

LUXURY HOME[®]

MAGAZINE

Hawai'i

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

ISSUE 20.3



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Grand Penthouse 4000/4001, Victoria Place, Honolulu
Presented by Esther Park Kusunoki, See Pages 22 & 23

KOULA WARD VILLAGE



#1404 **\$1,780,000**

- 2 BD, 2 BA, Living - 1,133 sf. Lanai - 105 sf.
- Views - Diamond Head, Ocean & Ala Moana Beach Park



#1203 **\$2,050,000**

- 2 BD, 2 BA, Net Living - 1,170 sf. Lanai - 69 sf.
- Views - Ocean & City



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Principal Broker, CRS, CRB
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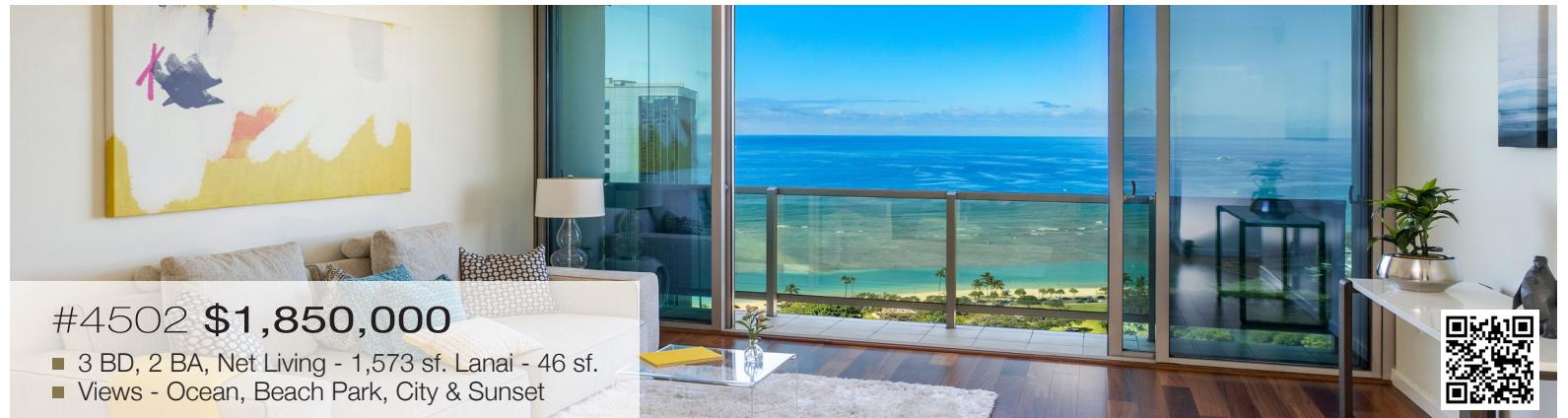


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KOOLANI

East Kaka`ako

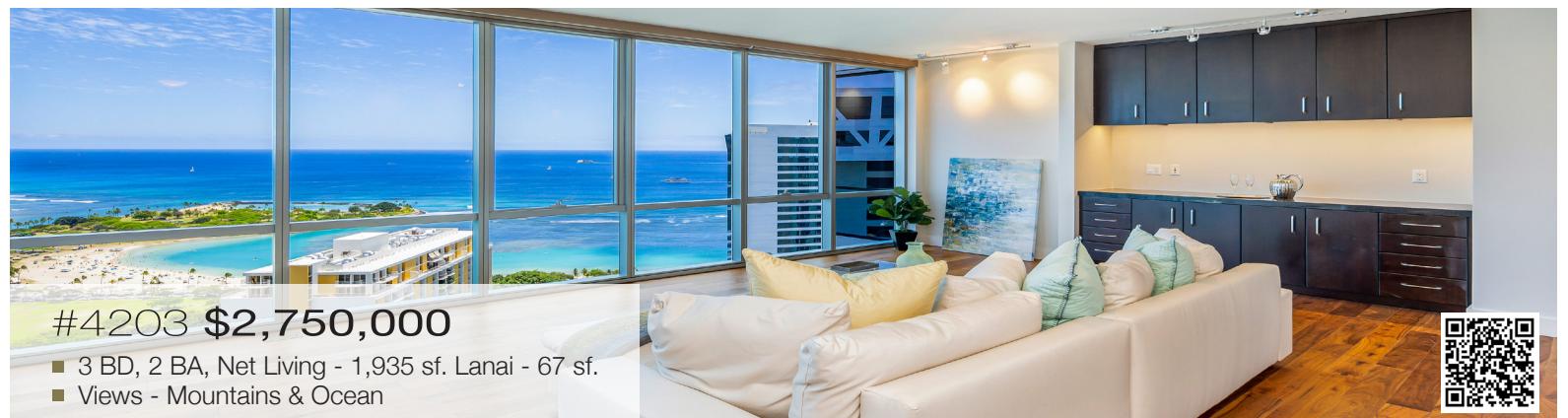


#4502 \$1,850,000

- 3 BD, 2 BA, Net Living - 1,573 sf. Lanai - 46 sf.
- Views - Ocean, Beach Park, City & Sunset

WAIHONUA

East Kaka`ako



#4203 \$2,750,000

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

KOULA

Ward Village



#2503 \$865,000

- 1 BD, 1 BA, Living - 509 sf. Lanai - 65 sf.
- Views - Park & Ocean

ANAHA

Ward Village



#2000 \$3,600,000

- 1 BD, 2 BA, Net Living - 1,139 sf. Lanai - 69 sf.
- Views - Ocean, Marina, Coastline, City & Sunset



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Images provided for general representation of property. New images forthcoming.



4462 KAHALA AVENUE

Honolulu, Oahu | 9,556 SQFT
13,500 SQFT Land | 5BR/6BA/2Half BA
MLS# 202512065 | \$9,150,000

Refined Island Living... This exceptional five-bedroom, six full and two half bath residence on prestigious Kahala Avenue offers custom craftsmanship, soaring ceilings, and seamless indoor-outdoor living. An exceptional floor plan features grand bedroom suites, including a spacious primary with vaulted inlaid wood ceilings, a spa-like bath, and pocketing glass doors to lush tropical gardens. A professional-grade kitchen adjoins a family room overlooking the tiled pool, cascading waterfall, tiki torches, and meticulously manicured grounds. A poolside pavilion with BBQ, full bath, and upper-level flex space completes this retreat. Minutes to beaches, golf, dining and more.



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\$15,500,000



4228-L N. WAIKALUA ST

Kilauea, Kauai | 6,735 SQFT
20 AC | 3BR/4.5BA
MLS# 202512066 | \$15,500,000

A Rare and Peaceful Beachfront Retreat... Escape to this breathtaking 20-acre sanctuary on Kauai's North Shore. Surrounded by lush tropical landscape, a meandering stream, and tranquil waterfall, this beautifully maintained 3-bedroom + den, 4.5-bath home features hardwood floors, ocean and mountain views, and a comfortable primary suite with walk-in shower, soaking tub, and dual vanities. A lower-level family/game room adds flexible space, while a sparkling pool with spa and sun deck invites relaxed island living. Scenic trails, sunny days, and the sandy shores of Pila'a Beach await. A garage with workshop and potential to build a private guest home complete this spectacular retreat.

