



THE
PARK

WARD VILLAGE



WARD VILLAGE.

Effortless Island Living

When we considered a future Ward Village, we insisted on building exceptional homes with modern interiors. We also envisioned a thriving neighborhood filled with energy and life. A place that provided small town comforts, as well as the conveniences of the city. We imagined a community of people walking tree-lined streets and enjoying exciting retail, ample green space and easy access to all of the beauty of Hawai'i. We also asked big questions: How do we create a place where residents can achieve greater balance in their lives, greater harmony with nature, and stronger connections to each other? In other words, how can we make life more effortless? Effortless living is more than making life easier. It's also about making the things we value most more easily integrated into our lives. We are proud to say that The Park Ward Village is the epitome of these ideals. What began as a spark of imagination, can now be realized in your daily life.

A City Like No Other, on an Island Like No Other

Known as “The Gathering Place,” the island of O’ahu truly lives up to its name. There’s a rich history, a beautiful culture and a sophisticated city with its own unique air of laid-back luxury. Residents refer to Honolulu simply as “town,” a befitting nickname given the

spirit of community and lack of pretense found here. It’s on this island that the best parts of paradise—more than 200 miles of coastline, the sparkling Pacific Ocean, two majestic mountain ranges—and a modern city by the sea exist in harmony.

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KO'OLAU MOUNTAIN RANGE



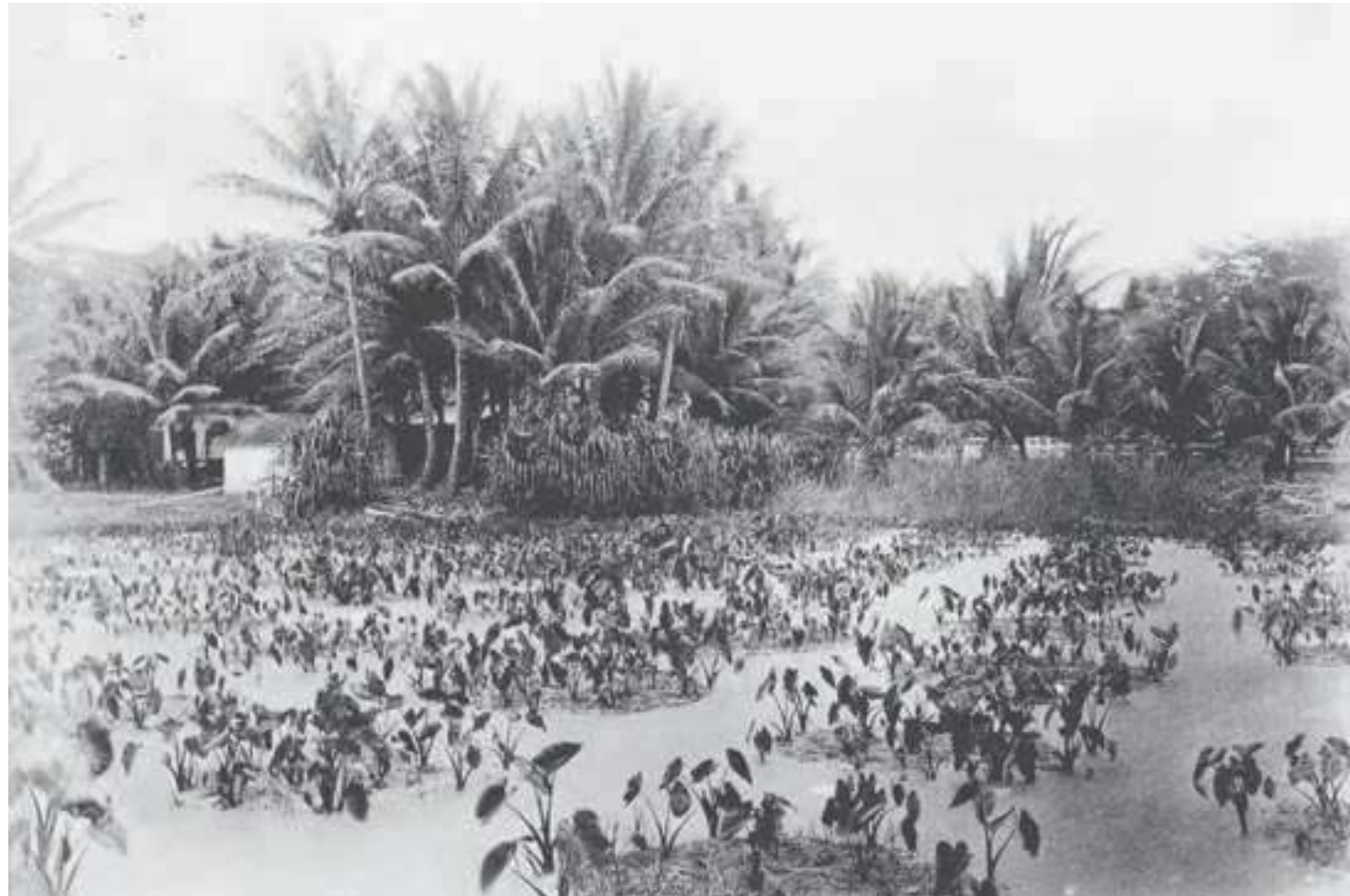


The Neighborhood

Ward Village was built on the legacy of Victoria Ward and her family, the stewards of this land for more than a century. Her home was an extension of her love for nature, the outdoors and Hawaiian culture. It was her long term vision to establish the vast 100-acre estate as a gathering place, which has become our humble mission, to honor and give place to culture and community.

