




PENINSULA VILLAGE

UNRIVALED LUXURY WATERFRONT LIVING





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Newport Beach

CALIFORNIA

Conveniently located south of Los Angeles.
 Nestled between iconic beach communities.
 Known as the crown jewel of Orange County.



THE CITY

THE VALUES

Elegance
Beauty
Prestige
Adventure

THE CITY

Iconic
Fashionable
Modern
Convenient

THE PEOPLE

Social
Relaxed
Active
Refined

WELCOME TO THE

Balboa Peninsula

Simply put, Balboa Peninsula has no equal on the west coast. Its unique location makes for an exclusive community and extravagant lifestyles.



The *Rum Runners* of Balboa Peninsula

Newport Beach was an opportune location for some of history's most ingenious (and infamous) hustlers. Rum runners. Back in the 1920s when prohibition was in full swing, they would steer their ships into the marina under the safety of night.

Many years later, when it was safe to do so, eye witnesses recalled seeing the smugglers unload case after case of liquor into the back of black sedans. Flash forward to the present.

MODERN DAY MOVERS AND SHAKERS FROM AROUND THE WORLD MAKE THEIR MARK FROM HERE.

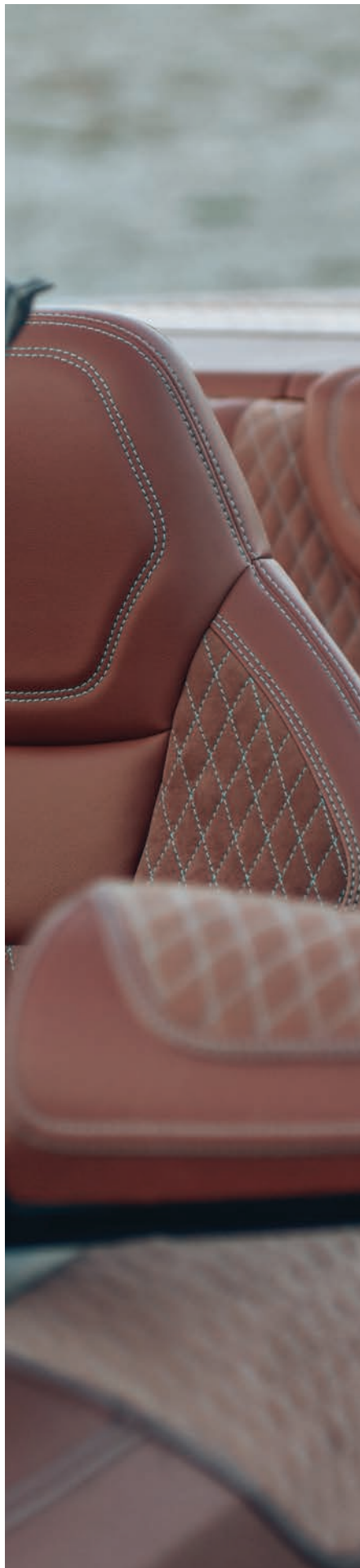


The Villages of Balboa

- PENINSULA VILLAGE
- LIDO MARINA VILLAGE
- MARINER'S MILE
- BALBOA ISLAND
- CORONA DEL MAR
- FASHION ISLAND
- NEWPORT COAST
- THE ISLANDS OF NEWPORT HARBOR



WELCOME TO
PENINSULA VILLAGE



Never settle. *Never* status quo.

YOU EXPECT MORE & WE DELIVERED.

When the opportunity of a lifetime presents itself, you take it. That's what we've done at Peninsula Village.

We built something special on the Balboa Peninsula. A development that sets the tone for all of Southern California.

The mold was made. And then we broke it. We've done this because you demanded an unrivaled luxury living experience on the water.

A place that welcomes individuals who play by their own rules. Who live for the day (and night). Who demand the best of everything — and get it.

Unrivaled Luxury Waterfront *Living*

Newport Beach's premier waterfront villas. World-class amenities with access to the ultimate Southern California lifestyle.





Life is meant to be lived in the moment. Surrounded by the people and things that *invigorate* us.

- LIVING
- DINING
- MARINA
- SHOPPING
- OFFICE
- ENTERTAINMENT
- CONVENIENCE

ACCESS

PLAY BY YOUR RULES

Unlock new potential in your high performance life. From concierge to car service, to many more unprecedented amenities. This is the place to move at your speed and on your terms.

