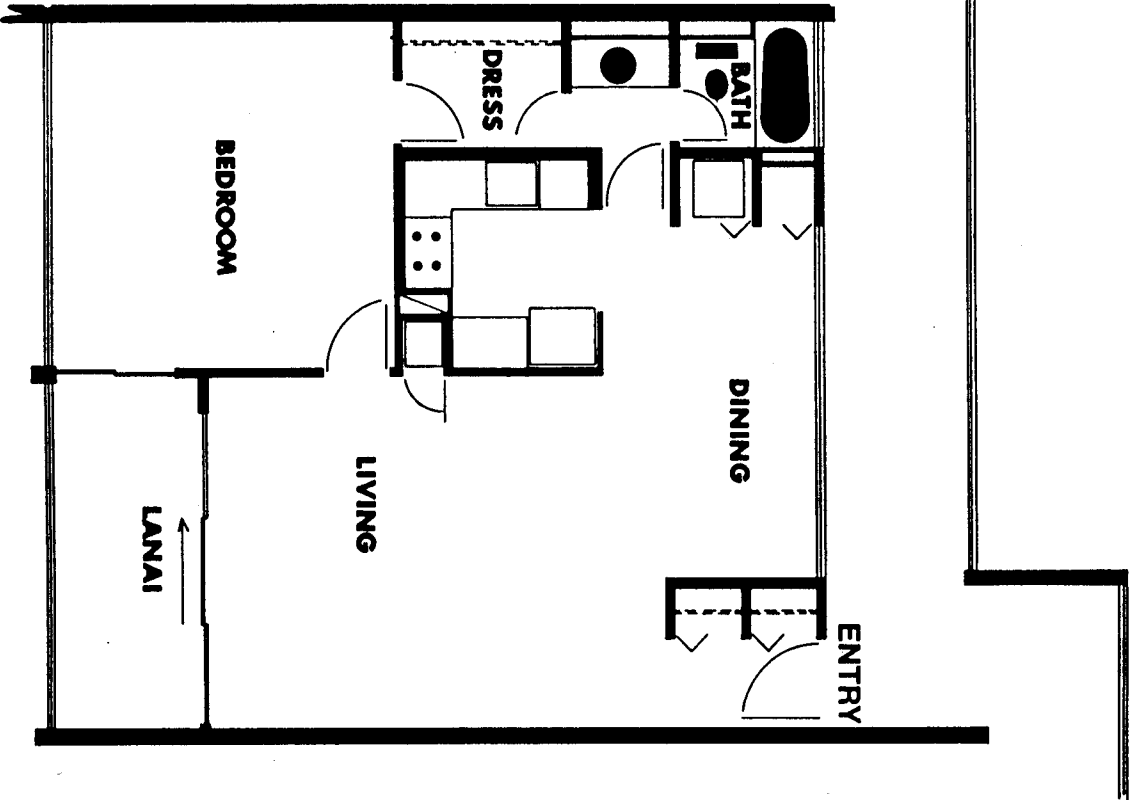


1 BEDROOM UNIT A



TOTAL AREA: 861 sq. ft.

Including a lanai area of 84 sq. ft.

Without a doubt, the most well designed one-bedroom apartment we've ever done. Most one-bedroom units offered on today's market are "small," and the one bedroom is all that separates them from studio units in design, not so at Royal Kahana.

Our "one bedroom" consists of six (6) rooms, with the large bedroom featuring a window wall plus a sliding glass door onto the lanai! Add to this a full, separated bathroom, plus a dressing room and a vanity lavatory, comfort, convenience, luxury and the finest use of space you've ever seen.

The roomy living-dining room also opens to the lanai through sliding glass doors with a modern, well designed kitchen with a pass-through counter to the dining area.

