



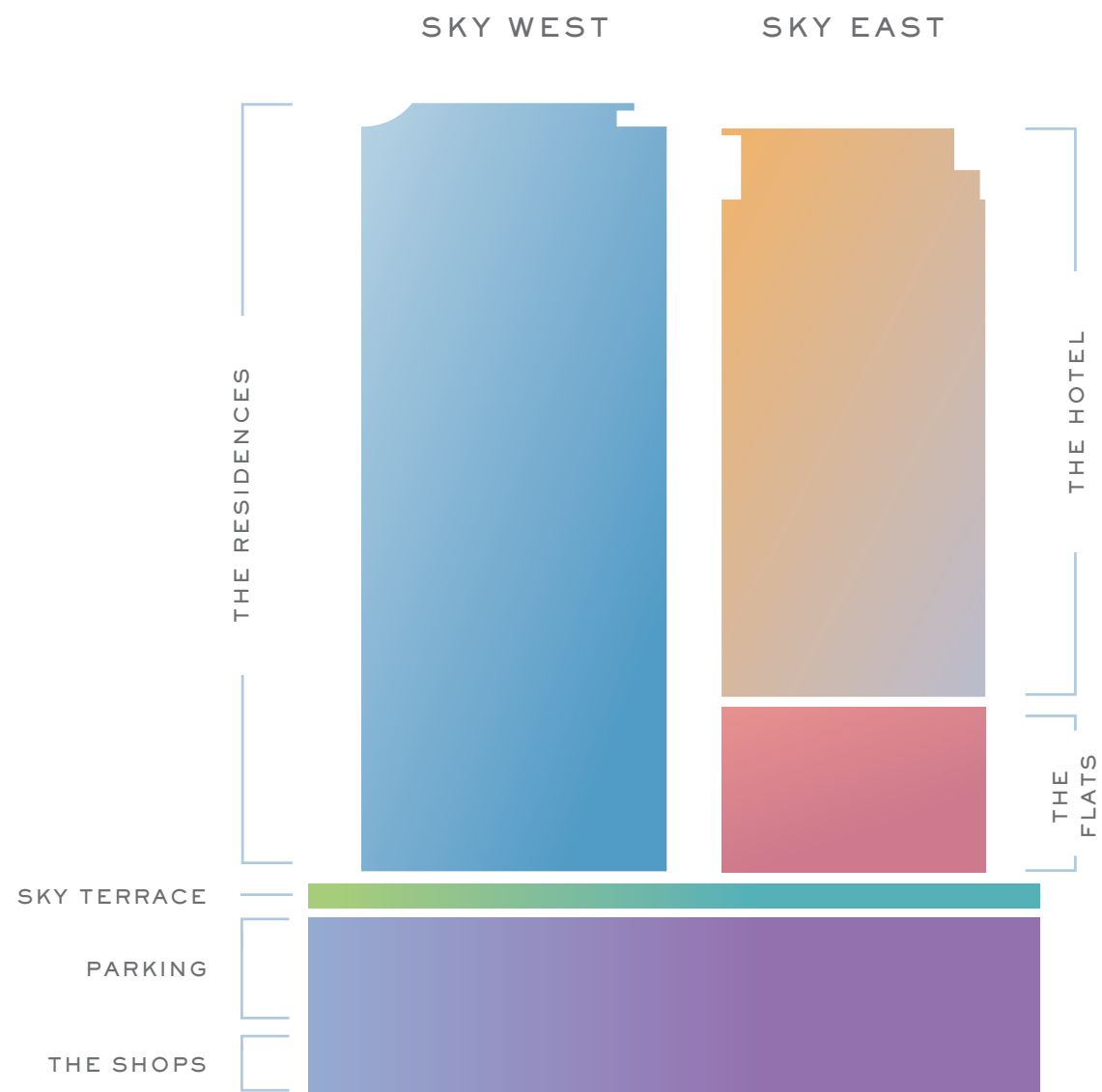
TOUCH THE SKY

The Residences at Sky Ala Moana soar 400 feet into Honolulu's vibrant and dynamic skyline. Rising 43 stories into the heart of the Ala Moana/Kapiolani Corridor, Sky Ala Moana is truly where heaven meets surf. It is situated just minutes from vast stretches of sandy beaches on Oahu's south shore and mere steps from the best shopping, dining and entertainment on the island of Oahu. The Residences at Sky Ala Moana offer a seamless lifestyle experience unlike any other. Discover a new collection of 390 contemporary one- and two-bedroom residences designed for elevated living.



The Portfolio

ONE TRANSFORMATIVE DEVELOPMENT. TWO TOWERS.
FOUR VARIED PORTFOLIO OFFERINGS.



Sky Ala Moana is a contemporary, mixed-use development that beckons local residents and visitors alike to experience the best of Honolulu—by day or night.



THE RESIDENCES

The Residences at Sky Ala Moana are privately housed within the West Tower. The tower offers stunning city, ocean and sunset views and open-air lanais with each floor plan. The beauty of the exterior scenes are matched in ethereal charm by the tower's contemporary interior finishes designed by Philpotts Interiors. Discover new residences designed to provide the ideal space to fit your needs, with everything required for embracing a modern, island lifestyle.



SKY TERRACE

The approximately 53,900 square-foot wellness-oriented terrace is one of the largest of its kind in Honolulu. Immerse yourself in the luxurious spa-like offerings, vast green lawns for recreation and enchanting gardens. Beautifully appointed lounge and event spaces include kitchen amenities and outdoor barbecues. Sky Terrace is more than an amenity—it's paradise.



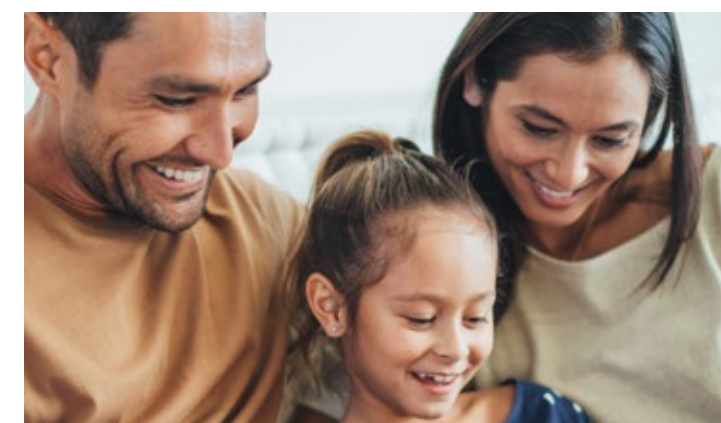
THE SHOPS

The choice, street-level Shops at Sky Ala Moana fronting Kapiolani present residents and the public an unparalleled dining and shopping experience. Accessed through a central porte-cochere drive, the Sky Shops anchor the eight-level podium that connects the soaring towers to the urban boulevard.



THE HOTEL

Situated in Sky East's upper floors, the Hotel at Sky Ala Moana includes studio, one- and two-bedroom units.



THE FLATS

The Flats at Sky Ala Moana East, a mixture of studios, one- and two-bedroom residences, offered to qualified owner-occupant buyers.

36 Hours at Sky

Inspired shopping, authentic dining and miles of pristine coastline—all right below your oasis in the sky. This is elevated living.

friday

HEAVENLY SKIES | 6 A.M.

