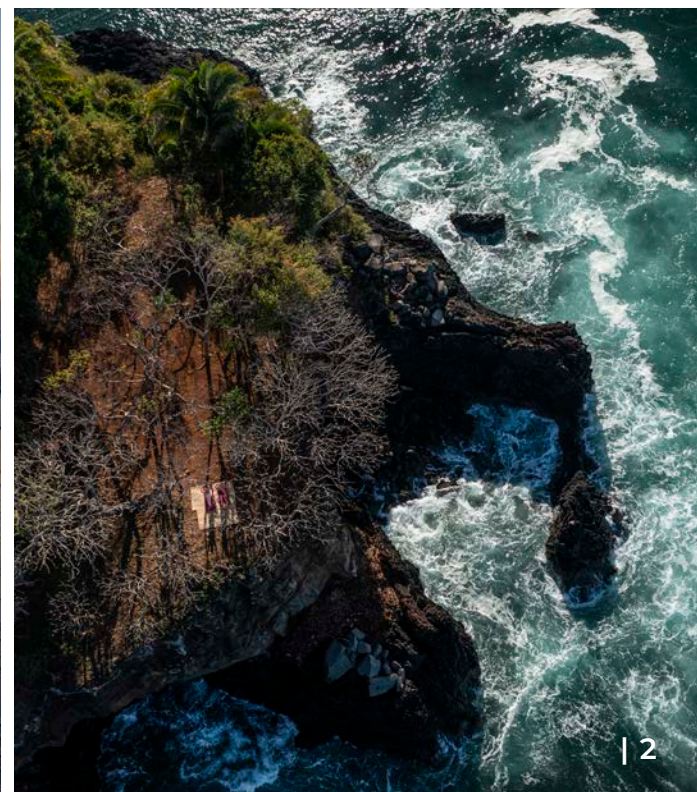
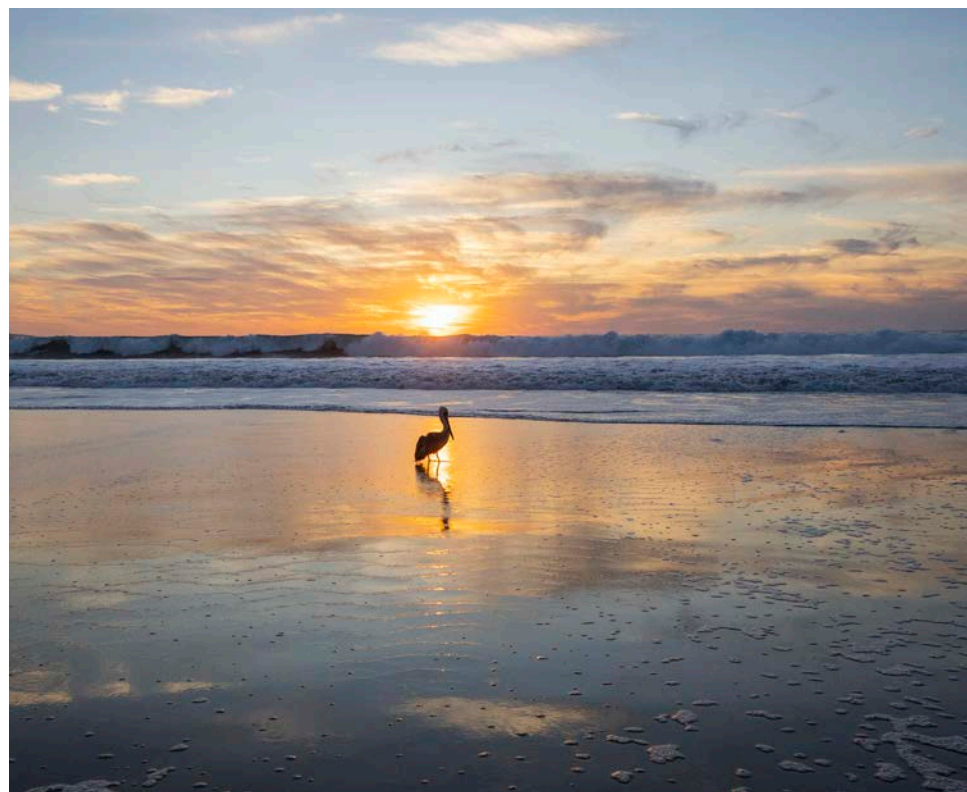




NAUKA

Cliff Estates



Introducing Nauka's Cliff Estates

EMBRACE THE GOLDEN HOUR

Perched in the open air with endless views, the Cliff Estates overlook Nauka from high in the lush volcanic hills. Here your eyes sweep easily from boundless ocean vistas to the dark green jungle canopy, basking in subtle shifts of light as the sky transforms from the soft glow of dawn to a daily celebration of sunset's golden hour.



An Unrivalled Setting

INVITE THE WONDROUS

A collection of homesites generously spaced atop an imposing oceanfront bluff, the Cliff Estates have been carefully situated with large frontages to maximize views and privacy. Each site is a custom sanctuary specifically chosen to inspire architectural excellence, flanked by the jungle's teeming beauty. This is more than just a place to build a home. It is an unrivalled setting that invites the wondrous, the unexpected, and the unforgettable.



Your Family's Legacy Home

DESIGNED FOR YOUR BEST LIFE

Each Cliff Estates homesite is a canvas for your imagination. Looking for inspiration? Explore stunning concept residence designs by renowned architecture firm Olson Kundig. By blurring the boundaries between interior and exterior, Olson Kundig connects people to nature's secret rhythms, fostering a spirit of harmony and wellbeing. Alternatively, share your unique design vision with us, and our expert team will collaborate with a firm of your choice to bring it to life.

CLIFF ESTATE CONCEPT HOMES

Interior and Exterior Space

- 6 to 7 Bedrooms
- 8 to 9 Bathrooms
- Interior: 5,671 – 7,979 sq ft
- Covered Terrace: 1,049 – 1,660 sq ft
- Uncovered Terrace and Private Pool:
1,925 + 950 – 3,004 + 811 sq ft

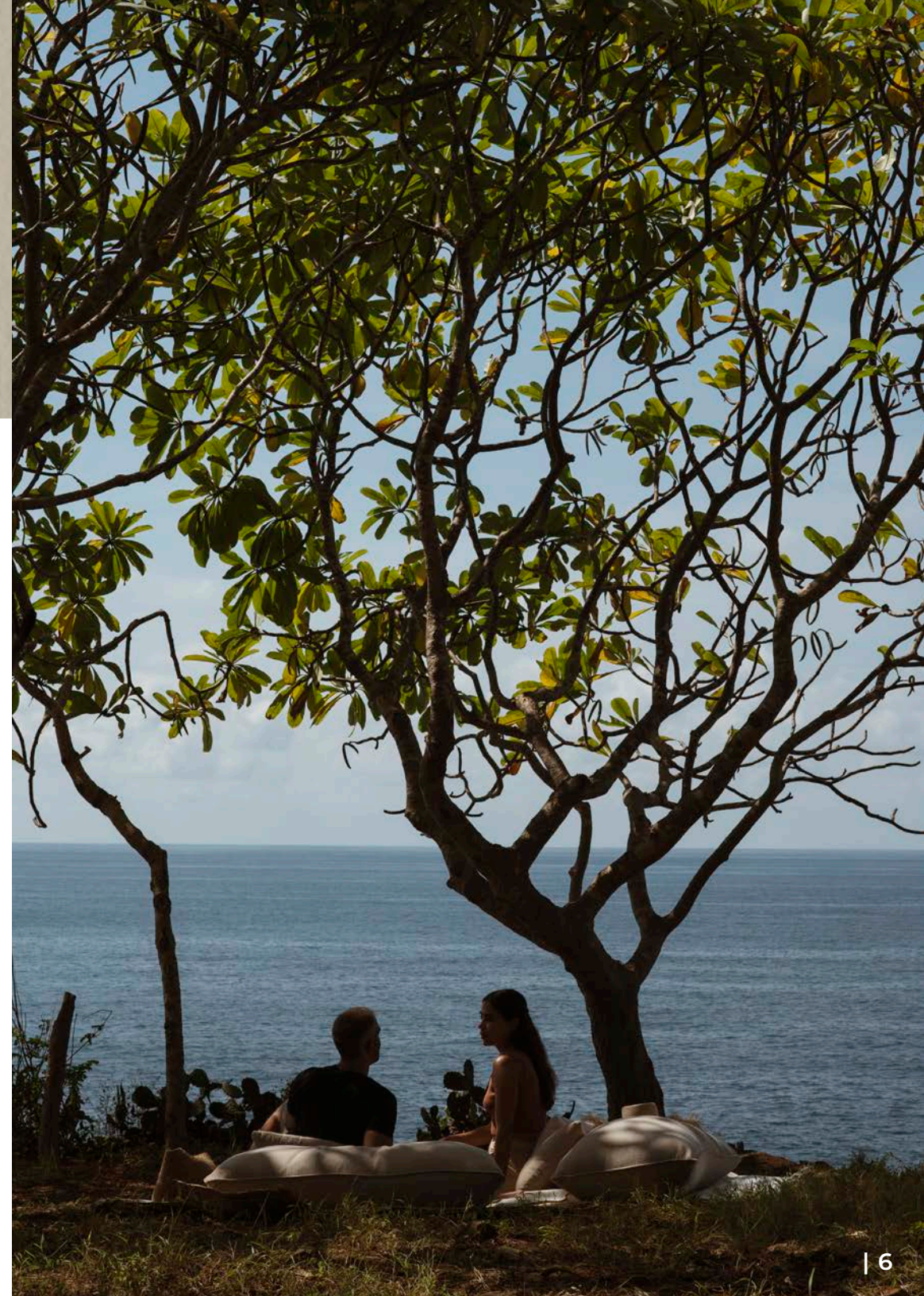
Luxury Features

- Private Pool and Spa
- Outdoor Kitchen and Dining
- Outdoor Living Room
- Flexible Room and Study
- Laundry Room
- Staff Bedroom
- Two-Car Covered Garage

A Transcendent Community

INSPIRATION AT YOUR DOORSTEP

The Cliff Estates sit prominently within the private club community of Nauka, at the convergence of old-growth jungle, volcanic cliffs, mangrove estuaries, and a pristine two-mile beachfront. Here at the intersection of nature, adventure, culture, and cuisine, you will find a rich array of amenities to inspire your days, including Tom Fazio golf, a members-only beach club, a marina village and yacht club, and the intimate new Siari resort, one of only eight Ritz-Carlton Reserve properties in the world.



