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LUXURY LIVING IN LIDO VILLAS

Lido Villas was named an “Award of Merit Honoree” for the 2019 Gold Nugget Awards, a well-deserved recognition

By Julia Edinger

Photos Courtesy of Christopher Mayer

Lido Villas, a one-of-a-kind development in Orange County, was just named an “Award of Merit Honoree” for the 2019 Gold Nugget Awards. The townhome community by Landsea Homes in Newport Beach offers luxury living to its residents, and this award is a reflection of Landsea’s inspired design.

“It’s a great honor to be a finalist for such a prestigious award that recognizes innovation in design, planning, and development,” said Tom Baine, President of the Southern California Division of Landsea Homes. “This nomination is a direct reflection of Landsea Homes’ commitment to providing the ultimate living experiences.”

Distinct Design

The imaginative, modern architecture of these townhomes is impossible to miss, with distinguishing lines, natural light, and a blend of materials on

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the exteriors. The inviting and open design of each unit enhances the appeal of these homes as a luxury lifestyle residence.

There are 23 three-story townhomes with prices from the high \$1 millions. The townhomes offer four unique floor plan options – Coast, Drift, Swell, and Tidal – ranging from 1,818 to 2,303 square feet. Each home features a rooftop deck, offering optimal panoramic views of Newport Bay. It is a serene location for a surreal homeowner experience.

Each townhome offers something unique for homebuyers. While some people who have frequent visitors may be looking for extra space, others would rather opt for additional outdoor space than an extra room. The Drift floor plan, for example, offers an optional second deck, while the Swell plan is perfectly suited for families.

The Coast plan boasts its gourmet kitchen, with chef-grade appliances and a large island. The Tidal plan offers spa-inspired



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▀▀ Lido Villas offers panoramic views of Newport bay, creating a surreal homeowner experience.

▀ The inviting and open design of each unit enhances the appeal of these homes as a luxury lifestyle residence.

▲ Each townhome is unique; some may opt for the gourmet kitchen while others may choose a second deck.

interiors, with high-end fixtures and finishes enhancing the master suite. One floor plan even includes an elevator, opening the community up to a larger buyer pool. Homebuyers may not need it, but may appreciate having it when guests visit or later in the future.

Defying Challenges

There were several challenges in the design and build of this community, posed by the location of the project. However, through strategic planning, Landsea Homes used the challenges to improve the design.

“Land is scarce in coastal or urban areas, forcing builders to maximize space,” explained Baine. “Three-story homes allow Landsea Homes to deliver an amazing product utilizing a smaller footprint.”

The Coastal Permit restricted building heights to 35 feet, and there was a lack of outdoor space for

each residence. To combat these challenges, Landsea Homes resourcefully incorporated the rooftop deck as a private outdoor space. In addition to giving homeowners additional privacy and sunshine, the rooftop decks provide tremendous views.

Existing infrastructure presented the other challenge. Due to the fact that the 1.2-acre infill project is located right by Newport Bay, there were potential challenges with the state of the infrastructure paired with the proximity to the water. Rising water could potentially be hazardous with the aging infrastructure. After careful consideration, a dewatering system was set up to keep wet utilities trenches dry enough for the installation of the newer infrastructure.

Luxury by Location

If the luxury design features of Lido Villas were



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not enough to set this community apart, the location certainly will. This spot was chosen carefully for a number of reasons.

To start, the community was carefully designed with a blend between indoor and outdoor space. Combining natural and artificial light, and even using a blend of wood and concrete on the exteriors, each home brings this intention to life. The purpose is to allow homeowners to make the most of their home, as well as the environment their home is in.

“Landsea Homes has a deep respect for the shared environment of the communities it creates,” Baine explained. The community was carefully created with this environmental respect, and in turn, the surrounding environment provides countless choices for a homeowner at Lido Villas. Residents are walking distance from Newport Bay and all of the outdoor recreation that entails.

From the rooftop decks, homeowners can enjoy 360° views of beautiful scenery: Catalina Island, Saddleback and Baldy Mountains, and of course the bay itself. It is in close proximity to Lido Village for shopping and eating, and when homeown-

ers need a vacation from their permanent vacation, they are near the John Wayne Airport, allowing for convenient travel.

“Homebuyers today are looking for more than just an open floor plan,” reasoned Baine. “They are looking for a lifestyle focused on experiences, and want a home that supports that way of life.”

Lido Villas does just that. With little required of homeowners in terms of landscaping and maintenance, it becomes a perfect option for those that want to live the get-up-and-go lifestyle.

“Lido Villas provides an ideal living experience with proximity to shopping and dining, lower maintenance and upkeep than traditional single-family homes, and the ability to lock up and leave for an adventure with less worry.”

With all there is to explore in Southern California, the opportunities for adventure is likely to attract an active homebuyer who appreciates luxurious detail. Whatever it is that homebuyers are looking for, this coastal community is one of a kind. Landsea Homes sought to create a luxury townhome community in an extravagant location, and the recognition is well deserved.

The community is slated to be complete by the end of this year. With only two units built, nine have already been sold. The success of the community is a testament to the builder's commitment to the goal of providing the ultimate living experience. **PSD**

Julia Edinger is the Assistant Editor for *Builder and Developer* magazine. She may be reached at julia@penpubinc.com.

