

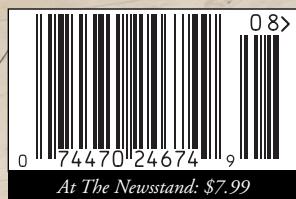
# LUXURY HOME®

MAGAZINE

Hawai'i

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

ISSUE 20.4



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LUXURYHOMEMAGAZINE.COM

Preeminent Luxury, Park Lane Ala Moana #6504  
Presented by Noel Pietsch Shaw, Pages 22 & 23

# VICTORIA PLACE

## WARD VILLAGE



**#3600 \$5,995,000**

- 3 BD, 3 BA, Living - 1,851 sf
- Views - Diamond Head, Ocean, Coastline, Garden, Marina, Beach Park, City, Marina, Sunrise & Sunset

Welcome to Victoria Place #3600, a spectacular 3BD, 3BA residence with 2 parking stalls, P2-086 & 087, 1 storage rm, S3-009 perched high on the 36th floor of one of Honolulu's most prestigious towers. This is not just a home—it's a statement of elevated living. Custom-designed closets and electric shades throughout, offering both elegance and superior functionality. Each room showcases a feature wall with tasteful wallpaper, adding warmth and personality to every space. A custom kitchen counter extension finished with Monkeypod wood, creates a warm, inviting space for entertaining or everyday dining. Floor-to-ceiling glass windows bring in dramatic natural light and showcase sweeping 180-degree ocean views—from Diamond Head, across Ala Moana Beach Park, the Yacht Harbor, and the coastline. Living at Victoria Place is like residing in an ultra-luxury resort, with curated spaces designed for comfort, wellness, and relaxation. Ample serene spaces and landscaped garden retreats, thoughtfully accented by tasteful lighting and museum-quality art installations. Enjoy tranquility, elegance, and privacy—all within a vibrant, master-planned community.



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# WAIEA WARD VILLAGE



#2000/2002 **\$12,800,000**

- 4 BD, 4.5 BA, Living - 4,830 sf, Lanai - 152 sf
- Views - Diamond Head, Ocean, Coastline, Marina, Beach Park, City, Marina, Sunrise & Sunset

Welcome to Waiea, the crown jewel of Ward Village and Honolulu's lowest-density ultra-luxury residential tower, offering just 171 residences. This rarely available, seamlessly combined double unit (00 & 02) spans over 5,000 sq. ft. - creating one of the largest and most refined condos in all of Hawaii. This expansive 4 BD, 4.5 BA, 4 parking stalls home features a private office, wet bar, versatile media room, walk-in pantry, expansive living and dining areas - all framed by uninterrupted panoramic views of Diamond Head, the Pacific Ocean, Ala Moana Beach Park, and Waikiki from every room. Enter via private elevator into a grand foyer leading to generous living and dining areas with an approx. 10 ft ceilings, wood flooring, Miele appliances, electric shades, and Lutron Smart Home system. The thoughtfully designed layout includes primary bedroom's two oversized custom walk-in closets, over \$1M in bespoke upgrades, finest materials and craftsmanship. Waiea is a Platinum-level LEED-certified energyefficient building offering 24 hour security, concierge, resort-style amenities, and 5 guest suites. Just steps from dining, shopping, and beaches, this is luxury island living at its finest.



For More Information:

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## 4543 AUKAI AVENUE

Honolulu, Oahu | 7,519 SQFT | 11,754 SQFT Land | 5BR/5.5BA | MLS# 202515828 | \$11,500,000

This stunning brand-new modern 5BD/5.5BA Kahala home combines sleek architecture & resort-style comfort. Iroko wood accents, Shou Sugi Ban siding & natural lava stone add warmth & texture. Verdant lawns wrap the pool & spa amid tropical grounds w/ palms & flowering trees. Dramatic covered lanais create true indoor-outdoor living & the poolside pavilion is perfect for dining al fresco. The chef's kitchen

boasts premium appliances, Italian cabinetry & a spacious island w/ Dekton counters & dine-in seating. The expansive primary suite offers oak floors, luxurious walk-in closet & a tadelakt plaster spa bath. A sculptural staircase, statement lighting, air conditioning, elevator & 3-car garage complete this rare offering. Seldom does a home of this caliber ever come to market in Hawai'i. Truly exceptional!

\$11,500,000



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#1 Agent in Hawaii, Coldwell Banker Realty





## 176 HANAPEPE LOOP

Honolulu, Oahu | 9,287 SQFT  
20,312 SQFT Land | 6BR/7BA/1Half BA  
MLS# 202513981 | \$16,900,000

**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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**HAWAII**  
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## 1122 MOKULUA DRIVE

Kailua, Oahu | 3,384 SQFT  
 13,000 SQFT Land | 5BR/4BA  
 MLS# 202516042 | \$7,750,000

The classic 5BD beach house is located on iconic Lanikai Beach in Kailua, known for its turquoise waters & views of the twin Mokulua Islands. This fabulous spot near the end of the beach offers privacy on a spacious 13,000 SF parcel. The flexible floor plan is ideal for extended family living, work-from-home options & includes an elevator for added ease. The private primary suite on the upper level enjoys sweeping seaside views & its own balcony. The main level offers 3BD/2BA, kitchen w/ dine-in seating & open living/dining areas that flow to a lanai overlooking the tropical yard & ocean. Lower level has separate 1BD/1BA guest suite w/ kitchenette & sitting area. Must-see!

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\$4,750,000



## 4758 AUKAI AVENUE

Honolulu, Oahu | 4,217 SQFT  
11,250 SQFT Land | 4BR/3.5BA  
MLS# 202514893 | \$4,750,000

Premier Kahala Location on coveted Aukai Avenue. This stunning single-level home offers 3 bedrooms plus a den & 2.5 baths in the main residence, vaulted ceilings, hardwood floors, & seamless indoor-outdoor living. The spacious family room with limestone floors flows to a tropical backyard oasis with swaying palms, grassy lawn & a large tiled pool. A fabulous gourmet kitchen features a gas cooktop, double ovens, walnut cabinetry & an island with seating. A private 1-bed, 1-bath pool house with lounge & wet bar overlooks the pool, hot tub, & sundeck, perfect for entertaining. Fully walled & gated with a rare 3-car garage, near beaches, golf, dining & more. This charming home embodies true island living!



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## 4356 AUKAI AVENUE

Honolulu, Oahu | 3,637 SQFT  
 11,989 SQFT Land | 5BR/4BA  
 MLS# 202512860 | \$3,395,000

Unbeatable Kahala location near beaches, golf & more! This spacious 5BD/4BA home offers a flexible floor plan, rich hardwood floors & dual living/lounge areas for relaxing or entertaining. Enjoy vaulted ceilings & large windows that open to a wraparound lanai & private grassy lawn. The kitchen features stainless appliances, wraparound counters & a pass-through w/ dine-in seating. Three BD & two BA on the main level, including a side-entry room perfect for guests, in-laws or a home office. Upstairs offers a guest room, lounge w/ wet bar & a private primary suite w/ peaceful garden views. Experience indoor-outdoor living near the Kahala Hotel, golfing, beaches, dining & more.

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\$2,595,000



## 87-835 FARRINGTON HIGHWAY

Ma'ili Point, Oahu | 2,814 SQFT  
22,225 SQFT Land | 4BR/2BA  
MLS# 202515148 | \$2,595,000

Welcome to Maluhia, a serene beachfront retreat on O'ahu's West shore. This gated 4BD/2BA home at Ma'ili Point sits on a 22,225 Sq. Ft. lot with 111 feet of direct beach frontage. Designed by mid-century architect Edward Sullam, the U-shaped layout connects three structures with covered walkways around a spacious Hau Tree Lanai—an open-air living room for relaxing or gathering. Enjoy surfing, snorkeling, and sunsets just steps from your door, plus seasonal whale and dolphin sightings. With two private bedroom wings and a central great room that opens to the sea, Maluhia offers classic island charm and relaxed indoor-outdoor living.