LIFESTYLE

LIVE FOR TODAY (AND TONIGHT)

Inspiration is the fuel of greatness. Some find it by day. Others by night. Set sail, surf and drink deep from the sunset. This is the Southern California lifestyle. Elevated and redefined.

LUXURY

DEMAND THE BEST AND GET IT

Thoughtfulness and refinement are table stakes. Each and every residential experience was designed to set a new standard for luxury living. There is no equal.





Where Dreams

Meet Desire



Luxury Living

All of our villas have private elevators to their personal garage, custom finishes with high-end appliances, ocean and marina views, and so much more.

Peninsula Village residents have access to exclusive opportunities and world-class concierge amenities, such as:

- ONSITE OFFICE
- RESERVE A SLIP IN THE MARINA FOR THEIR VESSEL
- DINE AT THE ONSITE RESTAURANT
- SHOP AT THE ONSITE RETAIL, FASHION ISLAND & LIDO MARINA VILLAGE
- BIKE-SURF-PADDLEBOARD-BEACH RENTALS
- DRIVERS
- CHEFS
- YOGA & WELLNESS
- AND SO MUCH MORE...

Huntington Beach

PENINSULA VILLAGE

Blackies

Lido Isle

Balboa Island

The Wedge

John Wayne Airport

Laguna Beach

Aliso Beach

Shopping

- ① CRYSTAL COVE SHOPPING CENTER
- ② FASHION ISLAND
- ③ IRVINE SPECTRUM
- ④ LIDO MARINA VILLAGE
- ⑤ PACIFIC CITY
- ⑥ SOCO & THE OC MIX
- ⑦ SOUTH COAST PLAZA
- ⑧ THE LAB ANTI-MALL

Luxury Cars

- ②⑤ FERRARI NEWPORT BEACH
- ②⑥ MASERATI OF NEWPORT BEACH

Hotels & Country Clubs

- ⑨ BALBOA BAY RESORT
- ⑩ BIG CANYON COUNTRY CLUB
- ⑪ MONTAGE
- ⑫ NEWPORT BEACH COUNTRY CLUB
- ⑬ PASEA HOTEL
- ⑭ PELICAN HILL GOLF CLUB
- ⑮ PENDRY
- ⑯ RESORT AT PELICAN HILL
- ⑰ SURF & SAND RESORT

