

PHASE II

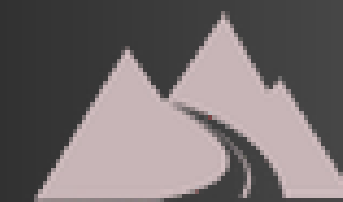


Riverstone Villas

Phase 2

By Maison Design Group





Riverstone Villas

TUMBAK BAYUH - NORTH PERERENAN



After the sold-out success of our first Riverstone Villas project (*three 2-bedroom leasehold villas*), we're expanding with a new phase of **five luxury 3-bedroom villas** located directly behind the original site.

This next development builds on our proven concept. A modern yet tropical design, high-quality finishes, and strong **proven** rental potential while offering common areas and a major upgrade: **freehold ownership**.

With larger layouts and more family-oriented design, these villas provide investors both strong rental yields and long-term capital growth through Bali's appreciating freehold market.



YOUR FREEHOLD ESCAPE TO PARADISE

Freehold ownership offers permanent property rights, giving investors true, long-term control and stronger capital appreciation compared to leasehold.

Key Advantages.



LIFETIME OWNERSHIP

- Freehold Land appreciates in value ; Leasehold depreciates



TRUE ASSET SECURITY

- A lasting, appreciating real estate asset.



WIDER MARKET APPEAL

- Attracts both local and foreign buyers.

Freehold turns a short-term investment into a lasting legacy.





TROPICAL MODERN LIVING

- Spacious atmosphere
- 3 Bedroom, 4 bathroom
- Swimming pool
- Terrace and garden
- Climate controlled
- Central drinking water & purification system
- Prime location
- Fully furnished
- Turn-key investment
- Fully serviced
- Villa management services
- 24 hour security



BEDROOMS



- Luxurious modern spaces
- Ensuite bathrooms, showers, (bathtub on main floor)
- Equipped with large storage area
- Universal power outlets



- Teak wood sliding wardrobes with shelving
- Dedicated workspaces
- Concealed climate control
- Top of the line king sized bed and mattress





Riverstone Villas

ENSUITE BATHROOMS

All bathrooms are equipped with adequate storage suitable for long term and short term occupancy. Vanity includes an LED backlit mirror feature. Units include high-end bathroom fixtures and toilets along with premium plumbing and ventilation systems.



LOVE WHERE YOU LIVE

Interior Design is our specialty. Feel relaxed in your very own personal sanctuary. Enjoy luxurious atmosphere and premium finishes in your brand new open concept kitchen





PREMIUM MATERIALS

Riverstone Villas only feature materials and finishes of the finest quality and taste. Creating intuitive & timeless interiors.



- Marble backsplash & Countertops
- Matte charcoal cabinets.
- Matte concrete-plaster wall finishing
- Chestnut wood//teak accents
- Matte 60x60 concrete finished tiles.