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## THE WHALER #821/823

Ka'anapali, Maui | 1,444 SQFT  
2BR/2BA | MLS# 404912 | \$2,995,000

Experience expansive ocean and breathtaking mountain views from this pristine residence at the Hotel Zoned Whaler on Ka'anapali Beach! Located on the 8th floor facing the inner courtyard, this spectacular luxury condominium features a spacious floor plan & private wrap-around lanai. Elegantly remodeled with ocean views throughout, this well-appointed condominium features numerous upgrades including custom cabinetry, travertine flooring, granite countertops, plantation doors and Hunter-Douglas window coverings. This unit also includes gourmet Wolf and SubZero appliance packages in the kitchen and dining room. Minutes from shopping and dining at Whaler's Village or snorkeling at the famous Black Rock at Ka'anapali Beach.



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Padilla Designs, LLC
Worthshop
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### Front Cover Home

Park Lane Ala Moana #6504  
See Pages 22 & 23  
Photo by 360 Productions

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## 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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# Aloha from Maresa

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



The late summer months are the perfect time of year to wind down. There is no longer the anticipation of a summer full of activities with your ohana. Vacation planning has come to an end, and it's time to enjoy the sweet slowness before a new school year.

And there's plenty of *new* in this issue, where we feature a dramatic collection of luxury homes, homesites, and high-rise condominiums. Our cover home—Park Lane Ala Moana #6504—is presented by Noel Pietsch Shaw. With plenty of room, a spacious lanai, and even a private garage, this is the best of city living. Learn more on pages 22 and 23.

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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\$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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\$28,000,000



## MAUNA KEA RESORT

Mauna Kea Resort, Big Island | 6,301 SQFT  
6BR/6.5BA | MLS# 716779 | \$28,000,000

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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Scan for a Property Tour  
See More on Page 53

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## ALA KAHAKAI 27 HALE KAI APO

Kailua Kona, Big Island | 6,670 SQFT | 1.17 AC  
6BR/5.5BA | MLS# 715383 | \$23,500,000

Premier Front Row Estate with white sand beach views, Hale Kai Apo is a fully furnished masterpiece by Averylily, offering the pinnacle of coastal luxury. This 6,670 sq. ft. modern estate blends Shay Zak's Hawaiian architecture with sweeping ocean vistas, six-bedroom suites, and seamless indoor-outdoor living. Dual primary suites overlook the Kona Coast, while sliding mahogany doors lead to a 1,280 sq. ft. lanai with a dining lounge, spa, and fire pit. Steps away from the 67,000 sq. ft. Clubhouse, enjoy access to championship golf, fine dining, spa services, and a world-class fitness center. A lifestyle like no other.



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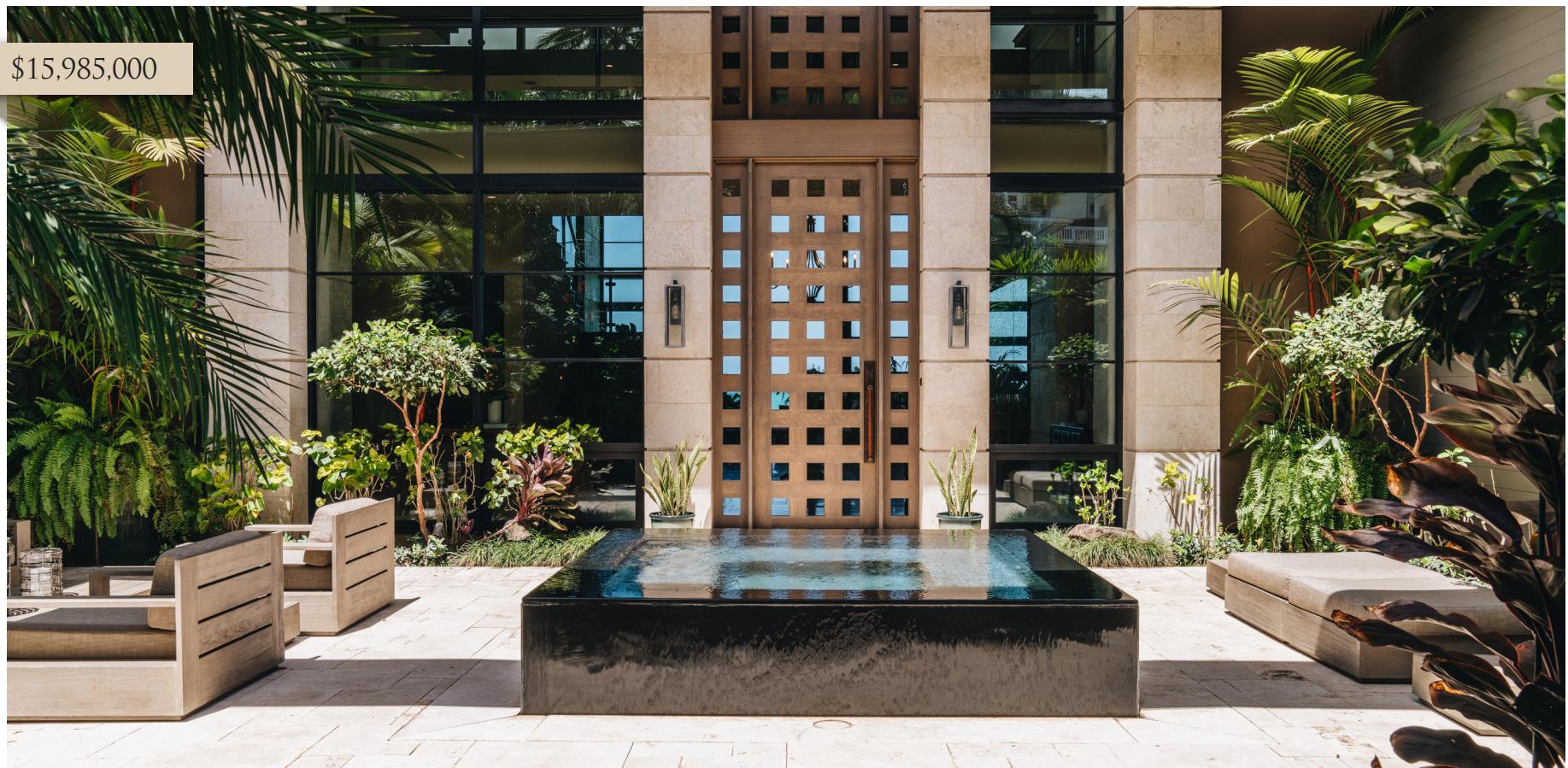
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## 766 MOKULUA DRIVE

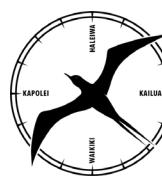
Kailua, Oahu | 7,761 SQFT  
14,497 SQFT Land  
6BR/5Full/2Half BA  
MLS# 202408067 | \$15,985,000

Step into a realm of island luxury where architectural brilliance meets the raw beauty of Hawai‘i's most iconic seascape. Between world-famous Kailua & Lanikai Beaches, this bespoke oceanfront estate—built new in 2018 by award-winning Longhouse Design+Build—is a one-of-a-kind sanctuary. Wake to a sunrise over the Mokulua Islands w/ panoramic views—a living masterpiece just beyond your 100 linear ft of private manicured oceanfront lawn. A sleek spa courtyard retreat wrapped in lush foliage blends indoor-outdoor living, privacy & elegance. Just minutes to Mid-Pacific Country Club—Windward Oahu's premier private golf, dining, fitness & social club. This is not just a home—it's a legacy.



