

MAISON VERDE



• PRIVATE POOL & WATER SLIDE

Tegalalang, Ubud

THE ENCLAVE

Seventeen private villas, **one quiet hillside.**

Maison Verde is a boutique enclave of 17 Ironwood villas from \$140,000 — built around three things you can't fake: the view, the material, and the service.

17

VILLAS

from \$140,000

Handover Q2 2027

01

The view

Rice terraces and jungle from every villa — the reason guests pay a premium.

02

Ironwood

The same near-eternal wood used by the Maldives' finest overwater resorts.

03

Boutique service

A small, on-site wellness retreat — not a hotel, a retreat you own a piece of.

17 villas on one quiet hillside — early units from \$140,000.

17 villas threaded along the slope, with the café, river and wellness core at the centre.

- 17 private villa plots
- River frontage to the west

- Wellness core — reception, spa, yoga
- One quiet hillside, terraced

APPROVED SITE PLAN

17

Private villa plots, terraced along one quiet hillside.

73 m²

Reception & guest services

283 m²

Parking

62 m²

Yoga shala

50 m²

Spa

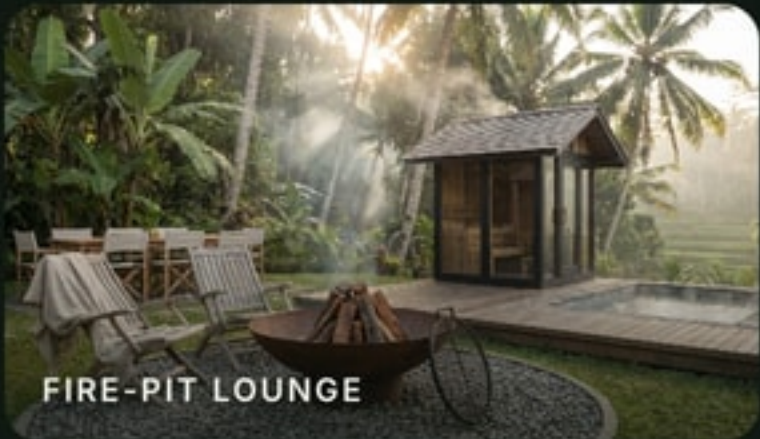
Sungai — a river runs along the western boundary

The live chessboard — which units are still free



A wellness retreat at your door.

Everything a guest will pay to come back for — café, spa, two yoga shalas, ice bath, sound dome — built into the development itself.



EVERYTHING INCLUDED

- ◆ Reception & guest services
- ◆ French café & breakfast lounge
- ◆ SPA — sauna, changing, showers, tea lounge
- ◆ Outdoor SPA terrace — hot + cold plunge

- ◆ Two yoga shalas (~100 m² podiums)
- ◆ Lecture hall + massage center (2-storey)
- ◆ Sound dome for meditation — Ø10 m sound-insulated sphere
- ◆ Ice bath & sauna

- ◆ Fire-pit gazebo + secluded gazebo
- ◆ Landscaped walking paths
- ◆ Parking

Ironwood — the wood that **outlives buildings.**

Ulin (Belian) is so dense it sinks in water. It shrugs off termites, fungi and moisture, chars instead of spreading flame, and lasts 80–100 years without replacement.



Termite-proof

Natural oils repel termites, fungi and rot.



Class D, self-extinguishing

Surface char does not spread the flame.



Sinks in water

Extreme density — resists moisture for decades.



80–100 years

“Eternal wood”, historically used in shipbuilding.



Maison Verde uses the same material as resorts priced at **\$1,500+/night** — from **\$140,000.**

THE SAME WOOD USED BY

SONEVA

SIX SENSES

ONE&ONLY

ST. REGIS

WALDORF ASTORIA

What the world's **best** build with.

Ironwood — the hardwood behind the most coveted resorts on earth.
Maison Verde villas are built from the very same material.



CONCEPT ANALOGS

Aman Ubud

Komaneka

Bisma Eight

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Made to be woken up in.

Open to the jungle, finished in warm wood and stone — every room framed by the green.



What a view-room **costs nearby.**

Comparable view-rooms around Ubud run \$150–250 a night. Maison Verde sits in the same boutique league — at an accessible entry, with occupancy and rate well ahead of standard hotels.

K Club Ubud

\$150 / night

Jinengbali Agro

\$175 / night

Aksari Resort & Spa Ubud by iNi Vie Hospitality

\$250 / night

YOUR VILLA EARNS IN THAT BAND

\$120–\$180 ADR

at 72–85% occupancy — and you own it from \$140,000.

IN THE COMPANY OF

Aman Ubud

Komaneka

Bisma Eight

Nightly rates for nearby view-rooms (public listings) — pending final re-check.

Numbers that hold up.

A full annual P&L for a one-bedroom villa — conservative to optimistic — on real Tegalalang nightly-rate data.

UNIT TYPE
1 Bedroom

LEASEHOLD
26 + 25 Years

AMOUNT INVESTED
\$140,000

REALISTIC

\$17,875.01
NET PROFIT, AFTER TAX

13%
RETURN ON INVESTMENT

8 years
PAYBACK PERIOD

WHERE A YEAR OF REVENUE GOES

Gross revenue · \$39,780

Gross revenue

\$130 ADR × 85% \$39,780

OTA commissions (19%)

- \$7,558.20

Management fee (18%)

- \$7,160.40

Total OPEX
electricity · laundry · pool · housekeeping · A/C · common areas

- \$5,450

Sinking fund (2%)

- \$795.60

Rental income tax (5%)

- \$940.79

Net profit, after tax

\$17,875.01

Get the financial model .XLSX

Numbers that hold up.

A full annual P&L for a one-bedroom villa — conservative to optimistic — on real Tegalalang nightly-rate data.

UNIT TYPE
1 Bedroom

LEASEHOLD
26 + 25 Years

AMOUNT INVESTED
\$140,000

OPTIMISTIC

\$20,534.92

NET PROFIT, AFTER TAX

15%

RETURN ON INVESTMENT

7 years

PAYBACK PERIOD

WHERE A YEAR OF REVENUE GOES

Gross revenue · \$44,370

Gross revenue

\$145 ADR × 85% \$44,370

OTA commissions (19%)

- \$8,430.30

Management fee (18%)

- \$7,986.60

Total OPEX
electricity · laundry · pool · housekeeping · A/C · common areas

- \$5,450

Sinking fund (2%)

- \$887.40

Rental income tax (5%)

- \$1,080.79

Net profit, after tax

\$20,534.92

Get the financial model .XLSX

Numbers that hold up.

A full annual P&L for a one-bedroom villa — conservative to optimistic — on real Tegalalang nightly-rate data.

UNIT TYPE
1 Bedroom

LEASEHOLD
26 + 25 Years

AMOUNT INVESTED
\$140,000

PESSIMISTIC

\$12,555.20
NET PROFIT, AFTER TAX

9%
RETURN ON INVESTMENT

11 years
PAYBACK PERIOD

WHERE A YEAR OF REVENUE GOES

Gross revenue · \$30,600

Gross revenue

\$100 ADR × 85% \$30,600

OTA commissions (19%)

- \$5,814

Management fee (18%)

- \$5,508

Total OPEX
electricity · laundry · pool · housekeeping · A/C · common areas

- \$5,450

Sinking fund (2%)

- \$612

Rental income tax (5%)

- \$660.80

Net profit, after tax

\$12,555.20

Get the financial model .XLSX



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Alevtina
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housebook.deals

partner@housebook.deals