



MANUKYAN REAL ESTATE



White Villas

BALI, ULUWATU

*2/26/2024

Best Place for Real Estate Investment

Bali

1. Economic Stability
2. High ROI from rent
3. Cultural Richness
4. Investor friendly legal regulations
5. 365 days tourist season
6. Community Dynamics
7. Unique Nature

Project Location

Uluwatu

Uluwatu is a picturesque destination boasting unparalleled ocean views. Renowned for its ancient sea temple, where Balinese culture meets the horizon, and its legendary surf breaks that draw enthusiasts from around the globe.

Just up to 5 - 15 minute drive to nearby amenities, and a quick 25-30 minutes from the airport.



Uluwatu Temple

An aerial photograph of the Uluwatu Temple complex in Bali, Indonesia. The temple is built on a steep, rocky cliffside that drops down to a small, sandy beach and the turquoise waters of the Indian Ocean. The temple features several traditional Balinese structures with thatched roofs and yellow walls. A stone wall runs along the top of the cliff, and a path leads up to the temple. The surrounding area is lush with green vegetation.

Carved into the rugged cliffs that rise dramatically from the Indian Ocean, this ancient temple stands at a lofty elevation, providing panoramic views of the vast expanse of ocean and the sun setting on the horizon.

The temple is one of Bali's six key temples, believed to be protective bastions against evil spirits. Uluwatu, in particular, is dedicated to the spirits of the sea and is considered one of the island's holiest sites.

Cultural Attractions

The architectural marvel of Uluwatu Temple lies in its intricate stone carvings and traditional Balinese design. The outer walls are adorned with ancient sculptures and reliefs, depicting mythological figures and stories from Hindu epics.

Premier Surfing

Uluwatu, besides its spiritual and cultural significance, is renowned as one of Bali's premier surfing destinations, offering a plethora of advantages for surf enthusiasts.

Uluwatu boasts world-class waves that attract surfers from around the globe. The breaks here are powerful, consistent, and can provide long rides, making it a favorite among both beginners and experienced surfers.

Services

Uluwatu offers a range of accommodations, from luxury resorts to budget-friendly options. Travelers can find various services, including tour operators, car rentals, and travel agencies, catering to both leisure and business travelers.



Sunset Views

The cliffs of Uluwatu provide excellent vantage points for watching spectacular sunsets over the ocean. Visitors often gather at sunset viewpoints or beach clubs to enjoy this natural beauty.

Infrastructures

Uluwatu is situated in the southern part of Bali, and the Ngurah Rai International Airport is the nearest major airport.

The distance between Uluwatu and the airport is approximately 20 to 25 kilometers, making it a convenient destination for travelers arriving or departing from Bali.



1. Prime Location

2. Private Pool

3. Main Road Car Access

4. Dedicated parking space for car/motorbike

5. Flexible Payment Option

6. Interest -free installment plan till the end of construction

7. Fully Furnished

8. Tropic Design Concept

Project Advantages

Estimated ROI from Rent
17.6 - 21.2 %



Project Description

1. Construction

White Villas feature a robust steel-concrete structure ensuring unparalleled strength. Anti-mold paints enhance interior air quality, a thermoisolated roof membrane ensures optimal temperature control, and an advanced drainage system with a high-volume water reservation tank ensures water efficiency. The construction complies with regional seismic stability regulations, prioritizing safety and durability while embracing environmental responsibility.

2. Location

White Villas, nestled in a prime location, offer essential amenities within walking distance and proximity to Padang Padang Beach, Melasti Beach, Uluwatu Temple, and Park Garuda. Strategic positioning extends to practicality with accessible recreation and a 30-minute drive to Bali International Airport and Nusa Dua Luxury Beach, fostering a vibrant community ambiance.

Project Description

3. Finance

White Villas promise a substantial ROI of 17-22% through rental income and an anticipated 35% appreciation in resale value. The project stands out for stability, security, and eco-friendly features, offering flexibility with developer-backed payment options. It is more than a residence; White Villas present a strategic and secure financial venture, attracting investors with dual income streams and capital appreciation in the dynamic real estate market.

4. Design

White Villas showcase tropic modernism in architecture and interior design, emphasizing clean lines, neutral tones, and eco-friendly elements like wood and natural stone. Serene retreats with private pools foster a seamless connection with nature and water, embodying the essence of tropic modernism. The meticulous design approach ensures White Villas provide residents with a perfect blend of peace, comfort, and sustainable living, creating a unique and appealing residential experience.



