



MALUAKA **Fact Sheet**

Overview

Maluaka will set a new standard for refined island living. This private enclave of 69 oceanfront homes overlooks some of the most beautiful shoreline in all of Hawaii. Just minutes from Wailea resorts, dining, and shopping, *Maluaka* is a world unto itself where residents can relax and enjoy an incomparable level of personal service delivered to meet their individual preferences.

Every care is being taken to ensure that buildings rest gently on the landscape. The architecture incorporates traditional Hawaiian design elements and native building materials in a contemporary vernacular that makes each of the buildings extremely livable and gives *Maluaka* a distinct sense of place. Two ground-level bungalows and eleven two-to-four-story buildings are positioned to preserve natural site contours and character and offer sweeping views of the dramatic landscape.

Though easily accessible to shopping, dining and the airport, the property is completely removed from traffic and new development, offering the feel of “old Hawaii.”

Elements of *Maluaka*

- 69 beachfront residences on eleven acres
- Two ground-level bungalows and eleven two-to-four-story buildings
- Secure, gated community
- Maui’s newest private club community—membership by invitation only
- First owners to be known as the Founders, certain privileges such as membership retention upon sale are offered
- The Club at *Maluaka* with grill room, lounge, private dining, *Maluaka* Signature Shop, full-service spa and wellness facility. Daily breakfast, lunch and dinner and daily complimentary continental breakfast with fresh local ingredients
- Beach lounging amenities; water sports to include kayaking snorkeling, boogie boarding, surfing
- Infinity pool with sun deck
- *Hale Ola* (House of Health), a spa and fitness facility with treatment rooms and equipment, comprehensive services, including Hawaiian treatments, personal trainers and nutritional programming
- In-room catering
- Culinary classes
- Vintner programs and wine tastings

- Full exterior and interior maintenance
- Housekeeping
- Cultural and adventure guides
- Full program of social activities and on and off-site adventures.
- Club general manager and executive chef
- Pre-arrival services
- Concierge to make all arrangements for transportation, reservations and other resident activities and requirements
- Direct access to the Makena South golf course and golf course privileges
- Developer: Dowling Company Inc.
- Architecture by Riecke Sunnland Kono Architects, LTD of Honolulu
- Interior design by Philpotts & Associates of Honolulu

Location

- Eleven acres in South Maui's Makena area
- Designed to preserve the natural character of the site and to provide expansive views
- Adjacent to the rugged lava flows of 'Ahihi Kina'u Natural Marine Reserve
- Directly fronting one of Maui's most beautiful stretches of beach
- Dramatic views of Molokini crater, Kaho`olawe, Molokai and Lanai
- Minutes from world-class shopping at Shops at Wailea and Wailea resorts
- Directly accessible to two Robert Trent Jones, Jr.-designed championship golf courses featuring 36 spectacular holes along more than 1,800 acres of pristine coastline (development will abut the 18th hole of the Makena South Golf Course)
- Steps from lovely, unspoiled Makena beach overlooking Makena Bay

Site Elements

- Property perimeter will be lava rock walls of traditional Hawaiian design
- Understated signage and lighting
- Security kiosk at gated entry with exposed aggregate integral color concrete paving, stone accent divider and border strips
- Entry driveway for residents and visitors with lava stone border and divider strips.
- Beautiful landscape feature at entrance
- Separate residents' gated vehicle and pedestrian entry
- Ocean and mountain views
- Handicapped passenger drop-off and nearby short term parking area
- Large canopy shade trees. Flowering and fragrant canopy and coconut trees
- Low-voltage copper landscape night light fixtures

Elements Unique to Hawaii

- Kimokeo Kapahulehua—Hawaiian cultural leader as full-time cultural steward
- Ancient Hawaiian land management systems incorporated in project
- Cultural and environmental protocols of native Hawaiians incorporated in planning

- Important archeological shrines and sites to be honored, respected and preserved
- Enhancement of the King's Trail, a pathway encircling Maui reserved for use of Hawaiian royalty
- Interpretive walking map for residents depicting native plants, archeological sites and wetlands
- Interpretive walking tours to educate on Hawaiian legends, flora and fauna
- Local, native residents to offer Hawaiian music regularly
- Surfing and outrigger canoeing will be taught
- Atmosphere of friendship and informality to be encouraged among residents and local staff to create feeling of *`ohana* (family).

