

LVH



# PELICAN VILLA

NEWPORT COAST, ORANGE COUNTY, CALIFORNIA

5

BEDROOMS

10

GUESTS

6 + 1 HALF

BATHROOMS

11,400

SF



## PELICAN VILLA

NEWPORT COAST, ORANGE COUNTY

Villa Pelican is an exquisite coastal retreat perched within the prestigious enclaves of Orange County, California, overlooking the vast Pacific horizon and the refined beauty of Newport Coast. Defined by its commanding hillside position, the estate captures sweeping ocean vistas, where golden sunsets dissolve into the shimmering coastline below. Surrounded by manicured landscapes and architectural elegance, the setting embodies a seamless blend of privacy, serenity, and proximity to Southern California's most coveted beaches, upscale dining, and vibrant coastal culture.

The interior reveals a masterclass in luxurious living, where expansive proportions and refined finishes converge in a luminous open-plan living room. Framed by soaring ceilings and grand glass expanses, the space is bathed in natural light, effortlessly merging indoor sophistication with the allure of the outdoors. A carefully curated palette of soft neutrals and bespoke materials enhances the villa's understated opulence. Adjacent, a designer kitchen unfolds as both a functional centerpiece and social hub, appointed with premium finishes, a statement island, and seamless integration into formal and informal dining areas. The residence accommodates up to ten guests across five beautifully appointed guest bedrooms, each offering a tranquil sanctuary defined by comfort and elevated design. An additional dedicated staff bedroom is also available within the residence.

Outdoors, the estate transforms into a private resort-style haven, where terraced grounds reveal an impressive poolscape complete with a sculptural infinity-edge pool, spa, and multiple lounging areas designed for both relaxation and entertaining. Lush greenery, ambient lighting, and panoramic viewpoints frame every moment, while shaded terraces and alfresco dining spaces invite effortless gatherings under the California sky. Villa Pelican stands as a refined expression of coastal luxury living, where architecture, landscape, and lifestyle exist in perfect harmony.

### INTERIOR

- Air Conditioning
- Cable, Satellite or Smart TV
- Dining Area
- Fireplace
- Game Room
- Gym
- Home Office
- Home Theater
- Laundry

### EXTERIOR

- Al Fresco Dining
- BBQ
- Fire Pit
- Fountains
- Garage
- Gated Property
- Hot Tub
- Landscaped Garden
- Outdoor Kitchen

### LOCATION

- Gated Community
- Golf Course View
- Ocean View

## INTERIOR

- Piano
- Private Elevator
- Smart Home
- Sound System
- Staff Quarters
- Walk-In Closet
- Wine Cellar