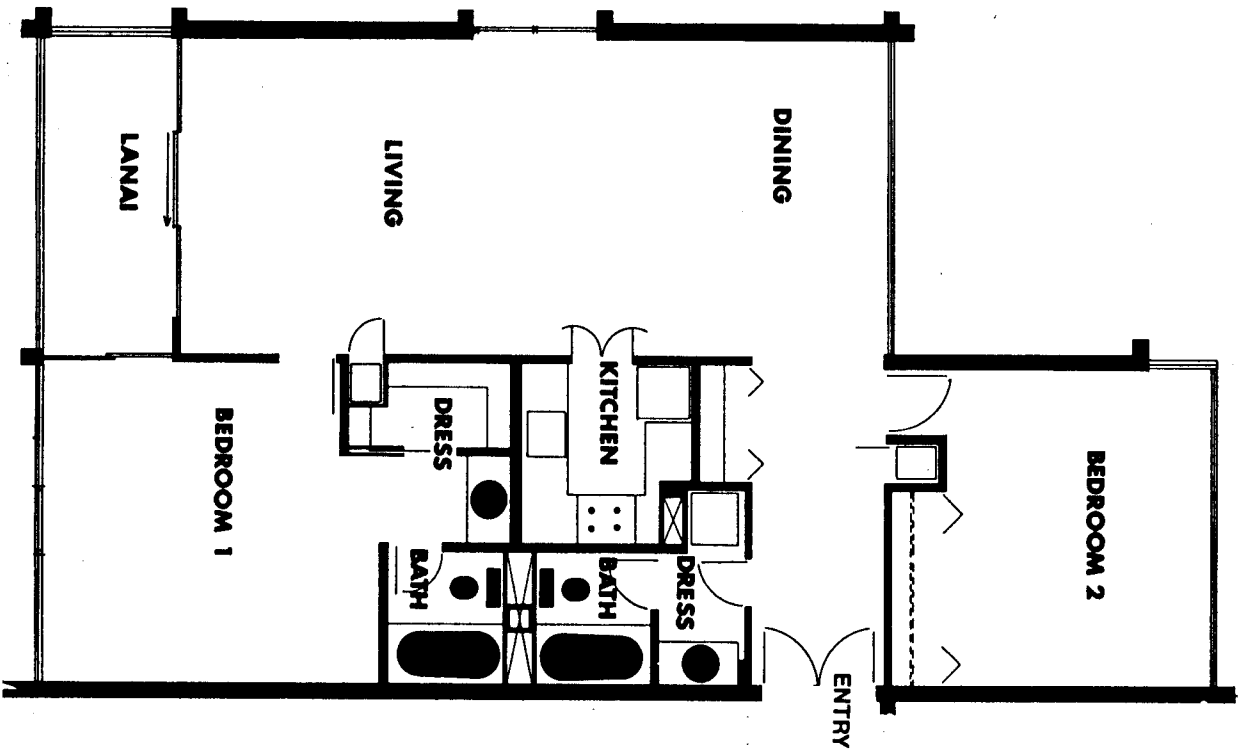
Taking full advantage of the natural beauty of Island living, coupled with today's need for space and living comfort, The Royal Kahana's one-bedroom apartment is a rare beauty.

APARTMENT FEATURES:

- CENTRAL AIR CONDITIONING (Individually controlled)
- DELUXE WALL TO WALL CARPETING
- DRAPERY LINER AND TRACK
- 19 cu. ft. FROSTLESS SIDE-BY-SIDE REFRIG./FREEZER
- 30" ELECTRIC RANGE WITH SELF CLEANING OVEN WITH WINDOW plus 30" RANGE HOOD
- DISHWASHER • STACKED 24" WASHER/DRYER
- HEAVY DUTY DISPOSAL, continuous feed.

Choice of appliance colors in: white, copper-tone, avocado or tawny gold.

2 BEDROOM UNIT C



TOTAL AREA: 1225 sq. ft.

Including a lanai area of 84 sq. ft.

More than an apartment, this is truly a home.

The double door entrance to this spacious unit creates an aura of luxury and a compliment to your good taste in living. The location of our 2-bedroom, 2-bath homes in the building, offers a wide view of both majestic mountains and beautiful seascape through the ample window areas.

The excellent space use inside is testimony of the thinking and planning that has gone into this home. Both bedrooms feature full-length window walls, with the master bedroom opening onto the lanai through sliding glass doors. The living-dining area also has a full-length window wall with the living room opening onto the lanai.

The floor plan speaks for itself, notice the size of the 2 bedrooms, the convenience of the 2 bathrooms, the dressing room with its ample closet space, the well designed "U" shaped kitchen and, of course, the large living room and dining area.

An apartment?... yes, but more, it's a home!

