

A modern villa with stone walls and black metal screens, set in a lush garden with people. The villa features large glass windows and a flat roof. The garden is filled with green grass, shrubs, and trees. People are seen walking and sitting on the villa's outdoor platform.

# Gardens

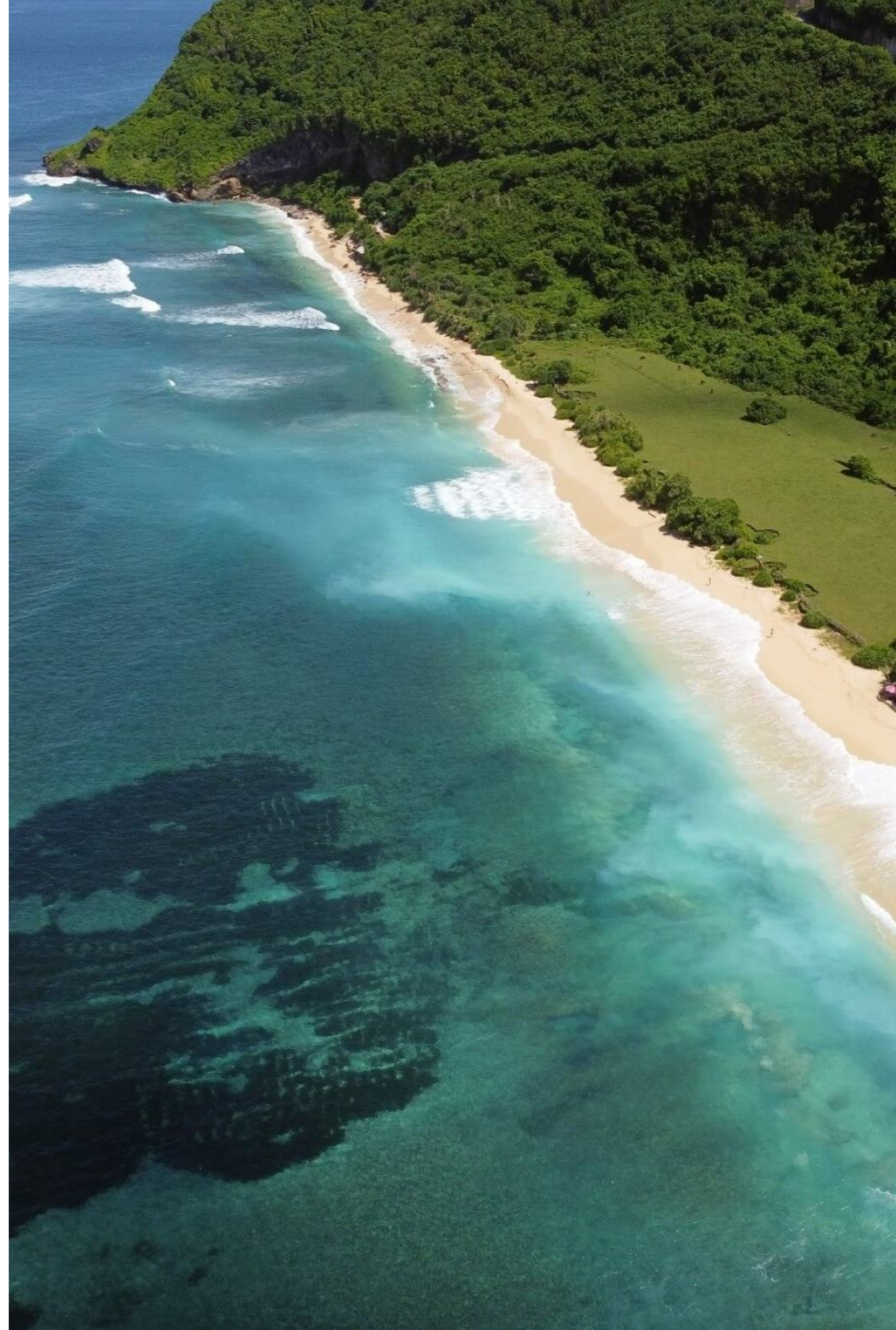
Villas

# Concept

"When selecting a location for construction, our primary consideration is whether we ourselves would want to live there. The Nunggalan area is an enclave in Uluwatu with a strong European community, where everyone strives to collaborate with neighbours and create something special on the island.

We chose to build villas to preserve ample space for garden strolls, a communal area for riverside picnics, all while respecting the privacy of each guest in the complex.

Gardens is more than just a project; it's a place to call home."



