



# Kukui'ula

KAUA'I'S LIVING GARDEN

A Rare and Pure Expression of Boundless Hawaiian Living



A U T H E N T I C  
K A U A ' I

Exotic, rare and unspoiled



Imagine a garden island community, majestic in panoramic beauty and abundant in tropical splendor... yet authentic in local character and charm. Envision living in a pristine paradise, where unique and rare species flourish and spectacular wonders of nature beckon you to adventure. Kaua'i is the most remote and exotic Hawaiian island... an earthly Eden of towering emerald mountains and azure seas, blessed with more sand beaches than any other Hawaiian island. On the south shore of Kaua'i, you'll find Kukui'ula... a landmark community of lush and fragrant gardens, kissed by sun-drenched breezes and graced with the most beautiful weather of all the Hawaiian islands.



Nestled between the National Tropical Botanical Gardens and the sparkling beaches of Poipu, Kukui'ula promises to become Kauai's Living Garden. From the cool rainforests of the mountain slopes, to the bright wind-swept flowers along the shoreline, this rare and magical place will refresh your soul and rejuvenate your spirit.

Kukui'ula is inspired by Kauai herself... by the stunning grandeur of the land... by the warmth and charm of the proud rural agricultural history... and by the lush beauty of the tropical gardens. Kukui'ula is a living testament to the Aloha Spirit of Kauai's land and people—a true celebration of the casual island lifestyle.



# B O U N D L E S S L I V I N G

Natural adventure, life in balance and dreams fulfilled



Life at Kukui'ula is an adventure for the mind, body and soul... an immersion in the pure enchantment of The Garden Island. Inspired by the power of Kaua'i and its breath-taking natural wonders, the heart of Kukui'ula is a passionate dedication to experiencing the ultimate Kaua'i.

The Kukui'ula Lifestyle Team stands ready to guide your family to discover authentic adventures and embrace extraordinary experiences of true Kaua'i. From hikes along panoramic mountain canyons and ziplines through tropical rainforests... to sunrise bike rides through fragrant orchards and sunset cookouts on remote beaches... Kukui'ula is the ideal base camp to island adventure.



Kaua'i has 137 miles of shoreline and 50 miles of sand beaches. Whatever your interest, sport or mood, there is a beach on the island to match it—and a team to get you there. Follow a footpath down to the pristine shores of Kukui'ula Bay and join the Kukui'ula Lifestyle Team for a guided water excursion or solo adventure.

Zip off on a zodiac bound for clear blue waters. Paddle an outrigger canoe through dazzling sea caves. Surf the waves at Shipwreck Beach. Snorkle or scuba in legendary reefs and lagoons. Chart a sunset course for golden sands off the beaten path. The possibilities on Kaua'i are limited only by your imagination and taste for adventure.



Places of great majesty and  
mystery feed the human spirit.  
Kaua'i is such a place... and  
Kukui'ula is home to those  
who choose to celebrate the  
spirit of the island and embrace  
a life of balance and harmony.  
The ancient healing powers of  
Kaua'i permeate the land and its  
people. Vibrant. Nourishing.  
Timeless. Inspiring.



The Kukui'ula way of life  
restores a profound sense of  
well-being that rejuvenates  
the body and refreshes the  
soul. Here you can explore  
what it means to experience  
your personal best... in  
an extraordinary natural  
environment that inspires  
you to new levels of healthy  
living, tranquility and  
creative expression.