The appliances and other amenities are all of the highest quality and they include:

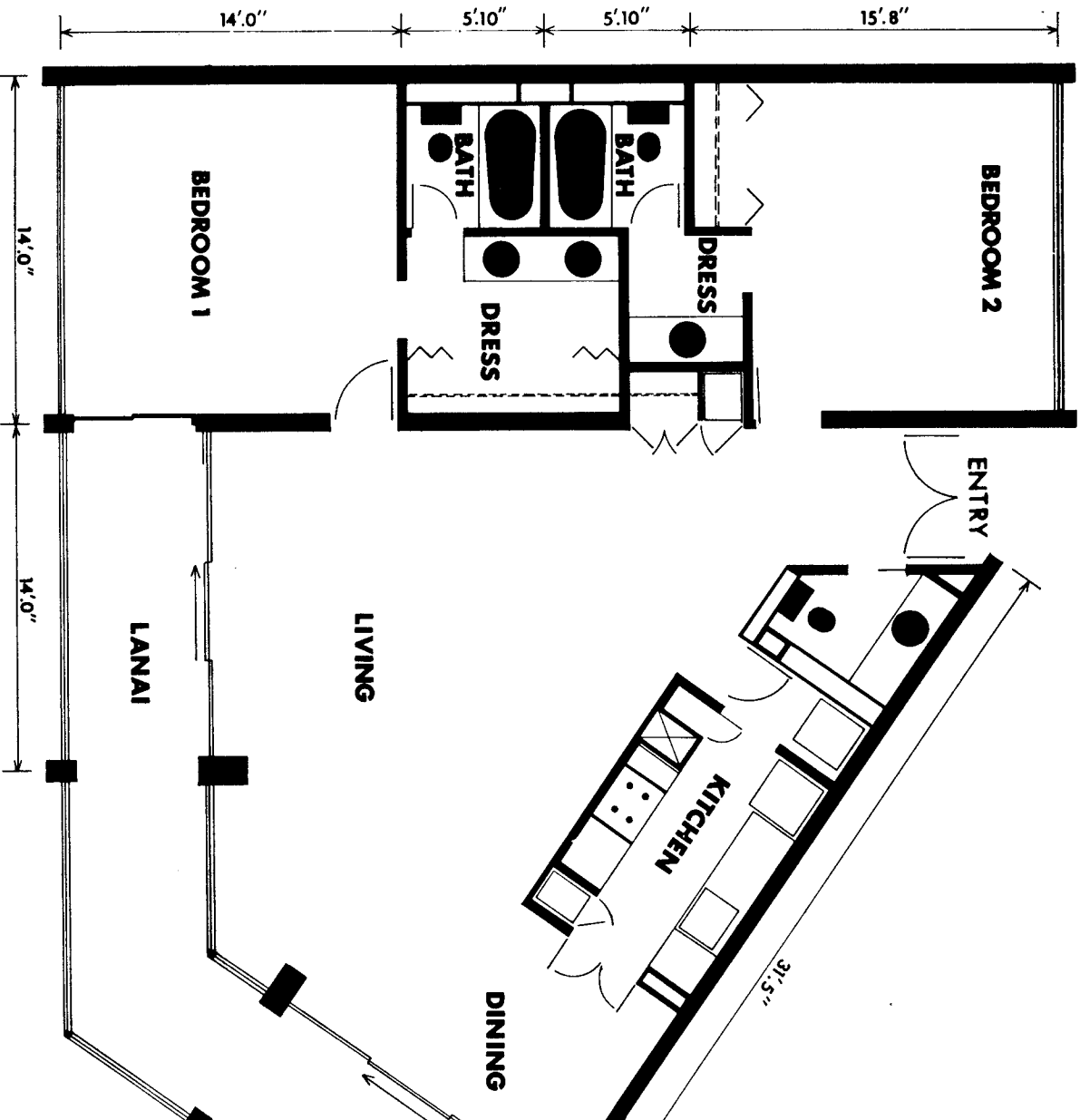
- CENTRAL AIR CONDITIONING (individually controlled)
- DELUXE WALL TO WALL CARPETING
- DRAPERY LINER AND TRACK

The "first-line" appliances include:

- 19 cu. ft. FROSTLESS SIDE BY SIDE REFRIG./FREEZER
- 30" DROP IN ELECTRIC RANGE WITH SELF CLEANING OVEN AND WINDOW / 30" RANGE HOOD
- UNDERCOUNTER DISHWASHER
- HEAVY DUTY DISPOSAL, CONTINUOUS FEED
- STACKED 24" WASHER/DRYER

Choice of appliance colors in: white, coppertone, avocado or tawny gold.

2 BEDROOM UNIT D



TOTAL AREA: 1541 sq. ft.

Including a large 254 sq. ft. "V" shaped lanai

Located at the apex of the "V" on the ocean side of the building overlooking the islands of Molokai and Lanai, this luxury apartment is in a word "superb!"

