

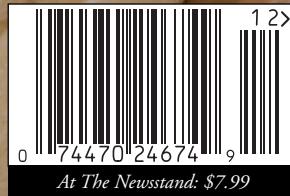
LUXURY HOME[®]

MAGAZINE

Hawai'i

KAUAI • OAHU • MAUI • MOLOKAI • LANAI • BIG ISLAND

ISSUE 19.6



LUXURYHOME MAGAZINE.COM

4077 Lower Honoapiilani Road, West Maui
Presented by Mary Anne Fitch, Pages 24 & 25

SYMPHONY HONOLULU

KAKAAKO



PENTHOUSE #4507 \$3,350,000

- 3 BD, 3.5 BA, Living - 2,245 sf. Lanai - 105 sf.
- Views - Ocean, Mountain, Coastline, City & Sunset



PENTHOUSE #4203 \$2,750,000

- 3 BD, 2 BA, Living - 1,935 sf. Lanai - 67 sf.
- Views - Mountains & Ocean



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President
Principal Broker, CRS, CRB
CPA (not in public practice)
Lic. # RB-19880

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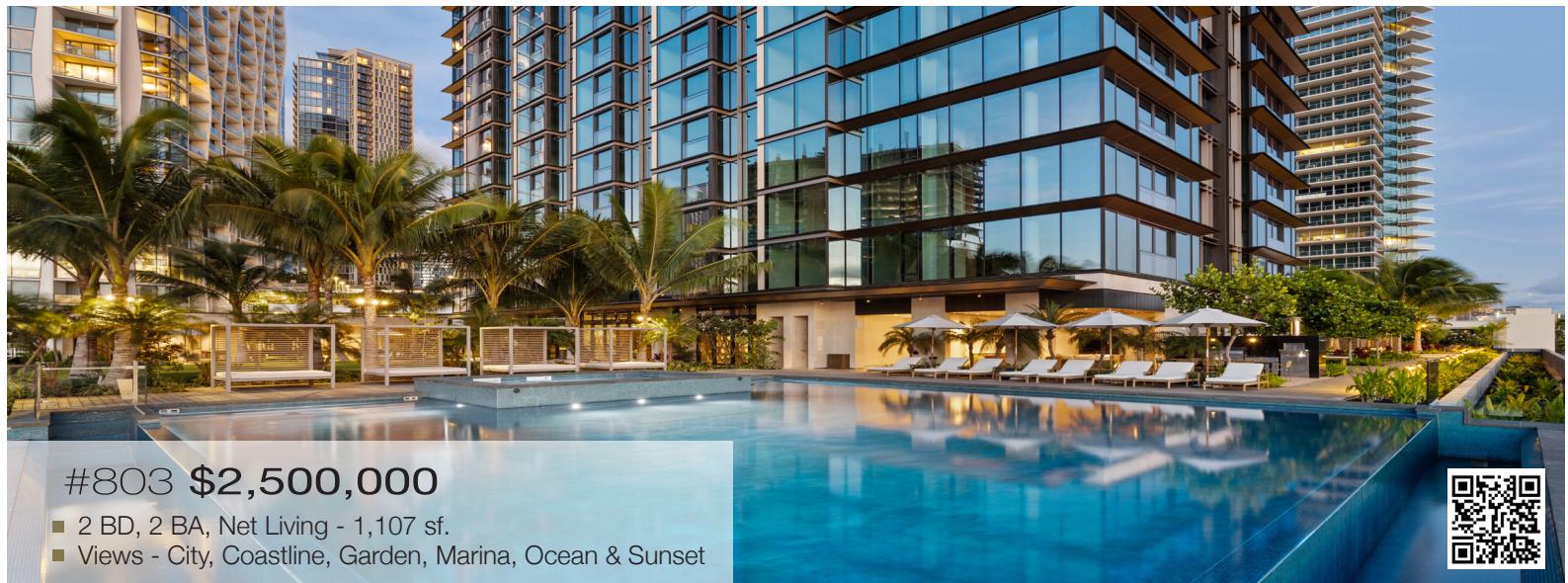
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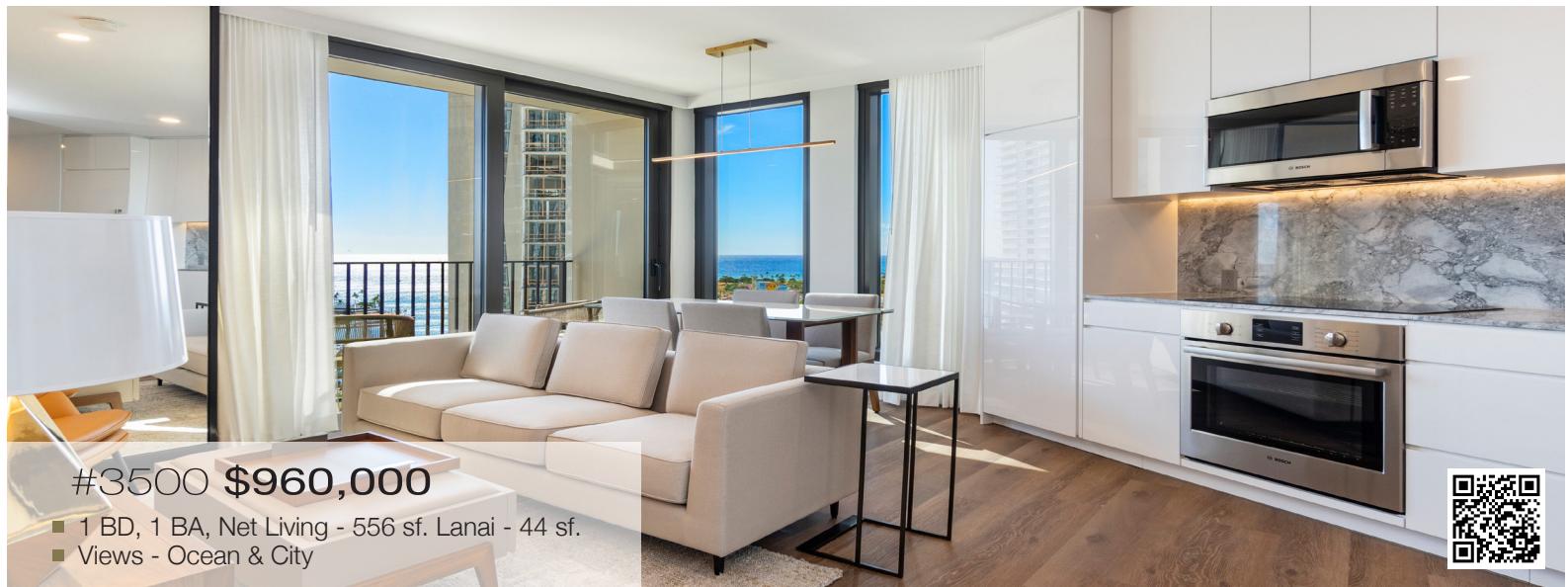
VICTORIA PLACE

Ward Village



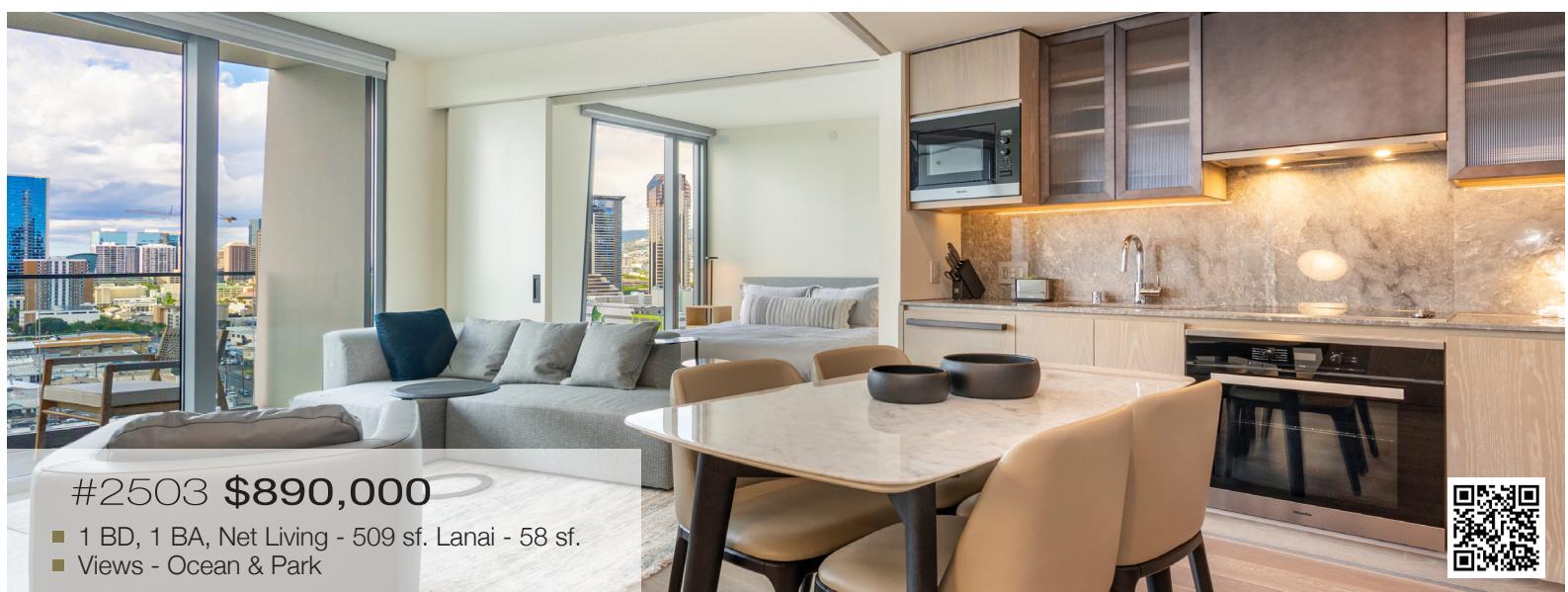
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176 HANAPEPE LOOP

Honolulu, Oahu | 9,287 SQFT
20,312 SQFT Land | 6BR/7.5BA
MLS# 202401524 | \$18,900,000

Sophisticated, Modern, Unlimited Ocean Views... Designed to relish in the beauty of magnificent indoor spaces coupled with a seamless integration to expansive outdoor living this stunning ultra-luxury residence designed by renowned Hawaii Architect Jim McPeak offers uninterrupted Diamond Head, ocean, and coastline views and the best direct sunset vistas on the island. Situated on Oahu's Southeastern shoreline overlooking Maunalua Bay this breathtaking 6-bedroom, 7-full and one-half bath residence offers exceptional appointments and a true private luxury resort experience.



