

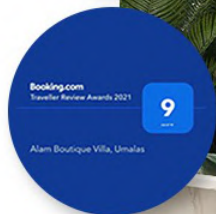


# Alam Villas

A modern villa interior with a swimming pool and lounge area. The scene is set in a bright, open-plan living space. On the left, a white sofa with colorful cushions sits on a light-colored floor. In the center, a large glass wall offers a view into a dining area with a table and chairs. To the right, a swimming pool with a blue mosaic tile border is visible. In the foreground, a lounge chair with a blue cushion and a white umbrella is positioned near the pool. The background features palm trees and a clear blue sky. A large, semi-transparent white triangle is overlaid on the right side of the image.

# Alam Villas

is a complex of premium villas for life and investment located in the main tourist area in Bali - Umalas



# Alam Villas

These new luxury villas are being built on site of the already existing and most popular complex, that has TOP ratings and considered to be in high demand among tourists

# BENEFITS

The occupancy of the villas is above 90% annually.

The impeccable reputation of the complex is the key to the success and reliability of the investment.

Passive income without participation in the management process.

Direct Access to the infrastructure of the Umalas Signature complex

Personal residence without restrictions that includes privileges from Magnum Management Program.





# Alam Villas

is a promising project that meets the latest international trends.

- Exclusive premium design, thought-out to the last detail.
- Five-star hotel service.
- Surrounded by the best facilities and entertainment on the island.

CANGGU – SEMINYAK – KEROBOKAN

# LOCATION

in the center of Bali's trendy triangle, in the district of Umalas.

- **Berawa and Batu Belig beaches** in 5 minutes.
- Near the complex there are **47 restaurants and cafes**.
- Convenient to transportation with access to the main tourist areas.
- **Supermarket** 1 minute from the complex.
- **International schools:** Canggu Community School and ProEducation School 6 minutes away.
- **International kindergarten** Umalas Kids Club.



# UMALAS DISTRICT

known for its colorful and most preserved atmosphere of real Bali, immersed in greenery and most relaxed lifestyle.

surrounded by the main tourist locations with most famous beach clubs and trendy establishments.



UMALAS

# UMALAS VIEWS









## IMPRESSIVE ATMOSPHERE

These are the most sought-after and visited locations, combining several different styles of recreation and living. The best cafes and restaurants, beach clubs, five-star hotels, and TOP entertainment venues are all located here.



## THE BEST CAFES AND RESTAURANTS

within walking distance:  
Umalas is the leader in the number  
of restaurants from around the world.



# RESTAURANTS

ATMOSPHERE



A tropical beach club scene featuring a swimming pool in the foreground, a row of lounge chairs and white umbrellas along the poolside, and a view of the ocean and palm trees under a clear blue sky.

# BEACH

# CLUBS

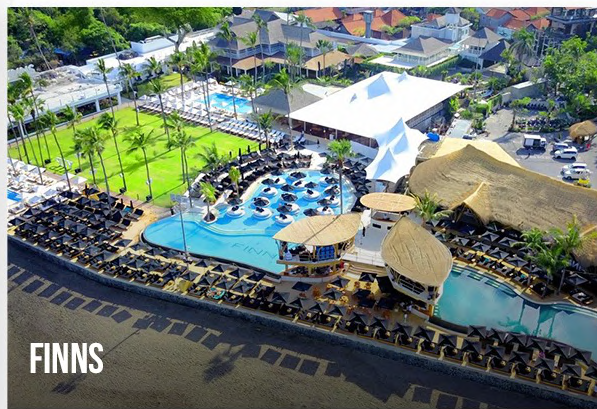
The Umalas is surrounded  
by 6 popular beach clubs.

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## ATLAS

The biggest beachclub in the world, where the most famous DJs from all over the world perform.



## FINNS

The massive beachclub in the world, where you can party at night and relax on the sun loungers with your family during the day.



## CAFÉ DEL MAR

One of the best beach clubs in Bali, the white and blue Santorini style with delicious food and courteous service.



## POTATO HEAD

Located in a modern hotel complex, with top marks for service.



## OLD MAN'S

A trendy open-air establishment where Changgu's youth flock in the evening.



