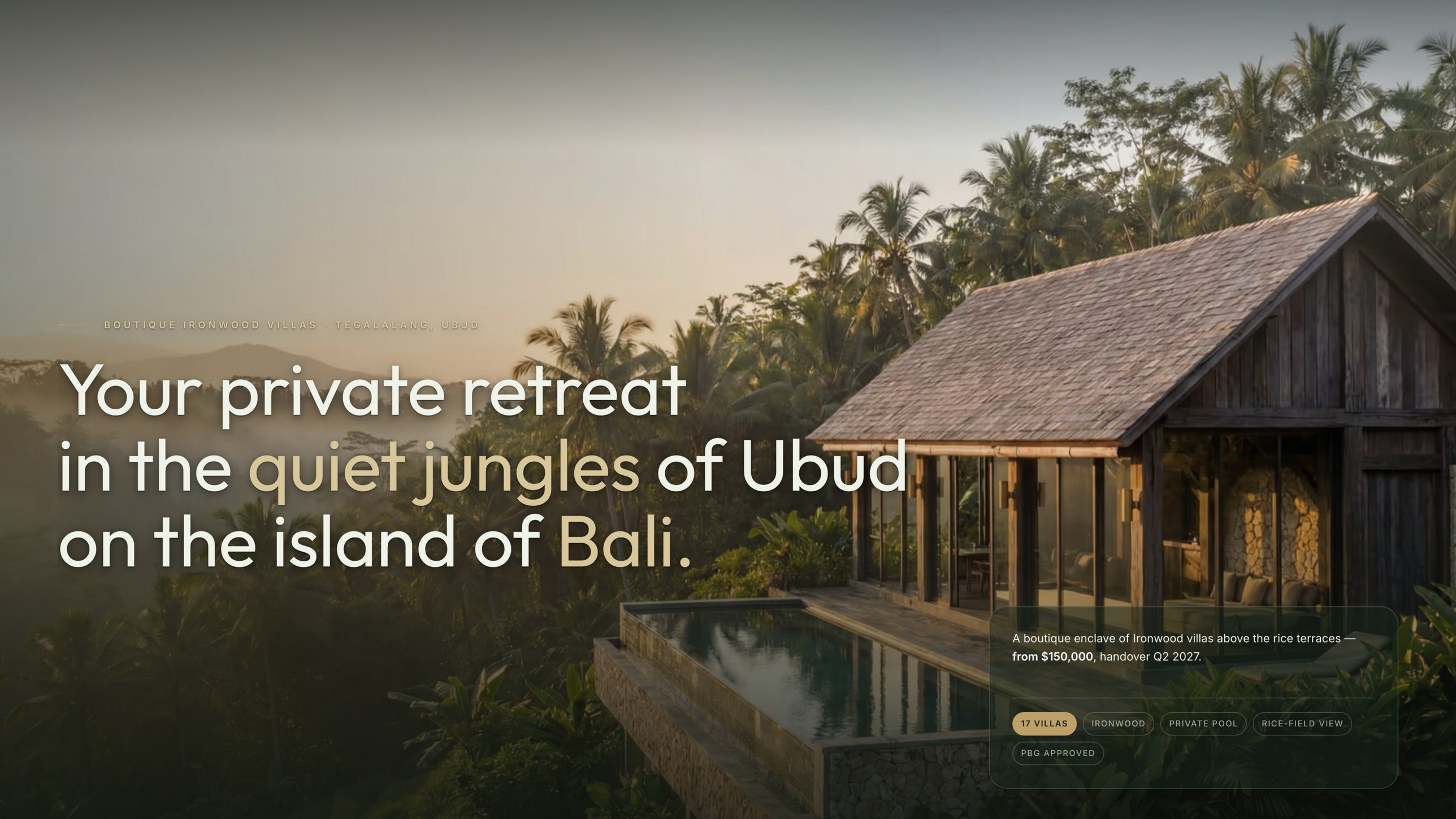


BOUTIQUE IRONWOOD VILLAS · TEGALALANG, UBUD

Your private retreat in the quiet jungles of Ubud on the island of Bali.

A boutique enclave of Ironwood villas above the rice terraces — **from $150,000**, handover Q2 2027.

17 VILLAS | IRONWOOD | PRIVATE POOL | RICE-FIELD VIEW | PBG APPROVED


MAISON VERDE



WHERE YOU WAKE

Where the jungle keeps your secrets.

No corridors, no neighbours through the wall — only your own slope of green. You wake to mist drifting over the rice terraces, the jungle breathing just beyond the glass, and a quiet so complete it feels like a kept secret.

+30%

Boutique villas with a view earn up to 30% more than ordinary hotels — privacy that pays for itself.