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\$14,880,000



## 47 KAILUANA PLACE

Kailua, Oahu | 5,804 SQFT  
32,968 SQFT Land | 5BR/6Full/2Half BA  
MLS# 202515183 | \$14,880,000

Discover the pinnacle of oceanfront living at 47 Kailuana Pl, offering ultimate privacy, unmatched views & double-gated entrance on a private peninsula. This Balinese-Hawaiian-inspired single-level estate offers a history of prestige & exclusivity, as it was once the holiday retreat of a former U.S. President. This one-of-a-kind estate boasts panoramic views of Kailua Bay and the Mokulua islands. Its gracious interior flows seamlessly onto over 2,000 sf of covered lanais, walkways & lush tropical grounds. A new standing seam aluminum roof & 5 solar attic fans, plus central & split AC, ensure comfort & efficiency year round. Resort-style amenities include a heated saltwater pool, spa w/waterfall & fully equipped gym. Welcome home to your dream island sanctuary!



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**Kona**

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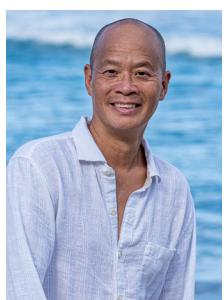
## 114 KEOAWA STREET

Kapalua, Maui | 5,666 SQFT

4.07 AC | 6BR/6.5BA

MLS# 405908 | \$13,950,000

One of the finest estates in all of Hawaii is now available featuring outstanding direct ocean, sunset and Molokai views. The 4-acre estate at 114 KEOAWA STREET offers over 5,600 living sq. ft. across the single-level main home (4BR/4.5BA) and ohana (2BR). The private 2-bedroom ohana has its own separate driveway access and is perfectly situated behind the main home. Enjoy outdoor living with your own personal botanical gardens, infinity edge pool, oversize spa, and extensive 1,200+ sq. ft. exterior covered lanais. For the passionate golfer, there are two par 3 tee boxes and two greens. The Plantation Estates of Kapalua is an exclusive golf-course gated community in Hawaii. Owners have easy access to the Kapalua Resort amenities including world renowned D.T. Fleming Beach, Honolua Bay, The Montage Spa and incredible fine dining experiences. Offered turnkey.



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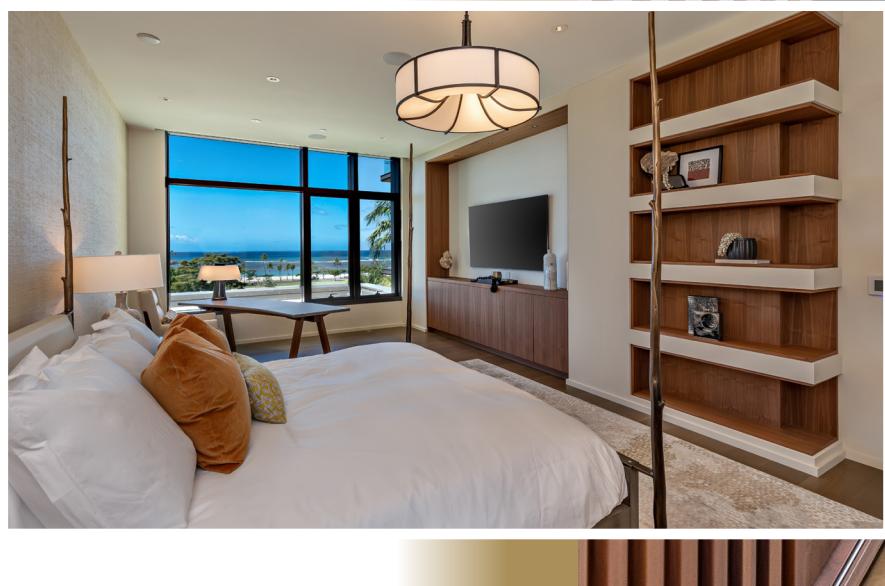
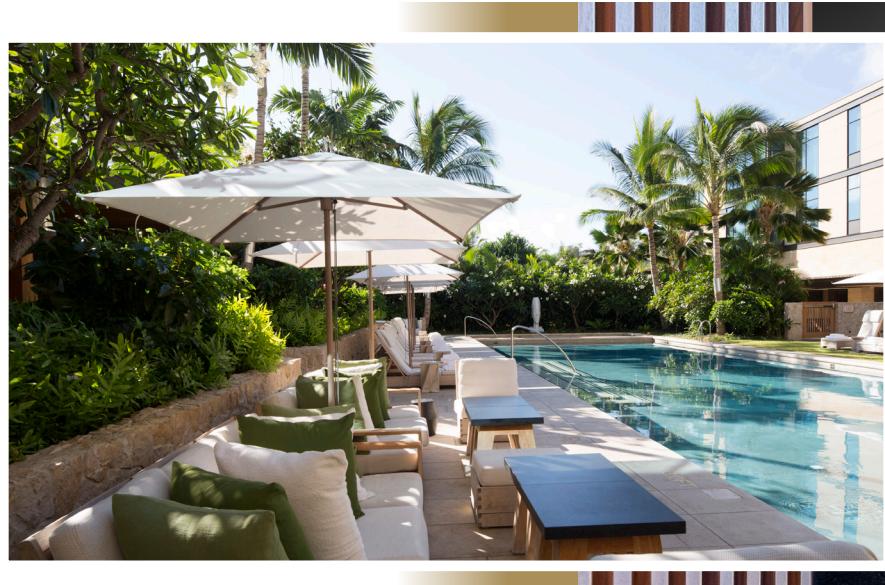
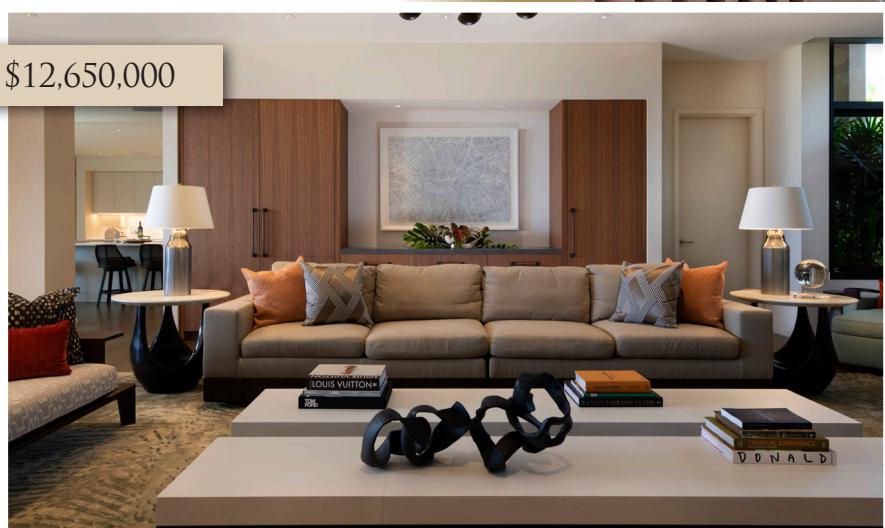
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## PARK LANE ALA MOANA #6504

Honolulu, Oahu | 4,792 SQFT | 4BR/3.5BA | MLS# 202416727 | \$12,650,000

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.



