



# ULANA

WARD VILLAGE



WARD VILLAGE.



## Your Place, For Life Your Way



A new residential offering in Ward Village, just minutes away from all that the South Shore of O’ahu has to offer. Ulana Ward Village serves as an opportunity to live life your way. Make your home in the heart of town and enjoy interiors that feature modern touches with island sensibilities, including views from mauka to makai. Experience-driven amenities, lush foliage and green space galore create a unique enclave, and make your home feel like a great getaway.

DISCOVER A NEW WAY OF LIVING  
AT ULANA WARD VILLAGE.









THE NEIGHBORHOOD

Welcome to Ward Village

Your home extends beyond the walls of your residence. At Ulana, you'll become part of one of O'ahu's most vibrant communities. Eclectic shopping and dining, essential services and the best of Honolulu are all at your fingertips.

BE CLOSER TO IT ALL.



Ward Village Planned Neighborhood Map





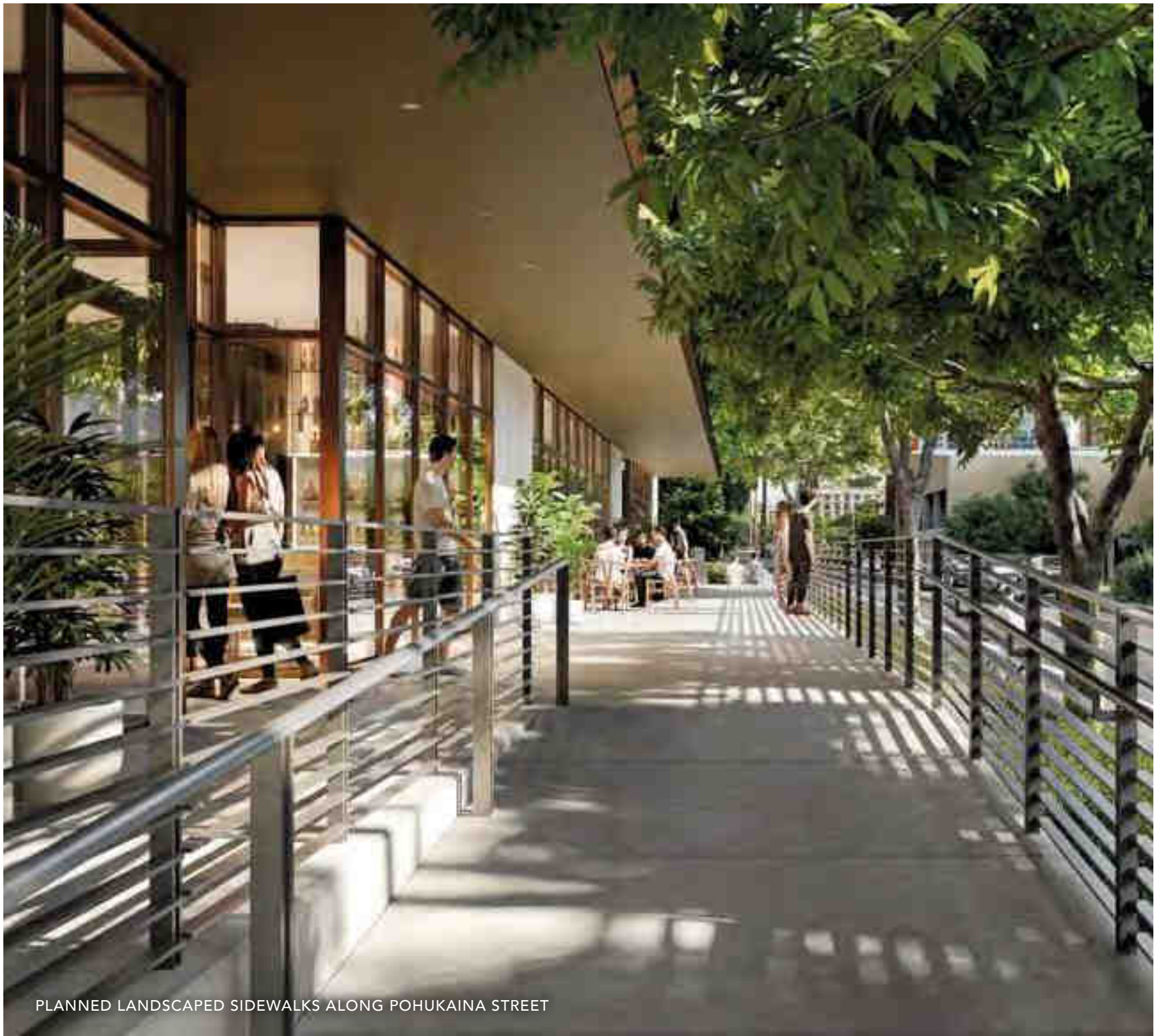
**LIVE. GROW.**

Living in this expanding community with a storied past means your surroundings evolve as you evolve, but the comforts of home are always very much present.

**CONNECT. THRIVE.**

Ulana is part of a dynamic neighborhood for all. When you live here, you're freed up to do whatever it is you're passionate about.





PLANNED LANDSCAPED SIDEWALKS ALONG POHUKAINA STREET



PLANNED KA LA'I O KUKULUĀE'O PARK





**DISCOVER THE WONDERS OF WARD**

Globally inspired cuisine. Quaint cafes. One-of-a-kind shops. A weekly farmers market. Everyday essential services. Ward Village is brimming with retailers created by some of Hawai'i's most talented makers. In the coming years, the master plan for the community involves compelling retail, public art displays and more than 150,000-square-feet of parks.







THE PROPERTY

Urban Energy, Island Sensibility

Amazing amenities surround Ulana Ward Village. Spacious parks, iconic surf breaks and Kewalo Harbor beckon you outside, while private indoor-outdoor rooms, barbeque areas and co-working spaces keep you comfortable at home. Ulana features studio, one-, two- and three-bedroom residences with modern interiors and experience-driven amenities that provide both convenience and opportunity. In addition, residents can connect or disconnect in the surrounding green space, including the Ulana Lawn and Ka La'i o Kukuluāe'o Park, a future-planned park and children's play area that's right outside your front door.

WHEN YOU LIVE AT ULANA WARD VILLAGE, THERE ARE AS MANY REASONS TO STAY IN AS THERE ARE TO VENTURE OUT.

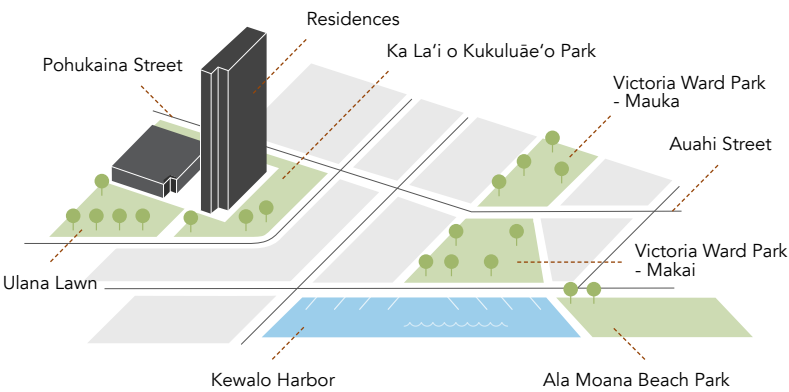




RESIDENTIAL ENTRY

**BUILDING FEATURES**

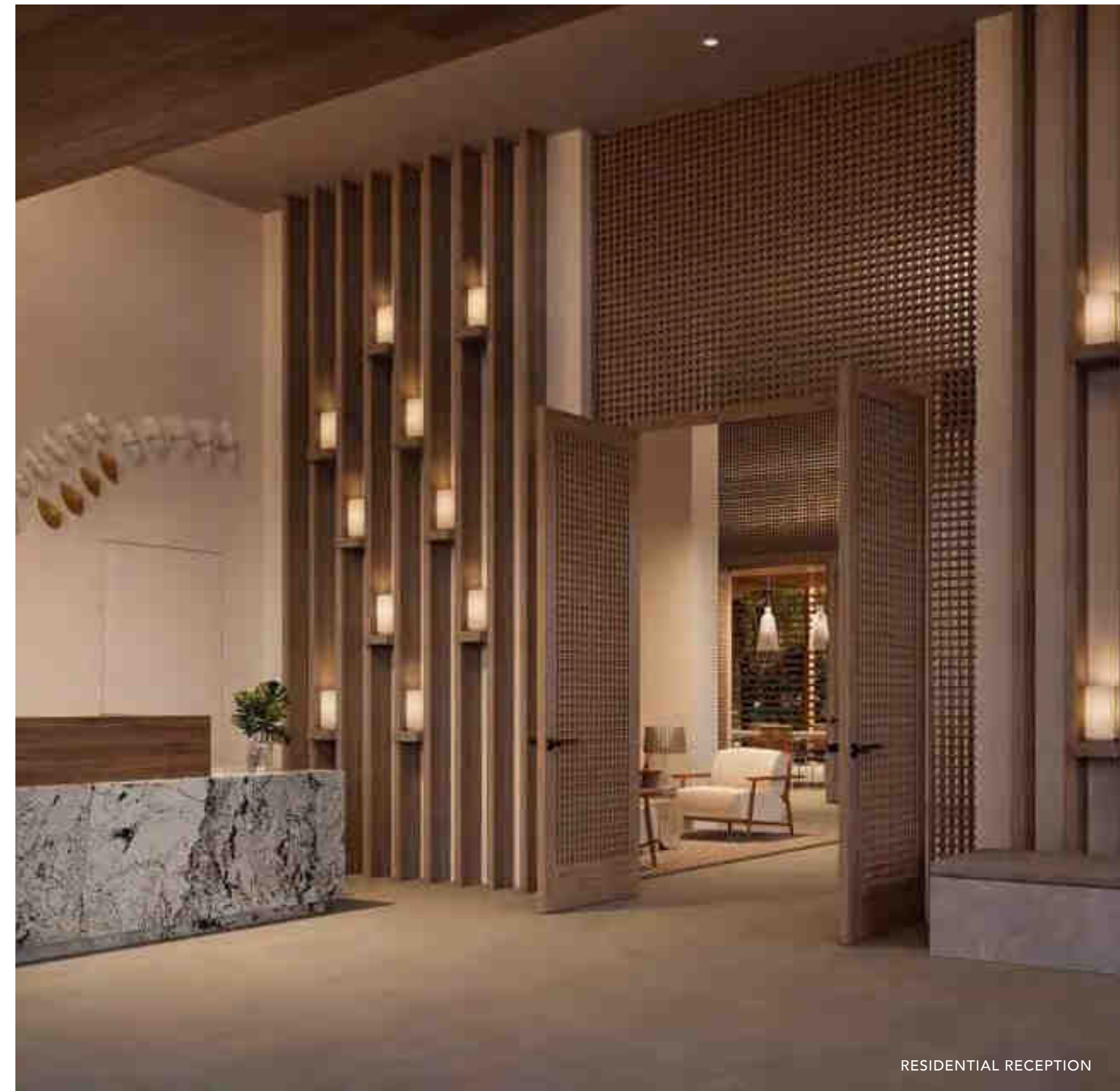
- 41-story residential tower
- Studios, one-, two- and three-bedrooms
- Resident manager
- Building security
- Resident parking
- Ulana Lawn







Ulana's modern aesthetic is balanced by green space and open-air amenities, resulting in a residence that is as contemporary as the neighborhood itself. Residences here offer a unique and flexible lifestyle, one that consists of both urban energy and island sensibility.