Seven spacious rooms make up this outstanding apartment-home, beginning with the large double door entrance opening into a warm reception area and from there into a massive living room that gently flows into a dining area, all of this and a spectacular wrap-around lanai that follows the contour of the living-dining area, accessible through sliding glass doors.

The kitchen is strategically located for convenience to the dining area and offers a host of appliances, all color co-ordinated to your choice.

This apartment home is made more pleasant by two separated bathrooms, a powder room and a master dressing area with a luxury double sink vanity adjacent to the master bedroom. The master bedroom opens through sliding glass doors to the lanai and also features the window wall.

The appliances and other amenities are all of the highest quality, and they include:

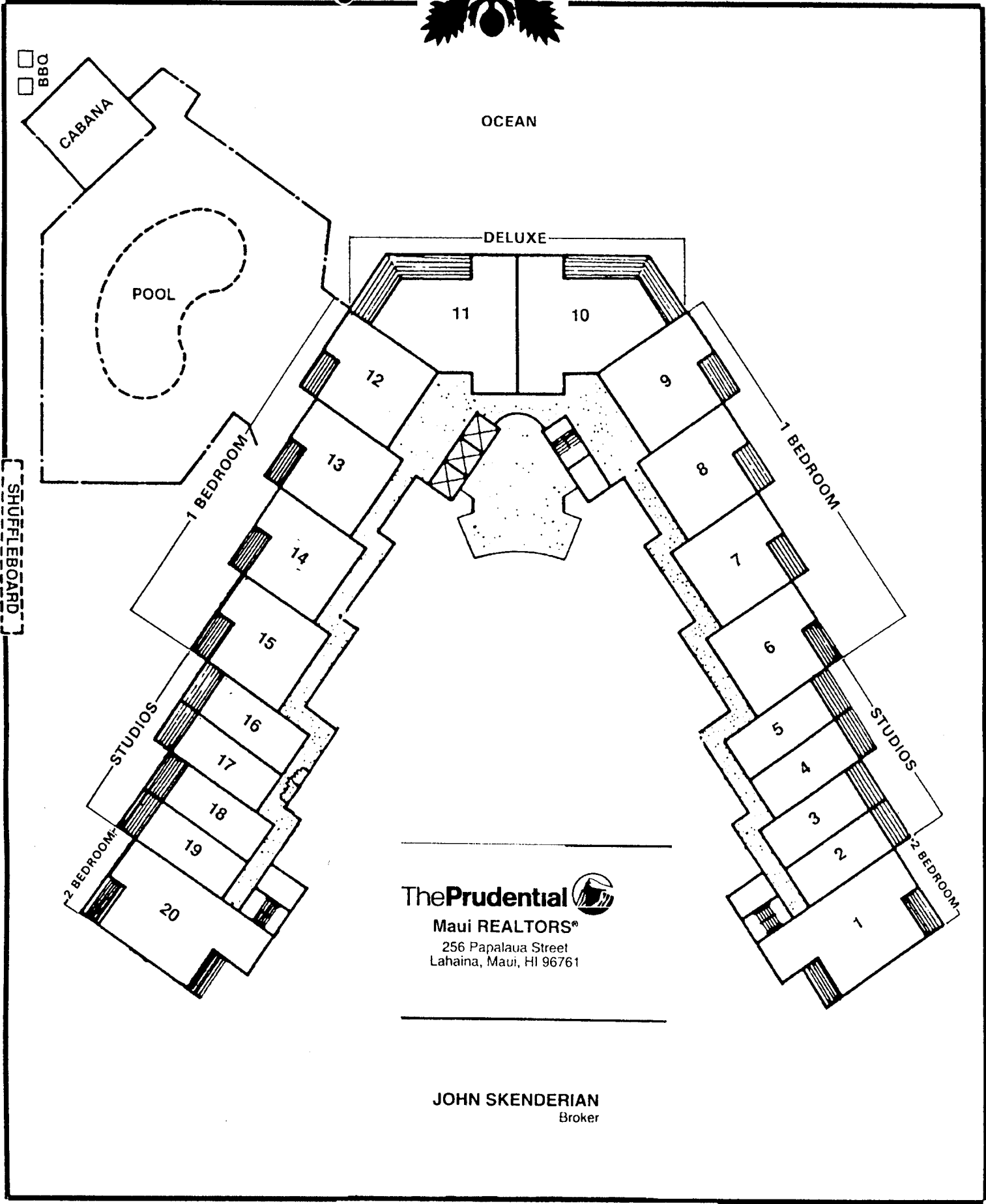
- CENTRAL AIR CONDITIONING (individually controlled)
- DELUXE WALL TO WALL CARPETING
- DRAPERY LINER AND TRACK