People travel from all over the world to witness Oahu's spectacular sunrises. All you have to do is open your eyes. Start your day in awe of panoramic views of the vibrant morning sky from the comfort of home.

FIND YOUR FIT | 7 A.M.

Sky Ala Moana's state-of-the-art fitness center has something for everyone. Suit up and plunge into the pristine, heated lap swimming pool. Sweat it out in His and Hers sauna or steam room. Or tone and sculpt in the outdoor strength training area.

TO MARKET | 9 A.M.

Foodland Farms Ala Moana is your neighborhood grocery store—47,000 square-feet of foodie shopping paradise. Find elevated versions of local favorites like ahi poke topped with a torched wasabi-mayo, or in-house kiawe and wood-smoked pipikaula. Even the artisanal bakery is overseen by a dedicated pastry chef.

CO-WORK | 11 A.M.

Head down to the Social Club, grab a seat and get focused. It's the perfect place to get inspired, be productive and make new connections.

TAKE THE PLUNGE | 2 P.M.

Unplug. It's time for some hydrotherapy. Clear your mind, relax and restore in one of the four hot tubs—two in the spa and two by the pool.



DINING OUT MEETS STAYING IN | 6 P.M.

With dining on Sky's ground level, you can "go out" without ever leaving home.

ENCHANTED GARDENS | 8 P.M.

Take the after-dinner stroll to new heights. Wander through Sky Terrace's lush and serene landscaping. Cozy up in one of the secluded private gardens under a canopy of stars.

saturday

SHOPPING AND BRUNCH | 9 A.M.

Stroll across the street to Eggs & Things, a café known for its eggs and famous pancakes. Then head next door to the Ala Moana Center. You'll always find what you're looking for—and more—at the world's largest open-air shopping center.

A WARM WELCOME | 11 A.M.

A hotel perched in the upper floors of the East Tower means there's always room for visitors. All suites include a kitchen, bath and washer/dryer. Your guests will feel right at home.

MAKE A SPLASH | 1 P.M.

Bring your guests up to Sky Terrace for an unforgettable time, surrounded by the vibrant city of Honolulu. Then settle into the cabanas for a relaxing and refreshing afternoon poolside.

MAGIC HOUR | 5 P.M.

Take an epic sunset stroll at Magic Island Lagoon. Watch surfers ride in the last waves of the day as the sun dips into the sea. No need to worry about finding parking at this popular beach. When it's less than a mile from home, a short walk or Uber ride will have you there in minutes.

IZAKAYA | 7 P.M.

Many of Honolulu's most progressive and bustling izakayas are located in the Ala Moana district. Head down to Sushi Izakaya Gaku to experience one of the best omakase sushi in town or head over to Rokkaku for some kaiseki and sake. Kanpai!



sunday

SURF SESH | 7 A.M.

Drop in and paddle out to Ala Moana Bowls, a popular south shore surf spot.



COMING HOME | 8:30 A.M.

Return home to the stylish and inviting reception area that sets the tone for your entire experience at Sky.

COFFEE ON THE LANAI | 9 A.M.

Enjoy gentle tradewinds as you sip a steaming cup of Kona coffee from your own private lanai.

LIGHT LUNCH | 11 A.M.

Bright and airy kitchen interiors with Bosch™ appliances, Silestone™ countertops and beautiful modern finishes inspire you to prepare fresh and healthy meals.

POTLUCK & PUPUS | 5 P.M.

Sundays are for bringing the whole family together. The Gathering Space is where it all happens. Create new traditions and make memories in this stylish private lounge for Sky residents. The open-concept layout includes a full kitchen, large dining table and an inviting living area.

A Vibrant Urban Coastline

SKY ALA MOANA IS SURROUNDED BY HONOLULU'S
MOST POPULAR COASTAL DESTINATIONS

DIAMOND HEAD

*World-famous hike with
breathtaking views*

WAIKIKI

Legendary beaches and resorts

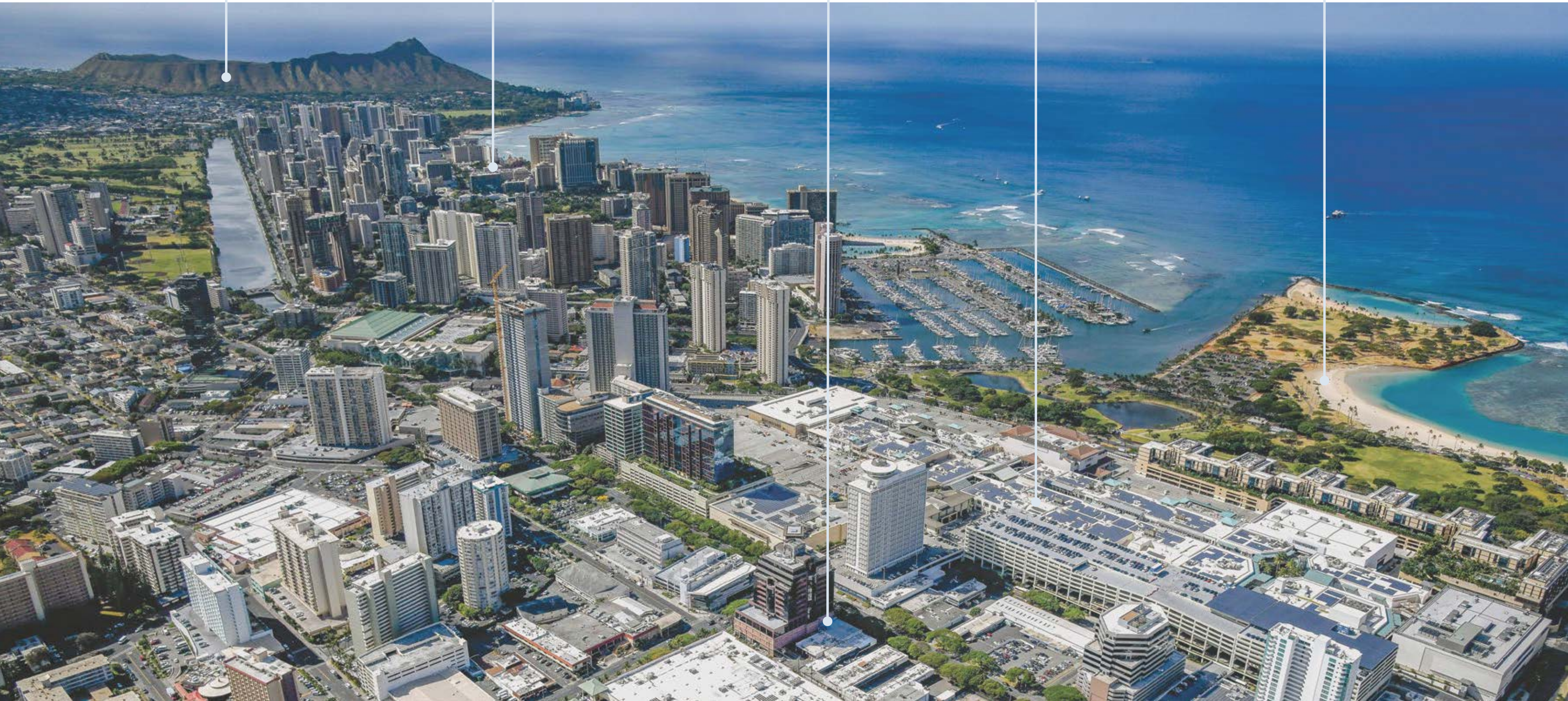


ALA MOANA CENTER

World's largest open-air shopping center

ALA MOANA BEACH PARK

100-acre park





LOCATION



The Shops

THE SHOPS

Dining & Shopping at Your Doorstep

A boutique collection of onsite dining and retail are conveniently located within Sky's serene atmosphere. Replenish with a fresh juice after your morning workout in the fitness center. Take the night off from cooking and grab a table for two downstairs. Pick up a last-minute gift or treat yourself to something special without ever leaving home. Staying in has never felt so good.



