

Haleiwa, Oahu – 5.27 Acres



THE
SULLIVAN
ESTATE

∞ 1962 ∞



LAND ADVISORY GROUP

 CUSHMAN &
WAKEFIELD

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ENGEL&VÖLKERS



A Secluded Oasis Beyond Compare.

59-338 WILINAU RD, HALEIWA, HI 96712

Built in 1962, The Sullivan Estate stands as a testament to timeless elegance and luxurious living. Perched atop a 5.27-acre rim above Pupukea, the private estate & spa retreat boasts 400 feet of unobstructed ocean views, providing a breathtaking panorama of Oahu's famous North Shore.





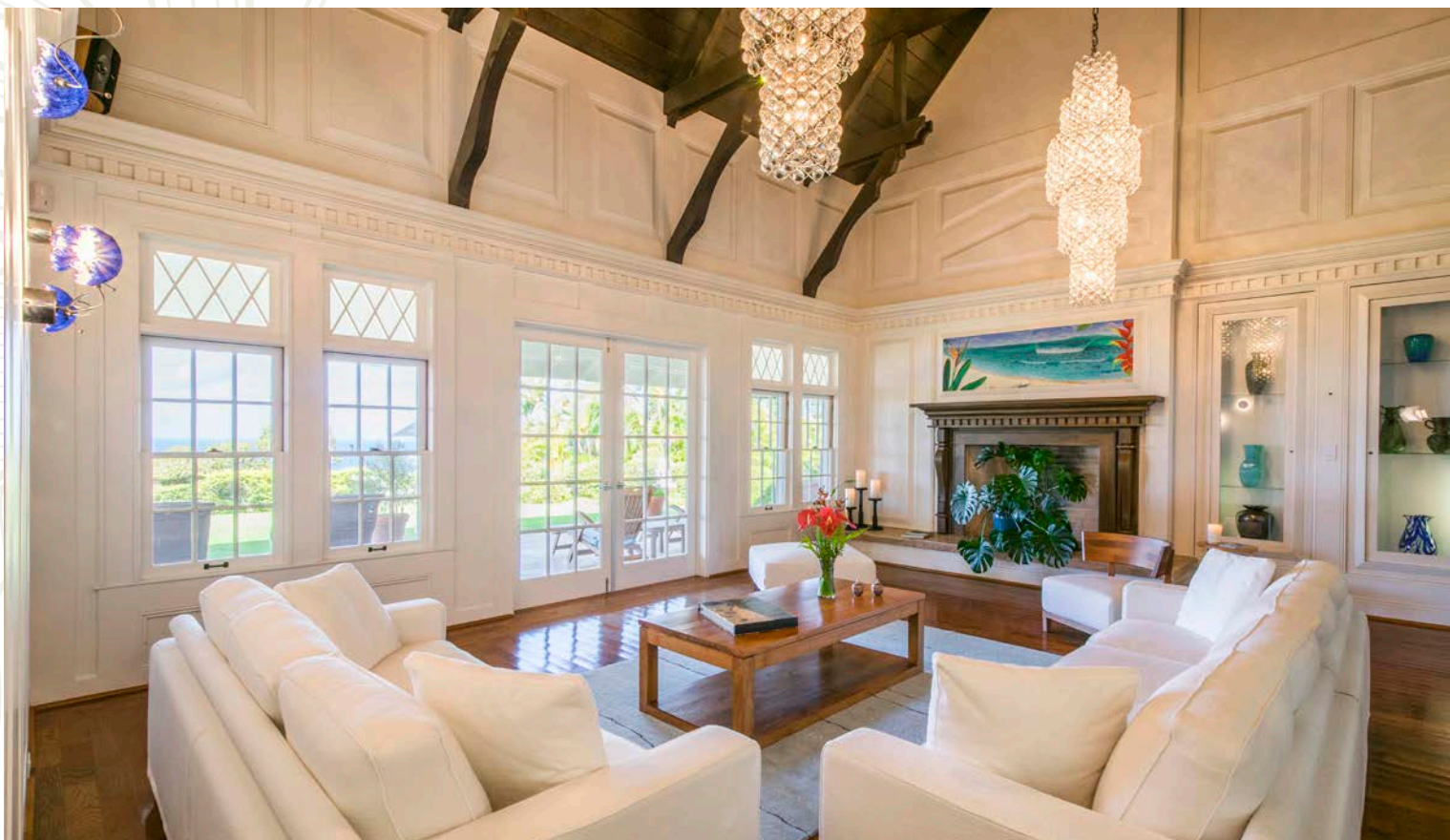
THE
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Luxury Resort Living at a North Shore Landmark