## EXTERIOR

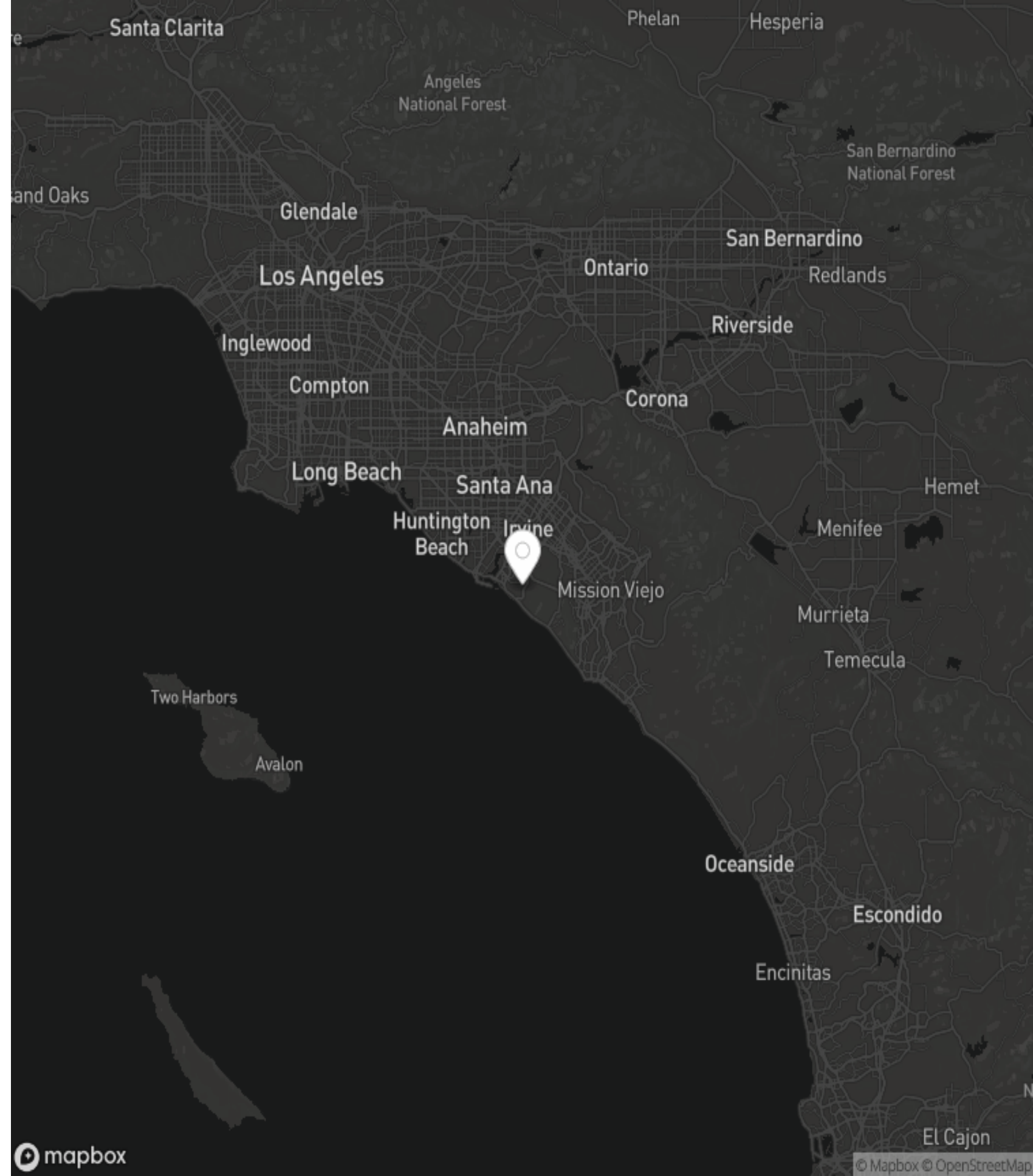
- Outdoor Sound System
- Patio
- Pizza Oven
- Pool
- Sun Loungers
- Terrace



# ORANGE COUNTY

## NEWPORT COAST

Whether it's about manicured oceanfront beach towns with luxury yachts or celebrated theme parks, Orange County, or the OC as it is known, stands out as one of California's most iconic destinations. There's no denying the Pacific Ocean, palm trees, and glamor draw visitors to the OC's doorstep. The always fabulous, original, and first-of-its-kind Disneyland Resort continues to be one of the best-loved theme parks in the world. At the same time, Knott's Berry Farms and other OC attractions amp up the meter. Shop at spectacular South Coast Plaza in Costa Mesa, or get the surfer look in Huntington Beach, aka Surf City. Surfing is synonymous with Southern California. Be a part of the magic on this sun-drenched coast. Explore everything from California's history to surf culture and awe-inspiring sea life.







Field Managers



Stewards



Concierge Access

## INCLUDED SERVICES

Every detail of your stay has been meticulously considered; each luxury home has a dedicated on-site team, including a steward, housekeeping staff, and field manager.



Housekeeping



Pre-stocking



Welcome Ceremony



Unpacking



Luxury Spa Products



Yachts



Private Jets



Super Cars



Chefs

## ADDITIONAL SERVICES

To further elevate your stay, we offer additional services that include an on-site chef, pre-arranged chartered flights and yachts, access to exclusive establishments and events, and tailored experience packages.



Staffing



Helicopters



Entertainment



Experiences



Spa and Esthetics



Wellness



Chauffeurs



Wardrobe Care







































## WHO WE ARE

LVH is the preeminent super home chartering company offering ultra-luxury homes in hundreds of global destinations. Each home in our collection is carefully curated to deliver the highest standard of quality and comes complete with a full-time steward, housekeeping & concierge access. Our team will orchestrate the entire experience including in-home services, daily activities and travel logistics. LVH Domus, our invite-only membership, brings the same level of service to every day of your life. Endless possibilities await the most discerning families.





LVH

CURATORS OF  
IMMEASURABLE  
MOMENTS



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