

est. 2022



HIDDEN CITY UBUD

Hidden Ubud

We create an ideal space for living, relaxation and business. HIDDEN CITY UBUD is a city in the city. A premium complex class with all the necessary infrastructure in the centre of Ubud. First-class villas, apartments and townhouses. Restaurants, a gym, shopping areas, a concert hall, a huge recreation area with a swimming pool and much more will be provided. Will be built in a convenient location and easy access to popular attractions in the town.



Hidden Ubud for life

Hidden City Ubud is a modern addition in Bali's cultural capital. The complex is located in a convenient location. It is in the very centre of Ubud but a quiet secluded place away from the street noise surrounded by lush tropical greenery and rice fields. Designed with maximum comfort in mind, the complex is ideal for both permanent living and vacations for couples, families or groups of friends. It will become a profitable investment.

THE STAGES OF CONSTRUCTION

The first stage

6 Villas "Losta" (250 m²)
 6 Villas "Mira" (170 m²)
 18 Townhouses "Stone" (120 m²)

Total area of the building: 4,680 m²



The second stage

10 Villas "Mira" (170 m²)
 18 Townhouses "Stone" (120 m²)

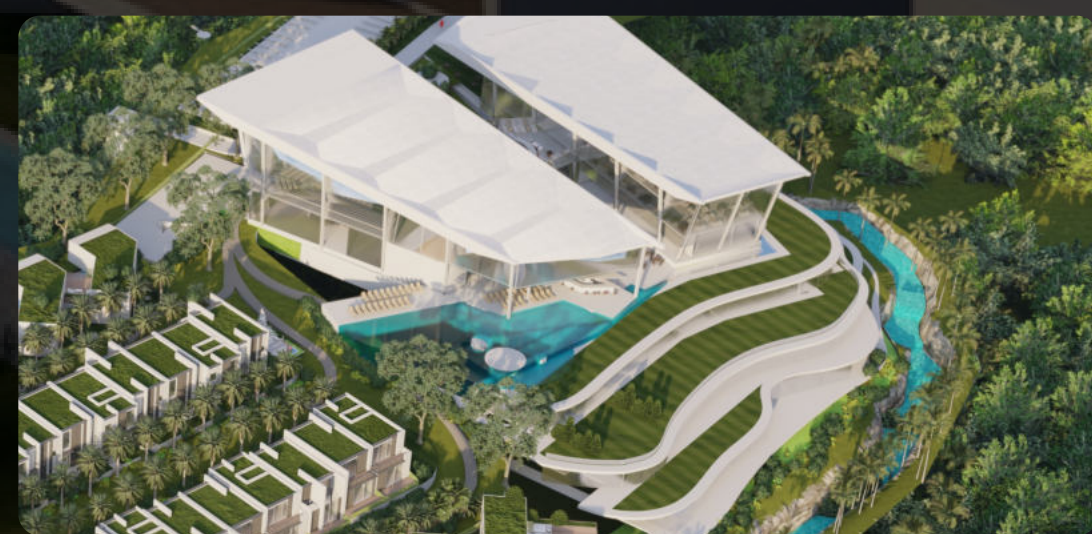
TOTAL building area: 3,860 m²



The third stage

Commercial area 4,000 m²
 42 Apartments 1,725 m²

Total area of the building: 5,725 m²



Symbols

- 1 Checkpoint
- 2 Single-storey parking
- 3 Two-storey Parking
- 4 Cafeteria
- 5 Main Square
- 6 Visit Center
- 7 Building with restaurants
- 8 Concert Hall building
- 9 Food-court
- 10 Apartments
- 11 Beach Club
- 12 Children's Center

Technical and economic indicators

Commercial

- ◆ Parking spaces - 138 pcs.
- Beach club - 1,000 m²
- Food court and cafe - 188 seats
- Commercial building - 4,000 m²
- Children's center - 200 m²

Residential

- ◆ Apartment - 2 500 m²
- ◆ Townhouse of 120 m² - 36 pcs.
- ◆ Villas of 170 m² - 16 pcs.
- ◆ Villas of 250 m² - 6 pcs.



