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# Riverstone Villas

Phase 2

By Maison Design Group

Rumah

LUAS TANAH  
143 m<sup>2</sup>



# 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.





Riverstone Villas

## MODERN KITCHEN DESIGNS

### 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





**RiverStone Villas**

## 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.





# Architecture

- Spacious loft style layout
- Total 174m<sup>2</sup>
- 3m ceiling height
- Massive 6.6m height in main living room area
- Fully insulated walls

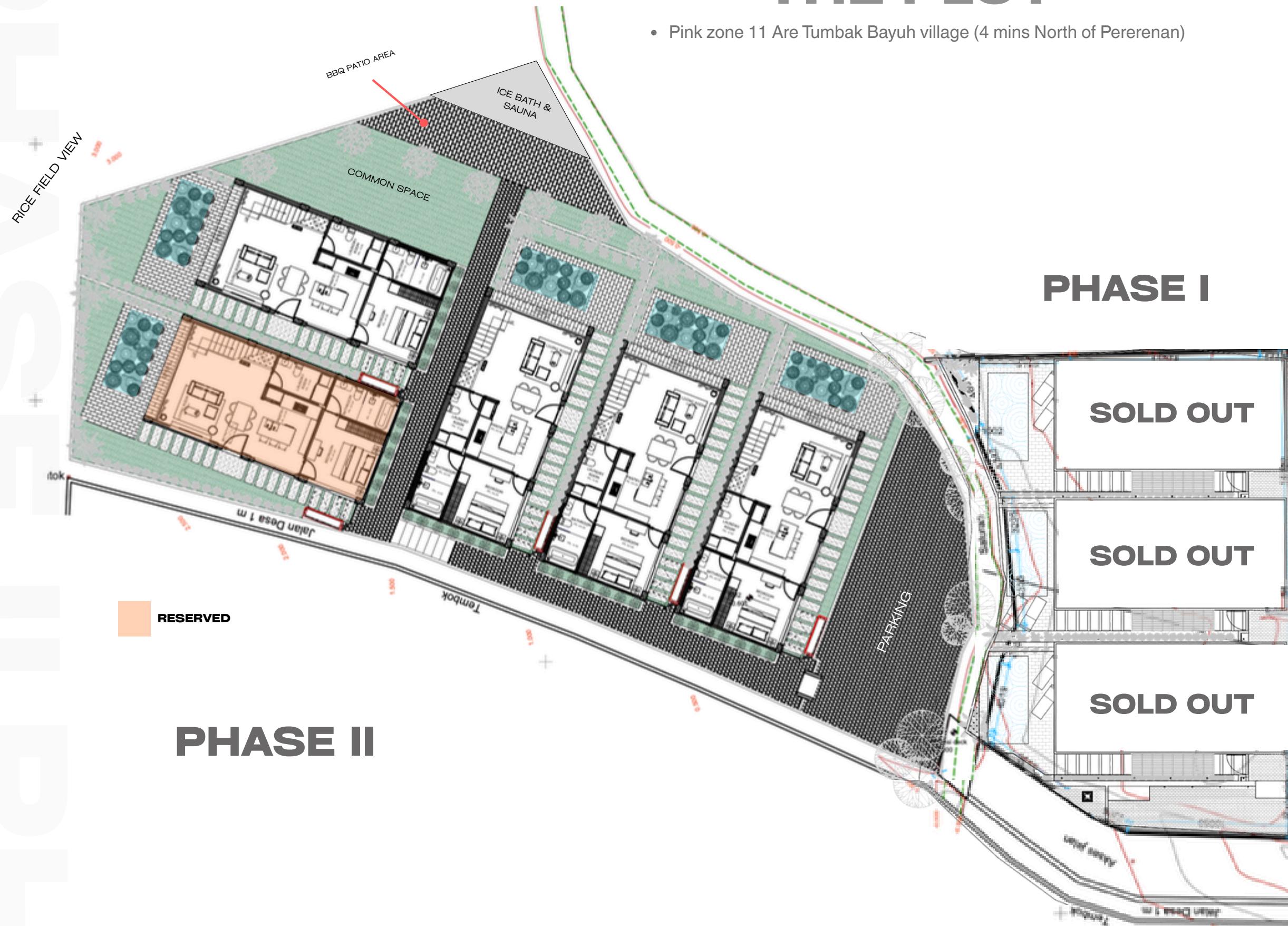


## FLOOR PLAN



# THE PLOT

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



## PHASE II

### Riverstone Villas Phase II

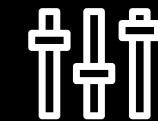
Situated on an 11-are plot directly behind the first Riverstone Villas (completed January 2023), Phase II introduces five luxury 3-bedroom villas, each on approximately 200- 230 sq meters of land.

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.



## 3: Interior Setup & Finishing

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



## 2: Construction Phase

Construction completion will take anywhere between 12-14 months.



