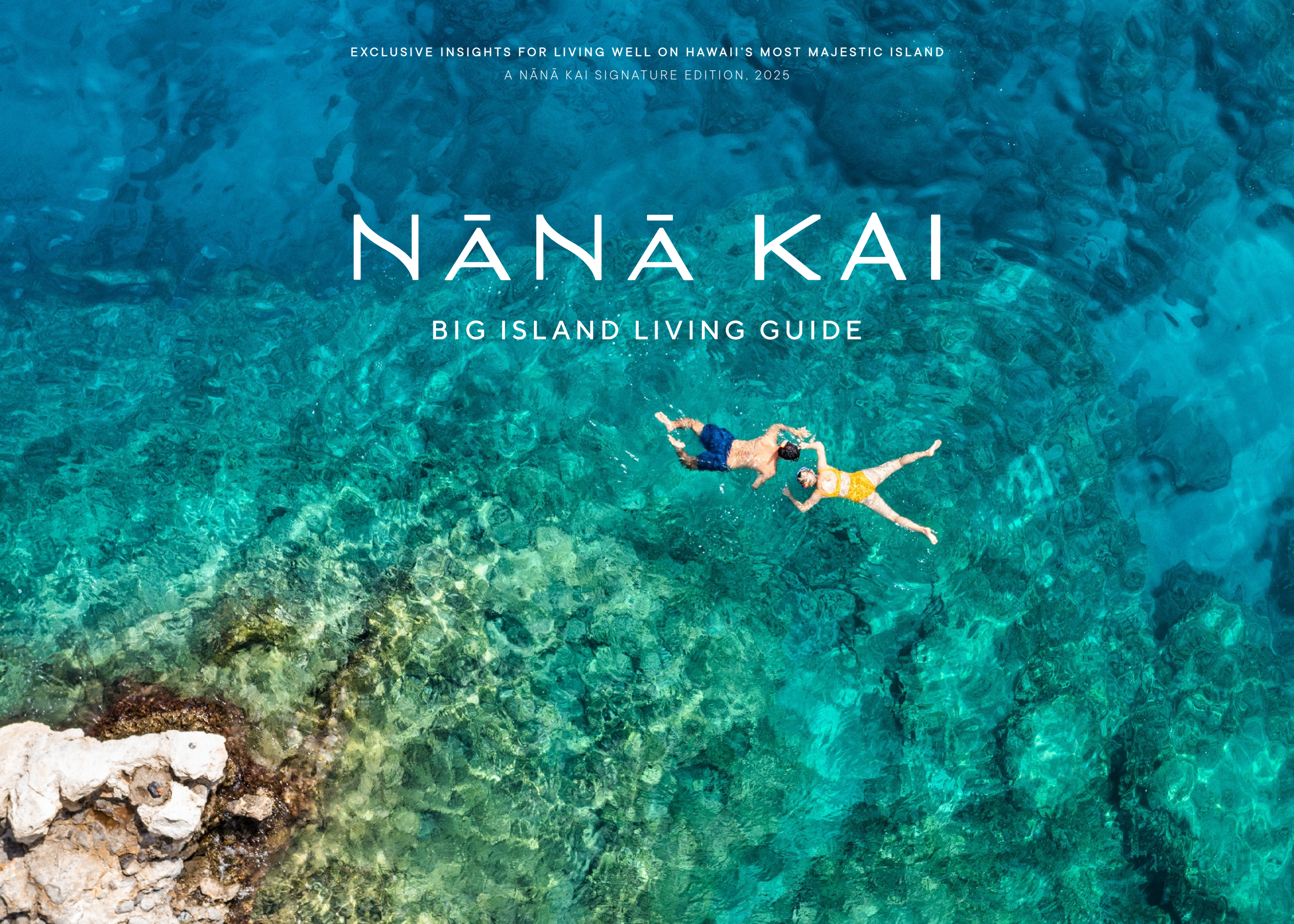


EXCLUSIVE INSIGHTS FOR LIVING WELL ON HAWAII'S MOST MAJESTIC ISLAND
A NĀNĀ KAI SIGNATURE EDITION, 2025

NĀNĀ KAI

BIG ISLAND LIVING GUIDE



THE ALLURE OF THE BIG ISLAND.

For discerning individuals seeking more than a destination – for those in search of meaning, balance, and beauty – the Big Island stands as Hawai'i's ultimate expression of natural grace and refined living. Stretching over 4,000 square miles of pristine coastline, volcanic majesty, and lush uplands, it is the island where modern luxury naturally coexists with ancient wisdom.