AMENITIES

- 1 Residential Reception
- 2 Indoor-Outdoor Lobby
- 3 Central Lānai
- 4 Bicycle Storage
- 5 Mail Room
- 6 Makai Living Room
- 7 'Ohana Living Room
- 8 Mauka Living Room
- 9 Restrooms
- 10 Fitness Center
- 11 Meeting Room
- 12 Work Spaces
- 13 Patio
- 14 Barbeque Grills
- 15 Ka La'i o Kukuluāe'o Park
- 16 Ulana Lawn
- 17 Keiki Play Structure
- 18 Barbeque Cabanas
- 19 Ulana Lawn Pavilion
- 20 Dog Park
- 21 Residential Parking (Levels 3-9)
- 22 Surfboard Storage







INDOOR-OUTDOOR LOBBY AND CENTRAL LĀNAI



CENTRAL LĀNAI

Your new backyard consists of lush open space and lanai—private indoor-outdoor spaces to be used for an individual retreat or gathering with loved ones.





'OHANA LIVING ROOM

Past the lobby and just through the breezeway, you'll delight in an array of reservable rooms featuring high ceilings and wall-to-wall windows that showcase the beauty of your surroundings.



'OHANA LIVING ROOM





BARBEQUE GRILLS AND PATIO



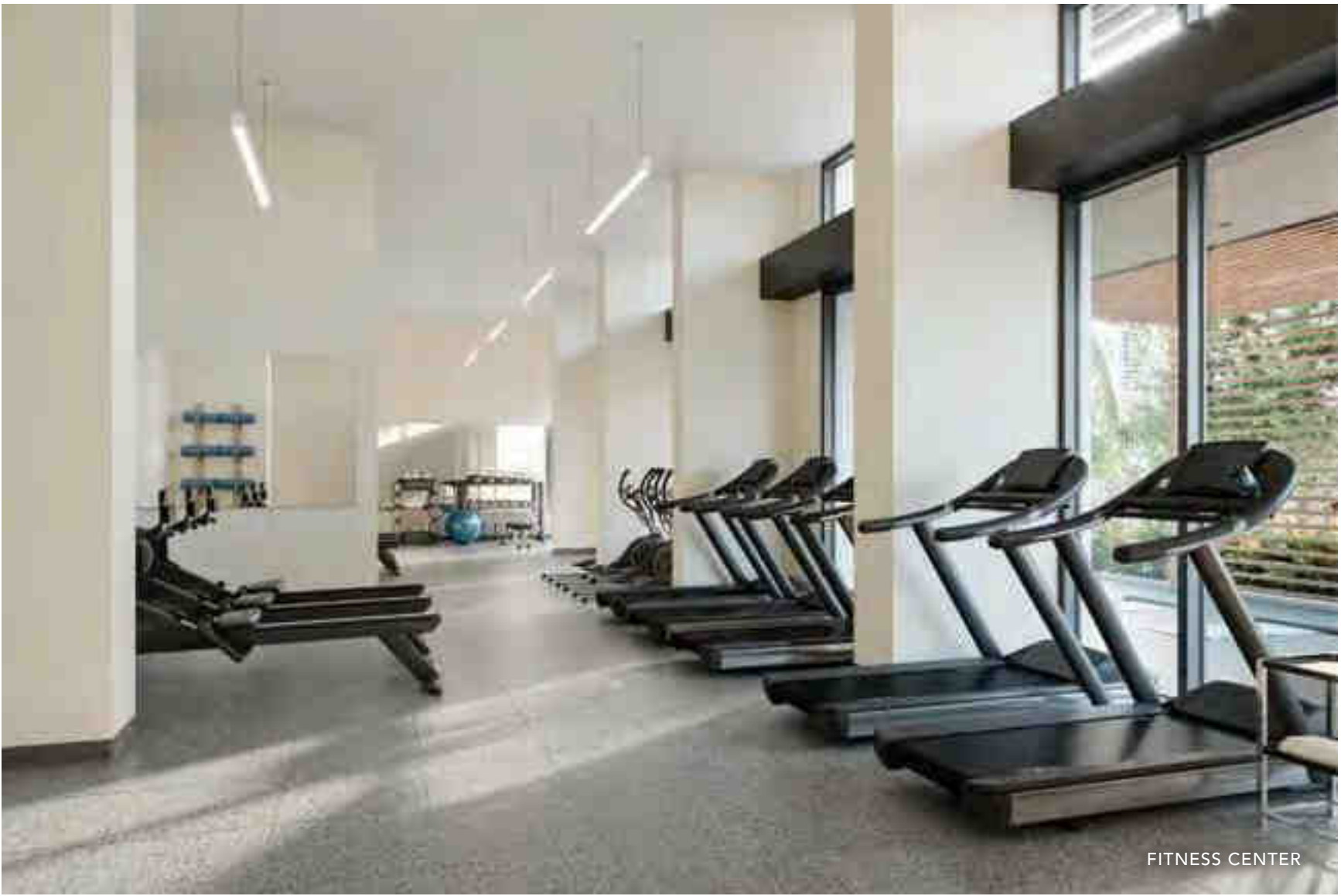
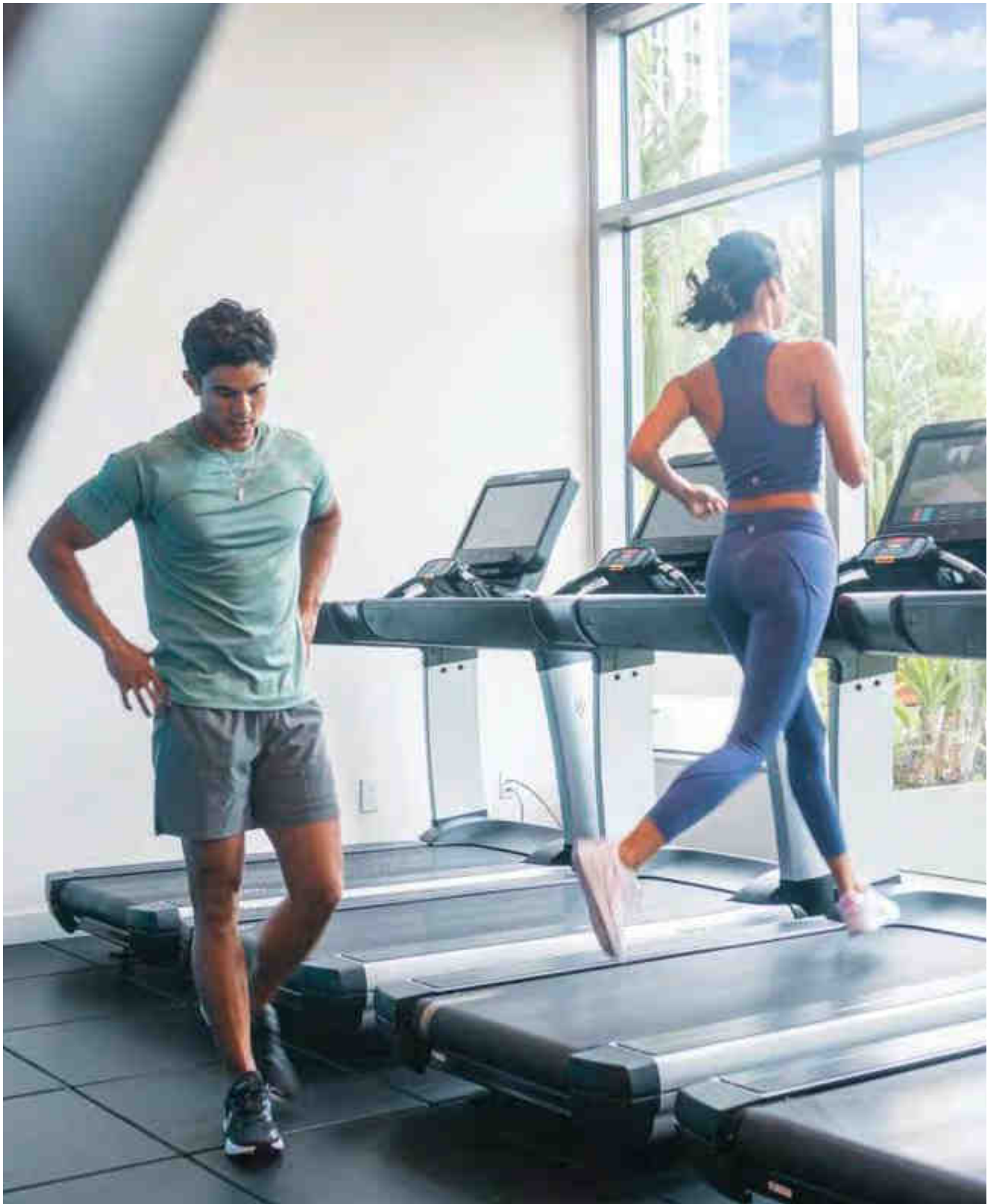


Ulana is surrounded by green space, including the Ulana Lawn and Ka La'i o Kukulua'e Park, a future-planned park and children's play area that's right outside your front door.

Reservable cabanas and barbeque grills provide opportunities for privacy and getting to know your neighbors. While a meeting room and co-working spaces cater to how you work and live today.







Whether you're exercising, working from home or entertaining, the indoor-outdoor amenity areas will enhance your everyday experience, giving you the freedom to flourish and to choose your own way.















THREE-BEDROOM RESIDENCE - 01A

## THE RESIDENCES

### Be Closer to it All

Whether it's a studio, one-, two- or three-bedroom, residences combine the allure of the island with the comforts of a well-appointed home. Open floor plans and floor-to-ceiling windows in each residence allow for natural light to permeate throughout your home. The Pacific Ocean, the Ko'olau mountains and spirit of Honolulu are on display, reminding you of the beauty that's right outside your door.

ENJOY LIVING AT ULANA WARD VILLAGE.

