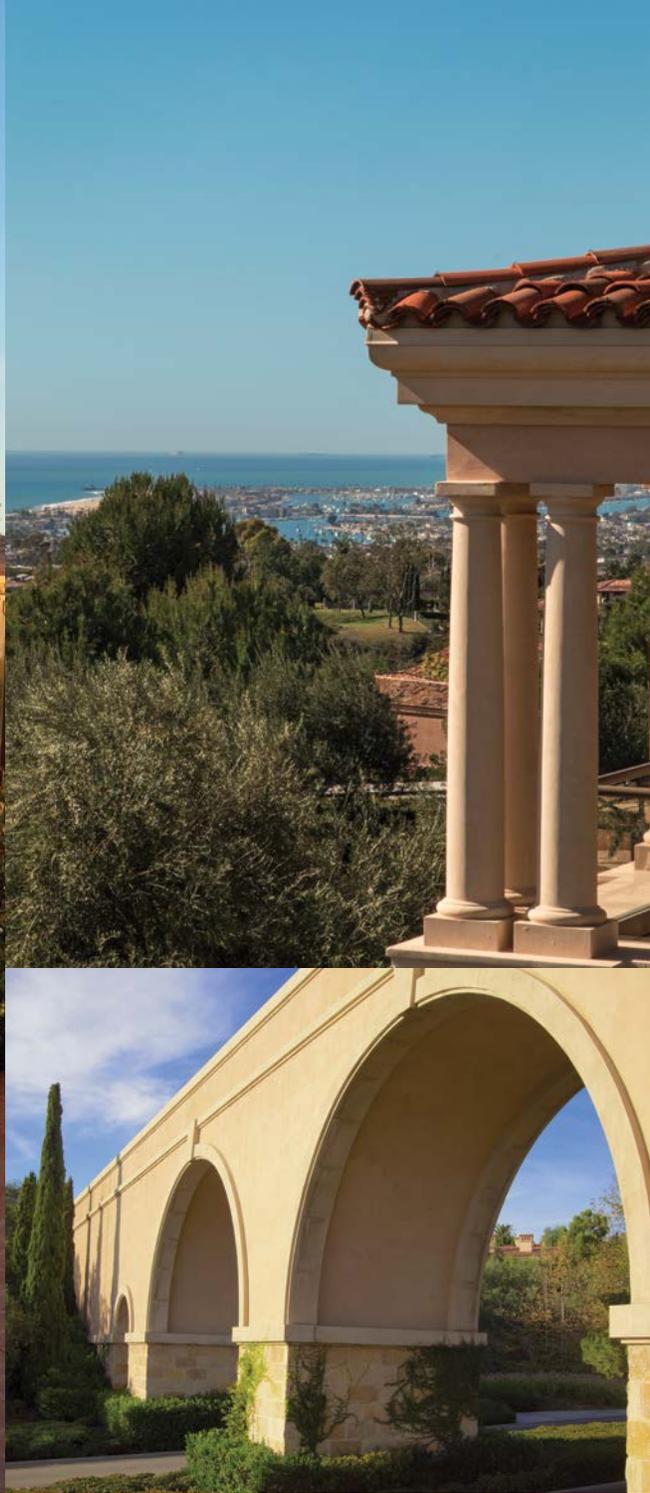
A scenic view of a beach at sunset. The sky is a gradient of blue and orange, with the sun low on the horizon. Three seagulls are in flight over the ocean. The water is calm with gentle waves lapping at the shore. The sand is wet and reflects the sunset colors.

# The Villas

RESORT AT PELICAN HILL<sup>®</sup>

RESORT LIFE *meets*  
RESIDENTIAL RENTALS



# Live life extraordinarily.

*The Villas are your home away from home. Come stay as long as you like.*

We welcome you to a luxurious extended stay unlike any other. In the Villa Enclave, you'll feel like a resident, a local, an effortless homeowner. Our spacious long-term accommodations have everything you need and want for a seasonal stay, a business relocation or a home transition. Enjoy gracious service, casually elegant furnishings, and of course, an unbelievable coastal location.



