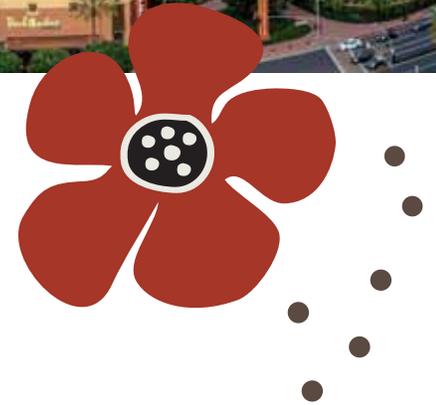


ANDALUCIA

IRVINE SPECTRUM





A FULL SPECTRUM OF POSSIBILITIES

AN ENCLAVE OF NEW HOMES IN THE IRVINE SPECTRUM DISTRICT

Behind private gates, discover an intimate collection of detached homes—the only new home opportunity in the coveted Irvine Spectrum district. Surrounded by open space with select homes offering spectacular city-light views, Andalucia is where your Irvine aspirations come to life.



IRVINE AWARD-WINNING SCHOOLS

Families at Andalusia benefit from access to Irvine's top-tier schools, including the highly acclaimed University High School. Known for academic excellence and innovative programs, these award-winning schools provide an unparalleled foundation, ensuring a bright future for every student in the community.

ALDERWOOD ELEMENTARY SCHOOL (K-6)

- Gold PBIS Award Winner
- Steam Innovation Lab

RANCHO SAN JOAQUIN MIDDLE SCHOOL (7-8)

- National Blue Ribbon School
- CA Distinguished School
- Silver PBIS Award Winner

UNIVERSITY HIGH SCHOOL (9-12)

- National Blue Ribbon School
- CA Distinguished School
- Gold Ribbon School



LIFE, RESORT-STYLE

Enjoy resort-inspired recreation steps from your door. Relax by the private pool and spa, gather at shaded barbecue areas, or unwind on the great lawn under warm Irvine sunshine.



THE CENTER OF IRVINE LIVING

Andalucia places you at the heart of Orange County's most dynamic city. With seamless access to top workplaces, quick freeway connections throughout Southern California, and the renowned Irvine Spectrum Center nearby, everything you need—shopping, dining, entertainment, and more—is remarkably within reach.



CLOSE TO PREMIER SHOPPING, DINING & ENTERTAINMENT

With the world-class Irvine Spectrum Center moments away, you'll find endless possibilities. Discover designer boutiques, savor diverse culinary experiences, and enjoy vibrant entertainment—all just steps from your new home at Andalucia.



WORKPLACE DESTINATIONS

With effortless proximity to Irvine's thriving business hubs and top workplace destinations, enjoy a streamlined commute, giving you more time to live and less time traveling, right in the heart of Orange County.