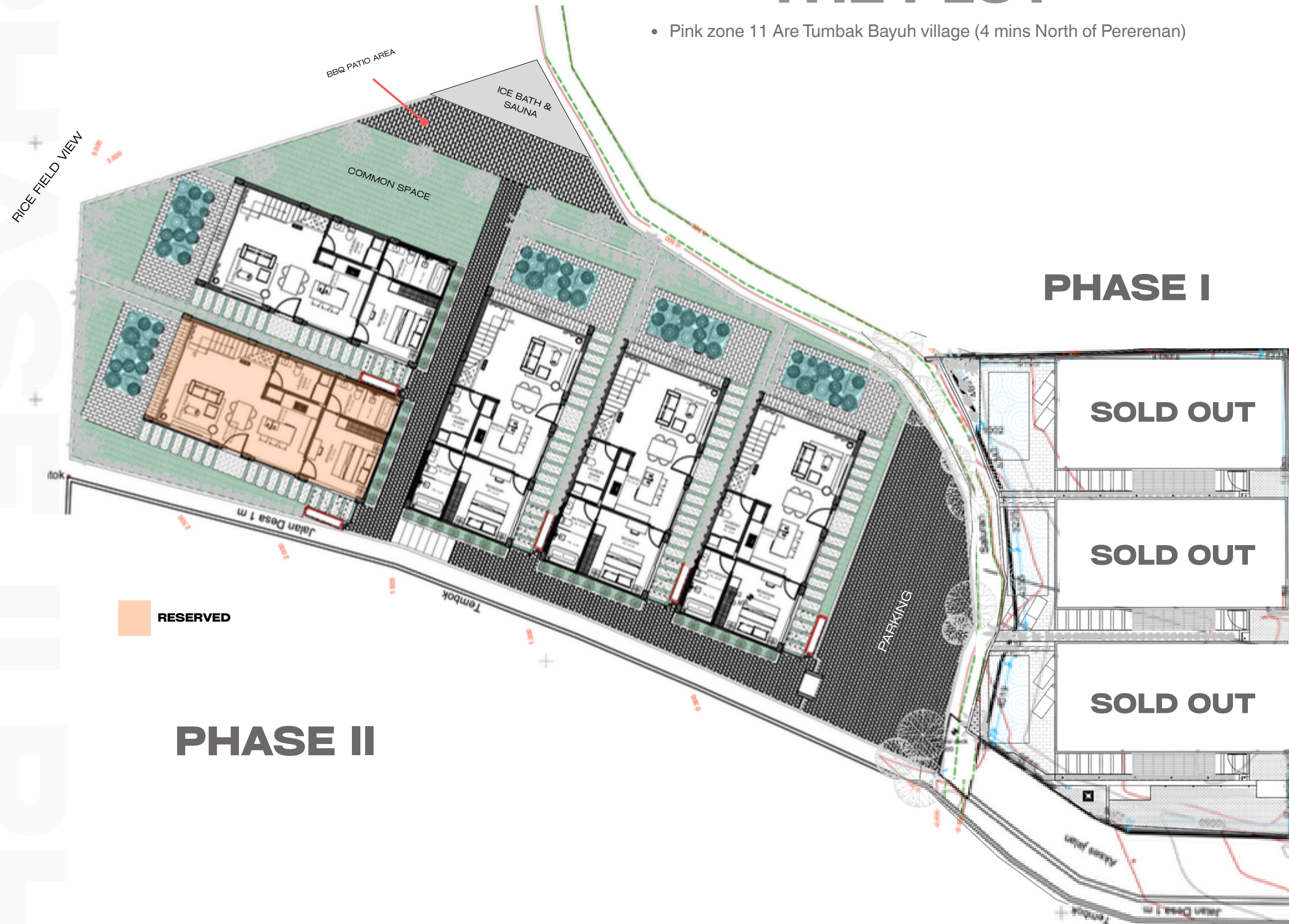
- Spacious loft style layout
- Total 174m²
- 3m ceiling height
- Massive 6.6m height in main living room area
- Fully insulated walls



FLOOR PLAN

THE PLOT

- Pink zone 11 Are Tumbak Bayuh village (4 mins North of Pererenan)



PHASE I

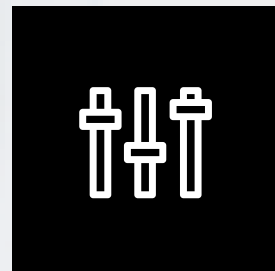
PHASE II

Riverstone Villas Phase II

Situated on an 11-are plot directly behind the first Riverstone Villas (completed January 2023), Phase II introduces five luxury 3-bedroom villas, each on approximately 200- 230 sq meters of land.

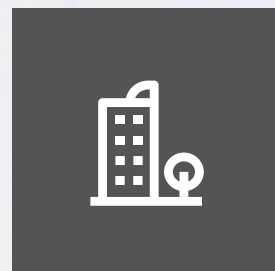
Located in a pink zoning area, the site is ideal for both residential and commercial use, providing flexibility for private living or high-yield rentals. A thoughtfully designed shared space features an ice bath, sauna, BBQ area, and lush green zones for outdoor gatherings blending tropical comfort with a sense of community and well-being.