FOR MANY, THIS IS THE CHAPTER WHERE THE PACE SLOWS, THE SKY EXPANDS, AND LIFE FINDS ITS IDEAL RHYTHM. THE BIG ISLAND IS NOT SIMPLY A RETREAT. IT IS A REVELATION – ONE THAT INVITES YOU TO LIVE DEEPLY, PRIVATELY, AND IN HARMONY WITH NATURE'S GRANDEUR.

Surfing Scene in the Banyans in Kona

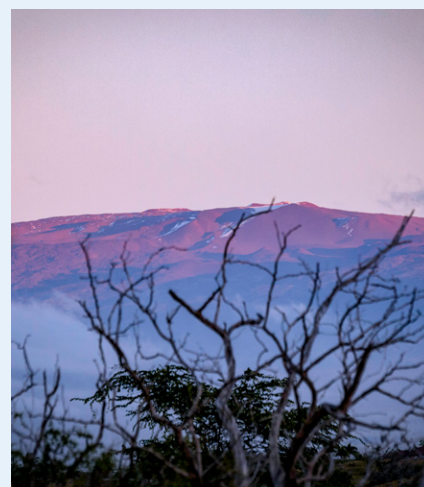




Halema'uma'u Crater

The Big Island offers the rare experience of exploring 11 of the world's 13 climate zones, from snow-dusted Mauna Kea peaks to warm, sheltered beaches on the Kohala Coast. The Kona side is celebrated for its sunshine, oceanfront resorts, and world-class golf. Waimea and the Kohala Coast capture the sophistication of ranch estates and private clubs set against sweeping ocean horizons. Hilo and Volcano remain gateways to lush rainforests, botanical gardens, and authentic island culture.

A GEOGRAPHY OF WONDER.



Snow-dusted Mauna Kea Peaks

IT IS ALSO AN ISLAND OF PERSPECTIVE – LITERALLY AND FIGURATIVELY – WHERE EVERY DAY BEGINS AND ENDS WITH SUNRISE OVER THE PACIFIC AND SUNSET BENEATH INFINITE STARS.

THE KOHALA COAST – HAWAII'S RIVIERA.



Papakōlea Green Sand Beach



Punalu'u Black Sand Beach

Among the island's iconic regions, none has come to symbolize luxurious seclusion quite like the Kohala Coast. Nicknamed "Hawaii's Gold Coast," this stretch of shoreline runs north of Kona and is home to some of the most exclusive residential communities and resorts in the Pacific. Here you find privacy, safety, and refinement – balanced with the welcoming spirit of aloha.

From Mauna Kea Resort, with its legendary golf and restored Rockefeller legacy, to Hualālai at Four Seasons – home to a select circle of global entrepreneurs and philanthropists – the Kohala Coast represents the pinnacle of island living. Prestigious gated enclaves such as Kūki'o, Kaunaoa, and Mauna Lani Estates offer custom ocean-view homes, private clubs, and curated community experiences designed around art, wellness, and nature.



Pololū Valley Lookout & Trail During Sunrise

WHETHER YOU SEEK A
BEACHFRONT ESTATE
OR A CLIFFSIDE RETREAT,
THIS REGION OFFERS
UNMATCHED TRANQUILITY
AND ACCESS TO HAWAII'S
BEST DINING, GOLF, AND
CULTURAL MOMENTS.

THE LIFESTYLE – EFFORTLESS, ELEVATED, ENDURING.

Luxury on the Big Island is defined not by opulence but by freedom – freedom from congestion, from noise, from obligation. Days unfold around connection: with the land, the ocean, and one another.

THIS IS LIFE DISTILLED TO ITS TRUEST LUXURY – SPACE, SERENITY, AND PRESENCE.

9AM

MORNING

Gourmet coffee on the lanai as the Pacific glows gold. A walk along Kauna'oa Beach before the world arrives.

1PM

AFTERNOON

Championship golf at Mauna Kea or Kukio. Private lunch at the club. A massage followed by time in the infinity pool overlooking the reefs.

7PM

EVENING

Dinner at CanoeHouse in Mauna Lani or a private chef-prepared meal al fresco. A toast under starlit skies.



Kauna'oa Beach



Hualālai Golf Course



Residents wearing Lei Po'o (Head Lei)

Underneath the sophistication lies something much deeper - the Hawaiian way of life, guided by respect for the land ('āina), stewardship, and the spirit of generosity (aloha). Residents often describe a transformation that occurs once they begin living here: a greater sense of gratitude, mindfulness, and humility.

The island's energy - mana - is palpable. Whether attending a hula performance at Waimea's Kahilu Theatre, volunteering for reef restoration, or supporting the island's small farms, affluent residents increasingly find meaning in connection and preservation.