# Location

## EMPLACEMENT

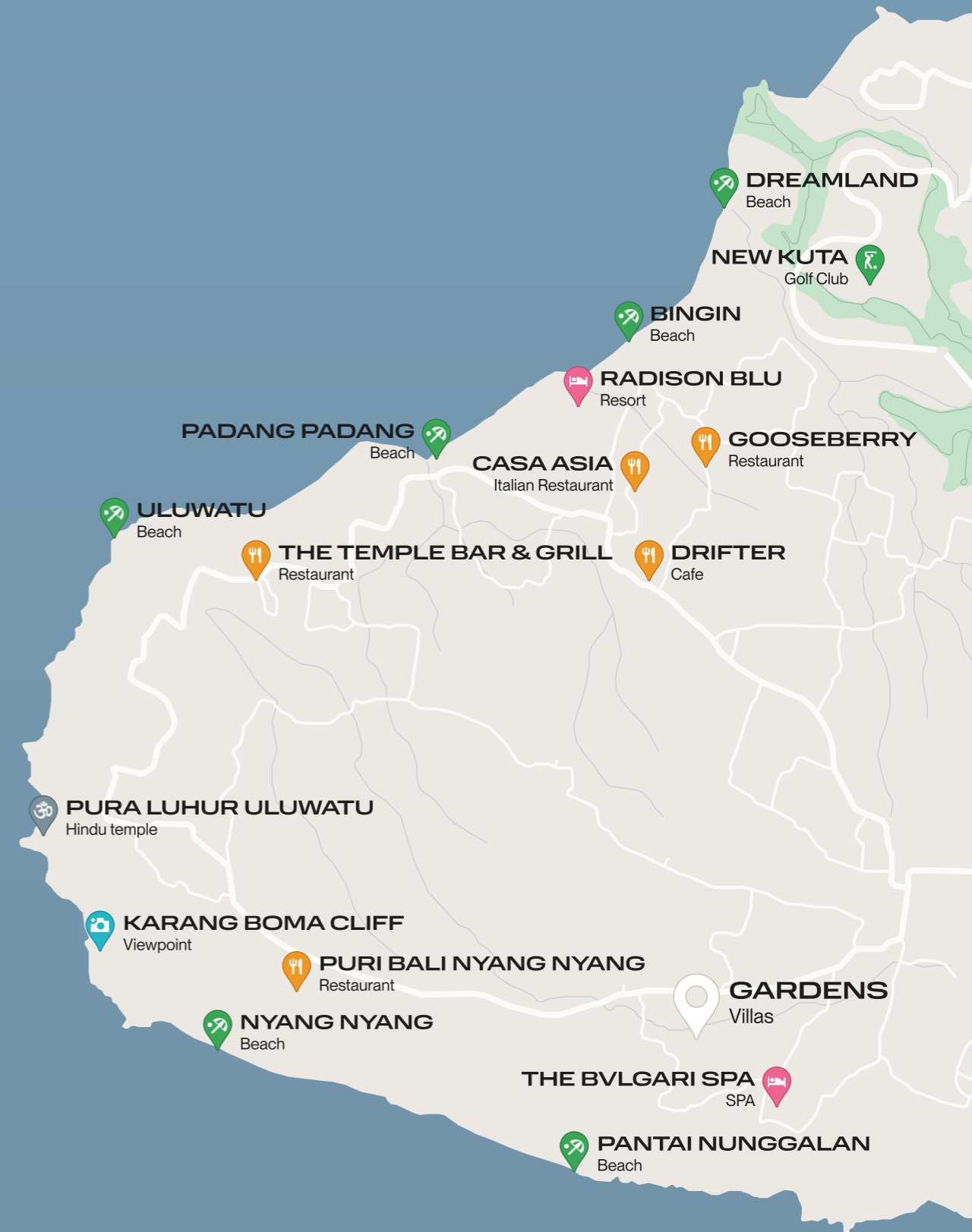
- Limited availability of open land for construction around the complex;
- Nearby to Gardens are two of Uluwatu's most luxurious hotels: Six Senses and Bulgari;
- Just a few minutes from the complex are Nyang Nyang Beach and cliffside viewpoints.

## INFRASTRUCTURE

- Restaurants, concept stores, beauty salons;
- Significant presence of European-owned businesses;
- The nearest international kindergarten and school are a 5-minute drive from Gardens.

## RECREATIONAL ACTIVITIES

- Helipad, paragliding, golf courses;
- Baths, saunas;
- All within a 15-minute drive from the complex;
- Walking trails, a rare find in Bali.



# Complex

## COMPLETION DATE

2nd quarter of 2025

Gardens is situated within a gated area spanning 77 are, nestled amidst a tropical park near a river. Just 500 meters away, there is an access point to one of Uluwatu's picturesque, untouched beaches.

The complex comprises 24 two-bedroom villas with private pools and parking, along with its own park for leisurely strolls.





# Exterior

The villas of the complex are crafted from natural materials, seamlessly blending with the surrounding landscape.

Uluwatu is a sun-drenched locale, inspiring the use of wooden slats in the exterior to maintain a cool ambiance while allowing ample light into the rooms. Each villa will feature its own private pool.





# Interior

In designing, we drew inspiration from the New Zealand interior style. A neutral palette, expansive windows, and 8-meter ceilings in the living area create the perfect space for relaxation after a sun-soaked day in Bali.

We also care about the island's environment and minimize the use of plastic in the interior.





# Living area

We've designed the living room, dining area, and kitchen as one cohesive space, allowing residents to spend more time together. Natural tones are blended into the interior to create a comfortable atmosphere. High ceilings enhance the sense of openness, while the staircase to the bedroom adds an aesthetic focal point.