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\$12,500,000



1118 ALA MOANA BLVD #2000

Honolulu, Oahu | 4,982 SQFT
4BR/4.5BA | MLS# 202411679
\$12,500,000

Endless Views... Experience one of Waiea's finest residences w/ this rare double unit! This luxury condo offers lavish living, exceptional amenities & unsurpassed panoramic Diamond Head, ocean & mountain views capturing sunrise to sunset vistas. A spacious floor plan provides combined living areas of just under 5,000 Sq. Ft. Enjoy 4 BR suites all w/ full baths, generous living, dining & entertaining areas + a striking professional kitchen w/ top-of-the-line appliances, dine-in counter seating & large pantry. Enjoy Waiea's resort-style amenities including infinity pool w/ocean views, cabanas, fitness center, chef's kitchen, outstanding residential services & so much more!

*Wishing All of My Wonderful Clients,
Friends and Colleagues a Very
Merry Christmas & a Fabulous New Year!*

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Vice President, REALTOR® RS-46610
Global Luxury Ambassador
Luxury Property Specialist
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Tracy@TracyAllenHawaii.com
www.TracyAllenHawaii.com
#1 Agent in Hawaii





4644 KOLOHALA STREET

Honolulu, Oahu | 5,649 SQFT
10,703 SQFT Land | 6BR/6BA
MLS# 202419282 | \$4,250,000

Character Filled Residence in The Heart of Coveted Kahala! This 6-BD home is situated on a premier street & offers an expansive open floor plan w/ light & bright interiors, dramatic vaulted ceilings w/ striking hardwood accent beams, & an abundance of sunlight filled windows. Enjoy multiple lounge & living spaces that connect to an outdoor covered lanai that overlooks tropical landscaped grounds & a sizable pool, spa & outdoor. This homes versatile floor plan offers 2-BD suites on the ground floor, one of which connects to the poolside lanai. This home is exceptionally well located to nearby parks, beaches, restaurants, shopping, The Kahala Hotel, golfing & more!



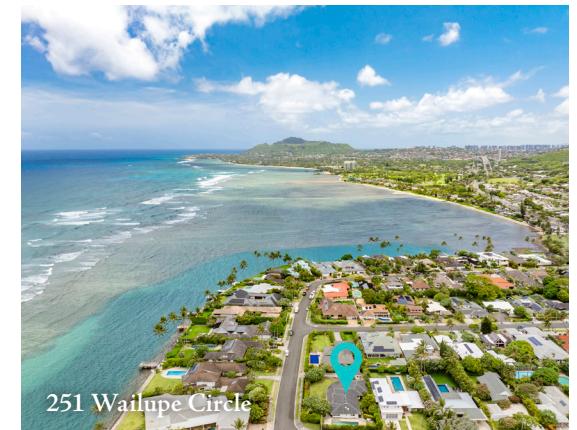
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3707 Diamond Head Road | Highest Sale Ever For A Vacant Parcel In All of Diamond Head!



JUST SOLD PROPERTIES

3707 Diamond Head Rd | Sold at \$14,500,000 FS

4620 Kahala Avenue | Sold at \$9,450,000 FS

280 Poipu Drive | Sold at \$7,350,000 FS

251 Wailupe Circle | Sold at \$3,160,000 FS

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The homes you see above aren't just sold listings, to our clients they represent the results of dedication and hard work. With 35 years in real estate, my philosophy is simple: 'Don't stop until the job is done.' This is why we continue to break sales records and achieve recognition as #1 in Hawaii. If you're considering selling, purchasing, or have questions about the market, contact me. I look forward to getting the job done for you.

*Wishing All of My Wonderful Clients,
Friends and Colleagues a Very
Merry Christmas & a Fabulous New Year!*

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KA'ANAPALI ALI'I #2-303

Ka'anapali, Maui | 1,643 SQFT
2BR/2BA | MLS# 403768
\$3,490,000

Experience classic Hawaiian style and elegance in this stunning Ka'anapali Ali'i residence. From handcrafted woodwork to the carefully curated decor, no expense was spared on the opulent upgrades in this luxurious beachside home. Overlooking ocean views and impeccably maintained grounds, Unit #2-303 enjoys a highly desirable location facing the inner courtyard from an expansive third floor private lanai. Featuring one of the largest floor plans, this spacious condominium includes two bedrooms, two bathrooms and an additional den space with custom built-ins functioning as a third bedroom or office. Exquisitely maintained and offered fully furnished, this spectacular find is one not to be missed. Schedule your private showing and start living the luxury of the Ka'anapali lifestyle today.



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* Founding or Prestigious Member

Prestigious Members are currently featured in *Luxury Home Magazine*® and have averaged placement in 30 issues over the last 6 years.

ISSUE 19.6

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4077 Lower Honoapiilani Road, West Maui
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Photo by Travis Rowan

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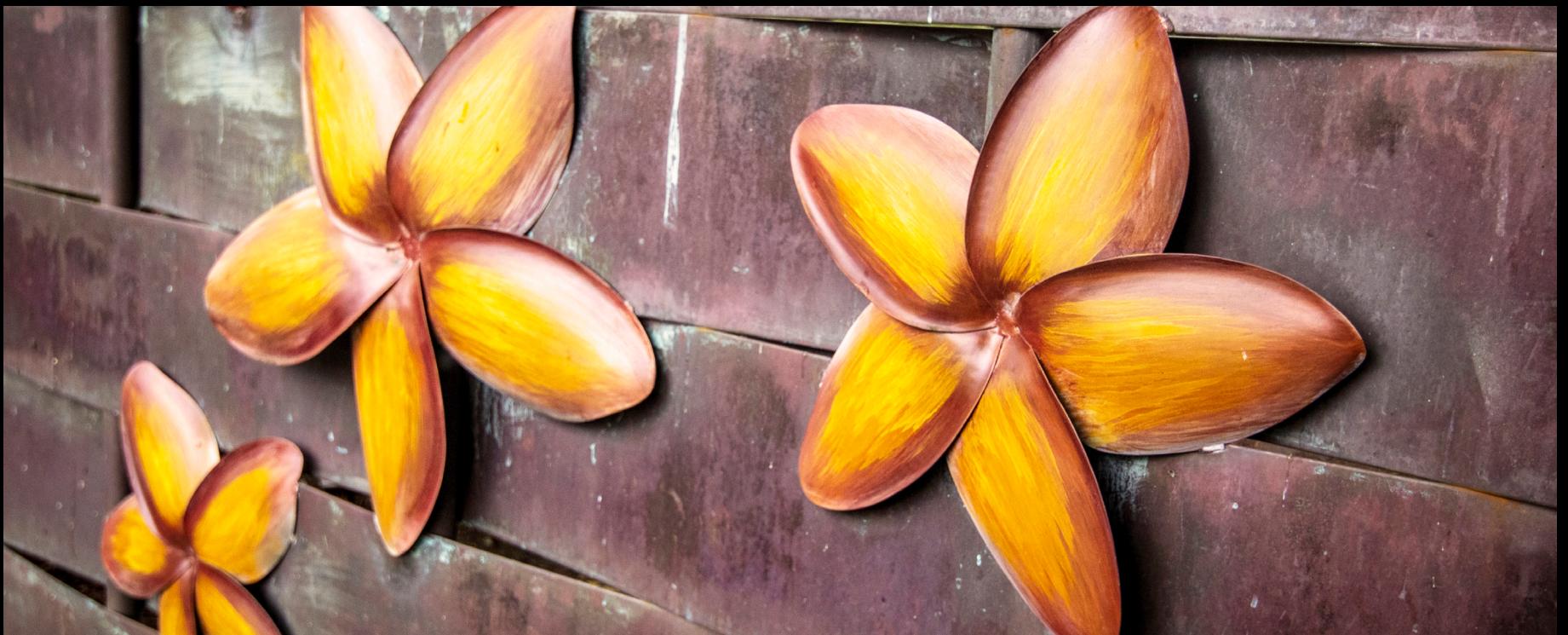
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Aloha from Maresa

Say Aloha! Send editorial & advertising inquiries to info@lhmhi.com



We are so pleased to welcome you to the holiday issue of *Luxury Home Magazine*!