Today, residents and visitors alike are invited to stroll, shop, eat and play. This dynamic neighborhood is fresh, yet familiar. It's where urban and island life come together. The energy of the city and the tranquility of paradise are right outside your door. Just as Victoria Ward envisioned, Ward Village's 60 acres of land continue to serve as a respite between Downtown Honolulu and Waikīkī.

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WARD FAMILY ESTATE GROUNDS

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VICTORIA WARD PARK



BEAUTIFULLY LANDSCAPED SIDEWALKS ALONG AUAHI STREET

For residents, it's clear why Ward Village was named "Best-Planned Community in the U.S." by *Architectural Digest* in 2017.

But Ward Village is also part of a larger community—the wonderfully unique city of Honolulu. So, in addition to

the beautiful homes, parks, shops and services within Ward Village, residents are also enriched by all that Honolulu has to offer.











THE PARK WARD VILLAGE FROM AUahi STREET AND WARD AVENUE

Encompassing all four sides of the block at ground level, this will serve as the new town square of the neighborhood. You'll feel

a distinct small-town vibe when each morning you're greeted by your favorite barista or bump into neighbors-turned-friends.

On any given night you can enjoy a meal alfresco or spend time at the beach, taking in another stunning sunset.

Surrounded by Nature

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The Parks

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Adjacent to Victoria Ward Park and just moments from Ala Moana Beach Park, The Park Ward Village is surrounded by nature. You'll find sanctuary in these wide-open green spaces and lush gardens, all there to restore balance to city life. Your new backyard is ideal for a leisurely stroll, a picnic, a workout, or really, whatever your heart desires. Find a comfortable spot to revel in the trade winds and let your mind wander as you relax under a monkeypod tree. Because when you live at the center of it all, you can spend more time doing what you love.