# Bedroom

The main bedroom is situated on the second floor of the villa. We incorporated two windows: one overlooking the street, and the other equipped with a window seat, creating a cozy reading or movie-watching nook in a secluded atmosphere with a view of the living area.

The guest bedroom is located on the first floor of the villa and features its own ensuite bathroom with a shower.







# Bathroom

In the bathroom, we've added a window into the bedroom to visually expand the space and allow natural light to flood in. Additionally, you can enjoy the beauty of Bali's nature right from the bathtub. Continuing with the New Zealand interior style, we've blended minimalist elements and natural materials into the design.







# Terrace

Each villa comes with a terrace featuring a relaxation area and a private pool. Limestone partitions enclose the terrace on both sides, providing privacy and seamlessly blending with the surrounding landscape.





# Project Management

Our goal is to provide guests with impeccable service and ensure property owners enjoy effortless investments and high returns. We take charge of project management, offering comprehensive turn-key services, including hotel services and the development of necessary infrastructure.

## COMPREHENSIVE SERVICE

- Market analysis
- Project development
- Documentation approval
- Construction
- Quality control
- Furnishing
- Commissioning

## FULL MANAGEMENT

- Marketing
- Hotel guest services
- Technical maintenance
- 24/7 security
- Cleaning
- Monthly reports for investors
- Revenue distribution support



# Financial model

## Short-term investments with a 2-year maturity

OBJECT  
TYPE B/C VILLAS

PROJECTED COST  
\$532K

| Stages of purchase        | start of sales | 12 months after construction | 3 months before project completion |
|---------------------------|----------------|------------------------------|------------------------------------|
| Initial cost, thousand \$ | 350            | 403                          | 463                                |
| Income, thousand \$       | 182            | 130                          | 69                                 |
| Capital gain              | 52%            | 32%                          | 15%                                |

## Long-term investments with a 5-year maturity

OBJECT  
TYPE B/C VILLAS

INITIAL COST  
\$350K

|                                      |     |     |     |
|--------------------------------------|-----|-----|-----|
| Annual occupancy rate                | 75% | 85% | 95% |
| NOI Margin (Rental yield)            | 13% | 15% | 17% |
| IRR (Internal Rate of Return)        | 19% | 22% | 26% |
| PBP (Payback Period), years          | 7,5 | 6,6 | 5,9 |
| NPV (Net Present Value), thousand \$ | 167 | 242 | 316 |

# Master plan

Out of the 77-acre plot for construction, 36 acres are utilized. The remaining 41 acres constitute shared space with a garden for strolls and a relaxation area by the river.

The land is leased for 38 years with a priority right for extension for an additional 50 years — totaling 88 years.



# Type A & C villas

Fully furnished designer villas with two bedrooms, a spacious living room, kitchen, and a relaxation area. Each bedroom comes with a bathroom and a workspace. On the terrace, there's a private infinity pool, accompanied by a personal garden.

The total area of the villas is 162 square meters, and they are located on the 1st and 3rd lines.

|                          |                          |                         |
|--------------------------|--------------------------|-------------------------|
| PLOT                     | LIVING AREA              | SWIMMING POOL           |
| <b>135 m<sup>2</sup></b> | <b>153 m<sup>2</sup></b> | <b>9 m<sup>2</sup></b>  |
| -1st FLOOR               | GARDEN                   | 1st FLOOR               |
| <b>92 m<sup>2</sup></b>  | <b>43 m<sup>2</sup></b>  | <b>62 m<sup>2</sup></b> |



# Type B villas

Fully furnished designer villas with two bedrooms, a spacious living room, kitchen, and a relaxation area. Each bedroom comes with a bathroom and a workspace. On the terrace, there's a private infinity pool, accompanied by a personal garden.

The total area of the villas is 159 square meters, and they are located on the 2nd line.

|                          |                          |                         |
|--------------------------|--------------------------|-------------------------|
| PLOT                     | LIVING AREA              | SWIMMING POOL           |
| <b>118 m<sup>2</sup></b> | <b>153 m<sup>2</sup></b> | <b>6 m<sup>2</sup></b>  |
| -1st FLOOR               | GARDEN                   | 1st FLOOR               |
| <b>92 m<sup>2</sup></b>  | <b>26 m<sup>2</sup></b>  | <b>62 m<sup>2</sup></b> |



# Type D villas

Fully furnished designer villas featuring two bedrooms, a spacious living room, kitchen, and a relaxation area. Each bedroom is equipped with an ensuite bathroom and a designated workspace. The terrace hosts a private infinity pool, complemented by an exclusive garden.

The total area of the villas is 146 square meters, and they are located on the 4th line.

|                          |                          |                         |
|--------------------------|--------------------------|-------------------------|
| PLOT                     | LIVING AREA              | SWIMMING POOL           |
| <b>129 m<sup>2</sup></b> | <b>136 m<sup>2</sup></b> | <b>10 m<sup>2</sup></b> |
| 1st FLOOR                | GARDEN                   | 2nd FLOOR               |
| <b>69 m<sup>2</sup></b>  | <b>66 m<sup>2</sup></b>  | <b>67 m<sup>2</sup></b> |







**Gardens**