Project Description



5. Fully passive investment opportunities

Explore exceptional passive investment opportunities with Manukyan Real Estate, in collaboration with Balinest Villas, a distinguished leader in luxury villa management, marketing, and rentals. With an impressive track record spanning over a decade, Balinest Villas stands out as an Airbnb Superhost boasting a remarkable 99% response rate. Managing a portfolio of over 25 properties, they have consistently demonstrated their expertise in maintaining and elevating property value. Our partnership with Balinest Villas guarantees a seamless and hassle-free investment experience. Benefit from a dedicated and proactive team that is always on point, ensuring the continuous success of your investment.



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Tropic Modernism

Inspired by nature



Tropic Modernism

Inspired by nature









Tropic Modernism

Inspired by nature

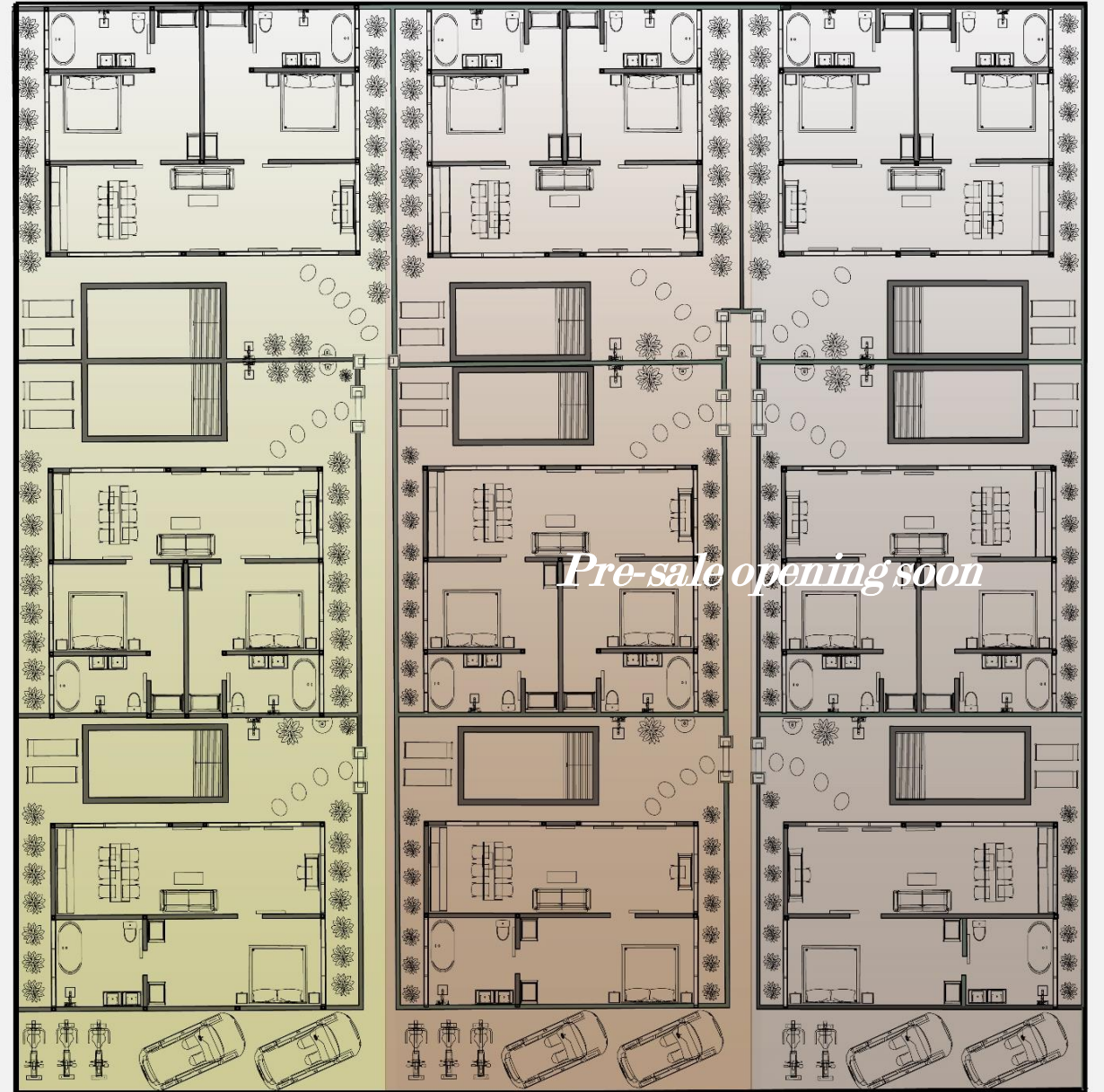


