


alia

Salt.

Our story would not be possible without it. Not only has humanity cultivated this natural element for thousands of years, but it courses through our veins, falls from our eyes, and defines the seas that connect us all. And in the moku where we will lay our cornerstone, salt once covered the earth, creating a natural ālia, or salt bed, for countless generations of Hawaiians. • In the Hawaiian Islands, salt holds a special cultural significance. Not only does it preserve food and enhance the palate, but it's also a medicinal ingredient, can be used for ceremonial cleansing purposes, and serves as a cultural commodity. • Through our namesake, we honor the history of this land. Through our reverence for the future, we have designed an innovative 21st-century luxury residence that will redefine the city skyline. We pay homage to salt, the fundamental element that connects us to our past, binds us to our present, and allows us to imagine new futures. Tastefully refined, naturally at home.





He aliʻi ka ʻāina; he kauwā ke kanaka.

The land is a chief; man is its servant.



Aloha and welcome to Ālia at 888 Ala Moana Boulevard. As a community-based company with a proven history of uncompromising, high-quality development in Hawai'i, Kobayashi Group is proud to introduce Ālia. The culmination of all that has come before, Ālia represents a new era of luxury, where the everyday lives of our residents are thoughtfully enhanced by expansive amenities, place-based design, and a building created to fit their needs.

Situated between two inspiring and thriving Honolulu neighborhoods, residents of the one-, two-, and three-bedroom homes will be greeted by natural light and ocean views courtesy of the floor-to-ceiling windows. Just outside, Kaka'ako and its engaging collection of cafes, boutiques, and creative energy pulse with life.

By utilizing smart design approaches — like pivoting the building on its axis to maximize tradewinds and passive cooling — Ālia remains in step with the natural environment. Inside the tower, we've included the most diverse collection of amenities Kobayashi Group has ever offered, while the thousands of feet of open space that form our signature Great Lawn make it easy to slip into nature without having to leave your home.

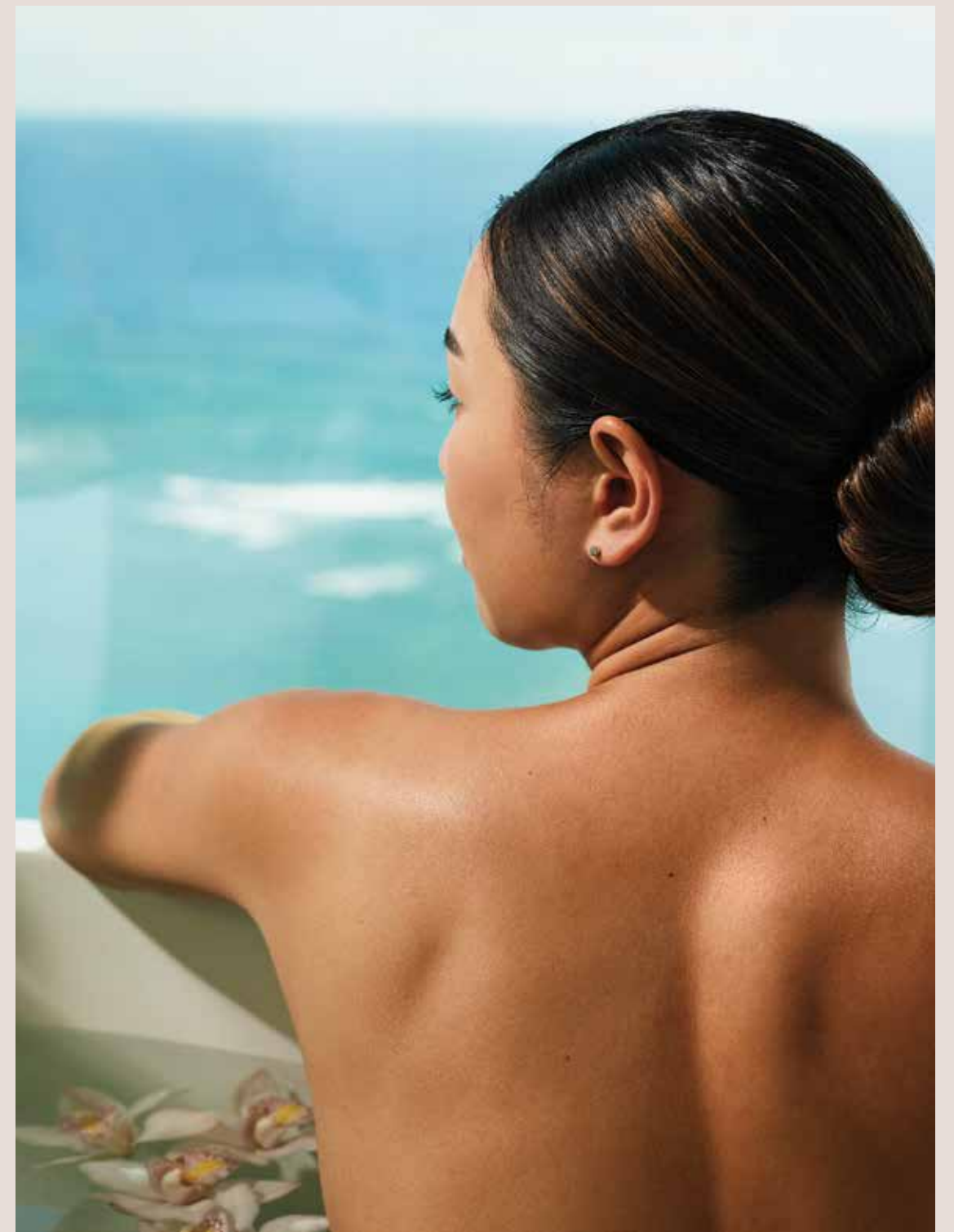
Welcome to a new level of inspired living, where luxury is not found in objects, but options. Where the crystal waters of the Pacific give way to a thriving urban oasis and the life you've been dreaming of becomes a reality. We hope you join us.

The Next Evolution of Luxury

Naturally inspired living in the heart of Honolulu

Life at Every Turn

1



At the center of the Pacific, Honolulu blends natural beauty with modern urban living, creating a lifestyle that's second to none.



Sunrise surf sessions and sunsets with 'ohana are ideal bookends to any day.





Reconnect, rejuvenate,
and be inspired in a
residence designed to
enhance your lifestyle.





Curling up with a good book, discovering a hidden hike, or dinner with friends—life's best moments unfold naturally for residents of Ælia.



Thoughtfully created and curated

Meet the Makers



The Concept

Ālia's eye-catching woven lanai offer the ease of an indoor-outdoor lifestyle while reducing heat gain.

Overlooking the Pacific, thoughtfully created, and dynamic by design, Ālia represents a new evolution in luxury living. The culmination of all that has come before, reimagined for what lies ahead. To create a tower that's both mindful of the environment and the residential experience, various minds aligned. From the tower's physical structure to the inspired interiors and landscaping, leading figures from Hawai'i's creative fields have carefully curated a residence that will become an icon in the city for generations to come.

A

Step

Ahead

Designing New Futures with Kobayashi Group

Alana Kobayashi Pakkala exudes optimism as she stands before Honolulu's captivating skyline. As Managing Partner, Executive Vice President, and one of the third-generation members leading Hawai'i's premier luxury developer, Kobayashi Group, Alana effortlessly blends work with family. If you were to ask Alana, she'd be quick to tell you that it's all been a labor of love, and while she is eager to reminisce about growing up in Honolulu and some of her favorite Kobayashi Group projects, it's the company's latest endeavor, Ālia, that gets her heart racing.

Meaningful, thoughtful, and artfully designed to meet the needs of tomorrow, Ālia represents an opportunity to create a community that will not only enhance the lives of residents but also set a new standard for inspired living.

Having lived in many of the company's residential developments, Alana has gained an intimate understanding of the details and nuances that come with living in a place like Ālia. Never one to leave well enough alone, she's an active member of the residential

community, eager to hear feedback from homeowners on their day-to-day experiences with the building. "Personally, that's how I best learn, by living and experiencing things firsthand. I've lived in and raised my family in our developments, but I've never been more excited than I am for Ālia," she says with enthusiasm. "We're creating something that's going to set a tone for future development."

By blending luxury, refined aesthetics, and place-based design, Ālia shows that living can also be sustainable. "Ālia offers more amenities than we've ever

ALANA
KOBAYASHI
PAKKALA

MANAGING
PARTNER
& EVP,
KOBAYASHI
GROUP

offered in the past, but the idea that you can have this amazing, luxurious living experience that elevates your day-to-day life is incredible. With smart design and a lot of planning, we can now do it in a way that's sustainable. As a mom and person who loves Hawai'i, I want to do everything I can to create a future that's mindful of the planet. Ālia shows that it's possible; that you really can have it all."



Video interview

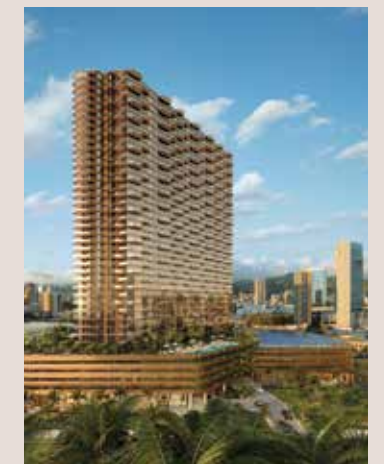


Kobayashi Group History

The seed for Kobayashi Group was formed in the 1950s, when Albert C. Kobayashi opened his construction business with his wife, Violet Chieko Kobayashi, and a single truck. In 1997, Kobayashi Group was formed, a family business under the leadership of several members of the third generation of the Kobayashi 'ohana. Since then, the firm's portfolio has expanded beyond construction into the areas of real estate development and investment, with projects totaling more than \$4.7 billion. Ālia, with its iconic facade, warm interiors, and thoughtful design, represents years of development experience.



ālia



1950s
Albert C. Kobayashi starts his construction business.

1962
Albert's son, Bert A. Kobayashi, takes over management of the firm.

1963 - 1989
The company grows its experience through projects across Hawai'i.

1990 - 1996
West Loch Estates
Hale Lumi
West Loch Fairways

1997
The company is reborn as
KOBAYASHI GROUP

1998 - 2001
Kakuhihewa (Kapolei State Office Building)
Kapolei Middle School
Napilihau Villages I
Kapolei High School Phase 1
Queen's Medical Center Miller Street Triangle

2002 - 2005
Kuki'o Beach Resort
Kuki'o Golf and Beach Club
Acquired Mililani Golf Course
Acquired Pukalani Golf Course
Kapolei Kai
Kapolei High School Phase 2
Napili Villas
Bishop Museum Science Learning Center

2006 - 2009
Hokua at 1288 Ala Moana
Hokua Shops
Capitol Place
Kona Commons
Kapolei Commons

2010 - 2013
Acquired 133 Kaiulani
Hyatt Andaz Maui at Wailea Resort
University of Hawai'i Cancer Center

2014 - 2017
ONE Ala Moana
Kapiolani Medical Center for Women and Children
Hilton Garden Inn Waikiki
Park Lane

2018 - 2022
King's Village Shops Redevelopment
902 Alder Street (Hale Kalele)
Hale Hilinai Judiciary

2026
Ālia



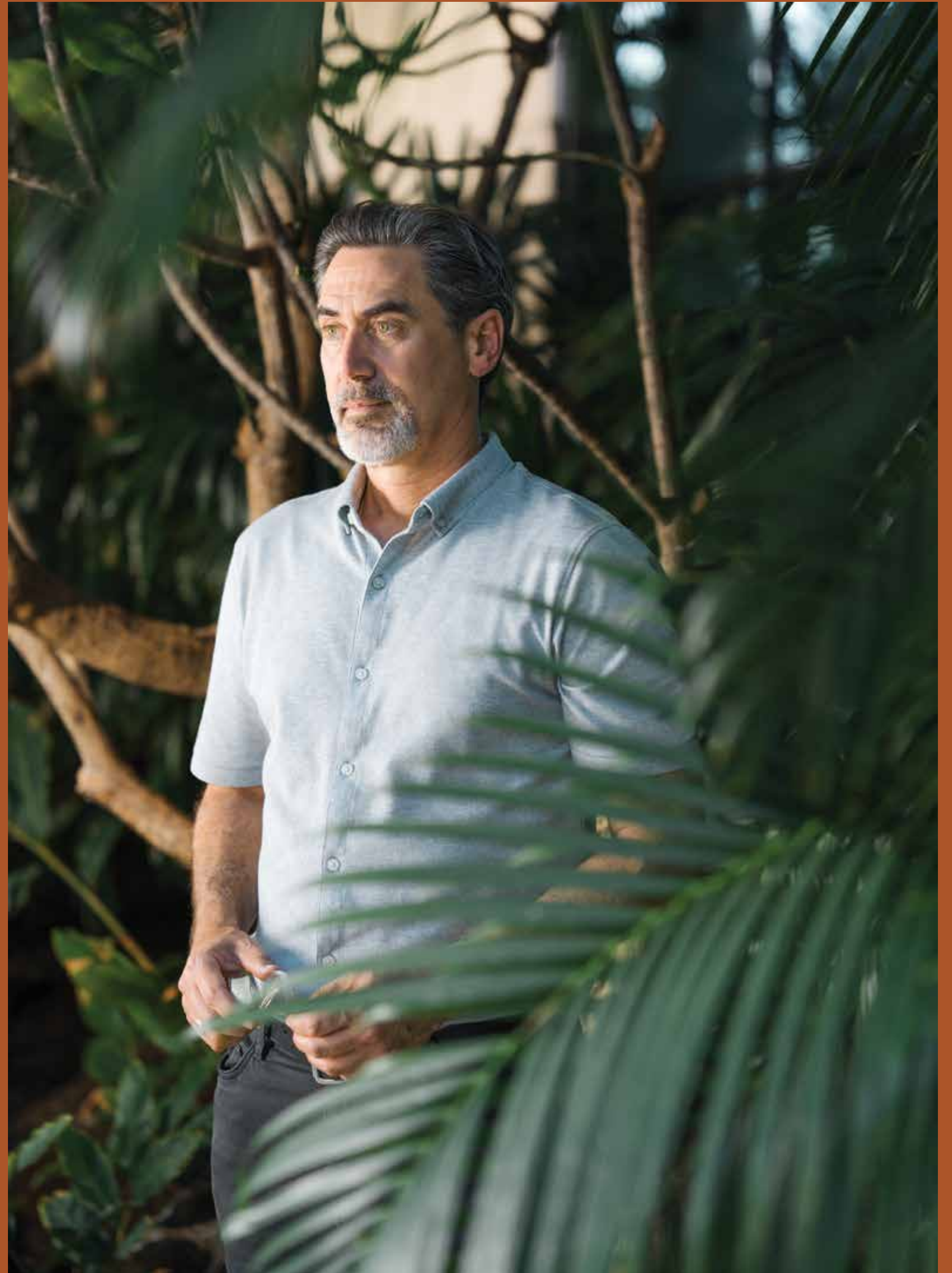
Lead

Curious and committed to crafting a sustainable future, Adam Woltag, Design Partner and architect at WRNS Studio, has taken Ālia's initial vision to new heights. Regarded for his keen ability to create functional structures that feel like works of art, all the while remaining mindful of the environment, Adam is reshaping the city skyline into something that we can all be proud of for generations to come.

ADAM
WOLTAG

DESIGN
PARTNER &
ARCHITECT,
WRNS
STUDIO

Architect





How did Ālia's weave pattern come about?

Although it's become such a key part of the building's aesthetic, Ālia's exterior is really a story about functionality. With its alternating floor plates and lanai design, we're maximizing living spaces while strategically shading the façade. And by pivoting the building ever so slightly, we're able to align with the trade winds and maximize passive cooling.

Can you describe how luxury and thoughtful design come together at Ālia?

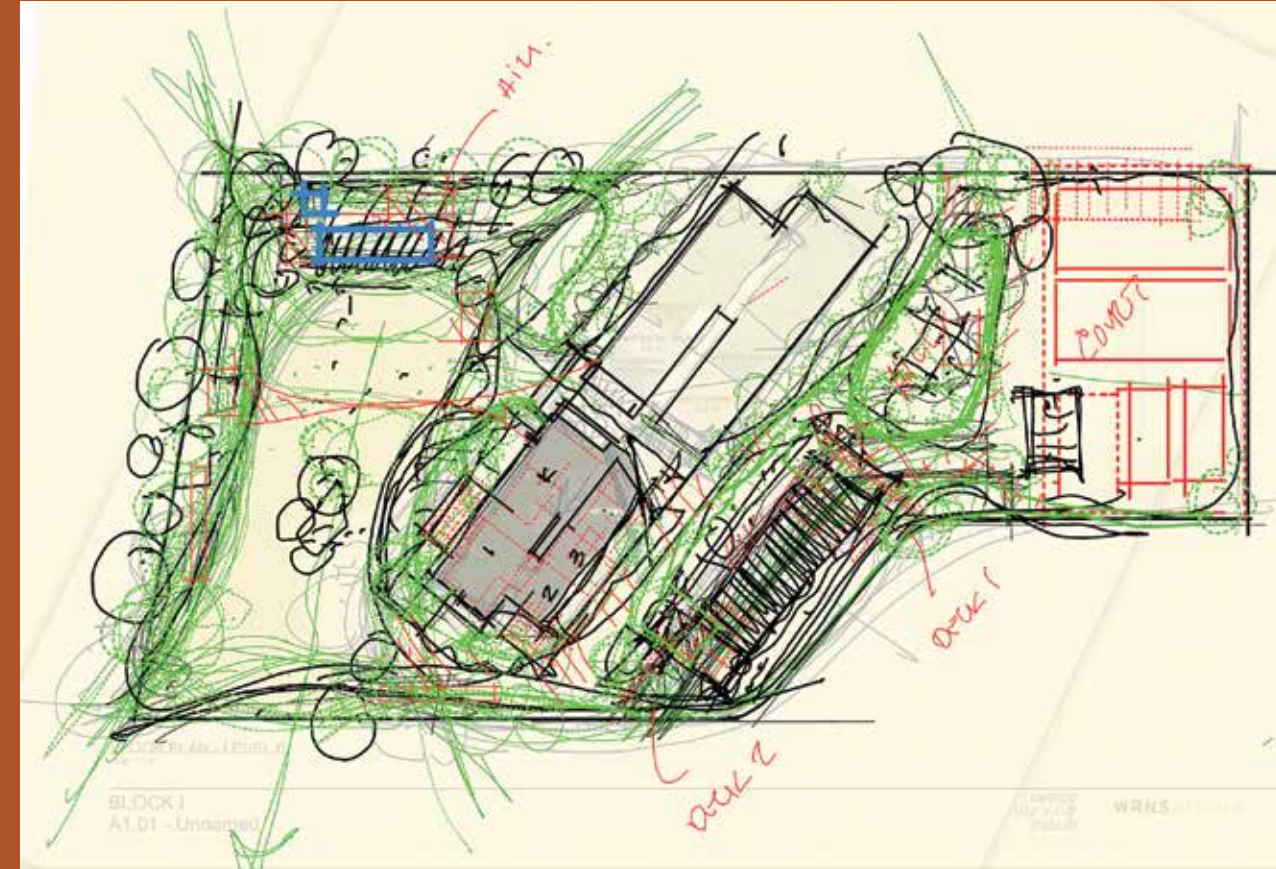
From the beginning, we knew that this tower had to feel unique and luxurious. Luxury at Ālia goes beyond a veneer to something more authentic and meaningful. We found that it's about offering experiences and opportunities. That's why Ālia is layered with so many places to get away and discover all these endless amenities.