VICTORIA WARD PARK AND THE PARK WARD VILLAGE





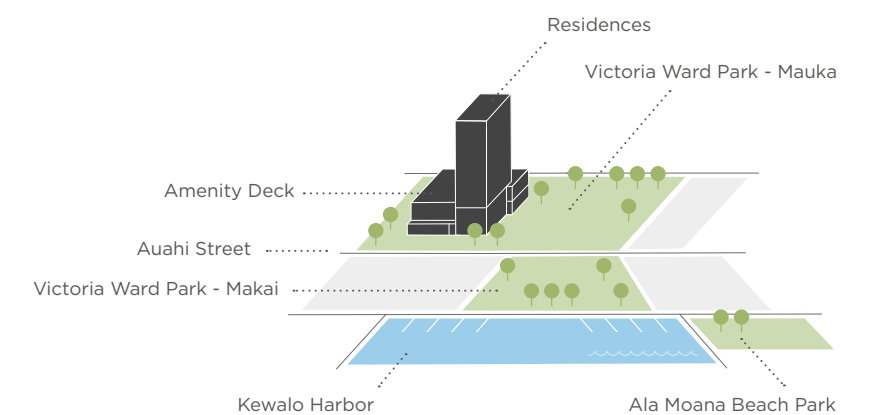
A Remarkable Sight

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The Park Ward Village

This stunningly sophisticated condominium was inspired by the principles of mid-century modern design, embracing and creating harmony between the interior spaces and natural outdoor scenes. The Park Ward Village's facade glistens in the sunshine, and the floor-to-ceiling windows welcome the beauty of the island into your home. The relationship between the building and the environment has been carefully designed, and as a result, your connection to your surroundings can be felt in your home and as you move throughout the building.





PRIVATE RESIDENTIAL ENTRY

“The building engages the lush Victoria Ward Park with landscaped terraces, blurring the line between natural and built. The sense of craft and strong horizontal forms of the building’s base transition into a dynamic and sculptural 39-story tower above. The structure folds inward towards the park, opening up to optimize the views to the ocean from each residence.”

– Francesco Mozzati, AIA, Associate Principal, Solomon Cordwell Buenz



A plant-lined entryway and reflective pond offer a warm and gracious welcome to residents and their guests day after day.



RESIDENTIAL ENTRY LOBBY



LOBBY LOOKING OUT TO AUAAHI STREET

“We wanted to create an environment built as a natural continuation and celebration of the surroundings, one that reflects the quality of life that Hawai‘i residents enjoy each day. We infused brightness and peace to represent the warm sunlight and incorporated textures and materials that resonate with the feel of nature. We sought to deliver comfort and functionality through design that deeply connects the island atmosphere and lifestyle.”

– Glenn Pushelberg and George Yabu, Founding Partners, Yabu Pushelberg

Your Great Escape

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AMENITY DECK LOBBY

The Amenities

Expansive indoor-outdoor space is yours to connect or disconnect. For solo moments or gathering with loved ones. There's something truly satisfying knowing you're just an elevator ride away from relaxing in one of the comfortable cabanas, playing

a quick game of tennis or pickleball with a neighbor-turned-friend, or celebrating a special occasion in a reservable clubroom. Think of this private club-style amenity deck as an extension of your own living room.



LAP POOL, RESORT POOL AND SPA OVERLOOKING THE PACIFIC OCEAN

This is the life you imagined.
A place where you'll think to
yourself, "only in Hawai'i."



PRIVATE DINING ROOM







FITNESS CENTER



AMENITY DECK AND PRIVATE BBQ CABANAS ADJACENT TO VICTORIA WARD PARK

“The Park Ward Village is a tale of two places. At street level, there’s a vibrant urban promenade bordering an oasis of lawn, coconut palms and cooling fountains. Above this is the private lānai with pools, fragrant tropical gardens, recreation amenities and secluded dining cabanas with views of the ocean and park, providing a welcome respite from the active street scene below. It’s this combination of activity and tranquility, of public life and private sanctuary, that make The Park a truly unique residential experience.”

- Don Vita, Principal, VITA Planning & Landscape Architecture, Inc.

Your Alfresco Retreat

At the Level 8 amenity deck, the best of the island is on display—the buzz of the city, the sparkling Pacific Ocean and the serenity of Victoria Ward Park. This expansive private lānai is a place for both activity and relaxation. It's here, amongst the palms, where magic happens and memories are made.