Master Plan



Cliff Estates Homesites

- SOLD

- AVAILABLE

- UNDER CONTRACT

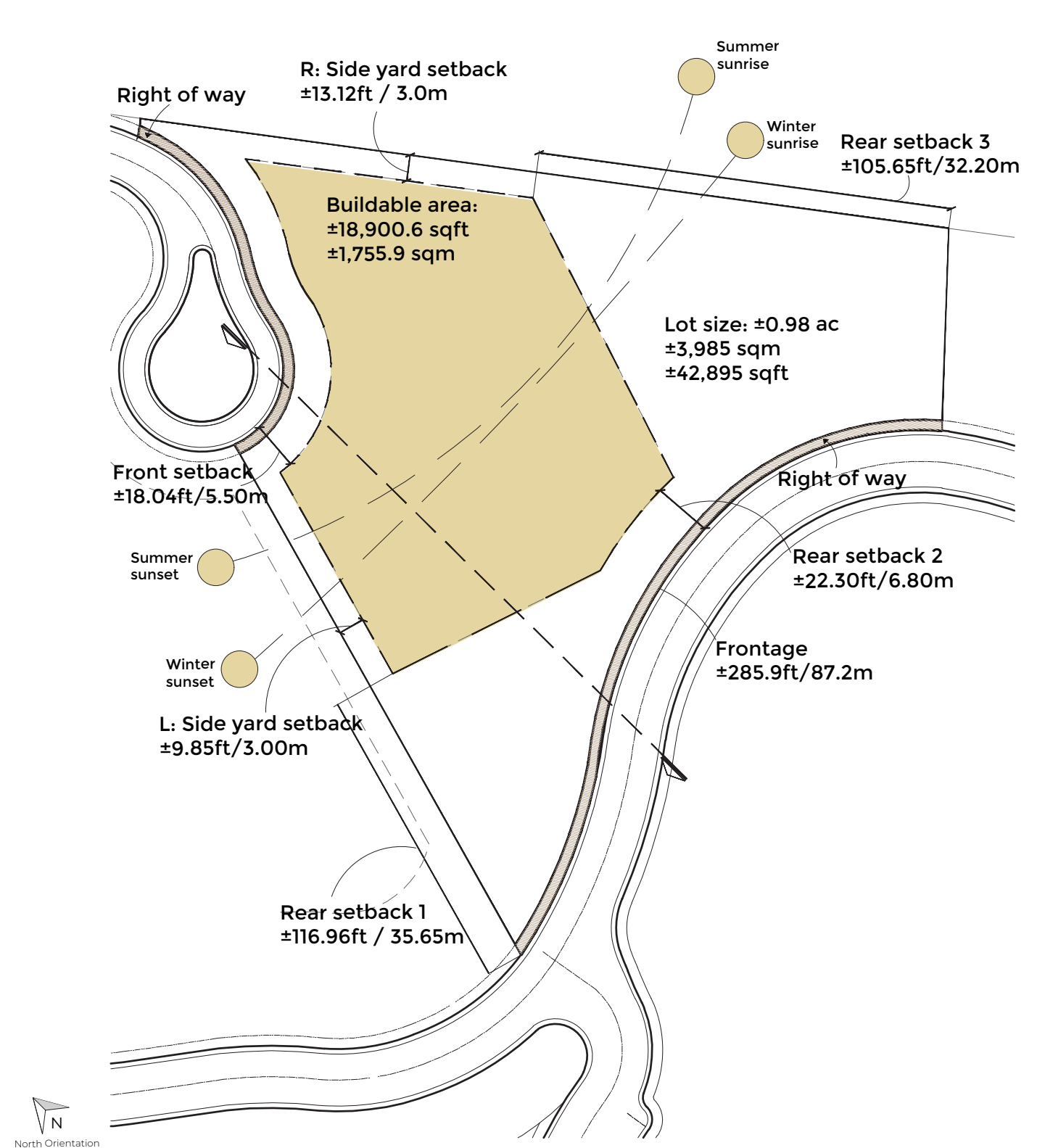
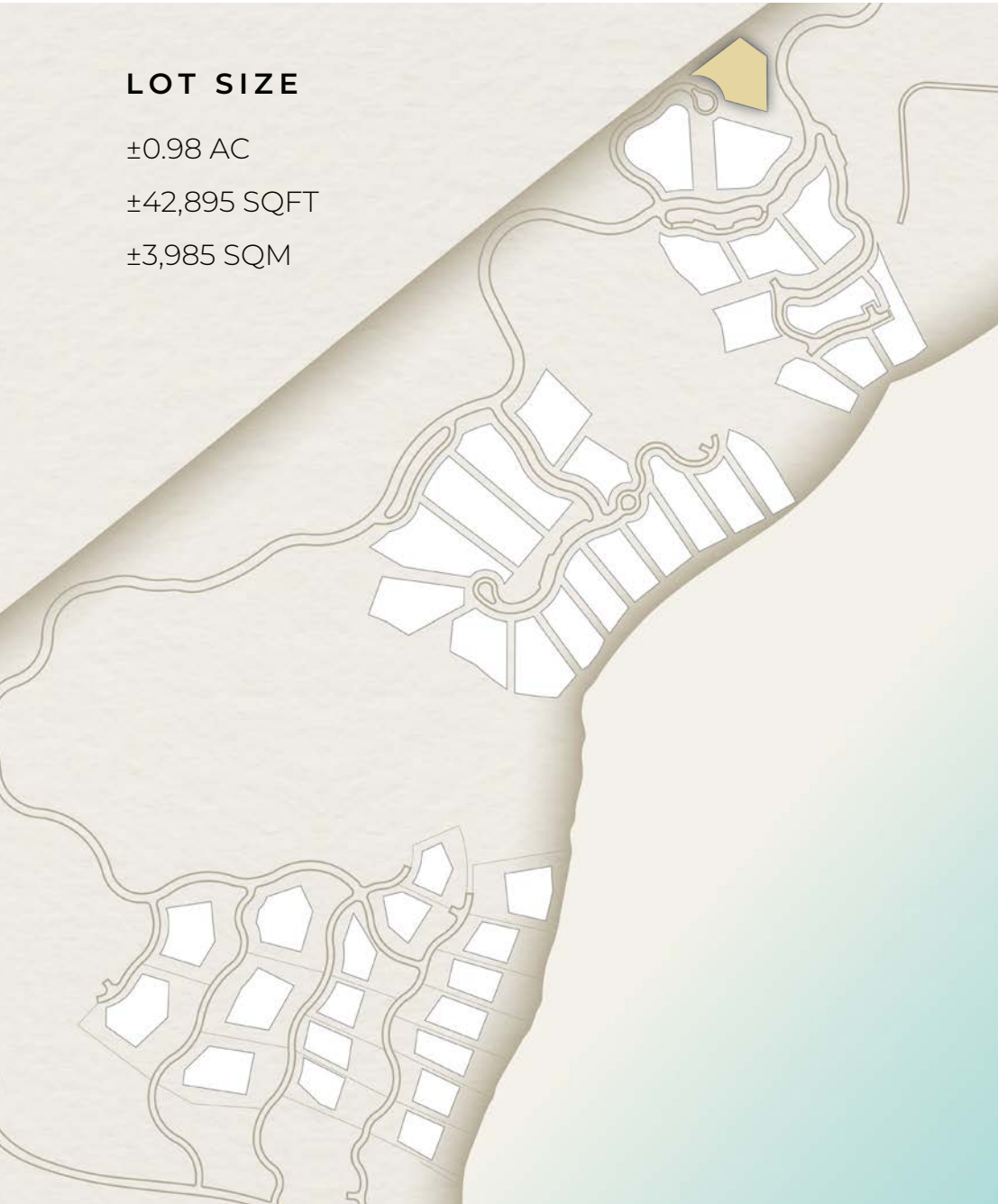


