

## NEWPORT BLUFFS

APARTMENT HOMES  
100 Vilaggio  
Newport Beach, CA 92660

TEL. 949.706.5500  
FAX. 949.706.5505  
newportbluffs@rentIAC.com

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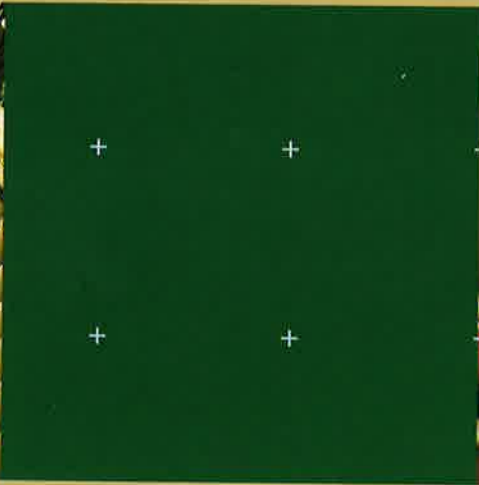
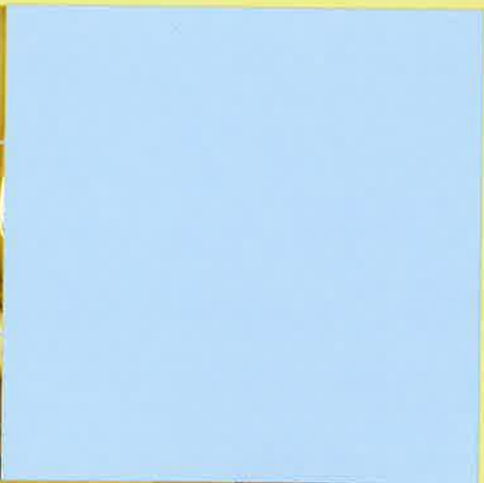
*NEWPORT BLUFFS*  
APARTMENT VILLAGE





# Newport Bluffs

Imagine the serenity of a lush Italian village retreat, tranquil fountains and cobblestone walkways lined with olive trees. The luxury of an extraordinary resort... with tennis courts, luxury-size pools, private cabanas, spas, a large surround-sound movie theater and multi-media business conference center. Welcome to your new home at Newport Bluffs. Located near the heart of Newport Beach, Newport Bluffs brings you the classic pleasures and casual elegance of the lifestyle you deserve.







Newport Bluffs brings you the relaxed luxury of 3 small European villages, nestled in a lush Italian countryside setting. Select from a variety of distinctive one, two and three-bedroom floor plans... featuring an exceptional array of custom appointments, including a fully-equipped gourmet kitchen, an in-home washer and dryer, Berber carpeting, plus wood laminate or tiled kitchens and entryways. Relax by the pool under a private cabana, slip into a sparkling spa... or enjoy a quiet sunset on your garden patio. Indulge in a life rich with simple pleasures at Newport Bluffs.

LOVE



At Irvine Apartment Communities, we make it easy to find a home you'll love... with unsurpassed service to meet your every need. To see Newport Bluffs and other communities in our Signature Collection, please visit us online at [www.rentIAC.com](http://www.rentIAC.com).



LOGGIA/CAMPANILE

# SITEMAP

Assistance Provided By:

949.706.5500

M A C A R T H U R B O U L E V A R D

BONITA CANYON DRIVE



RESIDENCIA

RIVOLI TOWNHOMES



Community Amenities, as listed, may not be currently available for use at this time. Community Amenities will become available for use over the span of development. Please see a Newport Bluffs representative for additional information regarding Community Amenities currently available.