DEVELOPMENT TIMELINE



1: Site Planning & Legal Setup

Site clearing is already in process. Building permits starting December 2025.



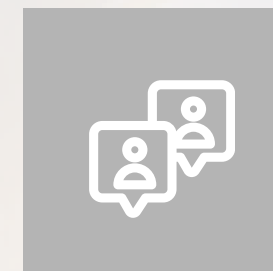
2: Construction Phase

Construction completion will take anywhere between 12-14 months.



3: Interior Setup & Finishing

Interior set up will begin within 9 months of construction phase and will be completed before handover.



4: Handover & Client Move-in

Handover will be 14 months after construction commencement.





FINANCIAL ANALYSIS

2 BEDROOM VS 3 BEDROOM

*Before management fees and expenses



2 BEDROOM LUXURY VILLA

(BASED ON CURRENT FINANCIALS
RIVERSTONE (2025))

**DAILY
RENTAL**

\$180-\$250

**MONTHLY
RENTAL**

\$3,000-\$4,000

**YEARLY
RENTAL**

42k-\$48k

**POSSIBLE
ANNUAL INCOME**

\$ 48k-\$54k

*Depending on rental duration. Daily
calculated at 60% Occupancy.)

3 BEDROOM LUXURY VILLAS



3 BEDROOM LUXURY VILLA

*BASED ON COMPARABLE 3 BEDROOMS
PER AREA

\$450-\$750

\$4500-\$6500

\$ 54k-\$78k

\$ 54k-\$162k

*Depending on rental duration. Daily
calculated at 60% Occupancy.)



FREEHOLD LAND APPRECIATION



TUMBAK BAYUH

4 minutes north of Pererenan — Bali's hottest growth corridor

MARKET POSITIONING

Tumbak Bayuh sits just 4 minutes north of Pererenan, recently ranked among the *“Top 3 Coolest neighbourhoods,” -2025 (CNN)*.

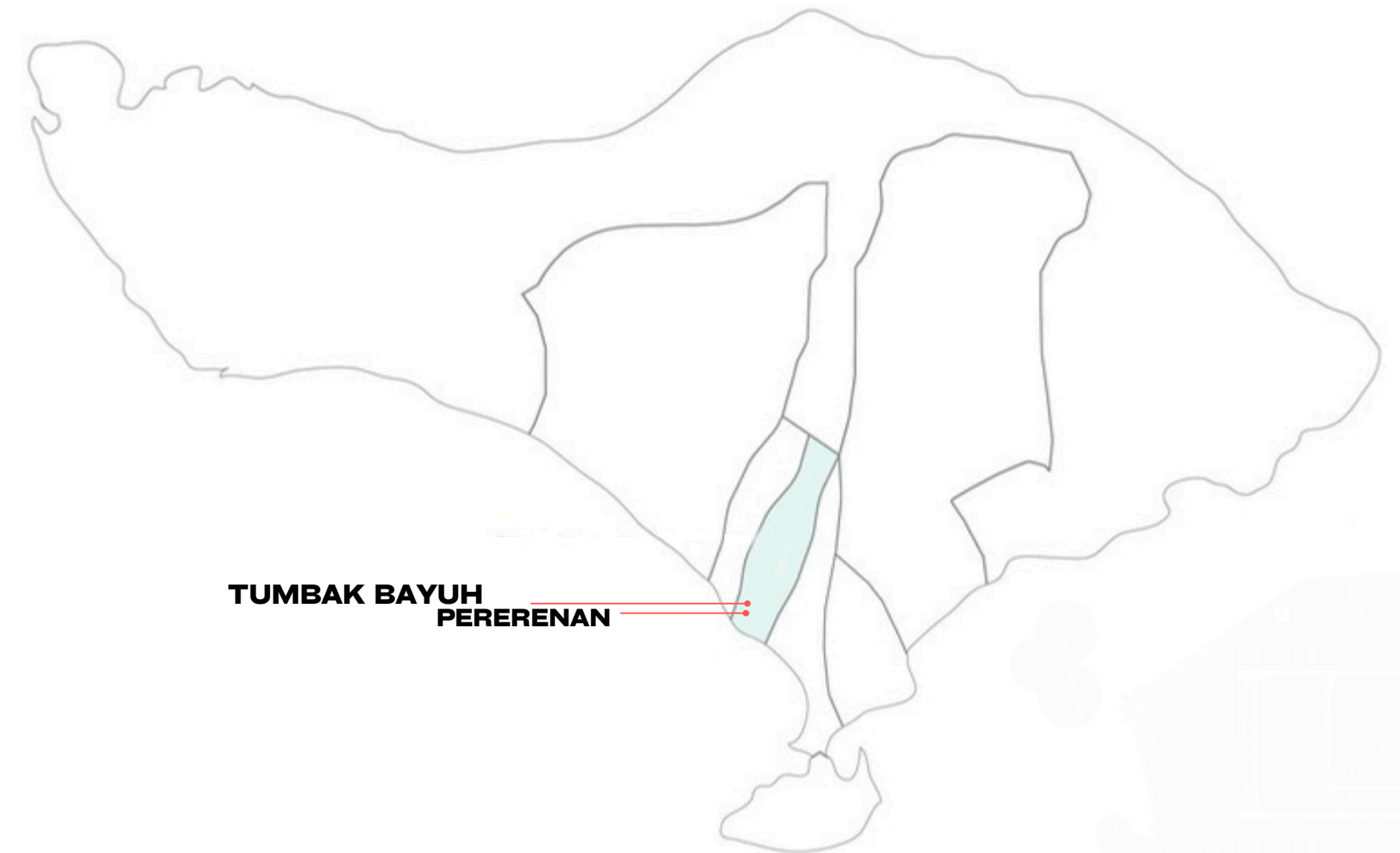
- This corridor has become a magnet for travellers, families, digital nomads, and long-stay foreigners seeking a premium residential lifestyle
- Rapid development + upscale cafés, gyms, and boutique villas expanding northward.