SHOPPING

Shopping is Your New Backyard

For local residents and tourists alike, the shopping in Honolulu is unparalleled—and Ala Moana is at the center of it all. Peruse culinary delights at Foodland Farms, make a quick trip to Target, browse local boutiques or leisurely window-shop at Ala Moana Center. Additional retail destinations in nearby Waikiki are less than two miles away. From food to fashion to housewares, you're sure to find whatever it is you're looking for—and more. At Sky Ala Moana, immerse yourself in the best shopping in all of the Hawaiian Islands.

Ala Moana Center is the island's largest open-air shopping center. Mainland retailers, international brands and local boutiques are all just steps from your front door.





From fine dining to quick bites and local flavors, it's all right here.



FOOD & DINING

All the Right Flavors—Right Outside Your Door

The rest of the world is finally figuring out what local residents have known for years: Honolulu is home to one of the most exciting culinary scenes in the world, and Ala Moana brings it all together. Whether you're looking for new and trendy spots, established haunts with renowned chefs or the best bang for your buck, Ala Moana has it in spades—and at Sky, you're just a short walk away from it all.



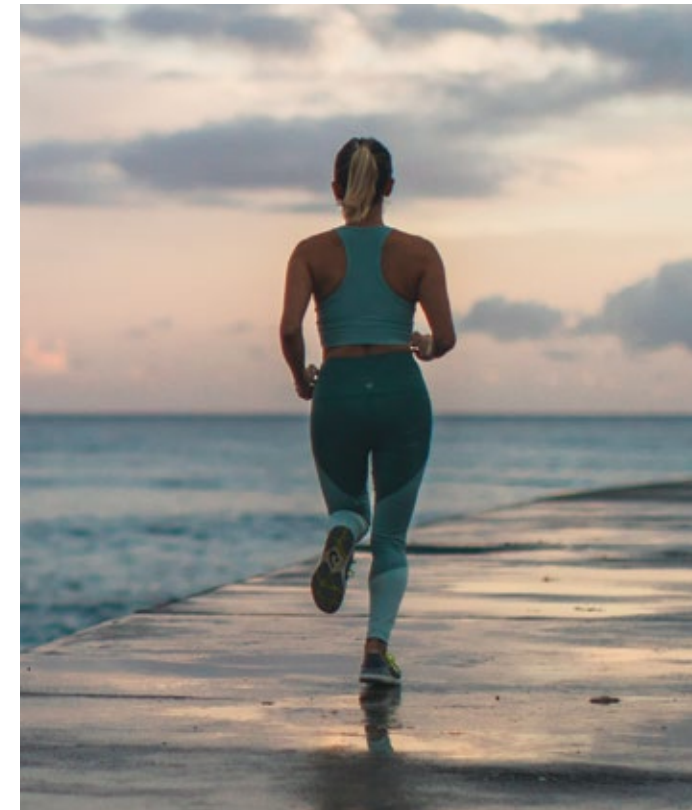


SKY TO SHORE

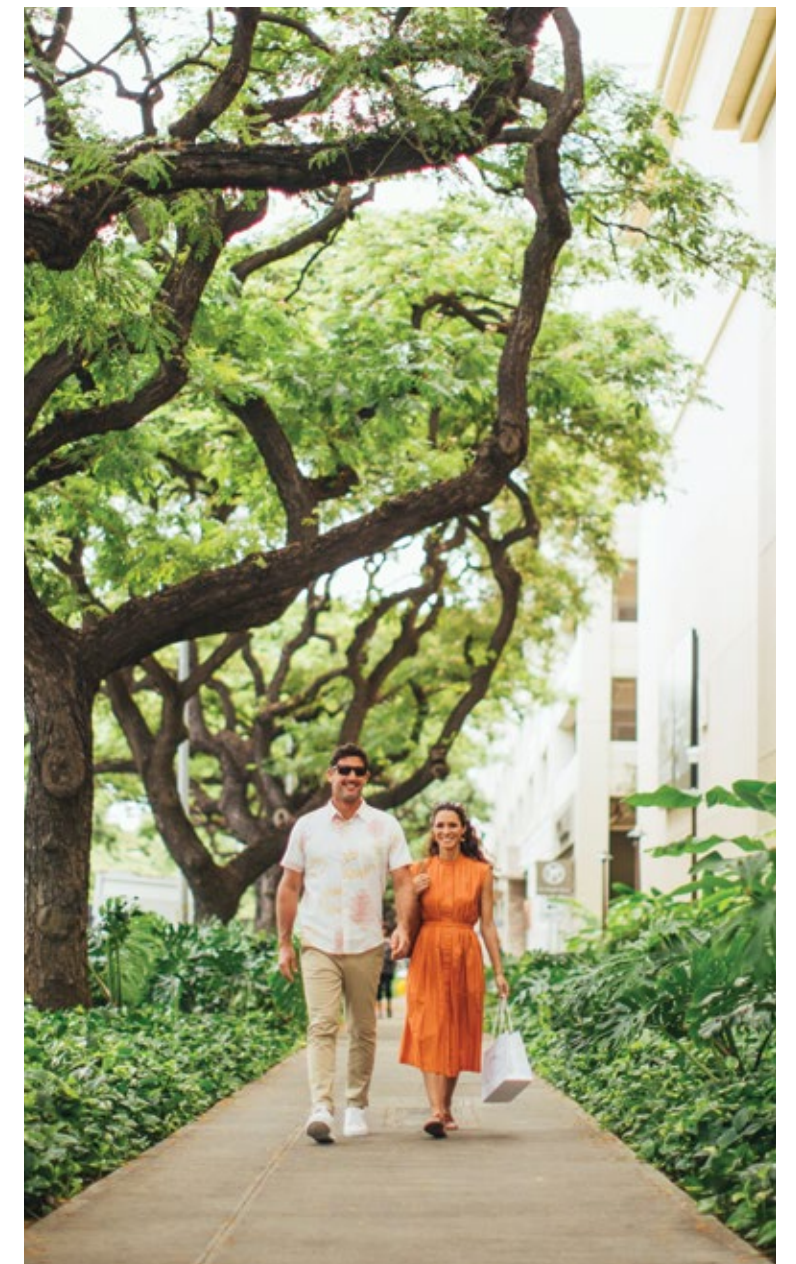


Ala Moana Beach Park

Family-friendly beaches, popular surf breaks and miles of oceanside jogging and biking paths are part of your daily life.



Magic Island



Kapiolani Corridor



SKY ALA MOANA

NATURE

An Active Outdoor Lifestyle in Urban Honolulu

Makai of Ala Moana's world-class dining and shopping is Oahu's famous south shore. Whether you catch waves at your favorite surf spot, relax on the sand, jog along ocean-facing park paths or go for a sunset stroll, endless adventures beckon you to explore the outdoors.