# Designed to be lived in.

*You'll be amazed at how comfortable everything feels in an instant.*

There's a remarkably inviting essence to the Villas, from a soothing color palette to generously proportioned rooms to the peaceful grounds. Our turnkey program makes moving in simple. Beautifully furnished and fully equipped, the Villas are truly a perfect solution whether for your primary residence year round or simply a few month's stay.



# Ready for your arrival.

*Our attentive staff is available 24/7, plus we offer services to complement your stay.*

Enjoy the good life and an uncommon neighborhood lifestyle. Our Villa staff know you by name, will help with shopping, hosting a party, and even arranging transportation. Our spacious two, three and four-bedroom residential rentals feel like a custom home. Gourmet kitchens have Sub Zero® and Wolf® appliances. Great rooms include limestone fireplaces, plus you have a private garage.



# Gather at the clubhouse.

*The Villa Clubhouse is in a private setting, apart from the Resort.*

You're always among friends at the Villa Clubhouse. Mix with fellow residents while at the Fitness Center or relaxing at the Villa's private infinity pool with furnished cabanas and whirlpool spa. The Clubhouse offers breakfast, lunch or a globally inspired dinner experience at Piccolo, which serves an Italian and Asian small-plates menu in the dining room, on the terrace or available for take-away.



# The beauty, the beaches.

*The sea, sun and sweeping expanses. The perfect setting for life's indelible moments.*

When you call the Villas your home, the beach becomes your backyard. Behold surreal sunsets, delightful coastal breezes and gorgeous backdrops in every direction. Explore picturesque places like Crystal Cove with three miles of pristine beach for sunning, surfing and tidepool exploring or charming coastal towns like Corona del Mar and Laguna Beach.



# So much to see and do.

*Live like a local with world-class activities just beyond your front door.*

Situated in Newport Beach, The Villas at Pelican Hill® are at the heart of it all. Pair your extended stay with relaxing days spent at our pampering Spa or hit the links with exhilarating golf at the Resort's two legendary Fazio-designed ocean courses. There are also art tours, wine tastings, children's activities, a variety of restaurants, plus an endless array of monthly activities.