Cover Home



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LuxuryHomeMagazine.com



## 1100 ALA MOANA BLVD GPH 4000/4001

Honolulu, Oahu | 3,716 SQFT  
4BR/5BA | MLS# 202513636  
\$11,999,000

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.



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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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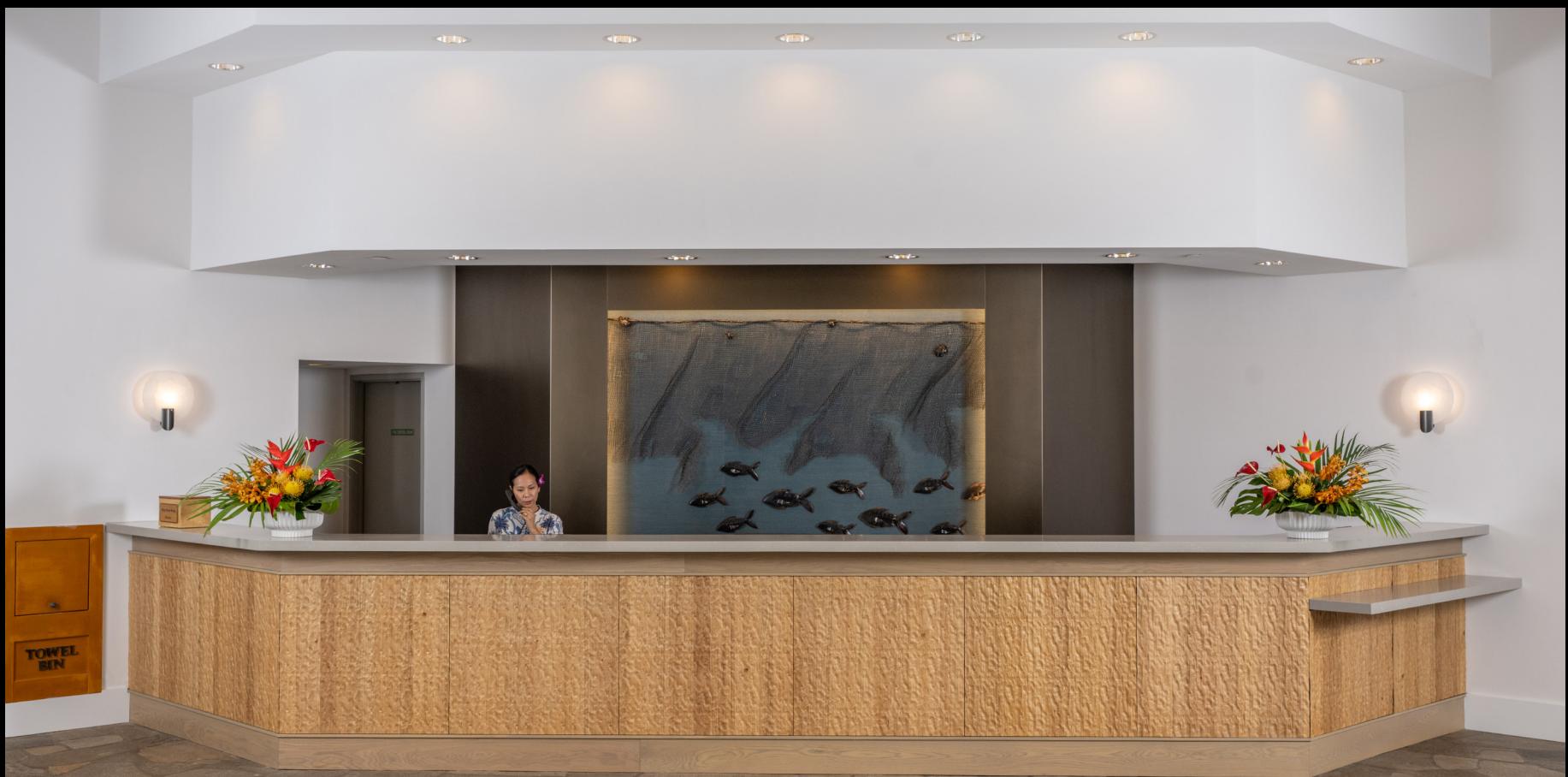
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Caught in Time



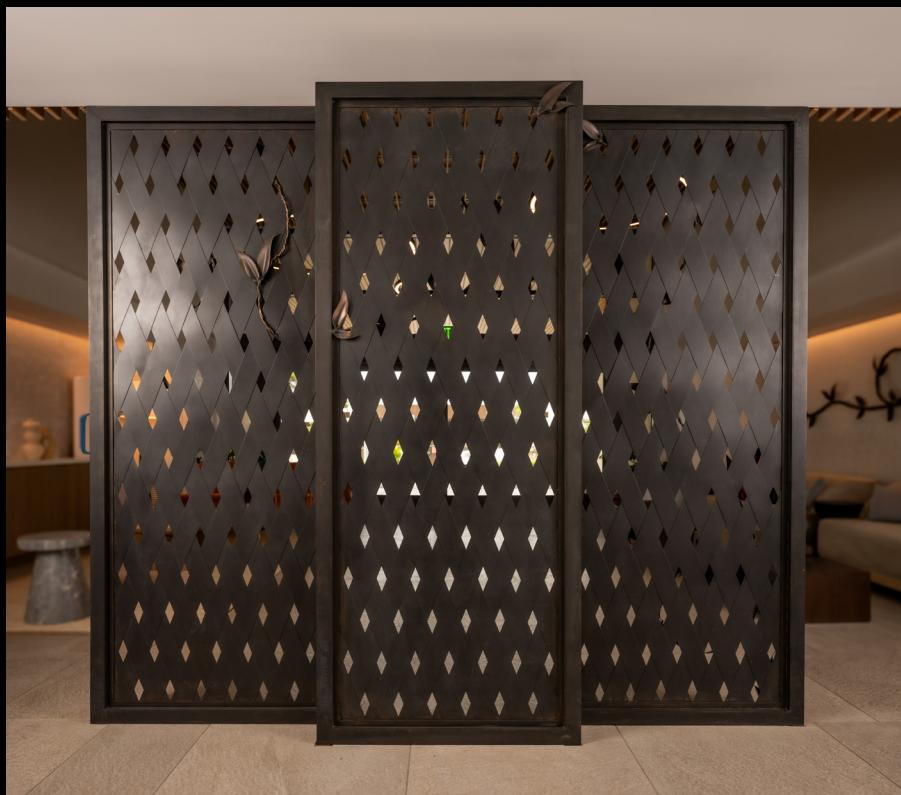
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The Magic Happens When the Art Is Placed





SOAK IN THE VIEW  
SEE PAGE 21



## 68-1002 KONANE COURT

Kamuela, Big Island | 3,884 SQFT  
21,694 SQFT Land | 4BR/4.5BA  
MLS# 707815 | \$8,600,000

Under construction, scheduled for Summer 2025 completion. This modern tropical home in the heart of Mauna Lani. Steps from the Beach Club and its white sand beach, enjoy access to snorkeling, sunset sails, and scuba. Mauna Lani's open plan residence offers sunset views to the Pacific Ocean over a pond on Mauna Lani's South Course 17th fairway. A 45x30 foot Great Room opens to a lava courtyard garden, a spacious lanai, and a grand infinity pool with integral hot tub. A leading-edge gourmet kitchen, media room and a private Zoom Room as well as 4 large bedrooms, with luxury en-suite baths surround a private courtyard. A large 2 car garage provides additional area for storage and golf cart.