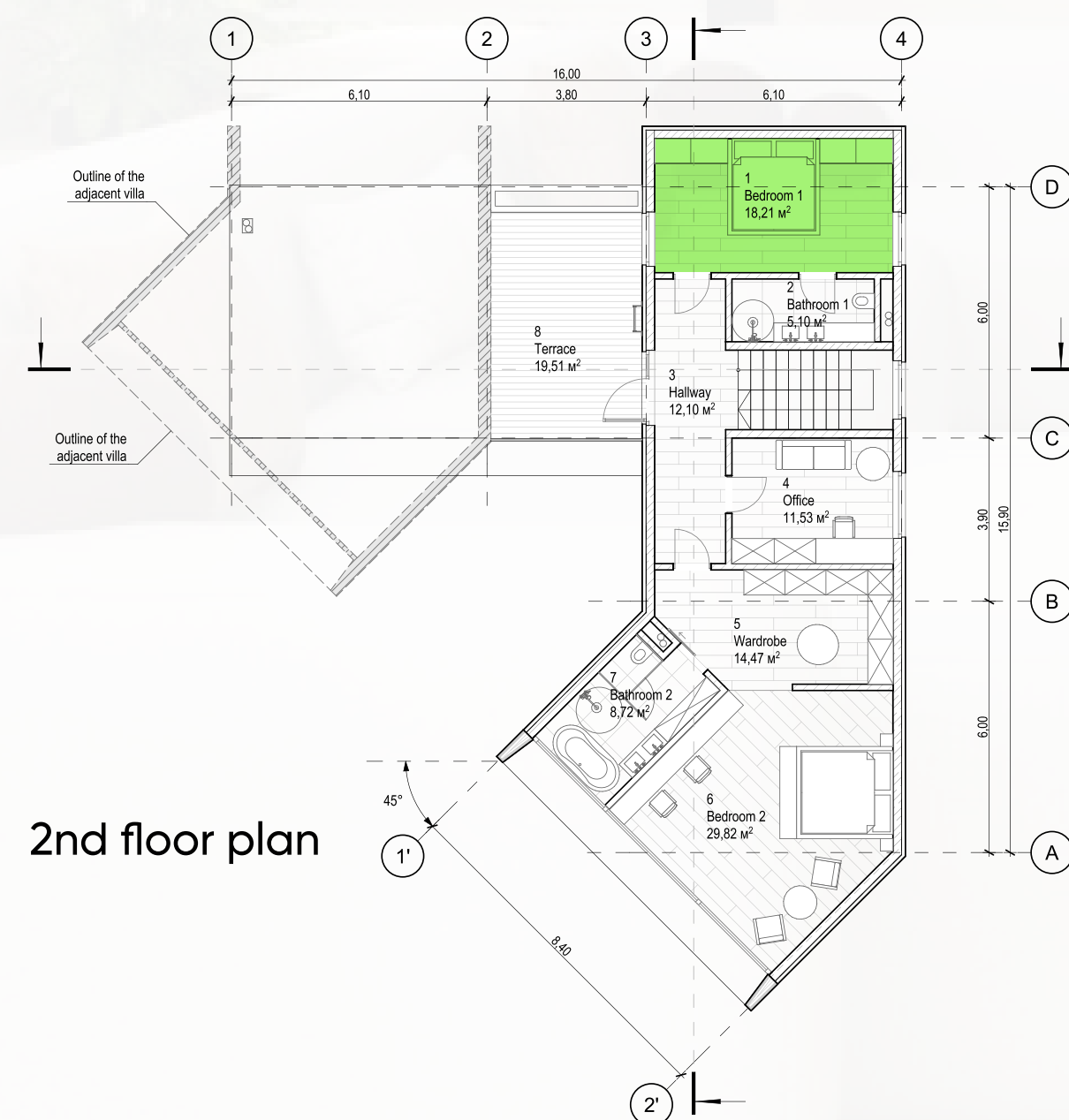