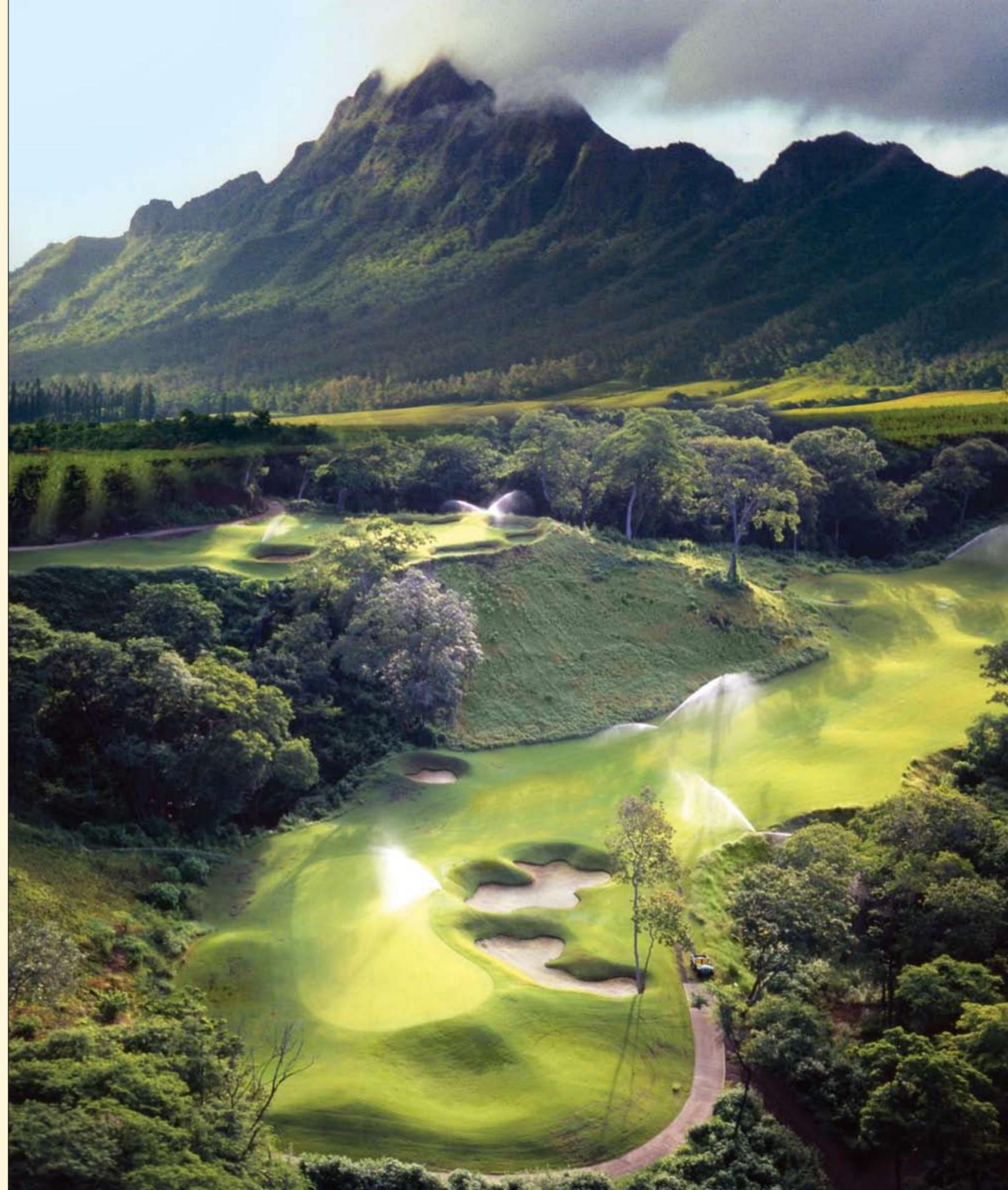


Kukui'ula is envisioned to become Kaua'i's Living Garden. Working with the National Tropical Botanical Gardens, Kukui'ula plans to invest over \$85 million in rare and exotic indigenous gardens. Like a spectacular botanical charm bracelet, this series of themed tropical gardens will be interconnected throughout the community by a series of gracefully meandering nature trails and paths.

Reflecting its plantation heritage, Kukui'ula will feature an Upcountry Farm with a lake for hiking, boating and fishing. Created as a recreational area and working farm, residents can come here to picnic, gather fresh fruits, vegetables and flowers... and learn the art of gardening.

A masterful Tom Weiskopf-designed golf course will embrace the invigorating topography, revealing sublime ocean views and emerald panoramas from nearly every tee. As fairways rise and fall with the contours of the lands, players will pass through a paradise of fruit and coffee orchards, exotic trees and fragrant tropical gardens.

This 216-acre, 18-hole signature golf course is designed to be more challenging than traditional resort courses. The design considers the changing tradewinds, which can make each game different from the next. Players will use every club in their bag as they discover the nuances of the greens and learn how to approach each unique hole.





A garden sanctuary for well-being and serenity, the Spa at Kukui'ula will provide a tranquil and refreshing adventure for the mind, body and spirit. Rejuvenating treatments will draw from the timeless traditions and elements of the "Healing Island," including organic therapies that utilize indigenous plants and exotic outdoor garden settings.



Residents can enjoy specialized water treatments such as garden waterfalls, treatment tables immersed in water and glass-walled steam rooms nestled in a lushly landscaped courtyard formed by lava rock walls. The Creative Studio provides a nurturing space for Yoga and Pilates, as well as the discovery of culinary arts, painting, music and culture.



# CELEBRATING COMMUNITY

*A proud cultural heritage, a powerful family legacy*



Kukui'ula takes its name from the candle oil of the Kukui nut, known for its unusual bright red glow. According to tradition, these distinctive red beacons were lit each night on the shores of Kukui'ula Bay, to guide fishermen in canoes safely home to their families after sunset.

Today, Kukui'ula is rising adjacent to that same harbor, as a living testament to the land and the spirit of community. Envisioned as an authentic multi-generational legacy, Kukui'ula will join the ranks of America's most cherished classic communities. In these beloved places, the natural setting, the unique architecture, history and local culture come together to create a powerful sense of place.



In the heart of Kukui'ula is the Plantation House, an island-style clubhouse that provides a casual yet elegant place for residents to meet with friends, relax after a game of golf, share the day's experiences over cocktails and enjoy a quiet sunset dinner overlooking Kukui'ula Bay.

The Plantation House is a private amenity for residents who are members of the Club at Kukui'ula. Members can enjoy The Club Restaurant, Kukui'ula Spa, the Golf Shop, beautifully appointed private lounges, a Keiki Cottage for children, a wrap-around garden lanai, a community pool with deck-side grills, and a performance pavilion for events.