INVESTOR NOTE

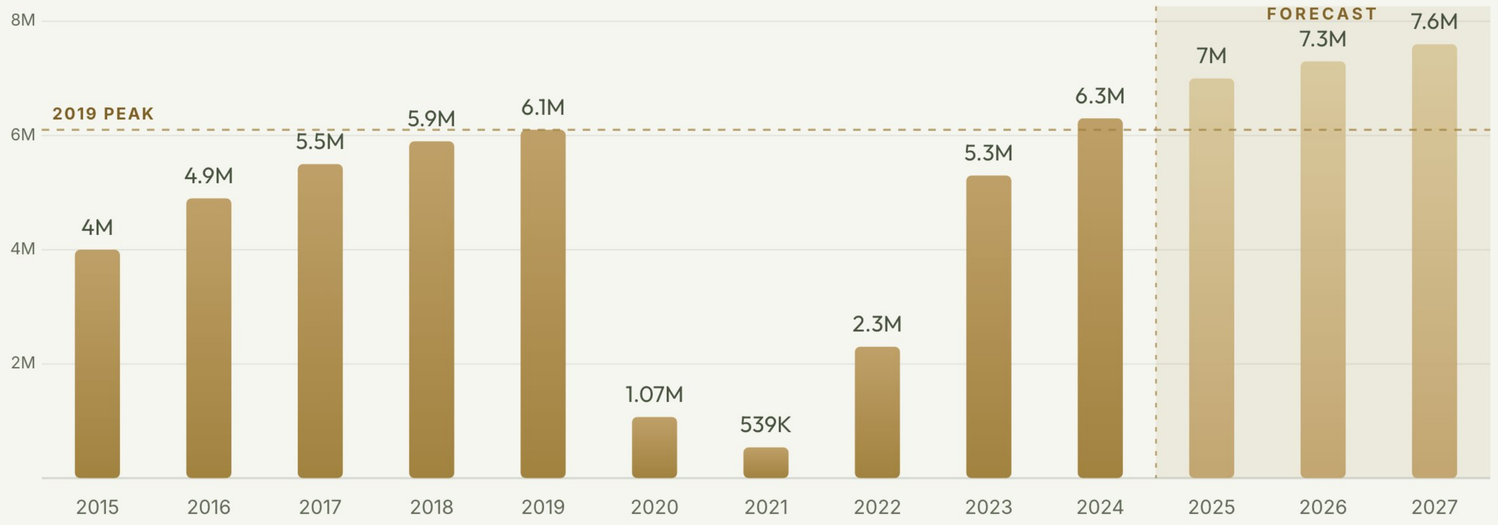
Quiet, green & protected.

Tegalalang, Ubud

An island that keeps filling up.

Bali drew 7 million foreign visitors in 2025 — already past its pre-COVID peak, and still climbing. That demand is what keeps a boutique villa booked, at rates well ahead of ordinary hotels.