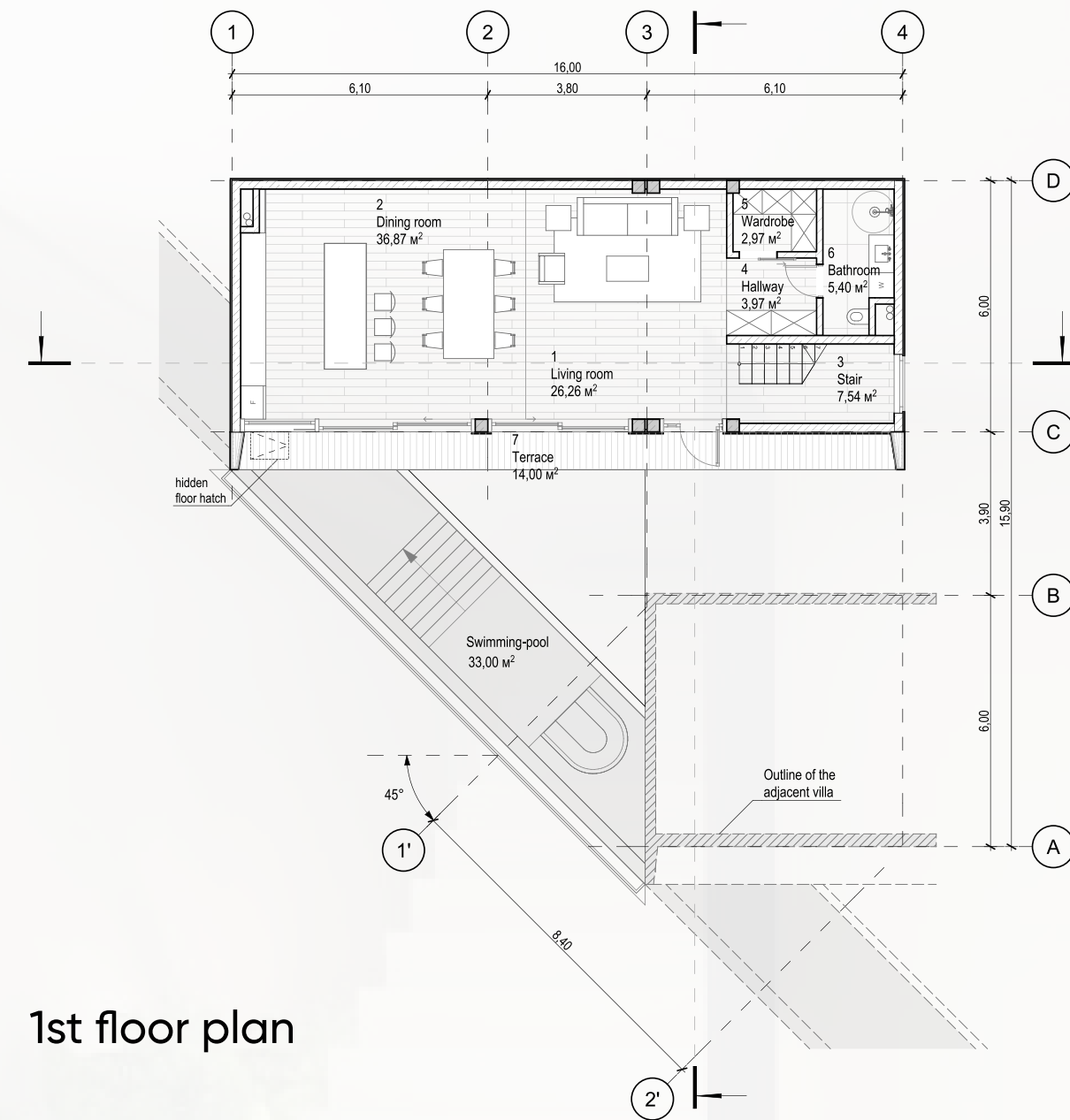
VILLA MIRA 170 m²