Tropic Modernism

Inspired by nature







Group A
May 2024

Group B
April 2025

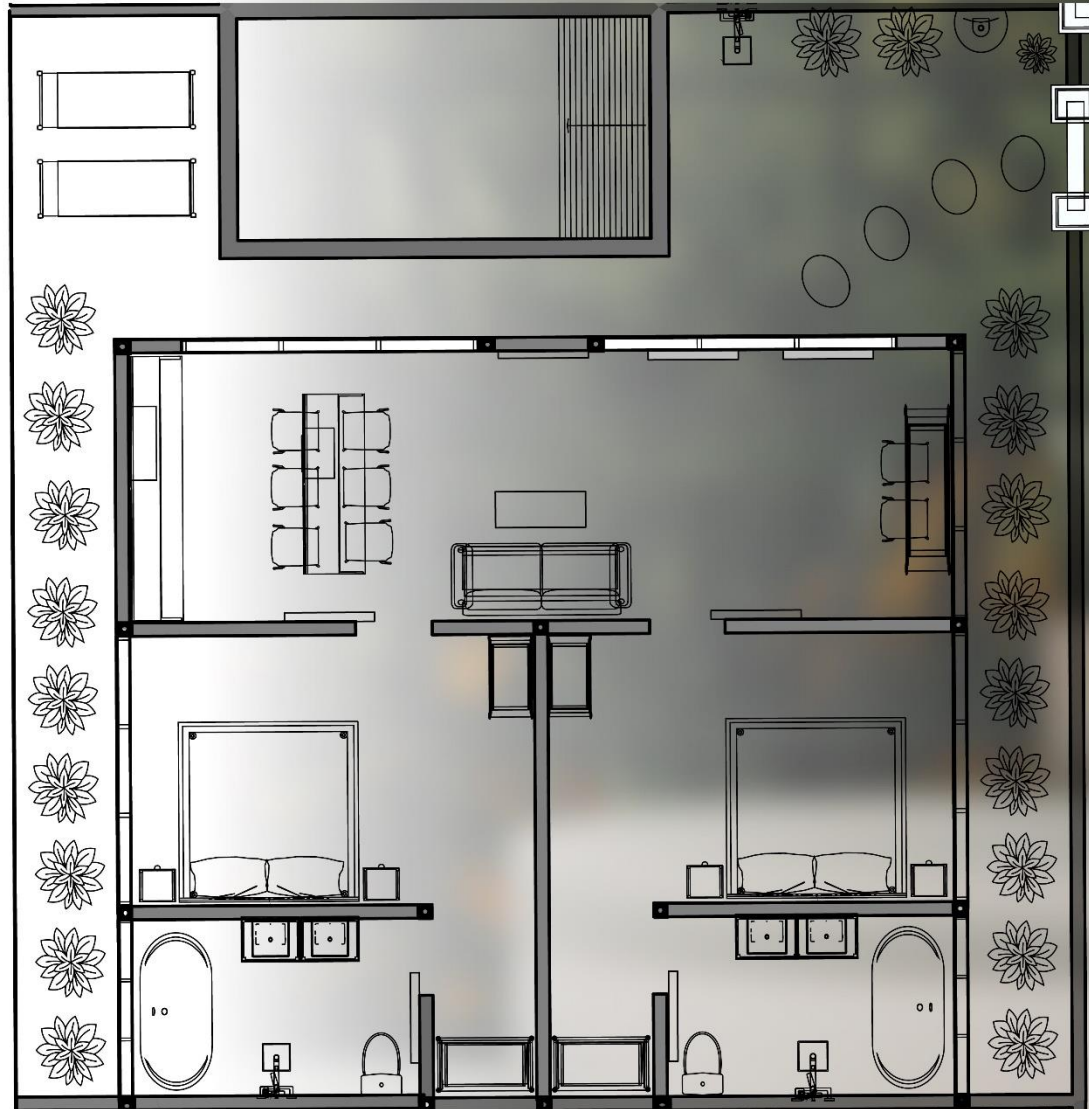
Group C
May 2025



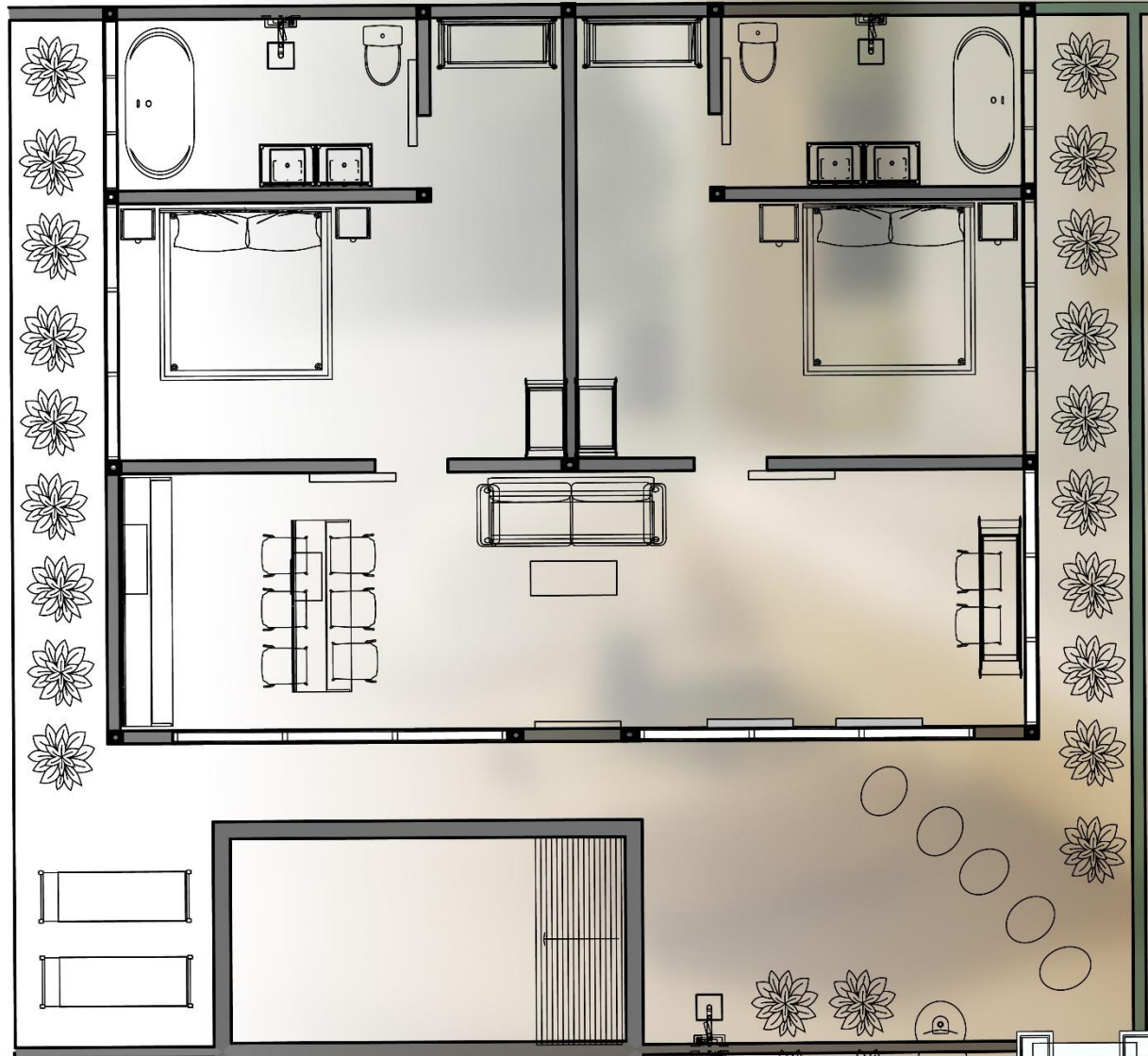
Total	118 m²
Building	60 m²
Pool	12.5 m² (2.5 x 5)
Bedroom	18 m²
Bathroom	9 m²
Living Room - Kitchen	27 m²



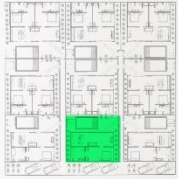
A2



Total	145 m²
Building	80 m²
Pool	12.5 m² (2.5 x 5)
Bedroom 1, Bedroom 2	16 m² / 16 m²
Bathroom 1, Bathroom 2	6.4 m² / 6.4 m²
Living Room /Kitchen	27 m²



