

Maliulā #2304

[gift of sun]



TIMBERS KAUA'I

Ocean Club & Residences

EFFORTLESS ISLAND LIVING

At Timbers Kaua'i – Ocean Club & Residences we strive to do everything to make each visit as carefree as possible, enhanced by handsome furnishes and finishes, along with the exquisite amenities and services of our luxury resort. Owners at Timbers Kaua'i also enjoy membership to exclusive amenities, activities and programming of The Hōkūala Club.



FEATURES

- Three bedroom, three and a half bath residence
- Single-level residence layout
- Expansive, wall-to-wall stacking glass doors opening to lanais for seamless indoor/outdoor living
- Three private lanais with over 352 square feet of space
- Private underground valet parking & secure Owner storage

INTERIORS

- Rich White Oak hardwood floors in living room & kitchen
- Spacious master bathrooms
- Natural stone vanities
- Walk in closets
- Custom white oak wood cabinetry & river white granite countertops
- Beautifully appointed chef's kitchens with Bosch & Thermador appliances
- Integrated beverage/wine cooler
- Laundry room with GE appliances and linen storage

SERVICES

- Daily housekeeping
- Personalized concierge service
- Pre-arrival grocery shopping
- 24 hour on-site security
- Private resort & airport transportation
- Full interior & exterior maintenance and upkeep

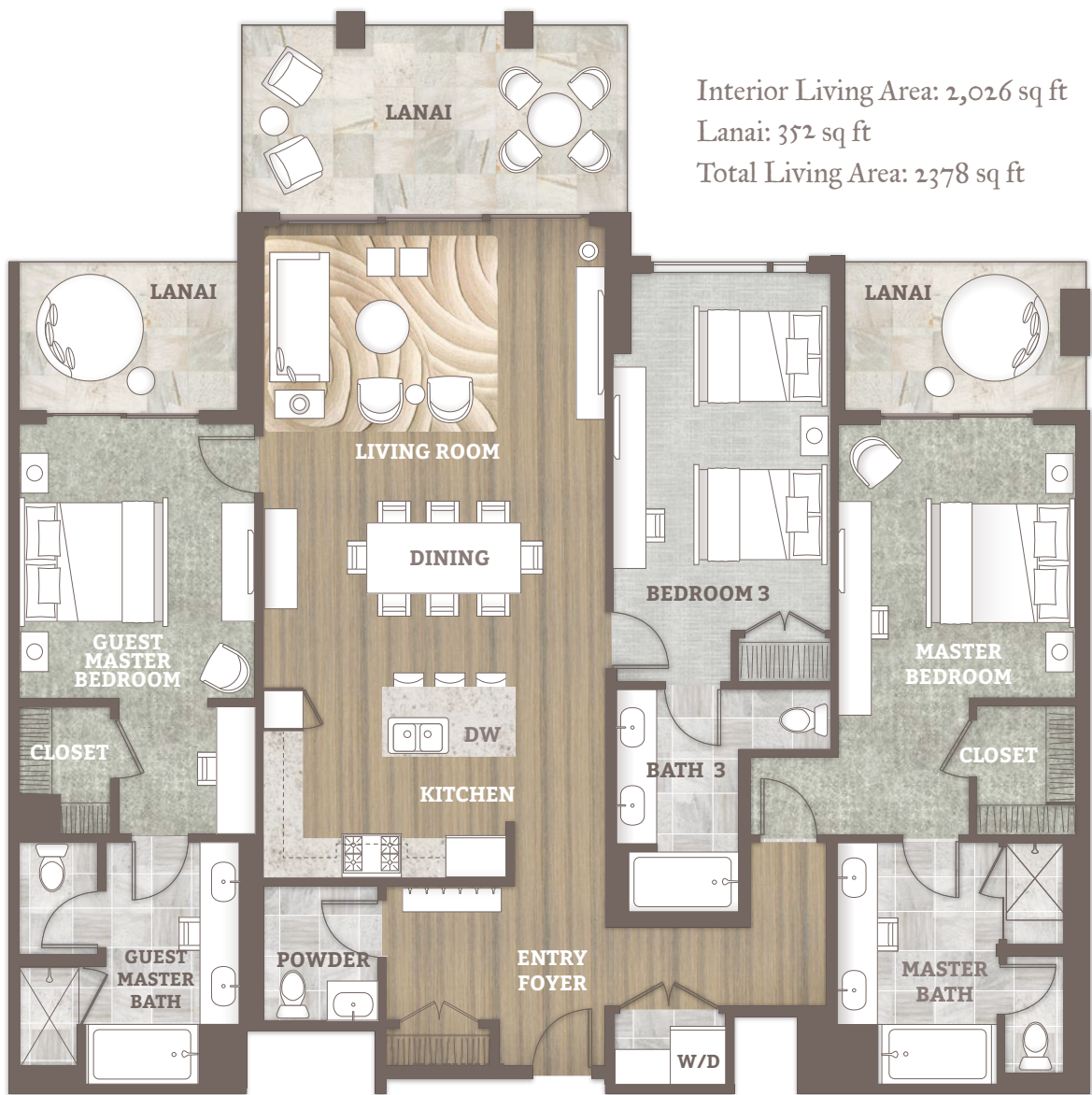
AMENITIES

- Two-tiered oceanfront infinity-edge pool
- 'Ohana pool with waterfalls
- Preferred access and discount at the award-winning, oceanfront and farm to table dining at Hualani's Restaurant
- Private beach valet (umbrella, towel & chair setup)
- Expert island adventure guides
- Boutique spa combining ancient healing traditions with locally sourced organic ingredients
- Timbers Tykes activity center
- State-of-the-art fitness center
- and outdoor yoga lanai
- Keiki Adventure Club
- Cultural programming including agrigation classes at the 15-acre Farm at Hokuala, Chef's Signature Master Classes, ukulele lessons, lei making and nature activities
- Sunset fire pit lounge and outdoor living spaces
- Exclusive Owner benefits with Timbers Collection Travel & Lifestyle partners

MALIULĀ RESIDENCE #2304

3 BEDROOM | 3.5 BATH

This residence showcases stunning southern views of the dramatic Kaua’i coastline and Ha’upu Mountain Range. Inside you’ll find an exceptional level of finish, with thoughtfully designed custom cabinetry, natural stone vanities and a beautifully appointed kitchen that features Thermador and Bosch appliances.