Why do you think it's so important to design with nature in mind?

WRNS has always been passionate about sustainability and we believe that working carefully with your resources is something that should be fundamental for all architects. We also know that buildings have an impact on our health and wellbeing as individuals and as a community. We take this very seriously in how we approach design in every project. In response, we're now designing structures that are actually designed to make you live a healthier life. We also seek to create structures that work with the community, that ask for less, and give back more.



Sketches from the process of creating Ālia. An award-winning architecture firm, WRNS Studios is renowned for its elegant approach to sustainable design.



Planning Concept Diagram
With thoughtful adjustments, Ālia's unique identity is established. Details include an entry that reads welcome home, amenities connected to the whole building, and an activated podium that is more than parking.



Materials considered in the conceptualization of Ālia



Anodized aluminum



Board-formed, cast-in-place architectural concrete



Wood-slat soffit



Painted slab edge



Fiber-cement panel



Video interview

MICHELLE
JAIME

PRINCIPAL,
THE
VANGUARD
THEORY

Interior

Designer

As president and creative director of the award-winning, Honolulu-based interior design firm The Vanguard Theory, Michelle Jaime is regarded for her keen eye and her innate ability to bring a fresh, authentic perspective to her work. By effortlessly weaving contemporary design and storytelling with a place-based approach, Michelle creates a world inspired by nature and the history of the land, brought to life with a modern aesthetic.





What approach does your team at The Vanguard Theory bring to its work?
 We value the art of collaboration, storytelling, and developing a deep understanding of the resident and their potential needs. That's the genesis of each project we undertake.

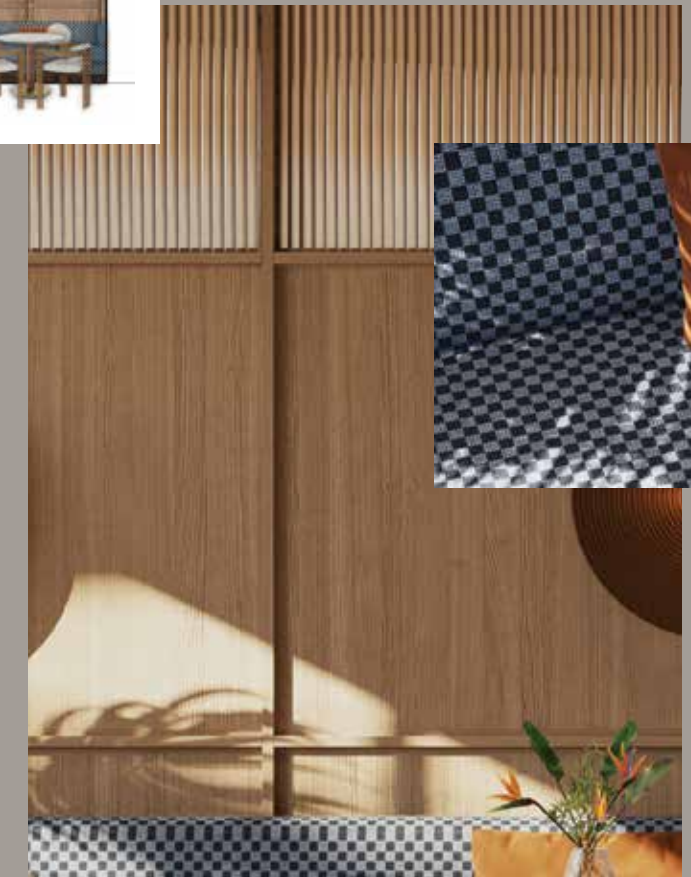
How would you describe the common areas and interiors of Ālia?
 The surrounding neighborhood of Kaka'ako is full of punchy, vibrant colors. We tried to pull back on some of that and focus on textures and a neutral-to-warm color palette and really let the building's artwork shine. We also wanted to activate the



Video interview



As one of Hawai'i's premier interior designers, Michelle Jaime of The Vanguard Theory brings an authentic and deeply considered approach to her work.



common areas to create stylish little spaces within the grounds. For example, there is a lounge space that spills onto a beautiful, lush garden that is so magical. Inside, spaces like the library lounge are multifunctional, allowing residents to craft some cocktails, reconnect with an old friend, or meet with a tutor.

What's been the most exciting aspect of this project?
 The idea of having this creative vision and then seeing it come to life is an experience I'll never grow tired of. That's my favorite part of every project—watching all the creative elements come together into a tangible product we can all be proud to have been involved with.



Art

KELLY
SUEDA

An internationally renowned art curator and ambassador of Hawai'i's creative community, Kelly Sueda understands the power of public art. By situating works from both local and international artists alike in common areas and unexpected spaces, Sueda creates artistic focal points within the property, elevating the everyday living experience of residents.



Curator



Kelly Sueda's art curation spans locations around Hawai'i, from Park Lane to Ala Moana Center. His inspiring collections often place the work of local artists alongside those of international blue-chip artists like Tony Cragg (left) and Tadashi Sato (right).



How would you describe your process?
 My process for curating art for residential towers like Ālia is actually very similar to how I would work with a private collector. In the beginning, I dive into the character of the collector and the building to ensure I have a deep understanding. From there, we work directly with the developer to discuss concepts, potential ideas, and possible collections. And given that the art scene in Hawai'i is thriving and dynamic, I ensure that our collection showcases international blue-chip artists and local artists alike.

How can public art help strengthen and expand communities?
 On a personal note, I've seen residents gather and notice an element of a sculpture that they've walked past 100 times

and suddenly find something that strikes them. Then they'll talk to a friend and all of a sudden you have this "aha" moment that stirs conversation. As residents, they'll all be owners of the art in the building. I think that is a pretty cool thing, to say that you own a portion of a renowned piece of art.

What's a favorite element of your job?
 I love connecting with people, learning about their needs, and telling a story through the art I curate. I love it all. My work allows me to travel and discover new cities with exciting new installations. By bringing these works to Hawai'i and showcasing their work alongside the work of local artists, I feel like I'm creating something special. Not just for the residents but for the artists and community as a whole.



Video interview



Connected to our past, designed for tomorrow

Where East Meets West

8^H 20^M

SEOUL

9^H 36^M

TORONTO

13^H 50^M 7^H 20^M

HONG KONG

TOKYO, OSAKA, HOKKAIDO (AVG.)

4^H 52^M 8^H 31^M

SAN FRANCISCO, SEATTLE (AVG.)

CHICAGO

15^H 24^M

SINGAPORE (VIA HONG KONG)

9^H 33^M

NEW YORK

Taking Flight

Charting travel times to Honolulu from around the globe.

5^H 18^M

LOS ANGELES

9^H 50^M 9^H 16^M

SYDNEY

AUCKLAND

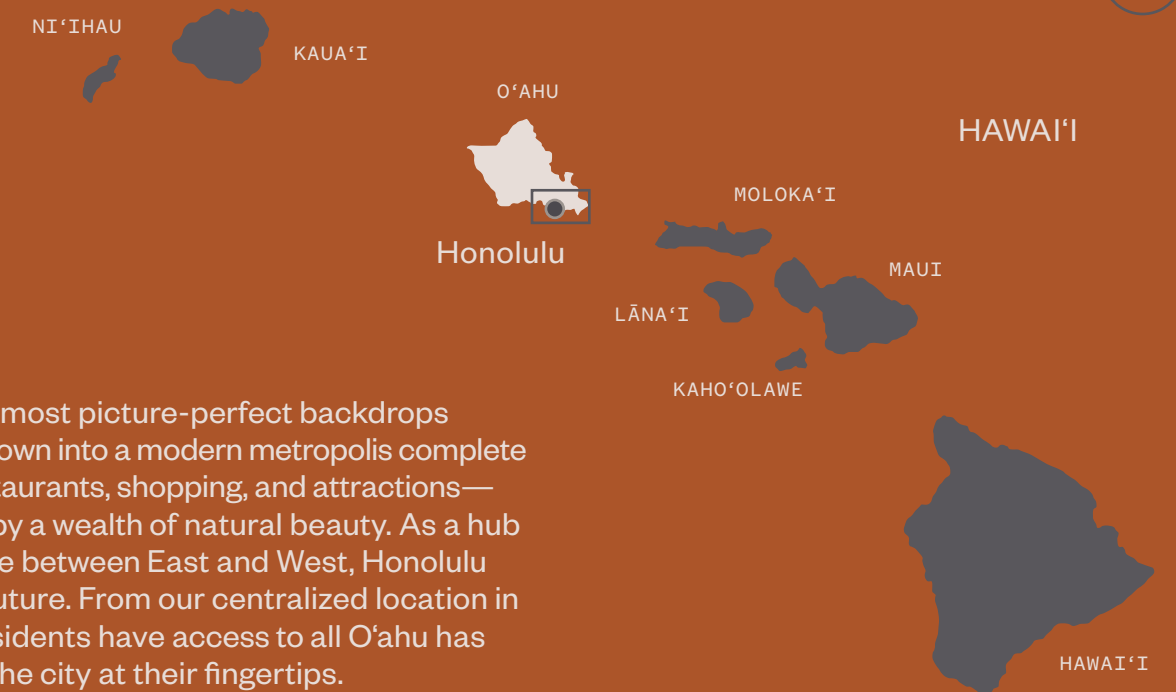
8^H 01^M

DALLAS/FT. WORTH

O'ahu



Ālia's location provides a view of iconic Diamond Head and the Pacific Ocean.



Resting amid one of the most picture-perfect backdrops on Earth, Honolulu has grown into a modern metropolis complete with a thriving mix of restaurants, shopping, and attractions—all the while surrounded by a wealth of natural beauty. As a hub for business and a bridge between East and West, Honolulu is a city primed for the future. From our centralized location in the city's urban core, residents have access to all O'ahu has to offer and the best of the city at their fingertips.

Call

of

the

City

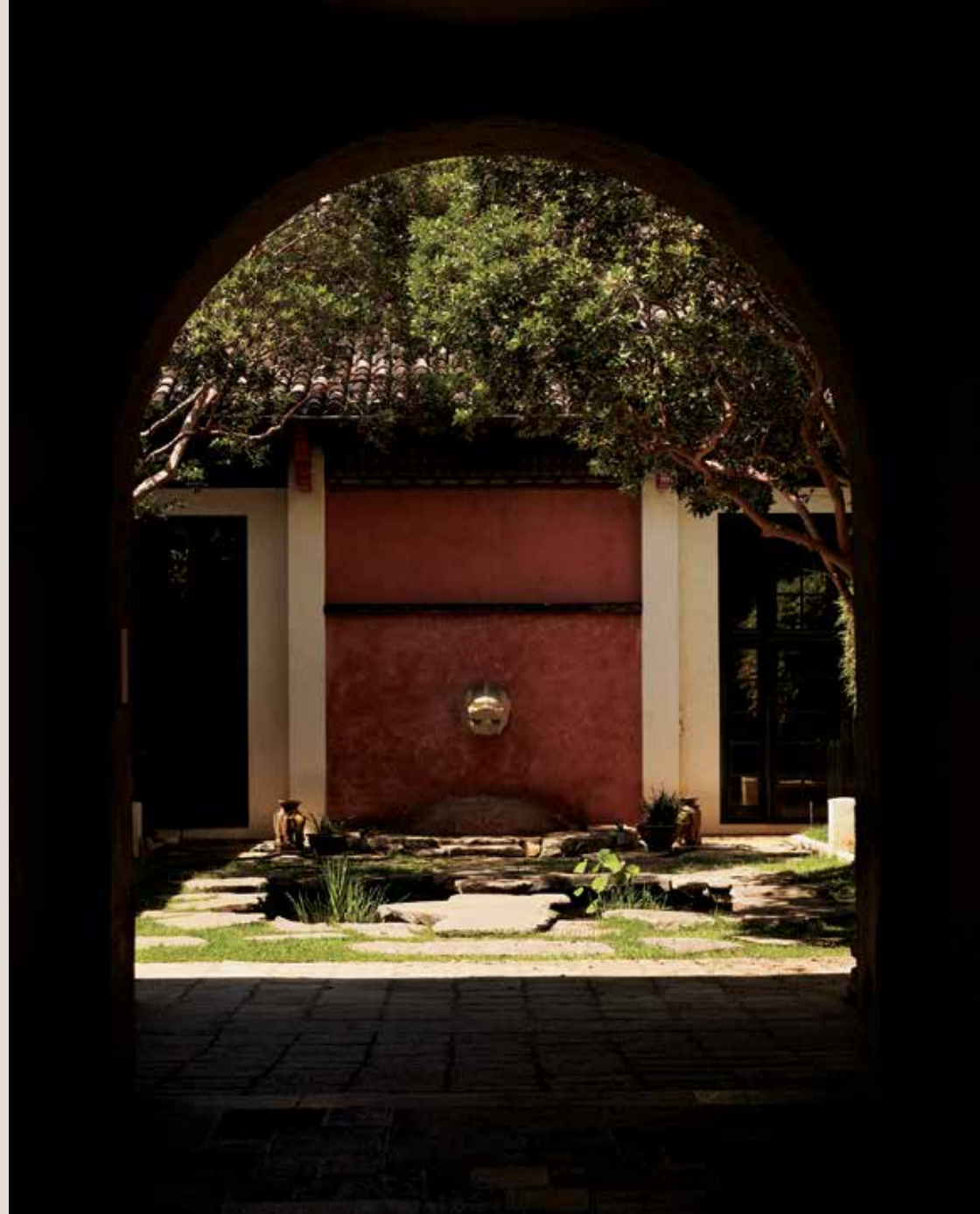


Dynamic Living in the Heart of Kaka'ako

With one of the most desirable addresses in the city, Ālia's sought-after location gives residents instant access to Honolulu's most admired neighborhoods. Once known as a warehouse and industrial district, over the past decade, Kaka'ako has become an art-driven community bubbling with creativity. Situated on Ala Moana Boulevard in the heart of Kaka'ako, you'll find unique retail destinations and eclectic dining options at every turn. Highly walkable and bikeable, the neighborhood is minutes from Ala Moana Beach Park and a collection of the world's best shopping and dining at Ala Moana Center and Waikiki.

The creative energy of Kaka'ako includes a wealth of shops, restaurants, and community gathering hubs located within walking distance.





From brunch in the city
to an afternoon stroll
among art, lovely moments
abound for residents.



It's more than a place, it's a feeling

Homeward Bound

2



Thoughtfully

Designed



Naturally

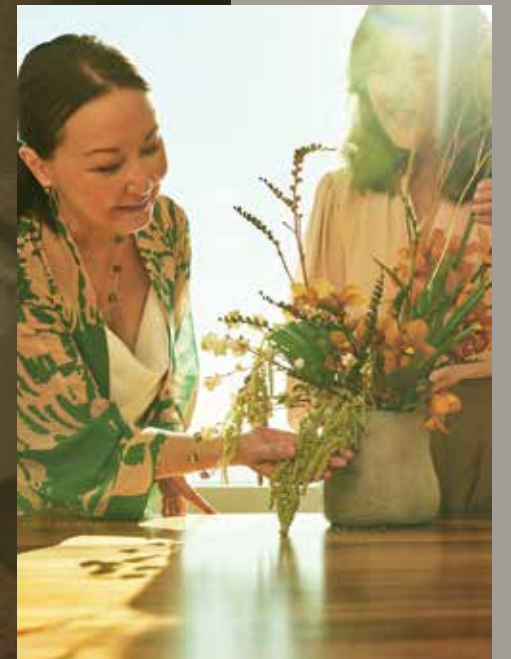
Refined

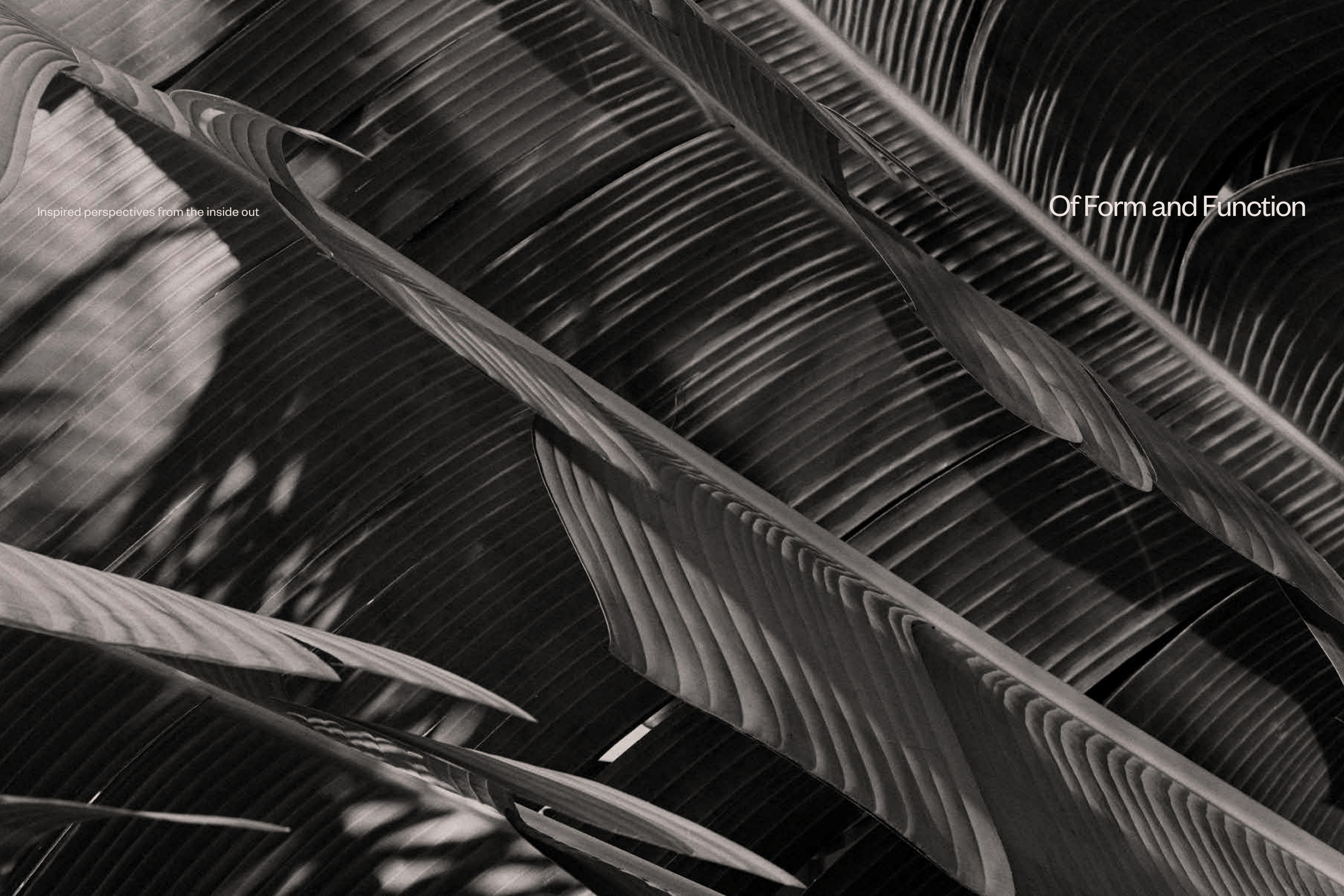


Dynamically



Lived





Inspired perspectives from the inside out

Of Form and Function



Reaching

New Heights

Overlooking Honolulu and the Pacific Ocean, Ālia represents a new path forward in luxury design.