FOREIGN ARRIVALS · 2015–2027

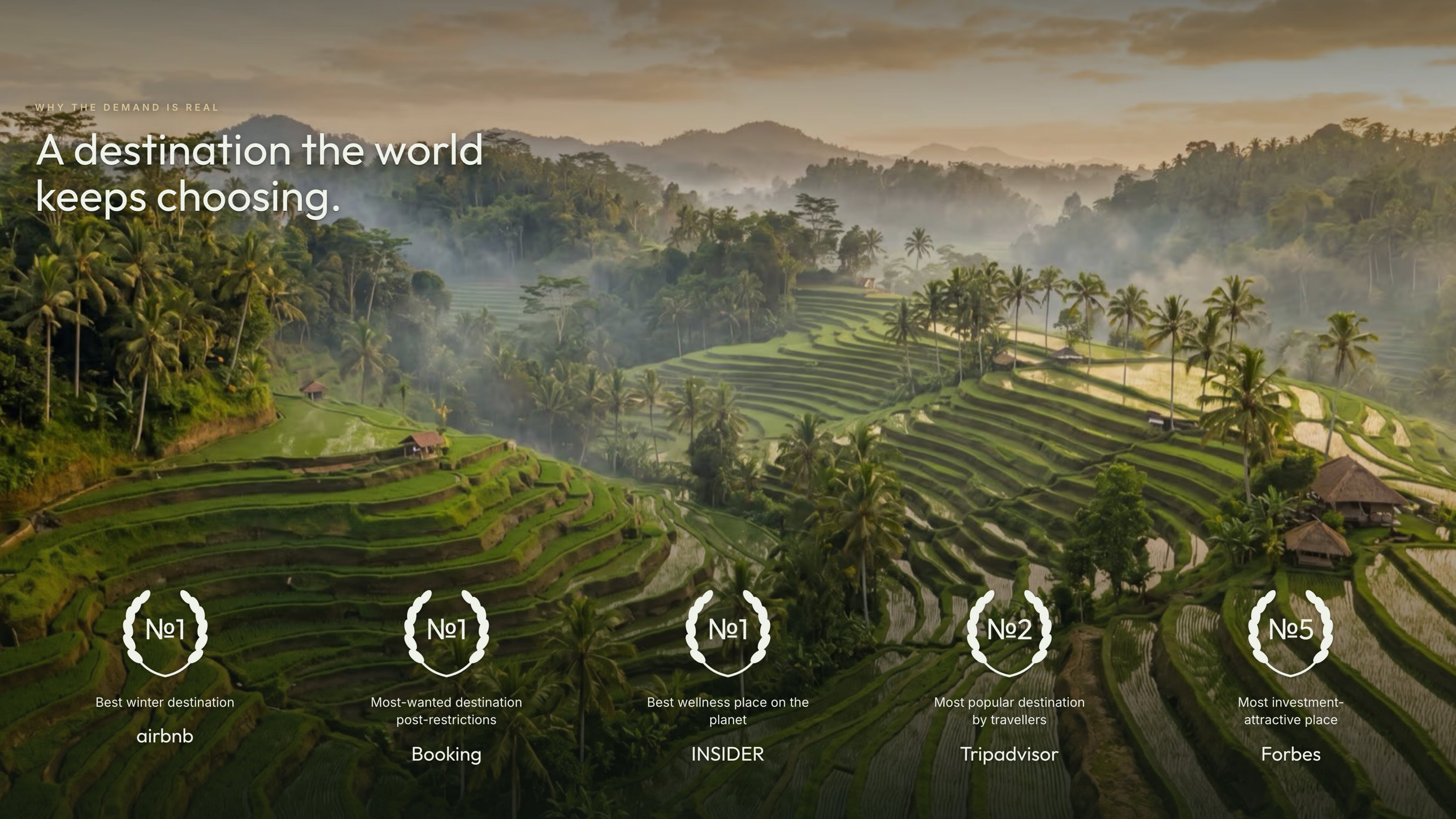


Boutique villas from $150,000 — own into a market that keeps filling up.

See the returns →

WHY THE DEMAND IS REAL

A destination the world keeps choosing.



№1

Best winter destination

airbnb

№1

Most-wanted destination post-restrictions

Booking

№1

Best wellness place on the planet

INSIDER

№2

Most popular destination by travellers

Tripadvisor

№5

Most investment-attractive place

Forbes

7M
Foreign tourists, 2025
→ 7.3M (2026) · 7.6M (2027)

72-85%
Boutique occupancy
vs 55–65% standard

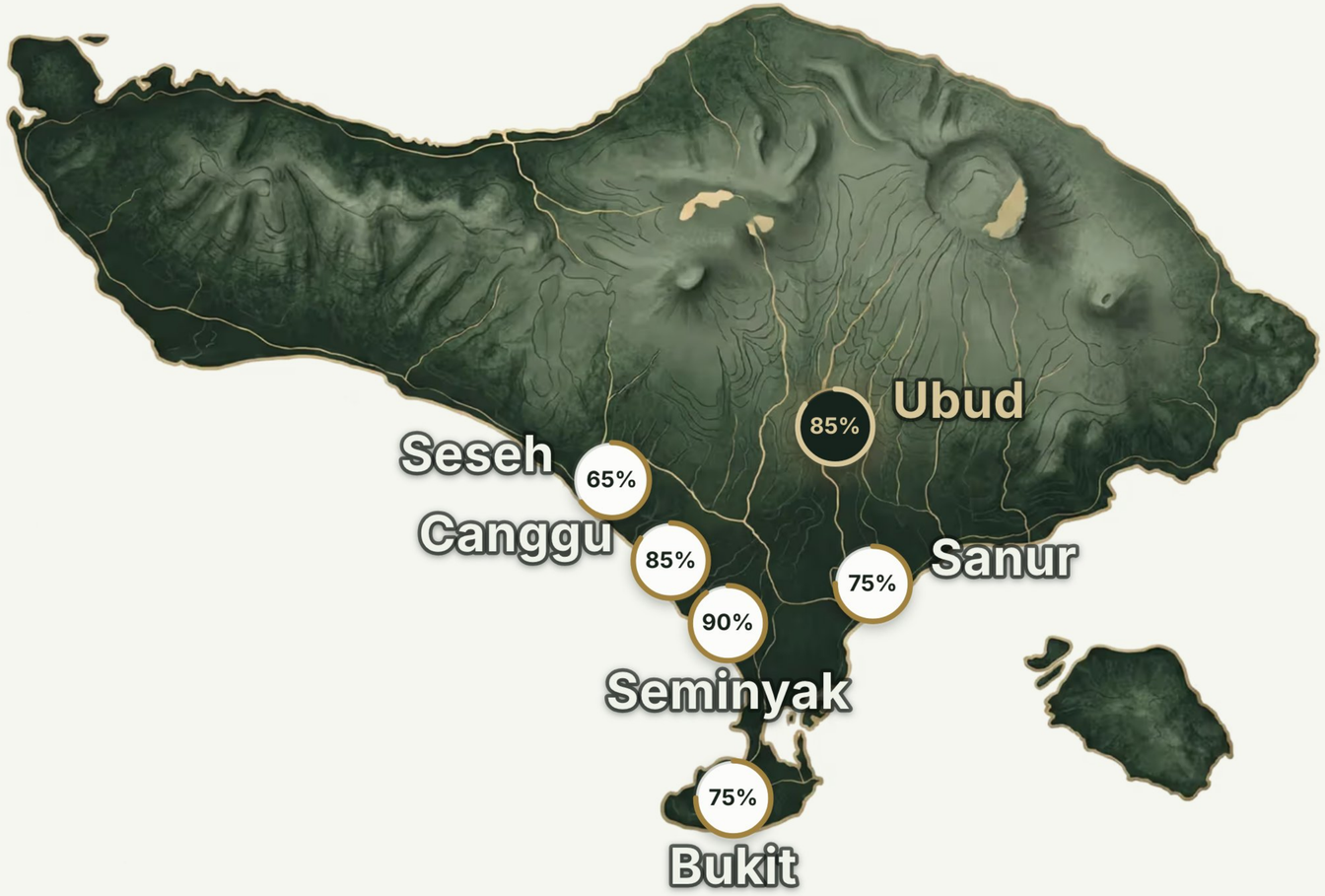
$120-180
Boutique ADR
vs $60–90 standard

Limited supply — high occupancy

Land around Ubud is scarce, and demand doesn't let up. That's what keeps boutique villas here consistently booked — and holds both your nightly rate and your resale value.