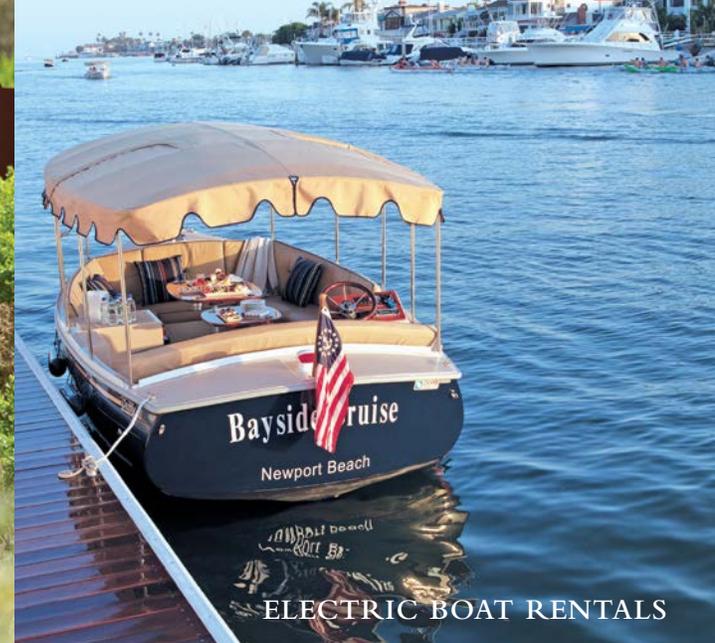
DINING IN NEWPORT HARBOR



DISNEYLAND® PARK



BIKING AT CRYSTAL COVE PARK



ELECTRIC BOAT RENTALS

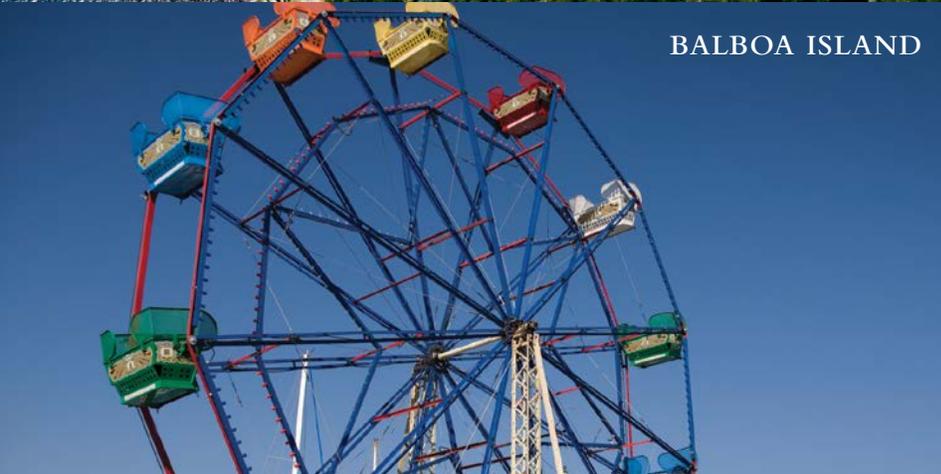


CATALINA ISLAND



WHALE & DOLPHIN CRUISES

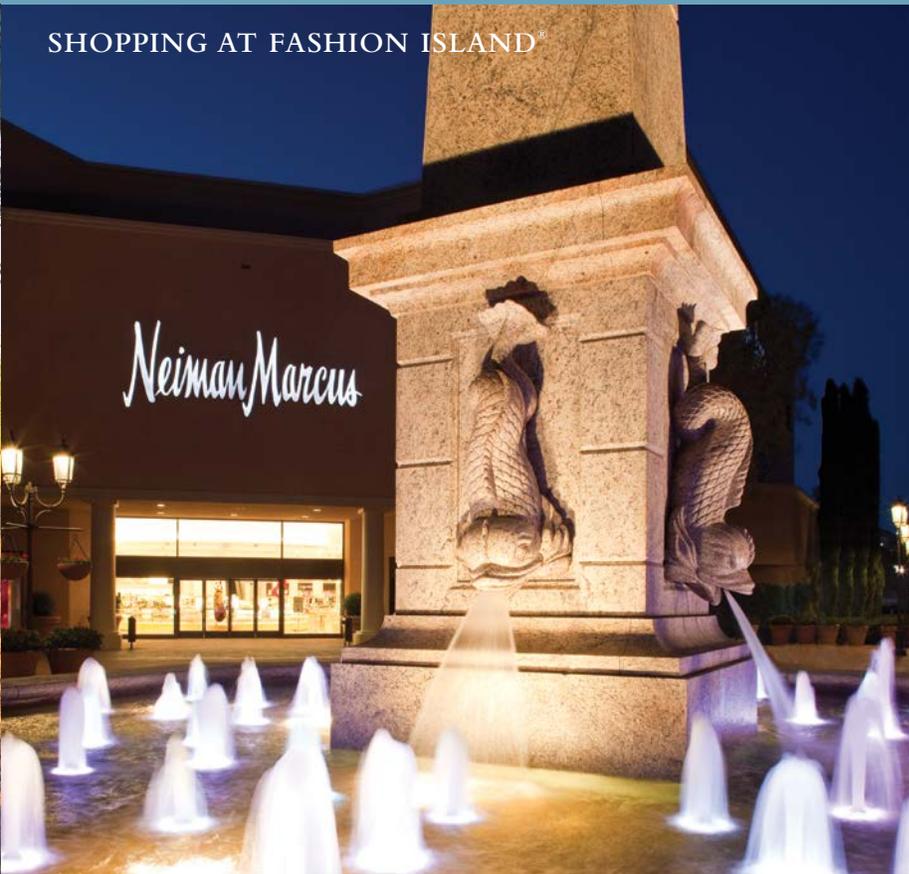
The Villas are a prime starting point for all that Orange County has to offer. The options for fun are endless for everyone, for every age. A variety of shopping destinations, area attractions and sporting events, active outdoor activities and much more await nearby.