The historic estate features 18 structures, including the plantation-style main residence, a separate guest house suitable for a caretaker or an office, and lavish spa treatment facilities designed to support the current private and corporate wellness retreat operations. The main residence, spanning an impressive 10,592 square feet across two stories, offers ample space for relaxation and entertainment across six bedrooms and five-and-a-half bathrooms. Designed for both indoor and outdoor living, the residence features spacious living areas, gourmet kitchens, and expansive outdoor patios, perfect for hosting gatherings or simply enjoying the island breeze.

Beyond its grandeur, The Sullivan Estate serves as an ideal vacation destination, inviting visitors to unwind amidst its serene surroundings, and showcasing a rich history of hosting iconic guests, including Elvis Presley and Bono.

With a seamless blend of contemporary amenities and traditional Hawaiian charm, The Sullivan Estate presents an unparalleled opportunity to maintain the legacy of the corporate retreat & private wellness oasis or convert the property into a secluded family compound.







Highlights

- Secluded & gated 5.27-acre estate on the North Shore
- Main residence features 6 bedrooms and 5.5 bathrooms across 10,592 square feet of living space
- Luxury amenities include a gym, pool, jacuzzi, and spa treatment rooms
- Panoramic ocean views
- Close proximity to marquee surf breaks such as Pipeline, Sunset Beach, and Haleiwa
- Potential to develop multiple homes and/or lots with condominium property regime (CPR) or country cluster subdivision
- Opportunity for additional income from long term vacation rental at a rate of \$450,000 per month



A SERENE SANCTUARY FOR THE MIND & BODY

Tudor-style home with sweeping panoramic ocean views, promising rest and rejuvenation. From its expansive gourmet kitchen to the opulent wood-paneled library, The Sullivan Estate is the pinnacle of elevated island living.

The first floor of the residence boasts a grand great room, two elegant indoor dining areas, three bedrooms, 3.5 bathrooms, a sitting room, the library, a relaxing retreat room, and chef's kitchen. The primary suite, complete with a private balcony, is located on the second floor, accompanied by two additional bedrooms and a full bath.





COASTAL GROUNDS ROOTED IN HAWAIIAN CULTURE

Private grounds enveloped in the spirit of Aloha. The Sullivan Estate features an outdoor saltwater swimming pool & spa, meticulously landscaped gardens, and ocean viewing pavilions for lounging.



INTENTIONAL WELLNESS, DELIVERED

Wellness and spa amenities to promote a balanced, beautiful lifestyle. With over ten different healing rooms, including a sauna & steam room, yoga & meditation studio, float pool room, two fitness buildings, and JK7® skincare laboratory, the possibilities are endless at this holistic estate, offering the perfect environment to unwind and deepen your well-being.