Petroglyphs in Waikoloa Field



CULTURAL CONNECTION & COMMUNITY.



Hula performances at Waimea's Kahilu Theatre

HEALTH, WELLNESS, & LONGEVITY.

FOR THOSE ENTERING
THE REWARDING YEARS
OF RETIREMENT OR SEMI-
RETIREMENT, THE BIG ISLAND'S
LIFESTYLE NATURALLY
SUPPORTS WELL-BEING.
FOR MANY AFFLUENT BUYERS
THESE ELEMENTS DEFINE
A PHASE OF LIFE WHERE
LONGEVITY MEETS LEGACY.

CLEAN AIR & OCEAN

The trade winds and vast open spaces mean some of the freshest air in the Pacific.

FARM-TO-TABLE ABUNDANCE

Local farms grow coffee, cacao, avocados, papayas, and microgreens; fine dining here means freshness measured in hours, not days.

ACTIVE LIVING

From yoga on the beach to scenic hikes across volcano slopes, activity is woven into life.

WORLD-CLASS HEALTH CARE

The island's North Hawai'i Community Hospital in Waimea and proximity to advanced care on O'ahu ensure peace of mind.



INVESTING IN PARADISE.

Hawai'i's real estate remains one of the world's most stable luxury asset classes. Despite limited inventory, 2025 has seen steady appreciation across the Big Island, particularly in coastal developments such as Kohala, Kūki'o, and Mauna Kea.

KEY 2025 TRENDS

- Sustained demand for oceanfront estates and villa properties by U.S. mainland and international buyers.
- Preference for eco-conscious homes, integrating solar systems and volcanic stone architecture.
- Increased all-cash transactions among wealthy buyers, reducing market volatility.
- Cultural sensitivity and preservation values driving design choices and buyer interest.



Nānā Kai Residence

MEDIAN HOME PRICES
ACROSS THE ISLAND RANGE
FROM \$1,850,000 TO OVER
\$20 MILLION DEPENDING ON
LOCATION AND EXCLUSIVITY,
WITH PREMIUM GATED ESTATES
COMMANDING GLOBAL
BENCHMARK PRICING.





Kūki'o



Hualālai at Four Seasons



Mauna Kea Resort

EXCLUSIVE COMMUNITIES OF DISTINCTION.

Below are selected enclaves illustrating the Big Island's unique residential spectrum.



An all-private, invitation-only golfing and beach community, Kūki'o spans over 1,500 acres on the Kona-Kohala shoreline. With homes valued between \$8 million and \$30 million, it is Hawai'i's most exclusive enclave. Residents enjoy a Tom Fazio-designed golf course, private spas, an ocean club, and unfiltered privacy among a small international membership.

Spanning 865 acres, Hualālai merges world-class hotel amenities with ownership exclusivity. The PGA's Mitsubishi Electric Championship is played here, making it a haven for golf lovers. Residents enjoy Jack Nicklaus-designed greens, private beach clubs, wellness centers, and priority access to all Four Seasons facilities.

The island's historic crown jewel – originally built by Laurance Rockefeller – remains the symbol of timeless luxury. Newly redeveloped in 2025 with upgraded villas, restaurants, and oceanview pools, Mauna Kea continues to attract classic sophistication seekers. The Kauna'oa community within the resort is home to custom-built homes and 18-hole oceanfront golf.

NĀNĀ KAI – THE NEXT HORIZON.



Positioned on the Big Island's coastline, Nānā Kai represents the evolution of exclusive Hawaiian living – private, soulful, and distinctly modern. Translating to “view of the sea,” the community reimagines tropical living for today's most discerning homeowners. Designed with harmony and sustainability at its core, Nānā Kai offers expansive ocean-view lots, refined architectural guidelines, and

a spirit of openness balancing community with seclusion.

Residents of Nānā Kai share an ethos: a reverence for land, ocean, and privacy. Here, homes will blend contemporary craftsmanship with native Hawaiian materials – lava rock, reclaimed wood, and hand-hewn finishes – to create sanctuaries that are both luxurious and rooted in place.

NĀNĀ KAI'S POSITION BETWEEN KONA'S COSMOPOLITAN ENERGY AND KOHALA'S TRANQUILITY MAKES IT IDEAL FOR THOSE SEEKING ACCESS WITHOUT EXPOSURE. WITH LOT ELEVATIONS THAT CAPTURE SUNSET PANORAMAS ACROSS THE PACIFIC, IT IS A LANDSCAPE SHAPED FOR LEGACY.

THE ART OF ISLAND ARCHITECTURE.