## LA BRIZA

A picturesque restaurant overlooking the sunset over the ocean. One of the main and famous places in Bali.

BEACH CLUB'S ATMOSPHERE





**SPORTS**

ENTERTAINMENT





Liga.Tennis (the largest tennis court in Bali)  
3 minutes.



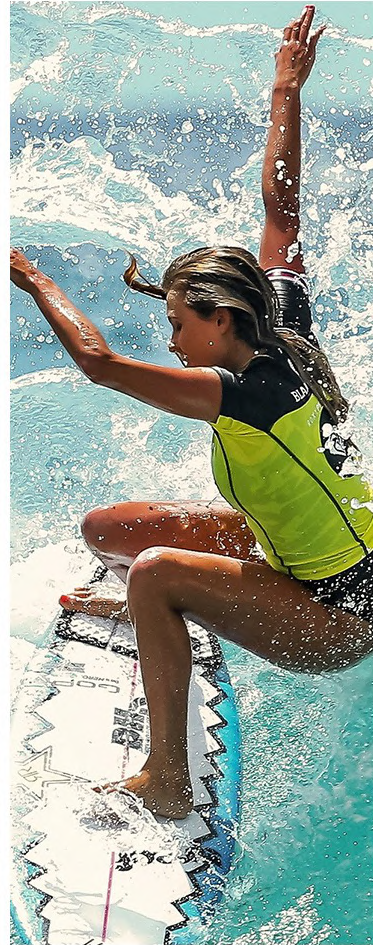
Water Park  
3 minutes.



The largest sports and entertainment complex  
4 minutes



Fitness Center  
1,5 minutes.



Best Surf Sport  
7 minutes.

An aerial photograph of a tropical beach. The water is a vibrant turquoise color, transitioning to a lighter, milky white near the shore where gentle waves are breaking. The sand is a light beige color, and the overall scene is bright and clear.

# THE COMPLEX IS LOCATED

NEAR THREE COLORFUL  
AND POPULAR BEACHES:

**Batu Belig** is a beautiful and spacious beach between Seminyak and Berava. There are luxury hotels and beach cafes on the first line. The perfect beach for sunsets.

**Berawa Beach** - here is one of the best surf spots, it attracts many surfers from all over the world. There are also many places where you can watch the sunset and watch the surfers.

**Batu Bolong Beach** is a trendy beach with its own surf spot, there is a large number of fashionable establishments and all the young people flock here for entertainment.



A modern villa interior featuring a swimming pool, a lounge area with a sofa and armchairs, and a dining area with a table and chairs. Large windows and glass doors provide a view of the pool and outdoor area. The text 'ALAM VILLAS' is overlaid in large white letters across the center of the image.

