



Villa Estates

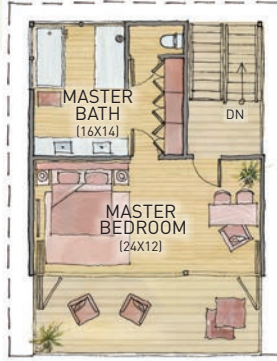
Your secluded tropical estate;
a magnificent legacy to be shared

The ease and romance of an old world plantation completely rearranged to embrace a profound relationship with nature: there has never been anything quite like our Villa Estates. Inhabiting individual private lots where the jungle meets the coast, each one is intimately connected to its unique surroundings and carefully placed to integrate trees and boulders, capture breezes and celebrate fabulous ocean views. And no two Villa Estates are alike. In addition to being individually sited by our architects, components can be added or exchanged to fit your needs and your lifestyle.

The Roosevelt

Two levels; 5 bedrooms, 6½ baths
 5400 sf: covered space
 (3060 sf: enclosed space, 7630 sf: built area)

Since each Villa Estate is custom-sited to harmonize with the unique qualities of each individual lot, the exact positioning of walkways and rooms will change and may affect built area square footage.



LEVEL TWO



LEVEL TWO



Approximately 60 ft to ocean

Villa Estates

OUTDOOR LIVING

- Beachfront and oceanfront available
- Open-air design, blurring the line between indoor and outdoor living
- Floor to ceiling bi-folding glass doors for breathtaking views
- Expansive decks and outdoor living spaces
- Elegant courtyards and open-air hallways between rooms
- Elements of each site incorporated into the design: giant trees, volcanic rocks, etc.
- Winding creek beds meandering through lush landscaping
- Reflecting infinity-edge pool with waterfall and collection pond
- Outdoor fire pit available
- Semi-private beaches and docks available

FINISHES & FEATURES

- Free-standing homes on individual lots
- 3-5 bedrooms, up to 6½ baths
- Tailored to fit each unique site
- Covered parking area for your electric GEM car
- Bamboo flooring, ceilings and decking
- Custom hardwood millwork
- Hand-carved entrance doors inspired by the local indigenous culture
- Hand-crafted plaster wall detailing
- Spacious closets
- Air-conditioning in all enclosed spaces
- Elegant “no-see-um” curtains stylishly screen out insects
- Ceiling fans throughout
- Huge Great Room featuring a dramatic timber beamed roof rising to a 12 foot high peak

KITCHENS AND BATHS

- Professional level stainless steel appliances, including Viking range (or equivalent)
- Custom designed hardwood cabinetry
- Stone countertops
- Full pantry
- Enclosed washer/dryer
- Unique bathroom floor detailing using local stone
- Indoor and outdoor showers with rain showerheads
- Top-of-the-line bathroom fixtures, including dual-flush Toto toilets (or equivalent)

UTILITIES

- High speed internet
- Island generated electricity
- Filtered water supplied to your home from our underground aquifer
- Telephone
- Satellite TV

CONSTRUCTION

- Commercial grade steel and timber structure
- Hardwood “rain screen” siding to reduce heat gain
- Custom-made hardwood windows and doors
- Double insulated roof construction to enhance ventilation
- Coated metal roofing to reflect heat

SUSTAINABILITY

- Designed to LEED Gold standards
- Custom siting to reduce each home’s impact on its natural environment
- Stiling to reduce building footprints and erosion, and to preserve forest floor
- Ancient passive cooling techniques to increase shading and reduce solar gain
- Giant fans and smart technology windows offer superior ventilation
- Beautiful and sustainable bamboo and other locally sourced materials
- On-site filtration plant makes waste water reusable for landscaping
- High quality energy efficient appliances throughout



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