Every year, we look forward to filling the pages of this issue with celebration. It's the culmination of a year well spent. We celebrate successes—sales, growth, personal accomplishments—and acknowledge its challenges. Without the rain we wouldn't get our rainbows. So, this holiday season, as always, hold your ohana close, be grateful for community, and remember that we're all doing the best we can with what we have.

We are sincerely grateful for your involvement with *Luxury Home Magazine*—whether you are a reader, a Realtor, or another industry professional. Mahalo for letting us share our ohana with you, and we hope to learn more about you and yours in the coming years. Cheers to a warm holiday season and a bright New Year full of health and happiness!

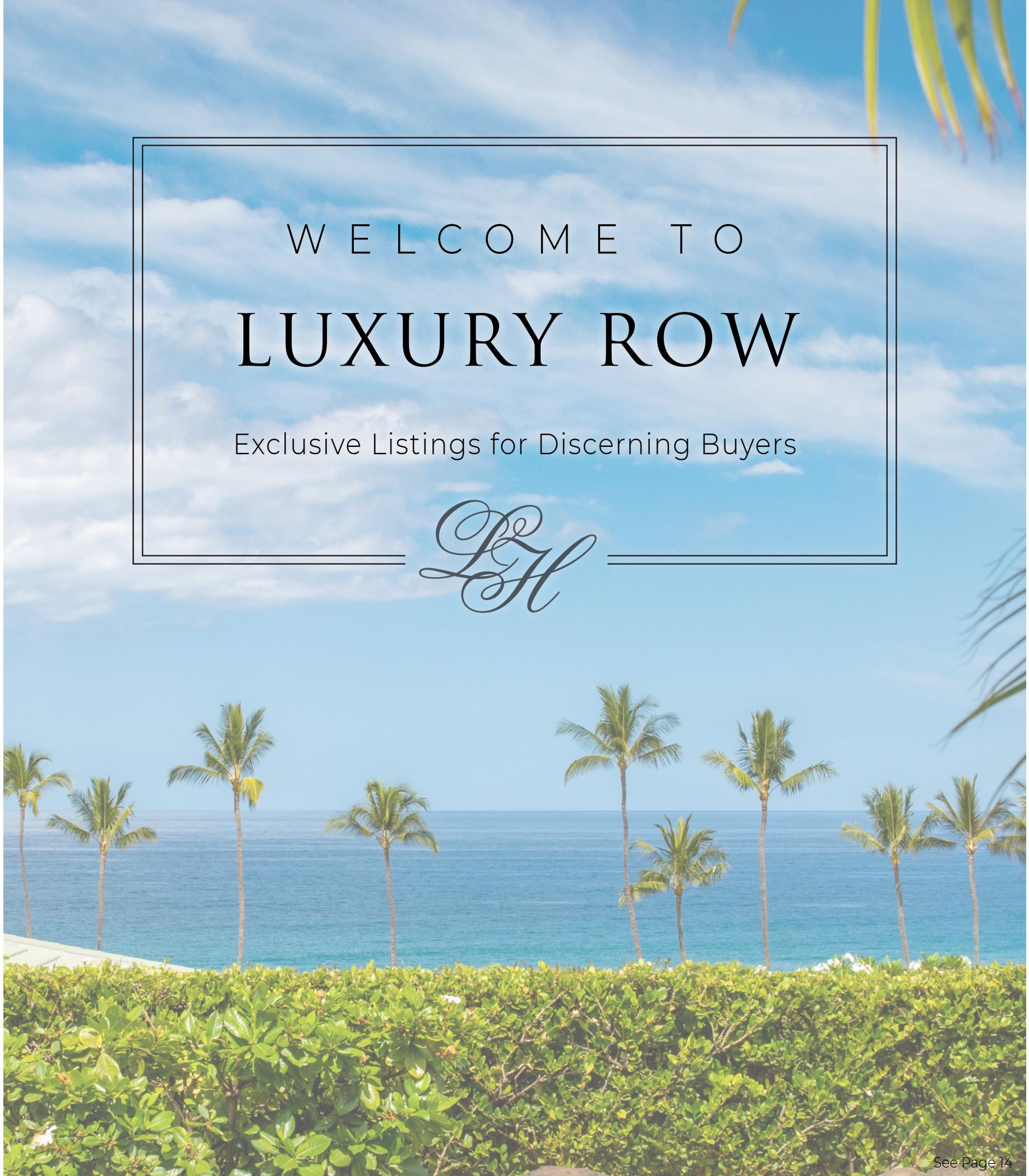
Mahalo,

Maresa Giovannini

Maresa Giovannini
Editor in Chief

Mele Kalikimaka & Hau‘oli Makahiki Hou

From the Luxury Home Magazine® Ohana



WELCOME TO
LUXURY ROW

Exclusive Listings for Discerning Buyers

LH

See Page 14



19 MALUKAI LN

Wailea, Maui | 4,803 SQFT
20,003 SQFT Land | 4BR/4.5BA
MLS# 403007 | \$16,000,000

Rare opportunity in Wailea's exclusive Maluhia community! This stunning 4-bedroom, 4.5-bath oceanfront home offers unparalleled luxury. Features include: private beachfront clubhouse, direct access to Wailea Boardwalk, two master suites, gated sanctuary with lush landscaping, private pool, hot tub, and turnkey furnishings. With over 4800 sq.ft. of living space and a 20,000 sq.ft. lot, this home epitomizes elegance and convenience. Schedule a private tour to experience the ultimate in luxury living.



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Dave@HawaiiLife.com
HL-1 Director | "Over \$1 Billion in Sales"



HAWAII LIFE

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WAIMEA'S BEST KEPT SECRET

Waimea/Honokaa, Big Island | 5,476 SQFT
40 AC | 4BR/4.5BA | MLS# 706465 | \$6,900,000

Welcome to your private 40-acre Waimea oasis. Enjoy the amenities of Waimea town only minutes away or the seclusion the estate provides. Built for entertainment, this custom home seamlessly blends the interior with dramatic scenery of the environment. Lush botanical landscaping welcomes guests through meandering pathways allowing for contemplation or recreational vehicles. The focal point of the estate is the custom-built residence with 18-foot cathedral ceilings, Ohia accents, hardwood/stone flooring and custom cabinetry. The entertainment area extends with a custom salt water heated pool, spa grotto, slide, waterfall, firepit and outdoor kitchen suite. Additional recreational buildings include a detached guest suite, workshop and multipurpose building. Endless opportunities await with Waimea's best kept secret!



Lance Owens

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HAR 2024 President Elect | State RPAC Chair
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Featured in Global Mansion article
“Glamorous Garages and Beautiful Barns: The New Must-Have Amenities”

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\$75,000,000



MAUI'S LARGEST AND MOST SIGNIFICANT PRIVATE LAND OFFERING

Hana, Maui | 1,828 SQFT
 3,551.87 AC | 2BR/2BA
 MLS# 402368 | \$75,000,000

Encompassing 3,547 acres across 37 parcels, Hāna Ranch offers breathtaking ocean and mountain views. Established in 1944, this historic property is a cornerstone of Hāna's rich heritage. With exceptional potential for expanding ranching operations or developing a private legacy estate, it's a rare opportunity to become a steward of this iconic Maui landscape.



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HAWAII LIFE

Forbes
GLOBAL PROPERTIES





ONE OF KAUAI'S LARGEST ESTATE OFFERINGS

North Shore, Kauai | 7,269 SQFT
50.07 AC | 8BR/11Full/3Half BA
MLS# 712010 | \$30,000,000



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200 S KALAHEO AVE

Kailua, Oahu | 6,113 SQFT
17,726 SQFT Land | 4BR/4.5 BA
MLS# 202421401 | \$21,000,000

Experience tranquil beachfront living in one of the most pristine areas along Kailua Beach, featuring stunning ocean views from the modern kitchen, spacious living room, and primary bedroom with a private oceanfront deck. Recent renovations include stylish baths that enhance the contemporary vibe. The custom kitchen flows into a welcoming dining area, ideal for gatherings and entertaining. A cozy cottage area offers guest privacy, while ample parking and a three-car garage provide convenience. A dedicated office with courtyard access creates a peaceful workspace. Enjoy the lagoon pool and waterfall spa, with the beach just steps away for swimming, paddleboarding, or relaxing. Minutes from Kailua Beach Park, Mid-Pac Country Club, and Kailua Town, this home combines luxury and convenience. Your dream island lifestyle awaits!



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In Solving Real Estate Problems



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218 KAALAWAI PL

Honolulu, Oahu | 5,578 SQFT
14,731 SQFT Land
5BR/5Full/2Half BA
MLS# 202404658 | \$19,800,000

This magnificent Diamond Head "Cove Area" beachfront masterpiece harmoniously fuses traditional Hawaiian architectural elements with an open modern lifestyle floorplan. The grand reception areas lead out to extensive wraparound lanai areas, a covered grill space, and a beachside seating area—perfect for enjoying sunsets and drinks while taking in the endless views of the Pacific Ocean. The cove area homes are slightly elevated so from the main living areas of the home you have "white water views and sounds" of the ocean that are forever. The upper level boasts a large primary ocean view bedroom, two additional en-suite bedrooms, and an unmatched office with ocean views that you'll never want to leave. Refreshing pool, lush private landscaping, gas generator, elevator, unmatched location, style, comfort, and distinction define this Diamond Head gem.