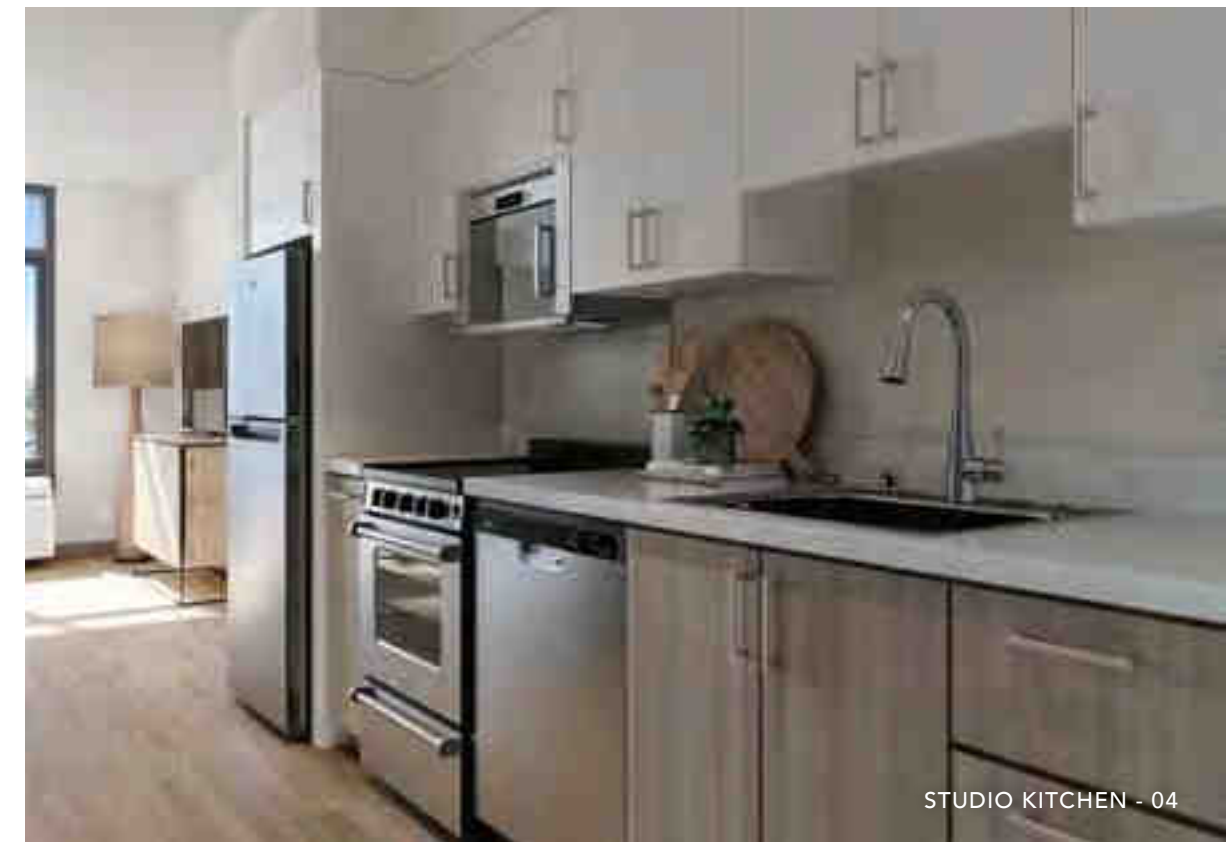




## RESIDENTIAL FEATURES

- Floor-to-ceiling windows
- Open kitchen, living and dining areas
- Luxury Vinyl Tile flooring
- Carpeted bedrooms
- Residence-specific air-conditioning
- Approximately 8' clear ceiling heights





### KITCHEN FEATURES

- Stainless steel Whirlpool appliances
- Moen sink and fixtures
- Quartz countertops
- Lacquer laminate upper cabinets
- Wood tone laminate lower cabinets





DUAL VANITY BATHROOM



TWO-BEDROOM RESIDENCE - 00

**BATHROOM FEATURES**

- Porcelain tile floors
- Quartz countertops
- Kohler and Moen fixtures













STUDIO RESIDENCE - 04

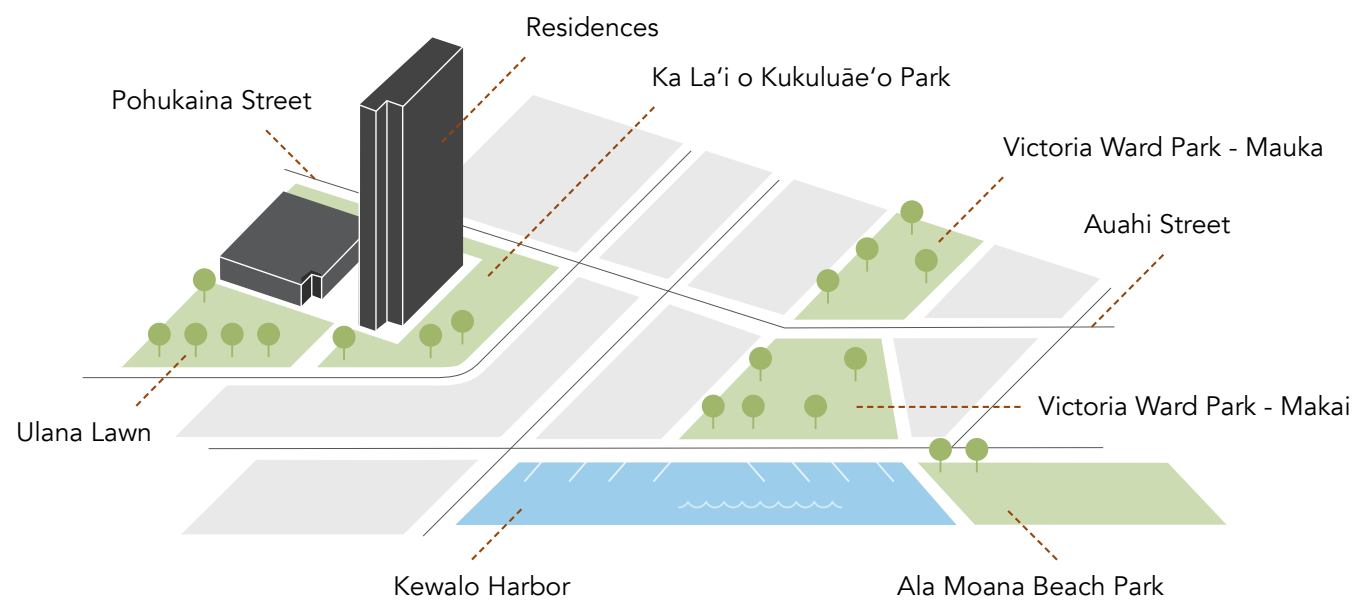


TWO-BEDROOM RESIDENCE - 15

\*AC UNIT AND DATA WALL LOCATIONS MAY VARY

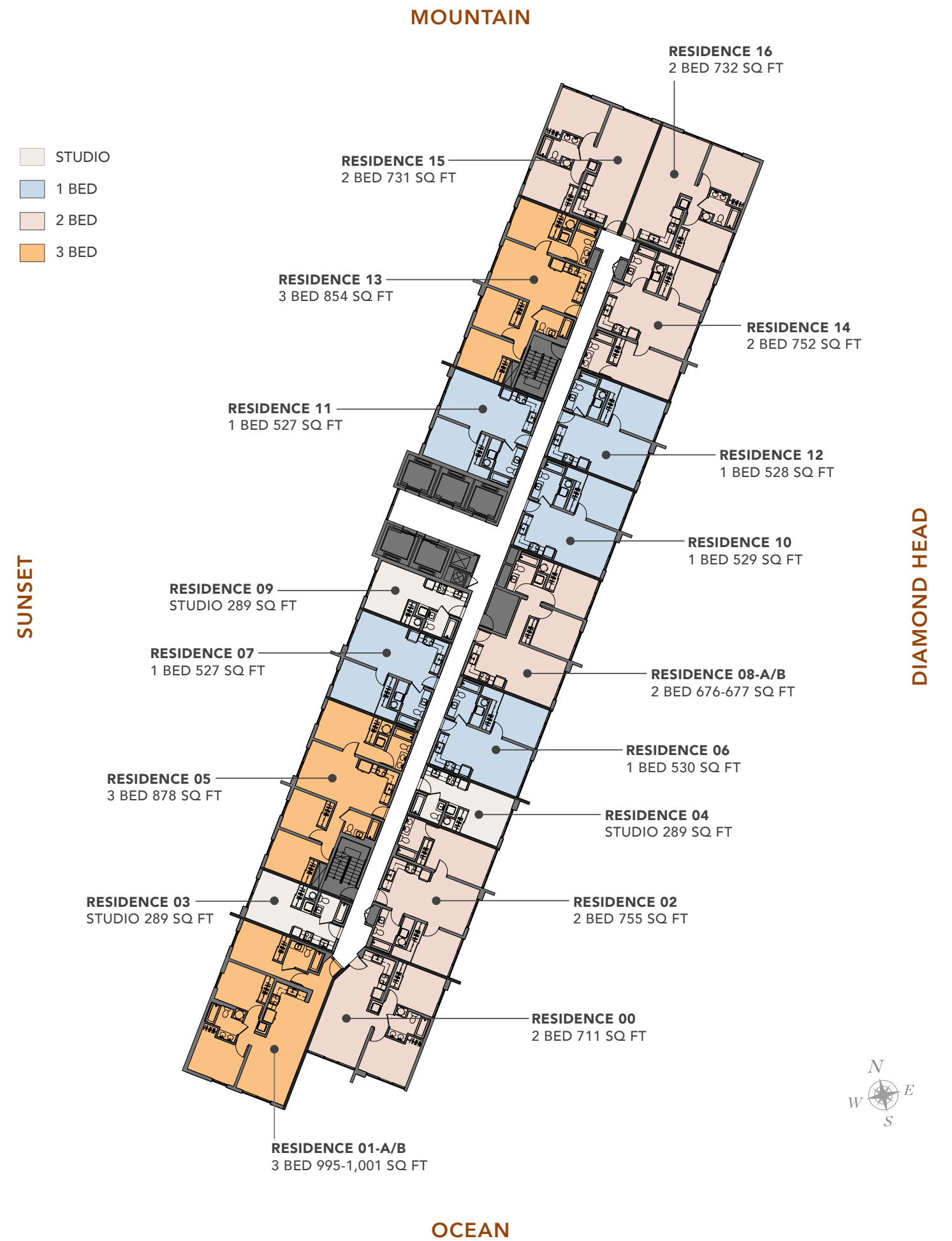
\*AC UNIT AND DATA WALL LOCATIONS MAY VARY





### BUILDING FEATURES

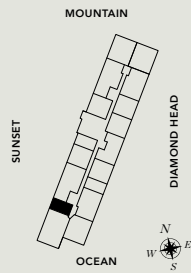
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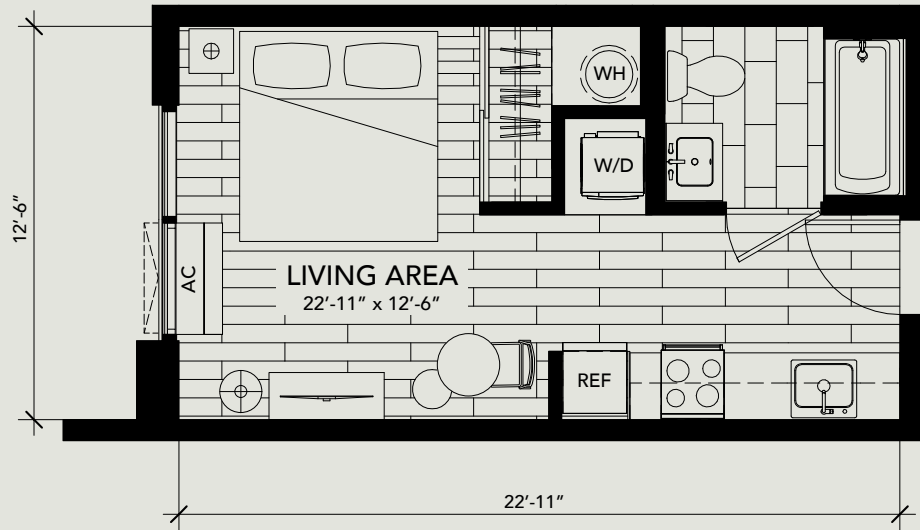
**Studios**