BALBOA ISLAND



HIKING IN BOMMER CANYON



SHOPPING AT FASHION ISLAND®



CRYSTAL COVE SHOPPING CENTER

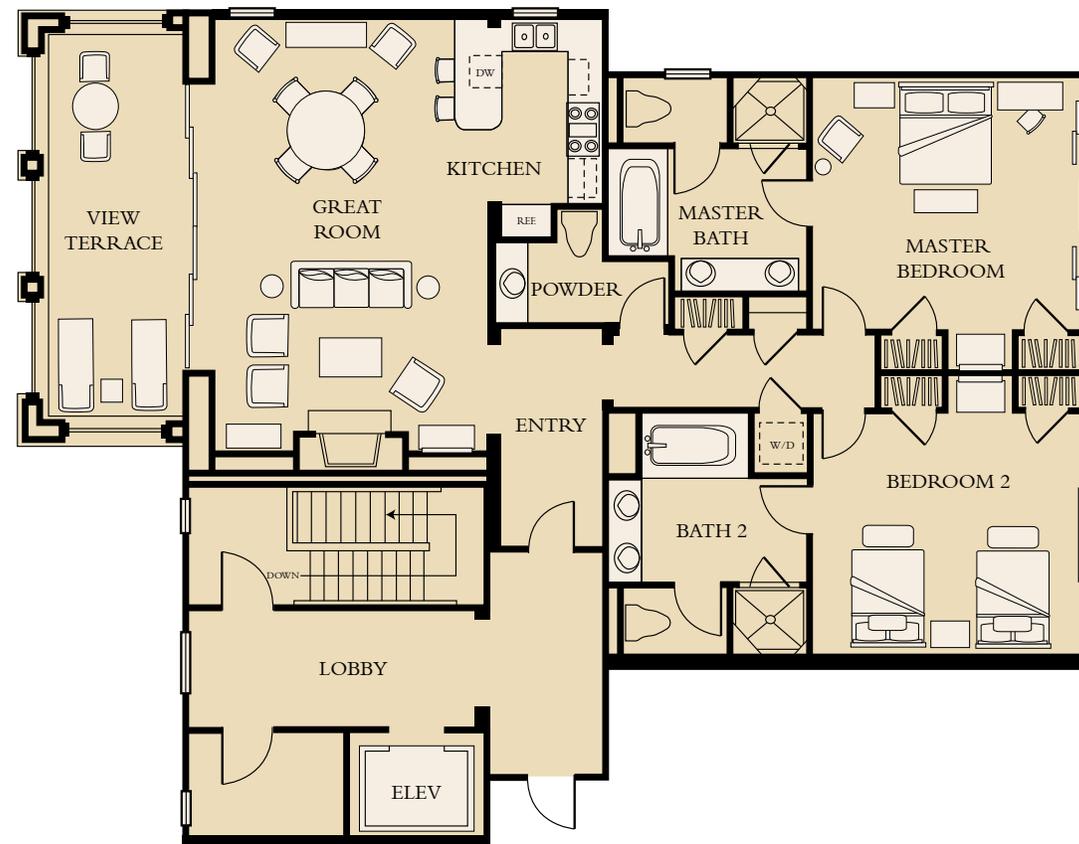


MISSION SAN JUAN CAPISTRANO

# The Villas

TWO BEDROOMS | TWO BATHROOMS | 2,193 Square Feet

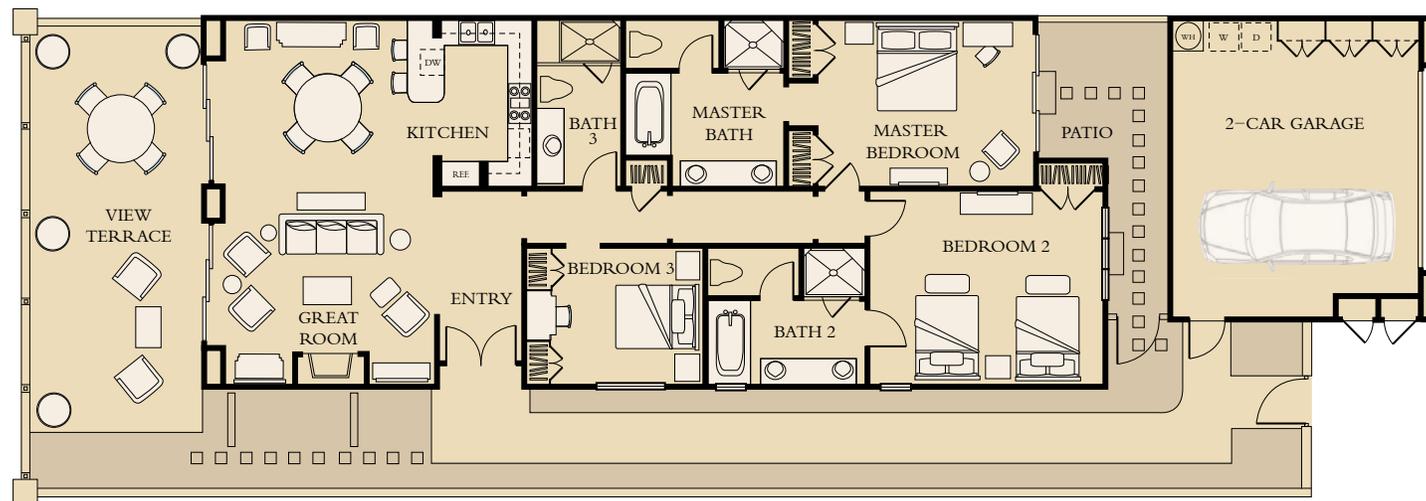
The gracious two-bedroom Villa blurs the boundary between indoors and outdoors with glass doors off the living room that open wide to a view terrace that takes advantage of the classic Southern California setting of panoramic ocean views and a romantic Mediterranean landscape. The master bedroom and luxurious bath offer a casually elegant residential feel and the second bedroom features two queen beds with private bath, making it ideally suited for a family or guests.