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PORTFOLIO  
  
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**Yvonne J. Khouri-Morgan**

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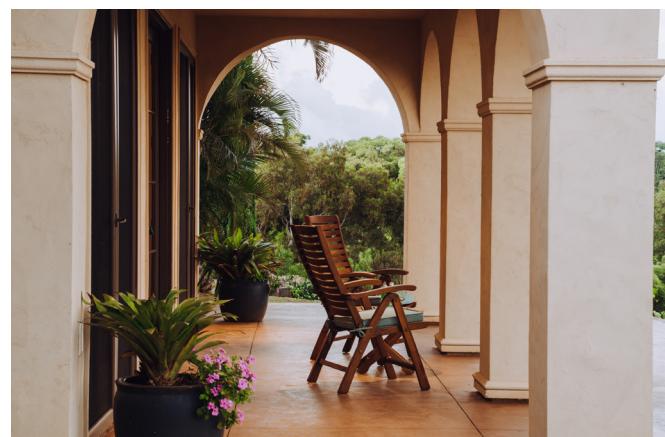
\$7,950,000



## 4114-J WAHA ROAD

Kalaheo, Kaua'i | 7,601 SQFT  
 5.57 AC | 6BR/3Full/3Half BA  
 MLS# 713628 | \$7,950,000

Perched above the lush Lawai Valley and bordered on three sides by the National Tropical Botanical Garden, 'Aina Lani is a rare 5.5-acre estate that offers unobstructed ocean and mountain views, exceptional privacy and tranquility in the quiet Kalaheo community of Kaua'i's south shore. The gated driveway leads to a meticulously crafted 7,600+ sf luxury residence, which includes a four-bedroom primary home and separate two-bedroom guest quarters. This distinctive legacy property combines architectural excellence, environmental harmony, and timeless luxury placed within one of the most historically significant locations on Kaua'i.



**Susan L. Higgins**

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## 2274 S KIHEI RD

Kihei, Maui | 3,025 SQFT  
8,481 SQFT Land | 6BR/6.5BA  
MLS# 406334 | \$7,500,000

This direct beachfront property has panoramic ocean and neighbor island views with the golden soft sands of Kamaole Beach 1 just steps from your home. Designed for both relaxation and entertaining, the top floor of this residence features a primary suite with en suite bath, guest quarters with bathroom, large lanai for entertaining, and open-concept living area and kitchen that capture beach and ocean views. The first level of the home has 4 bedrooms and 4 bathrooms configured into separate living spaces with private entrances. Nearby is world-class dining, top rated golf courses, and premier shopping. Whether you envision a coastal retreat or a modern masterpiece, this property provides a blank canvas to design your dream home.



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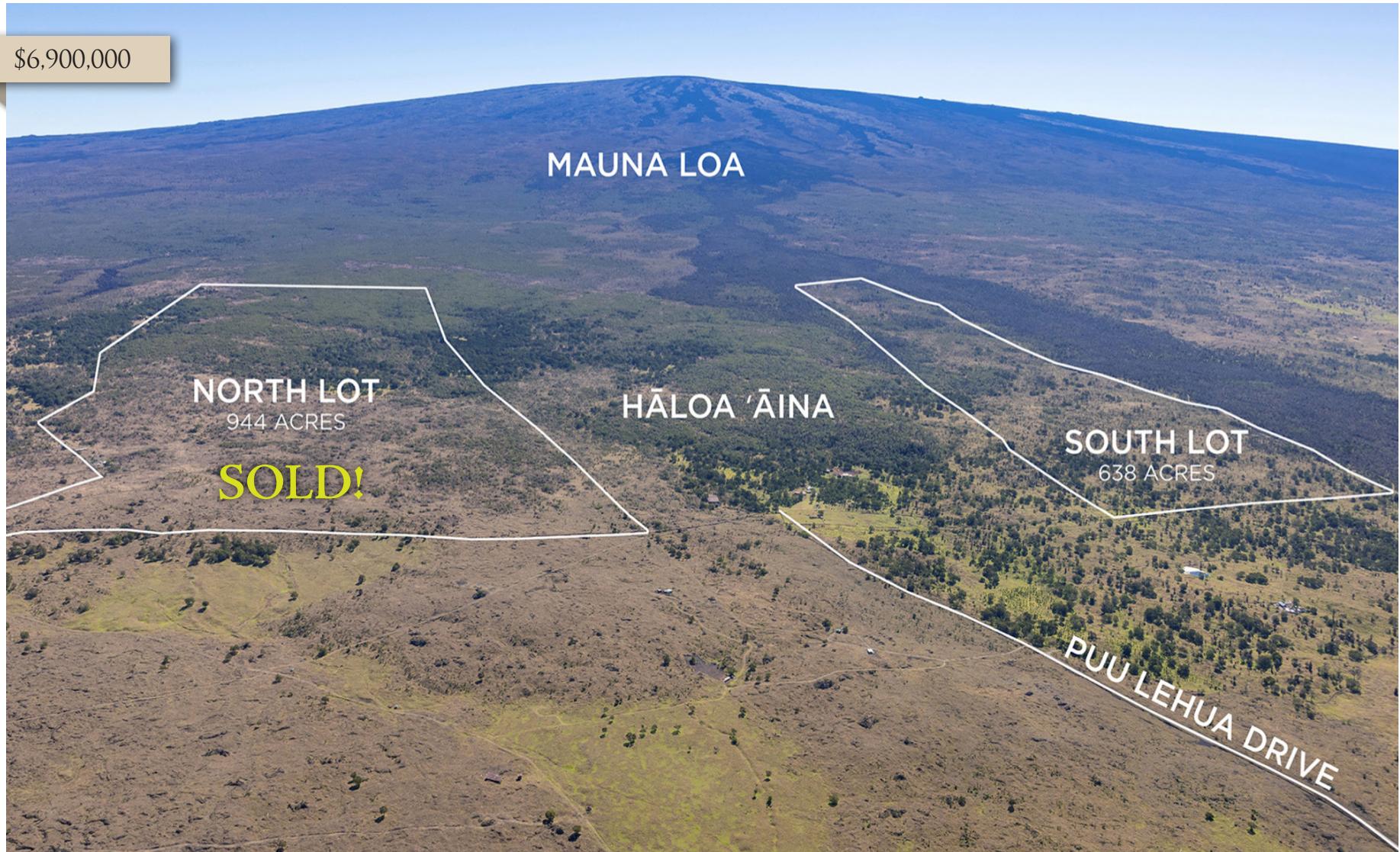
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HL1 - Director



\$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.

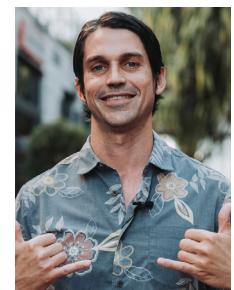


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## 47 KAAPUNI DR

Kailua, Oahu | 5,521 SQFT  
 11,000 SQFT Land | 6BR/5.5BA  
 MLS# 202512920 | \$6,200,000

Exquisite Beachside home near world-renowned Kailua Beach, ideally located on a sought-after private street just one lot away from the white sand and ocean activities of Kailua Bay. Enjoy ocean views from your rooftop deck and a rejuvenating sauna session next to your serene koi pond. Expansive layout features stunning primary suite with ocean views, large yard and covered lanais, multiple dining areas, gourmet kitchen, and high-quality roof. Top-tier solar PV system with fully-owned solar panels, battery storage, and an EV charging station. Spacious guest unit with separate entrance for privacy. With ample parking and a perfect blend of indoor & outdoor living spaces, this home is truly the dream Hawaii residence!