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UNPARALLELED ELEGANCE

Kukui'ula, Kaua'i | 7,307 SQFT | 0.74 AC Land | 5BR/5.5BA | MLS# 711490 | \$19,500,000

Set on a breathtaking headland, this is one of Kaua'i's premier oceanfront homes. Designed by Keith Kelly of Kelly & Stone Architects and thoughtfully curated by interior designer Donna Vallone, this 5-bed, 5.5-bath plantation-style residence spans nearly 3/4's of an acre. The great room, with high ceilings and stunning golf and ocean views, accommodates gatherings or intimate evenings. A chef-inspired kitchen with large island and ocean-view dining area is the home's social heart. Floor to ceiling glass doors open fully to the generous

lānai with lounge, infinity pool, spa and firepit. The ocean view primary suite includes walk-in closet, a spa-like bath, and private garden shower. Three guest rooms have ensuites with outdoor showers; the fifth offers bunkbeds. Ownership includes access to Kukui'ula's exclusive Club amenities: dining, wellness center, spa, championship golf, racquet sports, adventure outfitters, and organic farm. A rare opportunity to own one of Hawai'i's most coveted homes. Proudly co-listed with COMPASS.

\$19,500,000



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3002 S KIHEI RD

Kihei, Maui | 5,468 SQFT

0.59 AC | 3BR/3BA

MLS# 401631 | \$18,000,000

Hawaiiana meets contemporary design with this exceptional estate on the pristine shores of Keawakapu Beach in Maui. Upon entering the property, you're surrounded by lush tropical landscaping and the soothing sound of waves crashing against the shoreline. The open and airy interior seamlessly blend indoor and outdoor living spaces to capitalize on Maui's year-round sunshine and uninterrupted ocean views. Perhaps the best feature of this home is the unparalleled views of three neighboring islands – Molokini, Kaho'olawe, and Lana'i – from just about every room in the house. Experience the Maui lifestyle in this exquisite beachfront retreat, where every day feels like a vacation and paradise is truly found at home.



Josh Jerman

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HAWAII LIFE

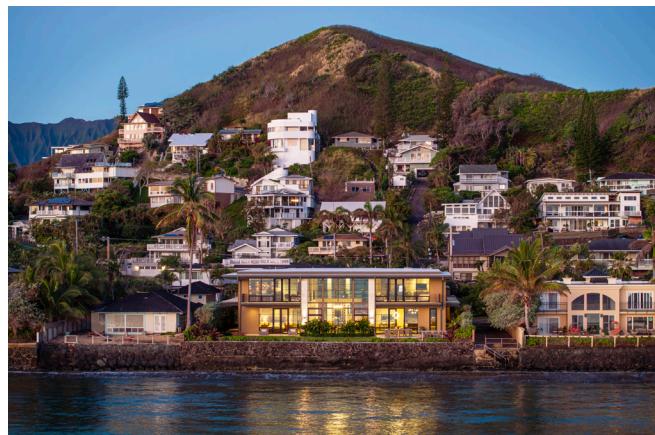
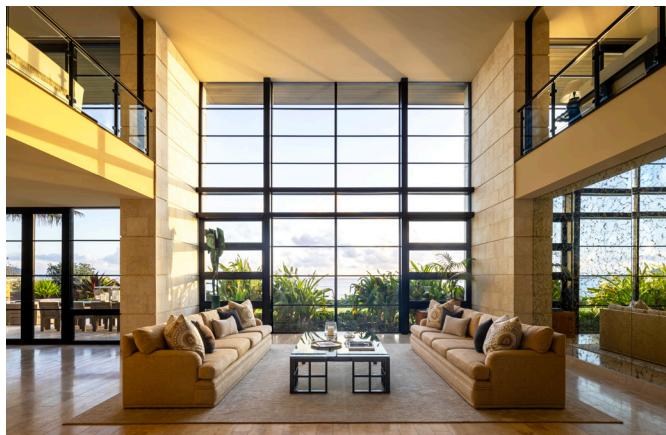
Forbes
GLOBAL PROPERTIES

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766 MOKULUA DRIVE

Kailua, Oahu | 7,761 SQFT
14,497 SQFT Land
6BR/5Full/2Half BA
MLS# 202408067 | \$17,995,000

Completed in 2018 by a multiple award-winning firm, Longhouse Design+Build, this residence harmoniously blends clean contemporary lines with a seamless design for an effortless flow. Boasting over 7,500 SF of interior living space and 100 linear feet of expansive oceanfront lawn, it makes for a spectacular primary residence or a second home retreat. From its vantage point between Kailua and Lanikai, one can marvel at the breathtaking sparkling turquoise waters, stunning sunrises, and moonrises and observe the curiosity of sea turtles, or adventurous paddlers and kite surfers against a picturesque backdrop of Popoia Island & The Mokulua Islands.



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BARNES
TEAM**

COMPASS



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Cover Home





\$16,900,000

4077 LOWER HONOAPIILANI ROAD

Lahaina, Maui | 9,070 SQFT | 38,159 SQFT Land | 4BR/7.5BA | MLS# 403551 | \$16,900,000

Relax and rejuvenate at the edge of the Pacific Ocean on West Maui. This gracious resort-style residence embodies the Maui lifestyle: indoor-outdoor living, beautiful ocean and sunset views, water sports just outside your door and whale watching in season. Nestled between Kaanapali and Kapalua Resorts, this custom designed two-level gated oceanfront estate is over 10,000 square feet on a lot almost one acre in size. Primary living space is on the ground level which includes a great room with pocket doors opening to spacious lanais, a fabulous pool with diving board, spa and an expansive lawn with lush landscaping stretching down to the ocean. A fully-equipped eat-in kitchen,

butler's pantry, formal dining room, an informal dining area, family room, media room, sumptuous master suite and two guest suites are all located on the ground level as well. The upper level features a dramatic entry and foyer as well as an additional guest suite, private office and gym/additional bedroom. A striking black walnut staircase connects the two levels. The highest quality materials have been used throughout including fine hardwoods, stone and travertine marble. This smart house has two security gates, a complete photovoltaic system minimizing electricity costs, a well, built-in hurricane precautions, and a three-car garage. Offered Turnkey.



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72-148 LIPOA PLACE

Kailua-Kona, Big Island | 5,342 SQFT
20,524 SQFT Land | 5BR/5Full/2Half BA
MLS# 713774 | \$15,950,000

Introducing an exquisite, custom-furnished residence within the prestigious Hualalai Resort. This luxurious home seamlessly blends sophistication with comfort. The residence has been extensively renovated, ideal for both intimate gatherings and grand entertaining. Outside, a serene courtyard featuring a koi pond with a cascading waterfall welcomes you to an oasis of calm. Beyond, an infinity pool with a spa and wet deck invites relaxation, all surrounded by manicured lawns and lush tropical landscaping. Breathtaking views stretch across the emerald fairways and out to the Pacific Ocean, with the distant silhouette of Maui. As part of the world-renowned Hualalai Resort, residents enjoy exclusive access to unparalleled amenities.



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\$15,800,000



47 KAILUANA PLACE

Kailua, Oahu | 5,804 SQFT

33,812 SQFT Land

6BR/6Full/2Half BA

MLS# 202417463 | \$15,800,000

Discover the essence of fine island living! Envision a tropical paradise, notably selected as a consecutive vacation retreat of a former US president. This exceptional property spans over 33,800 SQFT on a private peninsula between Kailua Bay and Kawainui Canal.

Blending Balinese & Hawaiian styles, this single-level residence exudes elegance. Luxurious interiors flow into expansive lanais, gardens & outdoor spaces. Enjoy a gourmet kitchen, soaring ceilings, AC, 5 ensuite bedrooms, 2 half-baths & caretaker's suite. Resort-like amenities include a saltwater pool, spa & gym. Located 19 miles from HNL Airport & near Kailua Town's shops & restaurants, this property offers luxury, privacy & tranquility. Discover fine island living.



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Realtor Salesperson | RS-78233

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808.524.7769
Monday-Saturday: 9:30-5:30

Honolulu - Ward Ave

550 Ward Ave.
Honolulu, HI 96814
808.596.7333
Monday-Saturday:
9:30-5:30, Sunday: 10-4

Maui

259 East Wakea Ave.
Kahului, HI 96732
808.877.7200
Monday-Friday: 9:30-5

Kona

Kaloko Business Center V
73-5617 Maiau St.
Kailua-Kona, HI 96740
808.329.6500
Monday-Sunday: 10-6



325 HOKIOKIO PL

Lahaina, Maui | 4,938 SQFT | 5.14 AC
5BR/5.5BA | MLS# 402624 | \$12,950,000

This stunning brand-new estate is situated on a prime 5-acre lot within Puunoa Estates, a prestigious gated community located just south of Lahaina Towne. It embodies a unique French Country Farmhouse-style architecture with chic modern interior design. The single-level sprawling floor plan includes a spacious great room and dining area, gourmet kitchen, 5 bedroom suites, and a separate media suite. The inviting exterior includes a beautiful pool, spa, and outdoor kitchen for relaxing and entertaining, and features outstanding views of the ocean, neighboring islands, West Maui mountains, sunsets, and whale watching in season.