# The Villas

THREE BEDROOMS | THREE BATHROOMS | 2,573 Square Feet

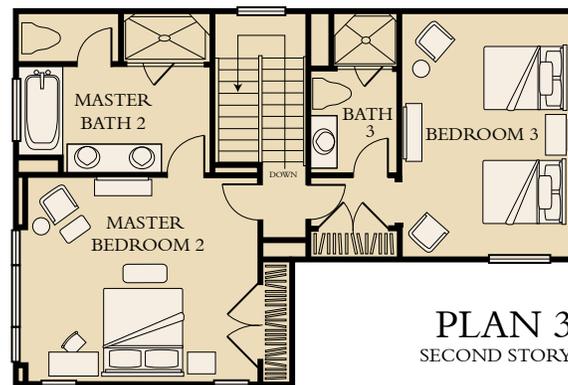
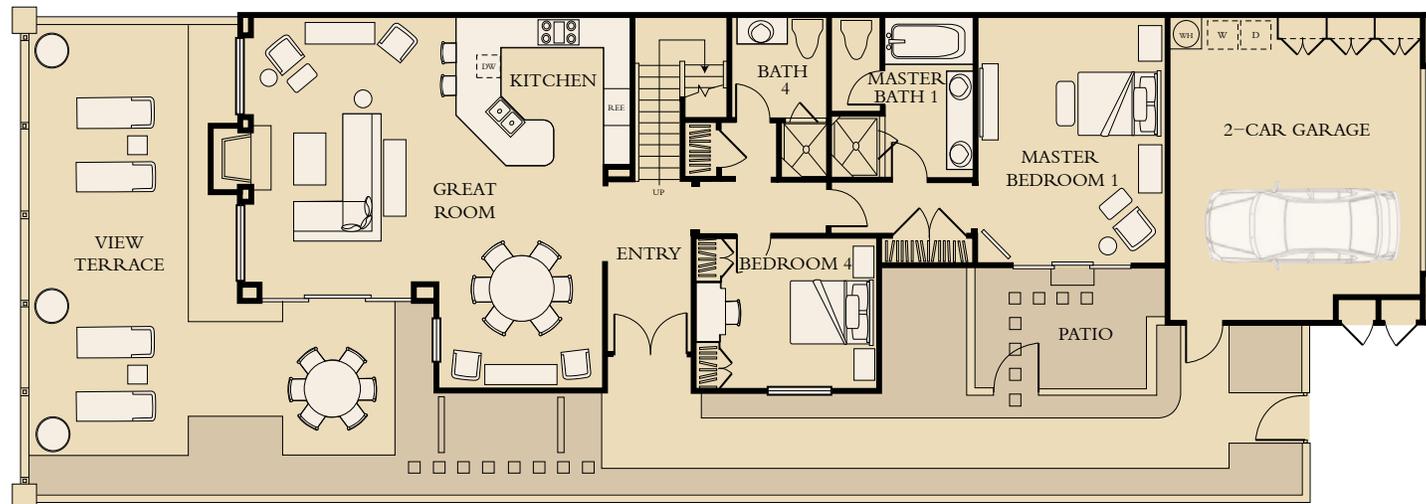
The single-story three-bedroom residence offers all the rich details of a private home, but in a relaxed resort setting. The glass doors in the great room open up onto a generous, furnished terrace with sweeping views of the Pacific Ocean and championship golf courses. Artwork depicting the California landscape graces the interior, while finishes that are usually the exclusive domain of a custom home enhance your stay. An elegant master suite features a spacious marble bathroom and a private patio. Secondary bedrooms offer versatility with a choice of two queen beds or a king bed with flat-screen TVs in each bedroom, along with a desk in the king room.