We believe that the next evolution of luxury is sustainable. Surrounded by lush native landscaping and oriented for expansive views of Diamond Head and the Pacific, it is only fitting that Ālia's internal structure is as tuned to nature as its exterior. The end result is an enhanced living experience that carefully considers the wellbeing of both residents and nature.

By
reimagining
what's
possible,

we're charting
a new path
toward a more
sustainable
future.

A Beacon for Responsible Design

Utilizing advances in innovation and implementing place-based solutions, Ālia has been designed to be the most sustainable new residential tower developed in the state of Hawai'i.



Passive Cooling

Situated to work with the natural environment, Ālia's characteristic undulating weave pattern works with the trade winds while mitigating solar exposure, providing the opportunity for passive cooling.



Water Reuse

Water is one of the most vital elements of daily life, so it is imperative that we maintain a healthy relationship with our access to it. We've installed a state-of-the-art greywater treatment system that optimizes our water usage, every drop of it.



Chilled Water System

A centralized chilled water system and individualized handling units ensure that Ālia minimizes its utility usage through advances in innovation.



EV Charging Ports / Car Share / Micromobility

Whether you need to recharge your electric vehicle, get a ride in a convenient EV car share, or easily access micromobility, Ālia makes sustainable transportation hassle-free.



Photovoltaics

Extensive photovoltaic panels allow Ālia to harvest a substantial portion of its energy from Hawai'i's abundant sunlight.



The Great Lawn

A sprawling field perfect for 'ohana gatherings and playtime.

Native Plants

Indigenous, endemic, and Polynesian canoe plants are elegantly interwoven into the fabric of the property, breathing life into every turn, as designed by renowned landscape architecture firm Brownlie & Lee.

Quiet Spaces

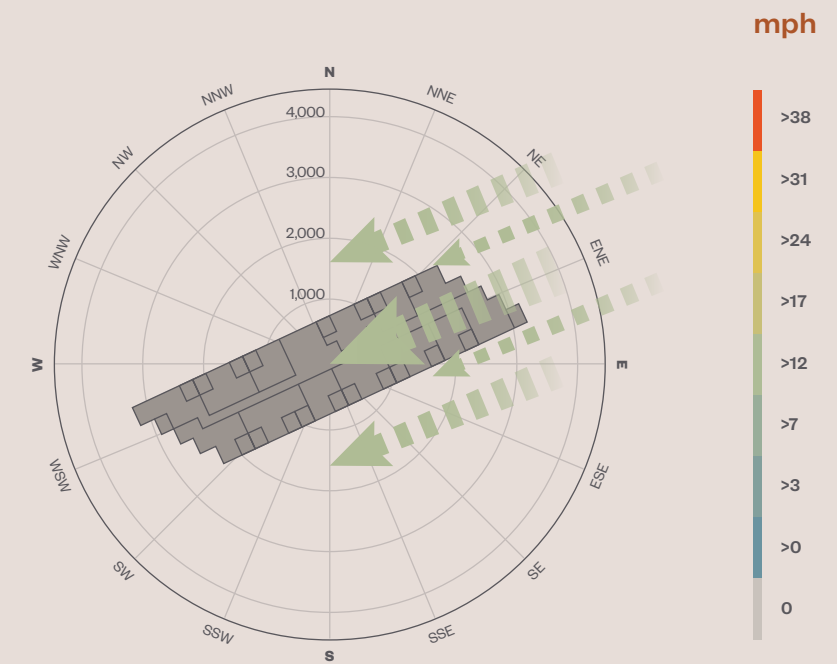
Ālia includes cozy garden corners that will allow residents to reflect, connect, and unwind in spaces surrounded by nature.

An Urban Oasis

With abundant open space and verdant landscaping, residents will thrive in an environment that feels like a private lush ecosystem.

Positioning

Thoughtfully designed to work with O'ahu's natural elements, Ālia's iconic angled positioning and woven exterior pattern is about more than just aesthetics.



Ālia is positioned to maximize passive cooling and ocean views.

Passive Cooling

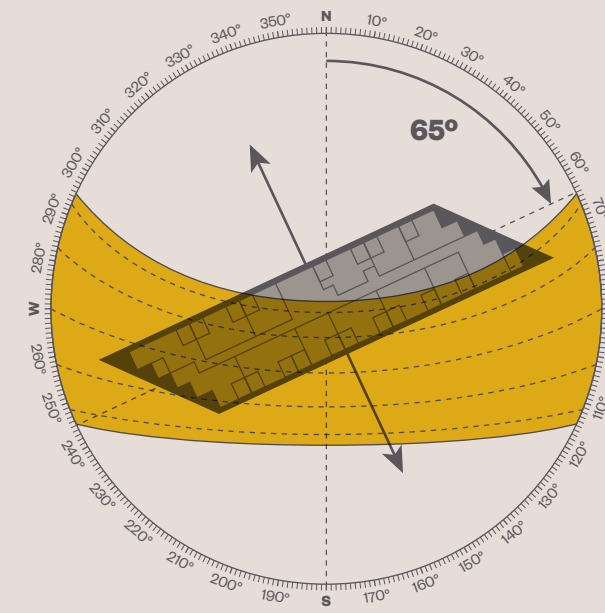
The weave design works with the building's positioning to create shade that reduces the heat load and bring cooling trade winds into residences through entry points that generate gentle airflow.

Sun Angle at Noon



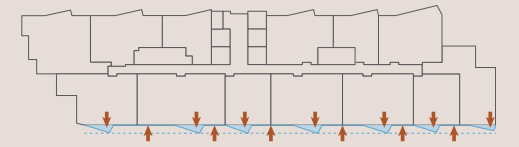
Solar Orientation

Ália's angled positioning means solar exposure is primarily limited to two sides of the building and heat gain can be mitigated with the weave façade and high-performance glass.



Weave Plan Logic

A defining aesthetic feature of Ália, the characteristic woven façade serves a pivotal role in reducing energy consumption, providing each residence with enhanced shading and passive ventilation.

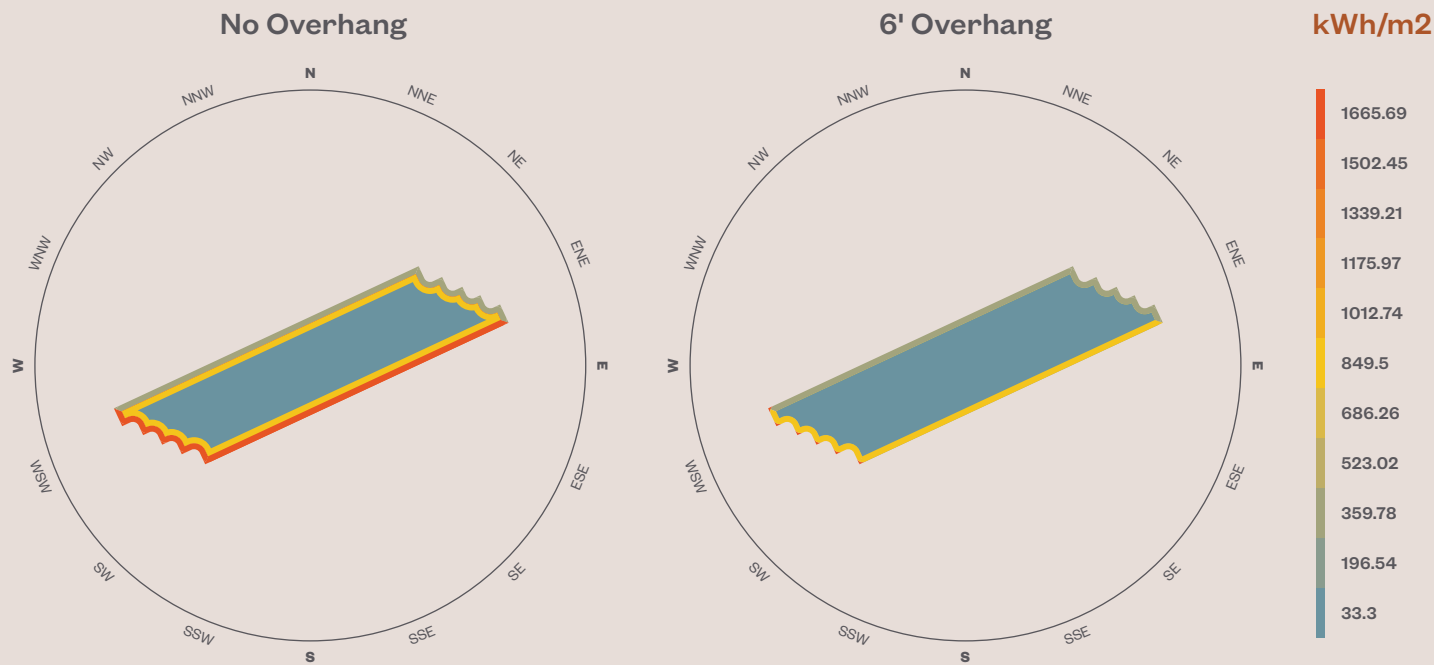


- Expand Living Room
- Compress Cartridges



- Orient Glass Line to View
- Creates Opportunity for Passive Ventilation & Cooling

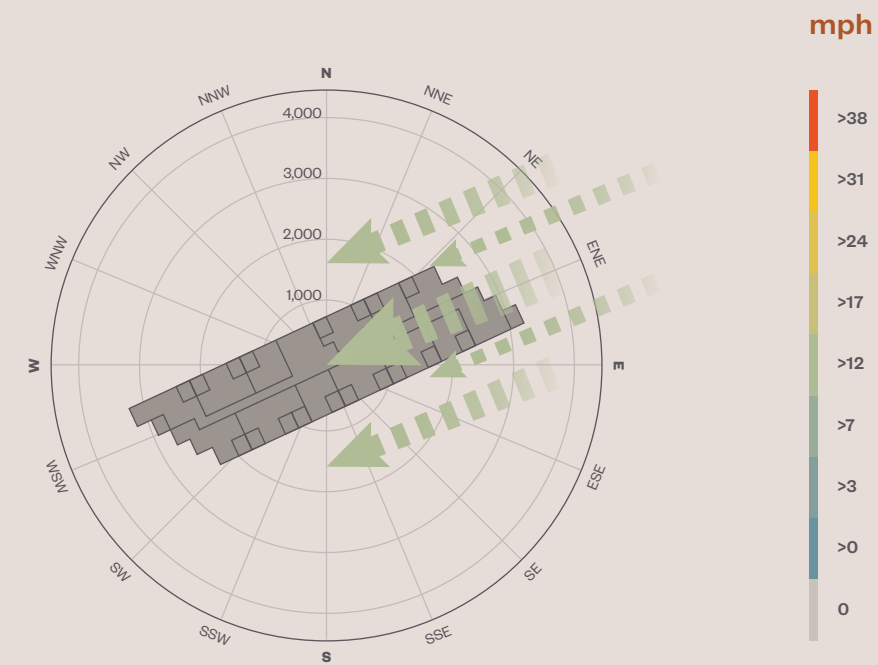
Heat Gain



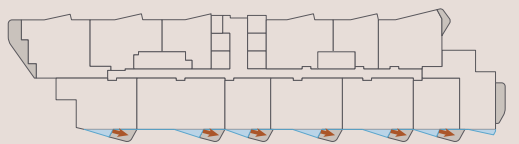
Without Ália's iconic silhouette acting as a barrier, heat gain is at its highest.

With six feet of overhang provided by the weave, heat gain is strategically reduced.

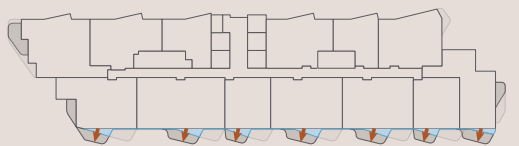
Trade Winds



Pivoting Ália 65 degrees off true north aligns it with the trade winds to passively cool residences.



- Sheltered Lanai as Continuation of Exterior Wall



- Deck Like Lanai as Extension from Exterior Wall
- Variation of Lanai Type Increases Shading Coverage

Ocean Views for All

The building's positioning and design are also intended to maximize the number of residences with ocean views.



All you'll ever need, always within reach

Abundance with Ease

With its unparalleled location and design, Ālia embraces the natural environment while creating a seamless living experience. High-use amenities are intentionally positioned on the ground floor while the more relaxing, resort-inspired amenities are on the sixth floor, which ensures the best experience possible for residents, guests, and staff. As reflected by the two pools and conveniently accessed water-sport storage complete with rinsing station, the abundant amenities were thoughtfully chosen to make it easy for residents to thrive in a building designed to support their wellbeing.

On site



Ground Floor



- 1 Ālia Lounge
- 2 Bowling alley
- 3 Gymnasium / basketball court
- 4 Workspace
- 5 Pickleball court
- 6 Movie theater
- 7 Sauna & lockers
- 8 Salon & spa
- 9 Movement studio
- 10 Health club
- 11 Outdoor fitness station
- 12 Bike and water-sport storage
- 13 Playground
- 14 Multimedia room
- 15 Conference room
- 16 Pet spa
- 17 Kitchen
- 18 Resident storage
- 19 Guest parking
- 20 Mail room
- 21 Lei Kou Garden
- 22 Mother's room
- 23 Laundry room
- 24 Lobby

Legend

- E Elevator
- S Stairs
- R Restrooms
- T Trash

Amenities



Sixth Floor

- 1 Adult pool
- 2 Adult wellness: sauna, cold plunge, and spa
- 3 Family lap pool & spa
- 4 Outdoor shower
- 5 Cabanas
- 6 Central lawn
- 7 Bocce court
- 8 Dog park
- 9 Grilling stations
- 10 Game rooms
- 11 Private dining room and kitchen
- 12 Library lounge
- 13 Salon / spa
- 14 Lobby

Legend

- E Elevator
- S Stairs
- R Restrooms
- T Trash

Amenities

A Collection of Curated Amenities



Finding a moment to rejuvenate has never been easier with Ālia's health- and wellness-focused amenities.



Lush landscaping, native fauna, and a porte-corchère greet residents upon entrance.

The adult pool adjoins a spa, sauna, and cold plunge.



Health and Wellness

A state-of-the-art fitness program, sauna, cold plunge, two infinity pools, a basketball court/gymnasium, garden nooks, walking paths and access to a variety of wellness opportunities enhance the lives of residents.

Family Balance

Ālia is mindful of the needs of families and individuals alike. There are two dynamic pools, one of which is adults-only. An onsite park and the Great Lawn invite play, while barbecue cabanas offer spaces for families and friends to gather.





Entertaining & Gathering

Ālia provides a variety of entertainment and private gathering opportunities, including a **movie theater**, a **bowling alley**, our exclusive **Ālia Lounge**, a **multimedia space**, and **private dining rooms** complete with full kitchens complemented by welcoming staff to assist.



The private dining room, adult library lounge, and artfully designed common areas enhance everyday experiences.



Ālia's extensive list of amenities includes a private bowling alley and game rooms perfect for pau hana with friends and family.





The amenity deck features abundant green spaces and native landscaping. Entertaining will be a breeze in the Grand Cabanas, overlooking the pool and the Great Lawn.



A recessed porte-cochère allows residents to effortlessly access Ália.



Pet-friendly

We love our four-legged friends as much as anyone, so we've designed the building to be welcoming to pets. Ália's collection of pet-friendly amenities includes a **dog park**, **pet spa**, and easy, **open-space access points**.



To ensure that residents thrive in a building that caters to their needs, Ālia offers a wealth of services directed by a multilingual staff.



Parcel Delivery

Incoming and outgoing, all day every day



Concierge

For daily needs at Ālia, when you need a little extra help



Secure Storage

A safe place to keep beach supplies, seasonal items, and anything else



24-Hour Security

Safety and security is paramount



Global Community

Our multilingual staff is here to listen



Amenity Services

Onsite event coordination assistance, amenity area setup and careful cleanup



Residence Care

Monitoring for offshore owners



Residence Care Inspection

For a predetermined fee, home inspections can be conducted

Services

Detailed perspectives on residential offerings

Home Is a Haven

3

Each home is designed with unparalleled attention to detail and environmental consideration.

- Thoughtful one, two, and three bedroom floor plans in an abundance of layouts
- European white oak wide-plank wood flooring featured throughout living areas
- High-volume ceilings bring in natural light and create larger-than-life spaces
- First project of its type in Hawai'i to feature a luxury Gaggenau offering
- Hand-selected Italian porcelain flooring
- Expansive floor-to-ceiling, double-paned, low-e glass window system
- Windows designed to enable trade-wind flow
- Architectural lighting design
- Provisions for motorized window shades and ceiling fans
- Seamless induction cooktop that offers maximum efficiency
- Powder rooms, laundry rooms, pantries, and dens in majority of residences
- A diversity of lanai and non-lanai layouts

Features

Living Room

European white oak wide-plank wood flooring and natural lighting courtesy of floor-to-ceiling windows create the perfect gathering area, while the space remains passively cooled by the gentle trades.