LEVEL 8 AMENITIES

- | | | | | | | |
|------------------|------------------------|---------------------|----------------|----------------------|--------------------|------------------------------|
| 1 Welcome Lounge | 4 Restrooms | 7 Fitness Pods | 10 Lap Pool | 13 Walking Path | 16 Outdoor Showers | 19 Treatment Room |
| 2 Clubrooms | 5 Mauka Lawn | 8 Pickleball Courts | 11 Resort Pool | 14 Makai Lawn | 17 Fitness Center | 20 Guest Suites |
| 3 BBQ Cabanas | 6 Children's Play Area | 9 Tennis Court | 12 Spa | 15 Grilling Stations | 18 Locker Rooms | 21 Dog Walk & Park (Level 3) |



CORNER RESIDENCE 00 TWO-BEDROOM WITH OCEAN/DIAMOND HEAD VIEWS

The Residences

The design of The Park Ward Village pays homage to the mid-century architecture of Hawai'i's past. That unique charm carries through the building and into your home, where nostalgic comforts are re-imagined with a modern flair

that embraces the island lifestyle. Every element has a graceful functionality, a refined elegance. Expect open and airy spaces, carefully crafted details and coveted island and ocean views.





CORNER RESIDENCE 00 TWO-BEDROOM KITCHEN IN LIGHT SCHEME



CORNER RESIDENCE 03 TWO-BEDROOM WITH OCEAN/SUNSET VIEWS



CORNER RESIDENCE 10 TWO-BEDROOM FEATURING KITCHEN IN DARK SCHEME





RESIDENCE 06 ONE-BEDROOM FEATURING KITCHEN IN LIGHT SCHEME

RESIDENTIAL FEATURES

- Open kitchen, living and dining areas
- Tower residences feature approximate 8'-8" clear ceiling heights
- Oak wood flooring
- Privatized, residence-specific air-conditioning systems
- Juliet balconies in living rooms



CORNER RESIDENCE 15 ONE-BEDROOM WITH MOUNTAIN VIEW





Form & Function

If you elect this upgrade, a built-in desk and shelving unit can maximize your space and encourage flexible living. The dedicated area inspires creativity and productivity for school and work, and serves as the perfect place to display books and collectibles.



KITCHENS

- Light and dark color palette offerings
- Sub-Zero refrigerators and freezers
- Miele electric cooktops, ovens, microwaves and dishwashers
- Studio Becker wood and ribbed matte lacquer cabinets
- Quartz countertops and backsplashes
- Single-basin, extra deep, stainless steel sinks
- Grohe kitchen faucets



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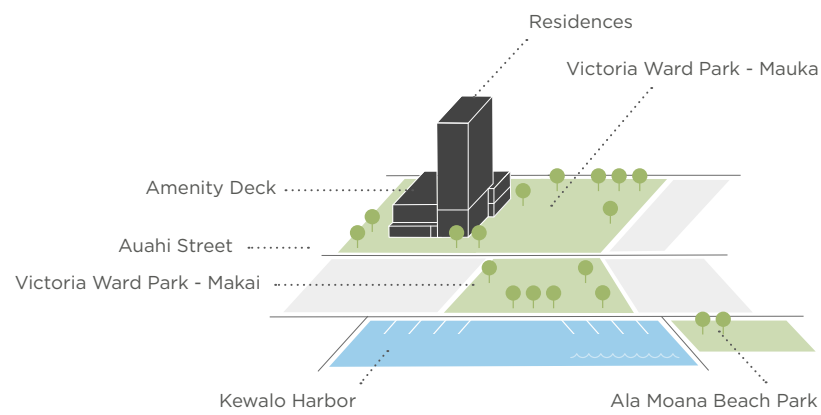
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MASTER BATHROOMS

- Light and dark color palette offerings
- Five-fixture master baths in most residences
- Studio Becker ribbed wood cabinets
- Double vanities with undermount sinks and quartz countertops
- Grohe plumbing fixtures
- Porcelain tile flooring
- Stone accent walls
- Custom mirrored medicine cabinets
- Integrated vanity and floor lighting