Total	160 m²
Building	92 m²
Pool	12.5 m² (2.5 x 5)
Bedroom 1, Bedroom 2	19 m² / 19 m²
Bathroom 1, Bathroom 2	7 m² / 7 m²
Living Room /Kitchen	31 m²



Pre-sale opening soon

B1

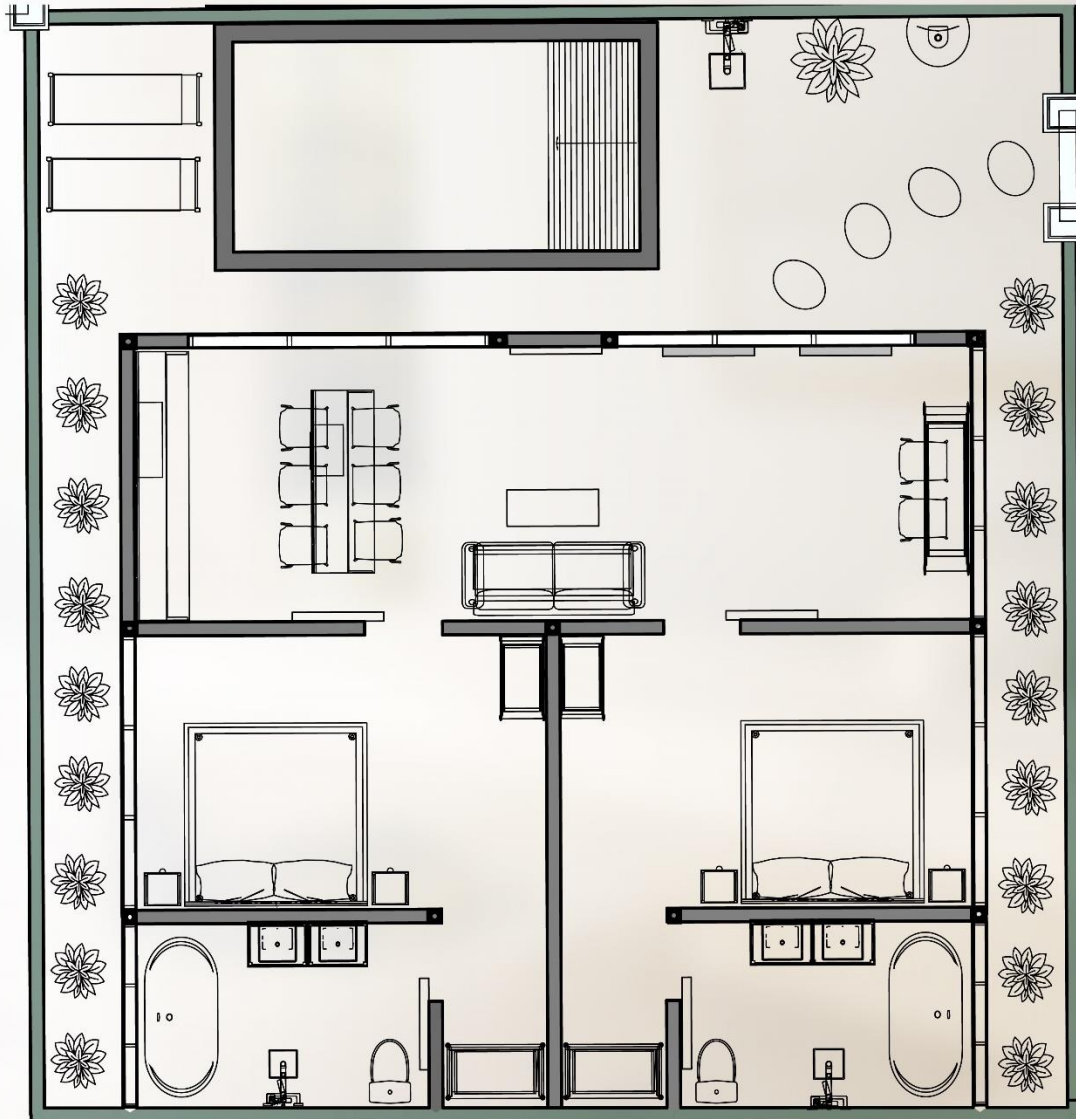


Total	113 m²
Building	60 m²
Pool	10.8 m² (2.4 x 4.5)
Bedroom	18 m²
Bathroom	9 m²
Living Room /Kitchen	27 m²