Kitchen



TITLE
DETAIL

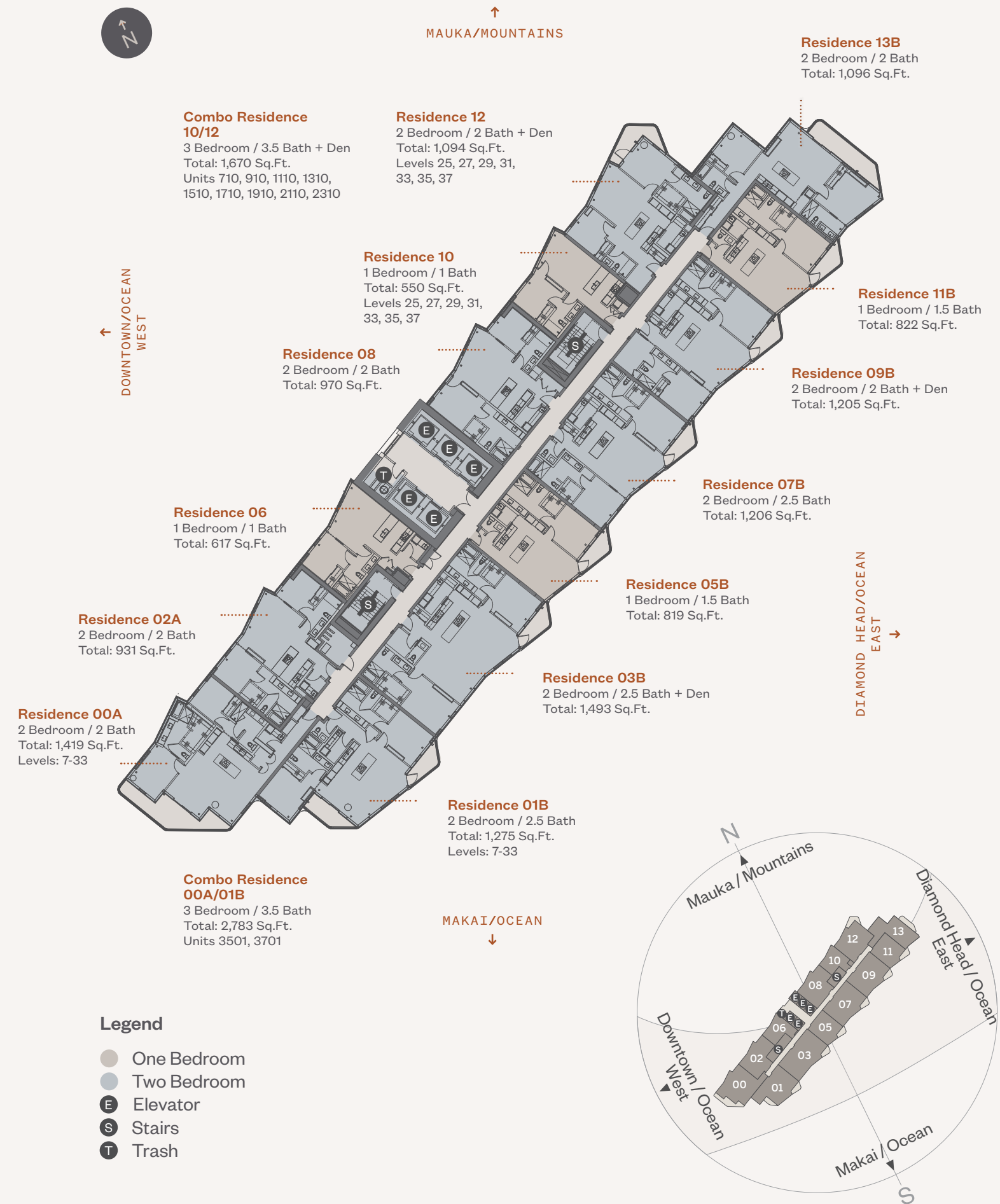
Featuring Gaggenau appliances and custom cabinetry designed in Hawai'i and crafted in Italy, Ālia's inspired kitchens have a warm, refined aesthetic and a layout ideal for hosting family dinners or catching up with friends over a glass of wine.

Bathroom

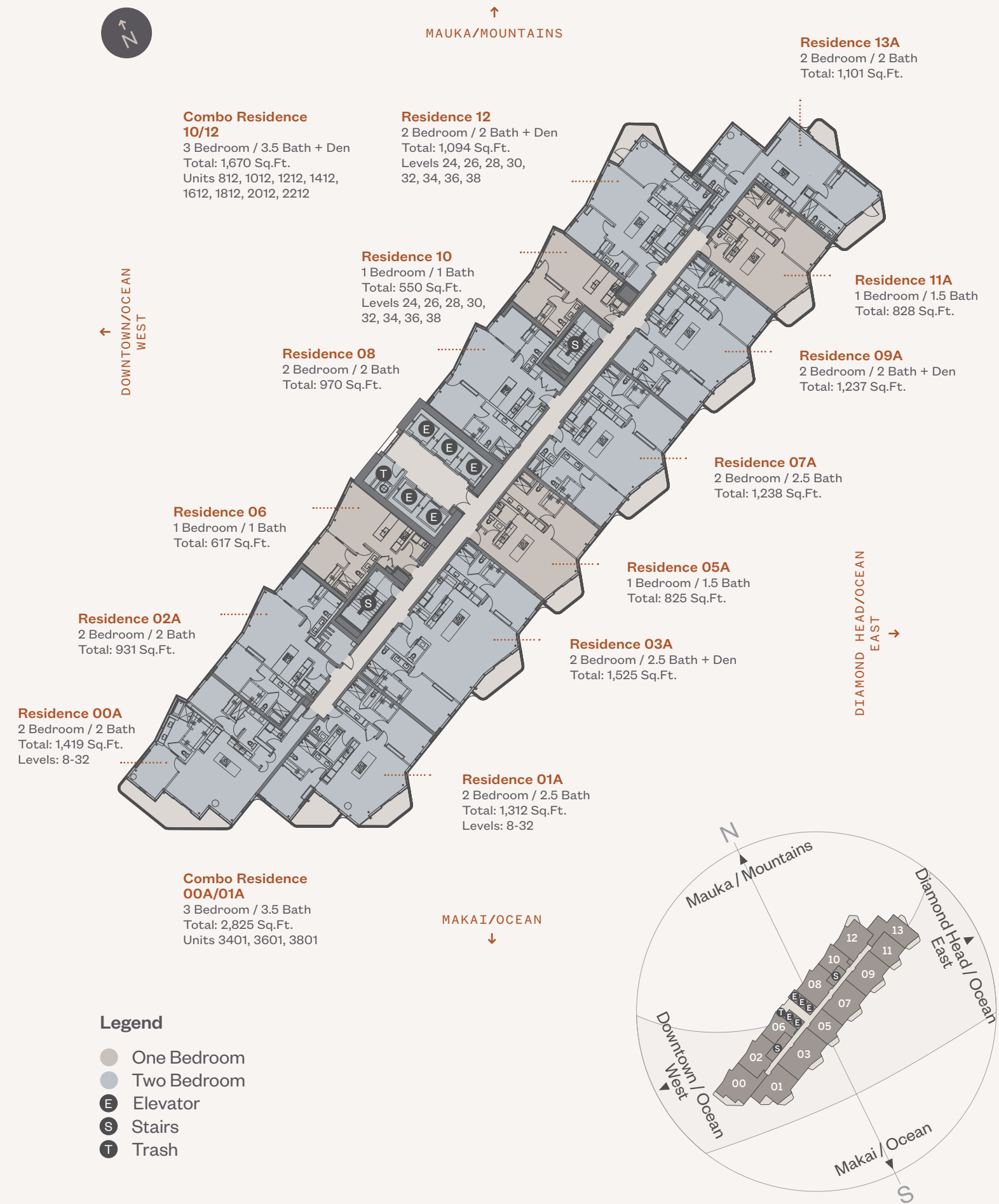
Hand-selected designer stone countertops, custom cabinetry, and Toto water closets elevate the bathroom while recessed lighting illuminates the space. With a carefully considered layout, the space also features a luxurious stone-lined wet room, shower, and tub.



Level 7-37 (odd)



Level 8-38 (even)



Each floor plan has been carefully considered to ensure that every element of the home is maximized to benefit the wellbeing of residents and guests.

For Floor

High-volume rooms and floor-to-ceiling windows allow natural light to fill the space, highlighting the finishes that were selected with sustainability in mind.

are made

Typical
Floor
Plans

One
Bedroom

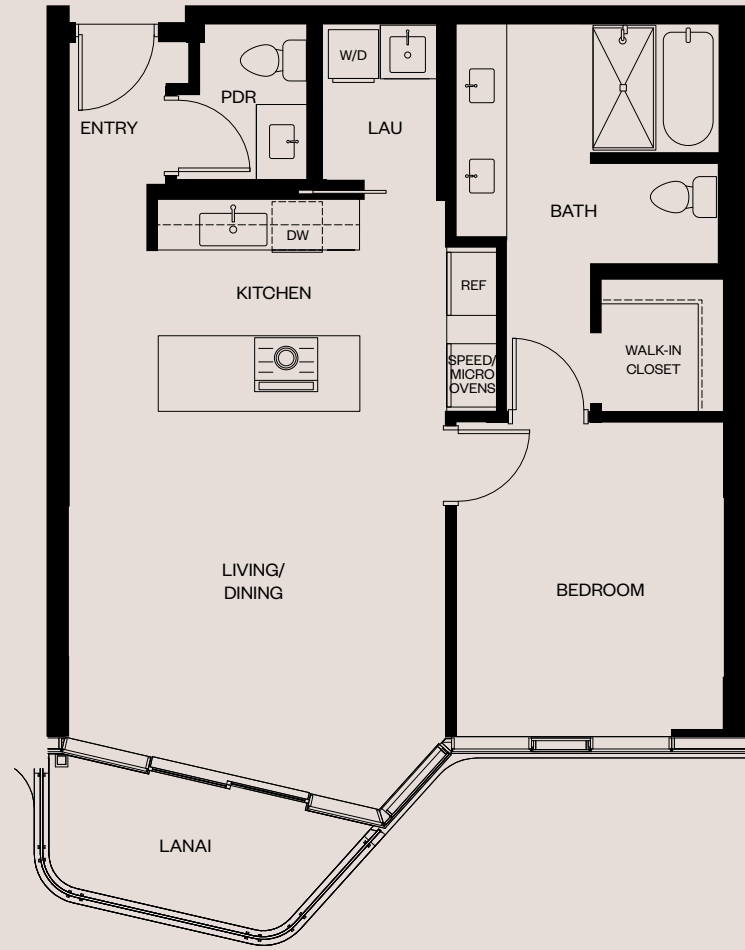
→

05A
05B

06

10

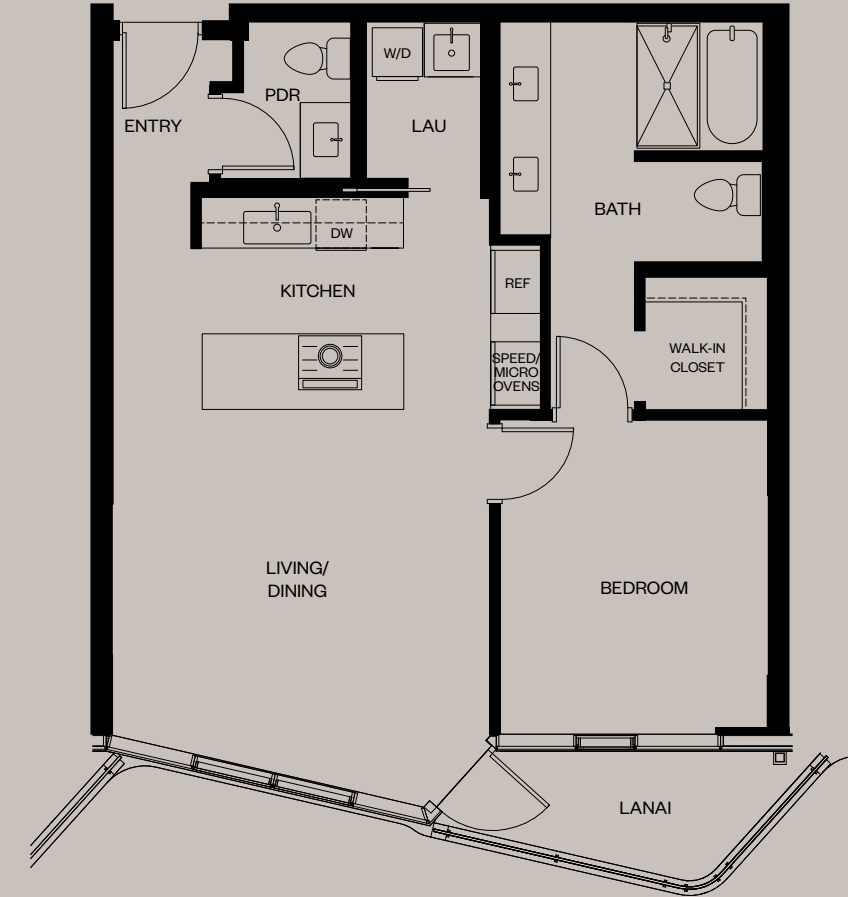
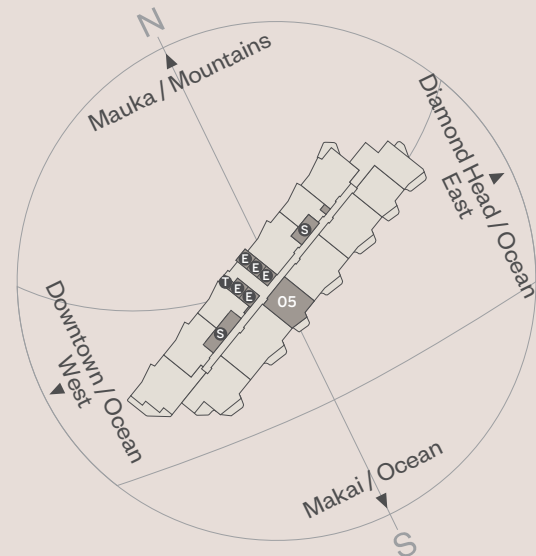
11A
11B



Residence 05A

LEVELS
8-38
(EVEN)
39

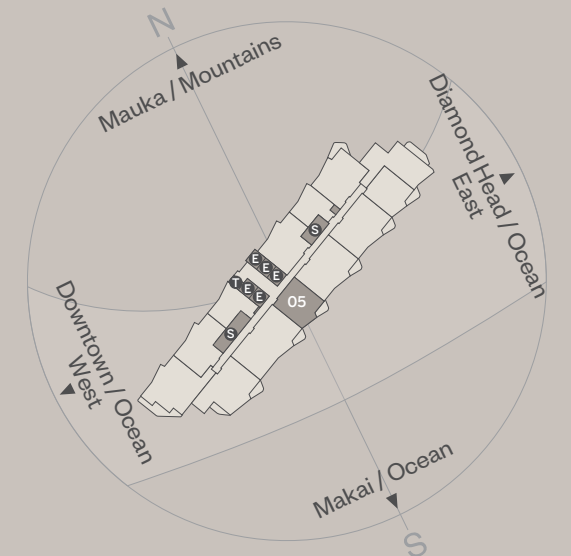
1 BEDROOM
1.5 BATH
TOTAL: 825 Sq. Ft.
INTERIOR: 761 Sq. Ft.
LANAI: 64 Sq. Ft.

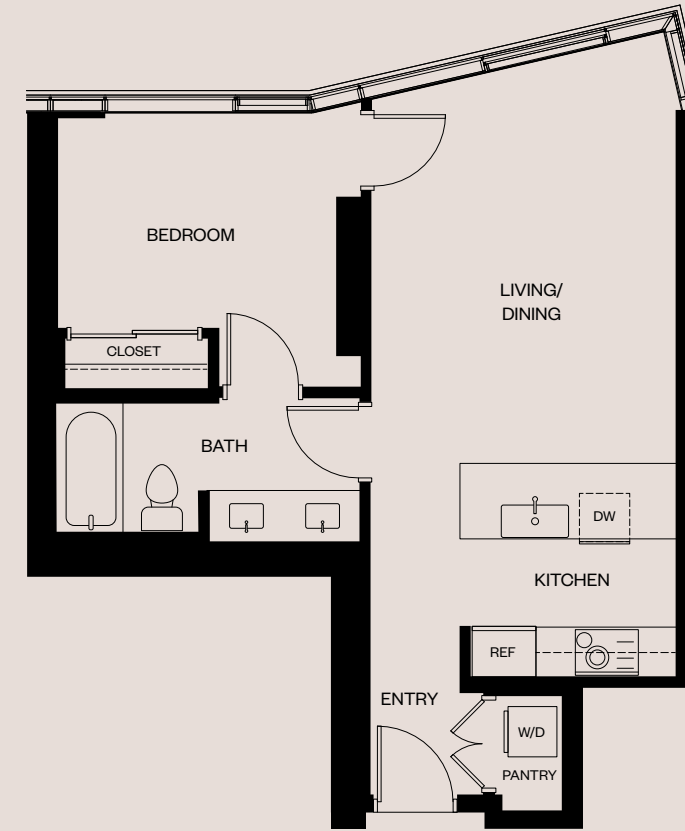
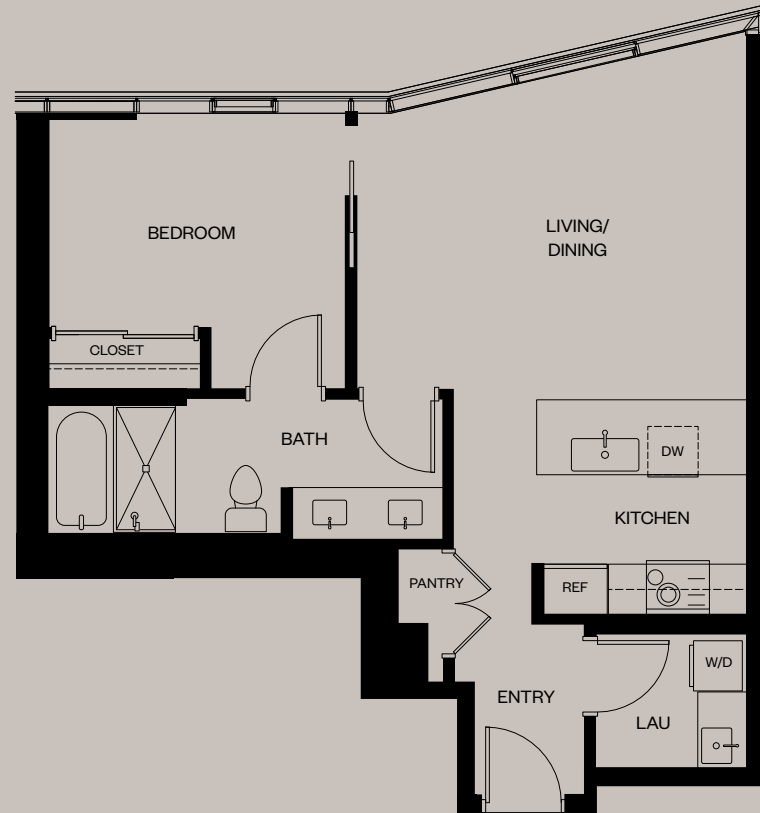


Residence 05B

LEVELS
7-37
(ODD)

1 BEDROOM
1.5 BATH
TOTAL: 819 Sq. Ft.
INTERIOR: 761 Sq. Ft.
LANAI: 58 Sq. Ft.





Residence 06

LEVELS
7-38
(ALL)

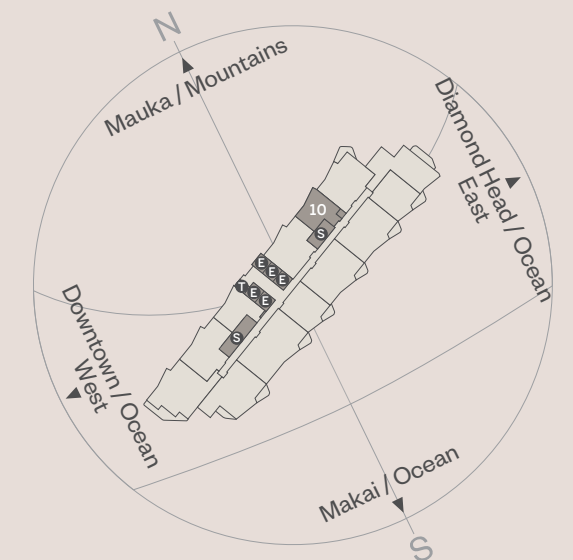
1 BEDROOM
1 BATH
TOTAL: 617 Sq. Ft.