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#1 Agent in Hawaii, Coldwell Banker Realty



\$3,250,000



145 MAONO PLACE

Honolulu, Oahu | 4,607 SQFT
 13,619 SQFT Land | 4BR/3BA/2Half BA
 MLS# 202506984 | \$3,250,000

Island Living Perfected for Entertaining Indoors & Out... Live the resort lifestyle in this expansive 4-bedroom home. Located in the prestigious gated community of Hawaii Loa Ridge and offers stunning ocean, coastline, and mountain views. The prof. kitchen is a dream w/ wraparound granite countertops, dual ovens, side-by-side refrigerator and freezer, a dine-in island, and direct access to the outdoor lanai—perfect for BBQs. The lower-level lounge with entertainment station opens to a lanai and spacious sun deck with a pool and built-in swim-up bar. Lush tropical landscaping, palms, and flowering trees complete this ridge-top retreat.



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\$2,495,000



5197 POOLA STREET

Honolulu, Kauai | 4,111 SQFT
7,838 SQFT Land | 5BR/3BA
MLS# 202510765 | \$2,495,000

Character, Charm & Modern Style Await! Welcome home to this fabulous move-in-ready 5-bedroom + den residence in the sought-after neighborhood of Waialae Iki. Floor-to-ceiling walls of glass frame beautiful ocean & mountain vistas throughout this striking home, filled w/ designer details & contemporary touches. An expansive open floor plan seamlessly connect to a large outdoor lanai. The stunning kitchen features spacious wraparound counters & dine-in seating, sure to delight the family chef. Enjoy multiple outdoor lanais, grassy lawn areas, & a flexible, multi-level floor plan w/ space for all! 34 PV panels & 2 home backup battery system plus split a/c's included.

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4644 Kolohala Street



550 Puuikena Drive - Represented the Buyers



4801 Kahala Avenue



4346 Kahala Avenue

JUST SOLD PROPERTIES

4644 Kolohala Street | Sold at \$4,150,000 FS

550 Puuikena Drive | Sold at \$3,000,000 FS

4801 Kahala Avenue | Pending In-Escrow

4346 Kahala Avenue | Pending In-Escrow

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KA'ANAPALI ALI'I #3-704

Ka'anapali, Maui | 1,643 SQFT
2BR/2BA | MLS# 404649 | \$3,495,000

Enjoy the fun and excitement of the Ka'anapali Beach Resort while owning this beautiful residence in the luxurious Ka'anapali Ali'i Condominiums. Now available for your personal ownership, unit 3-704 at the Ka'anapali Ali'i has a highly sought-after floor plan featuring an ocean view, 2 bedroom/2 bath residence with den. In this particular floor plan, the den offers an additional space for your living comfort. Located on the 7th floor in building three, this spacious residence has been remodeled, is tastefully furnished and ready for your absolute enjoyment.



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2025 Calendar



ISSUE	DEADLINE	CIRCULATION
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Front Cover Home

Grand Penthouse 4000/4001, Victoria Place
See Pages 22 & 23
Photo by 360 Productions

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Aloha from Maresa

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



At *Luxury Home Magazine*, we are honored to showcase the best of the best when it comes to Hawaii's top-notch props. It is our goal to connect Realtors, buyers, and sellers, but also to serve the home industry as a whole and create evergreen inspiration for all homeowners. What architectural style, landscaping, or high-end appliance catches your eye on the following pages?

In this issue, we feature an eclectic selection of luxury homes and put a special spotlight on high-rise condominiums. Our front cover home—Grand Penthouse 4000/4001—presented by Esther Park Kusunoki, is located in Victoria Place, Kakaako's newest ultra-luxury development. It features stunning, front-row views of Diamond Head and the sparkling blue Pacific Ocean. Be transported to this spacious condo in the clouds by flipping to pages 22 & 23, and see more of it in our featured editorial.

Thank you for taking the time to pick up the magazine, read this note, and share some Aloha. We appreciate you!

Mahalo,

Maresa Giovannini

Maresa Giovannini
Editor in Chief

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\$55,000,000



3735 DIAMOND HEAD ROAD

Honolulu, Oahu | 13,626 SQFT | 2.046 AC
11BR/10.5BA | MLS# 202421173 | \$55,000,000

Located on Diamond Head Road, Ho'oluana Estate is one of Honolulu's last remaining legacy estate-sized properties, spanning over two acres across two adjacent parcels. Encompassing nearly 89,120 square feet in R-7.5 zoning, the estate features two residences and an open lot, sweeping ocean views, beachfront access, and exceptional flexibility for development or preservation. Perfectly positioned between Kahala and Waikiki, this property combines luxury, tranquility, and proximity to world-class surfing, shopping, dining, and more. Ho'oluana Estate presents a rare opportunity to establish a landmark estate in one of Honolulu's most prestigious locations.



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BEACHFRONT ESTATE ON MAUI'S SOUTH SHORE

South Shore, Maui | 7,244 SQFT | .55 AC
5BR/5BA/2Half BA | MLS# 405195
\$31,000,000

This over a half-acre property is located within the ideal stretch of Keawakapu Beach, offering unparalleled access to Maui's most coveted shoreline a matter of steps from the home's living room. This architectural triumph blends contemporary elegance and convenience with the island's natural beauty, creating a private sanctuary of sophistication and rare serenity. Designed for those who appreciate refined living and grand entertaining, this estate features 5 spacious en-suite bedrooms, multiple areas for relaxed socializing, and a seamless indoor-outdoor flow that embraces the home's stunning pool courtyard and oceanfront experience.



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\$29,700,000



MAUNA KEA RESORT

Mauna Kea Resort, Big Island | 6,301 SQFT
6BR/6.5BA | MLS# 716779 | \$29,700,000

Perched on 1.62 acres in The Bluffs at Mauna Kea Resort, this 6,300-square-foot estate offers stunning ocean views. Featuring six bedrooms, six and a half baths, and over 2,000 square feet of lanais, it blends Balinese, Chinese, and Hawaiian design. Recognized by Architectural Digest, the property highlights indoor-outdoor living with custom outdoor showers, koi ponds, and a serene infinity-edge pool. Resort amenities include two luxury hotels, championship golf, and oceanfront tennis, making this a premier destination for refined island living.



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\$29,500,000



KUKIO FRONT ROW!

Kukio, Big Island | 5,334 SQFT
3BR/4.5BA | MLS# 708951
\$29,500,000

Exclusive offering in a remarkable location! Situated on Kukio's front row, one of only nine building sites on Kakapa Place, opportunities to occupy a residence of this caliber are extremely limited. The Zak architecture devotion to thoughtful design and exquisite craftsmanship are evident throughout K95, which features a grouping of pavilions organized around an expansive main hale, creating the ideal balance of privacy and connection—with striking ocean views. Outdoor living with a lanai that flows to an infinity pool and a spa. A short walk down the Mai Tai Trail is one of the island's most picturesque bays, along with dining, spa, and fitness facility at the Kukio Golf and Beach Club. For the discerning buyer, this home offers sophisticated island living, peace, and privacy in a coveted Kohala Coast location.