Pre-sale opening soon

B2

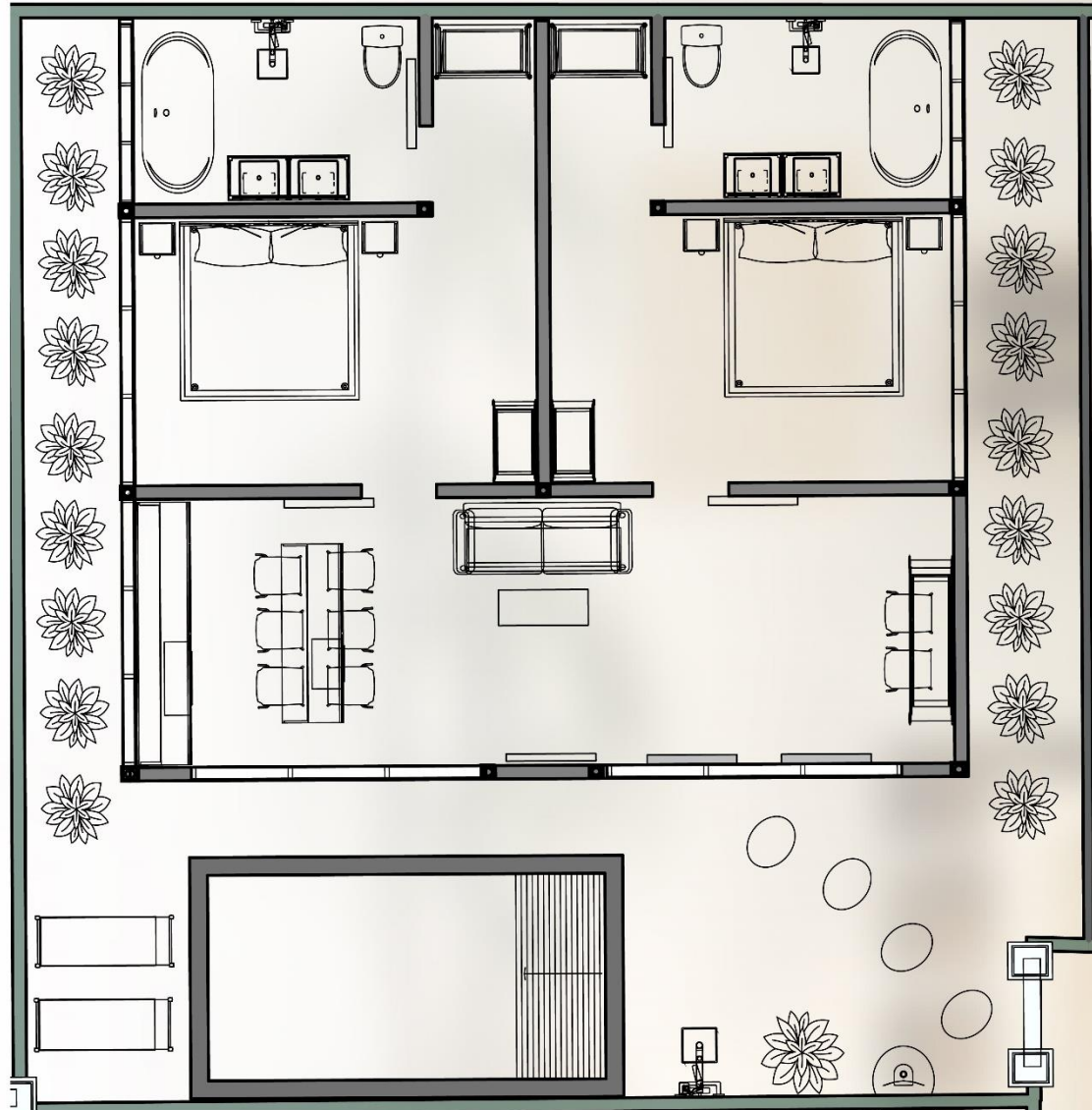


Total	138 m²
Building	80 m²
Pool	10.8 m² (2.4 x 4.5)
Bedroom 1, Bedroom 2	16 m² / 16 m²
Bathroom 1, Bathroom 2	6.4 m² / 6.4 m²
Living Room /Kitchen	27 m²

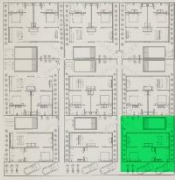


Pre-sale opening soon

B3



Total	145 m²
Building	86 m²
Pool	10.8 m² (2.4 x 4.5)
Bedroom 1, Bedroom 2	17 m² / 17 m²
Bathroom 1, Bathroom 2	7 m² / 7 m²
Living Room /Kitchen	29 m²

