Storage cabinets

LANAI FEATURES

- Natural stone floor
- Granite wet bar with sink and SubZero under counter refrigerator
- Built-in Wolf stainless steel gas barbecue grill
- Cherry wood cabinetry



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THE VILLAS AT WAI'ULA'ULA



MAUNA KEA RESORT

THE VILLAS AT WAI'ULA'ULA



HOME FEATURES

- Single level 3 bedrooms, 3.5 bath contemporary home
- Ocean and Hapuna Golf Course views
- Mexican "stone" concrete tile roof
- Enhanced stonecrete stone exterior
- Entry courtyard
- Private heated pool and spa
- Landscaping with automatic irrigation system
- Spacious two-car garage with storage

ESSENTIALS

- 3 Bedrooms, 3.5 Baths
- Five Tropic-Cooled Climate Zones
- Interior Space - 2,517 Sq. Ft.
- Covered Lanai - 488 Sq. Ft.
- Total Living - 3,005 Sq. Ft.
- Garage - 494 Sq. Ft.
- Total Under Roof - 3,499 Sq. Ft.

*A resort villa in the true sense of the word...
spacious, stylish and sophisticated.*

The Villas represent the accumulated knowledge of Wai'ala'ala's architects' and contractors' twenty years of experience designing and building what are considered the Big Island's most entertaining and comfortable residences. Every thoughtful convenience and every luxury is anticipated, allowing gracious unhurried living here above the Mauna Kea resort.

INTERIOR APPOINTMENTS

- Natural stone floor at entry and in Kitchen and Baths
- Vaulted ceiling with mahogany trim in Great Room
- Wall-to-wall carpeting in bedrooms and Great Room
- Mahogany doors, trim, baseboards and crown moldings
- Cherry wood cabinetry throughout
- Kohler fixtures with Gebe faucets throughout
- 8' sliding pocket doors at laund
- Plasterless ceiling fans
- Zoned air conditioning throughout
- Wired for multi-point voice / data / video outlets
- Tankless gas water heater



KITCHEN FEATURES

- Large kitchen with 12' island for casual seating
- Natural cherry wood cabinetry
- Granite countertops and splashback
- Wolf stainless steel gas cook-top, exhaust, wall oven and microwave
- Subzero stainless steel refrigerator and wine chiller
- Fisher & Paykel stainless steel double drawer dishwasher

DUAL MASTER BATHS FEATURES

- Coffered ceiling with mahogany trim
- Walk-in wardrobe closet
- Dual lavs and granite or marble countertops
- Soaking tub set in granite or marble platform
- Spacious walk-in shower with dual shower heads and stone surround

BEDROOM SUITE 1 - DEN FEATURES

- Coffered ceiling with mahogany trim
- Luxury granite or marble countertops
- Walk-in shower with stone surround

LAUNDRY

- Fisher & Paykel washer and dryer
- Kohler laundry sink
- Storage cabinets

LAMA FEATURES

- Natural stone floor
- Granite wet bar with sink and Subzero under-counter refrigerator
- Built-in Wolf stainless steel gas barbecue grill
- Cherry wood cabinetry

OPTIONAL FEATURES

- Entry courtyard privacy wall and gate
- Hawaiian weave ceiling treatment in Great Room and Master Bedroom
- Natural stone flooring in Great Room
- Master Bath - private courtyard shower
- Master Bath - Kohler whirlpool spa in lieu of soaking tub
- Air conditioning shut-off sensors for laund doors
- Whole-house water filtration and softening system
- Central vacuum system
- Personal safe
- Cherry panels on the refrigerator and dishwasher





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AT MAUNA KEA RESORT

THE RIDGE AT WAI'ULA'ULA



MAUNA KEA RESORT

THE RIDGE AT WAI'ULA'ULA



Lower level residences include a walkout lanai or a wrap-around lanai.
Upper residences feature vaulted ceilings.

