

Koloa Landing at Poipu Beach, Kauai



Koloa Landing Resort Community

- **Limited First Release:** Phase I release of 129 Condominiums. (323 Luxury Resort Condominiums in Total)
- **Spacious 2 bedroom, 3 bedroom and 4 bedroom Condominium Suites:** With impeccable interior finishes and furnishings included in sale price
- **Fully Furnished Turn-Key Residences include:** Full gourmet kitchens with top-of the line appliances, granite counter-tops, deluxe fixtures, walk-in closets, owner's storage, in-suite laundry, central air, high-speed internet and semi private elevators.
- **Indoor Outdoor Feel:** Featuring extra large lanais (patios) with floor to ceiling doors that retract into the walls.
- **Fee Simple Ownership with No Use Restrictions:** Property can be used as a Primary Residence, Second Home, or Rental Property. Owners can rent utilizing On-site Rental Management, External Rental Management or By-Owner.

Location, Location, Location

- Kauai named #1 Island in Hawaii by Readers of Travel Leisure Magazine
- Poipu Beach is rated as #1 Best All-Around Beach in America by Country Living. Located on the sunny side of the island with moderate year round climates.
- Once-in-a-lifetime opportunity to own in a limited and rare shoreline access community.
- Easily Accessible – direct flights by major carriers. Only 30 minutes from Kauai's major airport at Lihue.
- Incredible views of the ocean, the mountains and lush tropical gardens

Location, Location, Location



Aerial View of Koloa Landing



Phase I – Adult Pool



#1 Ranking by Country Living

America's Best Beaches

While we're firm believers that there's something to love about nearly every beach (sun, sand, and ocean breezes for starters), a few sandy strips of coastline stand out from the rest. Do you have a favorite beach? Tell us about it at countryliving.com/contribute.

No. 1

BEST ALL-AROUND Poipu Beach Park

At Poipu Beach Park on the south shore of Kauai in Hawaii, ocean lovers can sunbathe under the palms, take a dip in the Pacific, view endangered monk seals, and snorkel nose-to-nose with green sea turtles. There's also a protected cove that's perfect for toddlers; poipubeach.org.

No. 2

FOR SHELL SEEKERS Sanibel Island

This lush 12-mile-long barrier island on Florida's Gulf Coast represents the holy grail for shell collectors. In fact, the term Sanibel Stoop is used to describe all the visitors bent over the sand in search of the perfect specimen. If you go, you'll also see dolphins and manatees; sanibel-captiva.org.

No. 3

FOR BIRDING Cape May

Take exit zero on New Jersey's Garden State Parkway to reach this historic Victorian municipality, which is America's oldest beach resort. Not only is the seashore beautiful, but the area is also a major stopover point for songbirds migrating along the Atlantic Flyway; capemay.com.

No. 4

HEALTHIEST Ocracoke Beach

Part of North Carolina's Outer Banks, this 16-mile stretch of sand is largely untouched—which is why Dr. Stephen P. Leatherman ("Dr. Beach") ranked it first on his 2007 list of the country's top 10 beaches. His criteria include water quality, safety, and erosion levels; learn more at drbeach.org.

Luxury Beyond Compare

- Koloa Landing will set the standard for residential resort living in Kauai.
- Combination of amenities, luxury interiors, and well planned design will make it one of the premier offerings in the Hawaiian Islands.
- Extensive water features with beautifully landscaped grounds including 4 swimming pools, hot tubs, water falls, a water slide for the kids, tiki torch lit pathways. – a true Hawaiian Experience!
- Luxury day spa, fitness center and poolside bar and grill
- 24 hour front desk, concierge, housekeeping, activities director and more.

Luxury Interiors

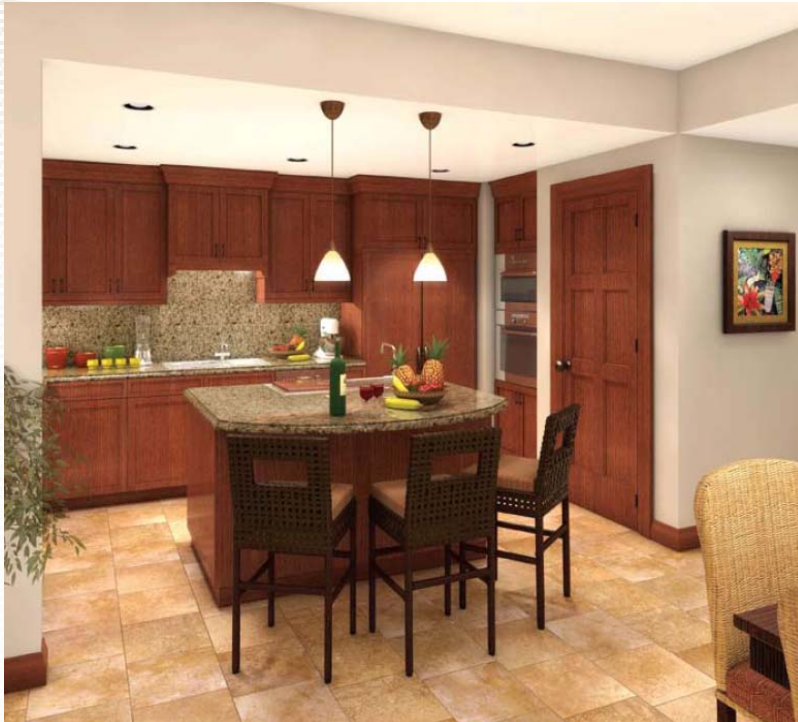


Living

Dining

Lanai

Luxury Interiors



Kitchen



Lanai

Pricing

- Detailed pricing will be available in mid-September to Priority Reservation Holders
- Pricing will range from the \$900,000's for 2 bedroom floor plans up to 3 Million+ for 4 bedroom penthouse floor plans.
- Majority of the 2 and 3 bedroom inventory will be in the \$1 - \$2 Million price range.
- 2 bedroom: ~1,050 to 1,500 sq ft plus ~300 to 600 sq ft Lanais (patios)
- 3 bedroom: ~1,700 to 1,800 sq ft plus ~600 to 700 sq ft Lanais
- 4 bedroom: ~ 3,000 sq ft plus ~600 – 800 sq ft Lanais

Timing of Events

- *September 10th* - Opening for Priority Reservations
- *Mid September* – Reservation Holders receive detailed purchase information: Includes all legal documents, floor plans/floor plates, pricing, sales contract, maintenance fee estimates, approved lender contacts and rental management contacts.
- *October 27th* - First Sales Release Event - One day Selection/Purchase Event

Exclusive Priority Reservation Program

- Koloa Landing will only be offered through an Exclusive Priority Reservation Program.
- This program affords you priority privilege and access to all the project details so you can make an informed buying decision at the First Sales Release Event.
- Selection Priority is determined based on when you make your Priority Reservation.

How to Get Involved!

- Pre-register through National Realty
 - Phone: 925-846-2589
 - Email: info@nationalrealtyinc.com
- Make your Priority Reservation – Simple document with \$10,000 fully refundable deposit
- Your Agent will work directly with the Koloa Landing Property Specialists to insure that you have all information as key details are finalized prior to the October 27th Selection/Purchase Event