SKY TERRACE



Sky Terrace

The vast eighth-floor Sky Terrace is modern island living at its best. With top-of-the-line amenities and a wide array of curated spaces, the approximately 53,900 square-foot deck is one of the largest of its kind in Honolulu. It's the perfect place for anything from games to neighborhood barbecues to family movie nights or serene evening swims. The unparalleled Sky Terrace was designed to make the most of every single day at home.



THE GARDENS

- 01 GREAT LAWN
Expansive lawn for recreation
- 02 MEDITATION GARDENS
Intimate and secluded retreat spaces
- 03 TERRACE GARDEN
Grand lawns, cabanas and sunbathing areas
- 04 DOG RUN
Open-air fenced private dog run with outdoor seating
- 05 BARBECUE CABANAS
Furnished cabanas with barbecue grills

SKY POOL

- 06 MAIN POOL
Outdoor, heated, saltwater swimming pool with hot tubs—one of the largest residential pools in Honolulu
- 07 LAP POOL
Extra long 20-meter workout pool with lap lanes
- 08 POOL CABANAS
Private poolside spaces to lounge in the shade

SKY SOCIAL

- 09 THE GATHERING SPACE
Large private lounge that includes kitchen and dining areas
- 10 THE WHITE TABLE
Intimate private kitchen and dining room for culinary events
- 11 THE SOCIAL CLUB
Communal media and game room with a comfortable feel

WELLNESS

- 12 FITNESS CENTER
Fully equipped gym with state-of-the-art Life Fitness equipment
- 13 YOGA & STRETCH ROOM
Stretch and flow by yourself or with a group
- 14 OUTDOOR FITNESS
Outdoor workout area with MoveStrong training equipment
- 15 SPA
His and Hers private massage rooms, saunas, steam rooms, hot tubs and relaxation lounges

PLAY

- 16 PLAYSACE
Indoor space to imagine and create
- 17 PLAYGROUND
Outdoor space to let your kids run free



Terrace Garden



Modern Barbecue Cabanas off the Great Lawn



The Dog Run

THE GARDENS

Outdoor Spaces

Experience the island's lush landscapes and open spaces. Sky Ala Moana's garden spaces of all sizes were designed for everything you'd want to do under the sun—or moon.

SKY POOL

Aquatic Paradise

Sky's gorgeous pool deck is the perfect place to take a dip, swim laps or soak in the hot tub. Relax poolside in stylish lounge chairs or shaded cabanas.

Lean back. Close your eyes. Relax.



Main Pool



Main Pool Cabanas



Lap Pool



The White Table



The Gathering Space

Cocktail parties, game nights, celebrations—discover vibrant indoor/outdoor gathering spaces.

SKY SOCIAL

Stylish Spaces to Gather

The best experiences are shared. Talk story or watch a movie in casual and inviting places designed exclusively for owners and their guests to mix and mingle. Designed by Philpotts Interiors, Sky Social spaces come with everything you need to have a good time with friends and family.



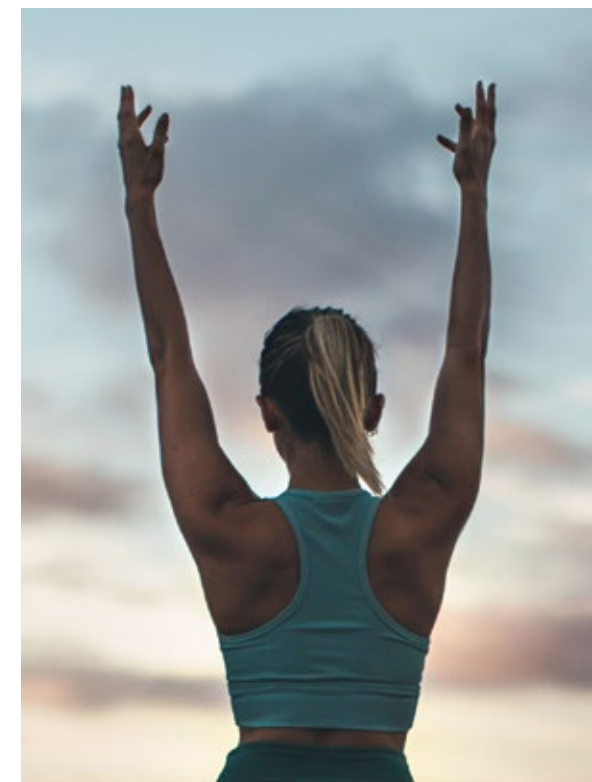
The Social Club



Spa



Fitness Center



WELLNESS

Find Your Highest Health

Reach new heights in fitness at Sky's luxurious state-of-the-art gym complete with top-of-the-line cardio equipment and an outdoor strength training area. Restore mind, body and soul with amenities like the yoga and stretch studio, His and Hers private massage rooms, dry saunas, steam rooms, hot tubs and relaxation lounges.

Be well up in the clouds in a state-of-the-art wellness center.



Let your little ones play outside in the Playground.



Playground

PLAY

Playful Spaces for the Little Ones

Vibrant indoor and outdoor spaces designed especially for Sky's youngest residents. Safe and secure with room to run and plenty of fun, it's a dream for children and parents alike.



Terrace Garden



Great Lawn



Playspace



RESIDENCES

LANAI

From your private lanai, the sweeping view of the surf, mountains, sky and city is all yours. Gentle tradewinds flow through light and airy interiors.