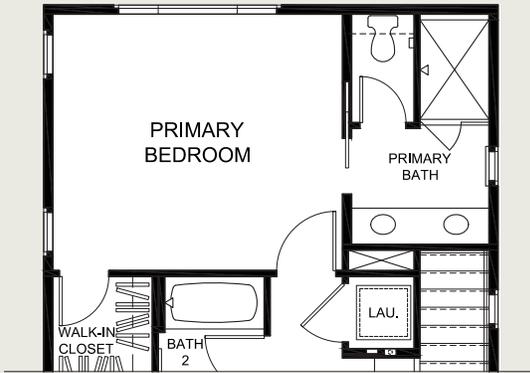




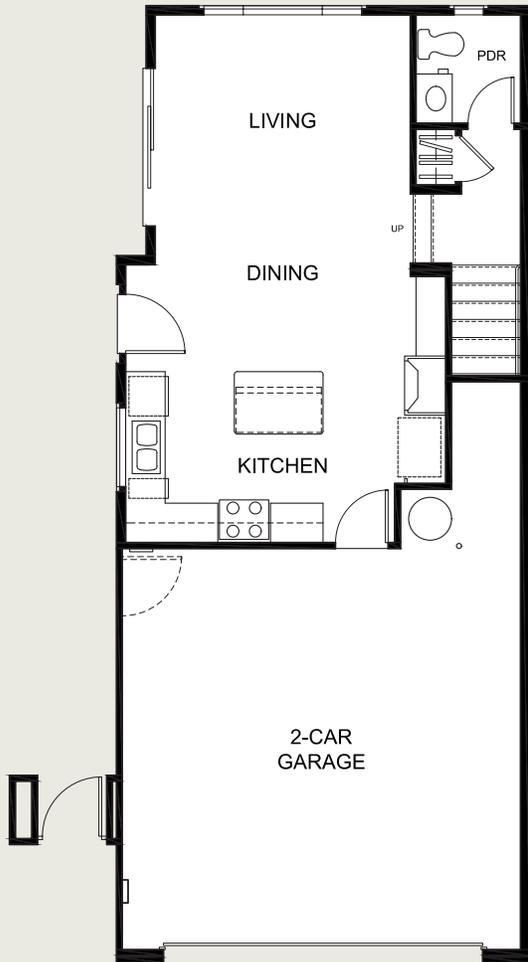
RESIDENCE

1

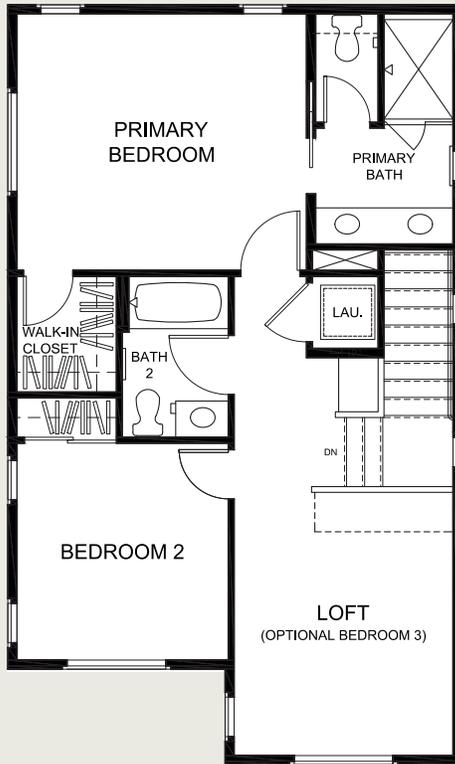
APPROX. 1,326 SQ FT • 2-3 BEDROOMS • 2.5 BATHS
2-CAR GARAGE • LOFT • OPTIONAL BEDROOM 3 AT LOFT