**Village I - Residencia  
Plan 9**  
3 Bedroom, 2 Bath  
1336 Square Feet



**Village I - Residencia  
Plan 5**  
2 Bedroom, 2 Bath  
1081 Square Feet



**Village II - Loggia/Campanile  
Plan 1**  
1 Bedroom, 1 Bath  
689 Square Feet



**Village III - Rivoli Townhomes  
Plan 3**  
3 Bedroom, 2.5 Bath  
1317 Square Feet

Plans shown here are a representation. Please contact a Newport Bluffs representative for additional plans, or visit our website at [www.newportbluffs.com](http://www.newportbluffs.com). Total square footage, approximate room dimensions, window locations, hard surface flooring areas and washer/dryer, fireplace, closet, storage area and patio/deck configurations, if applicable, may vary in individual apartments from the plans depicted here.



## CITY FEATURES

Close to World-Class Dining,  
Shopping, Art Galleries and Beaches

Near Newport Harbor, Newport Marina,  
and Crystal Cove® State Park

Convenient Shopping at Fashion Island®,  
Corona del Mar Plaza and Newport North Center

Adjacent to Arroyo Park with 7.5 acres  
of multiple sports fields, playgrounds  
and walking trails

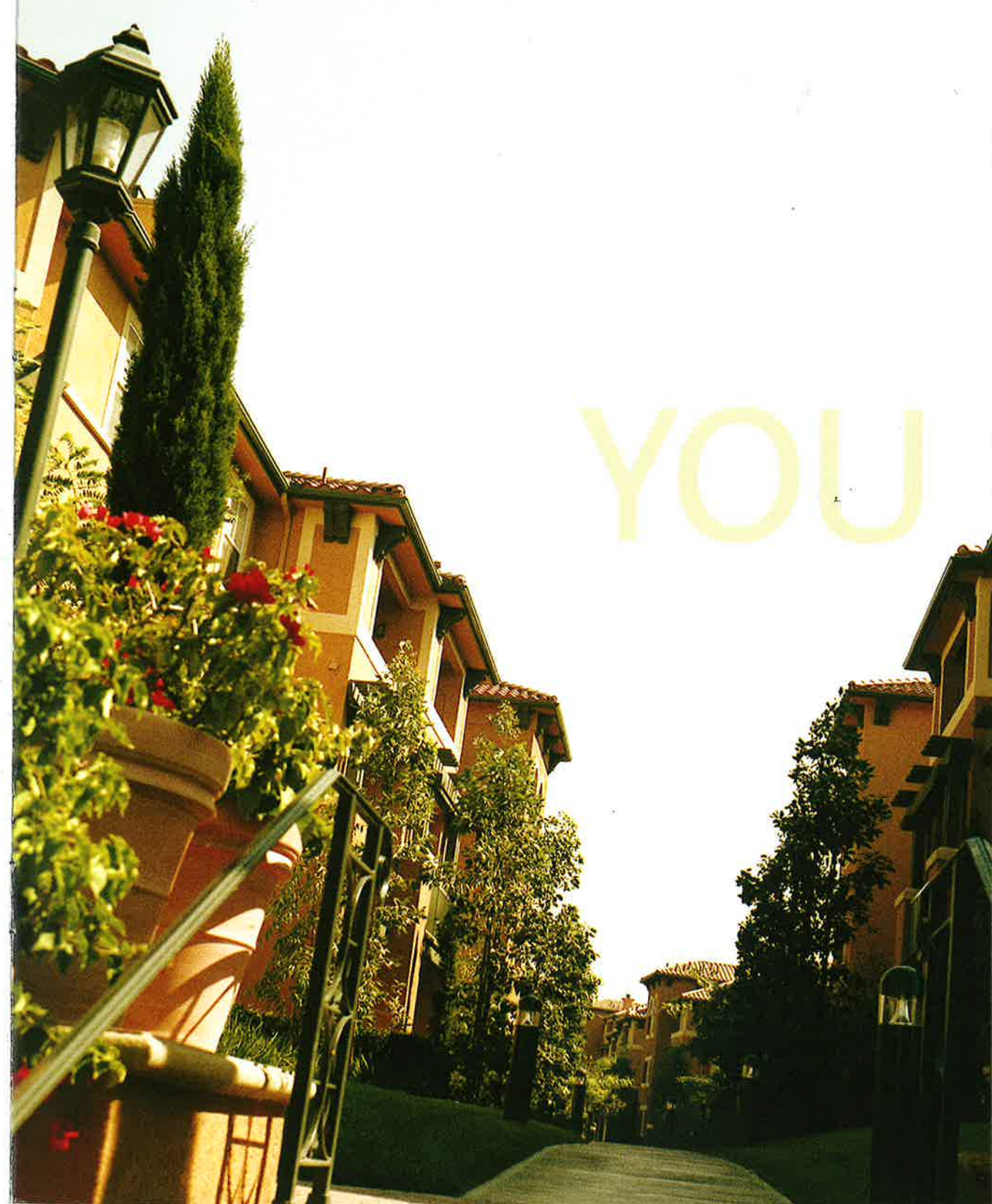
Easy Access to 405 & 55 freeways,  
plus 73 Toll Road