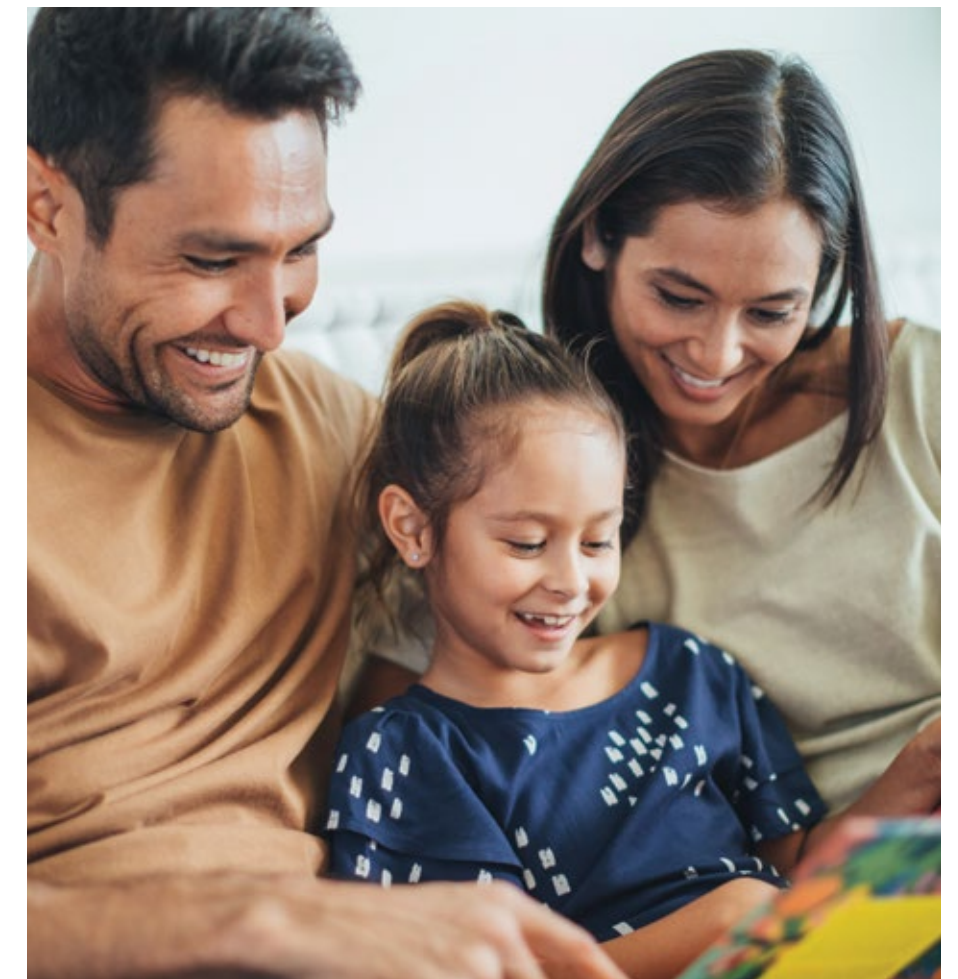




KITCHEN

Cook and entertain with effortless functionality. Every residence includes Bosch™ appliances, premium Grohe™ fixtures and Silestone™ quartz countertops.





LIVING

Enjoy all the comforts of home
from your space in the Sky.

BEDROOM

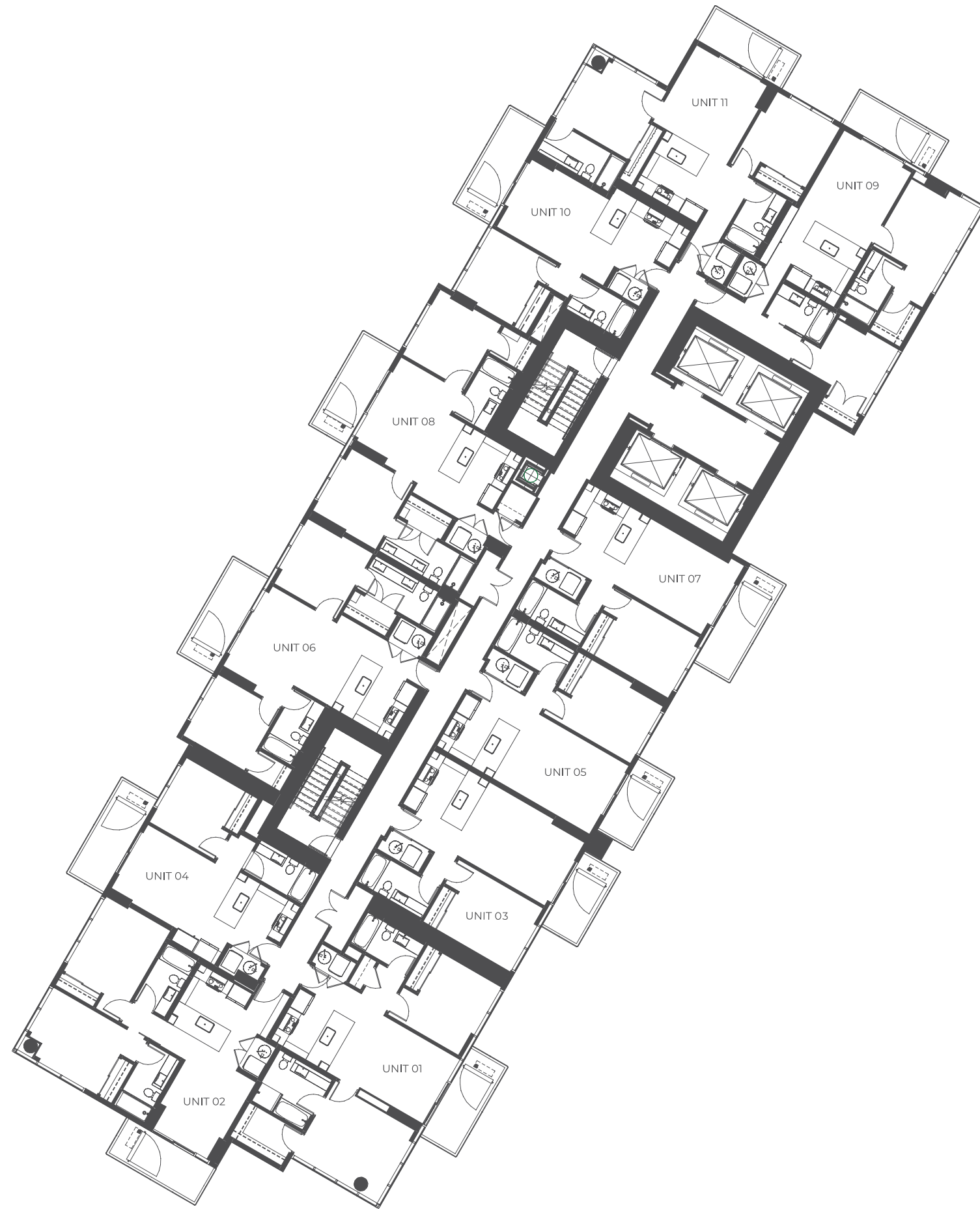
Experience the serenity
of elevated living.





FLOOR PLANS

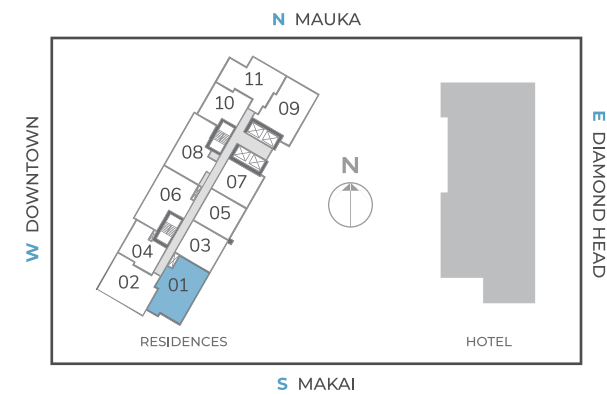
Floor Plate



Residence 01

2 Bedroom | 2 Bathroom | Lanai

Unit: 901 Sq. Ft.
 Lanai: 91 Sq. Ft.
 Total: 992 Sq. Ft.



All views, square footages, layouts and dimensions are approximate and subject to change at any time.

Residence 02

2 Bedroom | 2 Bathroom | Lanai

Unit: 822 Sq. Ft.

Lanai: 91 Sq. Ft.

Total: 913 Sq. Ft.