\$425 000 - \$450 000

the area of the villa is 170 m²
swimming pool 19.5 m²
bedrooms 2







VILLA MIRA 2-BEDROOMS ON LAND OF 300 M2 DAILY RENTAL INCOME

Villa price 425 000\$	Pessimistic scenario	Realistic scenario	Optimistic scenario
Average daily rate per villa	\$220	\$250	\$290
Loading	80%	85%	90%
Income per year, \$	\$64 240	\$77 500	\$95 120
Annual profitability, %	15%	18%	22%
Payback period	6,6 years	5,64 years	4,4 years

Interest-free installments for a period of 15 months,
the costs of the villa are about 4% per annum

Additional costs

1. Taxes 10%
2. Management company 15%
3. Villa expenses 500-700 dollars per month

◆ Bedroom

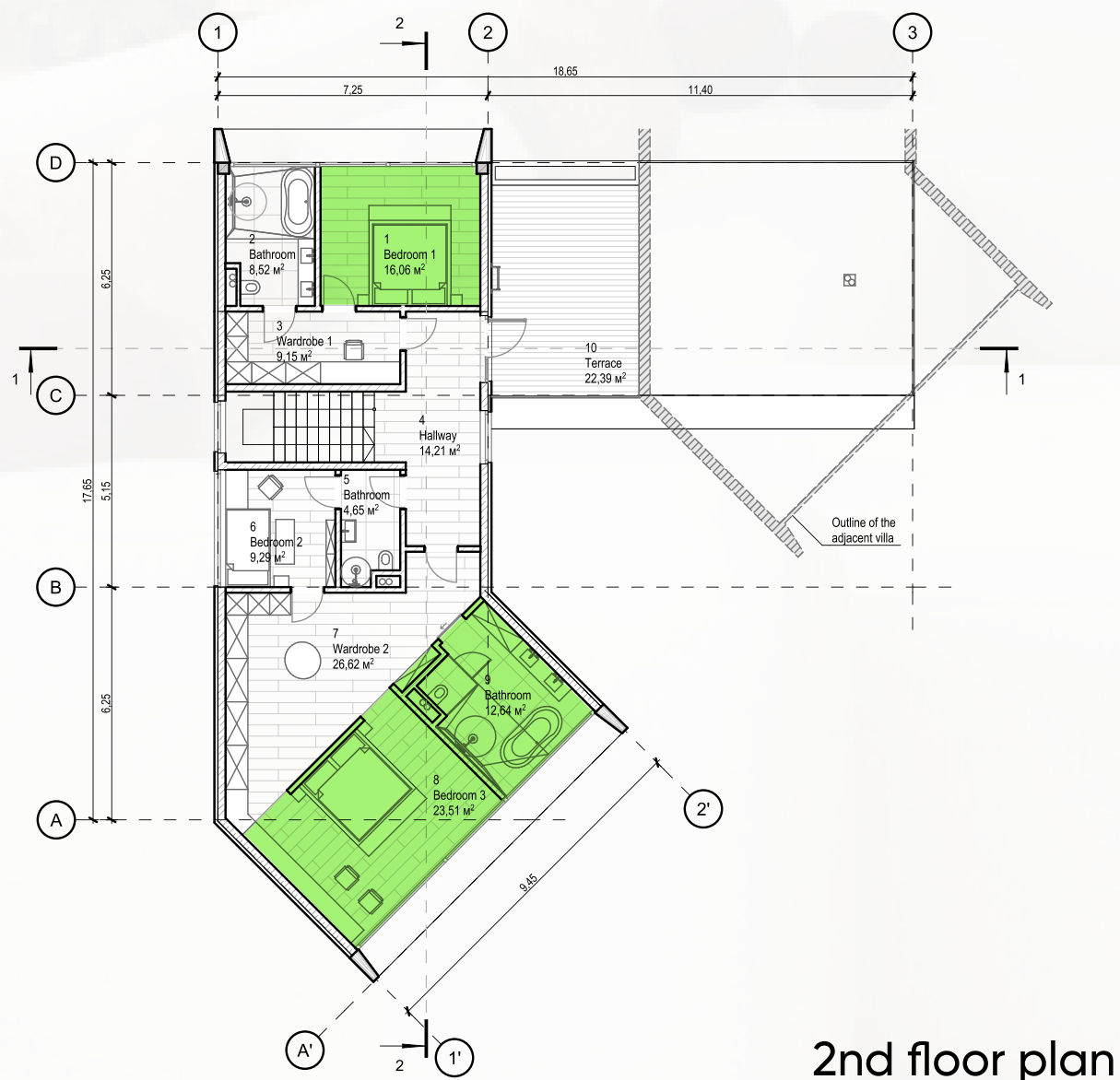
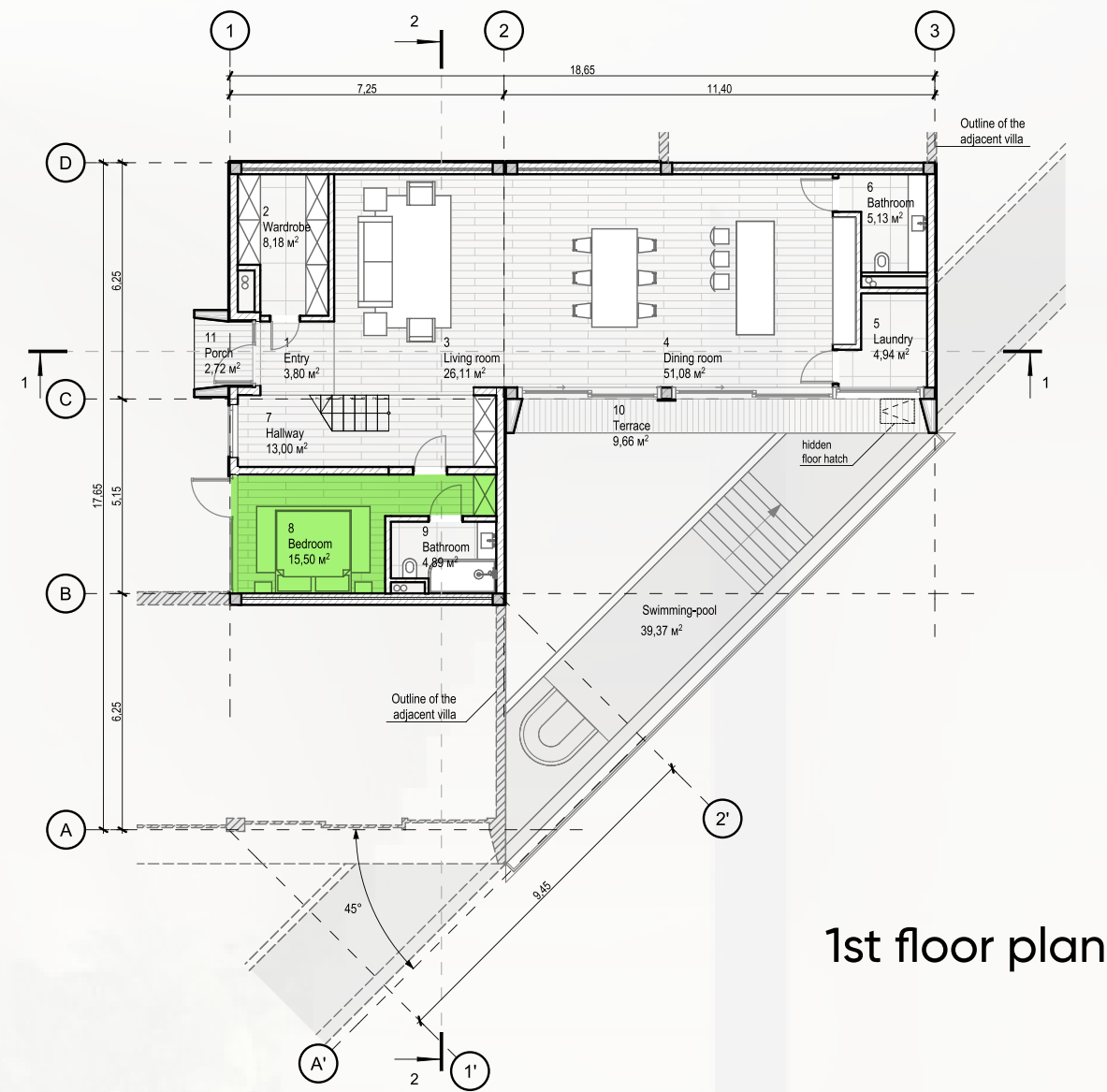
VILLA LOSTA 250 m²