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\$12,900,000



PARK LANE ALA MOANA

Honolulu, Oahu | 4,792 SQFT
4BR/3.5BA | MLS# 202416727
\$12,900,000

Rarely available, Four Bedroom Park Residence at Park Lane Ala Moana, Honolulu's preeminent luxury development. This Penthouse sized home, situated along the namesake Park Lane walk-way, is for the most discerning buyer. From this home, enjoy lush, tropical landscaping outside your back windows and direct ocean views out front. The interior design and custom upgrades in this home were done by award-winning luxury design firm Philpotts Interiors and include custom built-in Walnut cabinetry by Logan White, primary bedroom walk-in closet by Poliform, Designer light fixtures by Holly Hunt, Johnathan Browning, Bocci and Boyd. This home also includes a private garage and a deep 732 s/f covered lanai, making the outdoor space a true extension of the home.



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\$12,000,000



OCEANFRONT RETREAT IN HĀ'ENA

Hanalei, Hā'ena, Kaua'i | 1,886 SQFT
0.33 AC | 3BR/2BA | \$12,000,000

Experience the epitome of coastal living in this 3BR/2BA oceanfront home, perfectly situated in the picturesque town of Hā'ena. Spanning approximately 1,886 sqft, this exquisite property offers a harmonious blend of luxury, comfort, and nature's beauty. As you step inside, you are greeted by an open-concept living space that seamlessly flows with stunning natural surroundings. The expansive windows frame the most spectacular views of the pristine beach and the enchanting state beach park, inviting the soothing sounds of the ocean into your home. Step outside onto your expansive deck, where you can bask in the sun or enjoy alfresco dining while taking in the breathtaking sunsets over the water. The property backs up to majestic mountains, offering a picturesque backdrop for your outdoor adventures.

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96 NIUIKI CIRCLE

Honolulu, Oahu | 4,302 SQFT | 0.31 AC
4BR/5.5BA | MLS# 202415189 | \$11,898,000

This stunning, new tropical modern home epitomizes seamless indoor/outdoor living! With over 120 feet of ocean frontage and 180-degree views from Koko Head to Diamond Head, it's a masterpiece of design and location. Exquisite craftsmanship by architect Pip White and builder John Gregory is evident in the ceilings, woodwork, and rockwork. Cantilevered pocket doors and Italian porcelain tile flooring connect the kitchen and living areas to the lanai, pool, and hot tub overlooking Maunalua Bay. Unwind on your private pier with direct ocean access. This isn't just a home; it's a luxurious sanctuary where dreams become reality!



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List | **Sotheby's**
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223 PLANTATION CLUB DRIVE

Kapalua, Maui | 5,366 SQFT
2.18 AC Land | 3BR/3.5BA
MLS# 403222 | \$11,800,000

This expansive single-story estate in Kapalua's gated Plantation Estates overlooks the 15th green of the Plantation Golf Course, offering prime views of The Sentry PGA Tour event. Featuring 64 feet of motorized pocket doors and large covered lanais, the home blends indoor and outdoor tropical living seamlessly. The open floor plan boasts 12-foot ceilings and includes two elegant living spaces, a dining area, a gourmet kitchen, an office, and a wine cellar. The property showcases a 60-foot free-form pool with a spa, water slides, a waterfall with a jumping rock, a grotto, a koi pond, a fire pit, and tiki torches. Set on 2.18 acres with over 40 fruit trees, the estate also offers a home gym, a golf cart, and advanced home automation. 223 Plantation Club Drive is ideal as a primary residence or vacation retreat.



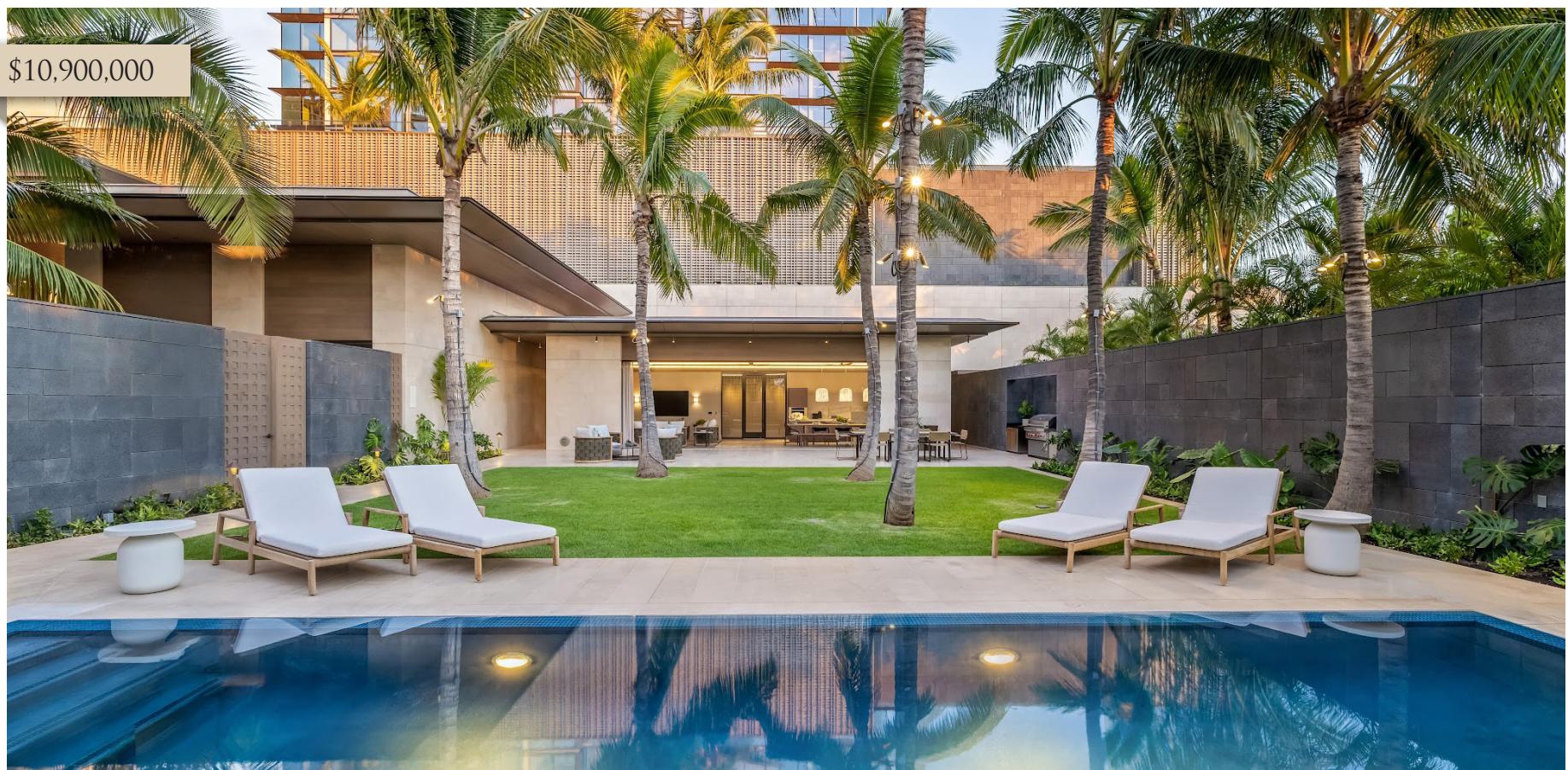
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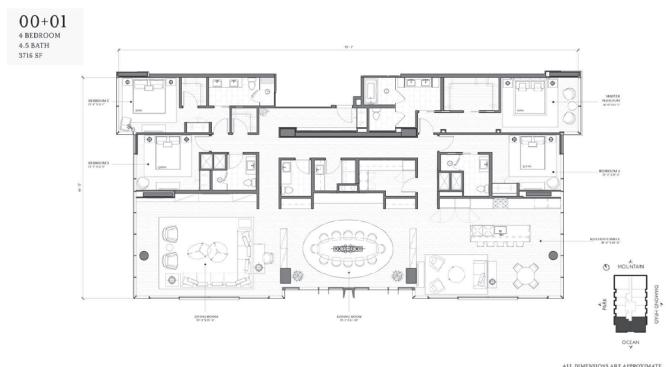




VICTORIA PLACE COMBO UNIT 1000+1001

Honolulu, Oahu | 3,716 SQFT
4BR/4.5BA | MLS# 202418463
\$10,900,000

This rare 00+01 COMBO unit at Victoria Place, located in the front row of Ward Village, features a spacious four-bedroom, four-bathroom layout with 180-degree views from the expansive glassline spanning the entire front of the building. Set within a 40-story residential tower, the residence includes access to exclusive amenities, such as The Lauhala Pool House, Sunrise Terrace, and Sunset Lānai, offering community gathering spaces and peaceful retreats. Three cooling pools are available throughout the day, and curated Hawai'i-inspired art is featured throughout the building. With an on-site manager, 24-hour security, and proximity to Victoria Ward Park and Kewalo Harbor, this residence is designed for a seamless, elevated lifestyle.



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BEACHFRONT ESTATE ON OAHU'S NORTH SHORE

North Shore, Oahu | 4,730 SQFT
0.432 AC Land | 4BR/3Full/2Half BA
MLS# 202412573 | \$9,738,000

Stroll to the beach from this turn-key estate framed by the Pacific Ocean. Extensively remodeled in 2021, this home has top-of-the-line luxury finishes, fixtures, & a state-of-the-art lighting & technology. A bright, spacious kitchen featuring natural stone countertops, Sub-Zero, Wolf & Thermador appliances, and a 100-bottle wine refrigerator, make for effortless entertaining. The vaulted ceilings, hardwood floors, & neutral colors throughout lend an air of laid-back glamor to this property. All the activities of Oahu's North Shore are at your backdoor including snorkeling, surf spots, and miles of white sandy beach for beach walks.