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# BREATHING ROOM

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*with a view*

Hokuli'a is a luxury oceanfront community on Hawai'i Island's Kona Coast, offering estate parcels with sweeping views and ample space to build. Spanning 1,260 acres, the community features a Jack Nicklaus Signature 18-hole golf course, private club amenities, and a farm-to-table lifestyle rooted in the land. Each homesite is carefully positioned to embrace the natural beauty of the coast.

81-6575 Hiaaiono Pl | Listed by Leslie Oxley-Friedrich R(S)

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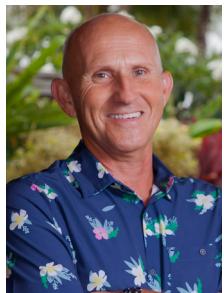
MODERNITY, HAWAIIAN STYLE  
SEE PAGE 17



## EFFORTLESS ISLAND LIVING

Kukui'ula, Kaua'i | 2,392 SQFT | 0.05 AC  
3BR/3BA | MLS# 718545 | \$4,800,000

Club Bungalow 16 is a private 3-bedroom, 3-bathroom retreat on a corner homesite along Club Drive—Kukui'ula's only residence of its kind in this prime location. Thoughtfully designed for seamless indoor-outdoor living, the vaulted great room opens to a spacious lānai through disappearing pocket doors. The primary suite features dual sinks, a soaking tub, and a lava rock garden shower, blending comfort with nature. Dark ipe floors, Mont Blanc quartz counters, and premium Wolf and Sub-Zero appliances add refined touches. Eligible for The Lodge at Kukui'ula rental program.



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## THE BLUE LAGOON COTTAGE

Haleiwa, Oahu | 1,535 SQFT  
18,474 SQFT Land | 4BR/2.5BA  
MLS# 202512434 | \$4,200,000

North Shore's best hidden gem! Private, premium, one-of-a-kind, on a private road. Located between Chuns Reef and Waimea Bay. The Blue Lagoon Cottage is a charming, shabby chic, plantation-era home offering a 3BR/1.5BA main house and separate beachfront studio with 1BA + kitchenette. Relax and enjoy swimming and snorkeling in crystal clear water or kayaking to Waimea Bay right from your protected Blue Lagoon backyard. Perfect spot for watching whales, sea turtles, and sunsets. Surf popular and uncrowded breaks directly in front of the home like Leftovers, Uppers, Chuns Reef, and Alligators! Premier location owned by the director/producer of movies Grease, The Blue Lagoon, and The North Shore. Listing includes 2 parcels totaling 18,474 sqft. Perfect to remodel or build an amazing new home.



Ralph Gray  
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\$3,690,000



## SUMMIT ESTATE KOHALA RANCH

South Kohala, Big Island | 5,550 SQFT  
25 AC | MLS# 717941 | \$3,690,000

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. Expansive lower level boasts a 6-seat movie theater with 155' screen, guest bedroom, workout and entertaining space, 40' ft lap pool with heater, and lava rock waterfall. Solar gated entry, AG building, 30 panel NEM photo voltaic system with battery back-up system.

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Office Address: 68-1330 Mauna Lani Drive Suite 308 Kohala Coast, HI 96743



\$3,499,000



## 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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MEGACAPITAL HAWAII CORPORATION



\$3,377,000



## 440 MIKIOI PL

Kihei, Maui | 3,753 SQFT | 0.508 AC  
5BR/6BA | MLS# 403844 | \$3,377,000

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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# 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 \$7,720,000**

**4922 Kolohala Street, Oahu | Closed at \$7,720,000**

Listed by: **Noel Pietsch Shaw, Hawai'i Life and Victoria Gutierrez, Coldwell Banker Realty**  
Buyer's rep: Kay Mukaigawa and Dale Tagami Fukushima, Engel & Volkers

**3200 S. Kihei Road, Maui | Closed at \$28,560,000** (Highest sale of the year on Maui)

Listed by: **Josh Jerman and Matt Beall, Hawai'i Life**  
Buyer's rep: Leslie M Smith, Hawai'i Life

**72-166 Ke Alaula Street, Big Island | Closed at \$8,500,000**

Listed by: **Yvonne Khouri-Morgan, Corcoran Pacific Properties**  
Buyer's rep: **Yvonne Khouri-Morgan, Corcoran Pacific Properties**

**4801 Kahala Avenue, Oahu | Closed at \$4,800,000**

Listed by: **Tracy Allen, Coldwell Banker Realty**  
Buyer's rep: **Tracy Allen, Coldwell Banker Realty**



**CLOSED AT \$5,350,000**

**227 Anapuni Loop, Maui | Closed at \$5,350,000**

Listed by: **Robert Myers, Coldwell Banker Island Properties**  
Buyer's rep: Chris Worth, Coldwell Banker Island Properties

**1100 Ala Moana Blvd #1000/1001, Oahu | Closed at \$8,250,000**

Listed by: **Noel Pietsch Shaw, Hawai'i Life**

Buyer's rep: Frank Clark, Real Select International

**72-143 Pakui Street, Big Island | Closed at \$7,250,000**

Listed by: **Yvonne Khouri-Morgan, Corcoran Pacific Properties**  
Buyer's rep: **Yvonne Khouri-Morgan, Corcoran Pacific Properties**

**5135 Lau Nahele St, Kauai | Closed at \$6,000,000**

Listed by: **Suzanne M. Harding, Kukui'ula Realty Group**  
Buyer's rep: **Suzanne M. Harding, Kukui'ula Realty Group**



**CLOSED AT \$16,700,000**

**4078 Noho Kai St, Kauai | Closed at \$16,700,000**

Listed by: **Suzanne M. Harding, Kukui'ula Realty Group**  
Buyer's rep: **Suzanne M. Harding, Kukui'ula Realty Group**

**68-1303 Kaniku Drive, Big Island | Closed at \$10,800,000**

Listed by: **Tomoko Matsumoto, Hapuna Realty**  
Buyer's rep: **Tomoko Matsumoto, Hapuna Realty**

**4151 Nuuanu Pali Drive, Oahu | Closed at \$3,800,000**

Listed by: **Tracy Allen, Coldwell Banker Realty**  
Buyer's rep: Maria Kawanakanhoa, Coldwell Banker Realty

**62 Kumu Niu Pl, Maui | Closed at \$2,700,000**

Listed by: **Diana Rodbourn, Compass**  
Buyer's rep: **Robert Myers, Coldwell Banker 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](http://mauihomesales.com/Whaler908)



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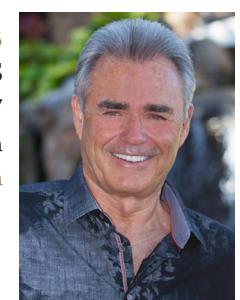
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\$2,500,000



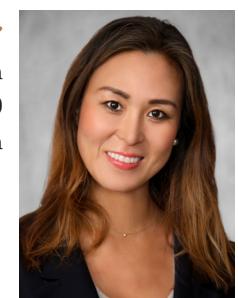
## 2755 KALAWAO ST MANOA

Honolulu, Oahu | 3,114 SQFT  
12,926 SQFT Land | 4BR/4BA  
MLS# 202510470 | \$2,500,000

Nestled in a private, gated Manoa hillside community, 2755 Kalawao Street is a modern, 2017-built residence. This 3-story, 4-bedroom, 4-bath, 3,114 sq.ft. home offers a warm island-contemporary design. The main level features an open-concept living area and a private garden courtyard with a covered lanai. Upstairs, three additional bedrooms, including a second primary suite, and a living room provide flexible living spaces. Enjoy 180-degree views of Honolulu to the Koolau Mountains from the top floor. This superb Manoa location provides a secure, secluded feeling while being minutes from urban Honolulu and Waikiki.