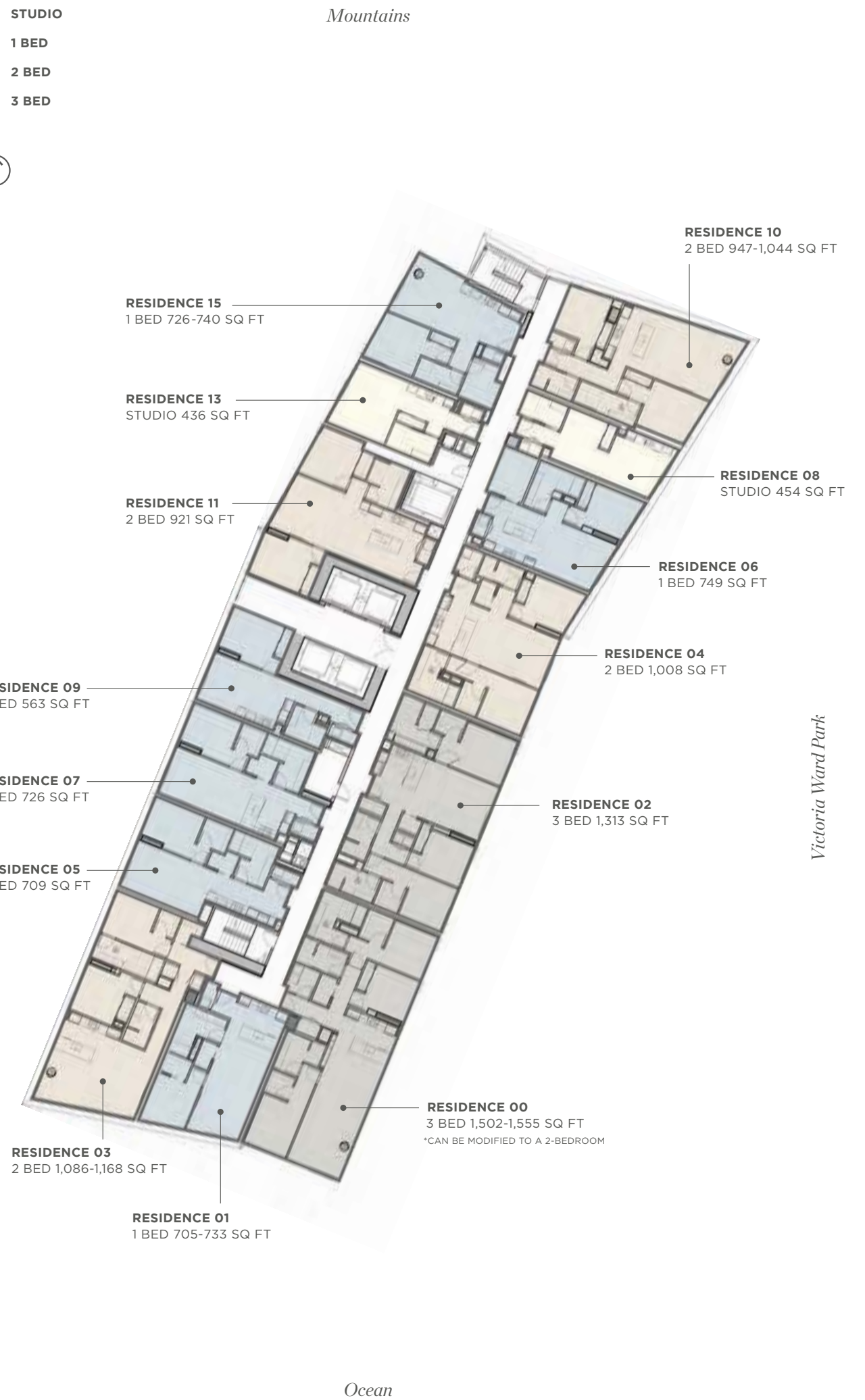
BUILDING FEATURES

- 41-story residential tower
- Studio, one, two and three bedrooms
- Curated community art collection
- Four elevators and one service elevator
- Bicycle and surfboard storage
- On-site resident manager and 24-hour building security
- Separate and secured entry for resident parking
- Additional security provided by Ward Village courtesy patrols
- Retail plaza
- Adjacent to Victoria Ward Park

- STUDIO
- 1 BED
- 2 BED
- 3 BED



Sunset



See Sales Executive for floor plan variations. Condominium map supersedes this image of all floor plans and floor plates.



