

**Marriott's Newport Coast Villas**  
Newport Coast, California



MVE was selected by Marriott Vacation Club International to plan and design phases two through nine at its luxury-living time-share resort in Orange County. Phases two through seven are complete, while phase eight is currently under construction and phase nine is in final design. The 70-acre hillside site will feature 31 buildings ranging from two-to-four stories with terraced levels of residential structures in configurations that respond to the topographic variations of the site. There will be 11 different building types in the overall development, with each time-share unit being 1,240 sq.ft. in size.

The complex entry is designed as a country road that leads through the outskirts of the village to the town center. The scale and materials of the each building is based on the traditional Italian hill towns and villages. Simple plastered design forms with small punched openings in the end walls and with larger openings on the view walls are intermingled with balconies, roof overhangs and terraces to create an air of informality that is conducive to the casual lifestyle of a vacation resort.

**Client** Marriott Vacation Club International  
**Units** 700  
**Stories** Two, Three and Four  
**Contractor** Suffolk Construction  
**Completion** 2002 - 2008 (9 Phases)

**Awards**  
2006 NAHB Pillars of the Industry Award  
– Best For-Sale Multi-Family Community of the Year