○ Boutique occupancy

Boutique occupancy by district — deck / public sources, pending re-check.



UBUD & TEGALALANG

The island's wellness heart.

Ubud draws around 5 million visitors a year — Bali's centre for wellness and retreat. Property here has appreciated 18–25% a year over the last three years, inside a quiet, green and protected belt.

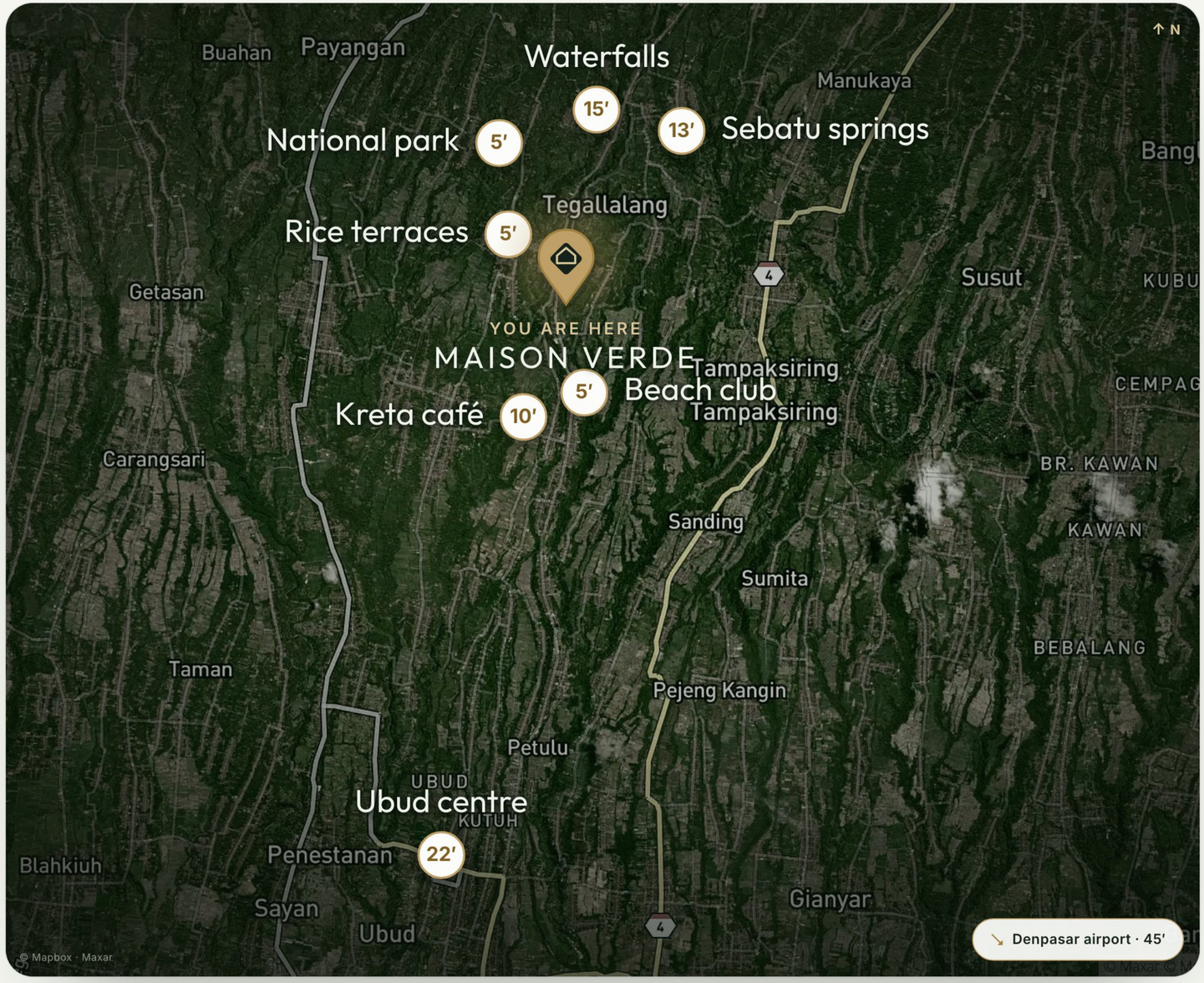
- UNESCO rice terraces, 5 minutes away
- Bali's main wellness & retreat hub
- Prices +18–25% / year (last 3 years)
- Quiet, green & protected — limited construction

5M
VISITORS / YEAR

+18–25%
PER YEAR, LAST 3 YEARS



Five minutes from everything that matters.



UNESCO rice terraces, beach club, national park and waterfalls within 5–15 minutes; Ubud centre 22 min, Denpasar airport 45 min — inside a quiet, protected belt.

5′	Tegalalang rice terraces (UNESCO)
5′	Beach club
5′	National park
5′	Waterfalls 5 / 10 / 15 min
10′	Kreta café
13′	Sebatu holy springs
22′	Ubud center — Monkey Forest, Palace
45′	Denpasar airport

Quiet, Green & Protected Area — a conservation zone limits construction, so competition stays scarce.



THE ENCLAVE

Seventeen private villas, one quiet hillside.

Maison Verde is a boutique enclave of 17 Ironwood villas from $150,000 — built around three things you can't fake: the view, the material, and the service.

