

cliffside residence e

3 bedroom • 3 1/2 baths

3,482 square feet of total living space

	sq. meters	sq. feet
air conditioned living space	224	2410
outdoor living space	100	1072
total living space	324	3482

Each villa features an ocean view infinity-edged plunge pool.

Each bedroom is designed to be a master suite, complete with walk-in closets, three-way dressing mirrors and private baths.



The spacious, custom euro-style kitchen can be enclosed at the owner's option, and it features state of the art appliances and detailing with custom lighting fixtures throughout.

Cliffside Residences exteriors are constructed of the finest indigenous coral stone, creating an elegant façade.

This elegant single story, three-bedroom design creates a showpiece for formal entertaining and hospitality. Spaces flow naturally and gracefully to the ocean. The generously sized master suites each feature private baths and two feature private terraces. The third bedroom opens out onto the dramatic headland promontory.

The formal dining room is enclosed for elegant entertaining and the centrally located kitchen/living room combination is of a generous size and also opens directly onto the ocean view balcony. This villa is ideal for the discriminating owner who wishes to entertain and impress family with a luxurious lifestyle.

cliffside residence f

3 bedroom • 3 1/2 baths.

3,421 square feet of total living space

	Sq. Meters	Sq. Feet
Air conditioned living space	299	3217
Outdoor living space	19	204
Total living space	318	3421

The infinity plunge pool will provide a sanctuary to cool off while enjoying the coral stone covered patio or relaxing on the open-air cliffside terrace with daybed and spectacular ocean views.



FIRST FLOOR



SECOND FLOOR

Westin Heavenly Shower® will offer two showerheads to massage and awaken every muscle for the day's adventure

Covered electric club car parking space adjacent villa entry walkway

This elegant two level, three-bedroom design is designed for entertaining. The generous living room and dining room are combined with the kitchen which features a large dining island. This area opens onto the oceanview terrace with a covered patio and plunge pool, creating an expansive, open space for entertaining and socializing.

The first floor features one of the three master bedroom suites, complete with a private terrace. The upper level master suites share a covered balcony. This villa is ideal for the owner who wishes to entertain family and guests in a very private, dramatic oceanfront setting.

the westin cliffside residences

features and amenities

neighborhood

- Landscaping with integrated irrigation system and low-voltage lighting
- Compliance with environmental standards for sustainable design and green architecture
- Exterior finish featuring acrylic based stucco with coral stone accents and tile roof reflect the distinctive influences of Spanish Renaissance architecture
- Lighted walkways to The Westin Roco Ki Beach & Golf Resort's spa and fine restaurants
- Two parking spaces—one automobile and one electric club car—located in the fully secured and covered Westin Roco Ki Beach & Golf Resort parking structure
- Covered electric club car parking space adjacent villa entry walkway

optional upgrades

- Fully automated, computerized irrigation system
- Electric club cars and a charging station

smart home technology

- Alarm system
- High-speed Internet access
- Cable TV with crystal-clear reception
- Smoke and heat detectors connected to a central security system

optional upgrades

- Media package with LG® plasma TV and Bose® sound system
- Wireless Internet

outdoor living area

- Covered and open air cliffside stone tile patios
- Infinity plunge pool
- Exterior-grade Capri ceiling fans with decorative tropical blades

indoor living area

- Dominican-stone tile flooring throughout living area for easy maintenance
- Ceiling fans will maintain a constant breeze
- Sliding doors between the patio and the living area seamlessly transitions to the outdoors

gourmet kitchen

- Euro-style kitchen featuring stainless-steel Kitchen Aid® appliances
- Custom cabinets
- Granite countertops and tile flooring

optional upgrades

- Stainless-steel Viking appliances

master bedroom and bath

- Master Suite opens to the pool and covered patio
- Walk-in closet and 3-way dressing mirror
- Rich and luxurious master bath suites with Kohler® fixtures and whirlpools
- Westin Heavenly Shower® with custom-designed dual-head shower and tile surround

optional upgrades

- 10 layers of pure comfort and crisp clean styling from the inviting Westin Heavenly Bed®
- Westin Heavenly Bath® features oversized 100% Brazilian combed cotton towels, 100% cotton plush terry robes, his and hers plush terry cotton slippers, and a luxurious collection of citrus-scented bath amenities
- Duravit® and Grohe® designer fixtures with premium whirlpools

storm protection

- Steel-reinforced concrete structural frame
- Hurricane-resistant doors and windows with laminated safety glass

the luxury and convenience of westin premier services,
the amenities of the westin roco ki beach & golf resort.



The Westin Cliffside Residences are fully supported by Westin's premier residential services including concierge, front-desk, valet, maid and room service. Overlooking one of the finest beaches in the world, Cliffside Villa homeowners enjoy a very private setting that is just a short stroll to The Westin Roco Ki Beach and Golf Resort pools which cascade dramatically to the beach. The 18,500 square-foot spa will indulge the senses with a full-complement of rejuvenating treatments. Or, tee off from the Nick Faldo Championship Golf Course. These are just a few of the Westin amenities, to which you will enjoy as an owner of a Westin Cliffside Residence.

Complete your tropical vision with interior packages designed by Westin. Or allow our interior designers create a home of grace and distinction. Westin services, including concierge services, will refine this luxurious lifestyle.