ESTATE	LOT SIZE SQ. FT.	HOMESITE ACREAGE
9	42,895	0.98
23	45,795	1.05
24	40,413	0.93
42	43,862	1.01
43	44,096	1.01

Estate 9

LOT SIZE

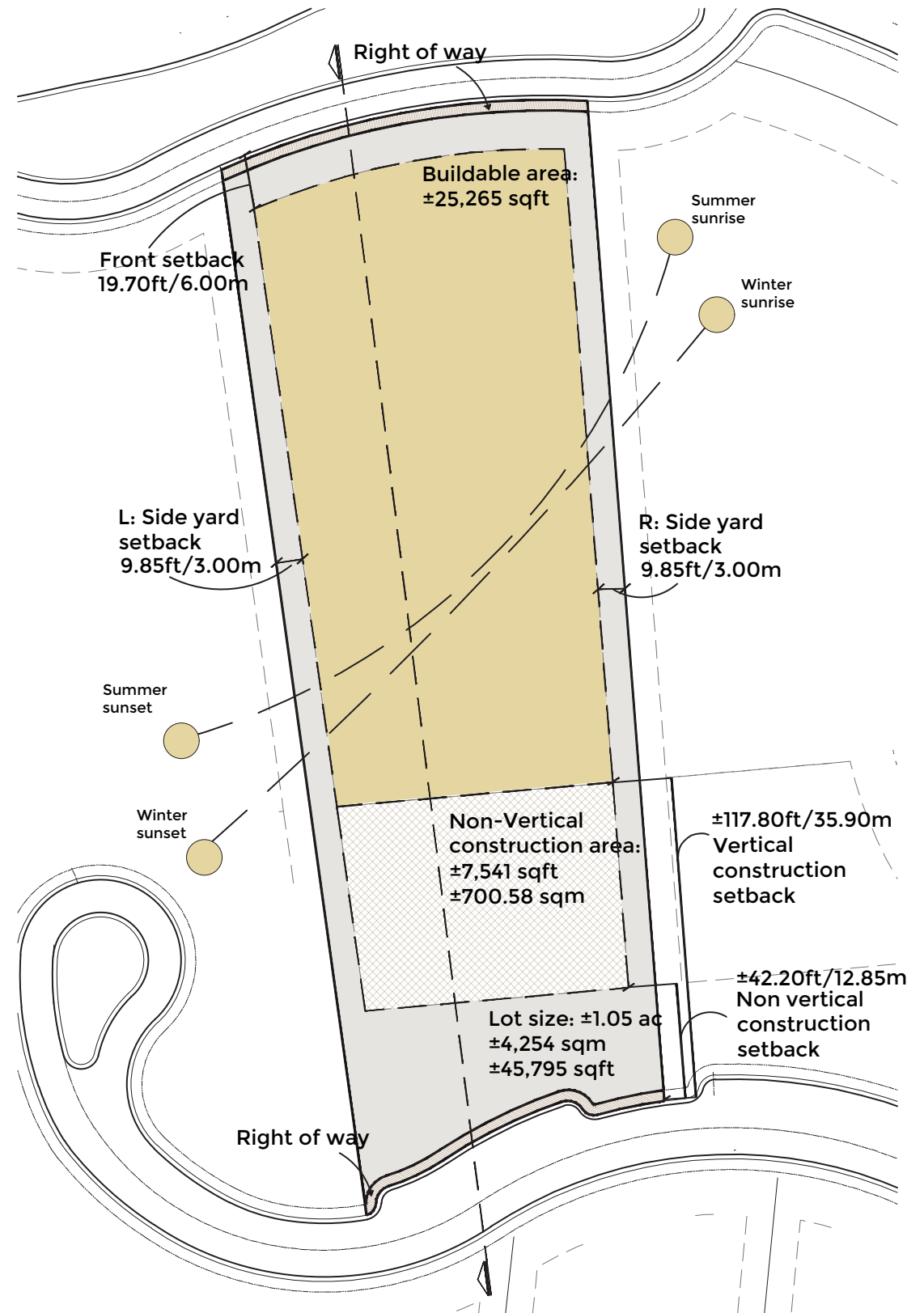
±0.98 AC
±42,895 SQFT
±3,985 SQM



Estate 23

LOT SIZE

±1.05 AC
±45,795 SQFT
±4,254 SQM



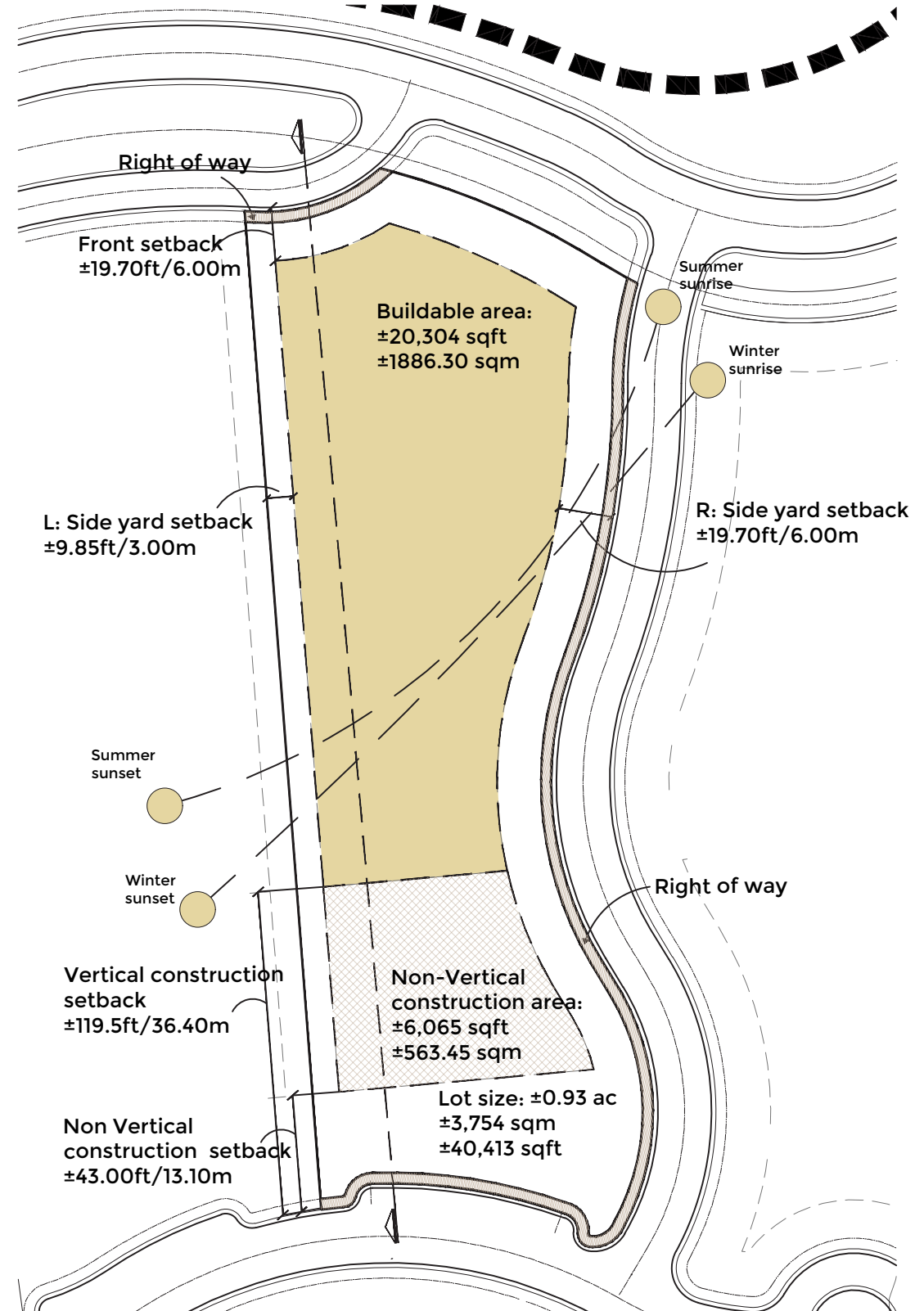
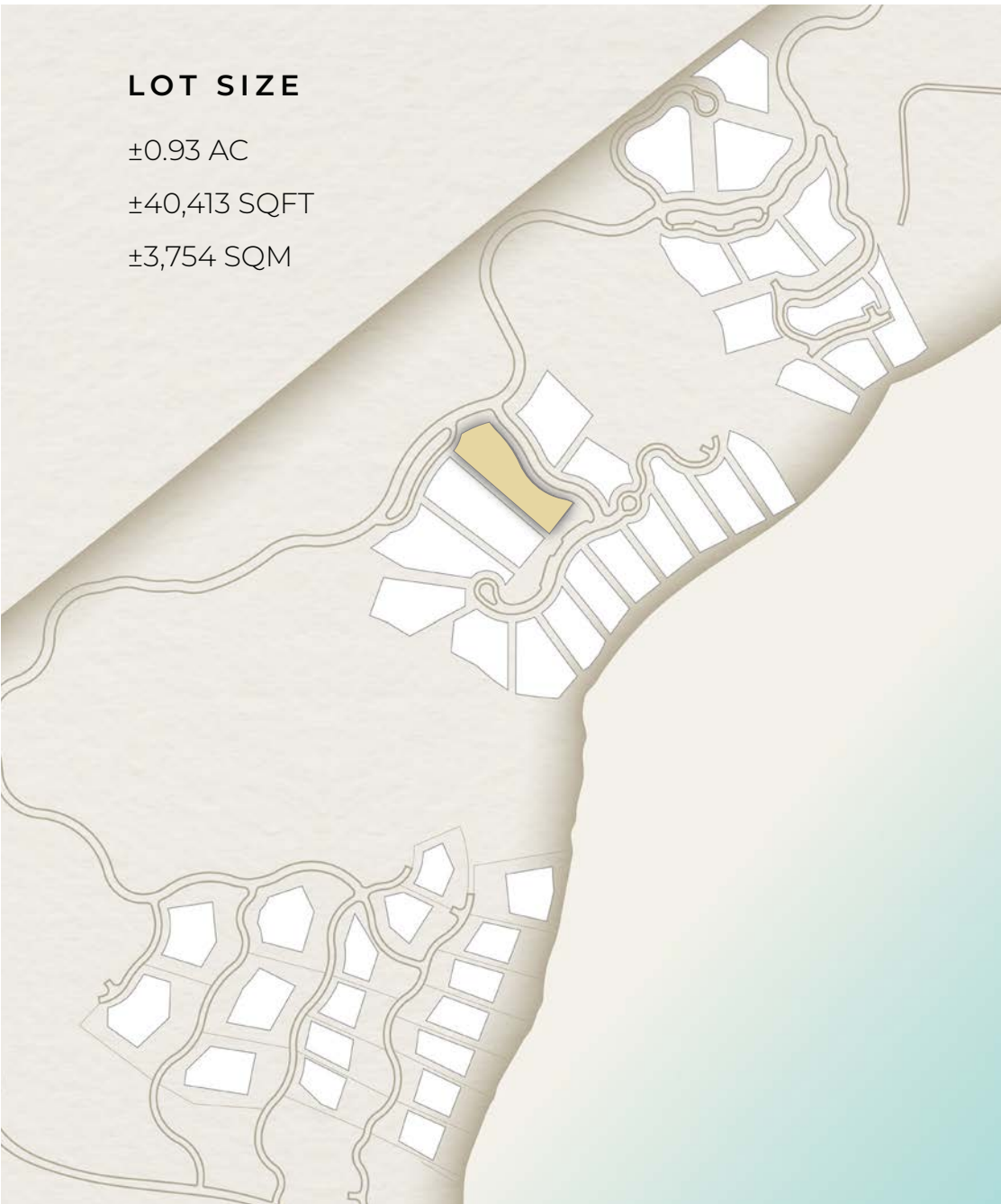
Estate 24