WHY TUMBAK BAYUH FREEHOLD IS SO ATTRACTIVE

- **Very limited freehold availability.** most new properties in this zone are leasehold.
- Freehold offers **permanent ownership, strong resale value,** and development flexibility.
- Growth fueled by spillover demand from Pererenan as it becomes denser and more premium.
- Ideal setting for **high-end** villas, wellness retreats, and boutique developments.

PROVEN APPRECIATION -OUR TRACK RECORD IN THIS AREA

- Our earlier projects in Pererenan (**just 4 minutes away**) achieved **5x land value growth in 4 years.**
- **Riverstone Villas Phase I** doubled in land value within 12 months post-construction.
- Proving the corridor's exceptionally strong demand for premium villas and quality developments.



LONG-TERM VALUE OUTLOOK

- Tumbak Bayuh is benefiting directly from Pererenan's rising popularity and scarcity.
- Market fundamentals support a stable long-term assumption of **~10% annual appreciation for freehold land in this corridor.**
- Exceptional earnings remains possible, as demonstrated by our own past performance of phase 1

OUR AMAZING SERVICES



Design and Development

Offering the highest quality build and design services. Utilizing north american and european building standards.



Management Services

We also offer turnkey managment services with proven results. **Five star rated & top 5% of rentals on Air BnB.**



Legal & Financial Guidance

We can offer our clients top tier legal and financial advice to ensure a smooth process from start to finish.






Interior Design services

Interior design is our specialty with over 20+ years of experience including commercial and residential design.



Riverstone Villas

FEATURES

-  Building size: 174m²
-  Plot size: 200-230m²
-  3 bedrooms
-  4 bathrooms
-  Climate controlled (fully insulated)
-  Swimming pool: Private
-  Parking available (cars & motorcycles)
-  Prime location (high demand area)
-  Grocery stores 3-5 minutes away
-  Freehold: Appreciating asset with life-time ownership
-  Possible 14-16% ROI
-  Water purification system

STARTING AT
\$499K USD