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\$28,800,000



56-1081 KAMEHAMEHA HWY

Kahuku, Oahu | 5,000 SQFT

170 AC | 8BR/4BA

MLS# 202502052 | \$28,800,000

Rare opportunity to own a private 170-acre Oceanfront Property on Oahu's North Shore! With over 1/3 mile of stunning beachfront and bordered by The Ritz-Carlton Hotel, two championship Golf Courses and a Bird Sanctuary, this AG-2 zoned property offers unmatched privacy and natural beauty. Create your own private beachfront horse ranch, farm, aquaculture business, or dream retreat. The sale includes 11 parcels, 3 homes, and multiple structures. One of the largest oceanfront tracts in Hawai'i—and the last of its kind—this legacy property offers endless potential as a personal retreat, ocean laboratory, research facility, small farm subdivision, and more.



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SPECTACULAR MAKENA MAUI ESTATE!

**Makena, Maui | 4,544 SQFT
1.08 AC | 4BR/4.5BA
MLS# 404402 | \$22,950,000**

Located on Maui's quiet and coveted South shore, "Makena Kai" is an exclusive 1.085 acre private oasis situated on a natural point with stunning panoramic ocean views that can never be blocked. This spectacular residence has been completely renovated and features an open floor plan with retractable glass walls for a seamless indoor/outdoor lifestyle. Spacious outdoor living areas include a gorgeous pool with entertainment bar, putting green, decks, palapa and more! Enjoy spectacular sunsets, whale watching in season and a lifestyle that lives like a dream. Come experience the exquisite artistry in every unique detail of this special property.



For more photos, videos, and information, please visit:
www.MakenaKaiEstate.com

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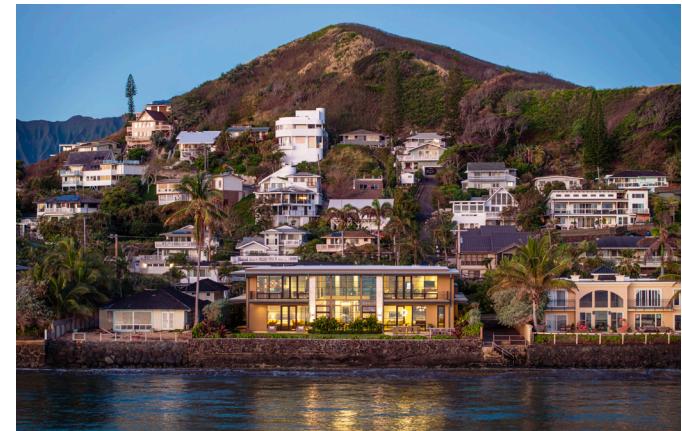


766 MOKULUA DRIVE

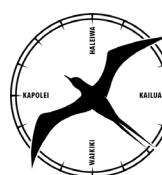
Kailua, Oahu | 7,761 SQFT
14,497 SQFT Land
6BR/5Full/2Half BA
MLS# 202408067 | \$17,995,000

Completed in 2018 by award-winning firm, Longhouse Design+Build, this residence harmoniously blends clean contemporary lines with a seamless design for an effortless flow. Boasting 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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19 MALUKAI LN

Wailea, Maui | 4,803 SQFT
20,003 SQFT Land | 4BR/4.5BA
MLS# 405257 | \$16,000,000

Step into a world of refined elegance and beachfront luxury in Maluhia at Wailea—a sanctuary within Wailea's most exclusive beachfront enclave. Tucked behind the gates of this community of just 14 bespoke estates, this 4,800+ sq. ft. home is a fusion of contemporary sophistication and the raw, natural beauty of Hawaii. There are four exquisite bedrooms, including a lavish primary suite on the second level and additional primary suite on the first level, perfect for multi-generational living or hosting in style. The home is being sold furnished and is move-in ready. With direct access to the beach, the crystal-clear waters of Wailea's shoreline are just steps away, offering a connection to the island's natural splendor.



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\$13,800,000



GRAND PENTHOUSE 4000/4001, VICTORIA PLACE

Honolulu, Oahu | 3,716 SQFT | 4BR/4.5BA | MLS# 202502710 | \$13,800,000

Don't miss this rare chance to own a stunning Grand Penthouse in Victoria Place, Kakaako's newest ultra-luxury development. This 4-bed, 4.5-bath, 3,716 sqft home boasts breathtaking ocean and city views, soaring 10-ft ceilings, and elegant finishes. Fully furnished, it features motorized shades, a Sonos system,

and custom closets. Includes 4 parking stalls, 2 EV chargers, and 2 storage rooms. Enjoy resort-style amenities: pools, fitness center, wine cave, spa, theater, guest suites & more. With 24/7 security and concierge service, this penthouse offers the ultimate blend of luxury, comfort, and coastal living.



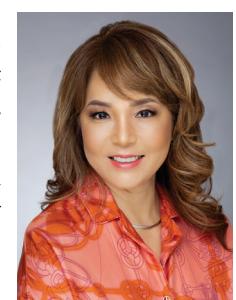
Cover Home



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\$12,950,000



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. Seller will consider the sale of a 50% partnership interest.



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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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4914 LAWAI ROAD

Poipu, Kauai | 3,706 SQFT | 34,674 SQFT Land | 4BR/4BA | MLS# 719551 | \$11,500,000

Welcome to Sunset Makai Hale, an exquisite retreat infused with classic Polynesian charm, nestled on over 34,000 sf. of breathtaking oceanfront property in the exclusive Lawai Rd. neighborhood of Poipu, Kauai. This residence, designed by renowned architect Ralph D. Anderson as his own vacation retreat, offers over 3,700 sf of interior living space, with sweeping views of the ocean, white water, and ocean horizon. The property boasts over 300 linear feet of oceanfront land, providing an outdoor oasis, which includes an oceanfront pool, a large covered, elevated lanai and multiple lounging areas

from which to take in the astounding views. Tropical landscaping enhances the natural beauty, creating a lush, private environment. The home is perfectly situated on a natural promontory providing views to both the east and the west, and an ideal vantage point from which to enjoy three world-class Poipu surf spots. This highly successful vacation rental offers an unparalleled opportunity to experience the beauty of Kauai's coastline, while providing an investment or a personal sanctuary. Embrace the elegance of island living in a residence that promises both relaxation and inspiration—a true gem on the shores of Poipu.



\$11,500,000



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1388 ALA MOANA BLVD #7601

Honolulu, Oahu | 2,444 SQFT
3BR/3.5BA | MLS# 202507981
\$8,890,000

A premier turnkey home on a "high-floor" in Park Lane, Honolulu's preeminent luxury residential property. Flooded with natural light, Park Lane #7601 offers panoramic views of the Pacific Ocean and Ala Moana Beach Park. This rarely available "front" Ocean Residence home is being offered fully furnished and features a large lanai equipped with a built-in Wolf BBQ. Park Lane is a visionary project developed by the MacNaughton Group & Kobayashi Group on the ocean side of Ala Moana Center. Park Lane offers the benefits of a single-family home, paired with the services, amenities, security, and ease of ownership of a luxury condominium development.



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\$8,750,000



OCEANFRONT RETREAT IN HĀ'ENA

Hanalei, Hā'ena, Kaua'i | 1,886 SQFT
0.33 AC | 3BR/2BA | \$8,750,000

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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NOTABLE SALES

Our Luxury Agents have been busy securing prime real estate for their clients.