LOT SIZE

±0.93 AC

±40,413 SQFT

±3,754 SQM



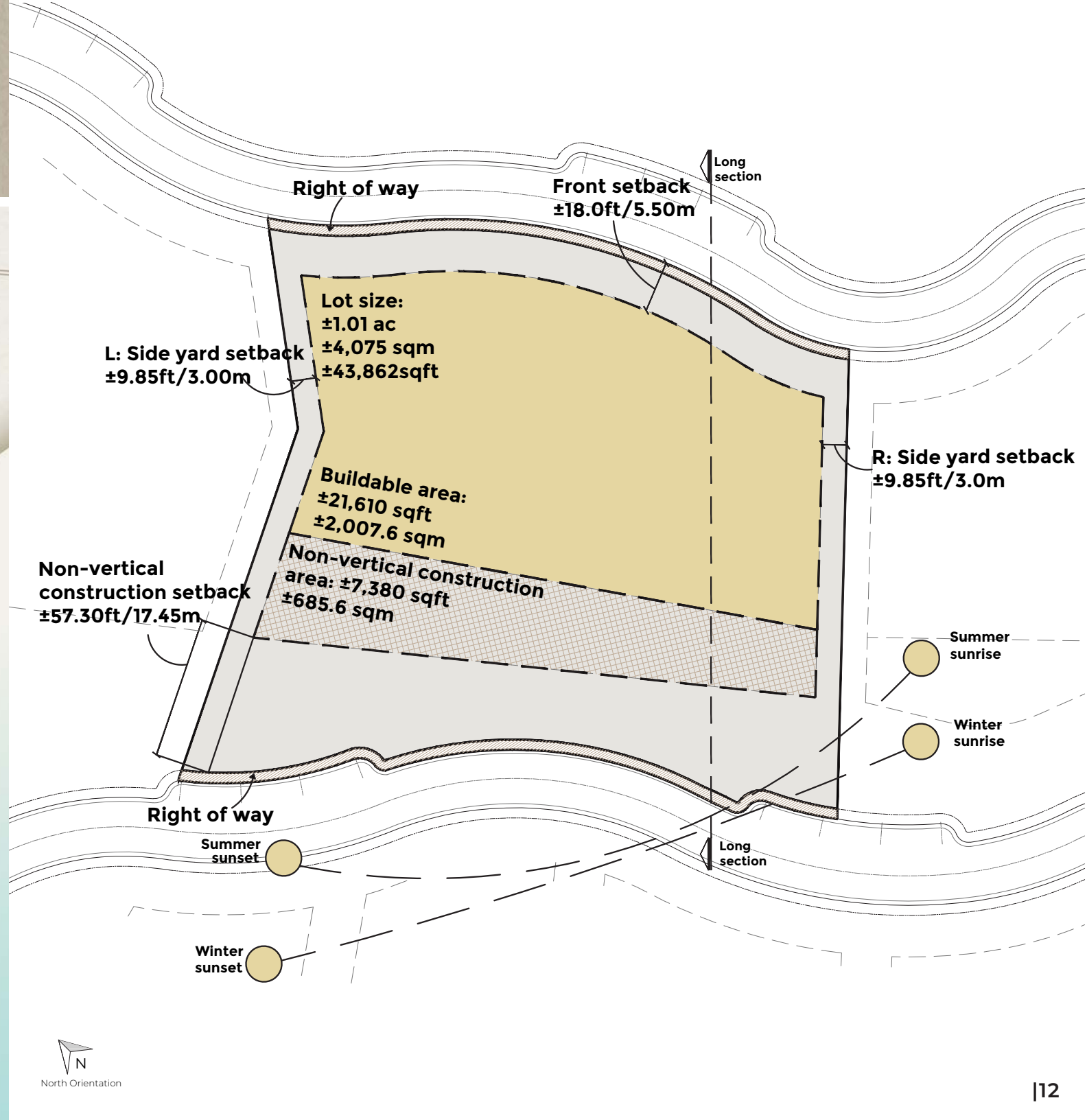
Estate 42

LOT SIZE

±1.01 AC

±43,862 SQFT

±4,075 SQM



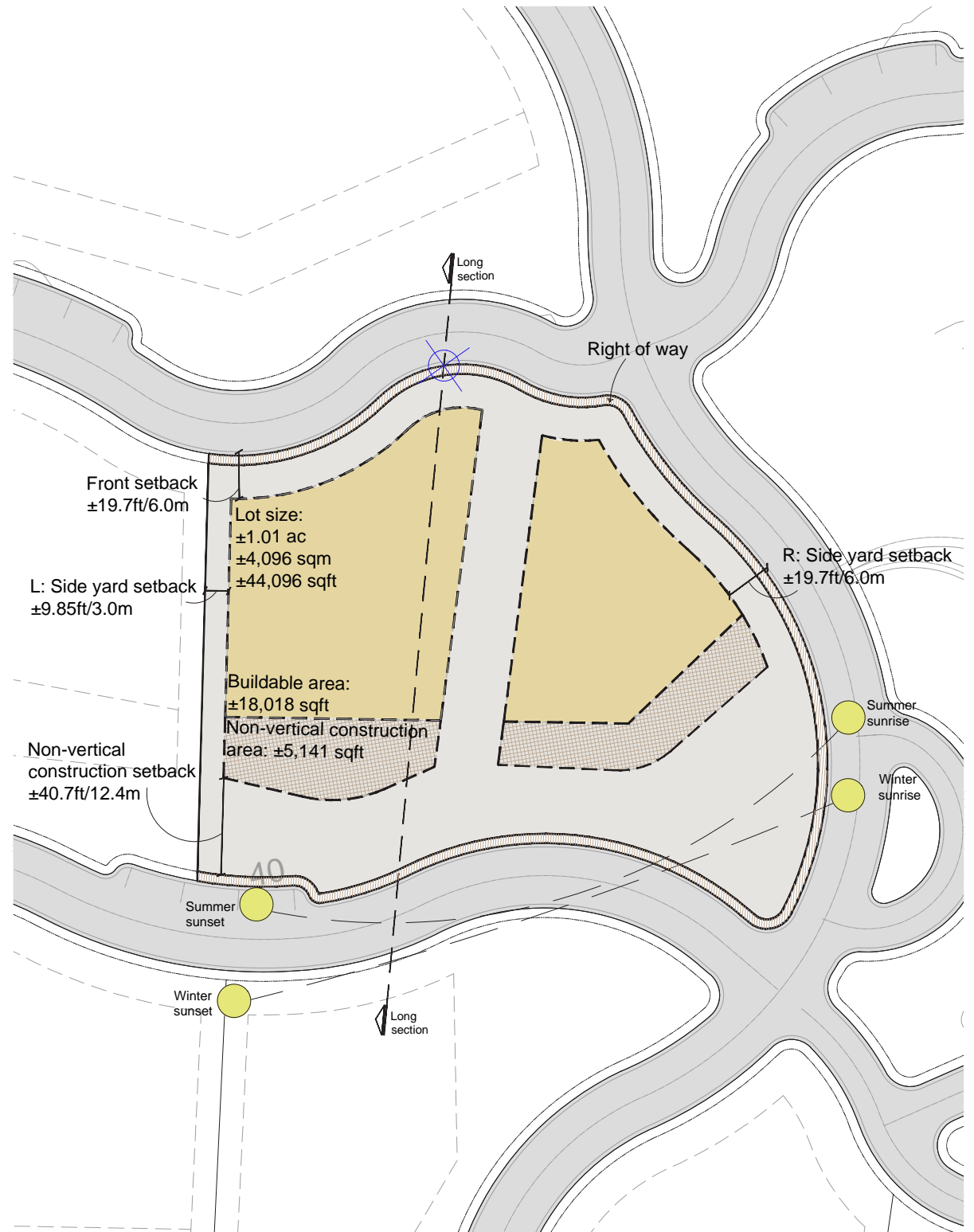
Estate 43

LOT SIZE

±1.01 AC

±44,096 SQFT

±4,096 SQM



RESIDENCE EXTERIOR



Artistic representation/conceptual rendering of a Cliff home

Cantilever House

PRIVATE POOL LOUNGE AREA



EXTERIOR LIVING SPACE

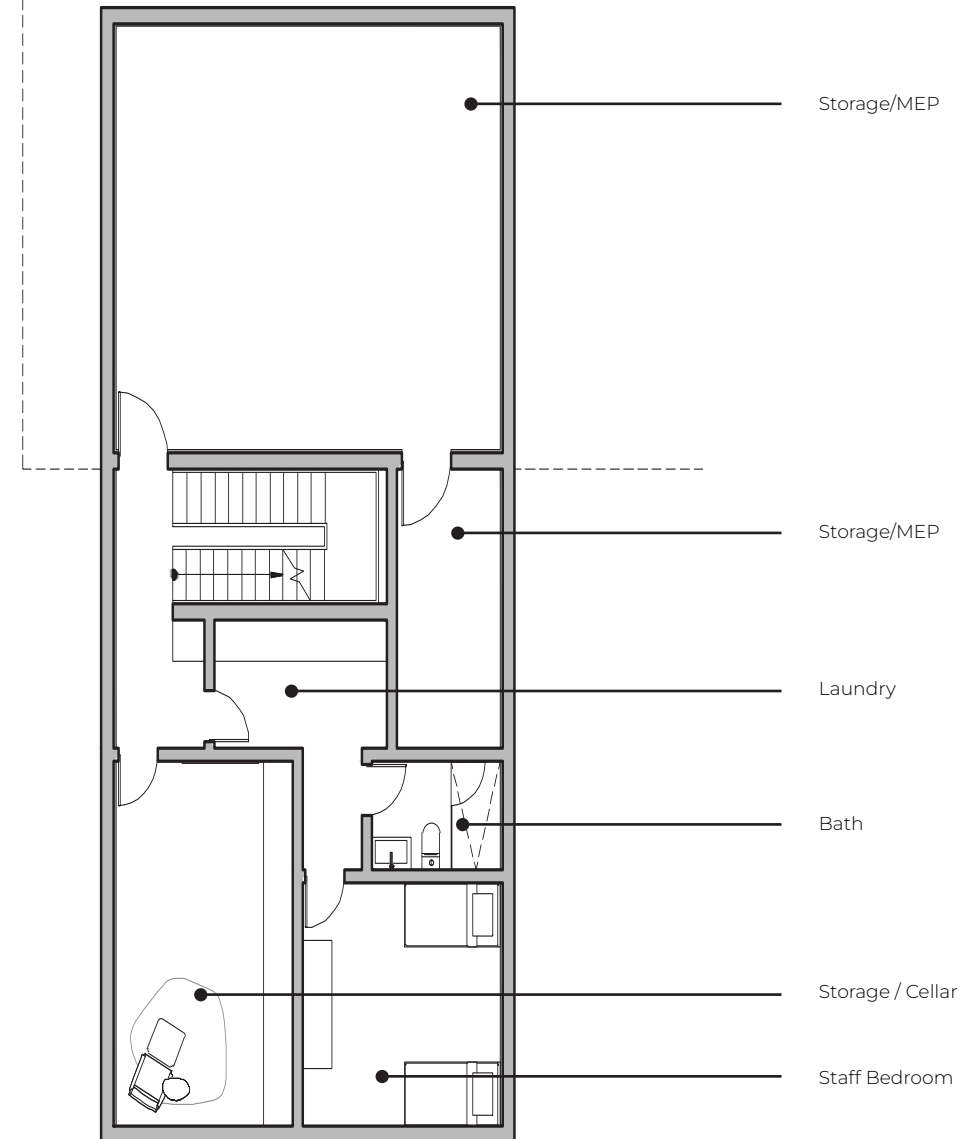


Artistic representation/conceptual rendering of a Cliff home

Cantilever House

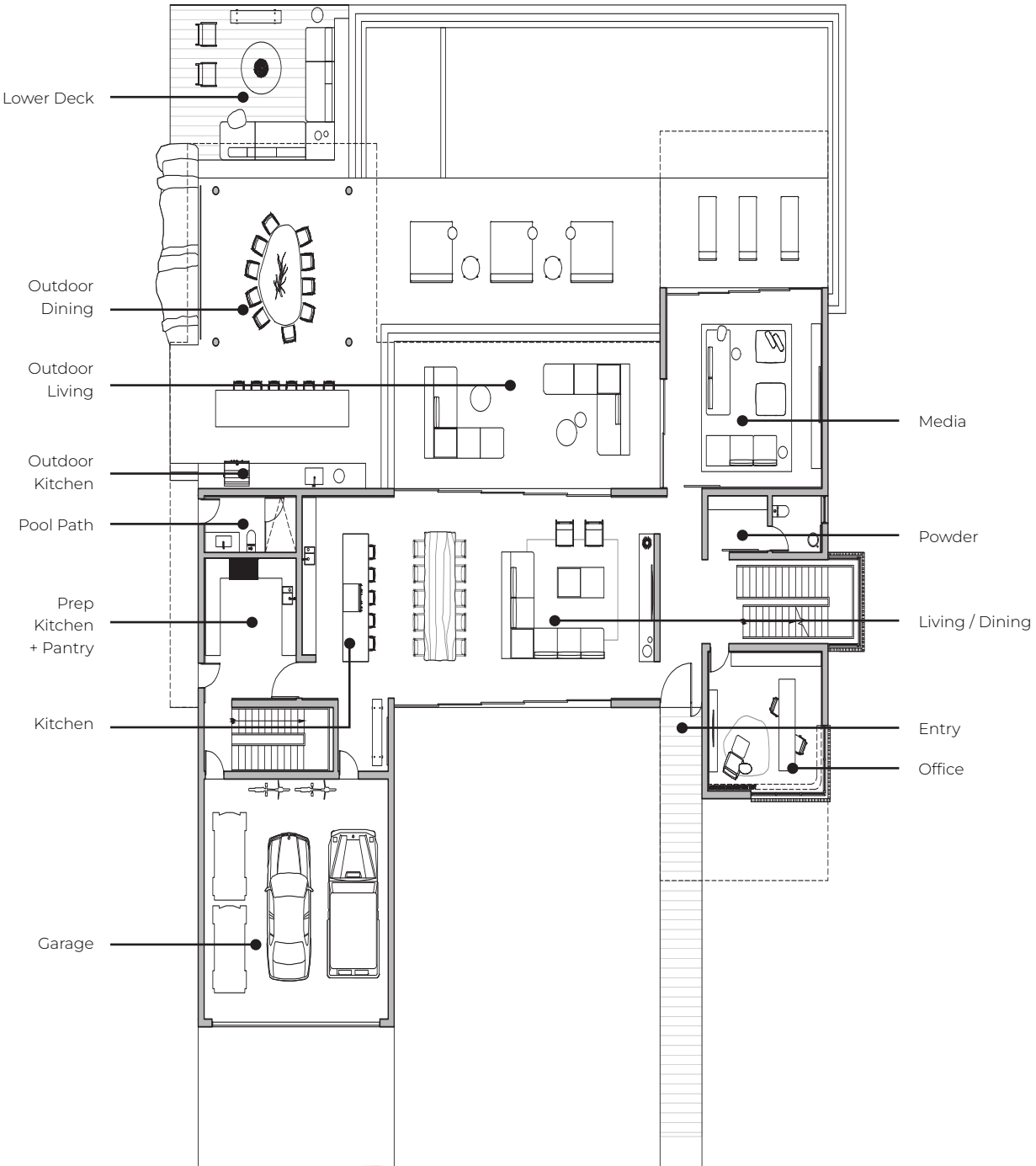
Bedrooms	5 + Staff
Baths	7 + Staff
A/C	8,051 F ² 748 M ²
Covered Terrace	2,110 F ² 196 M ²
Uncovered Terrace + Pool	2,110 + 1,636 F ² 196 + 152 M ²
Garage	732 F ² 68 M ²