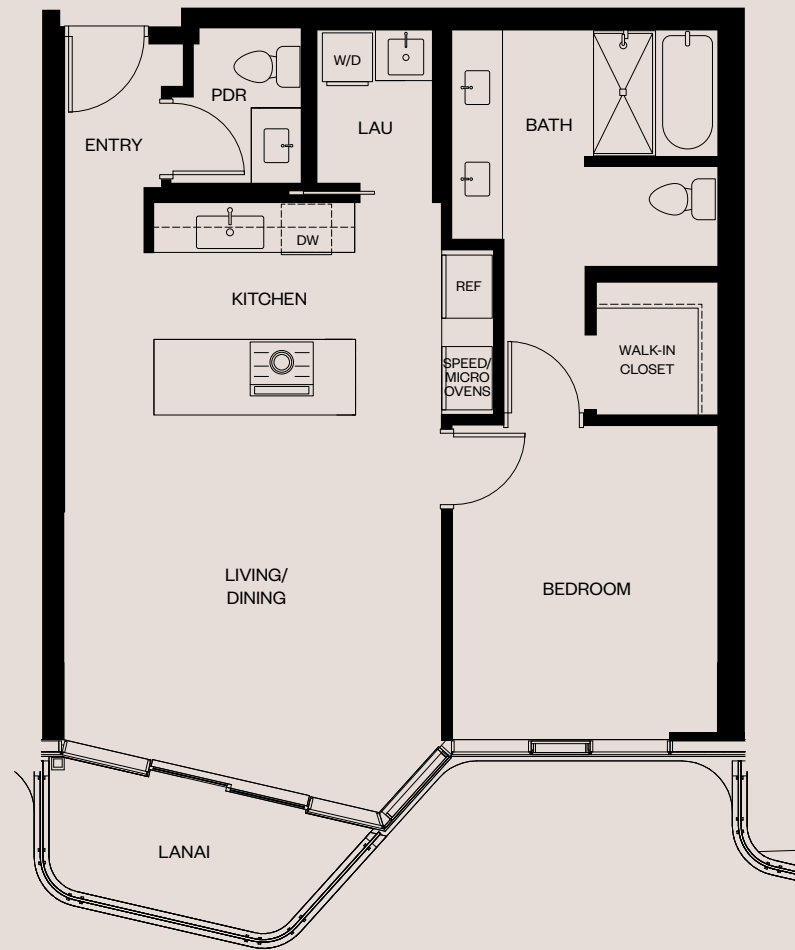


Residence 10

LEVELS
24-38
(ALL)

1 BEDROOM
1 BATH
TOTAL: 550 Sq. Ft.

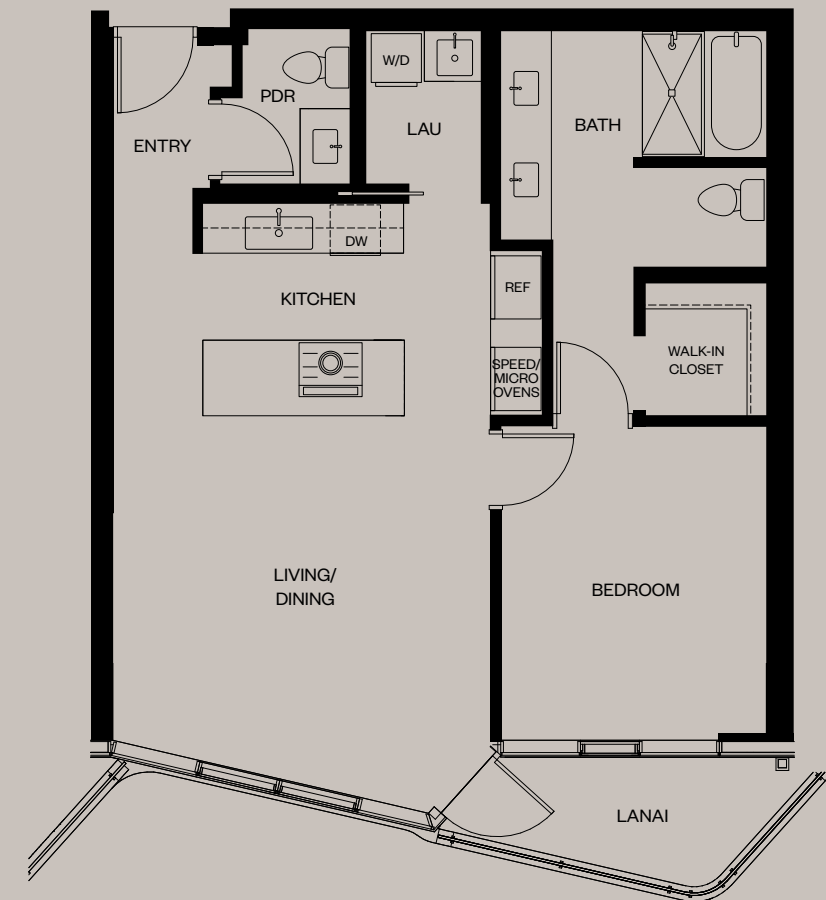
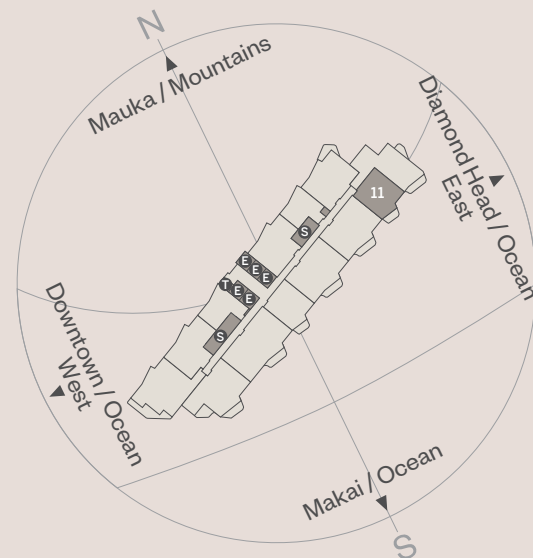




Residence 11A

LEVELS
8-38
(EVEN)
39

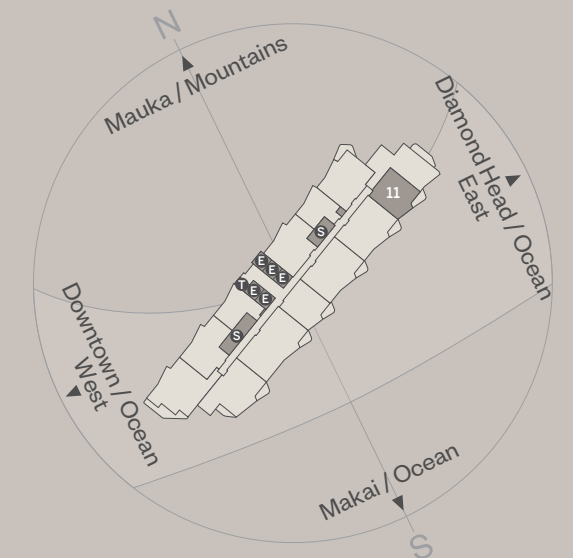
1 BEDROOM
1.5 BATH
TOTAL: 828 Sq. Ft.
INTERIOR: 764 Sq. Ft.
LANAI: 64 Sq. Ft.



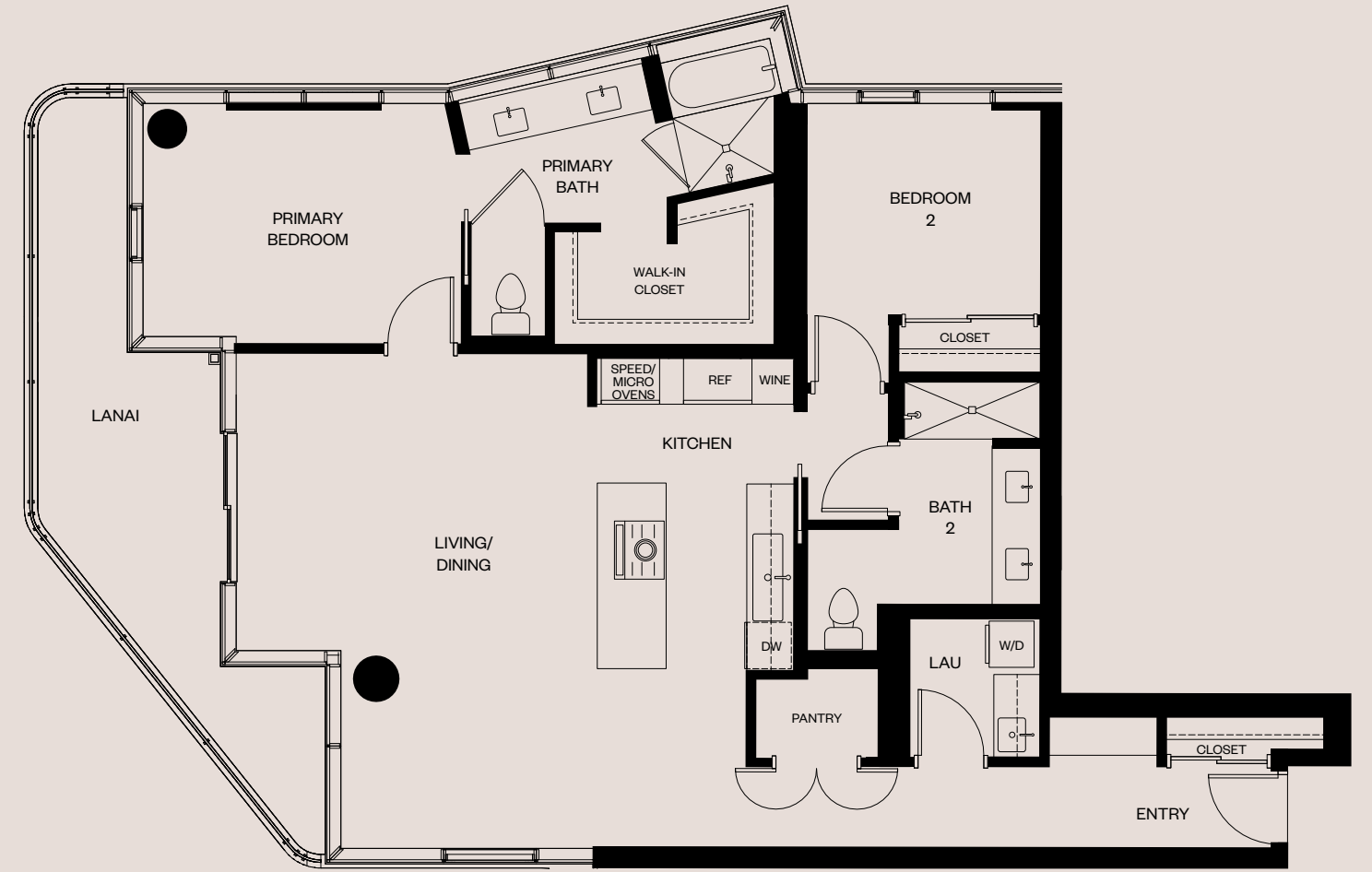
Residence 11B

LEVELS
7-37
(ODD)

1 BEDROOM
1.5 BATH
TOTAL: 822 Sq. Ft.
INTERIOR: 764 Sq. Ft.
LANAI: 58 Sq. Ft.



Two Bedroom

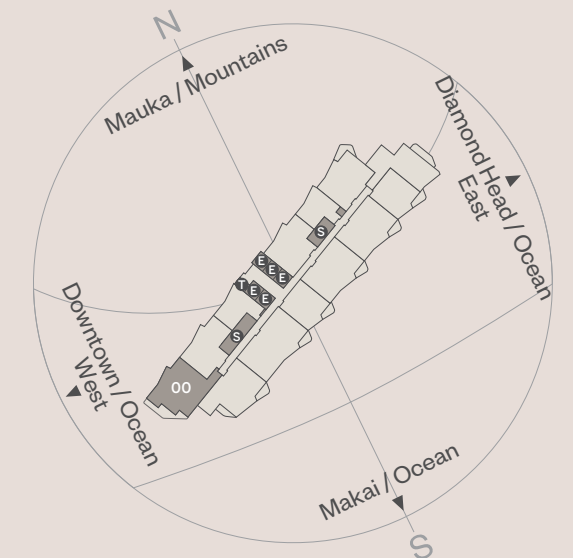


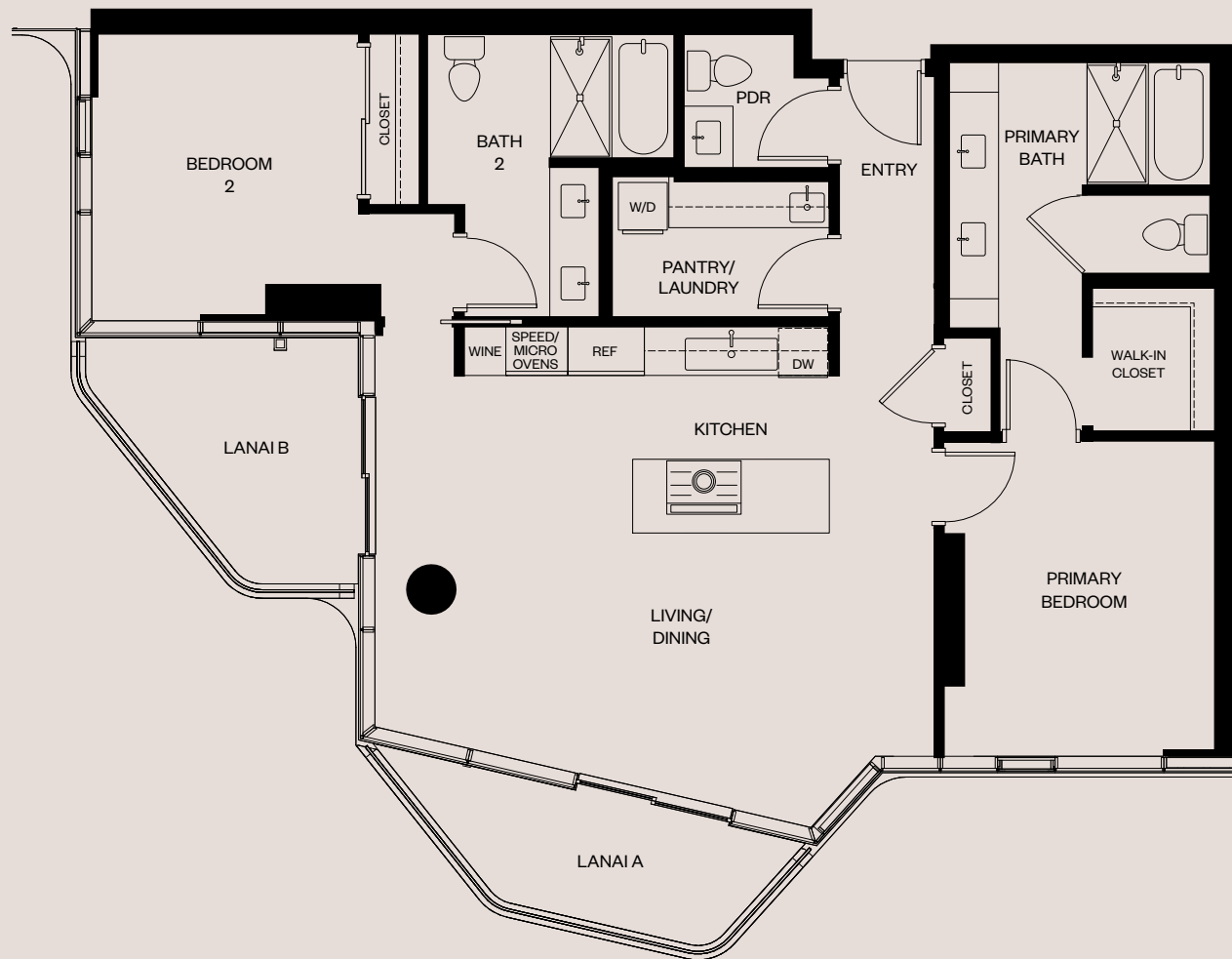
-
- 00A
- 01A
- 01B
- 02A
- 03A
- 03B
- 07A
- 07B
- 08
- 09A
- 09B
- 12
- 13A
- 13B

Residence 00A

LEVELS
7-33
(ALL)