\$625 000

villa area 250 is 170 m²
swimming pool 15.5 m²
4 bedrooms







VILLA LOSTA 250M2 4-BEDROOMS ON LAND OF 400 M2 DAILY RENTAL INCOME

Villa price \$625,000	Pessimistic scenario	Realistic scenario	Optimistic scenario
Average daily rate per villa	\$320	\$360	\$420
Loading	80%	85%	90%
Income per year, \$	\$93 440	\$111 600	\$137 760
Annual profitability, %	15%	18%	22%
Payback period	6,6 years	5,6 years	4,5 years

Interest-free installments for a period of 15 months, the costs of the villa are about 4% per annum

Additional costs

1. Taxes 10%
2. Management company 15%
3. Villa expenses 500-700 dollars per month

Townhouse STONE 120 m²

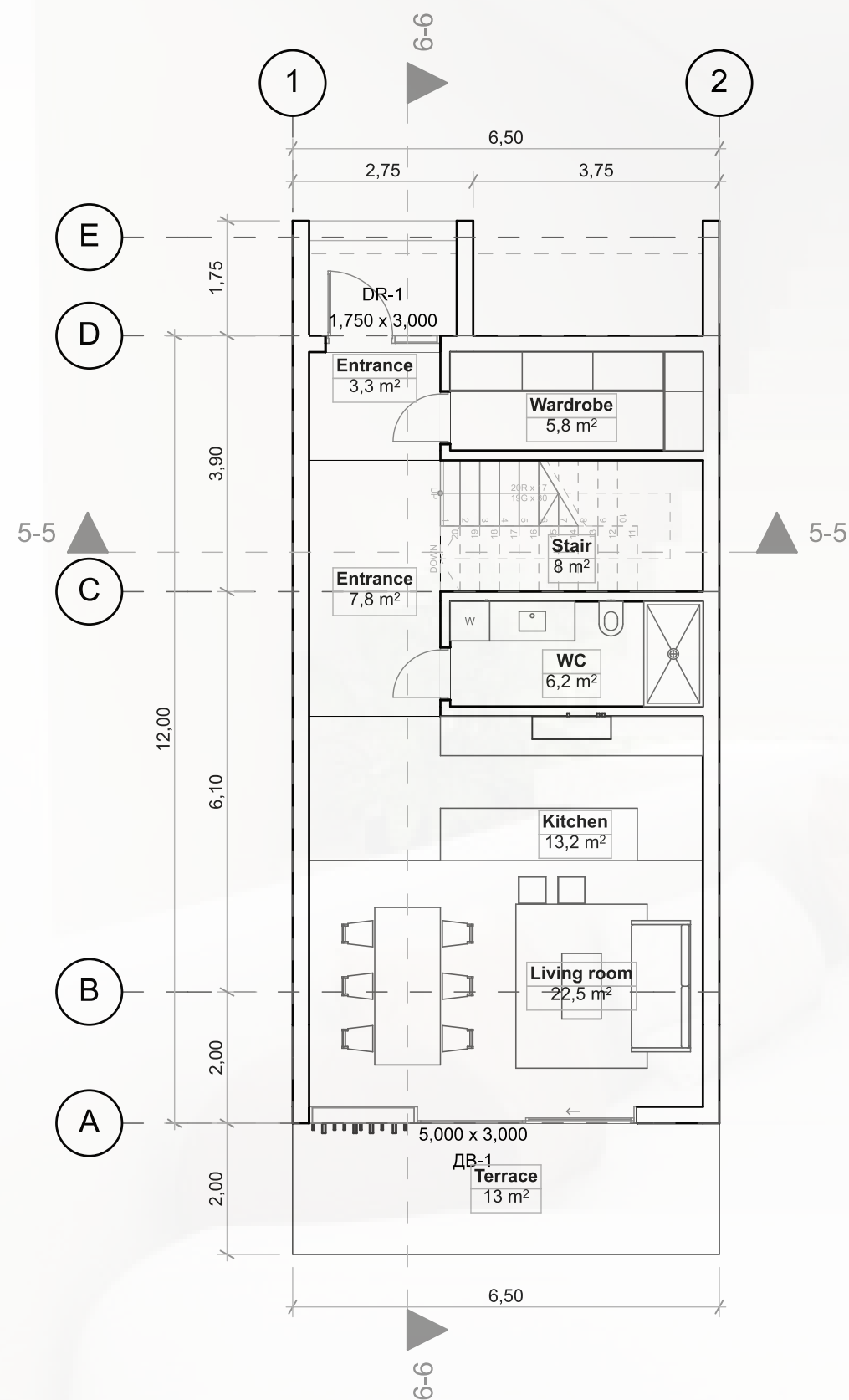
\$275 000 - \$300 000

area is 120 m²
2 bedrooms

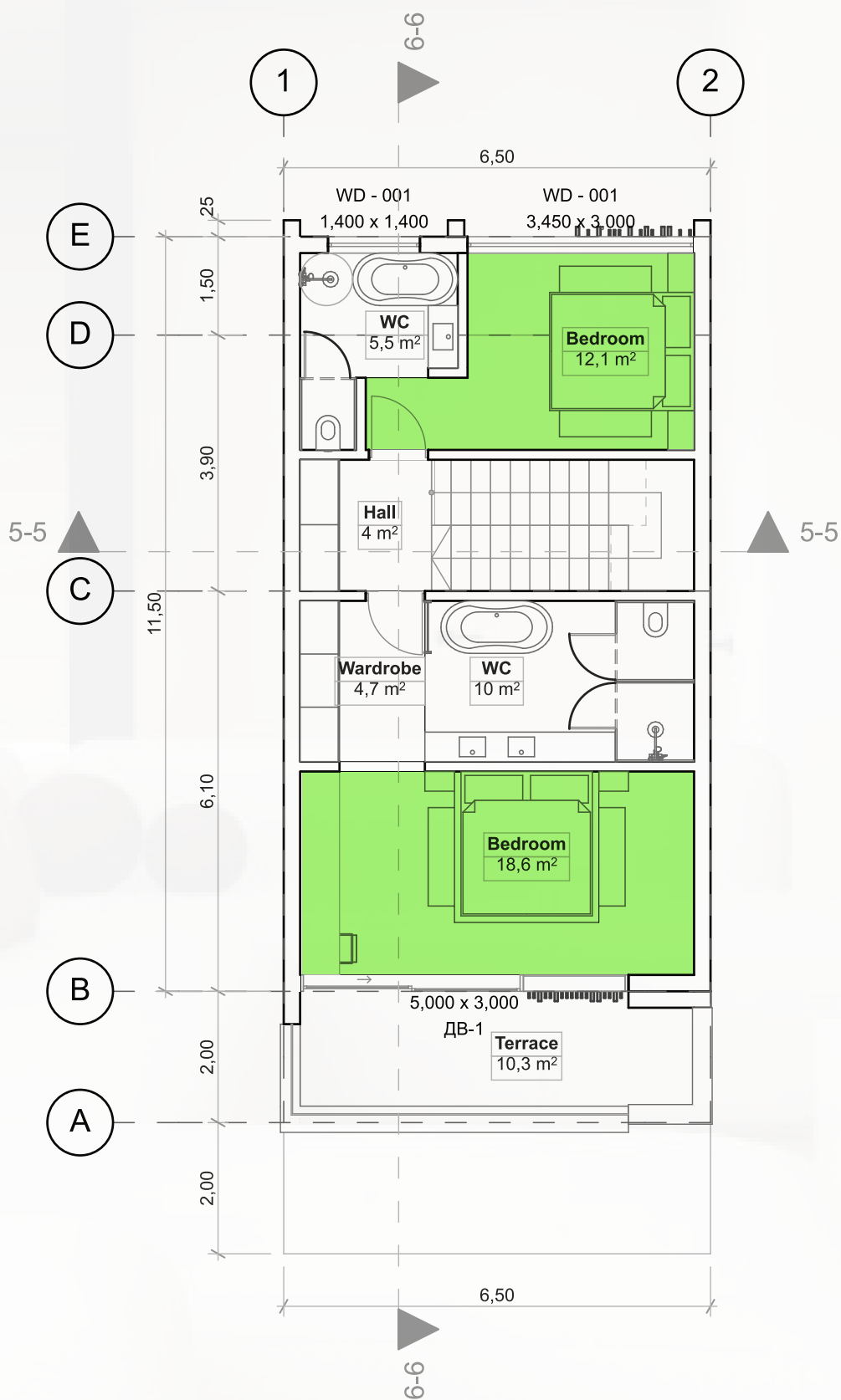