The Residences

- Spacious, light-filled with large lanais and terraces for indoor-outdoor living
- Full-service housekeeping on an a la carte basis
- Full-time unit management and maintenance
- Twenty-four hour, manned security
- Covered and surface parking
- Extensive landscaping
- Easy access to Maluaka beach
- Eight-foot tall double-swing entry doors
- Eight-foot tall interior Sapele Mahogany wood doors
- Natural ventilation
- Open plan for kitchen/dining/living areas
- All natural stone flooring
- Hand-crafted, artisan-quality construction and interior finishes
- Doors, casings and trim will be Sapele Mahogany
- Multi-panel sliding wood/glass doors opening to ocean-facing terrace
- Doors slide into pockets; retractable screen doors; tinted glass
- Shutters on glass ocean-facing doors of Sapele Mahogany
- Cabinets of Sapele Mahogany or White Oak
- Natural stone floors in brushed finish
- Granite kitchen countertops
- Bath countertops of Select Crème Marfil
- Bath floors and walls covered in natural stone
- Spacious glass walk-in shower
- Separate water commode with fan
- Bedroom flooring of natural stone, scraped maple or scraped bamboo
- Master bedroom walk-in dressing closets with locking doors, ventilation, lighting and humidity control, island with drawers, shelves cubby holes and safe
- Rocky Mountain hand-cast hardware on doors and cabinets
- Waterworks plumbing fixtures in kitchens and baths
- Kitchen with ample counter space; seating at bar counter
- Appliance garage
- Forty-two inch Subzero refrigerator
- Wolf gas range and electric self-cleaning convection oven
- Wolf microwave/warming drawer stack

- Dishwasher and dishwasher drawer
- Recycling bins for glass, plastic and paper
- Garbage disposal in large, farm-house style stainless steel sink
- Wine refrigerator with 50-bottle capacity
- Outdoor grill for lanai dining.
- Outdoor dining area with undermount Subzero refrigerator
- Toto dual flush, water-saving commodes
- Selection of Waterworks Empire Free-standing soaking tub or deck mounted Kohler soaking tub.
- Art glass vessel basin in powder room
- High ceilings (approximately ten feet)
- Recessed accent lighting for artwork
- Ceiling fans
- Lutron HomeWorks lighting system
- Lutron motorized shades
- WIFI enabled; data outlet
- One-touch keypad for master lighting and ceiling fan control, common areas

The Bungalows – additional features

- Insulated wine storage room with lockers
- Large exercise, media room with wet bar, private bathroom
- Dumb waiter
- Butlery style staff kitchen
- Large walk-in pantry

Green Building Features

- LEED Golf certification for The Club at *Maluaka* and Silver rating for residences. *Maluaka* will be the first residential project in Hawaii to attain these awards. **
- Erosion and Sedimentation Control (ESC) Plan for all construction activities which will reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation
- Infiltration and retention basins which will channel off-site storm-water and site storm-water to a retention system which will also treat the water by removing 80 percent of the total suspended solids (TSS) and therefore help limit disruption of natural hydrology
- Native and drought tolerant plants which will limit the amount of potable water required for irrigation and other natural surface or subsurface water resources, for landscape irrigation by 50 percent
- Dual flush toilets, low-flow faucets and shower heads to maximize water efficiency within buildings reducing the burden on municipal water supply and wastewater systems, which results in a 20 percent reduction in water use
- Photovoltaic system (on-site electricity generation from the sun) which will reduce fossil fuel energy use
- Air conditioning equipment will have no CFC or HCFC refrigerants that eliminate the ozone depletion potential of the project and support early compliance with the Montreal Protocol while minimizing direct contributions to global warming

- Utilize materials which have recycled content, are manufactured locally and are composed of rapidly renewable materials (made from plants that are typically harvested within a ten-year cycle or shorter)
- Over 50 percent of the wood used in the project will be certified and sourced from environmentally responsible forests
- Low-emitting materials such as paints, coatings, adhesives, and carpets in order to reduce the quantity of indoor air contaminants and provide better indoor air quality
- Green housekeeping policy, using environmentally friendly and non-toxic cleaning products
- Green Landscape Maintenance Plan, using only organic fertilizers and limited pesticides and herbicides, reducing environmental impacts related to landscape maintenance
- Educational features such as signage, brochures and a website that will inform owners and visitors about the green building features implemented in the project and the environmental benefits that result from such practices

** The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally-accepted benchmark for the design, construction and operation of high-performance green buildings. LEED promotes sustainability to protect human and environmental health in site development, water savings, energy efficiency, materials selection and indoor environmental quality. Green developments reduce exposure to toxins, provide value through high-quality, long-lasting construction and help to preserve the environment for future generations.

Timing

Construction will begin in early 2007 with completion scheduled for 2009.

Overview of Dowling Company may be found at www.dowlingco.com.