Estate Map

Staff/Housekeeping Room
344 SF

Storage Room II
344 SF

Parking
Area

Office & Care
Taker House
2,583 SF

JK7
Laboratory
688 SF

Entertainment/Multi
Function Room
688 SF

Electrical Room
118 SF

Waste-Cesspool

Main House
10,952 SF

Swimming
Pool & Jacuzzi
12.5m x 6m

Open Terrace
645 SF

Umbrella
Roof Terrace
376 SF

SPA Couples Massage
Treatment Room II
430 SF

Storage Room
344 SF

Ayurveda SPA Treatment
344 SF

Work & Tool Shop
688 SF

Yoga & Meditation Room
376 SF

**Nagato Bio-Environmental
Sewage System**

**JK7 SPA-Sensator
Float Pool Room**
430 SF

Sauna + Steam Room
430 SF

Toilette Shower Block (SPA)
161 SF

**Fitness II
Weight & Galileo Machine**
344 SF

Roofed Terrace Lanai
1,011 SF

**SPA Facial & Hydro-Bath
Treatment Room I**
344 SF

Fitness I Cardio
344 SF



Opportunity Awaits

The estate has been used for off-site ultra-luxury spa treatments by many of the most exclusive resorts on Oahu and would be an ideal addition to any hospitality offering.

ENHANCING ESTABLISHED REVENUE



In addition to serving as a private residence for a portion of the year, The Sullivan Estate is also offered as an exclusive corporate and private retreat for 2 - 3 months each year at a rate of \$450,000 per month.

SPA & BEAUTY



Designed to accommodate pampering beauty treatments, indulgent massages, sauna & steam experiences, and pool & jacuzzi relaxation, the estate is meticulously crafted to help guests enjoy renewal.

HEALTH & WELLNESS



Drawing inspiration from the coastal surroundings, The Sullivan Estate presents the opportunity to utilize the fitness & yoga studios and gourmet kitchen to provide a wellness oasis with nurturing experiences such as yoga & meditation, sound bowl healing, breathwork, and nutritious culinary.

REST & RECOVERY



The healing aroma of the island and secluded nature of the property encourages the possibility of a rest & recovery center, including a high-end rehabilitation center.

Development Potential





**TAX MAP KEY
(TMK)**

1-5-9-018-034

ZONING

Country District - At 5.27 acres, the property qualifies as a country cluster (LUO Sec.21-3.60-2), permitting the development of one residence per acre

UTILITIES

Electricity: Hawaiian Electric
(Net Metering contract in place)

Water: Board of Water Supply - City and
County of Honolulu

The property presents various residential development opportunities, including:

PRIVATE/FAMILY COMPOUND

Currently operating as a wellness retreat and vacation rental, a new owner may find appeal in returning the estate to this original purpose. With the ability to enjoy the existing facilities, this estate could be an unmatched family coastal retreat.

CONDOMINIUM PROPERTY REGIME (CPR)

Opportunity to pursue a CPR and subdivide the property into multiple lots, allowing the development of up to one residence per acre. Many of the existing amenities, such as the gym, pool, jacuzzi, and spa treatment rooms, could potentially be designed on a common area parcel to be shared by all owners.