1st floor plan



2nd floor plan



◆ Bedroom

TOWNHOUSE STONE 120 m2 2-BEDROOMS ON LAND OF 200 m2 DAILY RENTAL INCOME

Villa price \$275 000	Pessimistic scenario	Realistic scenario	Optimistic scenario
Average daily rate per villa	\$140	\$180	\$210
Loading	80%-292 days	85%	90%-310 days
Income per year, \$	\$40 880	\$55 800	\$68 880
Annual profitability, %	15%	18%	22%
Payback period	6,7 years	5,5 years	4,4 years

Interest-free installments for a period of 15 months, the costs of the villa are about 4% per annum

Additional costs

1. Taxes 10%
2. Management company 15%
3. Villa expenses 500-700 dollars per month

Apartment 35-50m²



\$95 000 – \$135 000

area is 35m²–50m²

1 bedroom





APARTMENTS 35m2 1-BEDROOM DAILY RENTAL INCOME

Villa price \$95 000	Pessimistic scenario	Realistic scenario	Optimistic scenario
Average daily rate per villa	\$70	\$90	\$120
Loading	80%-292 days	85%	90%-310 days
Income per year, \$	\$20 440	\$27 090	\$37 200
Annual profitability, %	15%	18%	22%
Payback period	6,7 years	5,5 years	4,4 years

APARTMENTS 50m2 1-BEDROOM DAILY RENTAL INCOME

Villa price \$135 000	Pessimistic scenario	Realistic scenario	Optimistic scenario
Average daily rate per villa	\$80	\$120	\$150
Loading	80%-292 days	85%	90%-310 days
Income per year, \$	\$23 360	\$36 120	\$46 500
Annual profitability, %	15%	18%	22%
Payback period	6,7 years	5,5 years	4,4 years

Additional costs

1. Taxes 10%
2. Management company 15%
3. Villa expenses 500-700 dollars per month

Interest-free installments for a period of 15 months, the costs of the villa are about 4% per annum