Here, we share some featured deals. **Clients of Luxury Home Magazine® are noted in bold.**



CLOSED AT \$4,600,000

4498 Pahoa Avenue, Oahu | Closed at \$4,600,000

Listed by: **Sachi Braden, Sachi Hawaii**

Buyer's rep: **Dolores Bediones, Coldwell Banker Realty**

68-439 Farrington Highway, Oahu | Closed at \$5,750,000

Listed by: **Sean F. Ginella, REAL Brokers, LLC**

Buyer's rep: Jill Lawrence, Hawaii Life

30 Kai Ala Drive, Maui | Closed at \$10,900,000

Listed by: **Mary Anne Fitch, Coldwell Banker Island Properties**

Buyer's rep: Owen Langer, Hawaii Life

68-1050 Pauoa Way, Big Island | Closed at \$11,305,000

Listed by: **Yvonne J. Khouri-Morgan, Corcoran Pacific Properties**

Buyer's rep: Anne Rediske, Anne Rediske REALTOR



CLOSED AT \$13,000,000

72-148 Lipoa Place, Big Island | Closed at \$13,000,000

Listed by: **Yvonne J. Khouri-Morgan, Corcoran Pacific Properties**

Buyer's rep: Regina M Stuard, Hualalai Realty

62-3600 Amaui Place #348, Big Island | Closed at \$4,195,000

Listed by: **Eileen Lacerte, Better Homes and Gardens Real Estate Island Lifestyle**

Buyer's rep: Stephen Kazanjian, Better Homes and Gardens Real Estate Island Lifestyle

3852 Poka Street, Oahu | Closed at \$3,250,000

Listed by: **Sachi Braden, Sachi Hawaii**

Buyer's rep: Non-MLS

68-361 Crozier Drive, Oahu | Closed at \$8,500,000

Listed by: **Noel Pietsch Shaw, Hawaii Life**

Buyer's rep: Kathy Grindle, Coldwell Banker Realty



CLOSED AT \$4,050,000

50 Nohea Kai Drive #1-1004, Maui | Closed at \$4,050,000

Listed by: **Gregory Harbottle, Gregory Harbottle & Leah Harbottle, Keller Williams Realty Maui**

Buyer's rep: **Gregory Harbottle, Gregory Harbottle & Leah Harbottle, Keller Williams Realty Maui**

68-1058 Honokaope Way, Big Island | Closed at \$21,000,000

Listed by: **Yvonne J. Khouri-Morgan, Corcoran Pacific Properties**

Buyer's rep: MK Letterman, Allgood Hawaii, LLC

2390 Baldwin Ave Unit B, Maui | Closed at \$3,000,000

Listed by: **Josh Jerman, Hawaii Life**

Buyer's rep: Greg Mebel, Compass

240 Hanai Lane, Maui | Closed at \$5,650,000

Listed by: Robert H. Merriman, Discovery Makena Realty LLC

Buyer's rep: **Josh Jerman, Hawaii Life**



SOLD!



BEACHFRONT ESTATE ON OAHU'S NORTH SHORE

North Shore, Oahu | 4,730 SQFT
0.432 AC | 4BR/3Full/2Half BA
MLS# 202412573 | \$8,500,000

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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\$8,250,000



552 MOANIALA

Honolulu, Oahu | 9,309 SQFT
23,849 SQFT Land | 6BR/7.5BA
MLS# 202510488 | \$8,250,000

Luxury Estate at The Pointe on Hawaii Loa Ridge. Nestled within the exclusive double-gated community of The Pointe, this magnificent residence boasts six bedrooms and seven and a half bathrooms, offering breathtaking 180-degree panoramic views from Koko Head Crater to Diamond Head. The expansive open floor plan seamlessly integrates the elegant living, dining, and kitchen areas, ideal for entertaining. Walk out to your pool for daily exercise or have wonderful cocktail parties overlooking the unobstructed views of Diamond Head. This exceptional property also includes private guest suites and a separate guest house/gym, providing ample space for visitors.



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4922 KOLOHALA ST

Honolulu, Oahu | 4,920 SQFT
10,732 SQFT Land | 5BR/6.5BA
MLS# 202505637 | \$8,200,000

Hale O Kaupoku Lewa (House of Floating Roofs) is located in one of Kahala's most desirable neighborhoods and offers a resort-like atmosphere w/ a luxury spa experience. The seamless indoor-outdoor design features a flexible floor and a separate pool house with a full bath & cooking appliances. This LEED Platinum-certified home features Sub-Zero and Wolf appliances, vein-cut travertine, whitewashed brushed oak flooring, Smart home technology, 62 Tesla solar panels with three Tesla Powerwall backup batteries. The lush tropical landscaping enhances the home's privacy and tranquility. Designed by Pyramid Premier Properties.



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View *from the* **Top**

The Condo Lifestyle





Hawaii's homes are as diverse as its residents. People come from all over the world to enjoy this paradise. But the type of home they choose will depend on their lifestyle. Some people value convenience, while others want modern architecture, and others flock to ocean views. But what if you could have all that and more? You can, with condo living.

In addition to their ideal locations (oceanfront or ocean view), high-rise condominium buildings allow you to spend time on the beach instead of toiling over a yard. The low-maintenance lifestyle is perfect for the part-time resident or business person who prefers to stay busy with family, events, and watersports instead of housework.

Hotel-style condominiums (condotels) offer all the luxuries of a vacation resort with the security of ownership. Ideal for a resident who desires the vacation lifestyle and minimal upkeep, these condos continue to be built and lure part-time residents to these booming hot spots.

Although there are plenty of smaller older condo buildings, new luxury high-rise communities are always in development with the latest and greatest innovations. New construction is in demand for more reasons than a growing population. Although there is something to be said for the charm of older homes, new luxury condos can be built to perfect modern specifications.

With changing building codes, innovations in sustainable materials, and increasingly efficient systems, a newly constructed building allows for all of these beneficial amenities without the arduous remodel. The same is true for green standards. Whether new buildings are LEED certified or simply a little more eco-friendly, new construction has the ability to pioneer and encourage green practices for the future and make a luxury home more affordable to operate. Most importantly, the best in new condo construction ensures that buyers can confidently purchase a unit as-is and won't have to deal with the hassles of a fixer-upper.

Although there are spacious penthouses, most condos have a relatively small footprint requiring a smart use of space. High-rise homes must include plenty of storage and an open layout so it doesn't feel compartmentalized. Many condos also feature floor-to-ceiling windows to make the rooms feel larger and to allow for an uninterrupted view of the ocean, mountains, or cityscape—the ultimate in luxury living.

Written by Maresa Giovannini

FEATURED PROPERTIES

Esther Park Kusunoki (opening spread, these pages right and inset middle), See Pages 22 & 23
Gregory & Leah Harbottle (these pages, inset top and bottom), See Page 9







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 been offered for sale and is priced almost \$2M under recent appraisal. Situated halfway between Kaanapali and Kapalua resorts with easy access to shops and restaurants. Mature landscaping with native trees and shrubs add to the feeling of old Hawaii. Enjoy an expansive, Westerly view of Lanai and Molokai and fantastic sunsets all year round.