2 BEDROOM
2 BATH
TOTAL: 1,419 Sq. Ft.
INTERIOR: 1,235 Sq. Ft.
LANAI: 184 Sq. Ft.

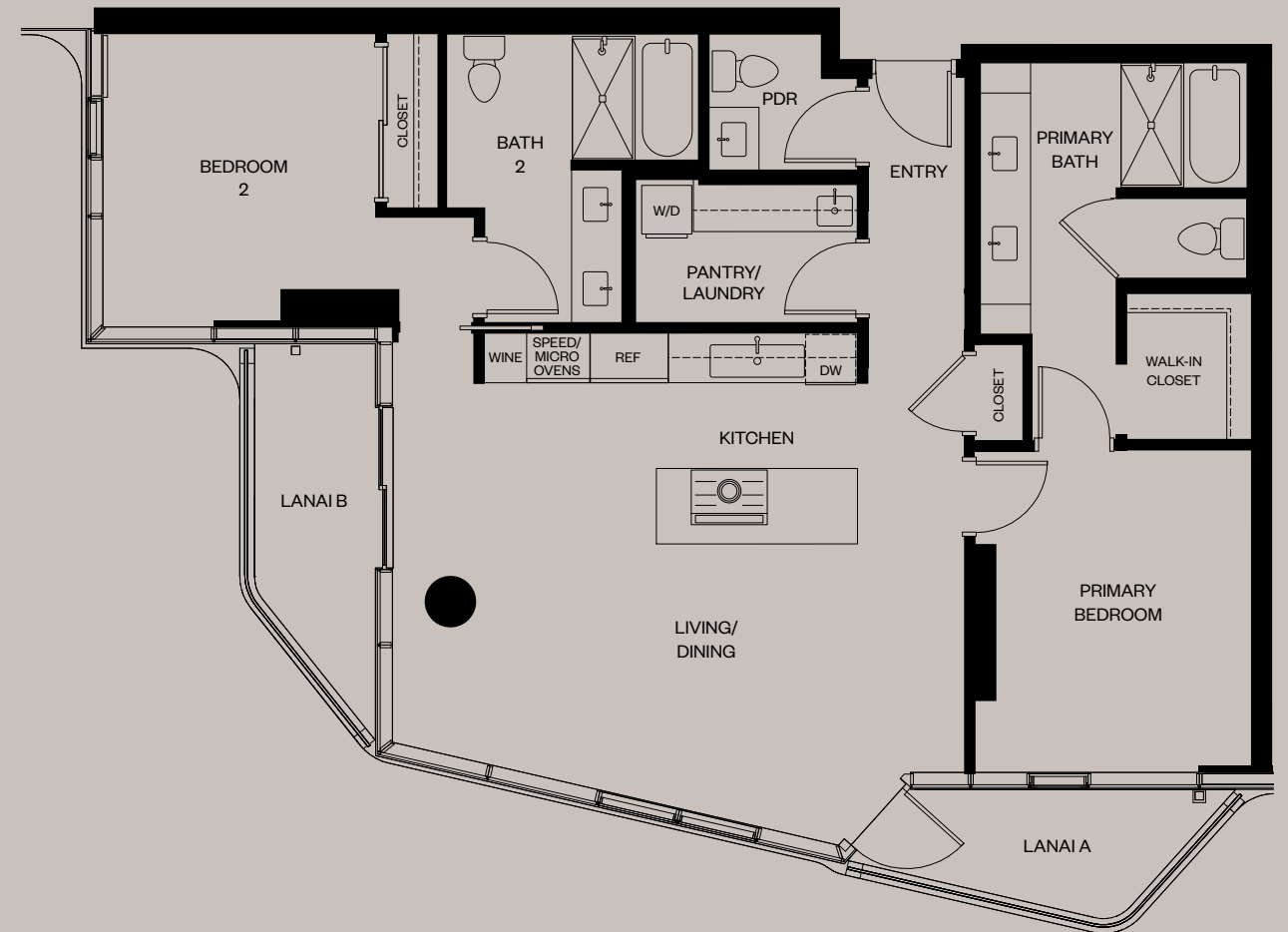
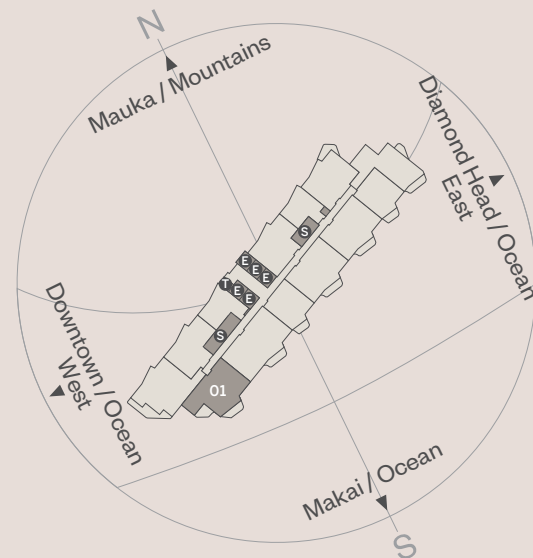




Residence 01A

LEVELS
8-32
(EVEN)

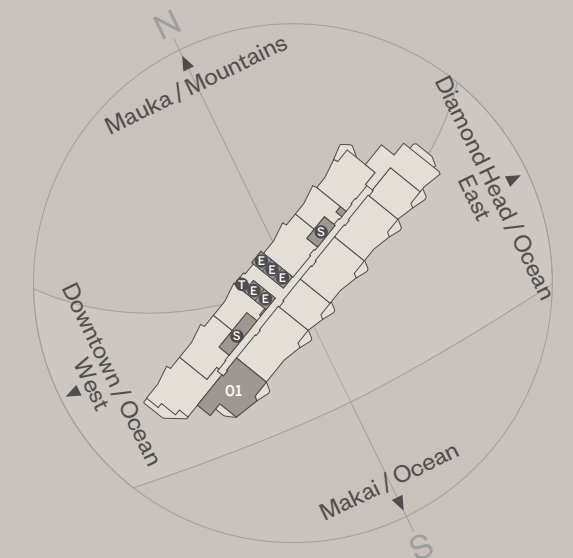
2 BEDROOM
2.5 BATH
TOTAL: 1,312 Sq. Ft.
INTERIOR: 1,148 Sq. Ft.
LANAI A: 72 Sq. Ft.
LANAI B: 92 Sq. Ft.

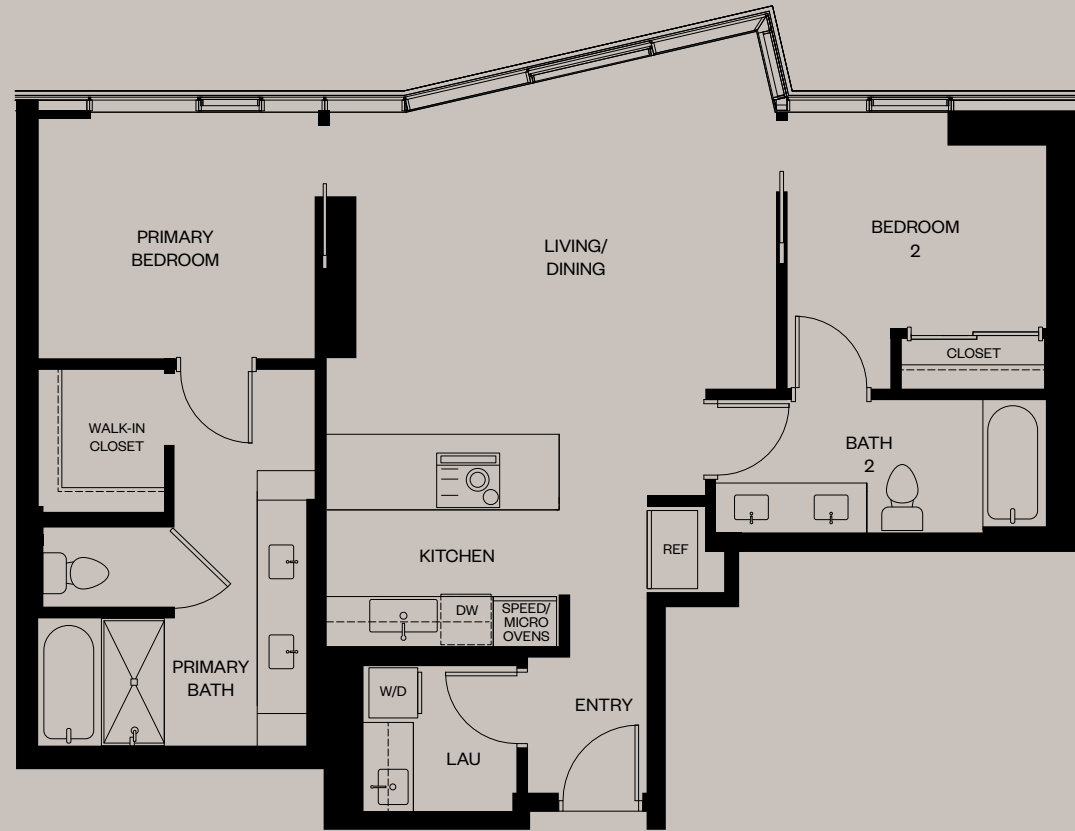


Residence 01B

LEVELS
7-33
(ODD)

2 BEDROOM
2.5 BATH
TOTAL: 1,275 Sq. Ft.
INTERIOR: 1,148 Sq. Ft.
LANAI A: 58 Sq. Ft.
LANAI B: 69 Sq. Ft.

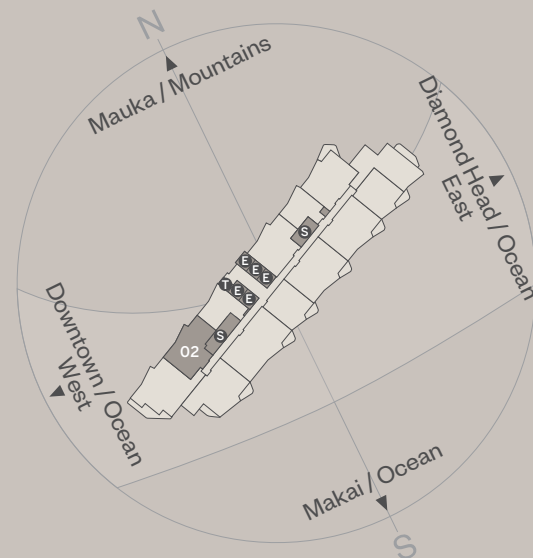




Residence 02A

LEVELS
7-38
(ALL)

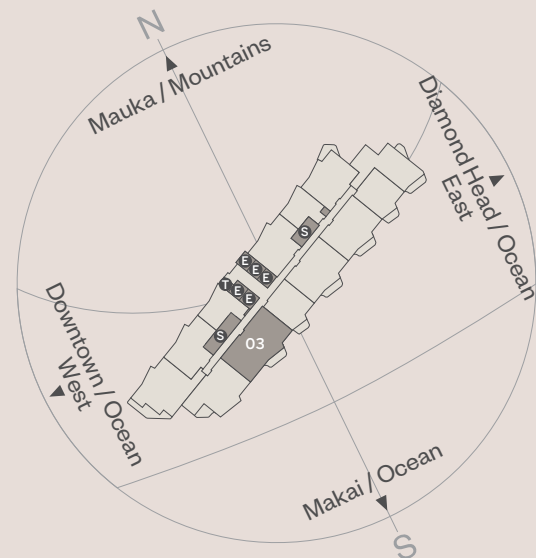
2 BEDROOM
2 BATH
TOTAL: 931 Sq. Ft.





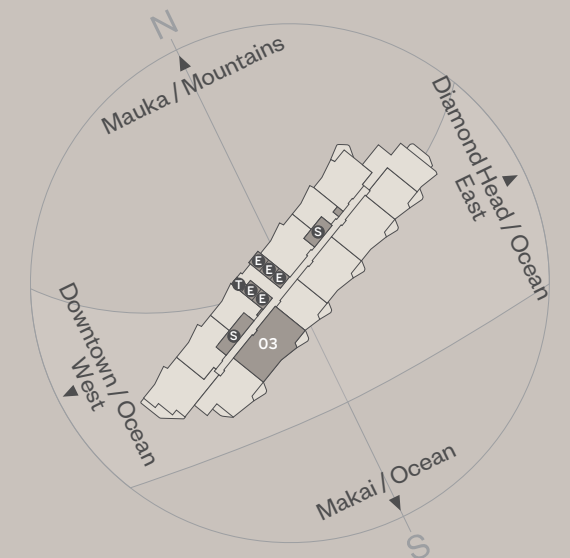
Residence 03A

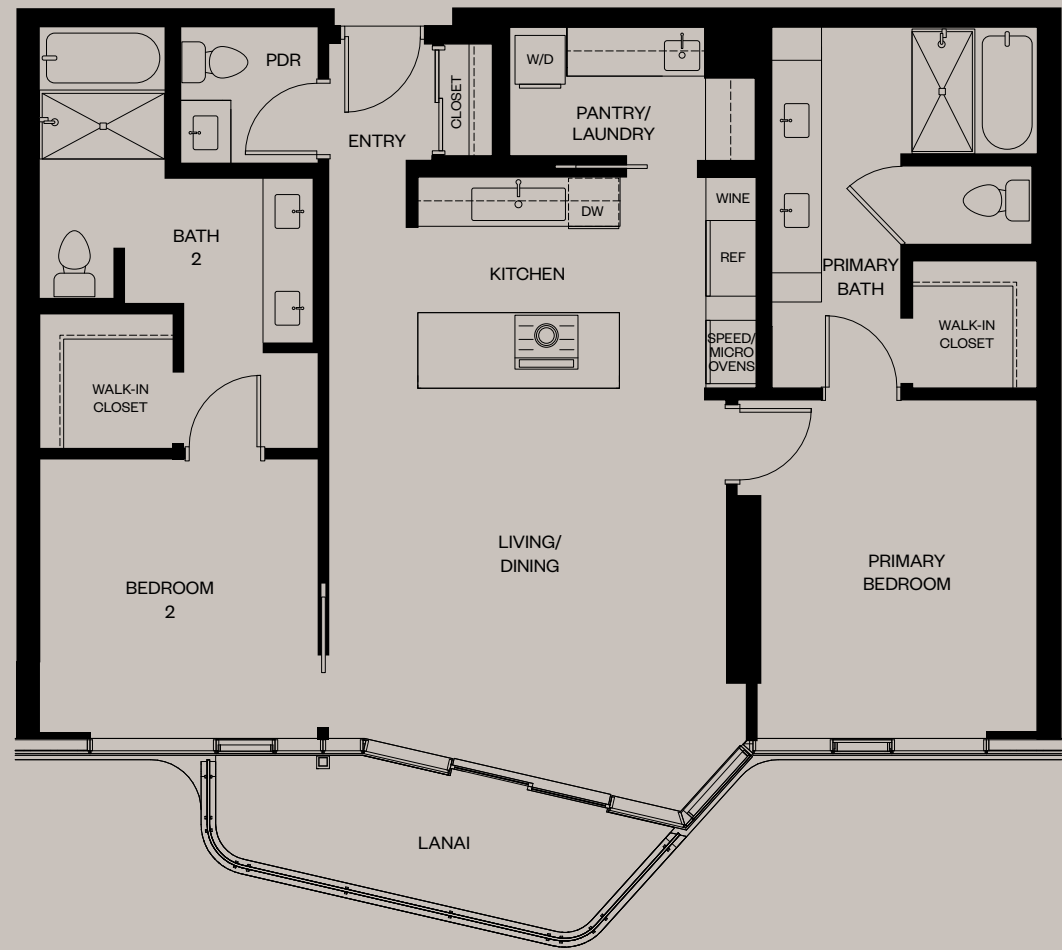
LEVELS
 8-38
 (EVEN)
 39
 2 BEDROOM
 2.5 BATH
 + DEN
 TOTAL: 1,525 Sq. Ft.
 INTERIOR: 1,435 Sq. Ft.
 LANAI: 90 Sq. Ft.



Residence 03B

LEVELS
 7-37
 (ODD)
 2 BEDROOM
 2.5 BATH
 + DEN
 TOTAL: 1,493 Sq. Ft.
 INTERIOR: 1,435 Sq. Ft.
 LANAI: 58 Sq. Ft.

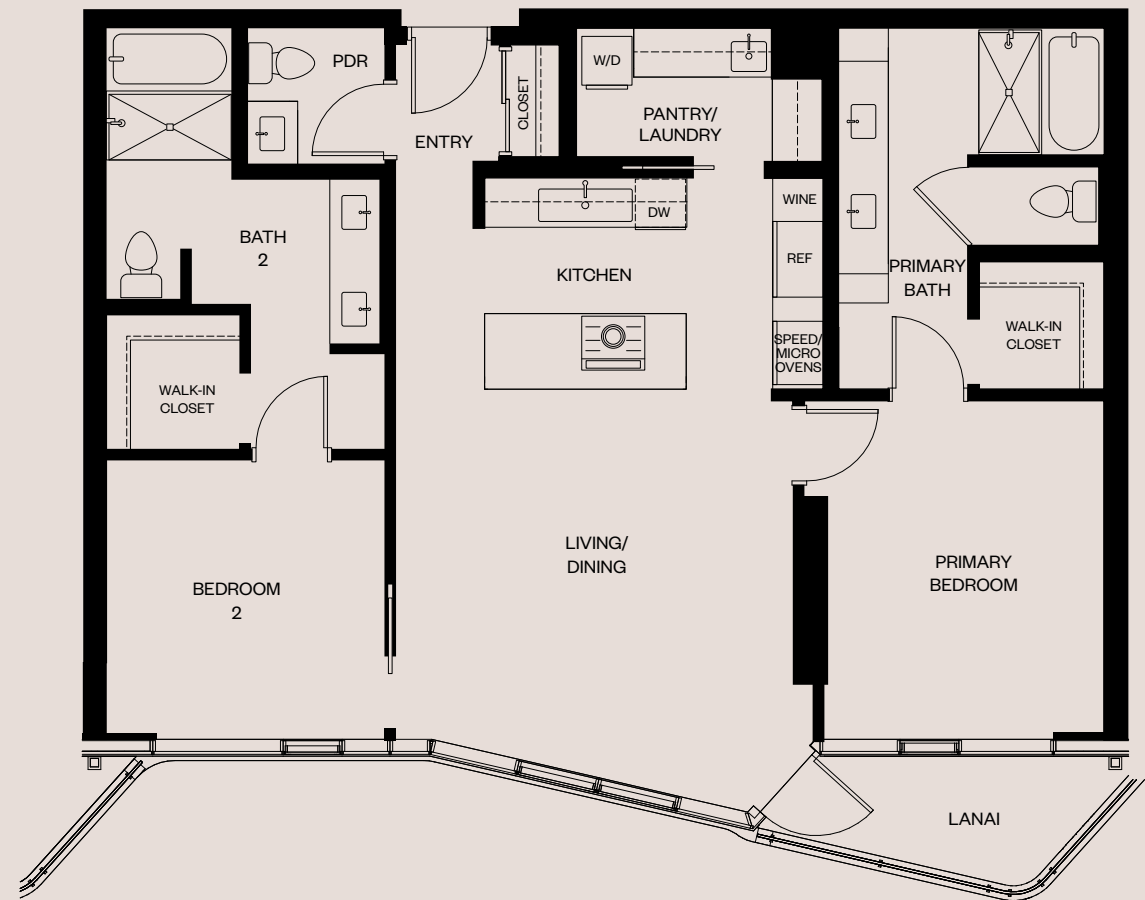
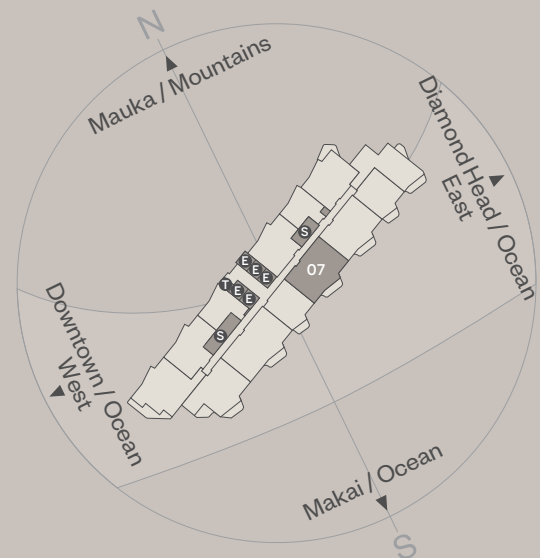




Residence 07A

LEVELS
 8-38
 (EVEN)
 39

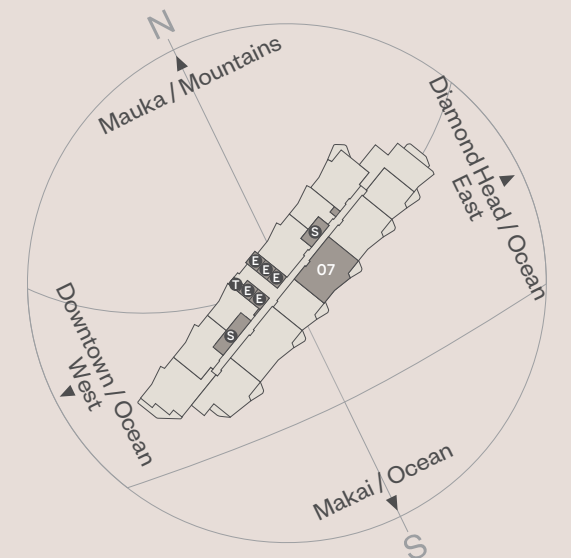
2 BEDROOM
 2.5 BATH
 TOTAL: 1,238 Sq. Ft.
 INTERIOR: 1,148 Sq. Ft.
 LANAI: 90 Sq. Ft.