# The Villas

FOUR BEDROOMS | FOUR BATHROOMS | 3,581 Square Feet

The four-bedroom, two-story Villa offers the exclusivity that only comes with a private residence. Savor sunsets from the large, wrap-around view terrace, where there is a generous area for al fresco dining and lounging. Dine at the table for six in the great room or opt for a more casual setting at the counter top in the gourmet kitchen. The spacious floor plan features two full master suites, one on each floor, plus a third bedroom with two queen beds and a fourth king bedroom, offering room for everyone.



PLAN 3  
SECOND STORY



# Resort Amenities & Activities



1. Main Resort Entrance  
Bungalows
2. The Spa | The Spa Boutique  
Fitness Center & Studio
3. Allegra® Boutique
4. Andrea
5. Hotel Lobby
6. Caffè & Market  
Concierge Gallery | The Newsstand
7. Mar Vista & La Cappella
8. Mar Vista Event Lawn & Wedding Rotunda
9. Coliseum Pool & Grill
10. Camp Pelican™
11. Bungalows & Bungalow Suites
12. Pelican Grill & Lounge
13. Pelican Hill Golf Club® | Golf Shop
14. Practice Facility | Golf Academy
15. Villa Club Entrance (Private)
16. Villa Clubhouse | Pool | Fitness Center
17. Piccolo (Exclusively for Resort Guests at Villa Clubhouse)
18. North Villas (Gated entrance)
19. South Villas (Guard-gated entrance)

504 Acres of Relaxation & Exhilaration



# Villa Features & Services



## CASUAL OUTDOOR LIVING:

Expansive private terrace furnished with chaise lounges, shade umbrella and dining set

## RESIDENTIAL STYLING THROUGHOUT:

Great room off the terrace with wood-beam ceiling, casually elegant residential furniture, spacious dining areas and limestone fireplace

## GOURMET KITCHEN WITH ALL THE NECESSITIES:

Cookware, small appliances, dishes, glassware, silverware, Wolf® range & microwave, Sub Zero® refrigerator & wine cabinet, Miele dishwasher, granite counter tops and fruitwood cabinetry

## TECHNOLOGY TO ENHANCE YOUR STAY:

50 or 60-inch flat-screen television with DVD player in the great room, 45-inch televisions in bedrooms, wireless Internet, Bose® sound system and MP3 port

## LUXURIOUS SURROUNDINGS:

Master suite features spacious master bath with marble walk-in shower, deep-soaking tub and double basins. Some have stunning ocean views, while others feature a private terrace with seating. Most secondary bedrooms feature adjoining baths with marble walk-in shower, deep-soaking tub and double basins. Some offer double queen beds, perfect for families.

## FOR YOUR CONVENIENCE:

In-Villa washer & dryer, private one or two-car garage, turn-key phone & utility services. Both the North Villas & South Villas have a gated entry and ample guest parking.