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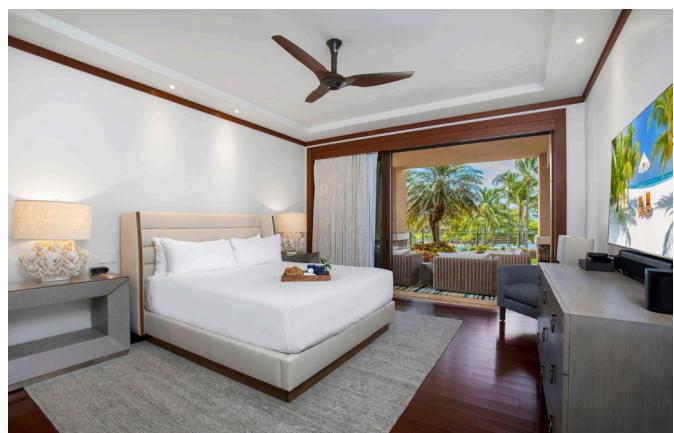
Kelly Robinson

Realtor (S) 81469
Moffett Properties
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kellyrobinsonmaui@gmail.com
kellyrobinsonmaui.com





\$6,975,000



MONTAGE KAPALUA BAY #1205

Kapalua, Maui | 2,789 SQFT
3BR/3.5BA | MLS# 405233
\$6,975,000

Nestled within the renowned Montage Kapalua Bay, this exquisite, newly remodeled oceanfront residence is poised on a premium front row location, providing unmatched direct beach access, phenomenal ocean views and whale watching from your private lanai. This unique residence is the epitome of barefoot luxury! It is truly a one-of-a-kind beach home that features an open-concept design that meticulously merges indoor and outdoor living spaces. Residents can indulge in luxury amenities on over 20 acres of resort property, and retreat back to your private residence with a custom landscaped yard and garden oasis overlooking the Pacific Ocean.



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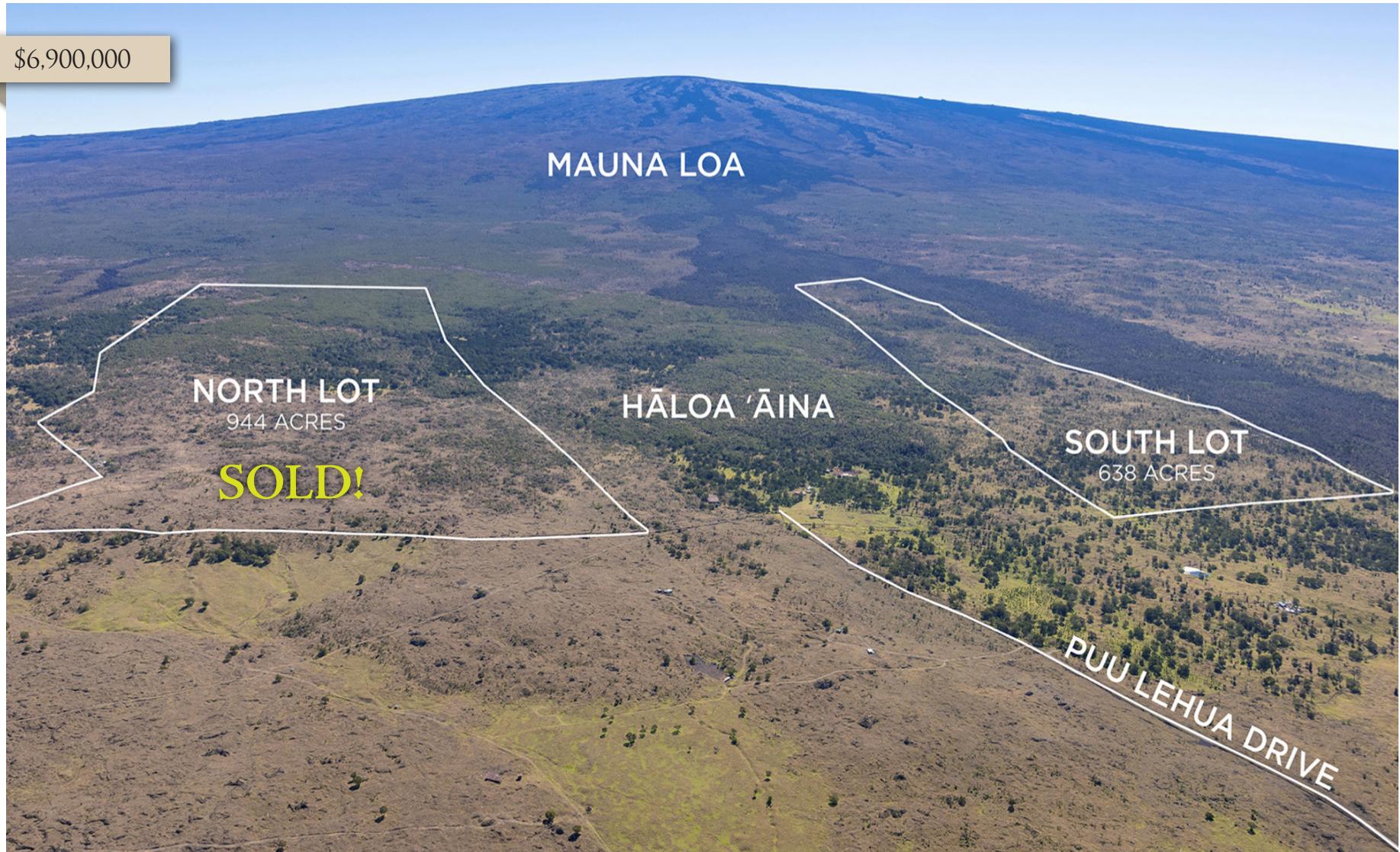


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\$6,900,000



HĀLOA 'ĀINA SANDALWOOD AND KOA FOREST

South Kona, Big Island | 636.70 AC
MLS# 715394 | \$6,900,000

Rare Sandalwood & Koa Forest in South Kona. Exceptional opportunity to be owners and stewards of a Native Hawaiian Dry Land Forest, just 35 minutes South of Kona Town. Located between 4800 ft - 5800 ft elevation up the private paved Puu Lehua Drive. This unique ecosystem is among the rarest on Earth. For 14 years, the Lee Ohana has restored the land, producing the world's finest Sandalwood Oil while revitalizing the forest. Six of the world's 18 Sandalwood species are endemic to Hawaii, including the prized Santalum Paniculatum found here. Sustainable harvesting, invasive species removal, and thousands of new native plantings have led to a thriving forest with doubling rainfall. A significant inventory of Koa & Sandalwood makes this an incredible investment.



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\$4,780,000



CHAMPION RIDGE #19 REDUCED \$510,000!

Kamuela, Big Island | 3,386 SQFT | .56 AC
3BR/4BA | MLS# 718867 | \$4,780,000

Nestled at Champion Ridge, a charming gated community at Mauna Lani Resort, this recently renovated one-level furnished residence features 9-foot ceilings, ohia floors, Mahogany doors, pocket doors and Restoration Hardware furnishings. The home has 3 bedroom suites + large office that could be converted to a bedroom. Extremely private overlooking the community garden and orchard, this spacious residence is a perfect tropical retreat. Mauna Lani owners have access to 36 holes of golf, Fitness Club, tennis, pickle ball, ocean pursuits at the Beach Club + shopping and dining, along with miles of walking paths on the ocean and through the ancient Hawaiian fishponds.