17

VILLAS

from $150,000 ~ €129,000

Handover Q2 2027

01

The view

Rice terraces and jungle from every villa — the reason guests pay a premium.

02

Ironwood

The same near-eternal wood used by the Maldives' finest overwater resorts.

03

Boutique service

A small, on-site wellness retreat — not a hotel, a retreat you own a piece of.

17 villas on one quiet hillside — early units from $150,000.

17 villas threaded along the slope, with the café, river and wellness core at the centre.



- 17 private villa plots
- River frontage to the west
- Wellness core — reception, spa, yoga
- One quiet hillside, terraced

APPROVED SITE PLAN

17

Private villa plots, terraced along one quiet hillside.

73 m²
Reception & guest services

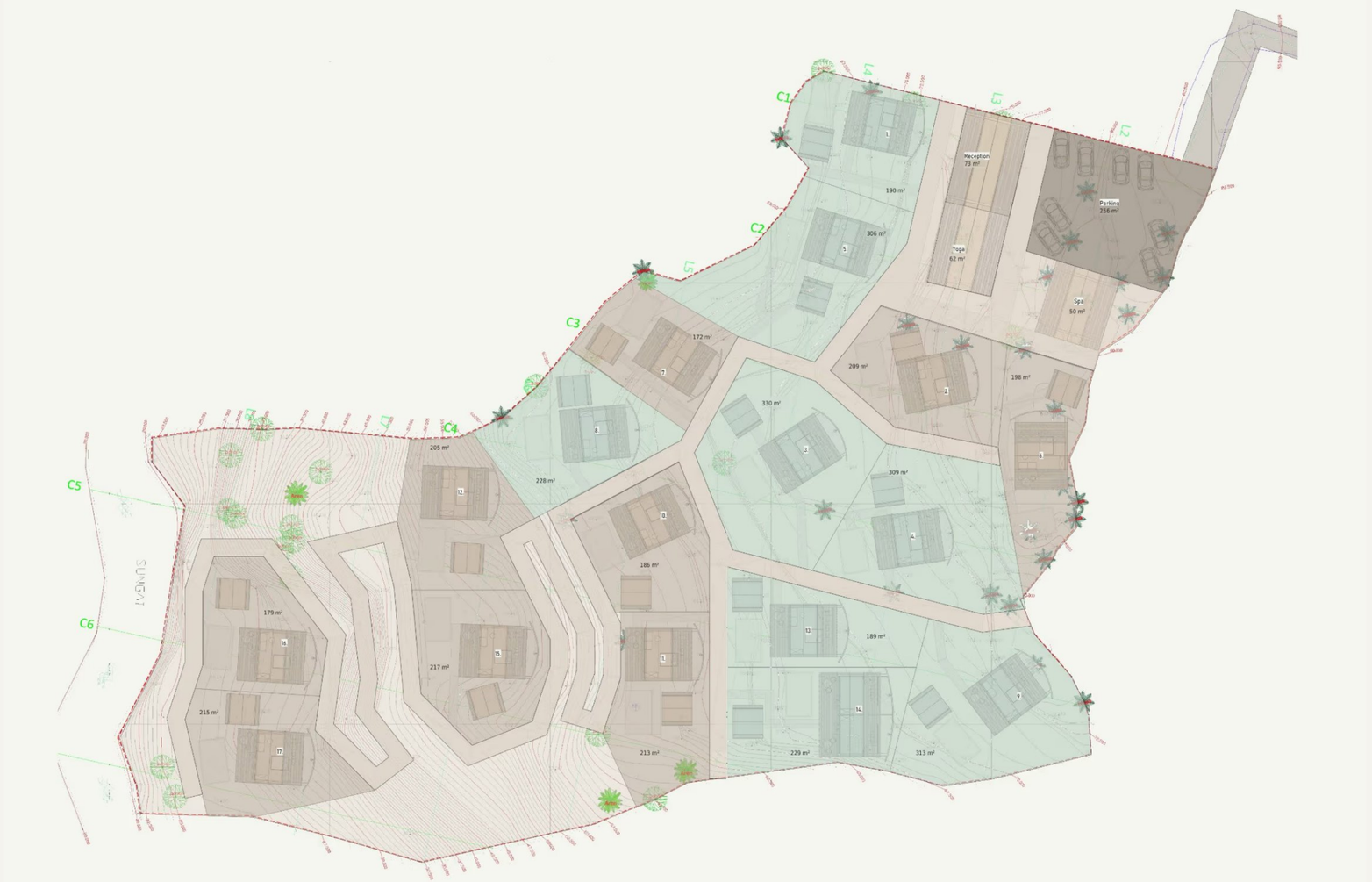
256 m²
Parking

62 m²
Yoga shala

50 m²
Spa

Sungai — a river runs along the western boundary

The live chessboard — which units are still free



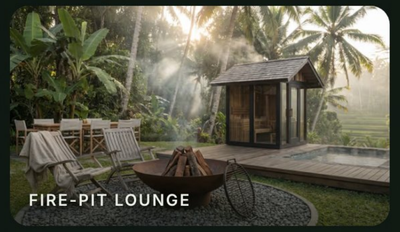
MASTER PLAN · UNITS 1–17

A wellness retreat at your door.

Everything a guest will pay to come back for — café, spa, two yoga shalas, ice bath, sound dome — built into the development itself.