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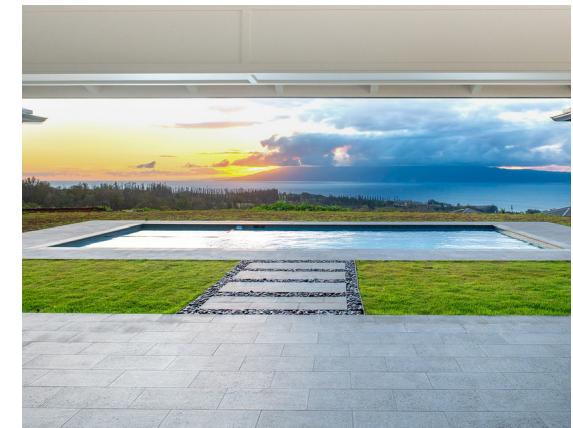
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500 MAHANA RIDGE

Kapalua, Maui | 3,759 SQFT
111,382 SQFT Land | 4BR/3.5BA
MLS# 403240 | \$8,950,000

This coastal dream home in Maui's Mahana Estates offers stunning ocean views and close proximity to pristine beaches and a championship golf course. The 4-bedroom, 3.5-bath home features high-quality fixtures, modern luxury, and a chef's kitchen with top-of-the-line appliances. The owner's suite has a luxurious soaking tub and shower, and the property also includes a flex room, spacious garage, and a guest cottage. Enjoy the refreshing saltwater pool and outdoor kitchen as you take in the vibrant Maui sunsets at this exceptional 2.5-acre property.



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\$8,800,000



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BREATHING ROOM

with a view

Hokuli'a on Hawai'i Island's Kona Coast provides a true sense of place, where you don't have to be just a guest but can become a resident. This luxury oceanfront community spans 1,260 acres and includes a Jack Nicklaus 18-hole signature golf course, private club amenities with extensive acreage, and a farm-to-table lifestyle with sweeping views from every lot.

HŌKULI'A

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\$8,100,000

THE COFFEE GROUNDS

Holualoa, Big Island | 85.51 AC
MLS# 708422 | \$8,100,000

The Coffee Grounds is an 85.51-acre coffee farm located in Holualoa, in the center of the renowned Kona coffee-producing area. This estate is not just a piece of land but a promising opportunity for both cultivation and investment, thanks to its zoning for agricultural use (A1-A and A5-A). The farm features 50.97 acres dedicated to coffee cultivation, hosting approximately 48,300 trees of prized varieties like Caturra, Victoria, and Geisha. The estate is fully equipped with the necessary infrastructure, including a warehouse, drying decks, and residential spaces.



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\$7,900,000



YOUR EXCLUSIVE MAUI SANCTUARY

West Maui | 3,197 SQFT

5.59 AC | 4BR/4BA

MLS# 403884 | \$7,900,000

Nestled at the foot of the West Maui Mountains, this 5.59-acre Launiupoko estate redefines luxury island living. The 3,197 sq ft main residence features 4 bedrooms and 4 baths, complemented by a 2-bedroom Ohana. Exquisite details include Venetian plaster walls, travertine flooring, and African Mahogany cabinetry. The property boasts a heated infinity pool, fruit orchards, and panoramic ocean views. Witness breathtaking sunsets and stargaze under clear Maui skies. This sanctuary offers a perfect blend of opulence and natural beauty, where every day feels like a vacation. Experience the true essence of island life in your private slice of paradise at 85 Lau Awa Place.



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\$7,850,000



29 HALE MALIA PL

Napili, Maui | 3,250 SQFT | 13,325 SQFT Land
4BR/3BA | MLS# 402369 | \$7,850,000

There are two types of people in this world - those that live on the ocean and those that do not. Hale Malia (home of calm waters) has been known as the crown jewel of Maui oceanfront for over 50 years. Situated on a quiet, private, gated road and one of only 6 homes sites, 29 Hale Malia stands out as the premier lot. This family Hawaiian style estate has never before been offered for sale. Situated halfway between the Kaanapali and Kapalua resorts with easy access to shops and restaurants, nothing compares. Mature landscaping with native trees and shrubs add to the feeling of old Hawaii on this property. Enjoy an expansive, Westerly view of Lanai and Molokai as well as fantastic sunsets all year round.

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Buz Moffett

Owner / Principal Broker, RB-22561

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A BIT OF UNDERWATER WHIMSY
SEE PAGE 30



\$7,795,000



HALE HO'OLI

Kukui'ula, Kaua'i | 3,039 SQFT
14,885 SQFT Land | 5BR/5.5BA
MLS# 715735 | \$7,795,000

The unparalleled 5 bedroom and 5.5 bath ocean and golf view residence at 5345 Kainani Place within Kukui'ula offers 2,655sf of living area in the main home, a 904sf covered lānai, 384sf guest studio, and a poolside cabana for those star-filled Kaua'i evenings. The air-conditioned interiors reflect the island's appreciation for modern tropical plantation style with scraped bamboo flooring, tongue and groove vaulted ceilings, wood paneling, bright rooms and styled baths. A culinary experience awaits in the expansive kitchen, complete with top-of-the-line appliances. This home is also eco-friendly with 30 photovoltaic panels and 2 Tesla Powerwalls.

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\$7,515,000



HOKULIA PHASE 2 LOT 78

Hokulia Phase 2, Big Island | 1.49 AC
MLS# 713471 | \$7,515,000

Hokulia Phase 2, Lot 78 is an exceptional front row parcel with 1.49 acres that is graded and ready to build with all utilities stubbed along the frontage of the property. Build your custom residential home on this spectacular estate. Hokulia is a luxury residential community spanning 1,260 uncrowded acres along Hawaii Island's famed Kona Coast. With three miles of elevated, west-facing shoreline, the property is set away from the island's densely populated resort bubbles. Hokulia offers members access to an award-winning Jack Nicklaus Signature golf course and best-in-class amenities including an exquisitely designed clubhouse, Pavilion restaurant, ocean adventures, sports-courts, and aquatic activities.



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\$7,200,000



ONE ALA MOANA GRAND PENTHOUSE NO. 2301

Honolulu, Oahu | 3,669 SQFT
4BR/3.5BA | MLS# 202406460
\$7,200,000

This rarely available 4-bedroom penthouse at One Ala Moana represents the epitome of luxury Honolulu living. This turnkey unit, featuring soaring 12-foot ceilings, offers the ultimate comfort and sophistication across a total of 5700 sqft, including a 1900+ sqft private rooftop lanai. Designed for the most discerning host, this penthouse features wine refrigerators, and an open-concept living area seamlessly integrating with the modern kitchen. One Ala Moana is a luxury project with world-class amenities and services developed by the MacNaughton Group & Kobayashi Group. With direct connection to Ala Moana Mall, embrace the finest in Honolulu living and make this extraordinary residence your own.



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COMFORTABLE LAYERS FOR COZY LOUNGING
SEE PAGE 22



\$6,875,000



ISLAND OCEANSIDE LIVING!

Kamuela, Big Island
2,520 SQFT | 11,855 SQFT Land
3BR/3BA | MLS# 704201
\$6,875,000

Inviting Puako oceanfront home located within steps of a sandy beach, the ocean and reef! Expansive ocean, coastline and Maui views!

This resort-quality well designed home offers the comfort and beauty of oceanfront and beach living. Two primary suites, ensuite baths & private lanais offer privacy. The spacious living area flows into a covered lanai creating additional living space. This home is being sold beautifully furnished and ready to move into!

It is found in a prime location within the charming Puako oceanfront community, its own oasis on the Big Island Gold Coast between world class resorts.



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61-707 PAPAILOA ROAD

Haleiwa, Oahu | 3,508 SQFT
14,569 SQFT Land | 5BR/3.5BA
MLS# 202422262 | \$6,800,000

A charming and private beach house located on coveted Papailoa Road, on Oahu's renowned North Shore. This tropical paradise features a spacious home with breathtaking panoramic ocean views from Kaena Point to Waimea Bay. Enjoy sprawling wrap-around lawns and meandering pathways. Expansive 119 linear feet of ocean frontage allows access directly to the beach where you can swim with turtles, savor spectacular sunsets, and dine under the moonlight. The property is privately gated and surrounded by lush tropical landscaping. An ideal gathering place for multi-generational families, offering two interconnected living spaces with separate kitchens or can be used as a rental unit to offset expenses. Come and live the dream!