The Lodge at Kukui'ula provides a way for The Club at Kukui'ula to extend its gracious hospitality to friends and extended families of the community. Here, guests will enjoy 21 beautifully appointed lanai suites, delightfully warm and attentive service... and all of the privileges of full membership of the Club at Kukui'ula.

Large master suites feature authentic Kua'i décor, window walls that open to spectacular views and intimate bathing gardens, as well as lanai with private plunge pools. The intimate warmth and authentic local character of the Lodge staff will make guests feel like part of the Kukui'ula family, as they experience the wonder of this special place.

Kukui'ula Village is a community gathering place that features an eclectic mix of Kaua'i's local shopping and cultural favorites, live music and events in a beautiful garden setting. This charming plantation-style shopping village will be home to a local country store, a weekly farmer's market, over 25 unique specialty shops and island boutiques, as well as casual and fine island dining.

Residents at Kukui'ula and the local community can enjoy nearby shopping for local produce and specialty foods, clothing and distinctive gifts... meet friends for a latté at an outdoor café... or dine on celebrated farm-fresh Hawaiian / Asian cuisine at Merrimon's restaurant.





# A S E N S E O F P L A C E

Gracious and authentic, plantation-style charm



Discover the way people have lived for generations on the island of Kaua'i and you will understand the vision for the residences at Kukui'ula: simple, timeless, gracious and charming. Authentic plantation-style homes reflect Kaua'i's proud agricultural heritage and celebrate her magical sunsets, starry nights and cool tradewinds.

A home at Kukui'ula reflects boundless living on the Garden Island... open to the outdoor environment and embracing the beautiful tropical surroundings. Intimate, colorful and casual, these signature residences combine contemporary comfort and exquisite indulgence, in a way that can be found nowhere else on earth.

## Kukui'ula Conceptual Site Plan

Nestled between the National Tropical Botanical Gardens and old Koloa Town, Kukui'ula encompasses 1,010 acres and is envisioned to feature no more than 1,500 homes. The land rises over 300 vertical feet from Kukui'ula Bay, offering breath-taking views of the ocean to the south and spectacular sunsets to the west.

The rising elevation creates a distinction between Mauka lands, that are "toward the mountain" and Makai lands that are "toward the sea." Approximately 400 acres of land will be dedicated to home sites. The remaining 600 acres will feature the community amenities, signature golf course, community parks, tropical gardens and nature trails.



KUKUI'ULA  
GOLF COURSE

NATIONAL TROPICAL  
BOTANICAL GARDEN

SPOUTING HORN PARK

KUKUI'ULA BAY

HISTORIC OLD  
KOLOA TOWN

COMMUNITY PARK

KUKUI'ULA VILLAGE

THE "PLANTATION HOUSE" CONCEPTUAL SITE PLAN

Rustic yet stately, the beauty of Kukui‘ula hillside Mauka home sites will inspire homes that become “one” with the land. Residences are carefully positioned on each home site to take advantage of the cool trade winds, while providing stunning sunset and ocean views.

Mauka residences feature deep wrap-around lanais overlooking the coastline, to provide Kaua‘i’s signature indoor / outdoor lifestyle. Homeowners can explore exotic island amenities, including outdoor lava rock showers, intimate tropical gardens and infinity swimming pools that seem to kiss the sea... along with lush terraced landscaping that cascades down gentle slopes toward the coast.





A view of Kauai's' south shore from the Mauka land of Kukui'ula.



The Makai home sites integrate the beauty and simplicity of plantation cottage neighborhoods, providing a more intimate sense of community. With abundant greenbelts that extend residents' backyards, these homes are located near most of the community amenities, alongside lush golf courses and exotic tropical parks.

Positioned to enjoy cool trade winds from the ocean, Makai residences offer homeowners the ability to design and build uniquely customized homes. Residents also can reflect their personal style with unique island features, including private outdoor lava rock showers, tropical landscaped gardens, courtyard plunge pools and private lanais.



EMBRACING  
THE VISION

The Aloha Spirit finds its highest expression



Conceived as a cherished American legacy community that will honor the authentic culture and heritage of Kaua'i for generations to come, Kukui'ula is being developed by the Kukui'ula Development Company, LLC, a partnership of DMB Associates and Alexander & Baldwin.

DMB is a renowned developer of premier legacy communities throughout the Western United States. Alexander & Baldwin is one of the most highly regarded names in Hawaiian real estate development for more than a century. Together, DMB and A&B share a commitment to the vision of Kukui'ula as a true expression of the Aloha Spirit, setting a new standard for gracious island living.



*“After traveling the world, I have learned that there is absolutely no place like Kaua‘i. Rare and unspoiled, it is my privilege to call it home.”*

Laird Hamilton  
World-class surfer, waterman and filmmaker



  
**Kukui'ula**  
KAUAI'S LIVING GARDEN

Kukui'ula is exclusively offered by  
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Kukui'ula is a partnership with an affiliate of DMB Associated, Inc. and A&B Properties, a subsidiary of Alexander and Baldwin.

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