Residence  
03

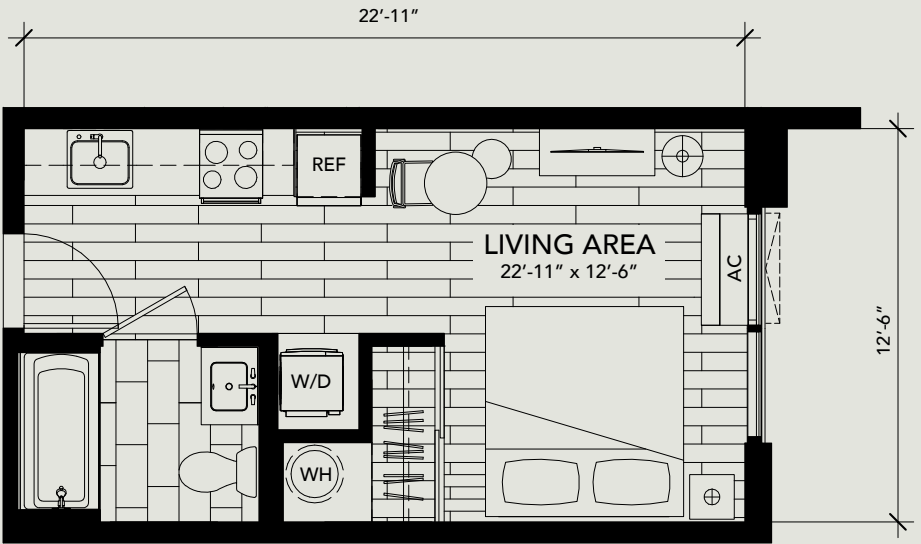
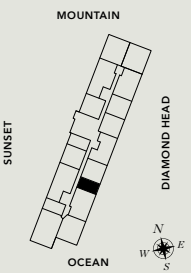
STUDIO | 1 BATH  
289 SQ. FT



ALL DIMENSIONS ARE APPROXIMATE.

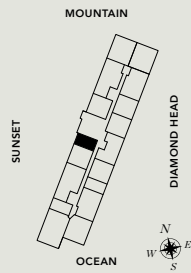
Residence  
04

STUDIO | 1 BATH  
289 SQ. FT



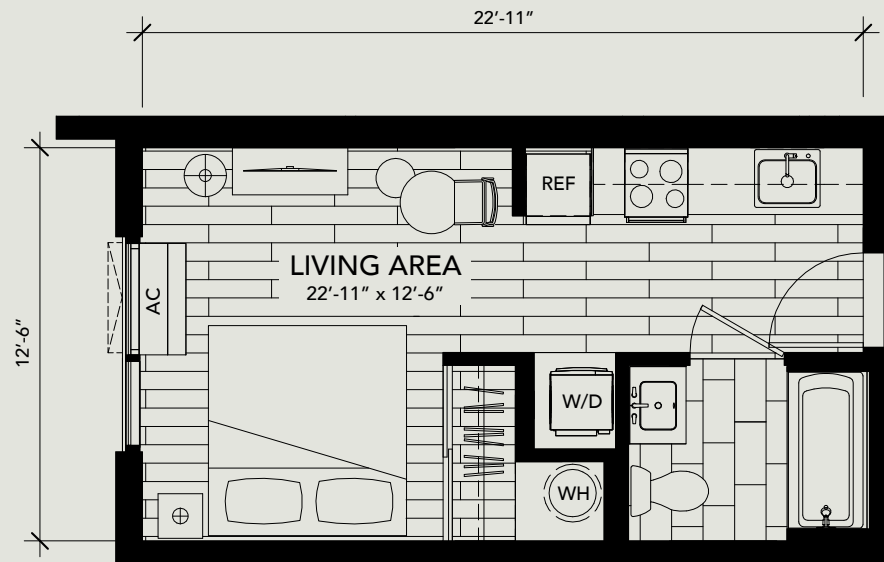
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# Residence 09

STUDIO | 1 BATH  
289 SQ. FT

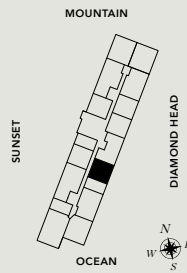


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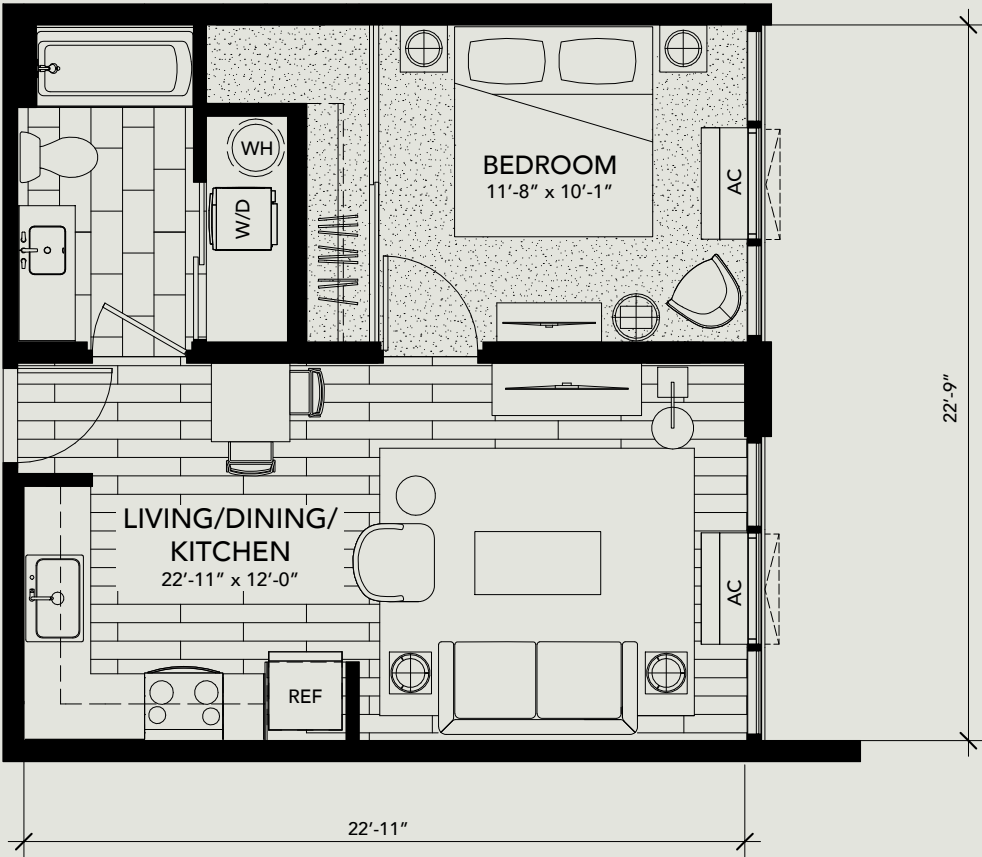
One Bedrooms



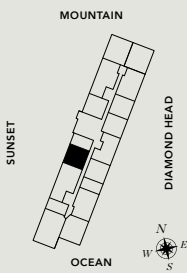


# Residence 06

1 BEDROOM | 1 BATH  
530 SQ. FT

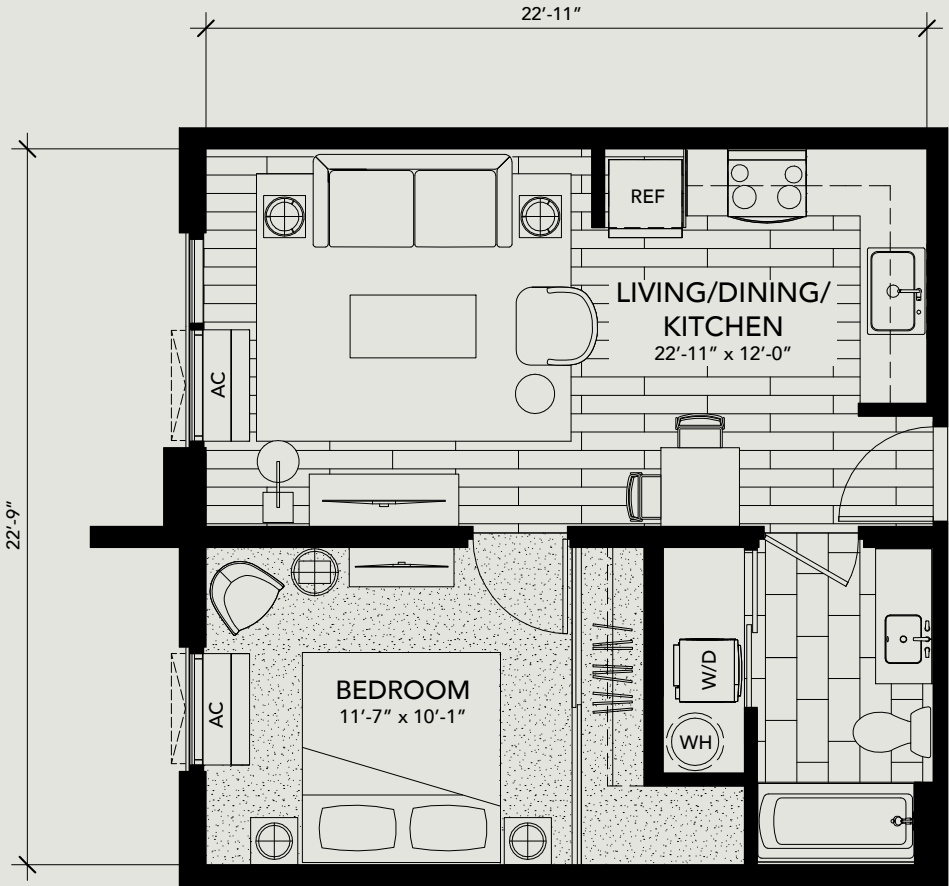


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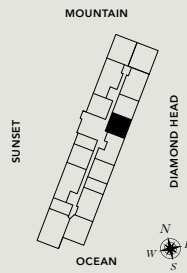
# Residence 07