## 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

### DAILY RENTAL

### MONTHLY RENTAL

### YEARLY RENTAL

### POSSIBLE ANNUAL INCOME

#### 2 BEDROOM LUXURY VILLA

(BASED ON CURRENT FINANCIALS  
RIVERSTONE (2025))

**\$180-\$250**

**\$3,000-\$4,000**

**42k-\$48k**

**\$ 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



*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).

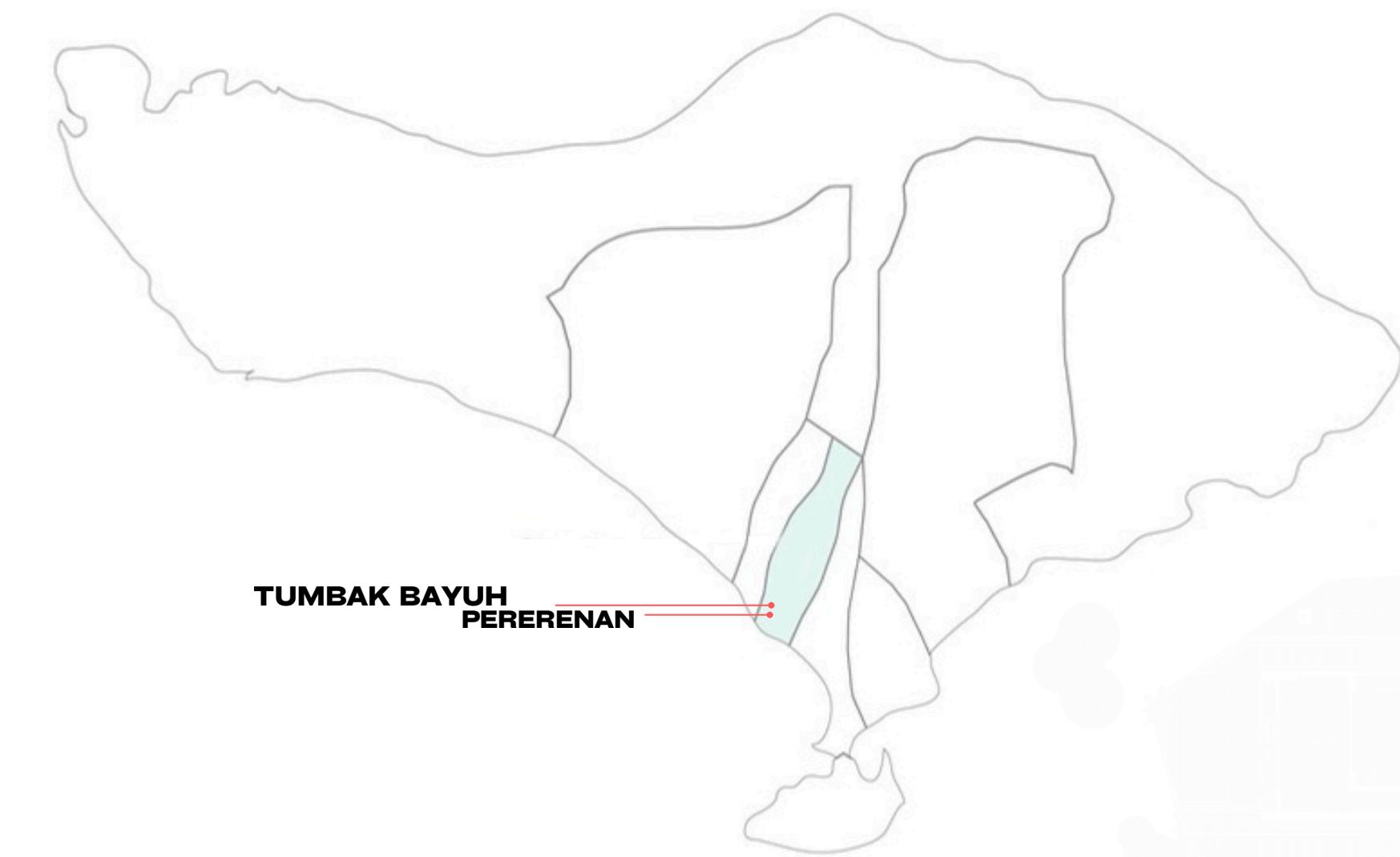
- This corridor has become a magnet for travellers, families, digital nomads, and long-stay foreigners seeking a premium residential lifestyle
- Rapid development + upscale cafés, gyms, and boutique villas expanding northward.

## 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

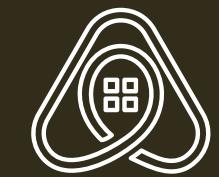


## OUR AMAZING SERVICES



### Design and Development

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



### Management Services

We also offer turnkey management 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: 174m<sup>2</sup>
- Plot size: 200–230m<sup>2</sup>
- 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**

