



DAVID JOHNSTON & JIM SCHNEIDER OF KUKIO PROPERTIES

Luxury living is redefined at **Kukio Golf and Beach Club**, where paradise is found amid its private-club communities—not to mention Big Island backdrops that defy description.



“Our clients seek new construction, and if they can’t find what they want, they’ll purchase a home site and build to suit their needs.”

Its marketing material encourages potential clients to take a left at “cloud nine” and go just past “seventh heaven” to find to the breathtaking residential sites, unparalleled amenities and idyllic lifestyle available at **Kukio Golf and Beach Club**. But as principal broker Jim Schneider can attest, there is serious truth in advertising when it comes to the extraordinary opportunities that await future homeowners along the Kona-Kohala coast of the Big Island of Hawaii. “Kukio is truly unique because we are one of the only private-club communities on the Big Island,” Schneider says. “Our members don’t share amenities with hotel guests. Our clientele likes the privacy, safety and exclusivity this provides for their families.” That’s not the only thing that is attracting ultra-exclusive clients to this luxury development. Residential offerings at Kukio Properties encompass three pristine coastal communities. Maniniowali features 97 luxury homes sites on lots as large as three acres with horizon views of the Kona and Kohala coasts and, in some places, of Maui; Kukio covers some 675 acres and includes 143 jaw-dropping home

← | Outdoor Pursuits and Mauka Fitness programs celebrate the hidden treasures of the Big Island of Hawaii.



NOTABLE LISTING

Considering the location of this 3.64-acre property, not to mention the Kukio membership opportunity, this home site is one of the true gems of the Kaupulehu offerings. Future homeowners will have a front-row seat to some of the most picturesque views on the Big Island, with 335 feet of ocean frontage. The site, which includes two acres of buildable land, overlooks a black-sand beach and is adjacent to the Kaupulehu Beach Club.

🏠 Offered at \$30,000,000

CAPTIONS

- 01. As a private equity club, only members and their guests can play exclusive Tom Fazio courses.
- 02. Sunset is a sight to behold at Kukio Golf and Beach Club.
- 03. Swim with the dolphins or learn to surf with the experts at Outdoor Pursuits.



sites; and Kaupulehu, one of the most historic sections of the Kona Coast, offers 80 one-acre settings. “The possibilities are endless,” Schneider says. After sales that exceeded \$118 million in 2014, Kukio Properties was on pace to surpass that figure in 2015. “Our clientele has created more wealth over the last few years and is looking for ways to diversify their assets,” Schneider says. “Real estate makes sense because it is tangible and can be enjoyed by their families—plus, our clients deserve it after a career of hard work.”

MEMBERSHIP HAS IT PRIVILEGES

A residential experience this singular demands an equally exceptional array of amenities. The Kukio Beach Club—with its dining pavilion overlooking Uluweuweu Bay, swimming pools, spa and fitness center, and much more—is the centerpiece of a menu that also

includes two Tom Fazio-designed golf courses and a sports complex with everything from tennis and basketball courts to sand volleyball. “Members want to know their real-estate investment is in a development that will be sustainable,” Schneider says. “Kukio has turned over from the developer to the membership, and the current membership dues cover the entire cost of running the club. There is no debt on Kukio; all of the amenities are built and paid for, which gives our members exceptional comfort.”

ISLAND APPEAL

Given the year-round perfection of the weather on the leeward

side of the Big Island (less than 10 inches of rain falls each year), it’s no wonder that residents look to bring the outside in as much as possible. In addition to moving toward a more contemporary aesthetic, instead of the traditional rustic Hawaiian design, “[Kukio] clients are gravitating to light and bright homes with open floor plans,” Schneider says. “Our homeowners want to spend as much time outdoors as possible, so more emphasis is placed on those spaces. We’re seeing sunset pavilions, outdoor kitchens, fire-pit areas, landscaped paths, gardens, and intimate spas and pools.”

🌐 kukio.com

WHAT YOU GET FOR:

\$5 MILLION
A four-bedroom home at Maniniowali with panoramic ocean views, pool and spa on 1.65 acres.

\$10 MILLION
A “front-row” four-bedroom home at Maniniowali with staggering views that look down at Kua Bay.

\$15 MILLION
A “front-row” five-bedroom estate on 1.9 acres at Maniniowali with incredible 180-degree views down both coasts.