GROUND LEVEL FLOORPLAN



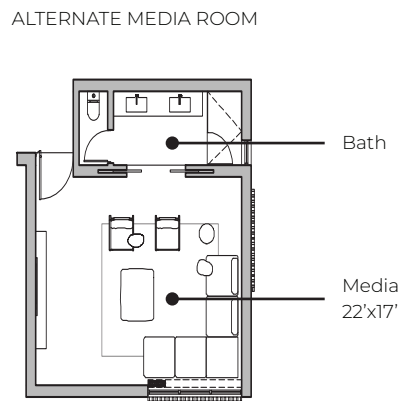
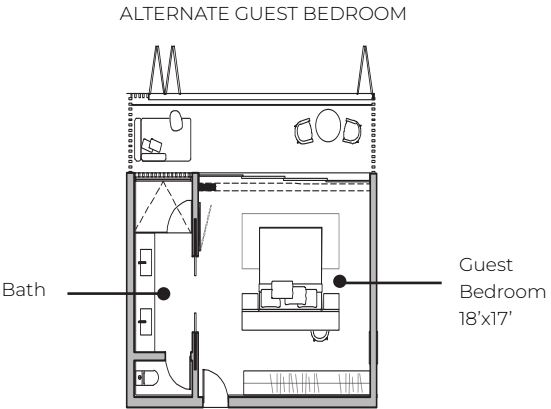
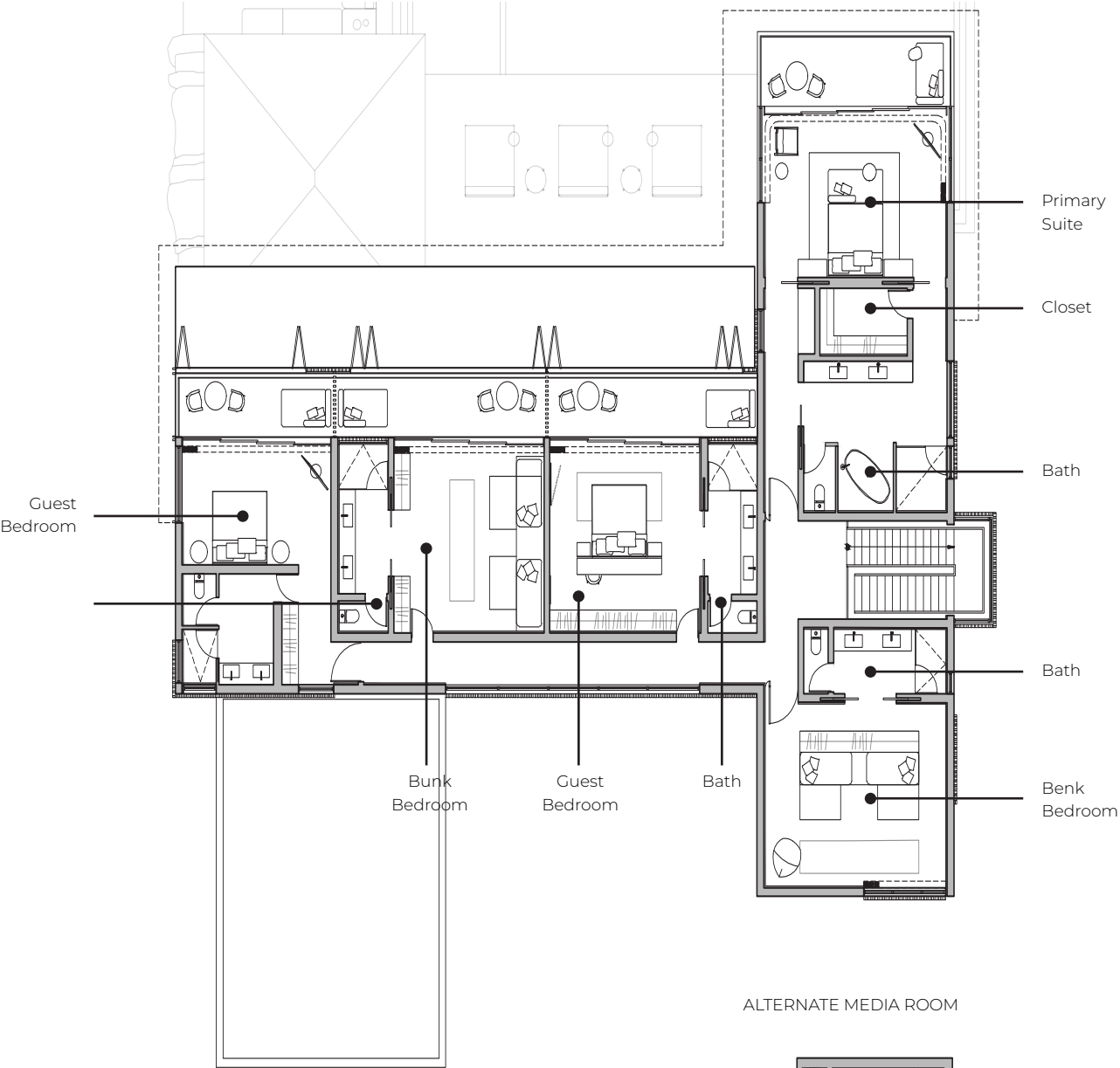
Cantilever House

FIRST LEVEL FLOORPLAN



Cantilever House

SECOND LEVEL FLOORPLAN



RESIDENCE EXTERIOR



Artistic representation/conceptual rendering of a Cliff home

Bridge House

EXTERIOR LIVING SPACE



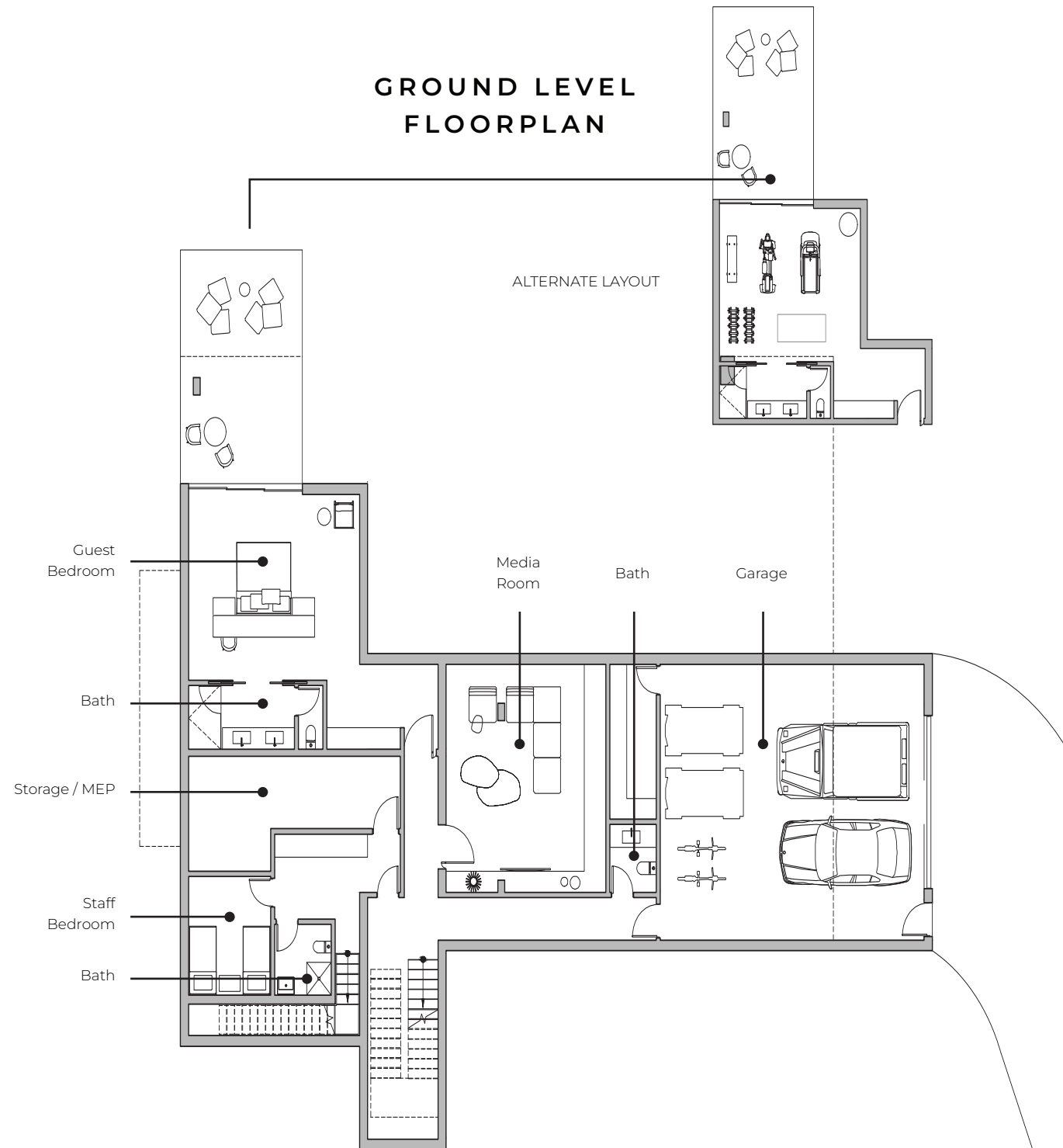
Artistic representation/conceptual rendering of a Cliff home