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\$5,995,000



MLS# 400267



MLS# 401288



MLS# 400949

WAILEA GOLF ESTATES PHASE II

Wailea, Maui | 13,338-14,565 SQFT Land
\$4,795,000-\$5,995,000

Welcome to Wailea Golf Estates II, the final offering in Wailea's premium golf community. Nestled in a serene locale, this exclusive opportunity presents panoramic ocean/sunset, golf course views, providing the perfect canvas to design your dream home. Take advantage of under-market values and secure your place today. **NOW ONLY 5 LOTS LEFT!**
 180 Halau Place Unit 14 | 3,165 SQFT | 14,565 SQFT Land | 3BR/3.5BA | MLS# 401288 | \$5,495,000
 100 Wailea Ike Drive Unit 6 | 4,323 SQFT | 13,338 SQFT Land | 4BR/4.5BA | MLS# 400949 | \$5,995,000



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\$5,500,000



MAUNA KEA RESORT

Kamuela, Big Island | 3,389 SQFT
4BR/4.5BA | MLS# 714195 | \$5,500,000

Nestled within the exclusive Waiulaula community at Mauna Kea Resort, this meticulously maintained 4-bedroom, 4.5-bathroom residence exudes luxury and fine craftsmanship. Spanning 3,389 sq ft, this rare single-family home-style condo boasts sweeping ocean views, golf frontage, a private pool, and spa, blending the tranquility of island life with high-end living. Each detail of this home speaks of quality: custom Koa wood cabinetry, a mango kitchen cabinets and a stained glass entry by artist Calley O'Neill. The residence is energy-efficient, featuring 36 solar panels, Tesla battery walls. Resort amenities at Mauna Kea. Two hotels, two golf courses, two beach clubs and much more. See the home in 3D with the QR Code below.

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youtube.com/EileenLaCerte



\$5,450,000



LEGACY ESTATE IN HOLUALOA

Holualoa, Big Island | 6,291 SQFT | 5 AC
5BR/4.5BA | MLS# 708886 | \$5,450,000

This property presents a rare opportunity to own one of the crown jewel legacy estates in Holualoa. Nestled within five acres of tropical foliage, this 6,300 sq. ft. architectural masterpiece offers commanding vistas of the Kona coastline and an unparalleled, private, island lifestyle. Enter through the historic wrought iron gates, drive beneath your private tree tunnel, and into life in Hawai'i the way it was meant to be lived. The five-bedroom, four-bath estate has recently undergone a multimillion-dollar renovation and includes three structures: a grand main home, a lovely Ohana home, a carriage house with living space, and 2,600 square feet of covered and open lanais. It is offered beautifully and fully furnished.



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\$5,450,000



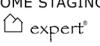
WAI'ULA'ULA #422

Mauna Kea Resort, Big Island | 3,389 SQFT
4BR/4.5BA | MLS# 714739 | \$5,450,000

Experience the finest in upscale living in the same resort as Dodgers, Shohei Ohtani! Enjoy this extraordinary single level home with 2-car garage and guest suite. Outdoor living includes a large lanai, private pool & spa for indulgence and entertainment with BBQ and a wet-bar. Panoramic vistas of the ocean, sunsets, and seasonal whale watching. The residence seamlessly merges sophistication and comfort, unveiling expansive living spaces for contemporary living. Enjoy 3 luxuriously appointed suites, the primary has a beautiful outdoor shower. The additional large guest suite has a wet bar and private lanai offers and the perfect privacy.

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\$5,249,999



MONTAGE RESIDENCES AT KAPALUA BAY #6302

Kapalua, Maui | 2,789 SQFT
3BR/3.5BA | MLS# 403635
\$5,249,999

This is a turnkey opportunity at the magnificent Montage Residences at Kapalua Bay. Secluded and tranquil, stand alone Building 6, the Molokai Wing, sits conveniently positioned with its own separate driveway to this coastal resort. Unit 6302, with private elevator access, invites a retreat luxe island lifestyle with indoor/outdoor floor plan. Mesmerizing ocean, Molokai and sunrise views over Oneloa Bay (and whale activity in season). Stunning views are flush with the primary bedroom, living area, gourmet kitchen and dining room, 2 full bathrooms and second primary bedroom. Tranquility and privacy combine here with the elegance and amenities of the lush Kapalua Bay resort.



Katy Foxwell

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6571 KUONO RD

Anahola, Kaua'i | 2,696 SQFT
0.71 AC Land | 4BR/3BA
MLS# 712229 | \$4,985,000

Luxury Plantation: Highly private, gated residence on Kauai's North Shore, plus direct oceanfront parcel!

Primary home (2000+ SQFT) on half acre with views of Moloaa Bay, 3 lanais, and high-end features like sound system, laundry room, and photovoltaic system. Beautiful sitting area, walk-in closet, and lanai.

A detached Guest House above garage has similar finishes and a private lanai. Plus, separate oceanfront parcel (7667 SQFT) with shaded area, grassy space, and outdoor shower. Perfect for gatherings and beach days. A truly special offering with too many features to list!

Michael Ambrose, R(S)

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\$4,500,000



OCEANFRONT AT 3 POIPU

Honolulu, Oahu | 35,155 SQFT Land
MLS# 202421776 | \$4,500,000

A rare opportunity to build your custom oceanfront estate in Honolulu's coveted Portlock neighborhood. This expansive south facing 35,155 square foot lot offering unparalleled privacy and security, with breathtaking panoramic views of Maunalua Bay with occasional turtles, dolphins, and whales in the winter. Approved architectural plans are available for building over 11k sqft multilevel modern residential home, showcasing a luxurious design that maximizes the site's potential by utilizing its natural beauty and topography to preserve the land and the environment. This is more than just a property; it's a prestige unique moment to build your own oceanfront masterpiece.



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Honolulu Hawaii Realty



\$4,200,000



ARCHITECTURAL MASTERPIECE ALONG THE KONA COAST

Kailua-Kona, Big Island | 5,800 SQFT | 2.05 AC
7BR/7BA | MLS# 714926 | \$4,200,000

This remarkable property combines expansive living and entertainment spaces with a wealth of outdoor amenities, all overlooking a resort-style infinity pool, hot tub, and outdoor shower. As you enter through the custom curvilinear gateway, you'll be greeted by breathtaking vistas of the crystal-clear Pacific Ocean and its scenic coastline. Floor-to-ceiling sliding glass doors seamlessly connect the interior to the outdoor lanai, creating an extraordinary living experience. This property is tailor-made for hosting memorable gatherings with a dedicated theater room and an upstairs entertainment area that opens onto outdoor lanais. Don't miss the opportunity to call this property home!



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440 MIKIOI PL

Kihei, Maui | 3,753 SQFT | 0.508 AC
5BR/6BA | MLS# 403844 | \$4,200,000

Behind the walls of this fully fenced 1/2 acre lot lies a tropical oasis that is serene & inviting. The main house was fully remodeled between 2019 and 2022, including new roof, plumbing, electric, owned PV, (leased PV on the ohana units, in-ground fiberglass saline pool, a self-sustaining koi pond + a multitude of koi, outdoor kitchen, outdoor shower, new brick driveway, dual-pane, vinyl clad windows & sliders, new stainless steel appliances, cherry wood cabinets, granite counter tops, split-system A/C in living-dining and all bedrooms, ceiling fans in every room, extended wrap around lanai, oceanview hot tub-spa next to primary bedroom, 6-car garage + extra storage, and so much more. A "must see" property.



Karin S. Carlson

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\$3,800,000



1388 ALA MOANA BLVD #5602

Honolulu, Oahu | 1,474 SQFT | 2BR/2BA
MLS# 202421212 | \$3,800,000

Experience the luxury living at Park Lane Ala Moana! This stunning 2-bed/2-bath offers unparalleled views of the ocean and Ala Moana Beach Park. Floor-to-ceiling windows provide natural light, highlighting the elegant finishes and open-concept living area. Featuring a gourmet kitchen with top-of-the-line appliances and a spacious living area that flows seamless to your private lanai. Exclusive access to world-class amenities; a resort-style pool, fully equipped fitness center, and beautifully appointed common areas for entertaining. Adjoin to the world-famous Ala Moana Shopping Center, you're moments away from premier shopping, dining & entertainment options. Embrace the best of Honolulu living in this extraordinary HOME!



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\$3,750,000



PA'INA PLACE

Kailua-Kona, Big Island | 2,844 SQFT
 3.04 AC | 3BR/5BA | MLS# 7128432
\$3,750,000

Nestled within the lush embrace of Kaloko, Pa'ina Place offers a serene escape on the slopes of Hualalai Mountain. Perched at a cool elevation of 2,300 feet, this unique property provides a refreshing contrast to the warmer coastal areas, all while being just 15 minutes from town, pristine beaches, gourmet restaurants, and an international airport. The meticulously landscaped grounds offer open areas for peaceful strolls, with panoramic ocean views and magical sunsets that complete this tropical paradise. Pa'ina Place is more than a home; it's a sanctuary where you can truly connect with the beauty and tranquility of Hawaii.



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\$2,899,000



1108 AUAHI STREET PH3402

Honolulu, Oahu | 1,704 SQFT
2BR/2BA | MLS# 202426052 | \$2,899,000

Unwind in this spacious 2-bed 2-bath unit in Anaha w/ den and 1,704 sf of living space. This prime unit comes with 2 parking spaces located close to the entrance and an in-demand storage room. The expansive open floor plan w/ 10-ft ceilings and spectacular floor-to-ceiling windows showcase panoramic views of the ocean, mountains, and Diamond Head. The kitchen is a chef's dream with Studio Becker custom cabinetry and a stunning Titano Nero travertine island counter. Enjoy the building's resort-like amenities including excellent 24-hour concierge staff, large gym with sauna, steam room, heated pool, hot tub, and more.



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\$2,195,000



KOHALA WATERFRONT OCEANFRONT HOMESITE

South Kohala, Big Island | 20,190 SQFT
MLS# 711211 | \$2,195,000

Discover the epitome of luxury living with this rare and breathtaking oceanfront homesite in the exclusive Kohala Waterfront, a private gated community on the Gold Coast of the Big Island of Hawaii. Oceanfront properties are an extraordinary opportunity! This offering features single-level house plans with approved County permits. Pacific ocean views from the living room, dining area, and kitchen, three of the four bedrooms, all designed to maximize the stunning views. The County has granted a two-year extension for the special management permit. Own your piece of Hawaii Islands coveted coastline let's make this dream estate home your reality!