The "first-line" appliances include:

- 19 cu. ft. FROSTLESS SIDE BY SIDE REFRIG./FREEZER
- 30" DROP IN ELECTRIC RANGE WITH SELF CLEANING OVEN & OVEN WINDOW / 30" RANGE HOOD
- UNDERCOUNTER DISHWASHER
- HEAVY DUTY DISPOSAL CONTINUOUS FEED
- STACKED 24" WASHER/DRYER

Choice of appliance colors in: white, copperstone, avocado or tawny gold.

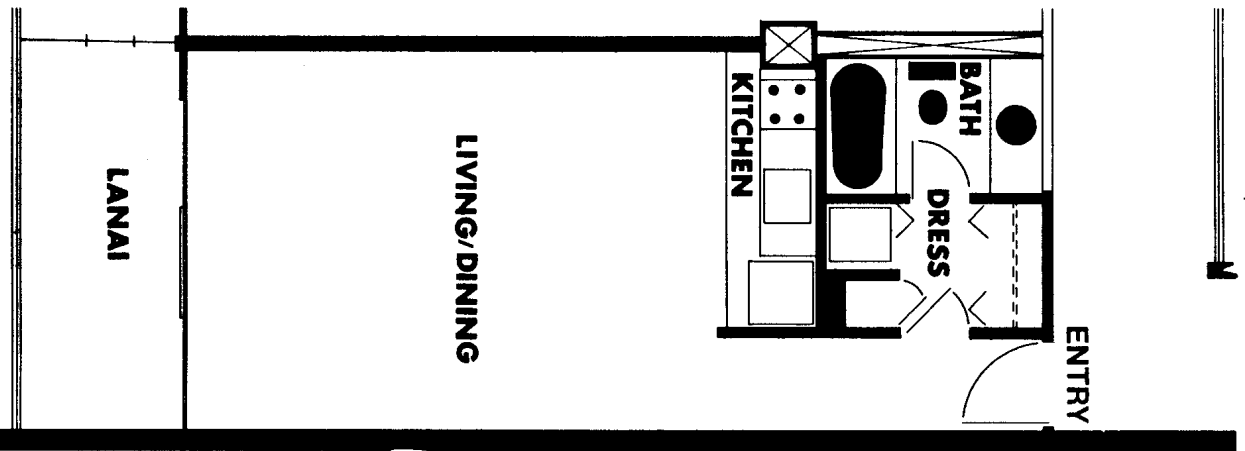
the Royal Kahana



The Prudential 
 Maui REALTORS®
 256 Papalua Street
 Lahaina, Maui, HI 96761

JOHN SKENDERIAN
 Broker

STUDIO UNIT B



TOTAL AREA: 515 sq. ft.

Including a lanai area of 84 sq. ft.

At Royal Kahana, every effort has been made to create a livable studio apartment, being "space conscious" and compact in the design of the appliance areas to allow more actual living area.

Directly off of the entry way is the dressing room with ample closet space and well hidden washer/dryer that may be closed off to create a hallway effect to the adjoining full bathroom.

Stepping into the living area you will notice the brightness and comfort. The living area opens onto a spacious lanai through large sliding glass doors with a view of Kahana Bay, and room enough for comfortable lanai furniture for you and your guests.

The wall that separates the dressing and bath rooms from the living area also houses the most convenient kitchen area imaginable. Featuring a full size refrigerator/freezer, a full service electric range and oven, sink, cabinets, garbage disposal, all at your fingertips and all can be closed off when not in use by sliding doors.

THE STUDIO APARTMENT FEATURES:

- CENTRAL AIR CONDITIONING (individually controlled)
- DELUXE WALL TO WALL CARPETING
- DRAPERY LINER AND TRACK
- 15.2 cu. ft. FROSTLESS REFRIG./FREEZER
- 21" ELECTRIC RANGE WITH OVEN AND OVEN WINDOW
- HEAVY DUTY DISPOSAL, A CONTINUOUS FEED
- 24" STACKED WASHER/DRYER

Choice of appliance colors in: white, coppertone, avocado or tawny gold.