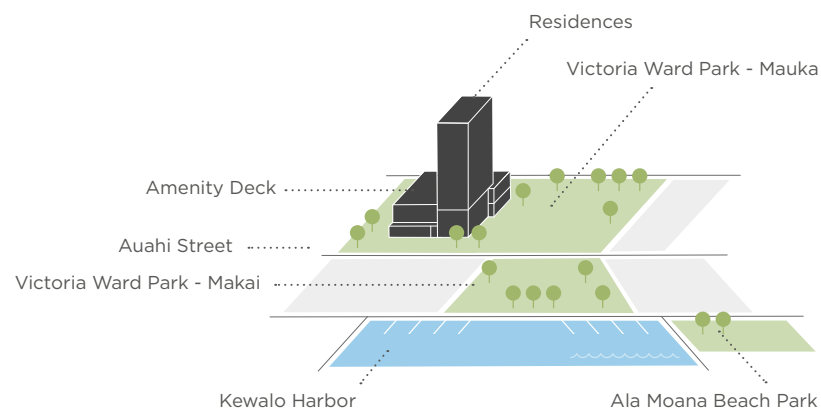
PODIUM RESIDENCES
LOCATED ON LEVELS 2-7

Sunset

Mountains

Ocean

Victoria Ward Park



LIVE AMONGST THE TREES
Homes within the podium afford a close connection to nature, as these lower level floors sit alongside, or just above, tree level, and are that much closer to the peaceful park below.