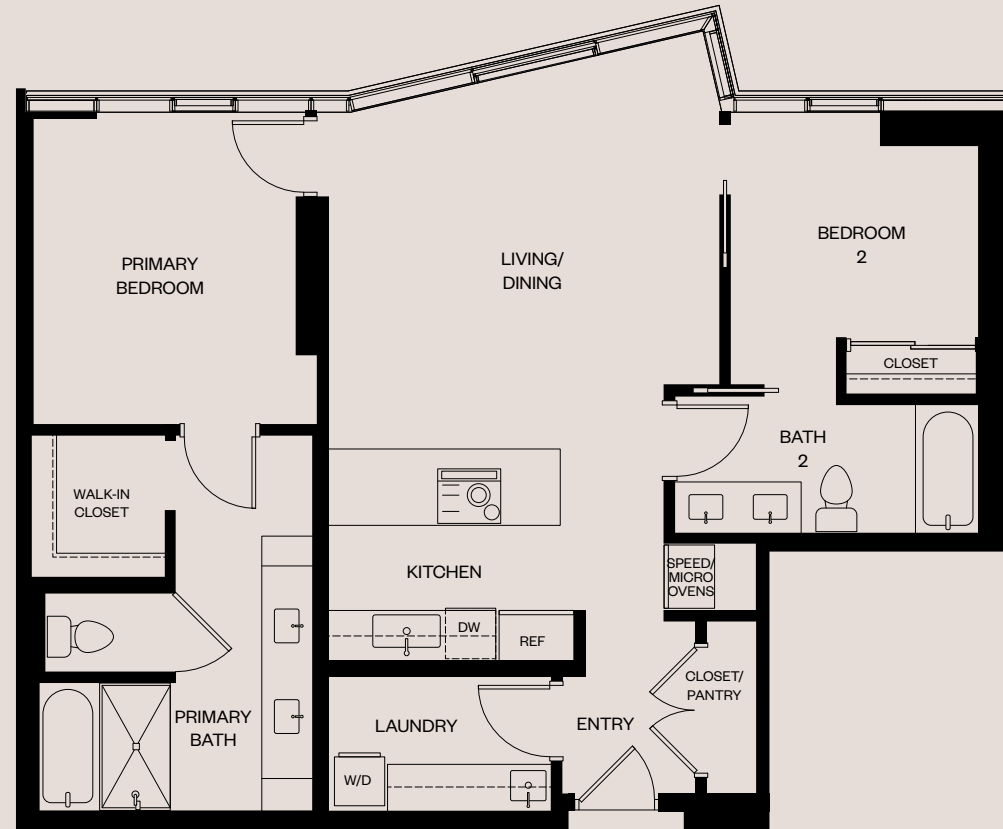


Residence 07B

LEVELS
 7-37
 (ODD)

2 BEDROOM
 2.5 BATH
 TOTAL: 1,206 Sq. Ft.
 INTERIOR: 1,148 Sq. Ft.
 LANAI: 58 Sq. Ft.

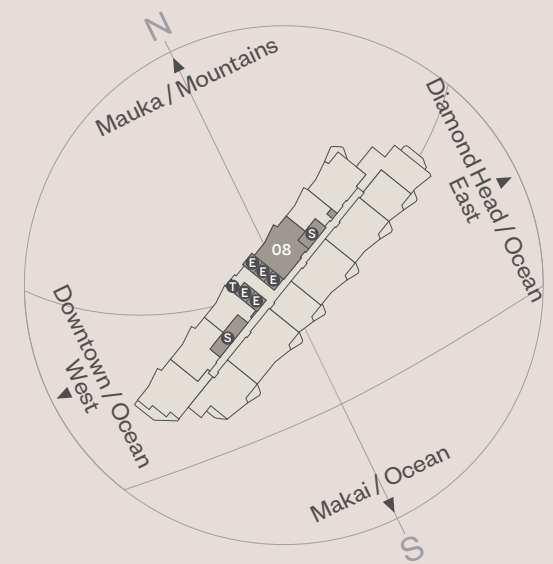




Residence 08

LEVELS
7-39
(ALL)

2 BEDROOM
2 BATH
TOTAL: 970 Sq. Ft.

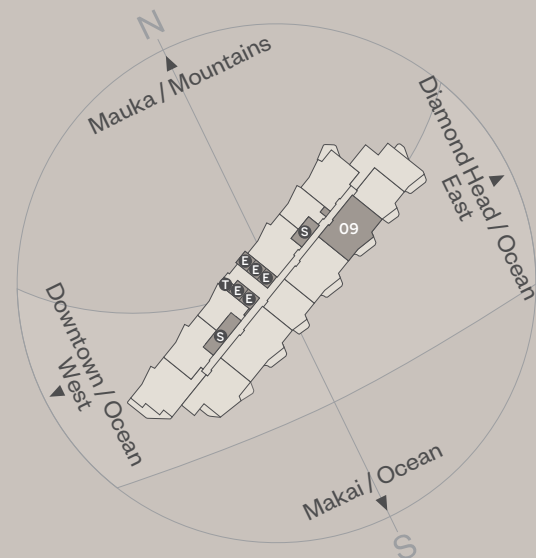




Residence 09A

LEVELS
8-38
(EVEN)
39

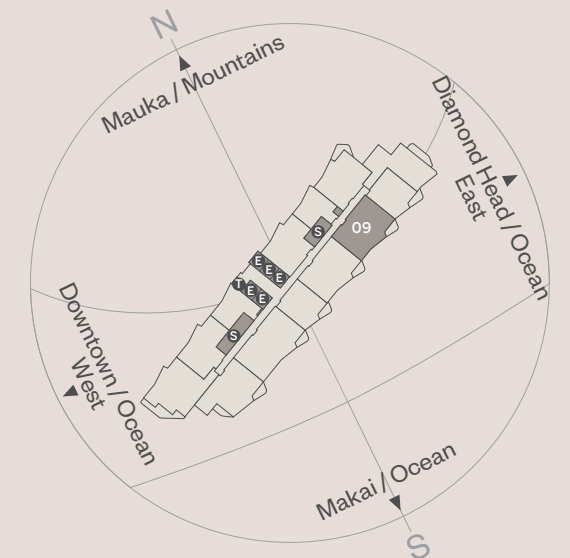
2 BEDROOM
2 BATH
+ DEN
TOTAL: 1,237 Sq. Ft.
INTERIOR: 1,147 Sq. Ft.
LANAI: 90 Sq. Ft.

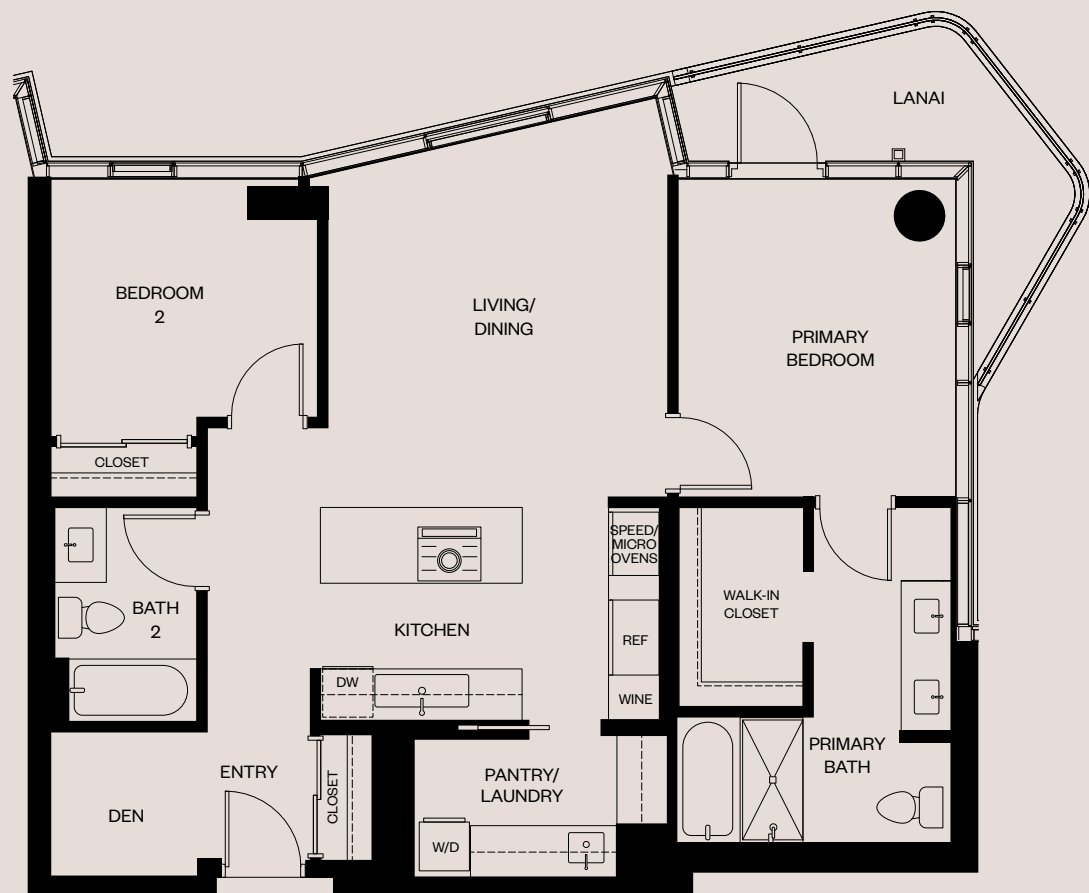


Residence 09B

LEVELS
7-37
(ODD)

2 BEDROOM
2 BATH
+ DEN
TOTAL: 1,205 Sq. Ft.
INTERIOR: 1,147 Sq. Ft.
LANAI: 58 Sq. Ft.

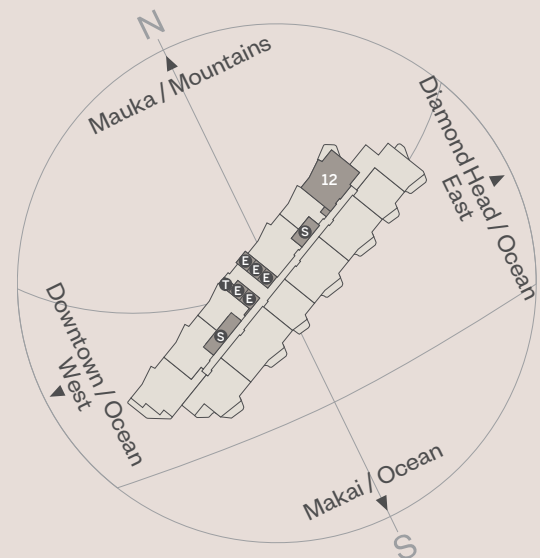


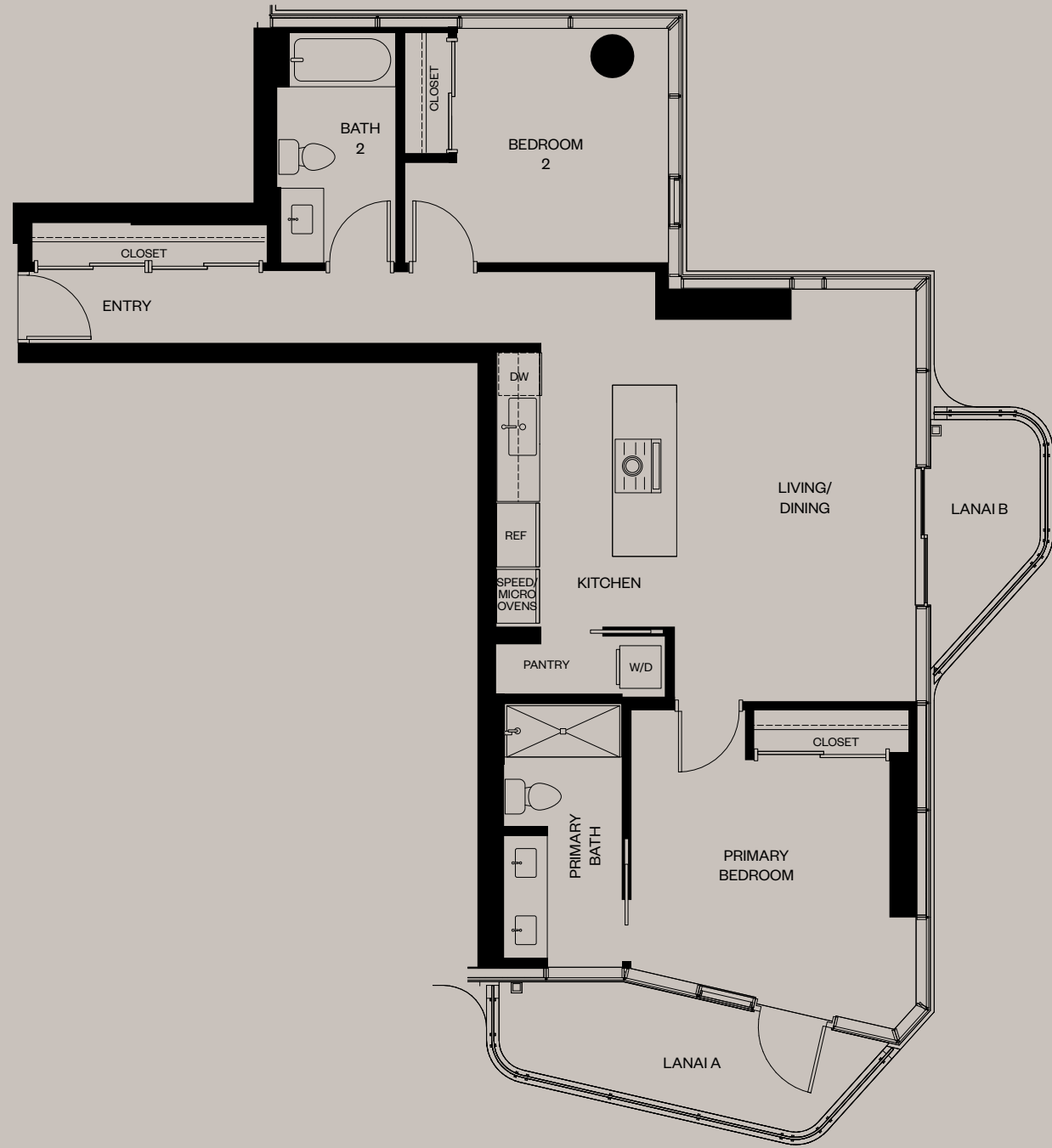


Residence 12

LEVELS
24-38

2 BEDROOM
2 BATH
+ DEN
TOTAL: 1,094 Sq. Ft.
INTERIOR: 1,005 Sq. Ft.
LANAI: 89 Sq. Ft.

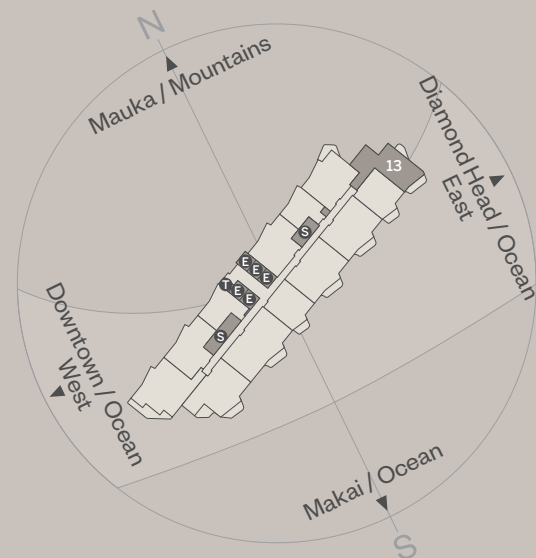




Residence 13A

LEVELS
8-38
(EVEN)
39

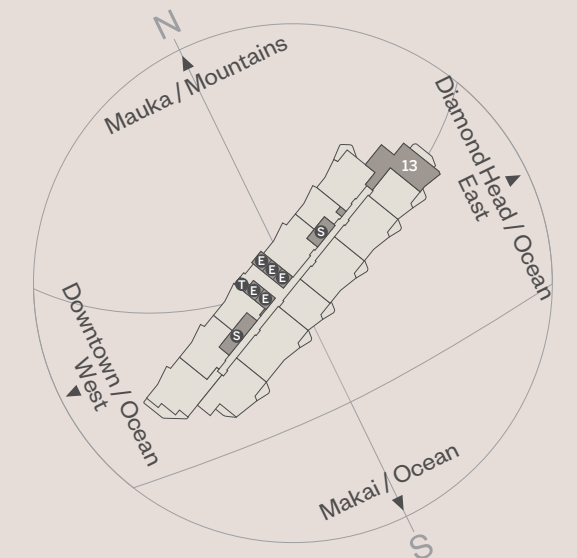
2 BEDROOM
2 BATH
TOTAL: 1,101 Sq. Ft.
INTERIOR: 959 Sq. Ft.
LANAI A: 90 Sq. Ft.
LANAI B: 52 Sq. Ft.