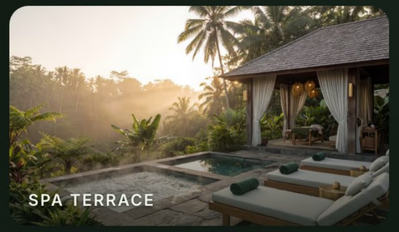




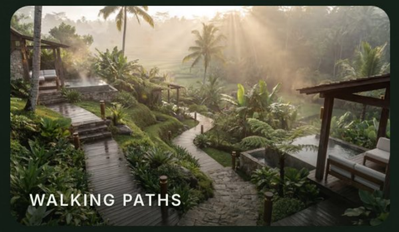












EVERYTHING INCLUDED

- Reception & guest services
- French café & breakfast lounge
- SPA — sauna, changing, showers, tea lounge
- Outdoor SPA terrace — hot + cold plunge
- Two yoga shalas (~100 m² podiums)
- Lecture hall + massage center (2-storey)
- Sound dome for meditation — Ø10 m sound-insulated sphere
- Ice bath & sauna
- Fire-pit gazebo + secluded gazebo
- Landscaped walking paths
- Parking

Ironwood — the wood that outlives buildings.

Ulin (Belian) is so dense it sinks in water. It shrugs off termites, fungi and moisture, chars instead of spreading flame, and lasts 80–100 years without replacement.

Termite-proof

Natural oils repel termites, fungi and rot.

Class D, self-extinguishing

Surface char does not spread the flame.

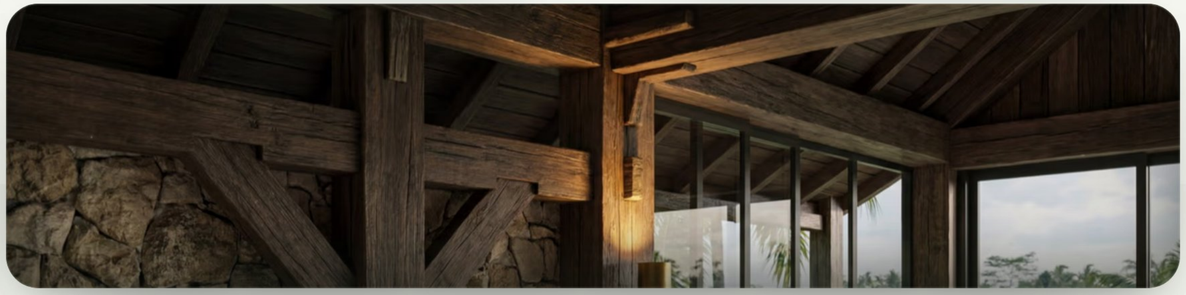
Sinks in water

Extreme density — resists moisture for decades.

80–100 years

“Eternal wood”, historically used in shipbuilding.





Maison Verde uses the same material as resorts priced at $1,500+/night — from $150,000.

THE SAME WOOD USED BY

SONEVA · SIX SENSES · ONE&ONLY · ST. REGIS · WALDORF ASTORIA

What the world's best build with.

Ironwood — the hardwood behind the most coveted resorts on earth. Maison Verde villas are built from the very same material.







CONCEPT ANALOGS

Aman Ubud · Komaneka · Bisma Eight

Reference photography via Wikimedia Commons — R. M. Shaw, F. Ducarme, bartdegoeij (CC BY / CC BY-SA).

Made to be woken up in.

Open to the jungle, finished in warm wood and stone — every room framed by the green.





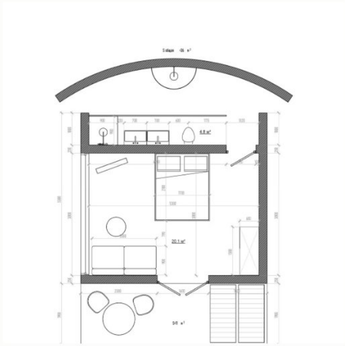


One bedroom or two.

Sixteen 1-bedroom and one 2-bedroom villa — each with a private pool, fire pit and terrace.

1-Bedroom

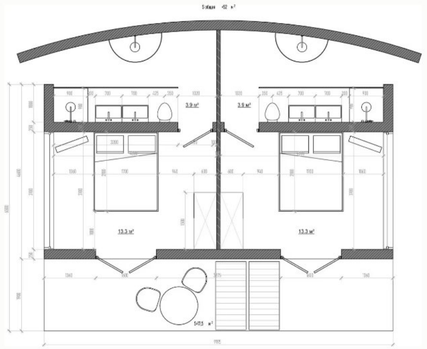
× 16 VILLAS



Villa area	36 m²
Veranda	20 m²
Land plot	190–376 m²
Price	from $150,000 ~ €129,000