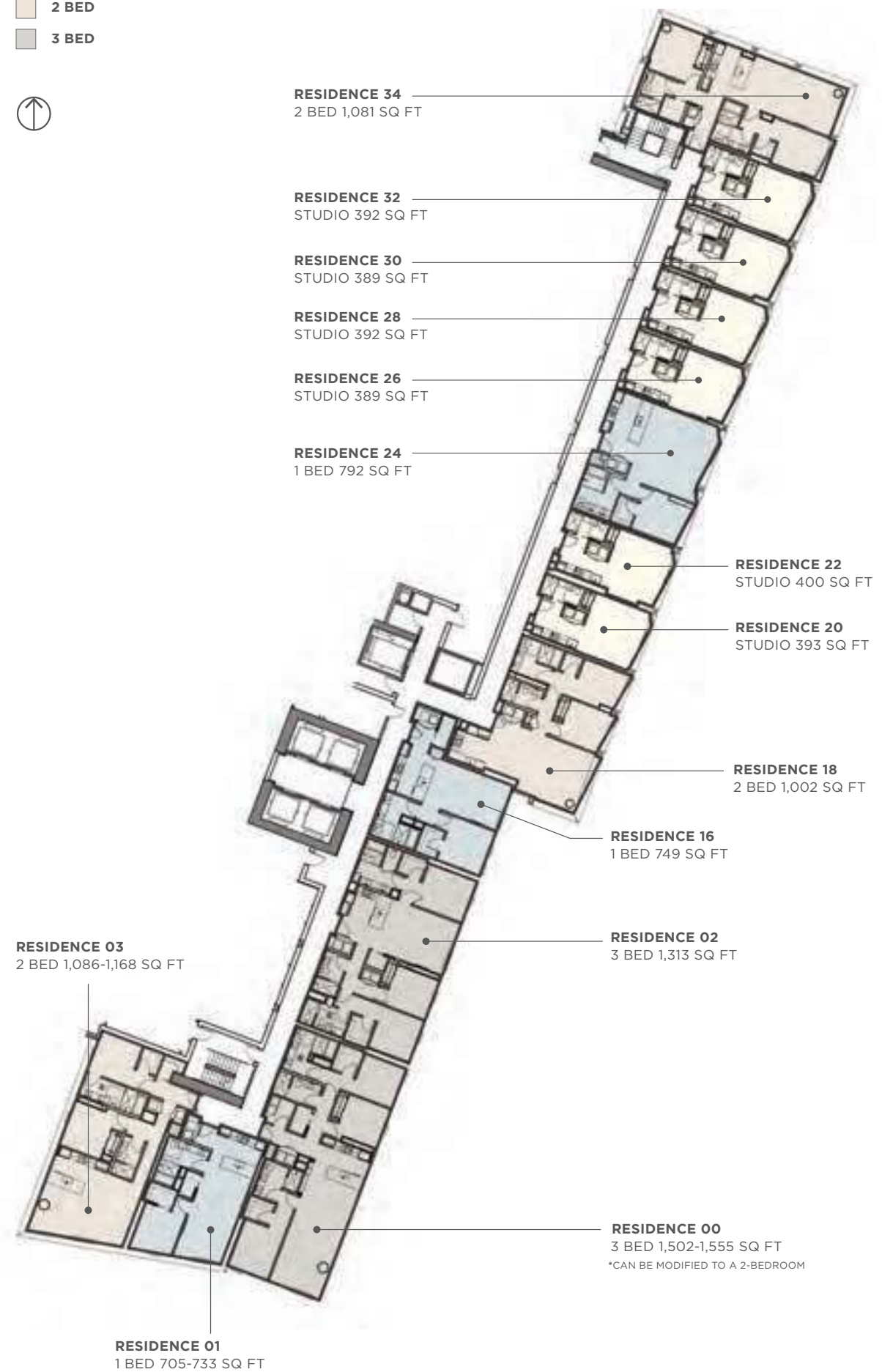
- STUDIO
- 1 BED
- 2 BED
- 3 BED



Sunset

Mountains

Victoria Ward Park



RESIDENCE 34
2 BED 1,081 SQ FT

RESIDENCE 32
STUDIO 392 SQ FT

RESIDENCE 30
STUDIO 389 SQ FT

RESIDENCE 28
STUDIO 392 SQ FT

RESIDENCE 26
STUDIO 389 SQ FT

RESIDENCE 24
1 BED 792 SQ FT

RESIDENCE 22
STUDIO 400 SQ FT

RESIDENCE 20
STUDIO 393 SQ FT

RESIDENCE 18
2 BED 1,002 SQ FT

RESIDENCE 16
1 BED 749 SQ FT

RESIDENCE 02
3 BED 1,313 SQ FT

RESIDENCE 03
2 BED 1,086-1,168 SQ FT

RESIDENCE 00
3 BED 1,502-1,555 SQ FT
*CAN BE MODIFIED TO A 2-BEDROOM

RESIDENCE 01
1 BED 705-733 SQ FT

Ocean

See Sales Executive for floor plan variations. Condominium map supersedes this image of all floor plans and floor plates.

A LOCATION LIKE NO OTHER

A carefully crafted neighborhood set on 60 acres, between the Pacific Ocean and the Ko'olau Mountains, adjacent to Downtown Honolulu and Waikiki.



Just minutes from the Honolulu airport, where you can expect non-stop flights to more than 50 destinations in over a dozen countries, Ward Village's

central location in the gateway city of Honolulu makes it an ideal destination for domestic and international travel.





Your home at The Park Ward Village affords advantages of a city, comforts of a small town and the perks of paradise. You'll delight in modern interiors, club-style amenities for privacy, leisure and entertainment, and a built-in community. Here, a pedestrian-friendly neighborhood will be your backyard. You'll have ample green space, unique boutiques, globally inspired restaurants, quaint cafes, essential services, not to mention the beach and a boat harbor, all nearby. You'll have a beautiful home in one of the most beautiful places on earth. You'll feel balance, harmony and connection.

You'll experience effortless island living.



WARD VILLAGE.

Howard Hughes.

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