1 BEDROOM | 1 BATH  
527 SQ. FT



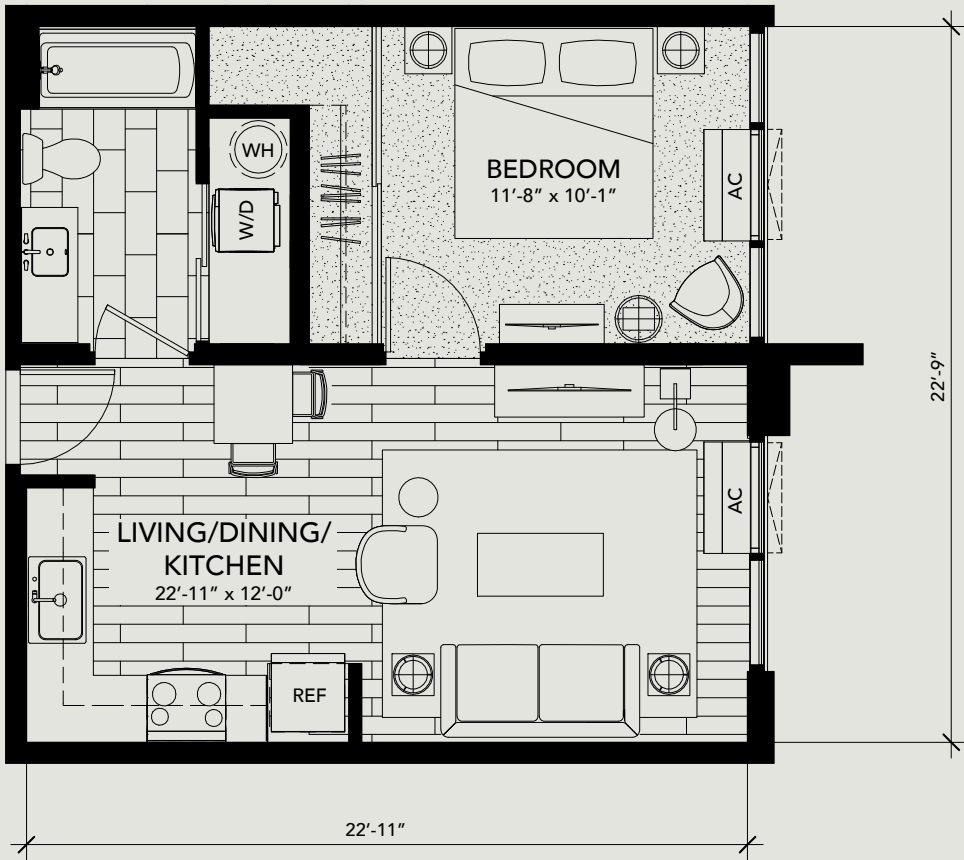
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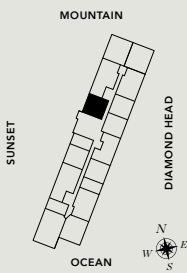


# Residence 10

1 BEDROOM | 1 BATH  
529 SQ. FT

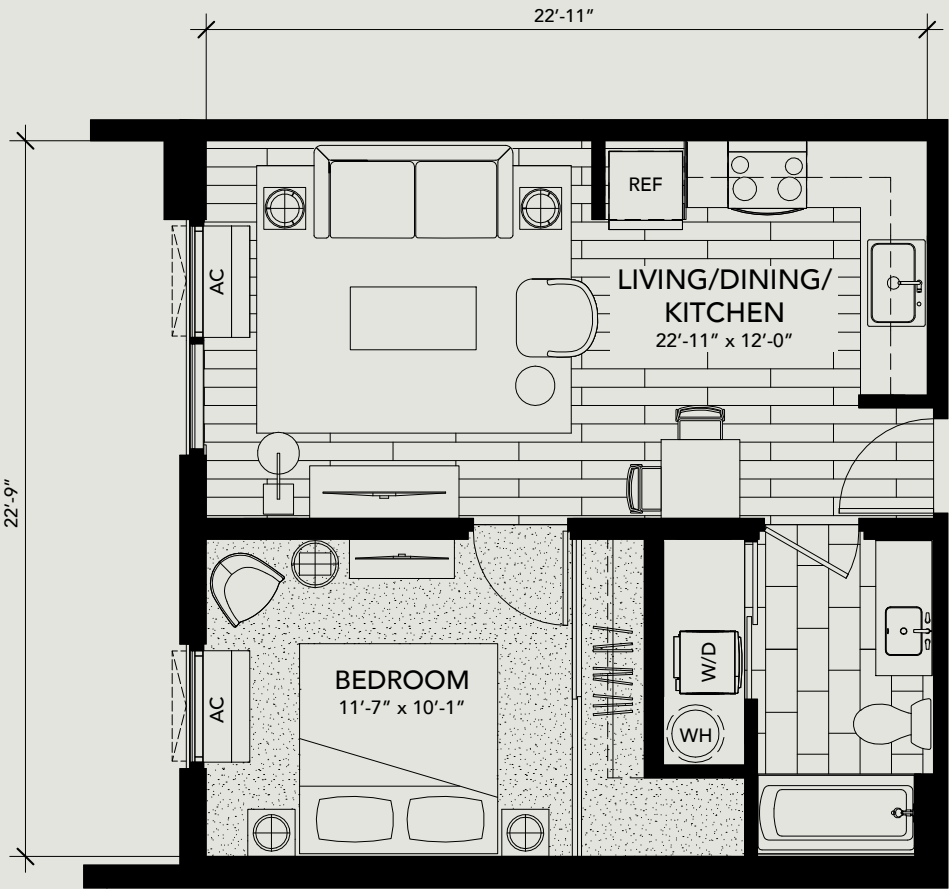


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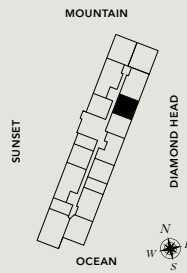
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527 SQ. FT



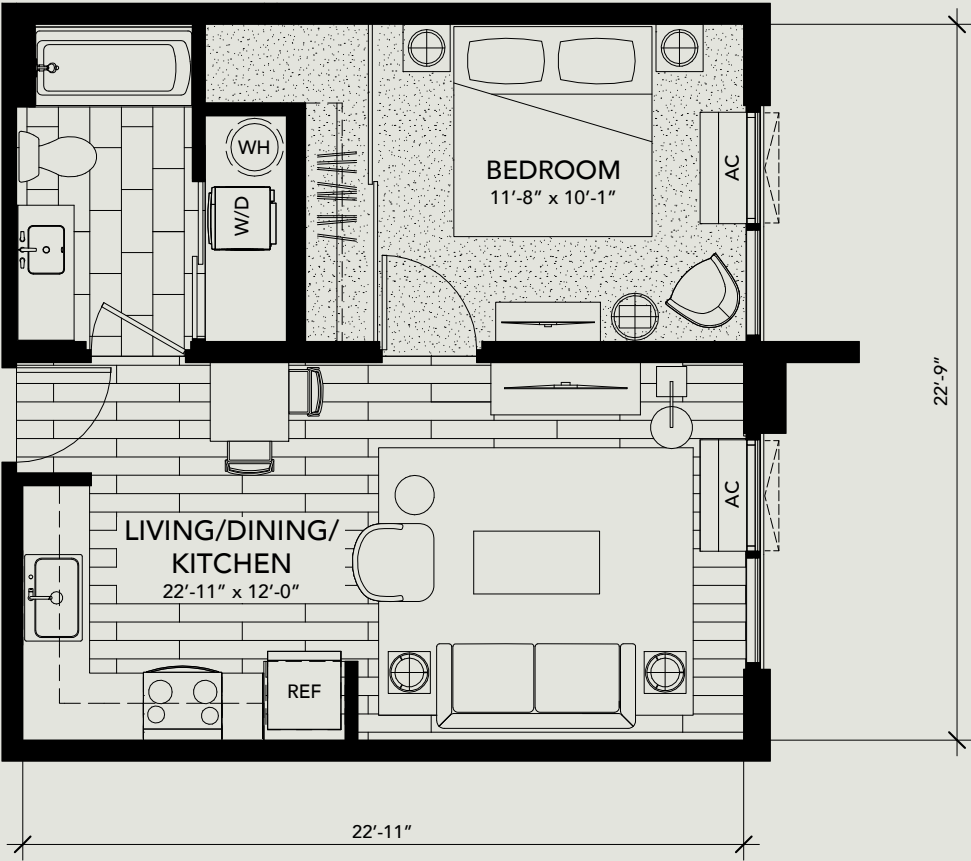
ALL DIMENSIONS ARE APPROXIMATE.





# Residence 12

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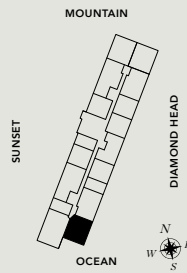


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Two Bedrooms



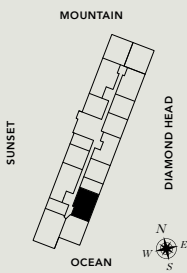


# Residence 00

2 BEDROOM | 1 BATH  
711 SQ. FT

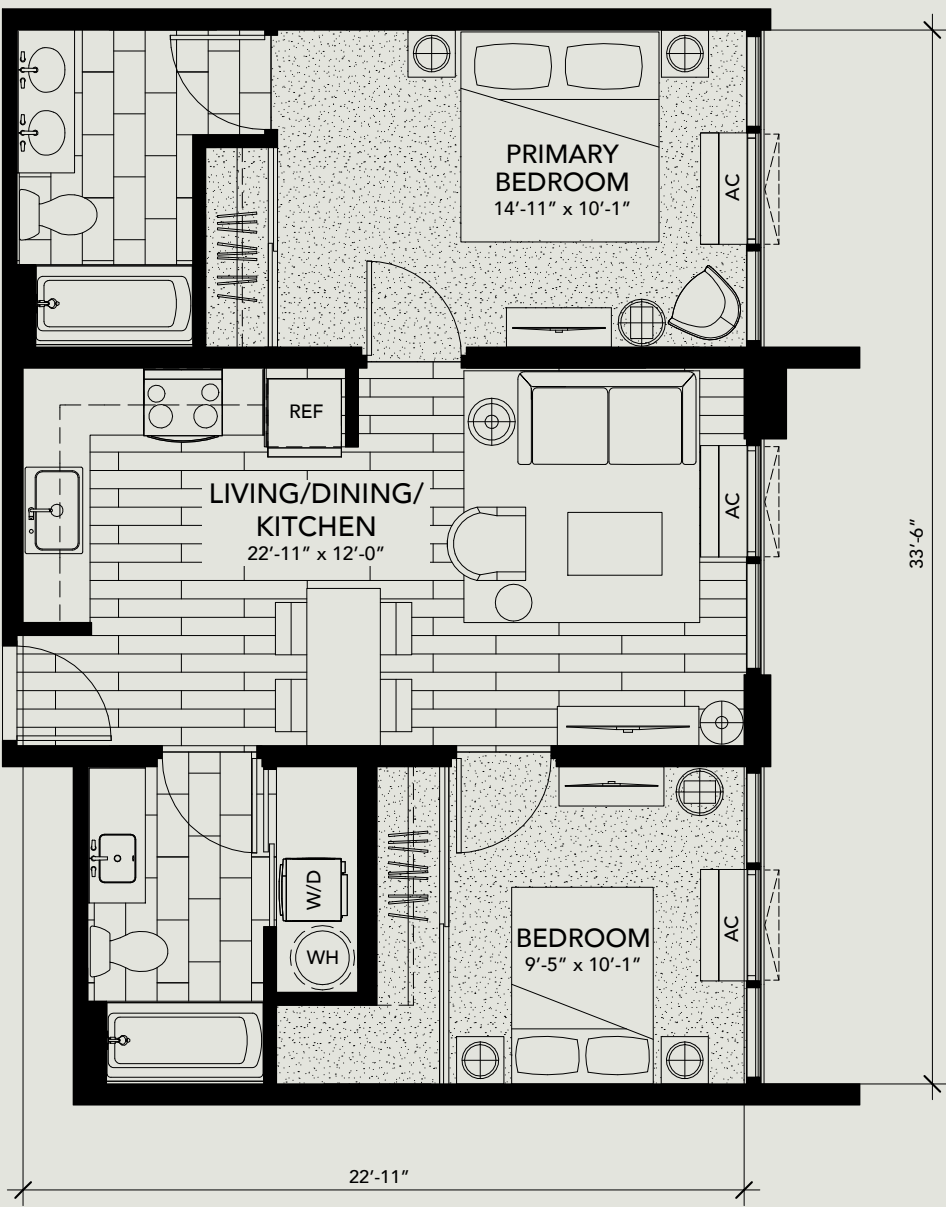


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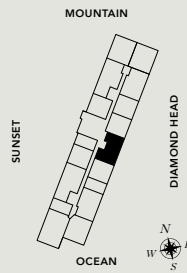
# Residence 02