## INCLUDED SERVICES:

*We offer pre-arrival personal touches & preferences:*

Daily use of the Villa Clubhouse Pool & Fitness center | Exclusive Spa & Golf reservations  
Appointed butler services upon arrival | Personal grocery program  
Fully equipped kitchen with housewares, dishes, glassware and silverware  
24-hour hospitality services | 24-hour security services | 24-hour In-Room Dining  
Concierge services for dining, spa, golf, coach and personal requests  
Unlimited use of Coliseum Pool | Unlimited access to the Spa & Fitness center  
Access to Camp Pelican™ | Complimentary coach services to Crystal Cove Beach  
Signing privileges throughout the Resort

## ADDITIONAL AMENITIES & SERVICES:

*For those times when you may desire additional services that are not included in your chosen program, we have created an “add-on” menu to enhance your experience.*

## “ADD-ON” AMENITIES & SERVICES:

Daily housekeeping services | Daily turndown | Laundry services  
Monthly storage of personal items | Monthly vehicle storage/garage

*For more information regarding a Luxury Extended Stay at Pelican Hill®  
or to preview a 2, 3 or 4-Bedroom Villa, please contact  
The Villas Sales Team at 866.535.7102 or villas@pelicanhill.com.*

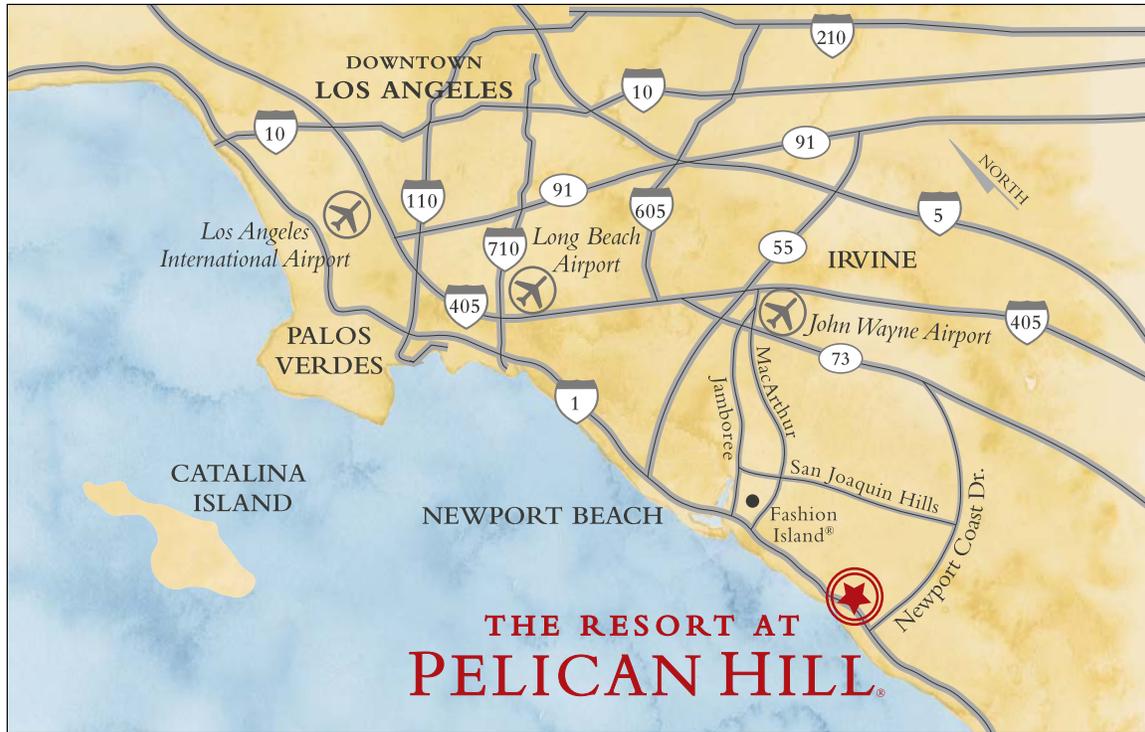


Come relax—we'll take care of everything. All the comforts of home with all the services and amenities of a luxury Resort.

*live the Villa life*



Ocean-View Villas & Bungalow Guest Rooms | 36 Holes of Fazio Golf  
Luxurious Spa | Crystal Cove Beach | Unique Dining Experiences | 3 Pools  
Camp Pelican™ | Ocean-View Wedding & Special Occasion Venues



Pelican Hill® is conveniently located on the coast of Newport Beach, California  
15-min drive from Orange County's John Wayne Airport | 30-min drive from Long Beach Airport  
60-min drive from Los Angeles International Airport

## THE RESORT AT PELICAN HILL®

22701 PELICAN HILL ROAD SOUTH, NEWPORT COAST, CA 92657



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