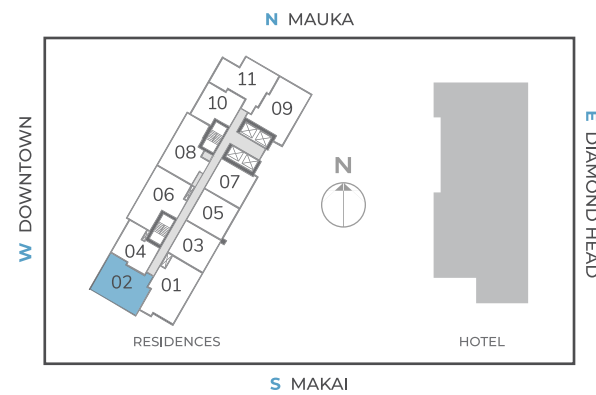
Residence 03

1 Bedroom | 1 Bathroom | Lanai

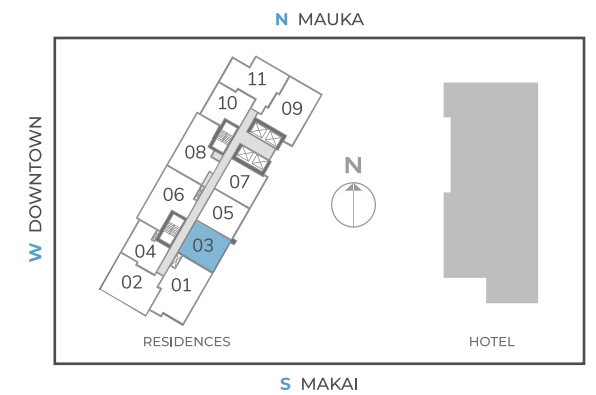
Unit: 574 Sq. Ft.

Lanai: 75 Sq. Ft.

Total: 649 Sq. Ft.



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Residence 04

1 Bedroom | 1 Bathroom | Lanai

Unit: 521 Sq. Ft.

Lanai: 98 Sq. Ft.

Total: 619 Sq. Ft.



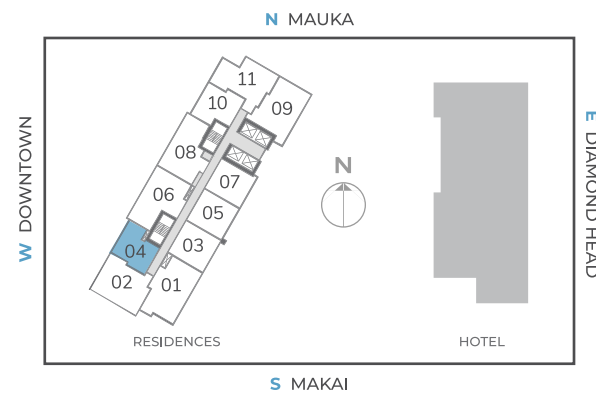
Residence 05

1 Bedroom | 1 Bathroom | Lanai

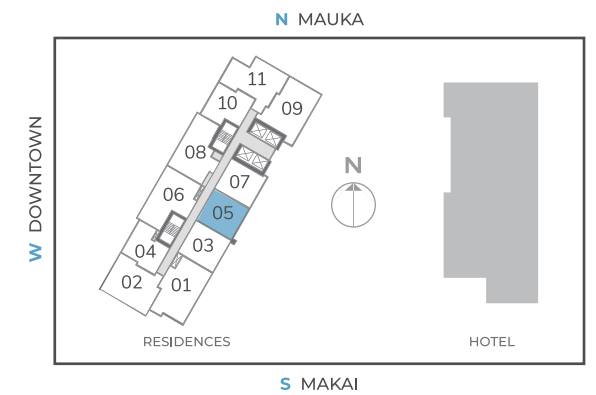
Unit: 567 Sq. Ft.

Lanai: 73 Sq. Ft.

Total: 640 Sq. Ft.



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Residence 06

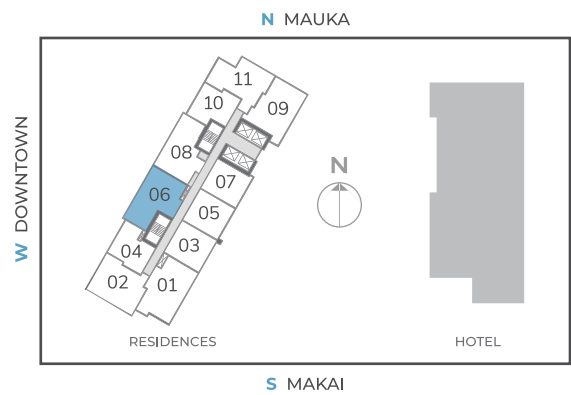
2 Bedroom | 2 Bathroom | Lanai*

Unit: 809 Sq. Ft.

Lanai: 99 Sq. Ft.

Total: 908 Sq. Ft.

*The unit on the 8th floor has a 121 sq. ft. yard instead of a lanai. Visit skyalamoana.com to download a detailed floor plan.



All views, square footages, layouts and dimensions are approximate and subject to change at any time.

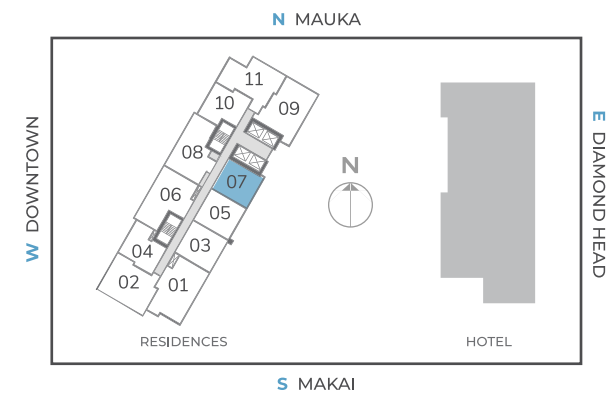
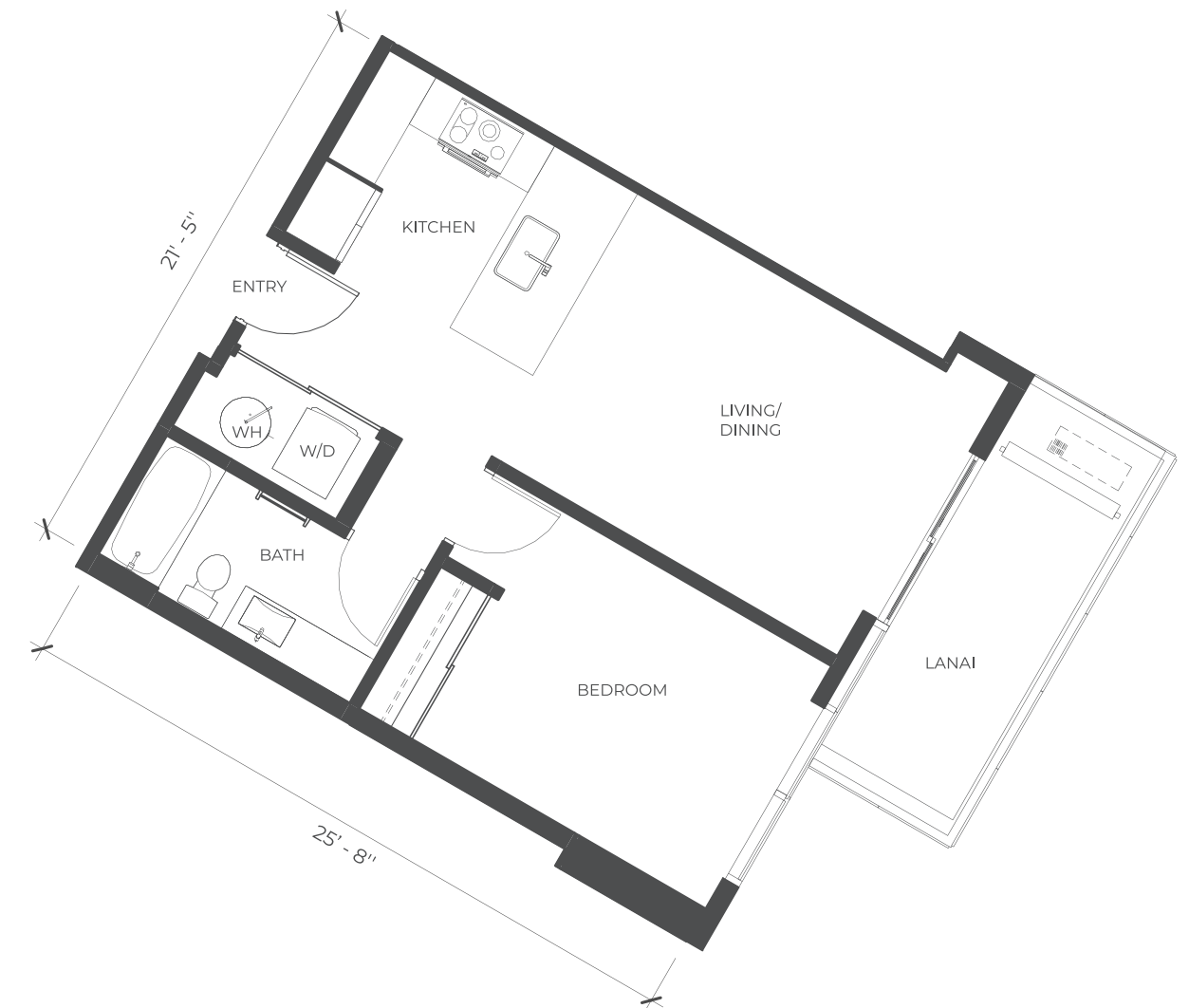
Residence 07