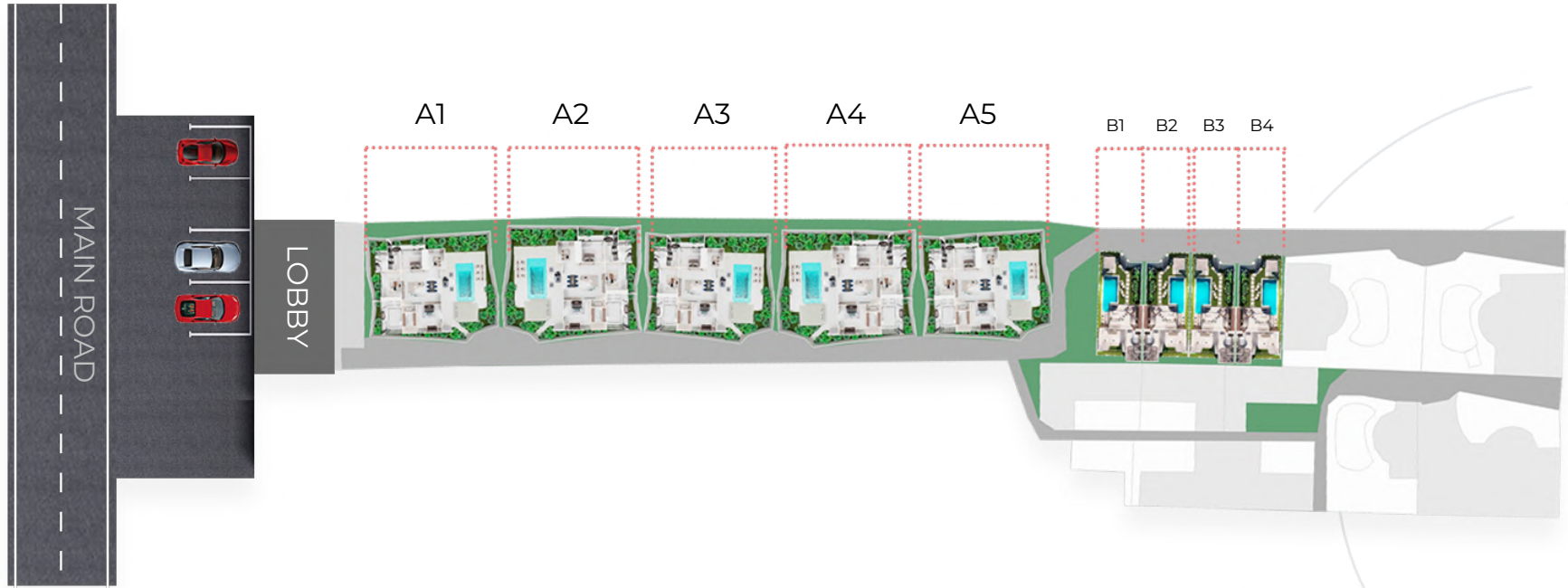
# ALAM VILLAS

THE COMPLEX  
FEATURES:

5 Three bedroom villas

4 One bedroom villas

# MASTER PLAN





# 1-BEDROOM VILLA



## THE MOST POPULAR FORMAT FOR INVESTMENT:

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- 1-bedroom villas - the ideal format for **daily rent**.
- **The fastest return on investment** compared to other properties.
- The apartment **is equipped with everything** you need for a good rest: kitchen-living room, swimming pool with sun beds, a spacious bedroom and more.
- You will be able to **spend your vacations** here without restrictions.