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\$4,675,000



HONU HALE

Kukui'ula, Kaua'i | 1,621 SQFT | 0.27 AC
3BR/3BA | MLS# 719465 | \$4,675,000

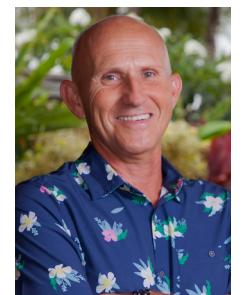
Honu Hale is a beautifully designed 2-bedroom, 2-bathroom single-story plantation-style home with an inviting 1-bedroom, 1-bath 'ohana. Thoughtfully appointed with classic Hawai'i-inspired details, this home exudes warmth and charm. Hardwood flooring, crown moldings, and Carrara marble in the bathrooms complement the airy master suite, complete with a free-standing soaker tub for ultimate relaxation. Designed for both gathering and culinary creativity, the bright and open kitchen features a spacious butcher block island with breakfast bar and granite countertops. The broad front lānai welcomes you into the great room—an open and breezy retreat where natural light pours in.



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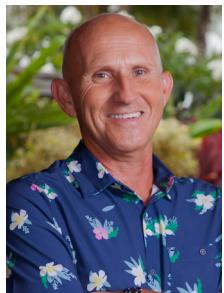




CHARMING PLANTATION RESIDENCE

Kukui'ula, Kaua'i | 1,704 SQFT | 0.22 AC
3BR/3BA | MLS# 719208 | \$4,200,000

This charming plantation-style residence, designed by renowned architect Ginny Latham, blends timeless design with modern comfort. Just steps from The Club at Kukui'ula, The Shops at Kukui'ula, beaches, dining, and the golf course, this home offers an exceptional opportunity to embrace island living. The main home has 2 bedrooms and 2 bathrooms with a detached 1-bedroom, 1-bath 'ohana offering flexibility for guests and extended family. An expansive lanai with southern exposure is perfect for entertaining and invites seamless indoor-outdoor living. With its timeless architecture and prime location, this home presents an incredible opportunity to infuse your personal style.



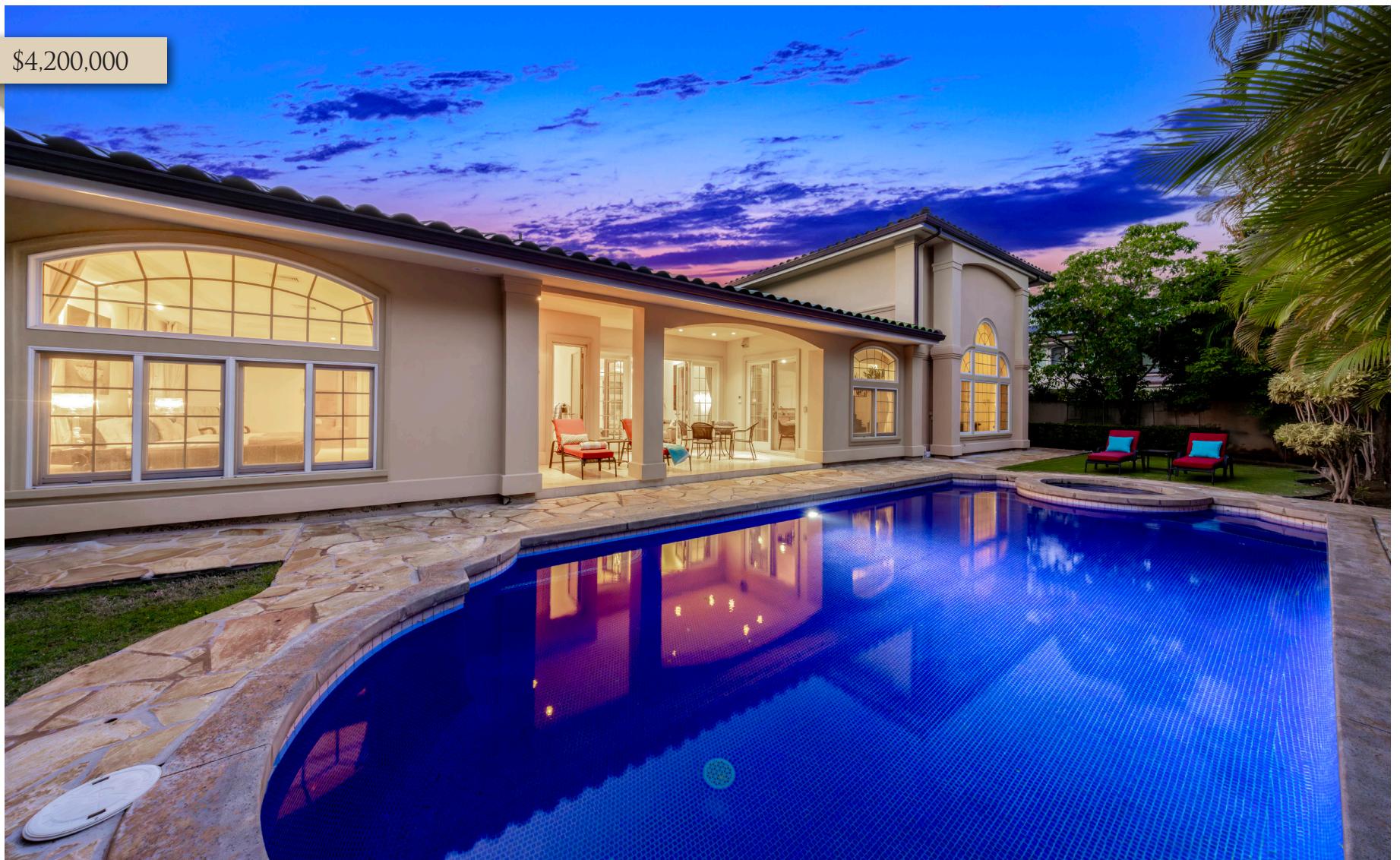
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\$4,200,000



4743 KOLOHALA STREET

Honolulu, Oahu | 4,351 SQFT
10,526 SQFT Land | 5BR/4.5BA
MLS# 202509267 | \$4,200,000

Kahala sanctuary of unparalleled privacy & refined island living. Gated entry & manicured gardens welcome you home to a 5-bedroom, 4-bath classical Kahala luxury residence with a flexible 4,111 sq.ft., 2-story floor plan. Inside, discover a symphony of travertine & rich hardwoods, a chef's kitchen designed for culinary artistry, & formal dining room perfect for grand gatherings. The expansive primary suite is a true retreat, featuring a spa-inspired bath & bespoke walk-in closet. Outside, verdant, walled gardens and green spaces envelop a resort-style pool and hot tub, creating an intimate oasis. Iconic Kahala luxury living awaits.



Sachi Braden

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\$3,950,000



SUMMIT ESTATE KOHALA RANCH

South Kohala, Big Island | 5,550 SQFT
25 AC | MLS# 717941 | \$3,950,000

Two combined lots spanning 25 acres, this private estate offers unparalleled panoramic ocean, coastline, and mountain views. Designed to embrace the natural beauty of the Big Island, this luxurious home blends elegance, sustainability, and island living at its finest. Featuring rich hardwood and tile flooring, gas fireplace, gourmet chef's kitchen with formal dining and living space, primary and secondary suite plus 2 spacious bedrooms complement the main floor. The lower level boasts a 6-seat movie theater, guest bedroom, expansive work out and entertaining space, lap pool, and lava rock waterfall. Fully Fenced with agricultural building, gated, and 30 panel solar photo voltaic.