1 Bedroom | 1 Bathroom | Lanai

Unit: 556 Sq. Ft.

Lanai: 99 Sq. Ft.

Total: 655 Sq. Ft.



All views, square footages, layouts and dimensions are approximate and subject to change at any time.

Residence 08

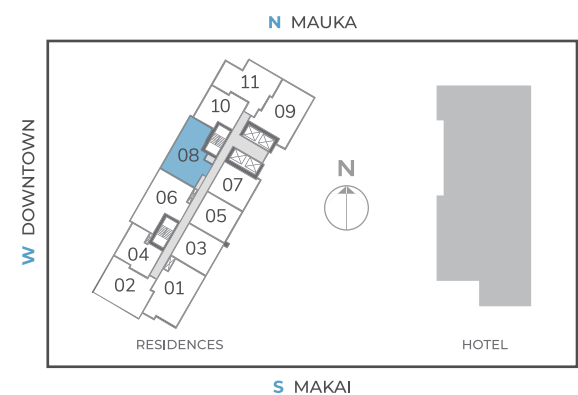
2 Bedroom | 2 Bathroom | Lanai*

Unit: 813 Sq. Ft.

Lanai: 96 Sq. Ft.

Total: 909 Sq. Ft.

*The unit on the 8th floor has a 211 sq. ft. yard instead of a lanai. Visit skyalamoana.com to download a detailed floor plan.



All views, square footages, layouts and dimensions are approximate and subject to change at any time.

Residence 09

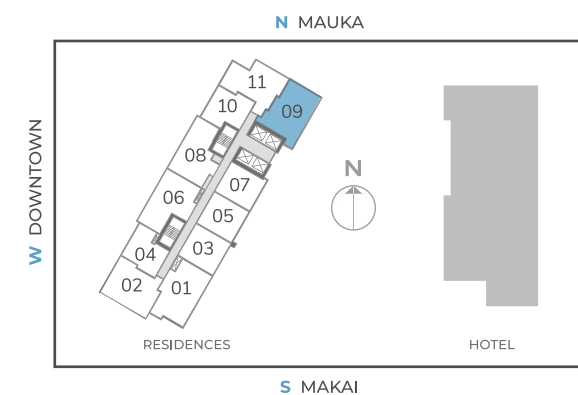
2 Bedroom | 2 Bathroom | Lanai*

Unit: 848 Sq. Ft.

Lanai: 84 Sq. Ft.

Total: 932 Sq. Ft.

*The unit on the 8th floor has a 320 sq. ft. yard instead of a lanai. Visit skyalamoana.com to download a detailed floor plan.



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Residence 10

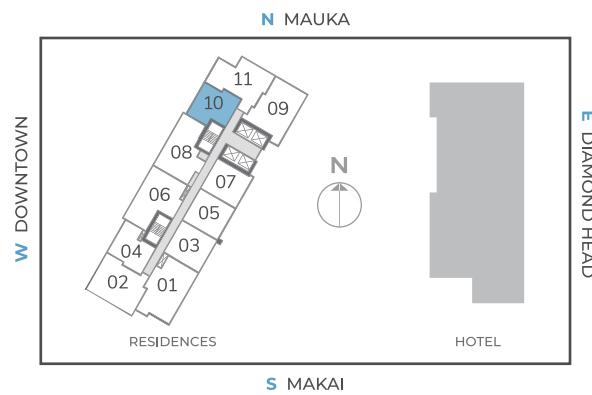
1 Bedroom | 1 Bathroom | Lanai*

Unit: 519 Sq. Ft.

Lanai: 100 Sq. Ft.

Total: 619 Sq. Ft.

*The unit on the 8th floor has a 130 sq. ft. yard instead of a lanai. Visit skyalamoana.com to download a detailed floor plan.