PRIVATE POOL LOUNGE AREA



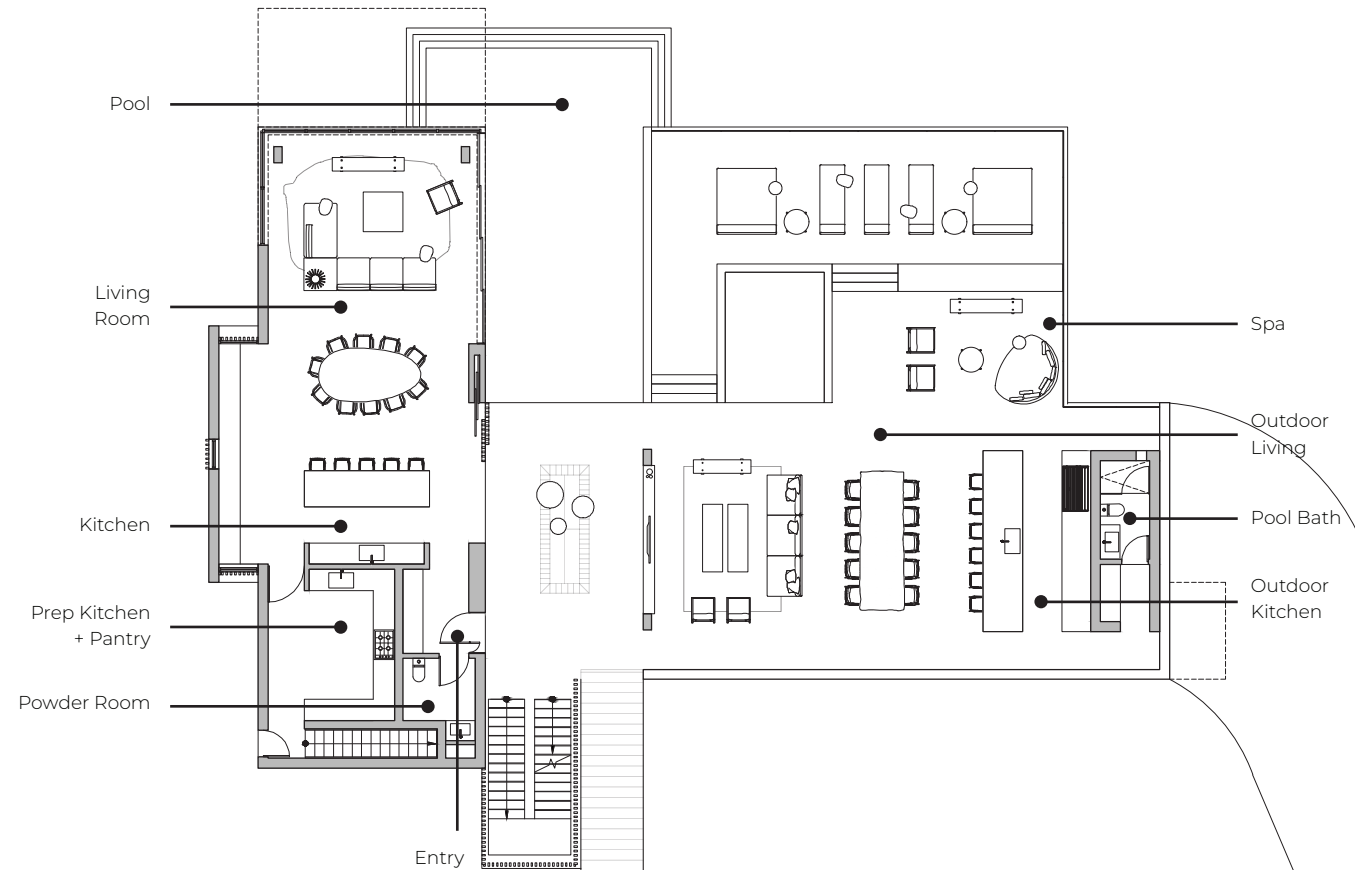
Bridge House

Bedrooms	5 + Staff
Baths	7 + Staff
A/C	5,671 F ² 527 M ²
Covered Terrace	1,049 F ² 97 M ²
Uncovered Terrace + Pool	3,004 + 811 F ² 279 + 75 M ²
Garage	836 F ² 78 M ²