2 BEDROOM | 2 BATH  
755 SQ. FT



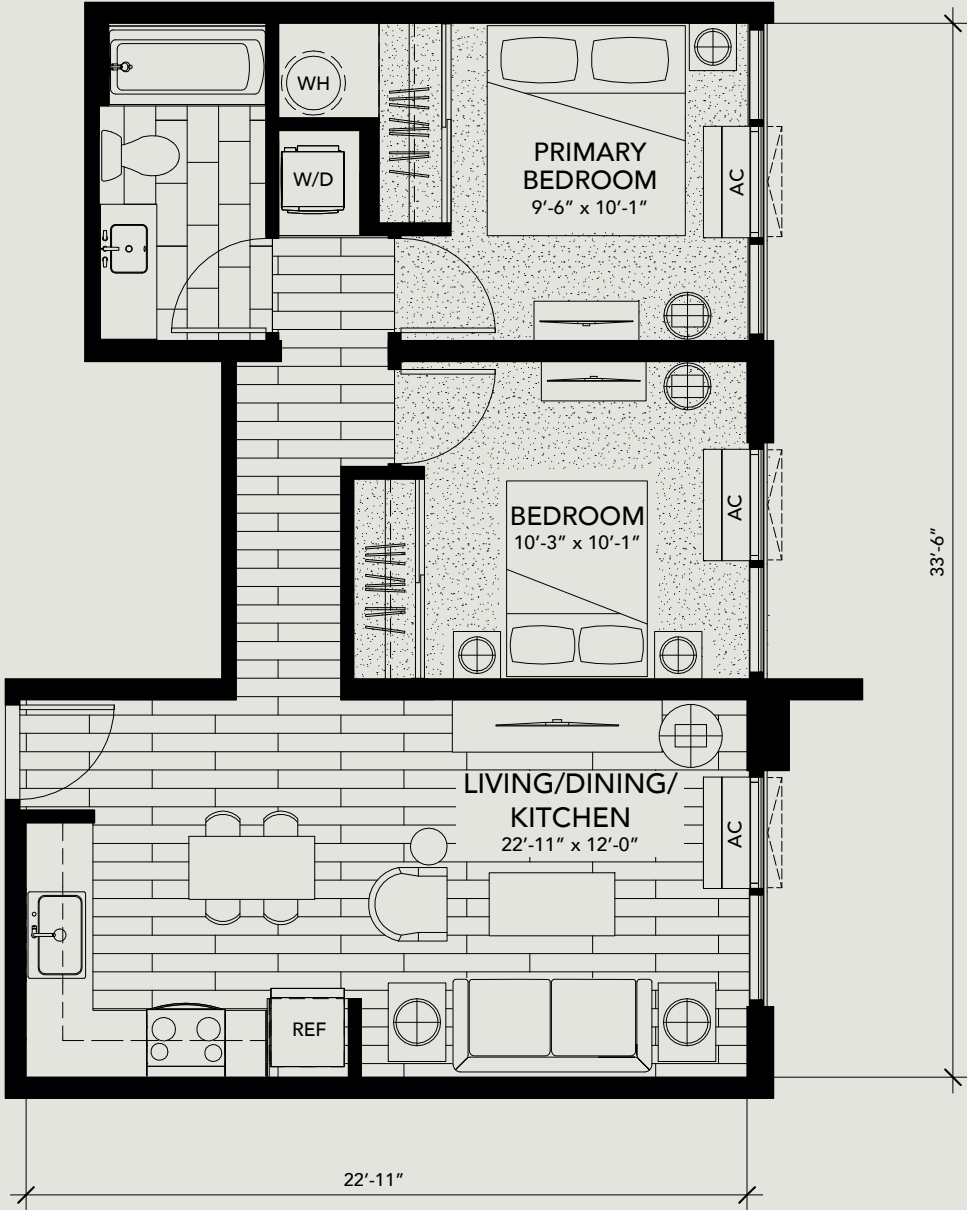
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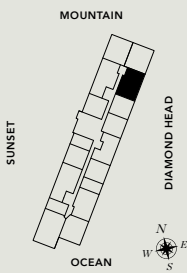


# Residence 08-A

2 BEDROOM | 1 BATH  
676 SQ FT

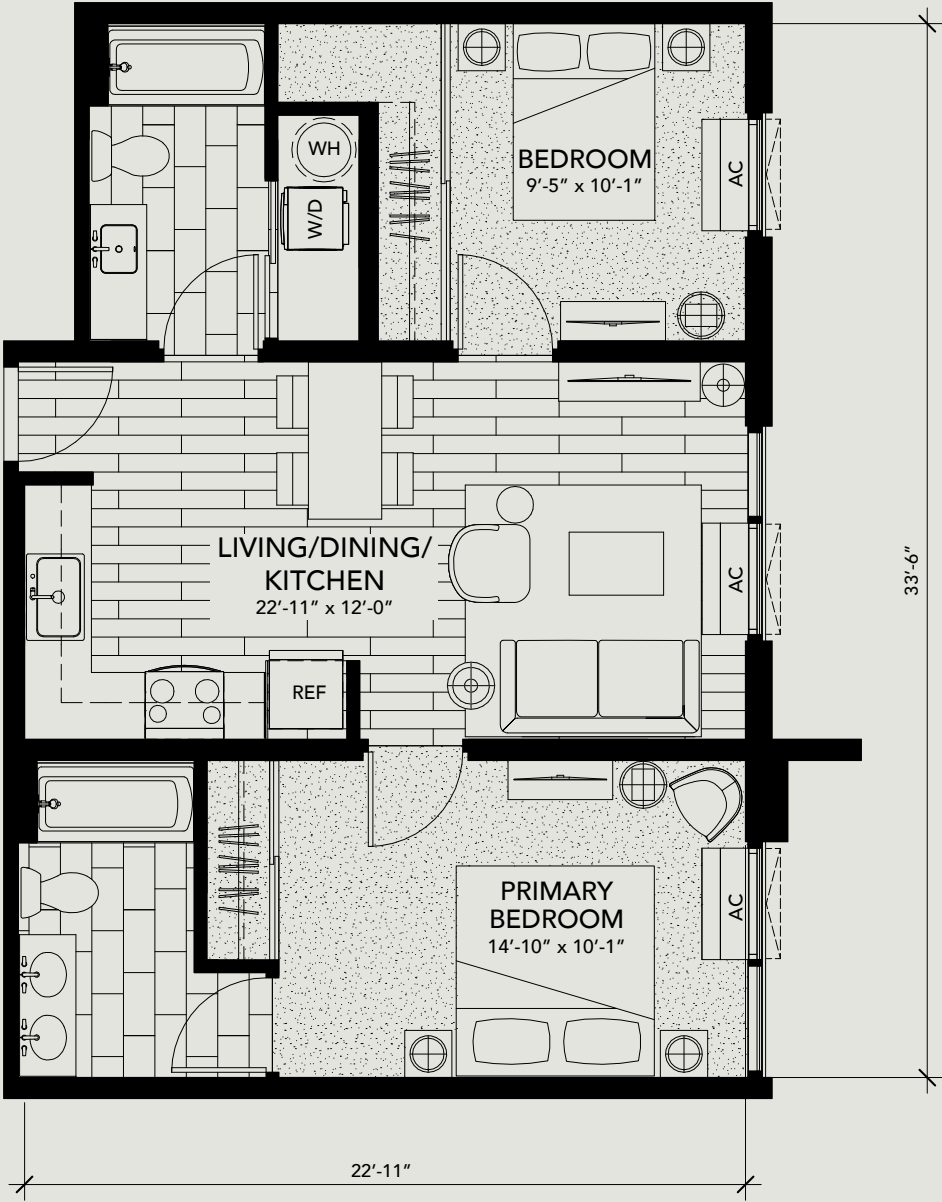


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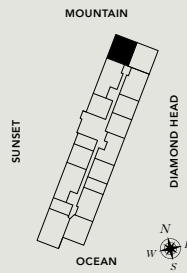
# Residence 14