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Residence 11

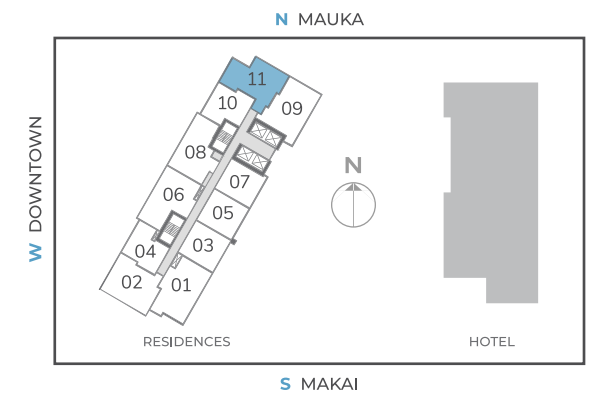
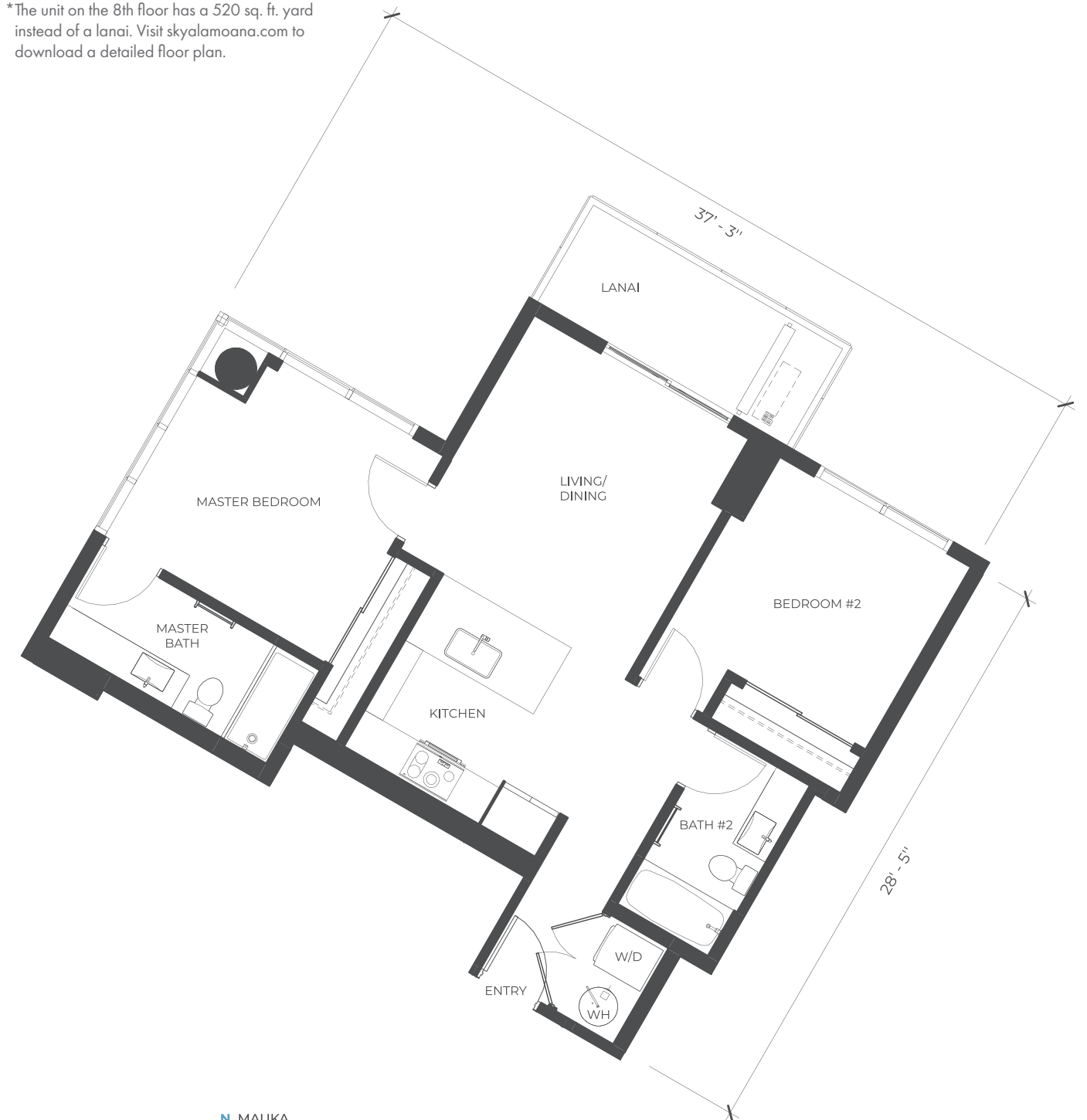
2 Bedroom | 2 Bathroom | Lanai*

Unit: 801 Sq. Ft.

Lanai: 82 Sq. Ft.

Total: 883 Sq. Ft.

*The unit on the 8th floor has a 520 sq. ft. yard instead of a lanai. Visit skyalamoana.com to download a detailed floor plan.



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Lift Your Lifestyle

Sky Ala Moana was designed for today's contemporary living, envisioned by a local team of experienced professionals. Blending Honolulu's vibrant culture with the island's unsurpassed lifestyle, Sky blends the best to bring elevated living to new heights.



DISCLOSURE

This is not an offer to sell but intended for information only. Renderings, photography, illustrations, floor plans, amenities, finishes and other information described herein are representative only and are not intended to reflect any specific feature, amenity, unit condition or view when built. The developer/seller reserves the right to change features, amenities and pricing without notice. No representation and warranties are made with regard to the accuracy, completeness or suitability of the information published herein. All square footages, layouts and dimensions are approximate and subject to change at any time. Represented by Associated Real Estate Advisors, LLC.

The photographic images shown are designed to be representative of general orientation and are not in any way designed to represent or guarantee a view from any particular unit or location. Photographic images do not represent any condition at present, or in the future, which may obstruct or impede such views, including but not limited to current and future construction plans by seller or other entities. Neither Seller nor its agents make any guarantee of the existence of any view from any unit or location within the building.

JL DEVELOPMENT

DEVELOPER

JL Development LLC is a full-service real estate development platform built on strong relationships and quality execution. Based in Honolulu, JL Development LLC has comprehensive experience in strategic investment and acquisitions, entitlements, design management, preconstruction and construction of mixed-use residential/commercial developments. Our focus is on creating sustainable economic and healthy environments for the betterment of the communities we serve.

JL CAPITAL

INVESTOR

JL Capital is a real estate investment and private equity firm based in Honolulu, Hawaii. Deeply rooted in Hawaii through our people and projects, JL Capital represents integrity, quality, and responsible growth. We utilize our insight of local markets and access to global capital to create, support, and promote innovative strategic real estate ventures that build strong economic assets for the community. At JL Capital, we prove our commitment with a hands-on approach and a portfolio with a long term Hawaii focused investment outlook across all sectors of the real estate market.

jlcapitalhi.com



BROKERAGE

Associated Real Estate Advisors (AREA) is a licensed real estate brokerage firm based in Honolulu, Hawaii. AREA is a fully integrated real estate company that focuses on both residential and commercial real estate advisory services. From general residential brokerage services, property management, new project development sales to commercial investment advisory services, AREA has a dedicated team of experienced professionals.



ARCHITECT

Design Partners Incorporated is a 100% employee-owned firm working out of Honolulu. They are architects, planners, civil engineers, construction managers, designers and graphic specialists. With a variety of clients, the studio teams explore new ways for the built environment to better accommodate life. They are committed to improving Hawaii through design.

designpartnersinc.com



INTERIOR DESIGN

Founder Mary Philpotts McGrath began her design business from a storefront in Honolulu in the 1960s. Her goal was to give the newly constructed buildings and residences that were springing up everywhere "a sense of place." Today, their designers take the lessons learned about integrating design, culture and community—and apply those same lessons to each project. Their approach to every environment involves deep involvement and immersion, resulting in unique solutions that are imaginative, inventive and appropriate.

philpotts.net



BUILDER

Since 1963, Albert C. Kobayashi, Inc. has served both public and private clients in Hawaii. As one of the largest general contractors in the state, we specialize in all types of building construction. We are 100% locally owned and experienced in hard bid, design-assist and design-build delivery methods. Our goal is to complete every project safely, on time and within budget. Some of our recent, notable projects include Park Lane Ala Moana, Anaha, Ritz-Carlton Residences Waikiki, One Ala Moana and Hokua.

ack-inc.com



LANDSCAPE

Brownlie & Lee is a Honolulu based landscape architecture firm established in 1988 by partners Richard C. Brownlie and Benedict K.H. Lee. Specializing in luxury high-rise developments, we have been involved on a number of Hawaii's premiere projects. As Landscape Architects, we are particularly concerned with environmental and sustainability issues regarding land development. We strive to yield design solutions utilizing a sensitive design approach, acknowledging a responsibility for cultural, geographic and environmental context.

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EQUAL HOUSING OPPORTUNITY

As an equal opportunity housing provider, JL Avalon Capbridge, LLC provides housing opportunities regardless of race, color, national origin, religion, sex, physical or mental disability, familial status or any other classification protected by applicable federal, state or local law.



skyalamoana.com