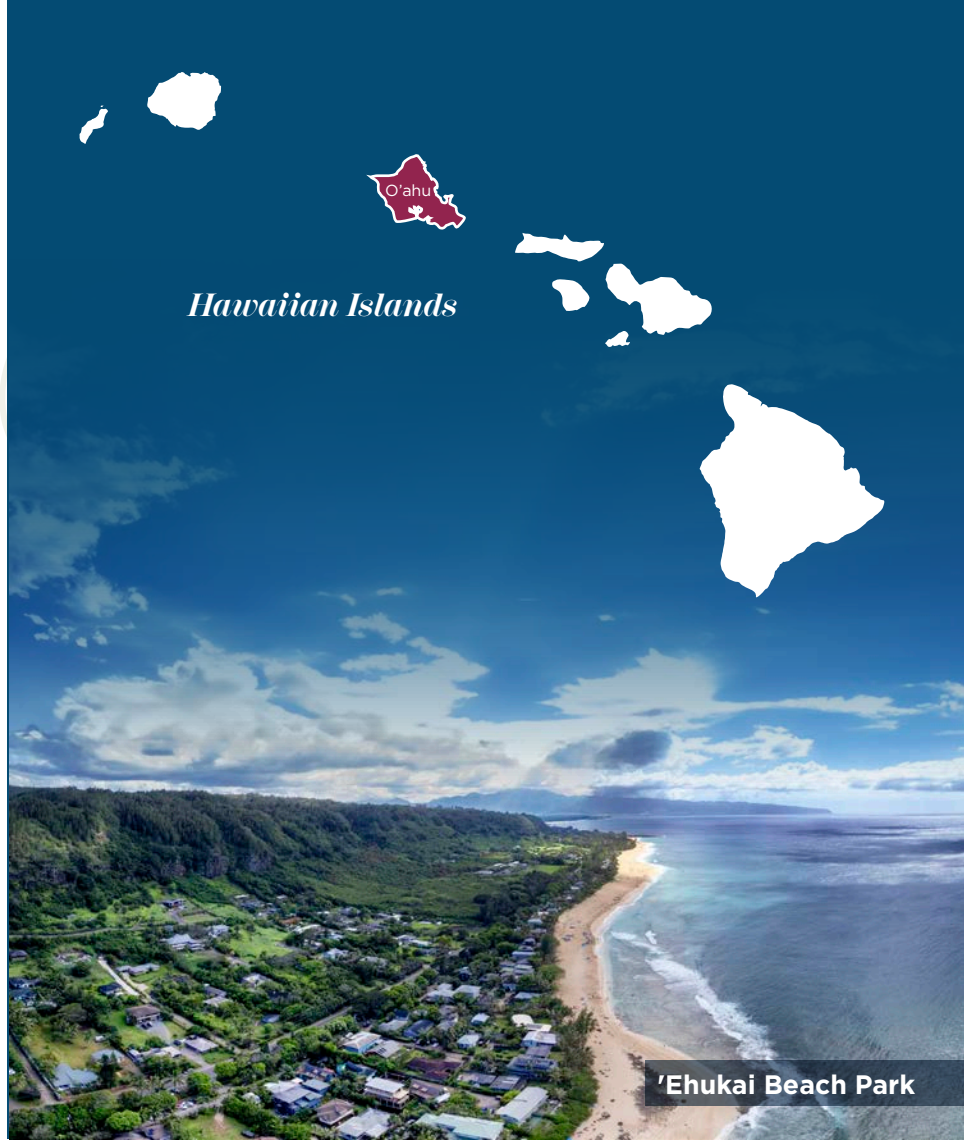
Location



The North Shore of Oahu, Hawaii, is renowned for its stunning beaches, lush landscapes, and rich cultural heritage.

It played a pivotal role in surfing history, hosting iconic waves like Pipeline, Haleiwa and Sunset Beach. This exclusive hideaway provides an exceptional experience of the North Shore's beauty and serenity, complemented by its proximity to attractions like the Polynesian Cultural Center and the Dole Plantation.

Kailua



Hawaiian Islands



'Ehukai Beach Park



History

The estate was built in 1962 by prominent Hawaii businessman, entrepreneur and founder of the Foodland supermarket chain, Maurice J. Sullivan. Numerous celebrities have vacationed at the private estate, including Elvis Presley, Bono, Lionel Ritchie, and Owen Wilson, to name a few.

Extensive remodeling and restoring of the estate has been completed over the years including making the entire complex off the grid. It easily shifts from a spa-retreat format to one where multiple guests could stay in total privacy.

The property was owned for 6 years by Alon Abady, a Los Angeles developer and real estate investor before being acquired by the current owners, Dr. Jurgen and Karin Klein, creators and owners of the retreat. Bringing over 30 years of professional expertise on Wellness, Natural Health, and Beauty, they reimagined the estate into the sanctuary that it is today. Dr. Klein founder of JURLIQUE, recognized as the purest skin care on earth, is a world renowned Biochemist, Alchemist, Naturopath Doctor, and also the Author of “Unearthing Nature’s Secrets” and “The JK7® Anti-Stress SPA Sensator” as well as the inventor of the High Performing JK7® Luxurious Natural Skin Care.



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PRICE: Upon Request

PROPERTY TOURS:

All property tours must be coordinated through listing agent