**Keiko Nespor**  
Luxury Sales Team  
Realtor, RS-82389808.799.6660  
keiko@sachihiawaii.com





## 3015 KALAKAUA AVE #401

Honolulu, Oahu | 1,082 SQFT | 2BR/2BA  
MLS# 202502324 | \$2,100,000

Experience elevated coastal living in this fully furnished oceanfront residence, occupying half a floor with only 2 units per level. Located in the prestigious Diamond Head neighborhood along the sought-after Gold Coast, this property offers a rare blend of exclusivity, comfort, and breathtaking beauty. Enjoy seamless indoor-outdoor living with floor-to-ceiling pocketing sliding doors. Amazing views span from iconic Diamond Head to the sparkling Pacific, delivering a daily backdrop of unmatched natural splendor. Ideally positioned near Kapiolani Park, Waikiki, the Outrigger Canoe Club, Elks Club, tennis and pickleball courts, dining, shopping, and beaches + a dedicated parking stall and storage unit.



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drewread.com



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## 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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**Locations**

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\$4,175,000 - \$6,975,000



## MONTAGE RESIDENCES KAPALUA BAY OFFERINGS

Montage 1205 | 2,789 SQFT | 3BR/3.5BA | MLS# 405233 | \$6,975,000

Montage 1204 | 2,789 SQFT | 3BR/3.5BA | MLS# 406018 | \$6,750,000

Montage 4505 | 2,087 SQFT | 3BR/3.5BA | MLS# 406396 | \$4,670,000

Montage 2204 | 2,789 SQFT | 3BR/3.5BA | MLS# 406017 | \$4,175,000

On over 20 breathtaking oceanfront acres along Maui's northwest coast, Montage Kapalua Bay is the only Forbes Five-Star resort in West Maui that offers private ownership. The residences range from spacious two, three, and four-bedrooms overlooking Namalu and Kapalua Bay, with stunning views of Lanai and Molokai and year-round sunsets. Among the Five-Star featured amenities are state-of-the-art gourmet kitchens, concierge services, resort pools and spas, and award-winning dining options. Owners can also access two championship golf courses, five pristine beaches, a private pool at the Kapalua Beach Club, and renowned snorkeling spots and hiking trails. Connect with Jennifer Edwards and Mary Anne Fitch to discover more about the available Montage Residences.



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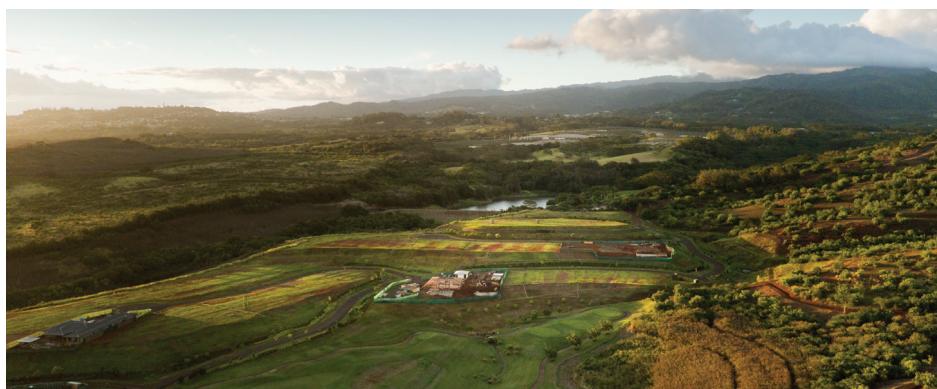
## BLENDING COMFORT WITH NATURE SEE PAGE 37

Photo Credit: Kukui'ula/Gregory Blore

# Discover AEPO NEI AT KUKUI'ULA

HOMESITES FROM \$1,599,000 TO \$3,950,000

Aepo Nei, named for the beloved night tradewinds, offers an exceptional opportunity to build your dream home in an elevated enclave with sweeping views of mauka and makai. Rooted in Hawaiian tradition and connected to the land, this central neighborhood offers generously sized homesites, direct access to a 10-acre organic Farm and Lake, plus miles of walking, hiking, and biking trails leading to all that Kukui'ula and Kaua'i's South Shore have to offer. Ownership at Kukui'ula includes membership to The Club at Kukui'ula, featuring world-class amenities such as a private clubhouse, spa, Tom Weiskopf-designed golf course, dining, and more. With just a handful of homesites remaining, Aepo Nei is where island living meets inspired design, movement, and meaning.



  
**Kukui'ula**  
SOUTH SHORE, KAUAI

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# ESCAPE

DISCOVER YOUR DREAM HOME

## NEW CONSTRUCTION LUXURY ESTATES

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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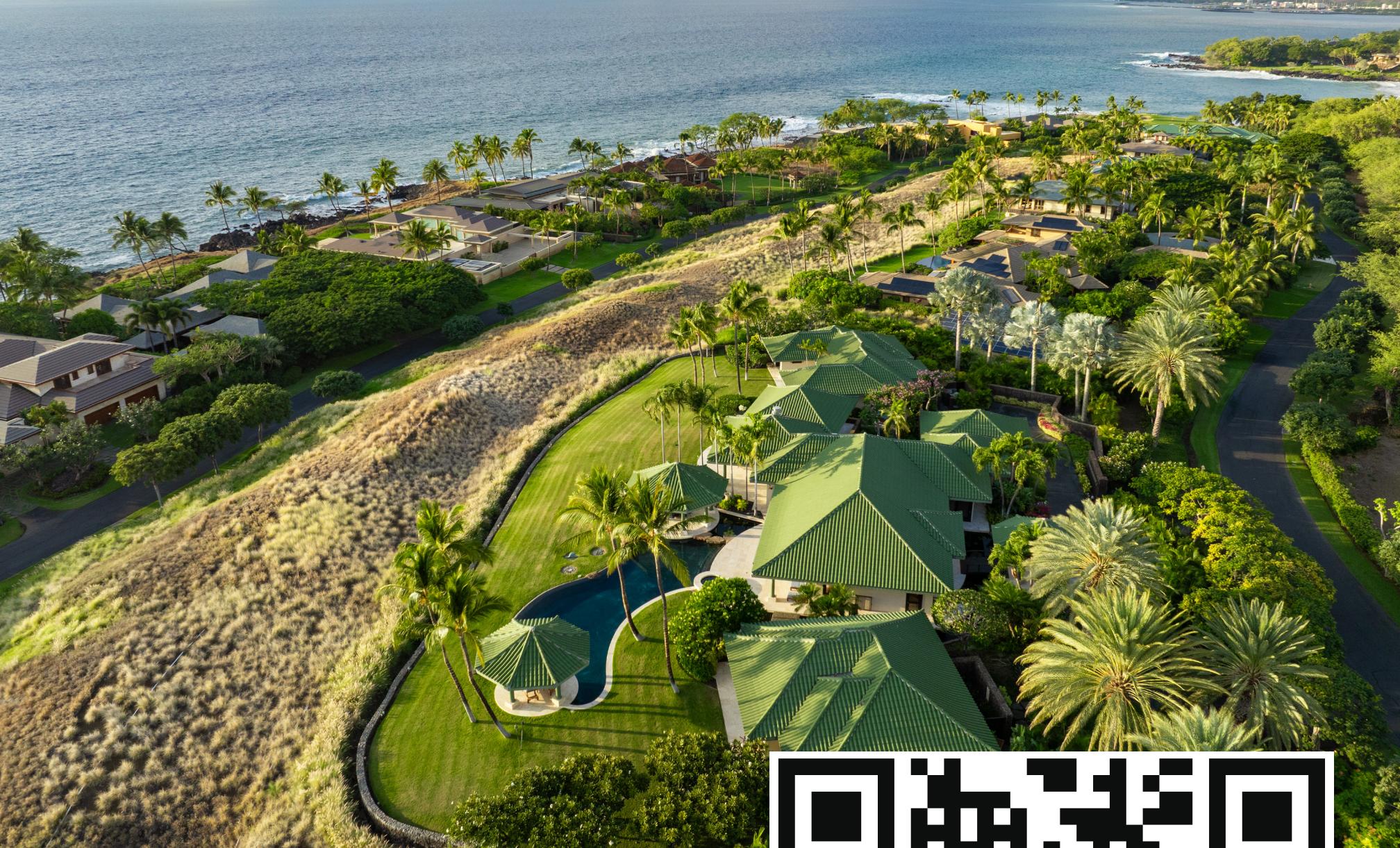
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Explore the Estates