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\$3,547,000



440 MIKIOI PL

Kihei, Maui | 3,753 SQFT | 0.508 AC
5BR/6BA | MLS# 403844 | \$3,547,000

Behind the rock wall enclosed ½ 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 two ohana units, in-ground fiberglass saline pool, a self-sustaining koi pond + a multitude of koi, outdoor kitchen, outdoor shower, new brick driveway lined with electric powered tiki torches, 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.



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Karin S. Carlson

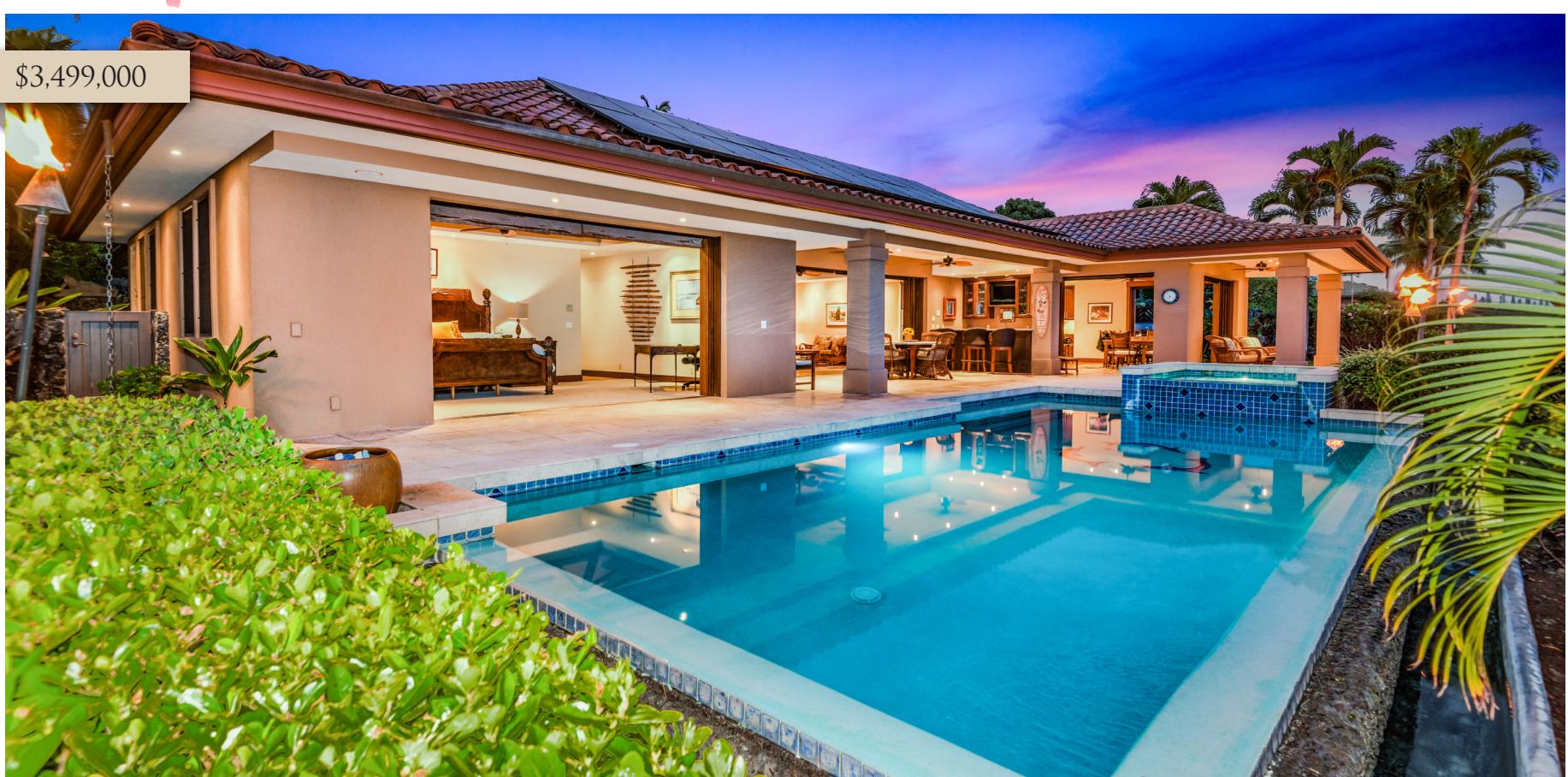
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Photography by Jonathan Davis & Simone Matucci

78-7024 OLA MAU ST

Kailua-Kona, Big Island | 3,290 SQFT
15,185 SQFT Land | 4BR/4BA
MLS# 715696 | \$3,499,000

Stunning Custom-Built Hawaiian Oasis with Panoramic Ocean Views – Move-In Ready. Designed to capture breathtaking ocean views, this beautifully crafted home features expansive pocket doors allowing you to fully embrace the beauty of Hawaii's coastline. The thoughtful open-concept floor plan offers vaulted ceilings, a primary suite sanctuary, and two primary guest bedrooms positioned away from the main living areas. The home is fully furnished and move-in ready, with stylish, high-quality furniture that complements the home's aesthetic. A fully owned solar system with electric car charging system enhances energy efficiency, while the home's meticulous maintenance and upgrades ensure a smooth transition for the next owner.



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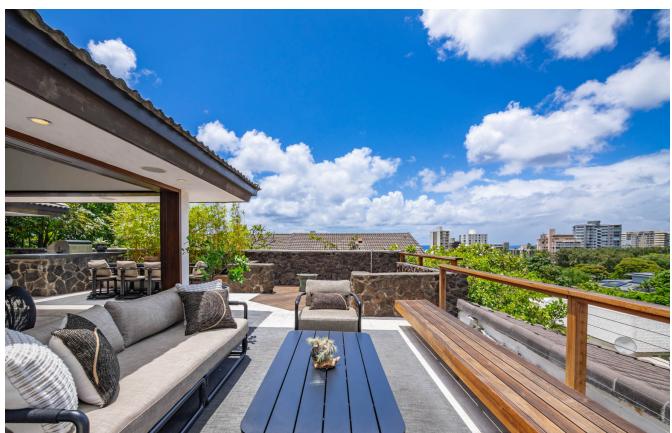


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2947 HIBISCUS PLACE

Honolulu, Oahu | 2,320 SQFT
800 SQFT Lanai | 3BR/2.5BA
MLS# 202509670 | \$3,495,000

This stunning, private property nestled high on the slopes of Diamond Head Crater, offering breathtaking views of the city, ocean, mountains, and romantic golden sunsets. The pocketing sliding doors open up to create a sense of spaciousness, making this home a first-class retreat for the entire family. With sophisticated styling and calming hues, Leahi Villa features an interior that exudes luxury, complemented by expansive indoor/outdoor living areas. The gourmet kitchen and built-in barbecue area are set against a backdrop of lush landscaping, complete with outdoor shower and panoramic views. Enjoy the swimming pool out the back of the property or the many activities available in this world class location. Live Oahu's Gold Coast lifestyle at its finest!"