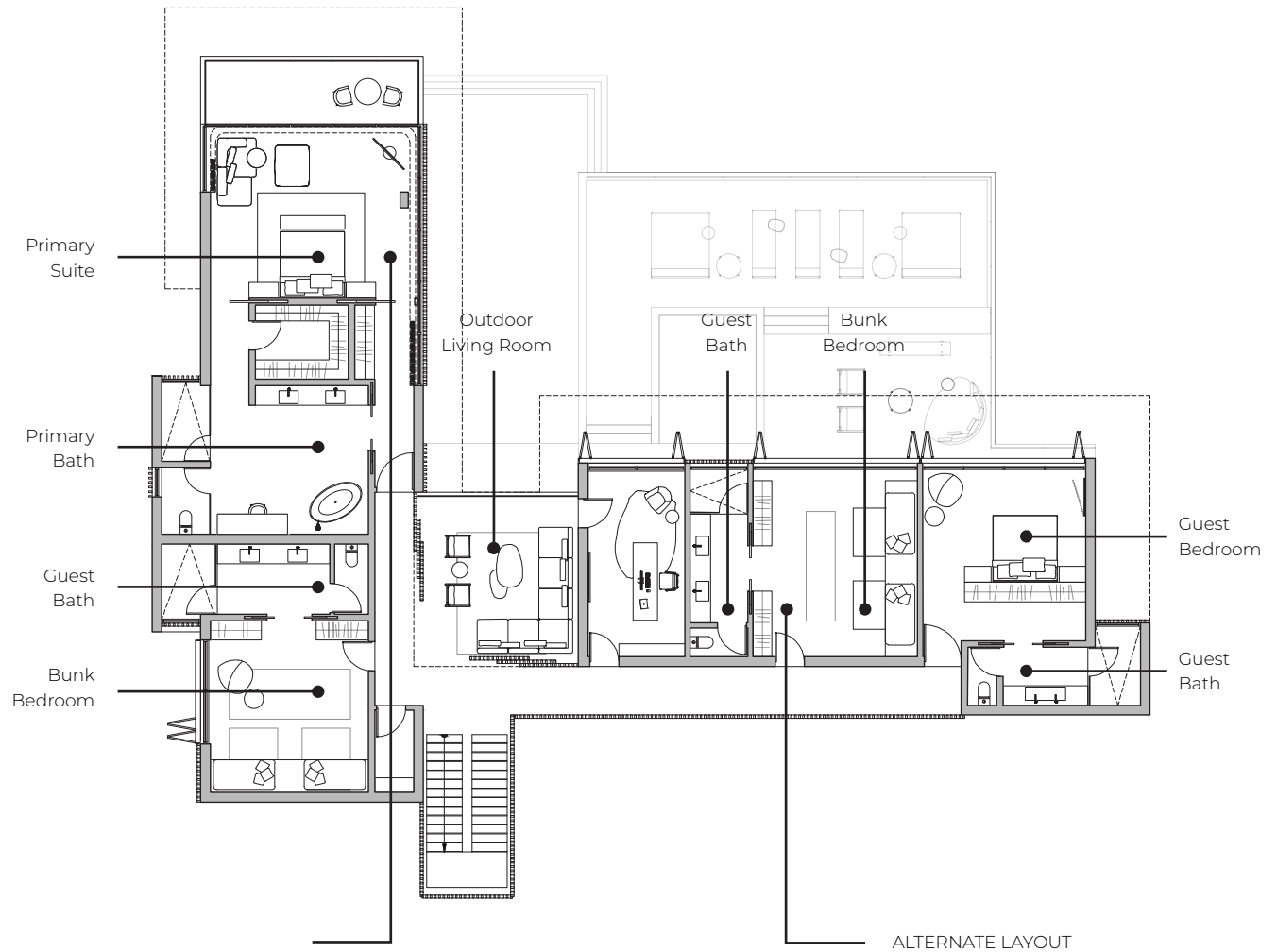
Bridge House

FIRST LEVEL FLOORPLAN

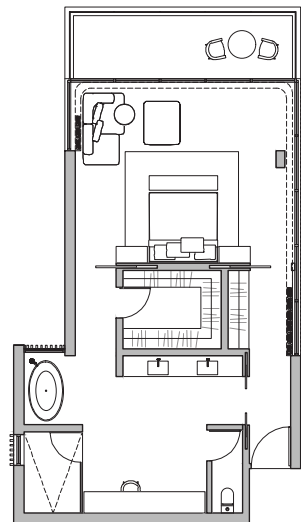


Bridge House

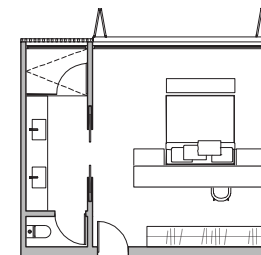
SECOND LEVEL FLOORPLAN



ALTERNATE LAYOUT



ALTERNATE LAYOUT



RESIDENCE EXTERIOR



Artistic representation/conceptual rendering of a Cliff home

Village House

INFINITY POOL



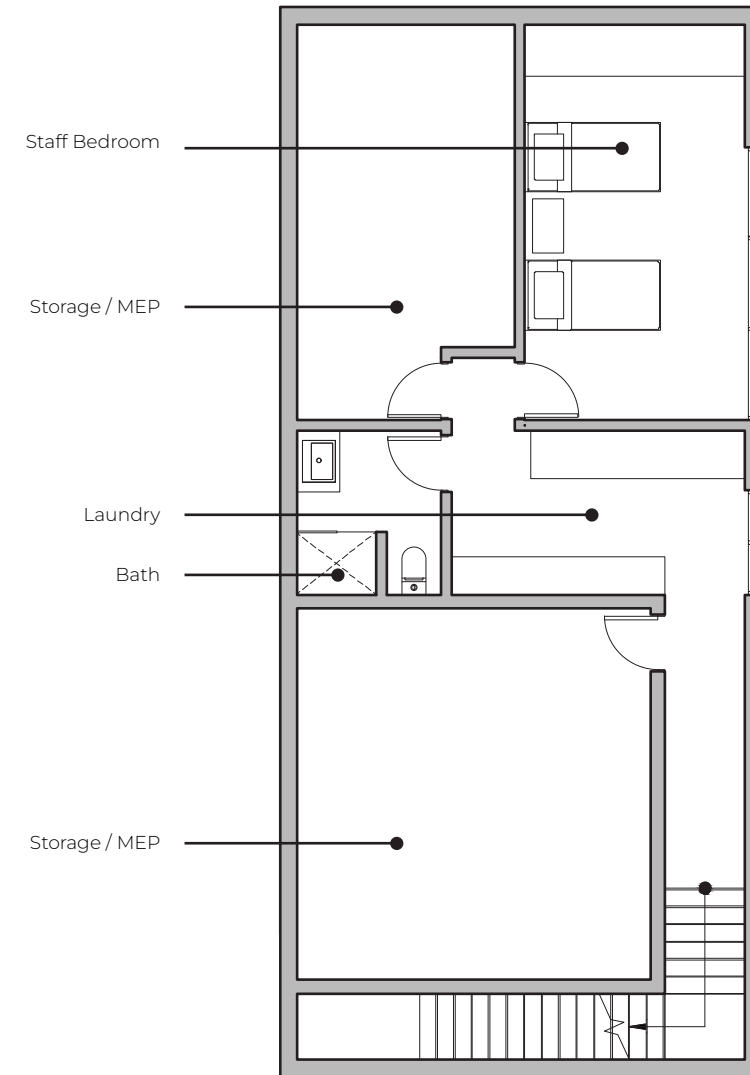
EXTERIOR LIVING SPACE



Village House

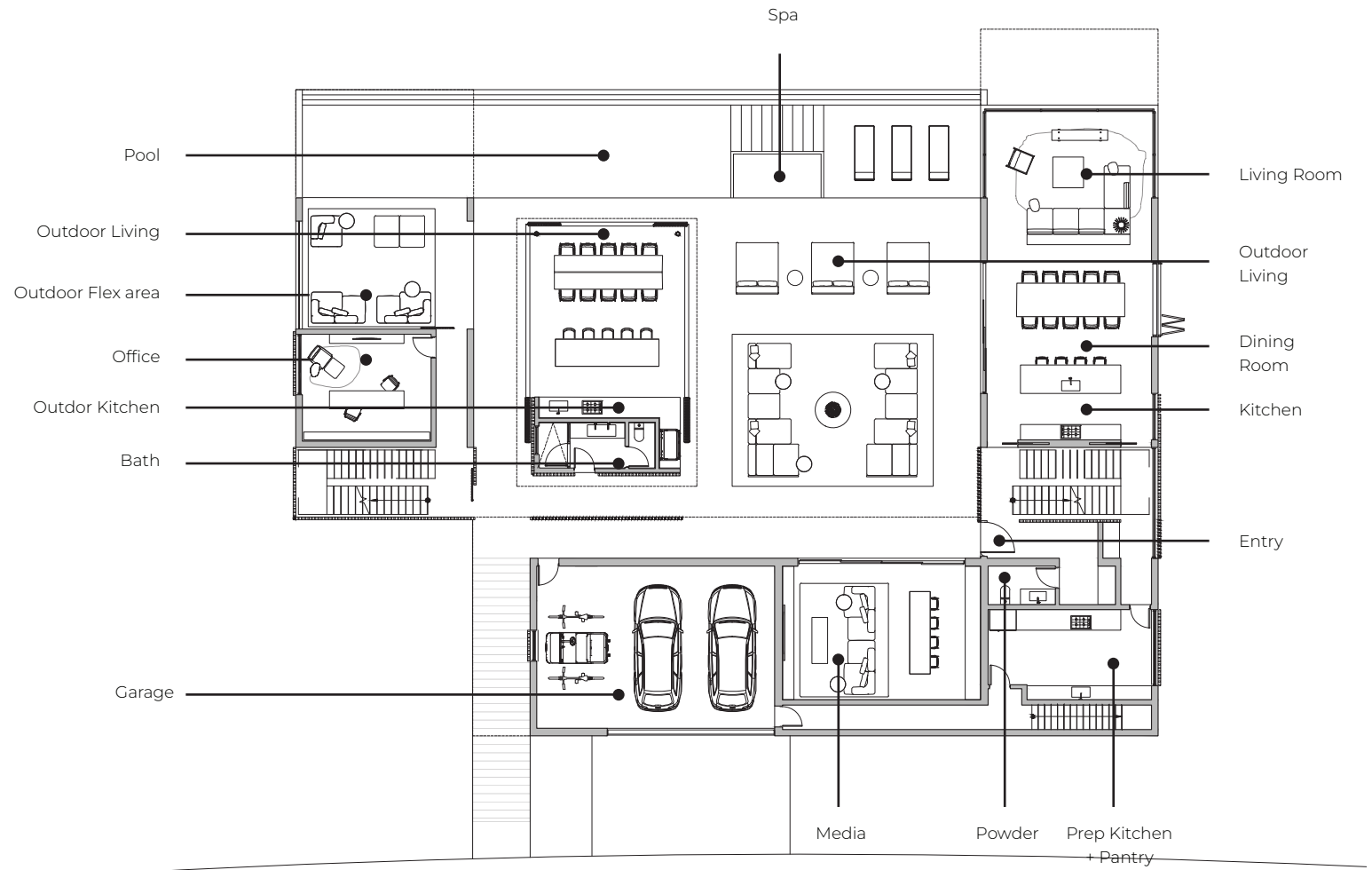