LOWER LEVEL PLAN

OTHER FEATURES

- Single level 3 bedrooms, 3 bath
- Two Single Condominiums Home
- Views of the ocean and Hapone Golf Course
- Private entry
- Landscaping with automatic irrigation system
- Spacious single car garage with storage and reserved stall for second car

ESSENTIALS

The Ridge Downstairs

- Interior Space - 2,082 Sq. Ft.
- Covered Lanai - 255 Sq. Ft.
- Garage - 534 Sq. Ft.
- Total Under Roof - 2,869 Sq. Ft.

The Ridge Upstairs

- Interior Space - 2,111 Sq. Ft.
- Covered Lanai - 255 Sq. Ft.
- Garage - 534 Sq. Ft.
- Total Under Roof - 2,899 Sq. Ft.

*Expansive decks on the ground level, vaulted ceilings updates...
at The Ridge, every choice is rewarding.*

If the Mauna Kea is the ultimate in effortless resort living, then The Ridge residences are a mirror image at Wa'iale'ale. Uncommonly spacious, private and well-appointed, these homes feature access to all the wonders of the resort, share in the Mauna Kea's "no detail overlooked" amenity program and feature beautiful private fitness, swimming and club facilities. It can therefore be said that these residences overlook paradise, but surely nothing else.

INDOOR APPOINTMENTS

- Natural stone floor at entry and in Kitchen and Baths
- Updates residences with vaulted ceilings in Great Room and Dining Room
- Wall-to-wall carpeting in Great Room / Dining Room and Bedrooms
- Cherry wood cabinetry
- Kohler fixtures with Orbis levers throughout
- T sliding pocket doors at Lanai
- Plantation ceiling fans
- Zoned air conditioning throughout
- Wired for multi-point voice / data / video outlets
- Tankless gas water heater

LANAI FEATURES

- Natural Stone Flooring
- Lower level residences with trellis patio or wrap around Lanai



DUAL WATER BAYES FEATURE

- Coffered ceiling in upstairs only
- Dual lavs and granite or marble countertops
- Soaking tub set in platform
- Spacious walk-in shower with stone surround

BEDROOM / FEATURES

- Guest bedroom or spacious study
- Wall-to-wall carpeting
- Walk-in closet

LAUNDRY

- Fisher & Paykel washer and dryer

OPTIONAL FEATURES

- Mahogany doors, window coverings and crown moldings
- Built-in work station in upper residences
- Air conditioning shut off sensors for lanai doors
- Whole-house water filtration and softening system
- Central vacuum system
- Personal safe
- Granite wet bar with sink and SubZero refrigerator & BBQ
- Cherry panels on the refrigerator and dishwasher
- Mirrored wardrobe sliding doors
- Natural stone flooring
- Hawaiian wenge ceiling treatment in Great Room and Bedrooms



KITCHEN FEATURES

- Kitchen with large island for casual seating
- Natural cherry wood cabinetry
- Granite countertops and splash
- Wall stainless steel gas cook top, exhaust, wall oven, and microwave
- SubZero stainless steel refrigerator
- Fisher & Paykel stainless steel double drawer dishwasher





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MASTER PLAN
FITNESS & AMENITY CENTER





The Hale "Bata" Amenity Center is the model of what a family fitness, swimming and activity center might be. Anchored by a dramatic infinity edge pool that reaches toward the Pacific, there are shallow water sunning areas, a spa and everywhere, oversized lounges for sunning or just reflecting on the endless horizon.

Homeowners will enjoy a professional outdoor kitchen and barbecue area with a shaded trellis patio for outdoor dining and events.

Inside there is a fully equipped fitness studio with aerobic and weight stations that provide the option of air-conditioned or open-air workouts.



PROJECT SITE

Elevation Range - 317 - 438'

Area - 48.1 acres

Landscape Area - 34.6 acres

The gated, master planned community emphasizes lush, environmentally sensitive tropical landscaping in a low density neighborhood.

The center includes a beautifully appointed gathering room served by a fully equipped gourmet kitchen, along with a handsome executive meeting room.

The center is private and reserved for the exclusive use of Wai'ula'ula homeowners and their guests.





wai'ula'ula
AT PAUNA KĀA RESORT

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