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Honolulu - Ward Ave

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

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Kona

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Kailua-Kona, HI 96740
808.329.6500
Monday-Sunday: 10-6



\$3,350,000



SYMPHONY HONOLULU PENTHOUSE #4507

Honolulu, Oahu | 2,245 SQFT
3BR/3.5BA | MLS# 202425981 | \$3,350,000

Experience luxury living in one of Honolulu's most coveted penthouses, offering stunning panoramic vistas of the ocean, mountains, and city skyline. This 2,245 sqft 3-bed, 3.5-bath residence features 10-foot ceilings, custom closets, and a designer kitchen with Gaggenau appliances, and Studio Becker cabinetry. Offered fully furnished with \$100K in curated pieces, it's a true turnkey home. Enjoy a 105 sqft lanai, two side-by-side parking stalls, and a 151 sqft storage unit. Symphony Honolulu offers resort-style amenities including a pool, spa, gym, guest suites and more—all moments from top dining, beaches, and entertainment. This is elevated island living at its finest!


JACK TYRRELL
& COMPANY

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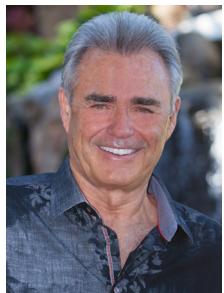
\$3,350,000



THE WHALER 1208

Lahaina, Maui | 905 SQFT | 1BR/2BA
MLS# 405079 | \$3,350,000

This exquisite fully furnished turn-key penthouse at The Whaler is ready for you to move in and enjoy. Since it was remodeled in 2008, it was only used 2 months a year by the owner and has been kept in immaculate condition. With breathtaking views of the ocean, Kāanapali Beach, Black Rock, Moloka'i, the West Maui Mountains, and even whales in season, this residence offers the perfect blend of luxury and location. This one-of-a-kind, "pride of ownership" unit is situated at the top of Tower I. Amenities include beachfront pool & jacuzzi, day spa & salon, sauna, gym, business hub, concierge service, 24-hour front desk, tennis courts, gated entry & covered parking, mauihomesales.com/Whaler1208



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ISLAND
PROPERTIES



\$3,000,000



THE WHALER 908

Lahaina, Maui | 905 SQFT | 1BR/2BA
MLS# 405537 | \$3,000,000

This beautifully remodeled 1-bedroom, 2-bathroom condo is designed with an open-concept great room, floor-to-ceiling sliding glass doors that open onto a spacious lanai from both the living area and the luxurious bedroom suite. The high-end kitchen showcases solid African Mahogany cabinetry, quartz countertops, wood-style tile flooring, and top-of-the-line appliances. The residence is elegantly furnished, including high-quality bedding, fixtures, accessories, and lanai furniture - all included in the sale. It offers breathtaking views of the ocean, Molokai, the West Maui Mountains, and seasonal whale sightings. mauihomesales.com/Whaler908



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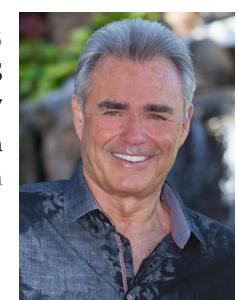
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A SPA-LIKE EXPERIENCE AT HOME
SEE PAGE 41



VICTORIA PLACE #1508

Honolulu, Oahu | 947 SQFT
1BR/1BA | \$1,900,000

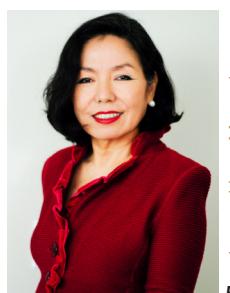
Welcome to Unit 1508 at Victoria Place—a beautifully appointed 1-bed, 1-bath + den residence in the award-winning Ward Village community. This elegant high-floor unit offers stunning ocean and city views through floor-to-ceiling windows and features refined interior finishes, including premium SubZero and Wolf appliances and custom Studio Becker cabinetry. Enjoy exclusive access to resort-style amenities such as three pools, a state-of-the-art fitness center, private dining rooms, spas with treatment rooms, and tranquil garden cabanas. Located just moments from Ala Moana Beach, Whole Foods, and Honolulu's premier dining and shopping destinations, Victoria Place offers the ultimate in luxury, privacy, and convenience.



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Located in the desirable neighborhood of Launiupoko, nine thoughtfully envisioned luxury estates will be brought to life by one of Maui's premier custom home builders. Perched on the slopes of the West Maui Mountains, each property offers breathtaking ocean views, sweeping vistas of the outer islands, and stunning mountain panoramas. Gated homesites range from one to twelve acres, offering the perfect backdrop for a private oasis or tropical orchard, all while embracing sustainable island living. Expertly crafted floor plans, designed by a renowned Maui architecture firm, are already in place with the permit process underway, eliminating the years-long wait typically associated with building on Maui. This streamlined approach allows buyers to secure their dream home without the extensive delays of starting the design and permitting process themselves. Construction stages vary, from just completed to breaking ground, providing opportunities to personalize finishes in collaboration with the design team. Offered for purchase while under construction.



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Explore the Estates



DIANA RODBOURN
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A wide-angle photograph of a sunset over the ocean. The sky is a warm, golden-yellow, transitioning to a darker blue at the horizon. The ocean waves are breaking towards the shore, with white foam visible. The overall atmosphere is serene and tropical.

LUXURY HOME

MAGAZINE

Hawai'i

A wide-angle photograph of a beach at sunset. The sky is a warm, golden-yellow color, transitioning to a darker blue at the horizon. The ocean is a deep blue with white-capped waves crashing onto the light-colored sand. The sun is low on the horizon, casting a bright glow over the water and the wet sand near the shore.

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i am
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OHTANI**



SHOHEI OHTANI IS BUILDING HIS WINTER HOME AT
THE VISTA AT MAUNA KEA RESORT.



Hapuna Estates
AT MAUNA KEA RESORT

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\$8,700,000



HAPUNA ESTATES AT MAUNA KEA RESORT, LOT 10

Kamuela, Big Island | 2,960 SQFT

4BR/4.5BA | MLS# 716656

\$8,700,000

This exceptional brand new custom home offers the ultimate in luxury living at Mauna Kea Resort, boasting panoramic views of both ocean and majestic mountains. Nestled on the 8th fairway, the property provides a prime location for enjoying the island's natural beauty. With 4 bedrooms, 4.5 bathrooms, a private pool, spa and a spacious three-car garage, the home is offered furnished and perfect for both personal enjoyment and as a short-term vacation rental. With a Club at Mauna Kea membership, you will gain access to the resort's world-class amenities, including two golf courses, tennis courts, pristine beaches, fitness centers, gourmet restaurants, and more. Experience the pinnacle of island living at Mauna Kea Resort!



Tomoko Matsumoto

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808.228.4661





\$13,000,000



HAPUNA ESTATES AT MAUNA KEA RESORT, LOT 4

Kamuela, Big Island | 4,999 SQFT
6BR/6.5BA | MLS# 720133
\$13,000,000

Golfer's Dream Come True! Hapuna Estates at Mauna Kea Resort Lot 4 offers forever, unobstructed, front-row golf course views overlooking the Pacific Ocean, Mauna Kea summit & the 7th green of the Hapuna Arnold Palmer Golf Course! Enjoy the views from the rear of the lot to the 9th & 10th holes! Designed by the award-winning team of Ethos Architects & Lorriann Gordon Landscape Architecture and being constructed by Brown Development, this estate features 4BR/4.5BA main residence, 2BR/2BA in the detached guest quarter, totaling approximately 6,108sf of livable area. The home is offered furnished, perfect for both personal enjoyment and as a short-term vacation rental.



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