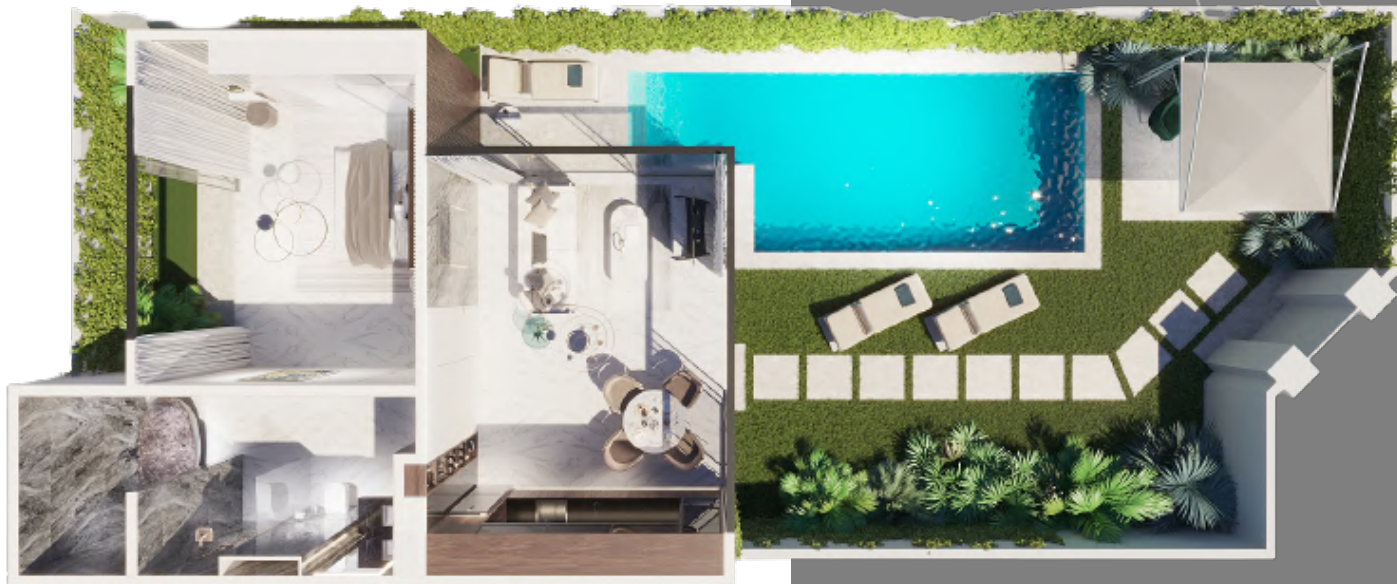
Swimming pool with sun loungers

Stylish kitchen-living room

Garden view bedroom

# LAYOUT

Villa area **90-100 m<sup>2</sup>**  
Land area **170-200 m<sup>2</sup>**

























# 3-BEDROOM VILLAS

## PREMIUM FORMAT FOR LIVING OR INVESTMENT

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- The exterior and interior of the villas are specially designed to make the villas comfortable for **both short-term rentals and long-term residences**.
- Spacious areas will accommodate a **large family or company**.
- **Premium finishes** in European style using the most luxurious materials.



# LAYOUT

Large pool

Pool area with sofas

Stylish kitchen-living room

3 spacious bedrooms

Villa area **302 m<sup>2</sup>**

Land area **520 - 550 m<sup>2</sup>**









































Alam Villas is a modern complex of villas with exclusive design, five-star service and luxurious infrastructure.

Projected yields

**12-16,5%**

- **Completion date** : Beginning of 3<sup>rd</sup> quarter, 2023.
- **Tenure** : 31 years with an extension of 20 years.
- **Monthly maintenance cost**:  
\$ 400 USD/month. – One bedroom villa  
\$ 600 USD/month. – Three bedroom villa
- **No restrictions** on personal stay.

# CONDITIONS





You can rent out your villa completely remotely through our property management team to **receive consistent passive income**:

**85%**

The owner's share

**15%**

Property management fee

- Quarterly payments of income.
- No operational risk.
- Insured property.
- Transparent reporting.
- Available mobile App.

\* Detailed calculation of profitability and expenditures can be obtained from our managers.

# CONDITIONS



## DETAILS OF EXPENSE PART

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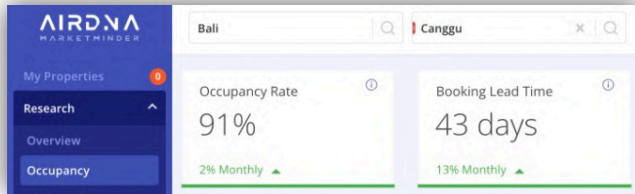
The maintenance fee includes:

- Daily cleaning of your apartment
- Internet bills
- Custodial fund (common area)
- Common Area Maintenance
- Annual property land tax
- Contributions to ceremonies
- Garbage collection, sewerage
- 24/7 Security & Concierge
- Electricity in common areas
- Gardening

# THE COST OF DAILY RENT IN THE UMALAS AREA

There is a shortage of premium real estate in Bali, therefore, this format has the maximum occupancy.

Occupancy is **above 90%** according to the marketing service Airdna



Alam Villas is a premium-class property format with most **highest daily rental value**:

PROJECTED YIELD:

One Bedroom  
Villa :

**200\$**

/Day

Three Bedroom  
Villa:

**400\$**

/Day



## OWNERS AND GUESTS OF THE VILLAS GET FULL ACCESS

to all the facilities and services of the  
**The Umalas Signature** clubhouse  
on special terms.

The Umalas Signature complex is  
simply **1 minute** walk from Alam  
Villas.

Alam Boutique Villa

4,7 ★★★★★ (82) · 🚶 1 мин.



Маршрут



В путь



# SPECIAL PRIVILEGES

# INFRASTRUCTURE

OF THE UMALAS SIGNATURE COMPLEX THAT YOU WILL HAVE ACCESS TO INCLUDES:



Fusion cuisine restaurant



The highest infinity pool in Bali



Panoramic view SPA zone



Premium fitness center



Yoga studio



Futuristic style lounge bar



Rooftop lounge zone with private bar, jacuzzi and sunbeds



Open air cinema