ALTERNATE WINDOWS
AT VIEW LOT



FIRST FLOOR



SECOND FLOOR



OPTIONAL BEDROOM 3



1A - OLD HOLLYWOOD



1B - EARLY SPANISH



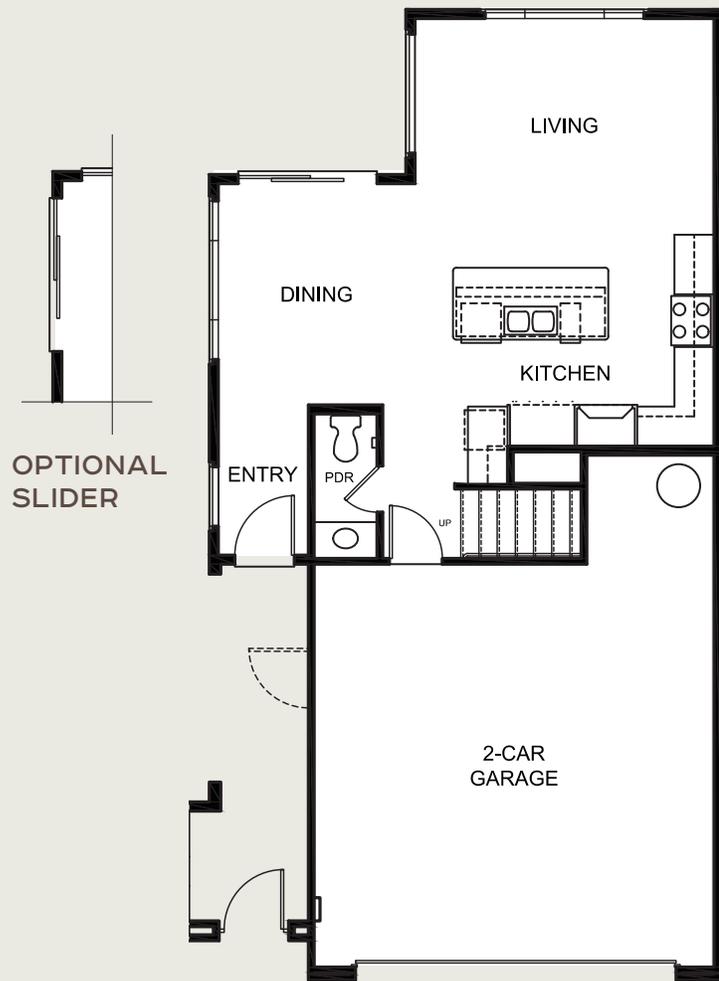
1C - FORMAL SPANISH



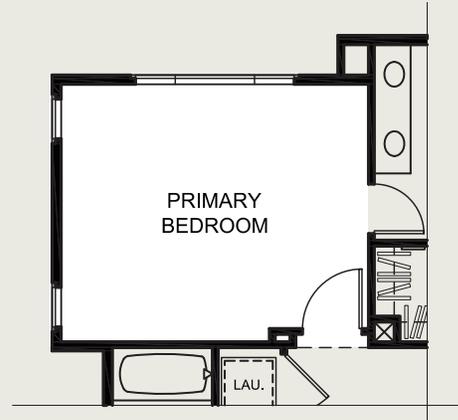


RESIDENCE 2

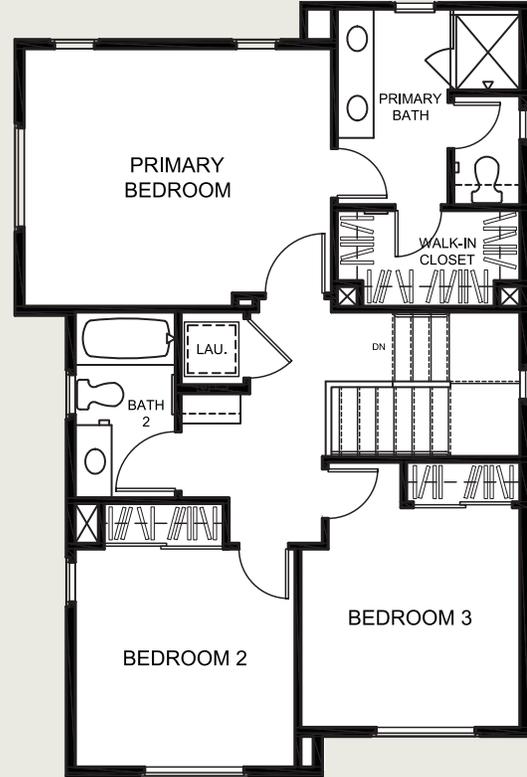
APPROX. 1,493 SQ FT • 3 BEDROOMS • 2.5 BATHS
2-CAR GARAGE