2 BEDROOM | 2 BATH  
752 SQ FT



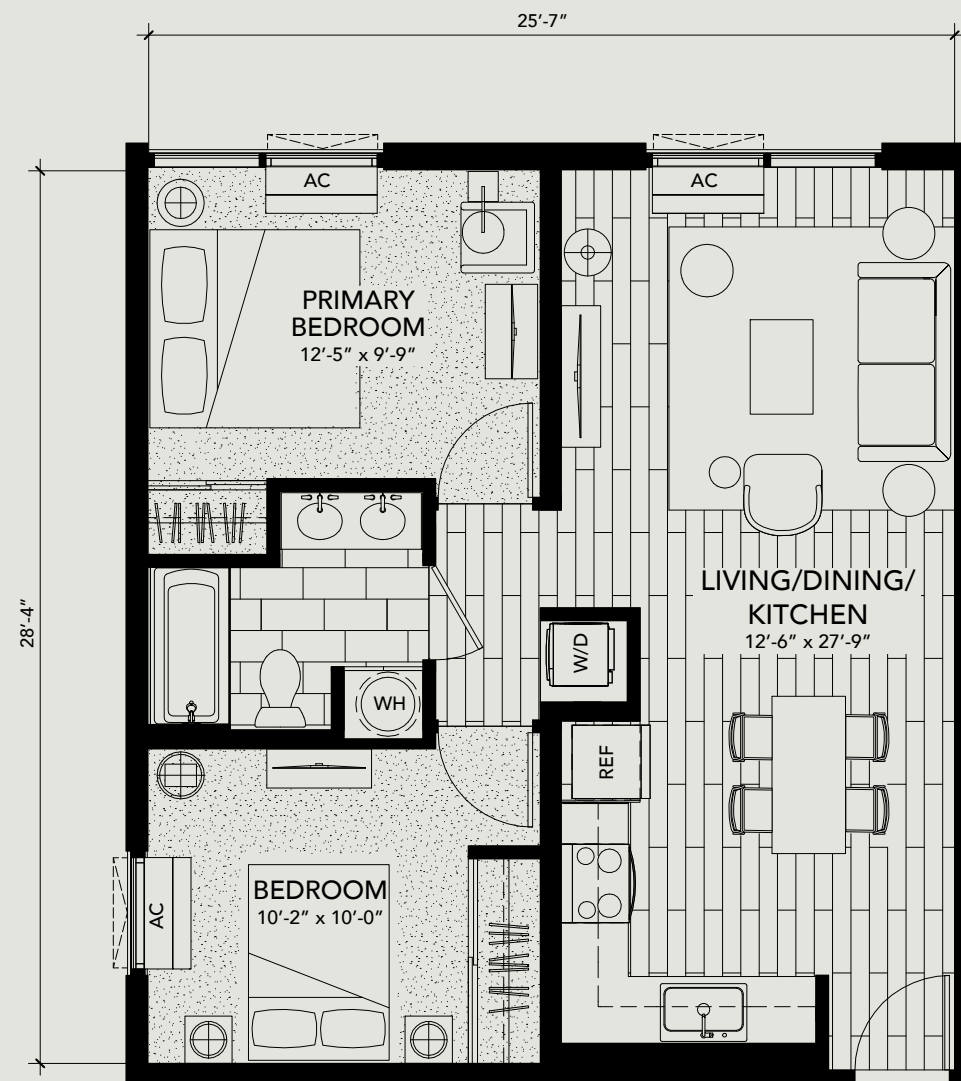
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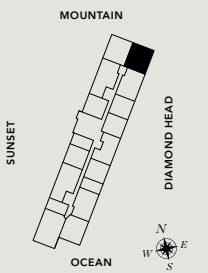


# Residence 15

2 BEDROOM | 1 BATH  
731 SQ FT

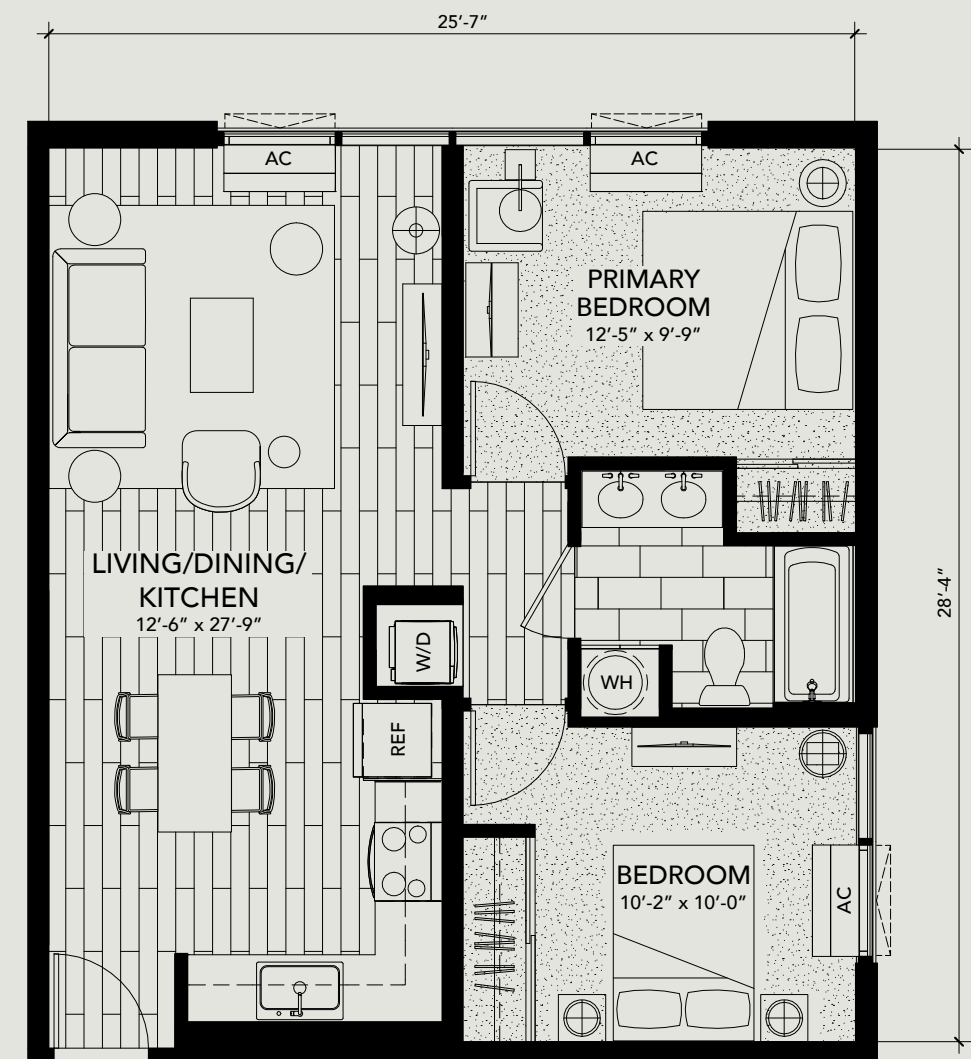


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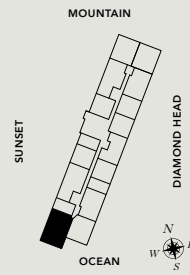
2 BEDROOM | 1 BATH  
732 SQ FT



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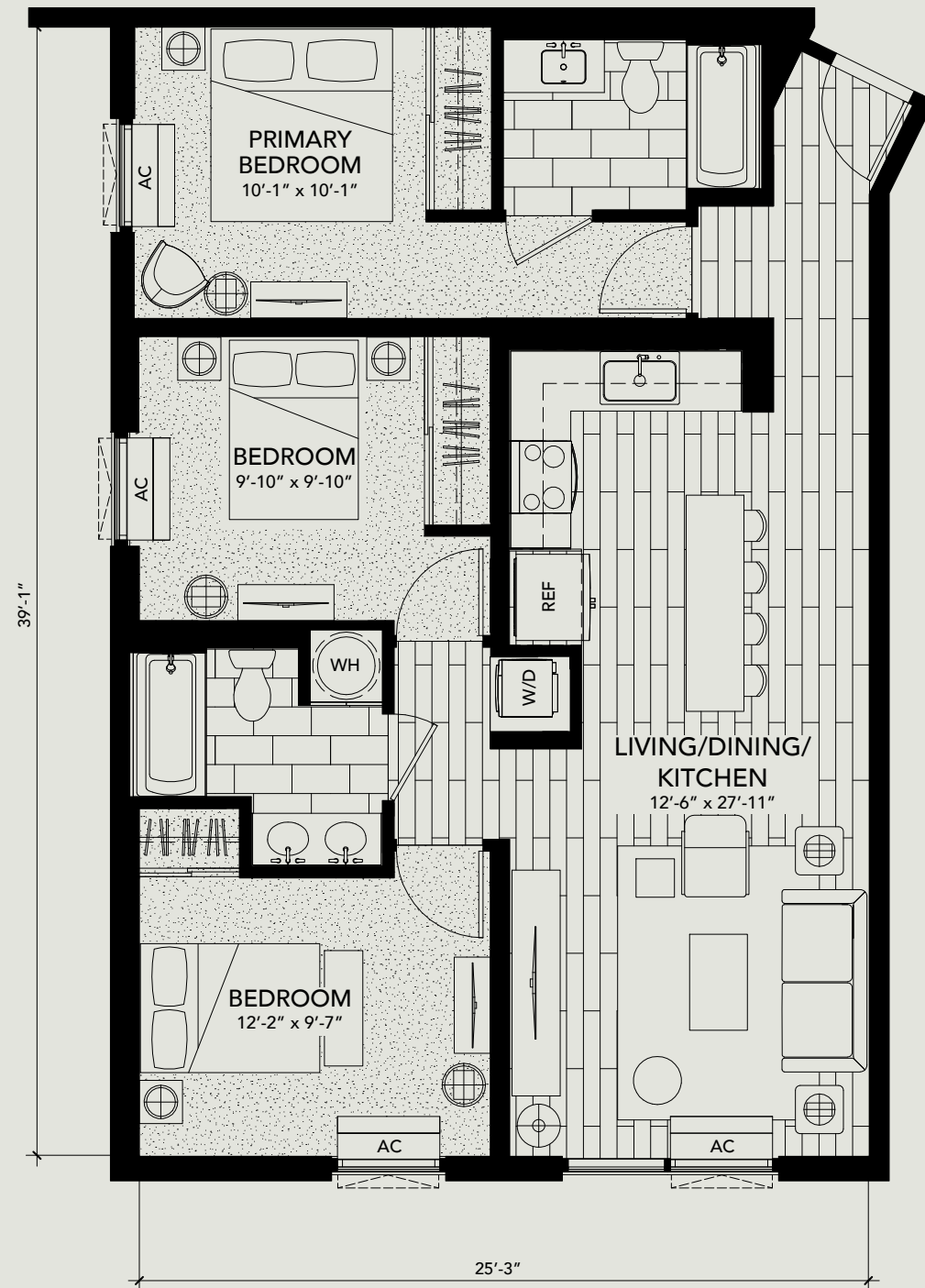
Three Bedrooms