Modern Hawaiian design honors nature before ego. Today's finest Big Island estates—often designed by renowned architects like Shay Zak or de Reus—prioritize openness, sustainability, and flow. Natural ventilation replaces air conditioning. Lava rock merges interior and exterior. Sliding mahogany doors dissolve boundaries between home and horizon.



KEY ELEMENTS INCLUDE

- Low-profile rooflines echoing volcanic slopes
- Indigenous landscaping to conserve water
- Infinity-edge pools that mirror the sea
- Outdoor living spaces with fire features and natural stone



HOUSES ARE NOT BUILT ON THIS
LAND – THEY ARE BUILT OF IT.



Dolphine Snorkeling at Ho'okena Beach

Beyond the estates, Big Island life offers endless recreation. Golfers enjoy championship courses at Mauna Lani, Mauna Kea, and Kukio. Deep-sea anglers pursue marlin off Kona's famed waters. Hikers explore Pololū Valley and Volcanoes National Park.

For cultural enrichment, the island hosts art galleries, farmers markets, and culinary festivals such as the Hawai'i Food & Wine Festival. For those arriving by private jet, Kona International Airport's upgraded runway easily accommodates Gulfstreams and Globals.



Swim with Manta Rays at Keauhou Bay

Green Sea Turtles at Punalu'u Hōnaunau



**ADVENTURE
& LEISURE.**

**LIFE IS ACTIVE HERE – NOT
HECTIC. DAYS ARE MEASURED
BY TIDES, NOT TRAFFIC.**

SUSTAINABILITY & SENSE OF PLACE.



Nānā Kai Clubhouse

The global elite who call the Big Island home increasingly share a collective value: preserving paradise. From solar infrastructure to reef-safe landscaping, environmental awareness is a defining feature of modern Hawaiian luxury.

Nānā Kai embraces these principles fully – requiring renewable power readiness, native vegetation preservation, and low-impact lighting to respect sea turtle nesting patterns. Residents participate in meaningful sustainability programs connecting their lifestyle to stewardship.

SUCH
COMMITMENTS
ENSURE THAT
THE ISLAND'S
FUTURE REMAINS
AS RADIANT AS
ITS PAST.



THE SOCIAL FABRIC OF ISLAND LIFE.

Whether attending a charity gala at Hualālai, a private luau in Waimea, or a sunset dinner with neighboring estate owners, the Big Island's social scene is understated yet refined. Residents share values more than status—privacy, discretion, philanthropy, and genuine aloha.

Fine dining experiences range from Ulu Ocean Grill and Beach Tree for oceanfront sophistication, to Waimea's intimate Merriman's for farm-to-table excellence. Local wine clubs and private tastings are also a growing trend among residents of distinction.



PRACTICAL LIVING

TAX ADVANTAGES: WHILE HAWAI‘I MAINTAINS STATE INCOME TAX, PROPERTY TAXES REMAIN REMARKABLY LOW – AROUND 0.27%, AMONG THE LOWEST IN THE U.S. – MAKING SECOND-HOME OWNERSHIP EXTREMELY FAVORABLE.

ACCESS

The island is well connected by daily flights to Los Angeles, San Francisco, and Seattle. Private aviation is streamlined via Kona’s general aviation terminal, with customs and hangar services available on request.

SERVICES

Residents enjoy concierge-level security, luxury home management, and bespoke yacht provisioning via local partnerships.

EDUCATION & FAMILY

Elite international schools and cultural programs make the island increasingly attractive for multigenerational families.



Kona International Airport





WHY THE BIG ISLAND, WHY NOW ?

In an age where high-density cities feel more chaotic and privacy more precious, the Big Island offers what no mainland destination can: expansiveness. With direct access to private jet terminals, year-round sunshine, stable property values, and a community attuned to both luxury and legacy, it is the refuge that many have quietly sought.

The island's future is bright. It remains one of the world's few destinations where environmental integrity, luxury real estate, and authentic culture coexist graciously.

TO LIVE HERE IS TO JOIN A
LINEAGE OF VISIONARIES –
THOSE WHO CHOOSE LESS
NOISE AND MORE MEANING.



DISCOVER NĀNĀ KAI

Nānā Kai invites you to be part of an extraordinary vision: a private coastal enclave that honors Hawaii's heritage while embracing 21st-century refinement. With limited ocean-view lots designed for bespoke estate homes, it offers both timeless exclusivity and modern sustainability.

Here, life slows, horizons expand,
and every sunset feels earned.

CLOSER THAN YOU THINK.

THE ETERNAL ISLAND BY BLACKPINE COMMUNITIES.
A SOMERS WEST DEVELOPMENT.

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