



***Maluaka* Interiors To Be Designed by Renowned, Hawaii-based Philpotts & Associates**

One of Hawaii's most respected interior design firms, Philpotts & Associates, will create the interiors of *Maluaka* to engender a distinctive ambiance of old Hawaii living.

Founded by Mary Philpotts-McGrath, the firm's work manifests her insistence that the purpose is not simply to decorate and design. It is to reconnect people with their environment. This special ability has led to the firm's distinction as one of the best in the country.

The clear and simple interpretation of design that relates both to a client's aesthetic and practical needs has been put to work on projects ranging from luxury hotels in Hawaii and a resort development in Phuket, Thailand to oceanfront private residences and corporate offices.

Senior Designer, Lowell Tom is providing the lead on the *Maluaka* project. He states, "We have attempted to find a balance whereby we offer a rich tropical palette of materials of the finest quality while maintaining the strict standards of green building that this project demands. Everything has been planned to preserve the integrity and the resources of the land."

For example, all core cabinetry fabrication and the cores of the doors are of wood products certified as sustainable and do not allow the use of particle board that contains noxious resins. Paints are selected to avoid health damaging gaseous emissions. Wood flooring, while offering beautiful tropical variety including hand-scraped bamboo and coconut palm wood, must be from a renewable source. No endangered species are allowed to contribute to any material, hard or fabric.

Maluaka floor plans range from 2,300 to 3,500 square feet, with homes available in two and three-bedroom configurations and three-bedroom penthouses. A number of residences can be combined to create homes of more than 5,300 square feet. Bungalows encompass approximately 4,500 square feet.

Traditional Hawaiian design elements and tropical building materials will be combined in a contemporary vernacular that ensures a sense of being only in Hawaii. For example, woven lauhala mats may be installed in panels in the ceilings. Lauhala (pandanus) is a traditional fiber for weaving in Hawaii. All

spaces are designed to integrate the natural environment with the interior living spaces. Walls incorporate sliding floor-to-ceiling glass panels that separate the indoor living spaces from the large covered lanai. Private lanais feature outdoor barbeques and under counter refrigerators with spacious room for outdoor entertaining.

The gourmet kitchen offers plentiful counter and storage space and is furnished with top appliances such as Wolfe, Bosch and SubZero. Kitchen cabinetry is custom crafted of the highest-grade natural hardwoods complemented by granite countertops and stainless steel farmhouse sinks set with polished chrome fittings. Hardware is oil-rubbed bronze, handcrafted from solid, art-grade bronze by Rocky Mountain.

Master bedroom suites offer comfortable sitting areas and spacious, well-appointed closets. Master baths feature large glass-enclosed showers, freestanding or decked tubs, double vanities and sinks with designer hardware and marble countertops. Dual-flush toilets conserve water.

Each home features the latest in wireless, high-speed and satellite broadcast access as well as pre-wiring for sophisticated sound, security and smart home systems. Lighting is recessed and adjustable to offer a variety of ambiances and automatic shades are offered in the bedrooms.

As the project is about to be brought to market, Tom commented on the effort required to keep its environmental integrity: "Although the requirements of meeting LEED certification (cited in other materials) have often been challenging, requiring extensive research for sourcing, the design team has developed a project that will be a joy for an owner who is environmentally conscious."

Philpotts and Associates has provided interior design services for such projects as the W Honolulu, the Four Seasons Hualalai, the Grand Wailea Resort and Spa, Molokai Ranch Lodge and Norwegian Cruise Lines. Numerous projects have been completed for private residences. The firm's work may be viewed at www.philpotts.net.