

BREAKING GROUND

# Maluaka



Maluaka, a residential development near the ocean in Maui.

By NICK KAYE  
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**WHAT** Residential development in an oceanfront resort area.

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**WHERE** Maui in [Hawaii](#).

**AMENITIES** [Golf](#) access and a clubhouse with a restaurant, among others.

**PRICES** Homesites range from \$4 million to \$7 million.

**STATUS** So far six homesites have been sold. The clubhouse is expected to be completed in 2011.

**DEVELOPER** The Dowling Company, founded in 1987 and based in Maui.

**CONTACT** (808) 879-0009 or [www.maluaka.com](http://www.maluaka.com).

**DETAILS** Like many projects now in development, the plans for Maluaka, in the Makena Resort area on the southwestern coast of Maui, have evolved over the past few years. The site, between two holes of a golf course that is now being renovated, was bought by the Dowling Company in 2005, and in early 2007 the project was announced as a collection of 69 residences, most luxury condominiums, priced from \$4 million to \$15 million. Later that year the developer, along with Morgan Stanley Real Estate, acquired the entire 1,800-acre Makena Resort, including its more than 20-year-old [Maui Prince Hotel](#) and two golf courses designed by [Robert Trent Jones Jr.](#) Then early this year, in response to the downturn in the economy, the project's plans were altered. Its 11-acre site will now hold just **13** freestanding houses; condos may still be offered. Buyers can have houses designed independently while adhering to architectural guidelines, or they can select a predesigned floor plan. The clubhouse has been designed to meet the Green Building Council's LEED certification standards, and all the houses must also be LEED certified. There will be an infinity pool, a restaurant and a fitness center at the clubhouse, and activities like [bike](#) tours, [fishing](#) trips and surfing lessons will be offered.

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