FIRST FLOOR



ALTERNATE WINDOWS
AT VIEW LOT



SECOND FLOOR



2A - OLD HOLLYWOOD



2B - EARLY SPANISH



2C - FORMAL SPANISH



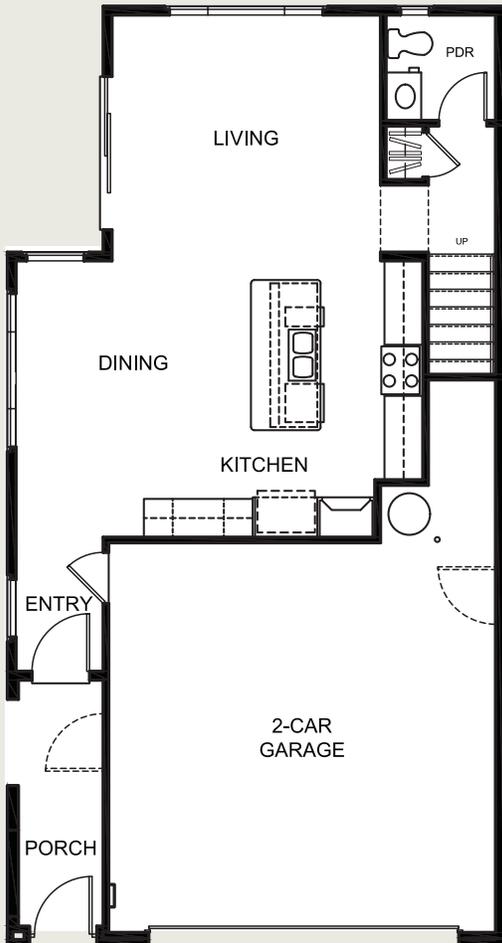


RESIDENCE 3

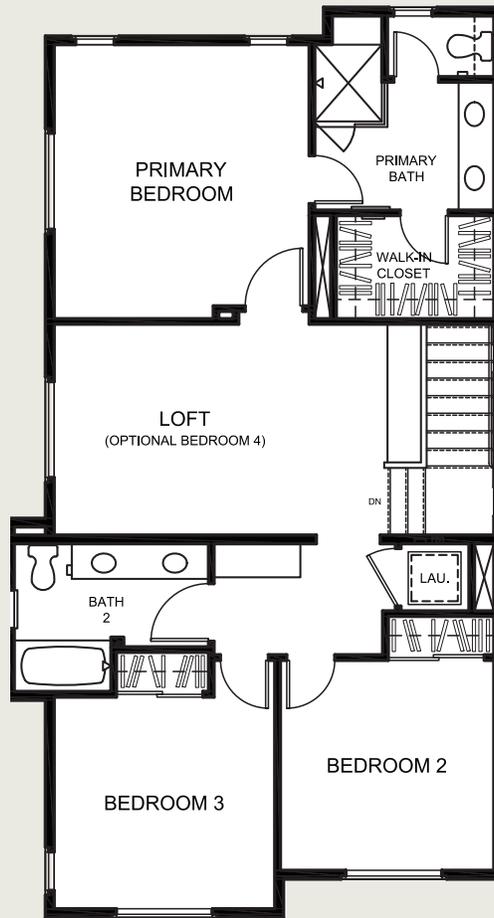
APPROX. 1,752 SQ FT • 3-4 BEDROOMS • 2.5 BATHS
2-CAR GARAGE • LOFT • OPTIONAL BEDROOM 4 AT LOFT



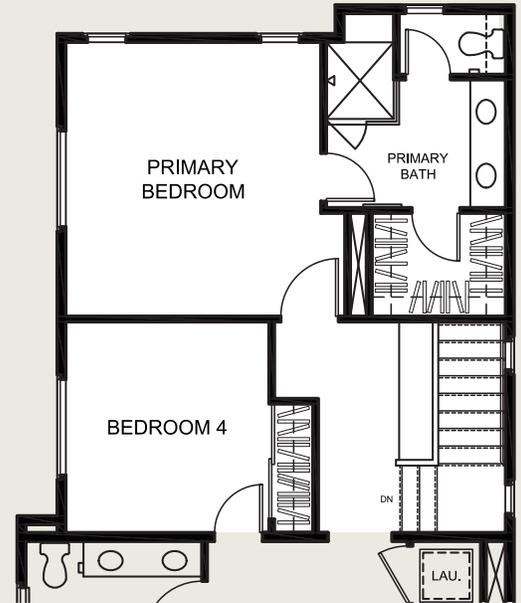
ALTERNATE WINDOWS
AT VIEW LOT



FIRST FLOOR



SECOND FLOOR



OPTIONAL BEDROOM 4



3A - OLD HOLLYWOOD

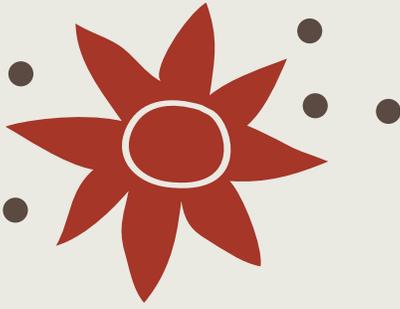


3B - EARLY SPANISH



3C - FORMAL SPANISH





CALIFORNIA PACIFIC HOMES

A LEGACY OF QUALITY & COMMITMENT

At California Pacific Homes, designing and building homes graced with classic luxury and unprecedented style is our business. We are committed to bringing the art and expertise of homebuilding to the next level. We are driven by innovation, the energy of fresh ideas, and the value of forward thinking. An extraordinary approach to elegance, attention to detail, and solid construction is evident in each of our residences, while the enduring appeal of individual neighborhoods is complemented by their coveted locations. It is our honor to build for you, and we extend a gracious welcome to the California Pacific Homes family.

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CALPACIFICHOMES.COM



 **Villages of Irvine**[®]
Masterfully Planned by the Irvine Company

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