

ROYAL SEA CLIFF KONA BY OUTRIGGER®

75-6040 Alii Drive, Kailua-Kona, HI 96740

Ph: (808) 329-8021

Fax: (808) 326-1887

General Manager: Carol Hanna

Email: rsc@outrigger.com

Hotel Code: RSC

Royal Sea Cliff Kona
BY OUTRIGGER®

Located on seven acres of prime Ocean Front land one mile south of the town of Kailua-Kona the landmark property, Royal Sea Cliff Kona by Outrigger, is a multi-level complex of striking architecture that descends toward the coast to afford dramatic views. The seven-level property consists of spacious studios, one- and two-bedroom suites. Each deluxe unit includes a complete kitchen, washer/dryer, air conditioning, lanai and other in-room amenities. The property has two Ocean Front pools and a hot tub as well as a landscaped central atrium with water features culminating at a waterfall near the ocean side. On-site recreational amenities include two pools, hot tub, barbeque grills, a tennis court, activity desk, free parking and security.

GENERAL

Total # of floors	7
# of rooms	154
# of elevators	4
Check-in time	3:00 pm
Check-out time	11:00 am
Rollaway Charge	N/C
Crib Charge	N/C
Parking	Free
Family Plan	Children 17 years and under are free when sharing room with parent(s) utilizing existing beds

FACILITIES

Pool (2)	Hot Tub
Sun Deck	Barbecue grills
Tennis Court	Front Desk Hours 7am – 11pm
Vending Machine	

SERVICES

Luggage Storage	Ice Machine
Activity Desk	Operator Asst Wake-up Service
Concierge	Operator Asst Message Service
	Security Guard

Other Services

Kailua-Kona town nearby with shops, restaurants & lounges. Golf, fishing, beach nearby

SAFETY**HEARING IMPAIRED ROOMS – On Request**

Smoke Detector	Smoke Detector w/Strobe light
Card Key Access to Rooms	Telephone w/Volume Control
Outrigger Clean Commitment	TDD Machine
	Closed Caption TV
	Flashing Fire Alarm

Other Safety	The Outrigger Clean Commitment provides the highest standards for health and safety, and was developed with Ecolab, the global leader in hospitality cleaning, to meet the Stay Safe standards of the American Hotel Lodging.
	Partial ADA Accommodations achievable.
	Property conforms to the State of Hawaii Smoke Free Law All guest rooms and common areas are non-smoking.

CATEGORY DESCRIPTION (Unit Choice: selected units may be booked specifically by unit number)					
Room Code	Room Name	Unit Choice	Size (sq. ft.)	Max Pax	Description
--	Studio	UC	600 - 650 sf	2	Floors 1-5, 1Q or 1K
GSQ	1 Bedroom Garden View	--	850 - 925 sf	(1-4)	Floors 1-6, 1Q or 2T / 1HD
OSK	1 Bedroom Ocean View	UC	850 - 925 sf	(1-4)	Floors 1-6, 1Q or 2T / 1HD
--	1 Bedroom Ocean Front	--	850 - 925 sf	(1-4)	Floors 3-4, 1Q or 2T / 1HD
G2SKQ	2 Bedroom/2 Bath Garden View	--	1100 - 1300 sf	(1-6)	Floors 1-6, 1K/1Q/1HD
O2SKQ	2 Bedroom/2 Bath Ocean View	UC	1100 - 1300 sf	(1-6)	7 th floor only, 1K/1Q/1HD or 1Q/2T/1HD
--	2 Bedroom/2 Bath Ocean Front	UC	1100 - 1300 sf	(1-4)	Floors 2-4, 1K/1Q or 1Q/2T
--	2 Bedroom/2.5 Bath Ocean Front	UC	1100 - 1300 sf	(1-4)	2 nd floor only, 2K
--	2 Bedroom/2 Bath Royal Ocean Front	--	2179 sf	(1-4)	2 nd floor only, 2K

Year-End Cancellation Policy	Cancellations at any time or "no shows" for bookings scheduled to arrive during December 22 to 31 inclusive are subject to 100% charge on entire stay.
Cancellation Policy	All rates are subject to unique cancellation policies that will be transmitted through our system. Guests are encouraged to review the cancellation and deposit policies when making a reservation to ensure the reservation rules for each booking are clear.

Taxes (Subject to Change)	General Excise Tax 4.712%. Hawaii State Transient Accommodations Tax 10.25%. Hawaii County Transient Accommodations Tax 3%, effective Jan 1, 2022.
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ROOM FEATURES		
Air Conditioning	Cable TV	Iron / Ironing Board
Alarm Clock / Radio	Color TV	Kitchen
Automated Wake-up call	Internet Access	Refrigerator
Automated Voicemail	Electronic Door Locks	Smoke Detector
Lanai	Hair Dryer	Tables & Chairs
Blackout Drapes	In-room safe	Tub/Shower Combo
Other Features	Washer/dryers in all units. Complimentary high speed wireless Internet in all units and at the 2 swimming pools and lobby	

KITCHEN INFORMATION

Full stove and oven in each unit
 Cooking Utensils
 Microwave
 Sink
 Toaster

Minimum Night Requirement

Two (2) night minimum stay required January 1 – December 21.
 Four (4) night minimum stay required December 22 – December 31.

Damage Protection Charge

Effective for new bookings from September 1, 2021, a \$59 Damage Protection Charge covers accidental damages up to \$2,000. One time, per stay charge plus 4.712% General Excise Tax; 10.25% Hawaii State Transient Accommodation Tax & effective January 1, 2022 Hawaii County Transient Accommodations Tax 3% collected.

Mandatory Cleaning Charge

All stays are subject to a Mandatory Cleaning Charge of \$264 (1 Bdrm) & \$314 (2 Bdrm) plus 4.712% General Excise Tax; 10.25% Hawaii State Transient Accommodations Tax & effective January 1, 2022 Hawaii County Transient Accommodations Tax 3% . All charges and taxes subject to change.

Accepted Credit Cards

American Express
 Mastercard
 Visa
 BC Korean Cc
 China Union Pay
 Diners Club
 Discover Card
 JCB

GDS

Galileo	9029
Worldspan	RSC
Sabre	23440
Amadeus	KOARSC
Chain Code	OR

DRIVING DIRECTIONS

Located 9 miles from Keahole Aiport:

Turn right onto Queen Kaahumanu Highway 19.

At the seventh stoplight, about 5 miles toward town, get into the right turn lane and turn right onto Palani Road.

Stay in the right hand lane and follow Palani Road.

Follow Palani Road to the left at the bottom of the hill - Palani Road becomes Alii Drive.

Drive through town on Alii Drive.

A mile from downtown Kona you will see a modern, white condominium complex with a white fence line.

You have reached Royal Sea Cliff.

CHECK-IN INSTRUCTIONS

Check-in at property.

UPDATES:

7/23/2021 Damage Protection Charge for new bookings from 9/1/2021.

12/17/2021 Hawaii County TAT 3% effective from 1/1/2022, applies for all bookings regardless when the booking was made.