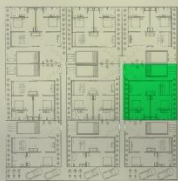


Pre-sale opening soon

C1

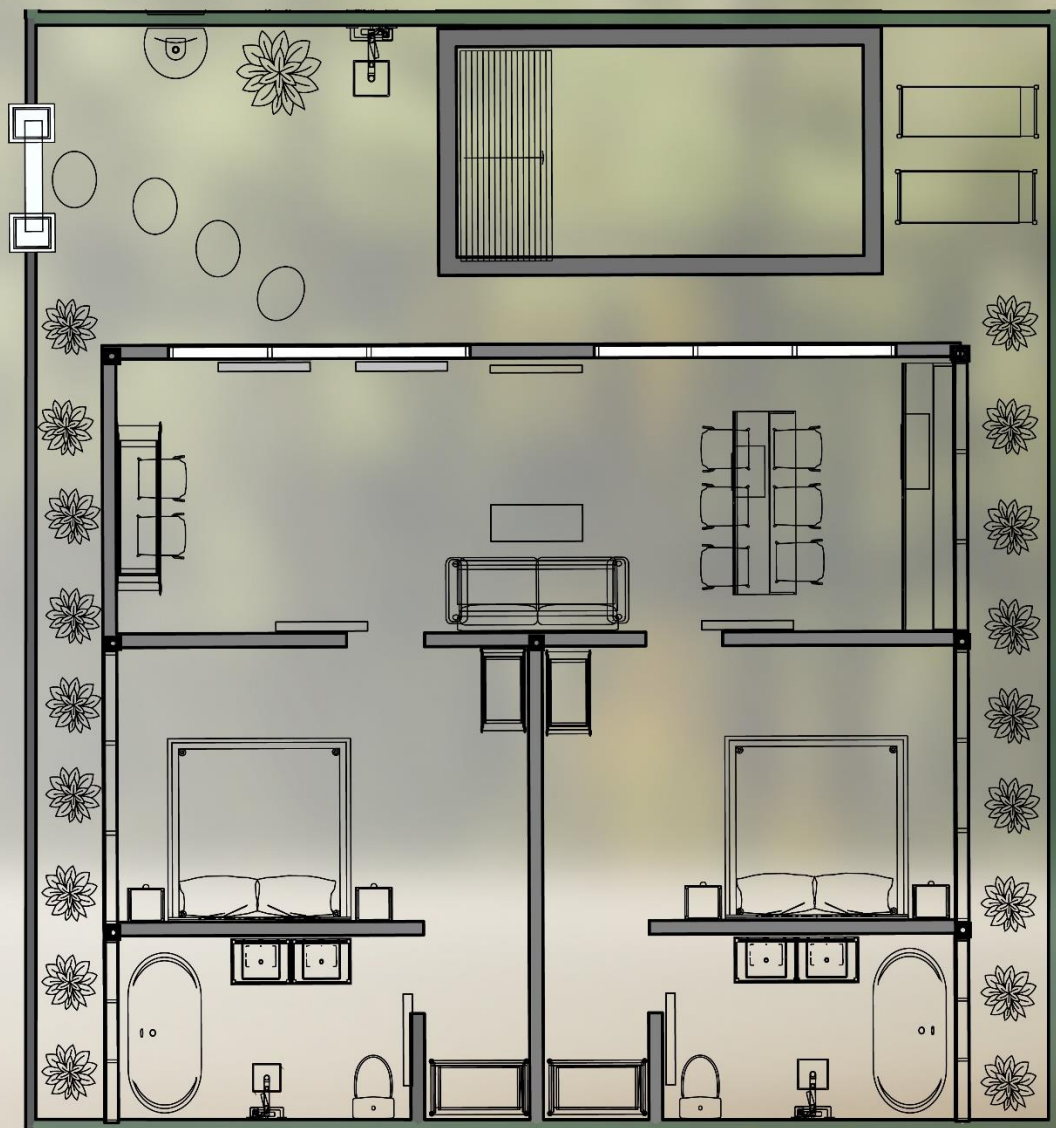


Total	113 m²
Building	60 m²
Pool	10.8 m² (2.4 x 4.5)
Bedroom	18 m²
Bathroom	9 m²
Living Room /Kitchen	27 m²

