



ONE DECISION,
A LIFETIME OF LUXURY

Alabama's only golf and beach resort.



KIVA VILLAGE

When the developers first stumbled upon the 280-plus acre parcel of land that is now Kiva Dunes Golf & Beach Resort, they knew it was no ordinary beachfront property. The unspoiled sand dunes nestled against the pristine white beach and turquoise waters of the Gulf offered an opportunity to create a beachside community that rivals the finest beach and golf resorts in the world yet was unlike anything the Gulf Coast has seen. The meticulous evolution of Kiva Dunes is ongoing, and we are proud to announce the newest addition: Kiva Village.

Kiva Village features 30 completed and completely renovated condominiums overlooking our award-winning golf course. Named one of Golf Digest's "Top 60 Resort Courses," our Jerry Pate-designed course was built to be a part of the landscape. In fact, being good stewards of our land, the course has been donated to the North American Land Trust, so it will never go away. Along with an incredible golf course—complete with clubhouse and pro shop—Kiva offers so much more. On property is every amenity desired in a luxury resort, from a tennis court and four pools to a state-of-the-art fitness facility and even meeting space. Not to be overlooked is Kiva's private white sand beach and the exclusive Kiva Beach Club, which boasts a Gulf-side saltwater pool and pavilion and food and beverage service. Exclusively available to owners and guests, Kiva Beach Club features some of the best views of the Gulf, which guests can enjoy while enjoying a massage or yoga services. Kiva Village is a community so close to everything the area has to offer yet tucked away from it all. This is your opportunity to start living life the Kiva way.

PROPERTY FEATURES

- Professionally Landscaped with Native Grasses and Towering Palms
- Elegant courtyards with architecturally detailed entry gates
- Port a Cache entrance with distinctive brick pavers
- Garden plaza overlooking golf course and lake
- Poured in place concrete with structural masonry infield
- Standing seam metal roof
- Custom designed operable Bahama exterior shutters
- Quarry tile on all balconies, hallways and corridors
- Floor to Ceiling KAWNEER curtain wall Sliding Doors

LIVING AREAS

- Travertine flooring throughout all common living area
- Built in bookcase and cabinet with optional wine cooler or ice maker
- Transoms above most solid core four panel doors
- Ceiling fans with light kits in living room and all bedrooms
- Owners closet within each Residence
- 8 inch baseboards and two piece wood case trim
- Living room floor receptacles
- GE Washer and Dryer

GOURMET KITCHENS

- GE Profile Stainless Steel Appliances
- Side by Side Refrigerator with ice maker and water dispenser
- Cook top with vent, separate built-in microwave and Convection Oven
- Under cabinet Kitchen lighting
- Mid Continent Cherry Cabinets with Cranberry Stain
- Three Centimeter Granite Countertops with under mounted sinks

MASTER SUITE AND BATH

- Kohler Spa tub in each Master Bath
- Travertine flooring, counters, tub and shower surround all bathrooms
- Framed clear glass shower doors
- Full Size mirrors above each vanity
- Walk in closet in Master Suite
- Kohler fixtures throughout each Residence



FLOORPLANS



UNIT 1
4 BEDROOMS 4 BATHS:
 2,455 Total SqFt.
 2,098 SqFt. Interior | 357 SqFt. Balcony

UNIT 2
4 BEDROOMS 4 BATHS:
 2,940 Total SqFt.
 2,349 SqFt. Interior | 591 SqFt. Balcony



Kiva Village two-story residences

UNIT 3 – 3 BEDROOMS 3 BATHS:

2,083 Total SqFt: 1,663 SqFt. Interior | 420 SqFt. Balcony



UNIT 4 – 2 BEDROOMS 2 BATHS:

1,951 Total SqFt: 1,426 SqFt. Interior | 525 SqFt. Balcony



UNIT 5 – 2 BEDROOMS 2 BATHS:

1,861 Total SqFt: 1,386 SqFt. Interior | 475 SqFt. Balcony



UNIT 6 – 2 BEDROOMS 2 BATHS:

1,653 Total SqFt: 1,353 SqFt. Interior | 300 SqFt. Balcony