2-Bedroom

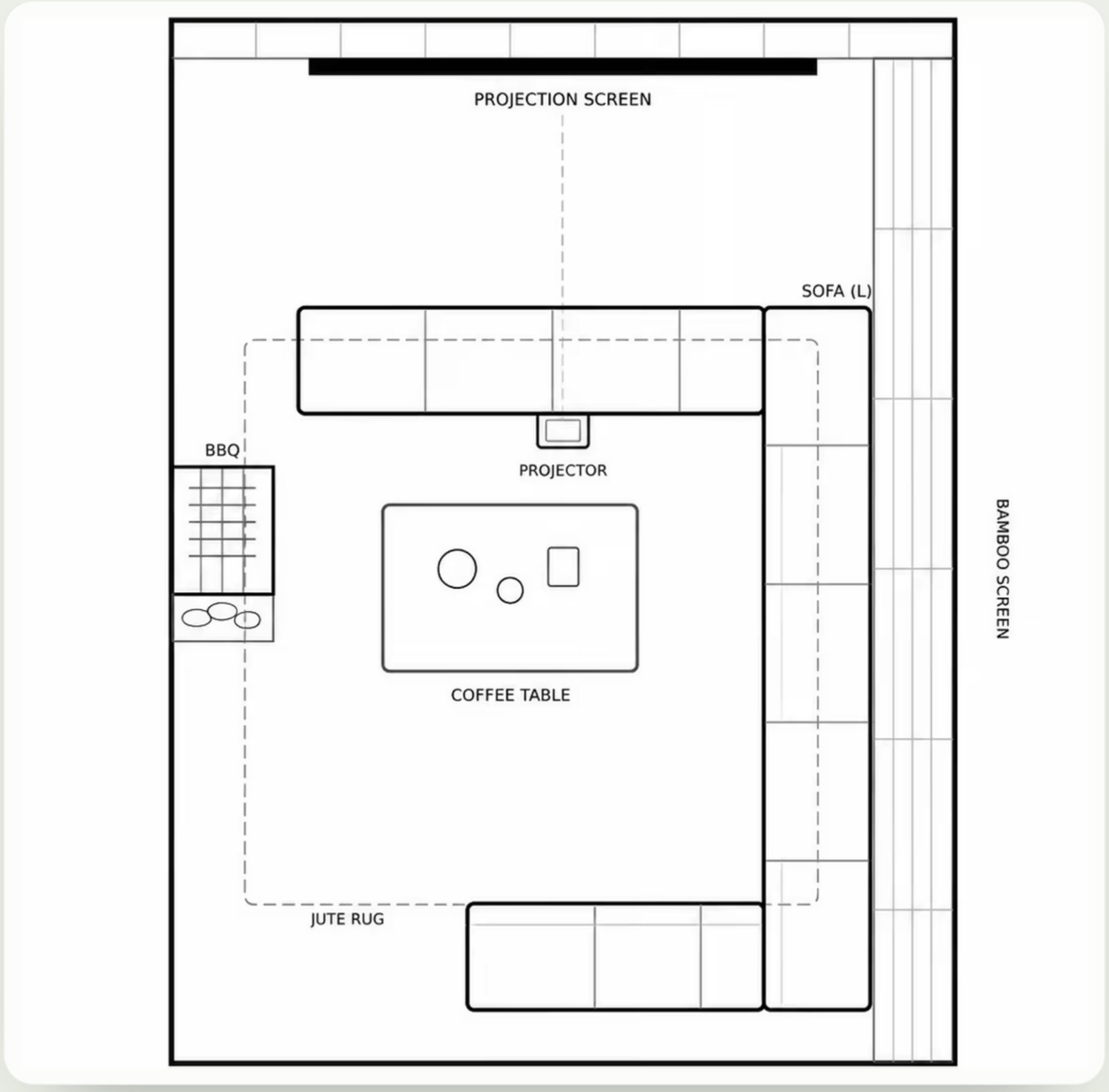
× 1 VILLA



Villa area	52 m²
Veranda	20 m²
Land plot	254–446 m²
Price	from $190,000 ~ €164,000

EVERY VILLA INCLUDES

PRIVATE POOL · FIRE PIT · WATER SLIDE · TERRACE · RICE-FIELD & JUNGLE VIEW



Veranda

The veranda adds 20 m² of living space beyond the villa's footprint — an open-air living room with a BBQ, projector and lounge. More usable space for guests means a higher-value asset and a stronger nightly rate.

EVERY VILLA INCLUDES

- PRIVATE POOL
- FIRE PIT
- WATER SLIDE
- TERRACE
- RICE-FIELD & JUNGLE VIEW

What a view-room costs nearby.

Comparable view-rooms around Ubud run $150–250 a night. Maison Verde sits in the same boutique league — at an accessible entry, with occupancy and rate well ahead of standard hotels.

K Club Ubud

$150 / night

Jinengbali Agro

$175 / night

Aksari Resort & Spa Ubud by iNi Vie Hospitality

$250 / night

YOUR VILLA EARNS IN THAT BAND

$120–$180 ADR

at 72–85% occupancy — and you own it from $150,000.

IN THE COMPANY OF

Aman Ubud

Komaneka

Bisma Eight

Nightly rates for nearby view-rooms (public listings) — pending final re-check.

One bedroom · three scenarios

Numbers that hold up.

A full annual P&L for a one-bedroom villa — conservative to optimistic — on real Tegalalang nightly-rate data.

UNIT TYPE	LEASEHOLD	AMOUNT INVESTED
1 Bedroom	26 + 25 Years	$150,000

REALISTIC

$17,875.01
NET PROFIT, AFTER TAX

12%
RETURN ON INVESTMENT

8 years
PAYBACK PERIOD

WHERE A YEAR OF REVENUE GOES

Gross revenue · **$39,780**



Gross revenue	$130 ADR × 85%	**$39,780**
OTA commissions (19%)		− $7,558.20
Management fee (18%)		− $7,160.40
Total OPEX electricity · laundry · pool · housekeeping · A/C · common areas		− $5,450
Sinking fund (2%)		− $795.60
Rental income tax (5%)		− $940.79
Net profit, after tax		**$17,875.01**

One bedroom · three scenarios

Numbers that hold up.