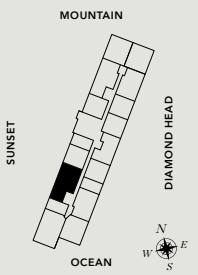


## Residence 01-A

3 BEDROOM | 2 BATH  
995 SQ FT

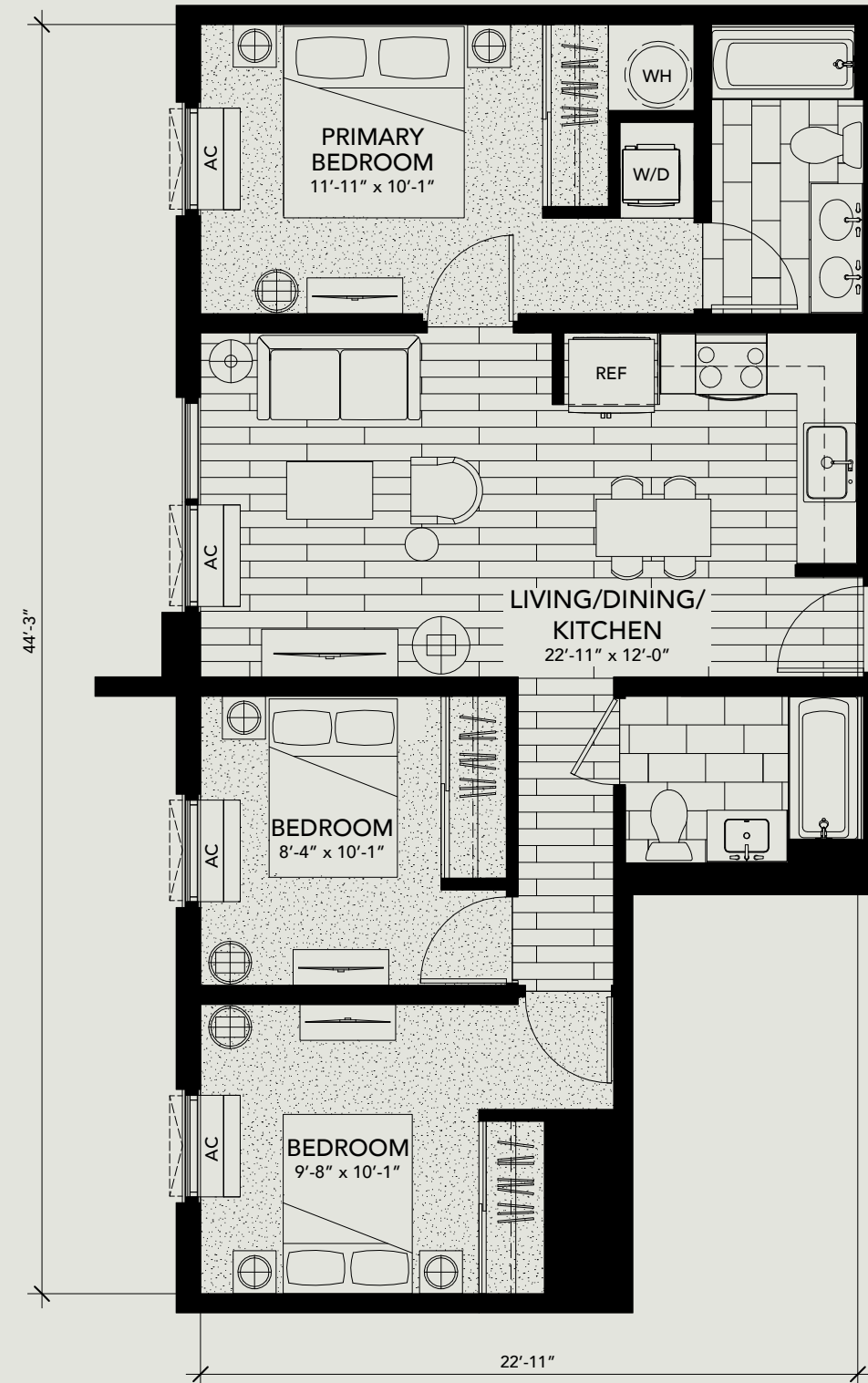


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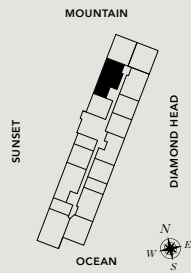


## Residence 05

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878 SQ FT

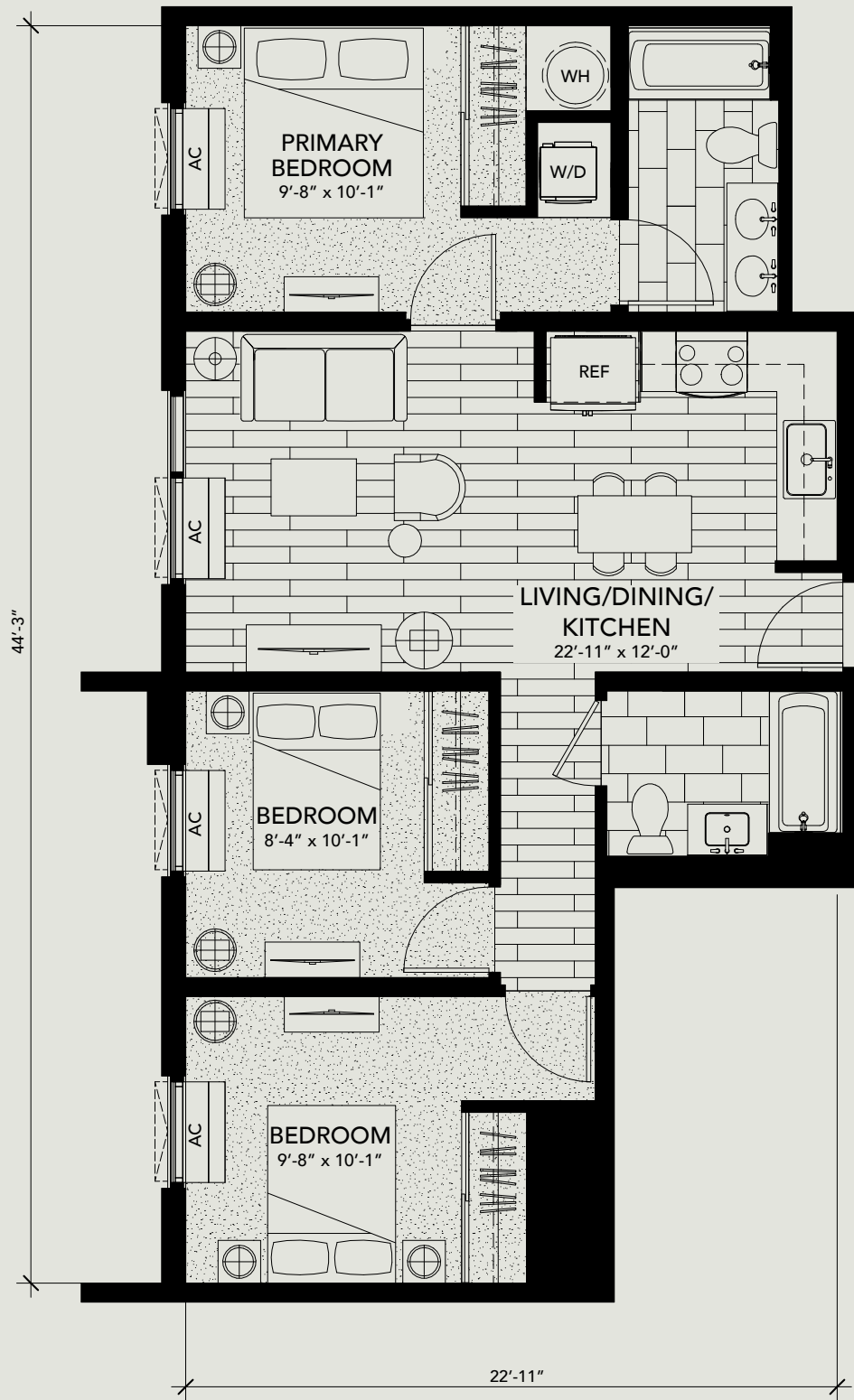


ALL DIMENSIONS ARE APPROXIMATE.



# Residence 13

3 BEDROOM | 2 BATH  
854 SQ FT



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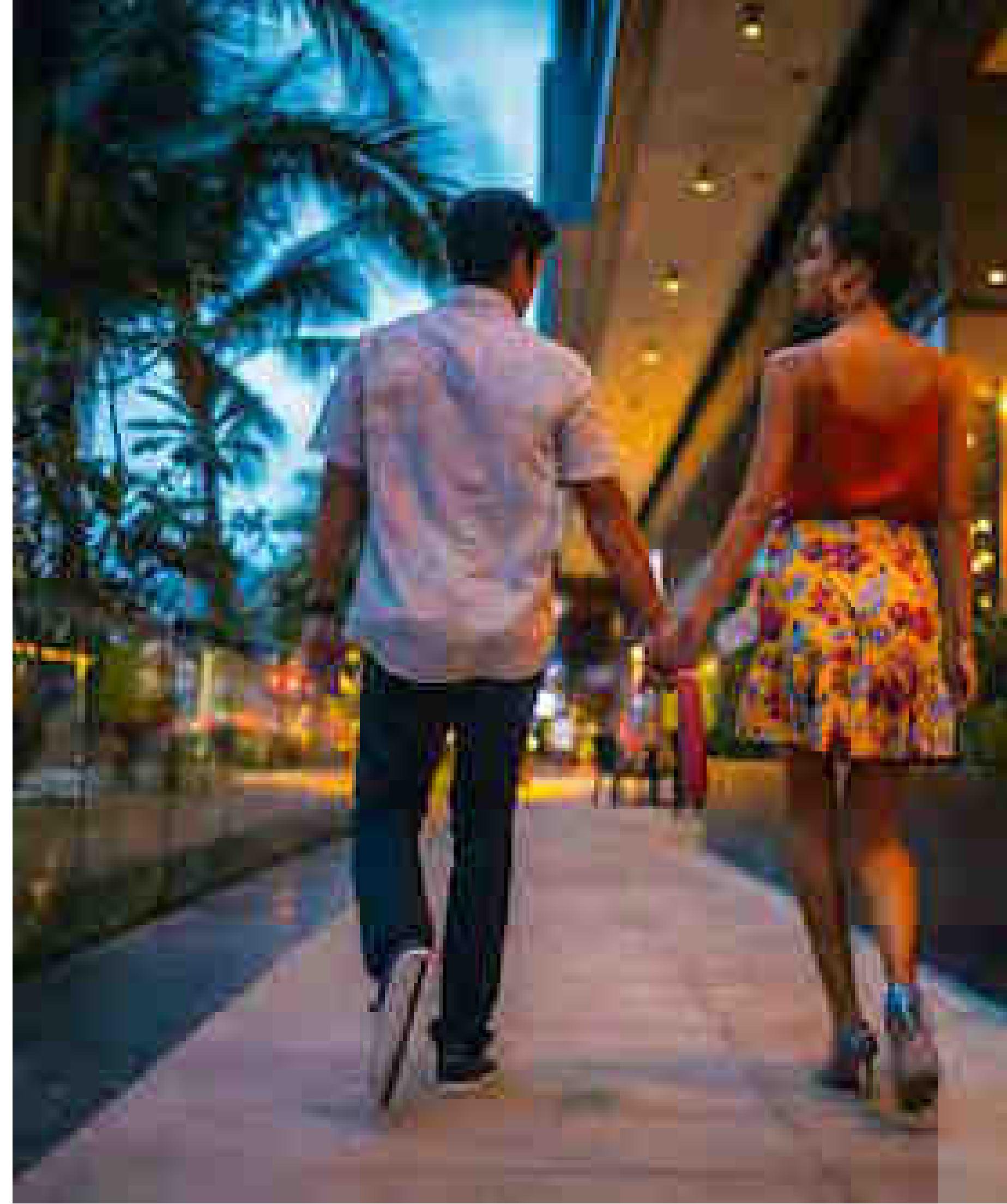


## Experience Life at Ulana

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Start your morning with an energizing run. Have everything at your fingertips so you can be nimble, spontaneous and fun. Here, you can delight in the natural surroundings and enjoy a more balanced lifestyle in town, in a vibrant neighborhood just minutes from the ocean. Ulana Ward Village offers a place to unwind, a place for wellbeing, a place to gather. It's a place to connect with family, friends, your neighborhood, your everything.

ULANA WARD VILLAGE IS YOUR PLACE,  
FOR LIFE YOUR WAY.





WARD VILLAGE SALES GALLERY

1240 Ala Moana Boulevard  
Honolulu, Hawai'i 96814  
808 369 9600

ULANAWARDVILLAGE.COM

Exclusive Project Broker:  
Locations LLC  
RB-17095

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