MALIULĀ RESIDENCES

SITE MAP



your private paradise

On one of the most celebrated sites in all of Hawaii, Timbers Kauaʻi – Ocean Club & Residences is nestled within the 450-acre Hōkūala resort. A natural amphitheater at the entrance to the tranquil waters of Kalapaki Beach, the property is comprised of 47 exclusive residences and each providing a unique and impressive panorama of the Pacific Ocean, historic Ninini Point Lighthouse, shorelines and the verdant and dramatic cliffs of the Haʻupu mountain range. A treasured place since the first Polynesian explorers arrived, Timbers Kauaʻi is the gateway to the rich history of the islands and the natural wonders of sea, land and sky.



TIMBERS KAUA'I



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MALIULĀ RESIDENCES



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MALIULĀ #2304

ANNUAL BUDGET

Maintenance Assessments

	Annual Total / Unit
Maliula Residence Club	\$40,347

Operating Expenses

General & Administrative.....	\$2,039
Accounting.....	\$931
Human Resources	\$1,352
Guest Services	\$2,622
Loss Prevention.....	\$2,423
Landscaping.....	\$2,678
Housekeeping.....	\$1,819
Repairs & Maintenance.....	\$2,413
Utilities	\$3,306
Insurance	\$2,794
Residential Transportation.....	\$81
Fitness & Spa.....	\$554
Restaurant	\$2,923
Recreation & Pool	\$3,588

**SUBTOTAL –
OPERATING EXPENSES..... \$29,523**

Reserves, Taxes & Management Fee

Capital Reserve - Common Area	\$3,909
Management Fee	\$2,614
Real Estate Taxes	\$216

**SUBTOTAL – RESERVES, TAXES,
& MANAGEMENT FEE \$6,739**

**TOTAL OPERATING EXPENSES
AND RESERVES, TAXES, &
MANAGEMENT FEE \$36,262**

Hokuala Association Assessment.....	\$2,968
Hokuala Club Assessment.....	\$1,117

**TOTAL ESTIMATED
ANNUAL ASSESSMENTS \$40,347**

Each Unit's maintenance fee assessment cannot be computed simply by multiplying its percentage common interest by the totals shown. Rather, pursuant to the Declaration, the common expenses of the Project (and, thus, each Unit's assessments) are allocated among the Unit owners in a fair and equitable manner based on a formula or method implemented by the Managing Agent. The Association's Board of Directors has delegated to, Timbers Hawaii Real Estate, LLC, as the Project's current Managing Agent, the power to allocate the project's common expenses for the purposes of determining each Unit's annual assessment.

Expenses are allocated by the Association, and implemented by the Managing Agent, based on different allocation methodologies and factors, including (a) the relative size of a Unit, (b) the type of occupancy allowed in the Unit, and (c) the number of Units in each type of occupancy. The various methodologies and factors are then applied based on the type of expenses at issue. For example, the Guest Services expenses are allocated by occupancy under the premise that the Club Units will have a higher general occupancy than the Resort Apartments. In contrast, Loss Prevention (security) is applied on a unit-mix basis, because Loss Prevention applies to the entire project, regardless of occupancy or use, and all Unit Owners share the benefit on a unit by unit basis. Allocation methodologies and factors will be evaluated periodically and, thus, are subject to change from time to time, which means that the resulting common expense allocations and annual assessments are subject to change as well.



This does not constitute an offer to sell nor the solicitation of an offer to purchase made in any jurisdiction nor made to residents of any jurisdiction, including New York, where registration is required. Tower Kauai Lagoons 9B LLC uses the Timbers Resort®, Timbers Collection® and certain other Timbers brand names under a limited non-transferrable license in connection with the sales and marketing of the Hokuala Kauai – A Timbers Resort and the Timbers Kauai – Ocean Club & Residences (the “Project”). If this license is terminated or expires without renewal, the Project will no longer be identified with nor have any right to use the Timbers® marks and names. All rights reserved. The above schedule is subject to change at any time without notice.

MALIULĀ RESIDENCES

OFFERING



The homes of Maliulā feature a fresh, contemporary interpretation of traditional Hawaiian architecture. Each three-bedroom residence features no fewer than three lanais with stunning ocean, lagoon and golf course views. Maliulā homes include an exceptional level of finish, with thoughtfully selected custom cabinetry, natural stone vanities and beautifully appointed kitchens with Thermador and Bosch appliances. Hardwood floors appoint the expansive living areas, and the elegant master suites in these spacious homes are designed to allow your days to flow seamlessly between indoors and out. The multiple spacious lanais and expansive stacking glass doors can slide open to capture the ocean breezes.

Residence	Bed/Bath	Price
Maliulā	3 Bed/3.5 Bath	\$4,390,000

EXCLUSIVELY LISTED BY HŌKŪĀLA REAL ESTATE

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808.241.6080 | www.timberskauai.com



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