Entertainment

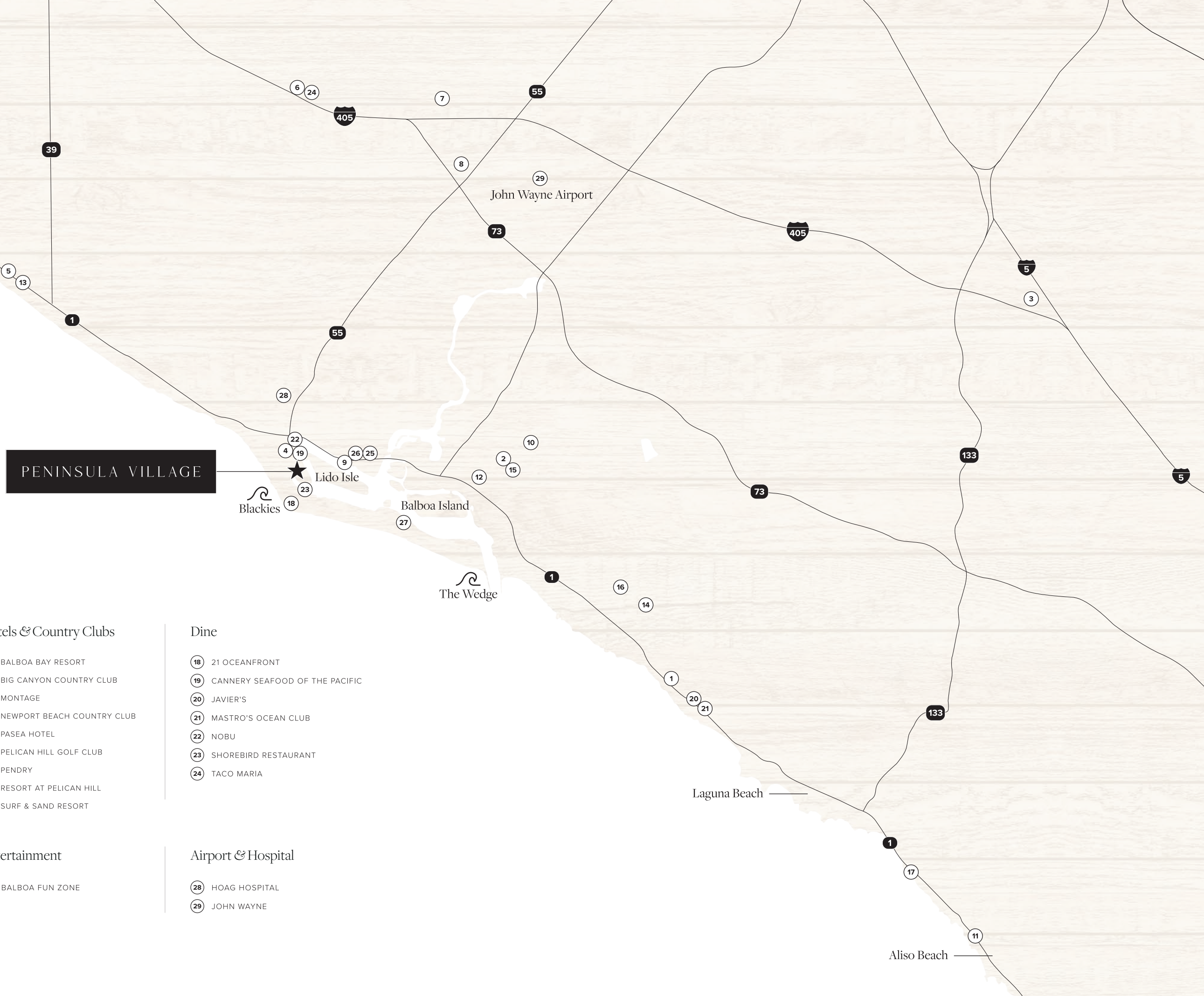
- ⑲⑦ BALBOA FUN ZONE

Dine

- ⑱⑧ 21 OCEANFRONT
- ⑱⑨ CANNERY SEAFOOD OF THE PACIFIC
- ⑲⑩ JAVIER'S
- ⑲⑪ MASTRO'S OCEAN CLUB
- ⑲⑫ NOBU
- ⑲⑬ SHOREBIRD RESTAURANT
- ⑲⑭ TACO MARIA

Airport & Hospital

- ⑲⑧ HOAG HOSPITAL
- ⑲⑨ JOHN WAYNE





Epicurean Dining

FEATURED RESTAURANT **Shorebird**

Coastal flavors meet casual vibes. Shorebird is right next door, making it our go-to destination for everything from weekend brunch to dinner parties to room service. They have something for everyone, with flavors made from scratch daily.

Walk, stride or stroll to incredible eateries & lively nightlife.

- A RESTAURANT
- ARC BUTCHER & BAKER
- BANDERA
- BEAR FLAG
- BLUEWATER GRILL
- CANNERY
- FABLE & SPIRIT
- FLY 'N FISH OYSTER BAR AND GRILL
- FORTE MEDITERRANEAN
- GULFSTREAM
- HOOK & ANCHOR
- HO SUM BISTRO
- IL FARRO RESTAURANT
- JAVIER'S
- MAMA D'S ITALIAN RESTAURANT
- MALIBU FARM
- MARCHÉ MODERNE
- MASTRO'S OCEAN CLUB
- NOBU
- R+D KITCHEN
- SAIGON BEACH RESTAURANT
- STAG BAR + KITCHEN
- THE DOCK
- THE LIGHTHOUSE CAFE
- ZINQUE

Private Marina

Reserve a private slip that can accommodate up to a 75' vessel at the Peninsula Village Marina. Sail the seas your way, every single time.

Exceptional Shopping

Shop at high-end retail destinations including Lido Marina Village, Fashion Island and South Coast Plaza featuring the world's most iconic brands.

Waterfront Office

Start every workday at your own on-site office. Host clients. Make calls. Enjoy refreshing waterfront views. This is where success thrives.







All the *status* without the quo.

What's good enough for most isn't good enough for us. Peninsula Village was designed for those who not only expect more from life, they go out and get it.



Modern living in a *world-class* destination.

From New York City to Nantes, established professionals and families choose Southern California for their home away from home. We make it easy to start fresh.





*This is the moment
you've been waiting for.*

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