Minutes to Newport Center™  
and John Wayne Airport

K-12 Schooling Options:  
Lincoln Elementary  
Corona del Mar High (grades 7-12)

## Lush Italian Resort Village in the Heart of Newport Beach

Newport Beach is a world-class beach resort destination—a playground paradise that exudes style and sophistication. Near the heart of this West Coast haven of leisure and luxury you'll find world-famous Fashion Island®, the scenic community of Corona del Mar and picturesque Balboa Island. Revive your soul in the quiet splendor of white sand beaches... then indulge your senses in fine dining at internationally acclaimed bistros, esteemed art galleries and extraordinary shopping. Offering the best of both worlds, the Newport Beach lifestyle is sure to satisfy the most discerning palate.



# YOU





LIVE

RESIDENCE DESIGN FEATURES

COMMUNITY AMENITIES

EXCLUSIVE SERVICES

NOTES

30 Distinctive Floor Plans

Private Community w/24-hour Staffed Gate

Private Patio or Balcony w/Arroyo,

Lush Italian Countryside Landscaping

Mountain or Courtyard Views

Three Resort-Style Pools w/Spas

Private One or Two-Car Garage w/Remote Control\*

Tiered Sundecks with Private Cabanas

In-home Washer and Dryer

Elegant Clubhouse w/Catering Kitchen

Gourmet Kitchen w/Wood Laminate or Tile Flooring

and Courtyard

Microwave Oven and Refrigerator w/Icemaker

Outdoor Fireplace and Barbeque Areas

Berber Carpet

Two Night-Lit Tennis Courts

Ceiling Fan in Master Bedrooms\*

High-Tech Fitness Center w/Cardiovascular,

Gas Fireplace\*

Exercise and Weight Equipment, plus Cable TV

Roman-Style Oval Tub\*

Multi-use Aerobics and Activities Area

In-home Alarm System w/Optional Monitoring

Private Surround-Sound Movie Theater

High-Efficiency Central Heating/Air Conditioning

Full-Time Recreation and Service Director

Digital/Cable TV Ready

Fully-Equipped Executive Business Center

Wired for High Speed Internet/Multiple Phone Lines

w/Computer, Color Printer, Fax and Copier

Cox@Home™ Internet/Phone/TV Options Available



Conference Room w/Full-Size Projection

Optional Custom-Home Design Program Available

Screen and Teleconference Capabilities

30-Day Resident Satisfaction Guarantee

IAC Club Membership Preferred Merchant Program

"The Standard" Resident Newspaper

48-Hour Maintenance Guarantee

Furnished Apartments Available



Community Amenities, as shown/listed, may not be currently available for use at this time. Community Amenities will become available for use over the span of development. Please see a Newport Bluffs representative for additional information regarding Community Amenities and Design Feature programs currently available. Please see your leasing consultant regarding the terms and conditions of 30-Day Satisfaction Guarantee.

\*in select floor plans/residences