A full annual P&L for a one-bedroom villa — conservative to optimistic — on real Tegalalang nightly-rate data.

UNIT TYPE	LEASEHOLD	AMOUNT INVESTED
1 Bedroom	26 + 25 Years	$150,000

OPTIMISTIC

$20,534.92
NET PROFIT, AFTER TAX

14%
RETURN ON INVESTMENT

7 years
PAYBACK PERIOD

WHERE A YEAR OF REVENUE GOES

Gross revenue · **$44,370**



Gross revenue	$145 ADR × 85%	**$44,370**
OTA commissions (19%)		− $8,430.30
Management fee (18%)		− $7,986.60
Total OPEX electricity · laundry · pool · housekeeping · A/C · common areas		− $5,450
Sinking fund (2%)		− $887.40
Rental income tax (5%)		− $1,080.79
Net profit, after tax		**$20,534.92**

One bedroom · three scenarios

Numbers that hold up.

A full annual P&L for a one-bedroom villa — conservative to optimistic — on real Tegalalang nightly-rate data.

UNIT TYPE	LEASEHOLD	AMOUNT INVESTED
1 Bedroom	26 + 25 Years	$150,000

PESSIMISTIC

$12,555.20
NET PROFIT, AFTER TAX

8%
RETURN ON INVESTMENT

12 years
PAYBACK PERIOD

WHERE A YEAR OF REVENUE GOES

Gross revenue · **$30,600**



Gross revenue	$100 ADR × 85%	**$30,600**
OTA commissions (19%)		− $5,814
Management fee (18%)		− $5,508
Total OPEX electricity · laundry · pool · housekeeping · A/C · common areas		− $5,450
Sinking fund (2%)		− $612
Rental income tax (5%)		− $660.80
Net profit, after tax		**$12,555.20**

What happens after handover.

Bali Legends takes on the full cycle: check-in, maintenance, marketing and keeping the villas occupied.

BALI LEGENDS

up to **12–13%**

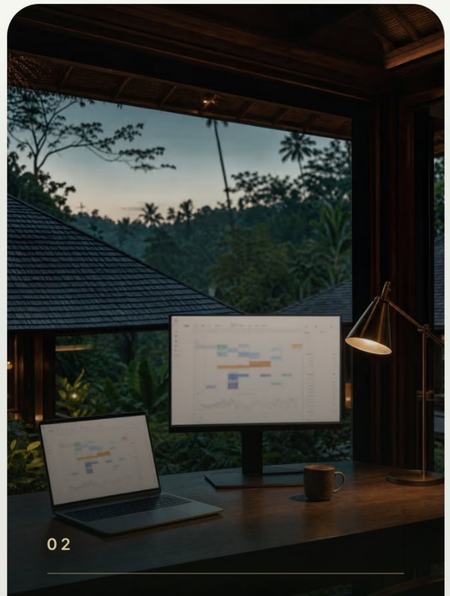
yield guidance · under an optimal scenario



01

250+

villas under management



02

In-house software platform

a proprietary system for working with rental aggregators



03

Marketing & occupancy

a team that keeps the villas full

Four principles that protect your investment.

BUILDING PERMIT

PBG obtained

The building permit (PBG) was secured before sales opened — a fully permitted project.

EVERY UNIT

100% view units

Every villa faces the rice terraces and jungle — not a single compromised aspect.

OPERATIONS

Experienced management

Run day-to-day by an experienced management company — turnkey rental operations.

YOUR LAND

Free-standing villas

Detached villas, each on its own plot of 200–300 m² — privacy and real land.

EVERYTHING YOU NEED TO KNOW

Is there a PBG? Yes — obtained	Land category Daily rental, ≤40% build-up	Land area 5,400 m²	Villas / sold 17 / 9 sold
General contractor Arcstone Group	Management company Bali Legends	Project ready April 2027	Income starts Mid-2027

Built by people who've done it before.



Ilya Kuzmin

Founder · Maison Development

GENERAL CONTRACTOR · THE EXPERIENCE OF ILYA KUZMIN'S TEAM

20+	years of professional experience in construction and delivery of infrastructure and development projects	150,000+	m² of completed built assets
2,000+	specialists and subcontractors on large projects	8,000	m² production facility for engineering systems
50+	major projects at federal and international level	3	regions delivered in — Russia, the Middle East and Indonesia (Bali)

General contractor	Developer	Location
Arcstone Group	Maison Development	Tegalalang, Ubud, Bali

MANAGEMENT COMPANY

Bali Legends

Turnkey rental operations — the same team that runs the day-to-day of the enclave after handover, so the owner does not manage anything themselves.

Three steps to owning one.

Simple, transparent, and reversible at the start.

01

Reservation — $1,000

Locks your unit. Refund terms confirmed with our lawyer.

REVERSIBLE AT THE START

02

Contract signing

We sign the contract — all terms fixed transparently and upfront.

03

First payment

15% / 20% / 30% — your choice.
Balance on milestones, 0% installment.

Your private retreat awaits

Reserve your unit.

Find your quiet corner of Bali. For full details, please reach out to your personal manager.

- From $150,000 ~ €129,000
- PBG approved
- Handover Q2 2027