Bedrooms	6 + Staff
Baths	8 + Staff
A/C	7,979 F ² 741 M ²
Covered Terrace	1,660 F ² 154 M ²
Uncovered Terrace + Pool	2,678 + 1,381 F ² 249 + 128 M ²
Garage	706 F ² 66 M ²

GROUND LEVEL FLOORPLAN

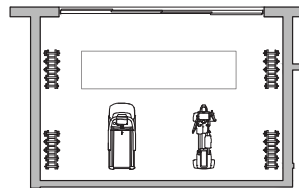


Village House

FIRST LEVEL FLOORPLAN

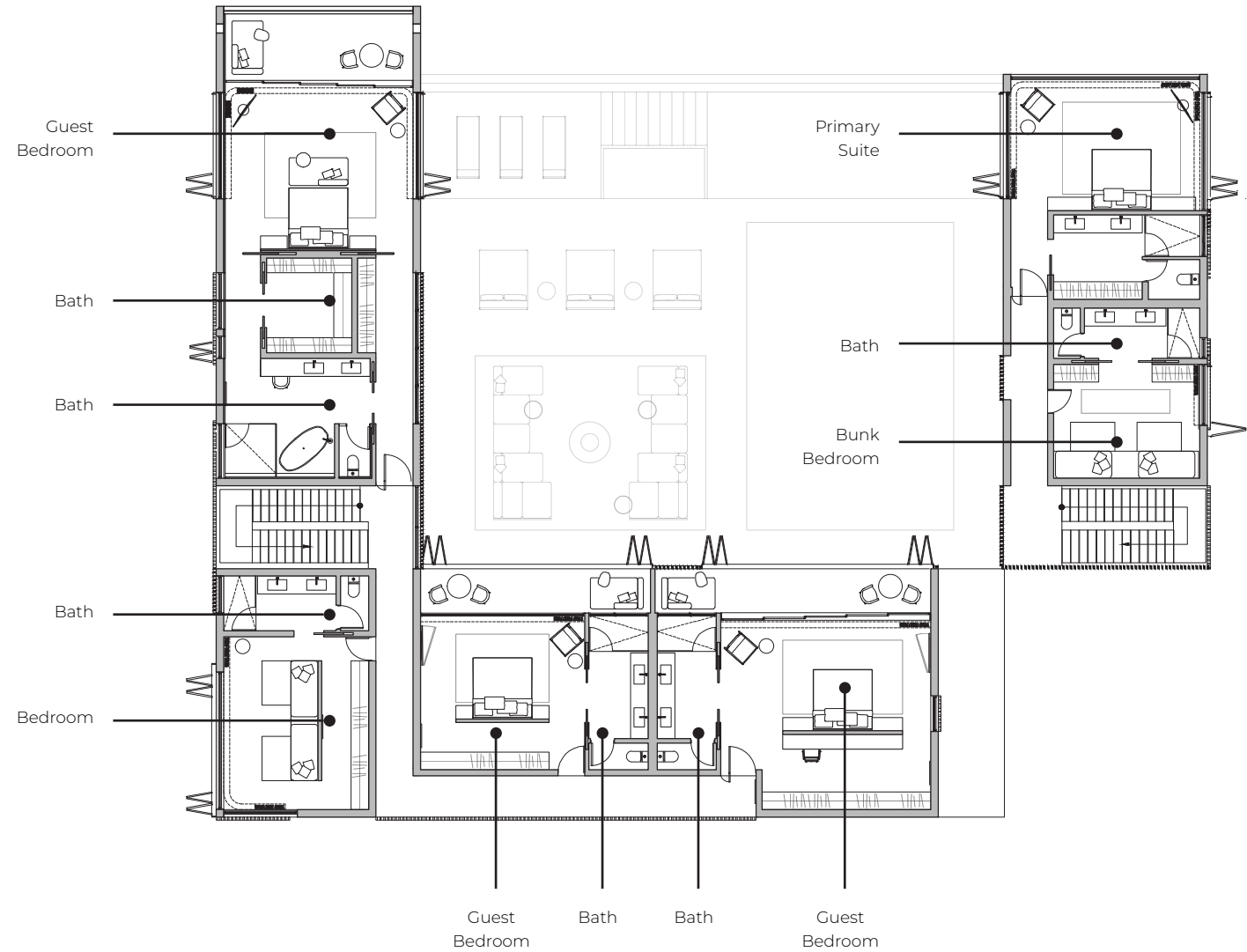


ALTERNATE LAYOUT



Village House

SECOND LEVEL FLOORPLAN





NAUKA

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