Residence 13B

LEVELS
7-37
(ODD)

2 BEDROOM
2 BATH
TOTAL: 1,096 Sq. Ft.
INTERIOR: 959 Sq. Ft.
LANAI: 137 Sq. Ft.



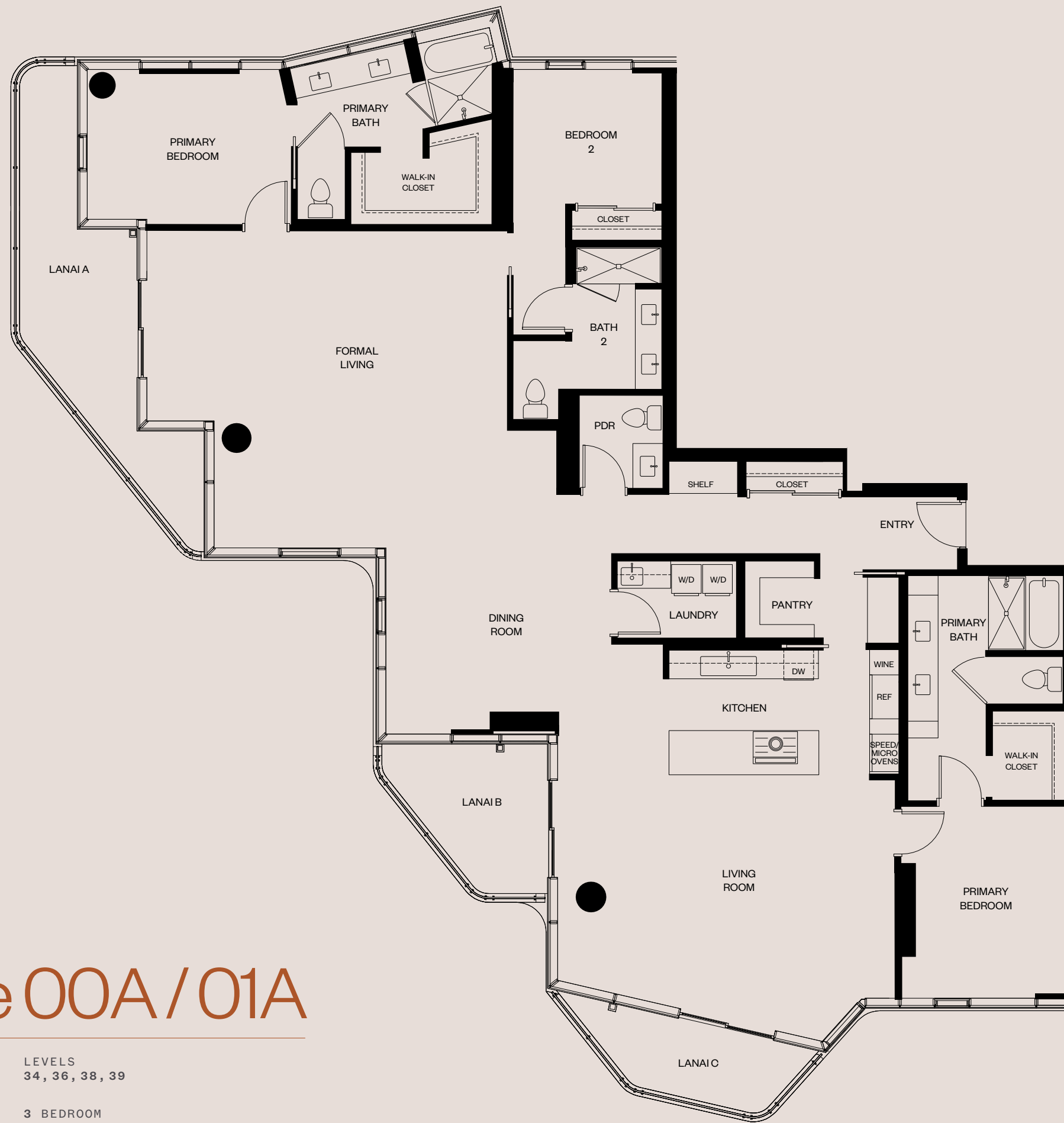
Three Bedroom

→

00A/01A
Levels
34, 36, 38, 39

00A/01B
Levels
35, 37

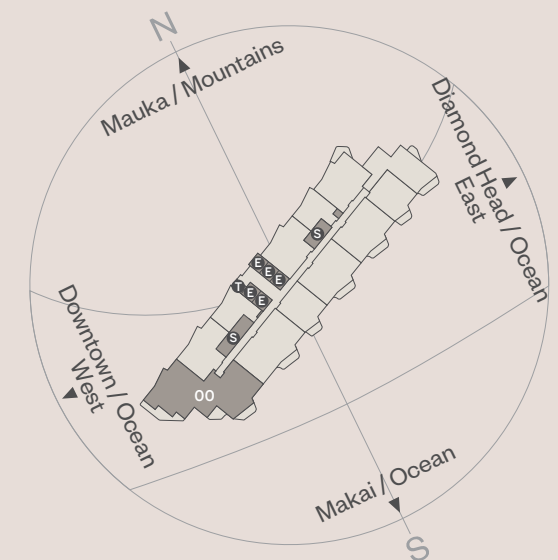
10/12
Levels
7-23



Residence 00A / 01A

LEVELS
34, 36, 38, 39

3 BEDROOM
3.5 BATH
TOTAL: 2,825
INTERIOR: 2,470 Sq. Ft.
LANAI A: 186 Sq. Ft.
LANAI B: 86 Sq. Ft.
LANAI C: 83 Sq. Ft.

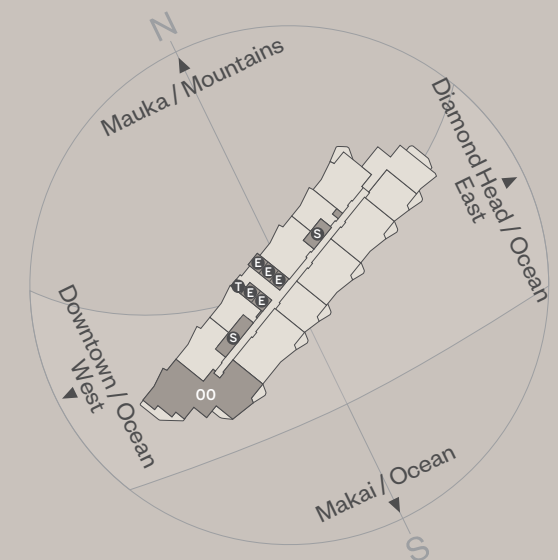


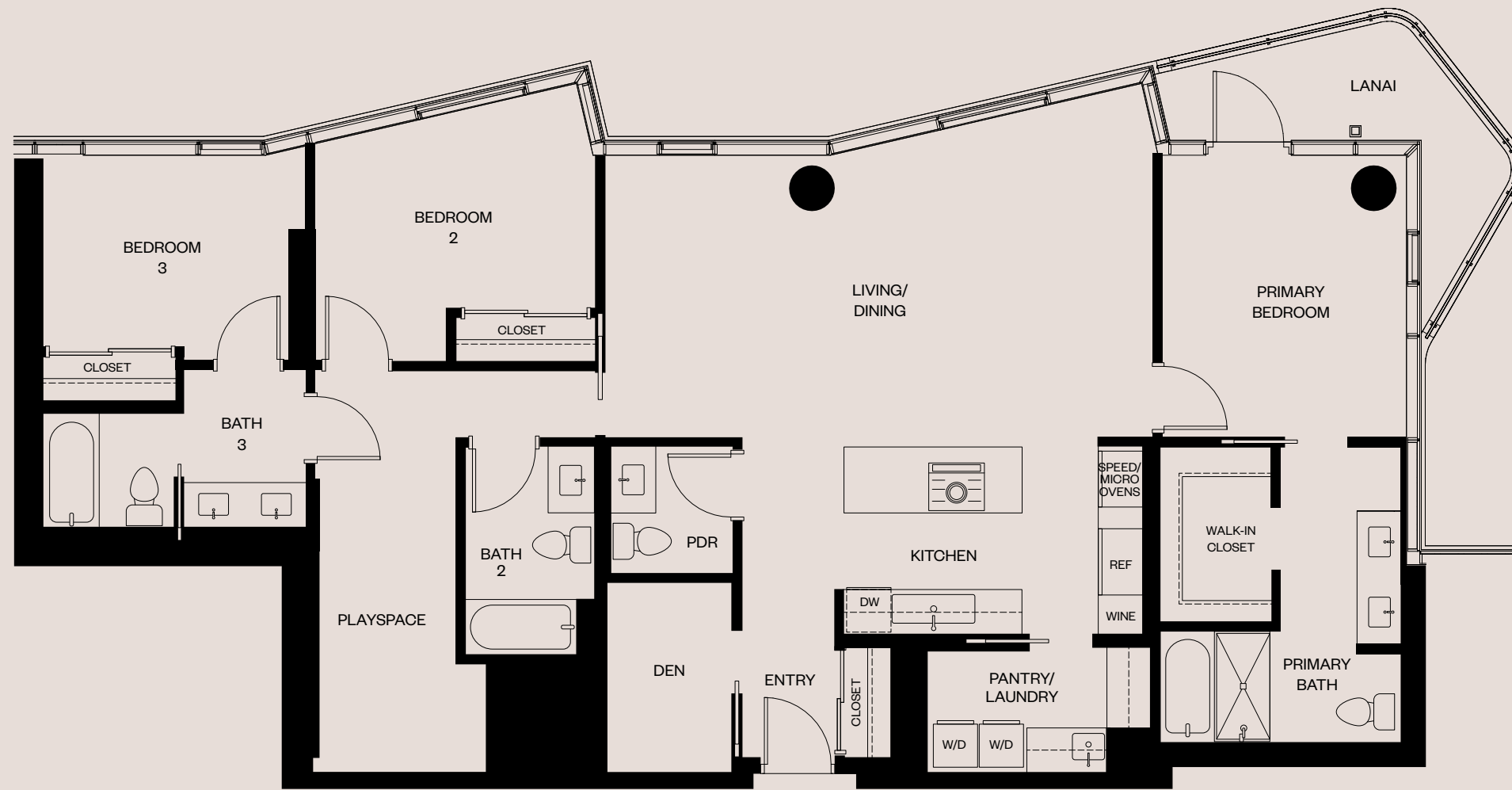


Residence 00A / 01B

LEVELS
35, 37

3 BEDROOM
3.5 BATH
TOTAL: 2,783
INTERIOR: 2,470 Sq. Ft.
LANAI A: 186 Sq. Ft.
LANAI B: 69 Sq. Ft.
LANAI C: 58 Sq. Ft.



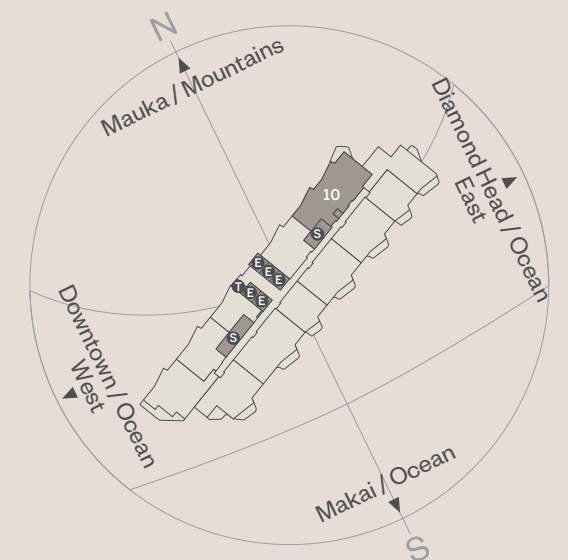


Residence 10/12

Not to scale

LEVELS
7-23

3 BEDROOM
3.5 BATH
+ DEN
TOTAL: 1,670 Sq. Ft.
INTERIOR: 1,581 Sq. Ft.
LANAI: 89 Sq. Ft.





Life at Every Turn



Building New Horizons

Kobayashi Group Reflects on Ālia



MATTHEW
PENNAZ

CHIEF
OPERATIONS
OFFICER

“I’m looking forward to the residents discovering how Ālia’s amenities can enrich their daily life. During the initial planning phase, we collectively gather and ask ourselves, how can we make this perfect? How can we take this to the next level where the building really responds to the residents and environment? To answer that question, we included some truly amazing amenities,

including basketball courts and two swimming pools that accommodate families and people looking for a quiet atmosphere. There’s also pickleball, cabanas, and amazing barbecue areas perfect for pau hana gatherings. The list really does go on and on. Homeowners are going to be impressed by just how much Ālia will offer.”



ANDREW
STARN

VP,
RETAIL
SERVICES

“For a long time, people in Hawai‘i felt the need to leave the Islands to find world-class offerings. That is no longer true. Some of the most talented people in the world live in Hawai‘i. Kaka‘ako is in

PATRICK
KOBAYASHI

CEO



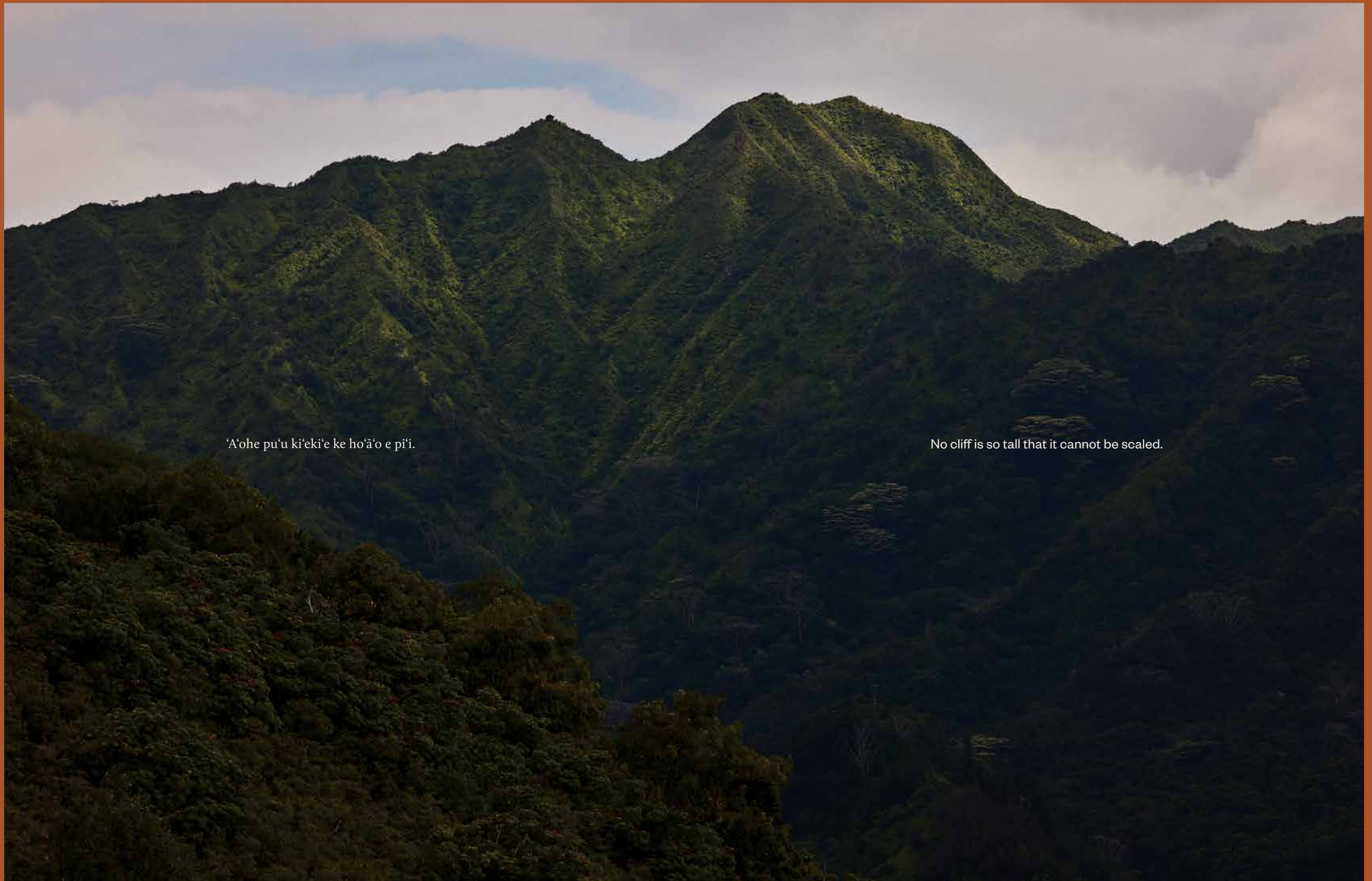
“There are so many inspiring elements to Ālia’s story, but I’m particularly proud that Ālia is setting new standards for luxury and sustainability in the state. As a locally owned business, we’re proud to offer Hawai‘i our best, and that’s what Ālia represents.

This is our home and we want to create the best possible future for it. That’s what Ālia really represents—the culmination of decades of hard work, attention to detail, and smart planning for tomorrow.”

the middle of this renaissance where art, design, architecture, marketing, music, food, drinks, and clothing are all being created. I’m excited for Ālia’s residents to join this community.”



Design team video



‘A’ohe pu‘u ki‘eki‘e ke ho‘ā‘o e pi‘i.

No cliff is so tall that it cannot be scaled.



ālia

Brochure Disclaimer

Ālia ("Project") is a proposed condominium project that does not yet exist, and the development concepts therefor continue to evolve and are subject to change without notice. All figures, facts, information, and prices are approximate and may change at any time. All renderings, maps, site plans, photos, views, floor plans, graphic images, drawings, and other information depicted on this brochure are illustrative only, are provided to assist the purchaser in visualizing the units and the Project, may not be accurately depicted, and are subject to change at any time. Visual depictions of the Project and units contained in this brochure are artists' renderings and should not be relied upon in deciding to purchase a unit, and the developer makes no guarantee, representation, or warranty whatsoever that the Project and units depicted will ultimately appear as shown. All amenities are proposed only and access to any amenities may be subject to the payment of fees, membership requirements, and other restrictions. The developer does not own or control the land outside of the Project and does not guarantee the current or future use thereof. To the extent permitted by law, the developer disclaims all liability that may arise out of errors or omissions in the content of this brochure, including claims for actual or consequential damages. This is not intended to be an offering or solicitation of sale in any jurisdiction where the Project is not registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law.

California Mandatory Disclaimer

WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.

Sales Gallery

1450 Ala Moana Blvd. Suite 3860
Honolulu, HI 96814
alia888alamoana.com