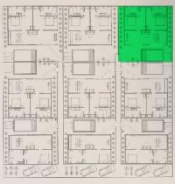


Pre-sale opening soon

C2

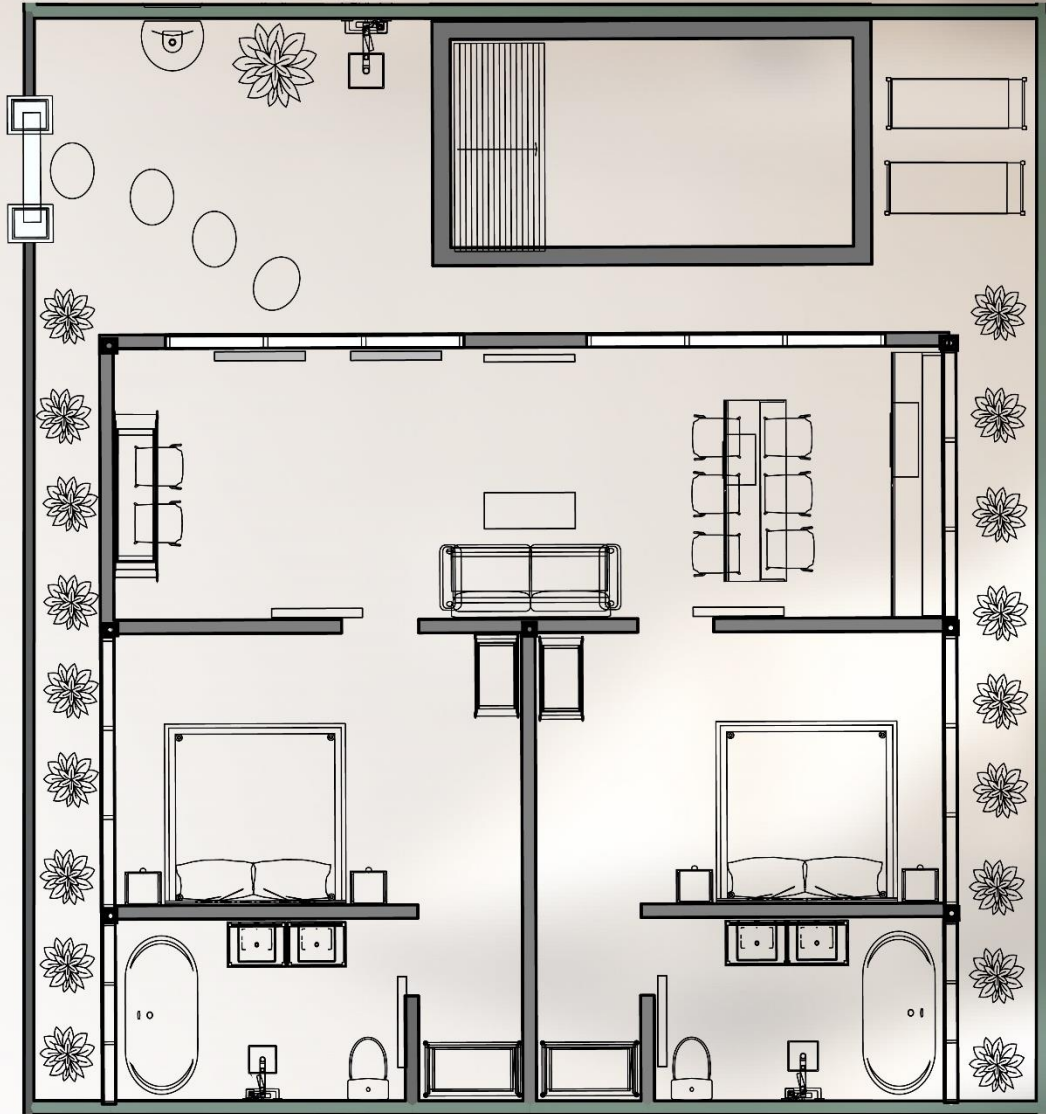


Total	138 m ²
Building	80 m ²
Pool	10.8 m ² (2.4 x 4.5)
Bedroom 1, Bedroom 2	16 m ² / 16 m ²
Bathroom 1, Bathroom 2	6.4 m ² / 6.4 m ²
Living Room /Kitchen	27 m ²



Pre-sale opening soon

C3



Total	145 m²
Building	86 m²
Pool	10.8 m² (2.4 x 4.5)
Bedroom 1, Bedroom 2	17 m² / 17 m²
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