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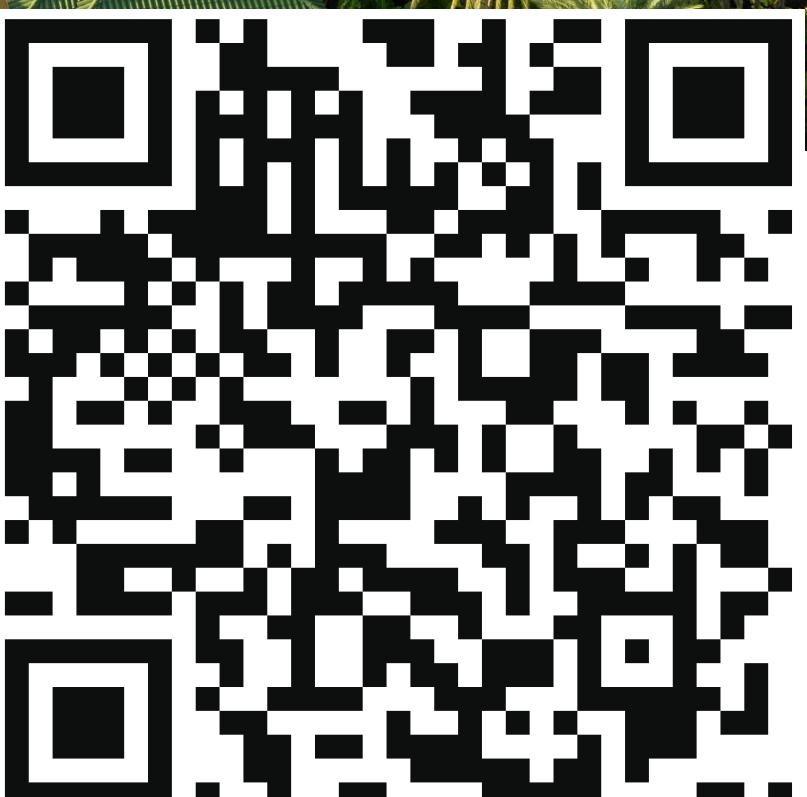
A VIDEO IS  
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WORDS



SCAN FOR A PROPERTY TOUR

62-3680 Kiekiana Place, Mauna Kea Resort, Big Island

6,301 SQFT | 6BR/6.5BA | MLS# 716779 | \$28,000,000



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## 82-6289 Kahaula Rd, Captain Cook, HI 96704

Welcome to Dolphin Bay House, a highly desirable property in the sought-after Captain Cook/Manini Beach neighborhood, offering the rare benefit of a transferable Short-Term Vacation Rental (STVR) license. This home seamlessly blends the charm of old Hawaii with thoughtful updates, making it the perfect choice for a successful vacation rental or a private island retreat.

Nestled amidst lush gardens filled with orchids, palms, and fruit trees, this home is just 300 feet from Kealakekua Bay, a world-renowned marine sanctuary. Enjoy unparalleled access to crystal-clear waters ideal for snorkeling, kayaking, and observing Hawaiian spinner dolphins, sea turtles, and vibrant marine life. Nearby, the Captain James Cook Monument adds historical significance and is a favorite hiking destination.

The main house features three spacious bedrooms and three elegantly designed bathrooms. The master suite boasts a deep soaking tub, dual granite sinks, and serene garden views. A ground-floor suite with its own

**4 Beds | 4 Baths | 2,902 SF | 8,500 Lot SF | \$2,200,000**  
MLS 716223

entrance, private bath, and sitting area provides an ideal space for guests. The well-equipped kitchen, with granite countertops, modern appliances, and two sinks, is perfect for preparing meals to enjoy on the lanai, where tropical breezes and stunning sunsets create unforgettable moments.

A detached cottage offers a fourth bedroom with its own kitchen and living area, ideal for extended family or guests. The breezeway connecting the main house and cottage includes a laundry area, outdoor shower, and beach gear storage, making it easy to embrace the island lifestyle.

Completely remodeled in 2007 and meticulously maintained, Dolphin Bay House is move-in ready and offers an extraordinary opportunity to live and invest in paradise. Whether continuing its legacy as a successful STVR or making it your dream home, Dolphin Bay House embodies the essence of Hawaii's beauty, history, and lifestyle.



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PAIRING PATTERN AND TEXTURE FOR HIGH STYLE  
SEE PAGES 22 & 23

# HOKULI‘A PHASE II

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## THE VISTA AT THE MAUNA KEA RESORT

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## THE VISTA AT THE BELOVED MAUNA KEA RESORT

Considered the most sacred of the island's five volcanoes, Mauna Kea's summit is the highest in all Hawaii. Quite naturally, ancient Hawaiian law reserved visits to the peak for only the highest-ranking nobles. In keeping with this tradition, the most spectacular property at the resort is at the highest elevation, on the golf course, with expansive ocean views. Of the 14 sites, only 8 remain, several offered with visionary architectural plans.



**Hapuna Estates**  
AT MAUNA KEA RESORT

808.557.8689 | [MaunaKeaLiving.com](http://MaunaKeaLiving.com)  
[Info@MaunaKeaLiving.com](mailto:Info@MaunaKeaLiving.com)



## HAPUNA ESTATES AT MAUNA KEA RESORT, LOT 10

Kamuela, Big Island | 2,960 SQFT  
4BR/4.5BA | MLS# 716656  
\$8,265,000

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 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!



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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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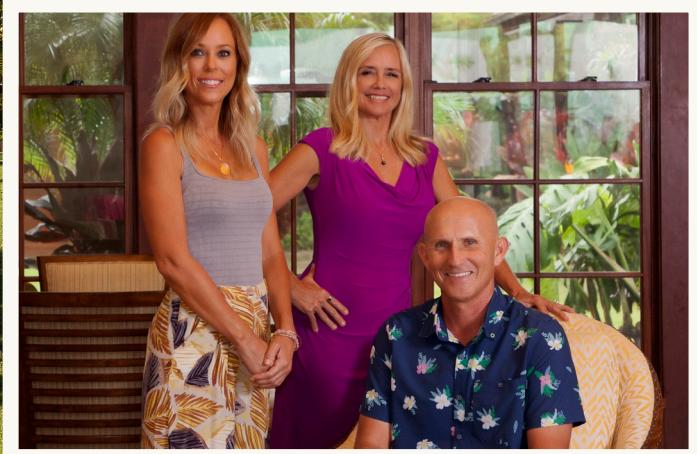
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