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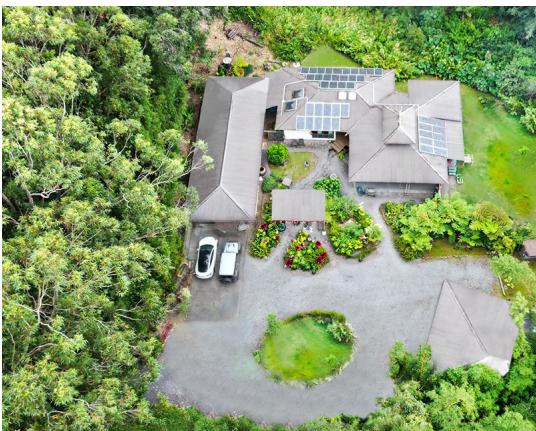
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\$2,190,000



LUXURY MEETS SUSTAINABILITY

**Honokaa, Big Island | 3,846 SQFT
3.54 AC | 5BR/5.5BA | MLS# 707231
\$2,190,000**

Discover a unique countryside estate on the Hamakua Coast, featured on the TV show *Shark Tank* for its inspiring spaces. This property offers versatile opportunities for multigenerational living, creative pursuits, or sustainable homesteading. Three structures include a spacious main house, double guest suites, and a charming cottage, making it ideal for family gatherings, remote workspaces, rental income, or wellness retreats. Surrounded by lush bamboo groves, this property serves as a canvas for nature-inspired living, just minutes from the historic towns of Honokaa and Waimea. Experience the Big Island's lifestyle at its finest.



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FORMAL ELEMENTS IMBUED WITH ALOHA
SEE PAGE 17

\$1,625,000



KANALOA AT KONA RESORT 3201

Kailua-Kona, Big Island | 1,486 SQFT
2BR/2BA | MLS# 714925 | \$1,625,000

Welcome to your ocean fronting coastal retreat at Kanaloa At Kona Resort 3201, where every day feels like a vacation. Nestled on the ground floor, this stunning condo features breathtaking views of Hēia Bay, Keauhou Bay, and the Pacific Ocean. Step onto your southwest-facing lanai and immerse yourself in the tranquil beauty of the surroundings. Magnificent Manta Ray sightings by night and whale and dolphin watching during the day—all from the comfort of your private sanctuary. This oceanfront haven offers unparalleled convenience with bays for paddleboarding, snorkeling, or surfing right out front. Fish along the lava rocks lining the coastline, or soak in the sun while lounging on nearby beaches.



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4114-J WAHA ROAD

Welcome to 'Aina Lani Estate—a place where nature and human creativity meet in unparalleled beauty. One is immediately struck by the extraordinary location, spectacular ocean and mountain views, untouched surroundings, and pristine privacy offered by this remarkable estate property. Included are a main home and guest quarters for a combined 7,600 sf. of living space on over 5.5 acres, with the opportunity to acquire an additional seven adjacent acres. Truly a once in a lifetime opportunity to create the private compound of your dreams.



3663-A PAPALINA ROAD

This spacious one-story home is placed down a long palm tree-lined driveway, and boasts 3,676 sf. of flexible interior living space, situated on over 1.5 acres of land on Kauai's south shore. The secluded front entrance and front lanai welcome you into a charming foyer that leads into the spacious great room filled with an abundance of natural light. Included in this space are the living area, dining area with a fireplace, and access to over 1800 sf. of ocean view lanai. The adjacent chef's kitchen includes stainless steel appliances, a center island, tons of counter space and cabinetry ensconced in Labrador granite.



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MAHANA #109

Ka'anapali, Maui | 1,214 SQFT | 2BR/2BA | MLS# 403873 | \$2,750,000

This rare direct oceanfront, ground-floor 2-bed/2-bath condo at The Mahana offers panoramic ocean views, privacy and serenity, surrounded by tropical gardens. Just 30 feet from the beach, enjoy snorkeling, surfing, or relaxing in the sun. The spacious lanai offers stunning views of Lanai and Moloka'i, perfect for sunsets and whale watching in winter. Enjoy the premier amenities including an oceanfront swimming pool, Jacuzzi, BBQ area, shuffleboard and a lit tennis/pickleball court. Hotel-zoned, allowing short-term rentals.



KA'ANAPALI ALII #3-102

Ka'anapali, Maui | 1,439 SQFT | 1BR/2BA | MLS# 403043 | \$2,200,000

Welcome to Ka'anapali Alii 3-102, a rare ground-floor 1-bedroom, 2-bath condo with a den used as a second sleeping area. From the lanai this unit offers ocean views, with direct access to the resort grounds and easy access to the beach. Enjoy a private lanai, grassy lawn, and prime location just steps from the Pacific Ocean. Resort amenities include two beachfront pools, BBQ area, fitness center, tennis, and concierge. Located near Whalers Village, shops, dining, and Black Rock for snorkeling and beach activities.



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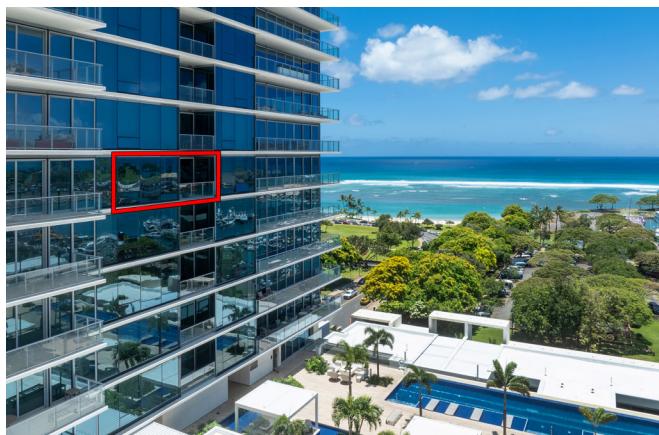
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EXCEPTIONAL LUXURY AT WAIEA

Honolulu, Oahu | 1,139 SQFT
1BR/2BA | Price Upon Request

Representing the pinnacle of high-end living on Ala Moana Boulevard, Unit 1203 in Waiea is an exceptional find! The 10-foot ceiling of this one bedroom, two-bathroom residence easily invites in fabulous views of the Pacific Ocean and Kewalo Harbor. The Master bedroom has lanai access and a walk-in closet, while the master bathroom features a luxurious freestanding tub. The beautifully appointed kitchen will inspire the chef in you, while the lanai allows you to step out and enjoy the cool ocean breeze.

Lounge in a poolside cabana by the infinity-edged ocean-view pool and hot tub, or dine outside at the resident barbecue pavilion. Amenities include a state-of-the-art fitness center, luxurious spa, library, theater, ocean view bar and full-time resident specialists.



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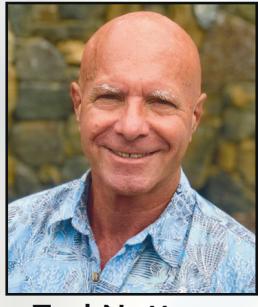
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Born and raised in Hawaii, Anne is one of the few agents who has lived on Oahu, Hawaii, Maui, and Kauai and sold properties on all four islands. This experience, combined with four decades in real estate, give her a rare insider's view of the unique market and lifestyle offerings on each island. Connect with the Anne Hogan Perry Team at Compass for expert guidance and an unparalleled real estate experience.



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HAPUNA BEACH RESIDENCES AT MAUNA KEA RESORT, A31

Kamuela, Big Island | 3,543 SQFT
4BR/4BA | MLS# 708687 | \$12,000,000

Developed as luxury condominiums in 2019, Hapuna Beach Residences at Mauna Kea Resort has quickly become sought-after residences and a dream vacation destination on the Big Island of Hawaii. A31 is a very special residence; a 4.5-bay 4-bedroom penthouse with a den which used to be a model unit. It enjoys the beautiful close-up views of Hapuna Beach and has a 2-bay, grand living area and a large open kitchen. Owners can enjoy the amenities within the Mauna Kea Resort, including the room service at the Westin Hapuna. A31 has a short term vacation rental registration and will be sold furnished. A31 is a perfect beach villa, ready for you to move in or use it as an investment property.



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\$28,000,000



69-1532 PUAKO BEACH DR

Puako Bay, Big Island | 5,360 SQFT
6BR/6BA | MLS# 712293 | \$28,000,000

Puako Bay Lot 1, Kaheluana (a place to relax and enjoy the company of loved ones), is one of the most amazing offerings in the area; custom-designed, contemporary, yet comfortable residence on a 2+ acre bay-front estate lot. It is the ultimate dream estate with 5 en suites plus a bunk room/office+full bath, a tennis court, swimming pool, a sand volleyball court and a small black sand bay in front. This incredible property is located on a terraced and elevated oceanfront parcel in charming and authentic Puako on the Kohala Coast of the Big Island. Amazing sea life abounds in nearby reef, including turtle cleaning stations, colorful tropical fish and manta and spotted eagle rays. Beach 69, a local secret, is only a 10 minute walk with waves, white sand, and great snorkeling. The beloved Mauna Kea Resort is only a 5 minute drive away.



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