



UNWINDING IN TROPICAL SURROUNDINGS



## BALI HOLDS TOP POSITIONS IN THE RANKINGS OF THE MOST ATTRACTIVE DESTINATIONS WORLDWIDE

The island has become a top choice for wedding destinations, and it also holds the second position in the list of Best Global Destinations, according to the TripAdvisor Travelers' Choice Awards 2023

Travel & Leisure has designated Bali as the most romantic spot in the world

Bali's natural beauty and diverse landscapes have positioned it into the top 10 most Instagrammable places worldwide



UBUD IS RANKED TOP-4 AMONG THE MOST FAVORITE CITIES IN THE WORLD, ACCORDING TO TRAVEL AND LEISURE IN 2023

At this cultural center of Bali, visitors can enjoy traditional Balinese arts, dance, and crafts

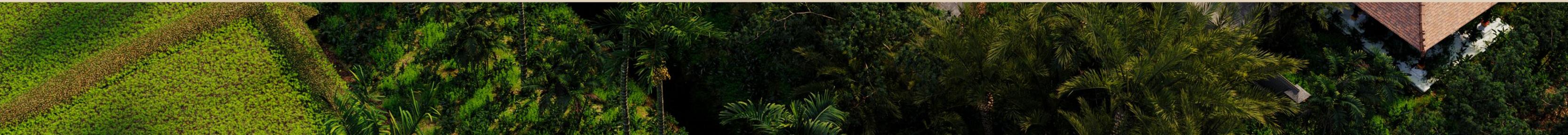
Nestled in lush tropics, Ubud offers a stunning setting for nature lovers.

UNESCO recognizes and preserves centuries-old rice terraces as a cultural wonder

Luxury resorts like Four Seasons and The Ritz contribute to the area's prominence



# INTRODUCING COMPLEX



A PLACE TO IMMERSE YOURSELF  
IN THE TROPICAL JUNGLE AMBIANCE





YOU WILL ENJOY A COMFORTABLE STAY AT MODERNLY DESIGNED VILLAS  
OVERLOOKING SURROUNDING NATURE



WITH COZY CHILLOUT OUTDOOR AREA





FULLY EQUIPPED KITCHEN WITH CENTRAL ISLAND



EACH BEDROOMS FEATURE A CALMING DESIGN TO ENSURE YOUR RELAXATION,  
COUPLED WITH PICTURESQUE TROPICAL VIEWS



WELL-PLANNED FULL ENSUIT BATHROOM TO ENHANCE YOUR EXPERIENCE



RESIDENTS ARE WELCOME TO SAVOR A PROMENADE IN A GARDEN



ALL VILLAS FEATURE TWO OR THREE FULL BEDROOMS, EACH WITH A PRIVATE BATHROOM



The view



Private terrace



High-ceilings



Full kitchen with island



65" SmartTV



Fully air-conditioned



Washer dryer



Walk-in closet

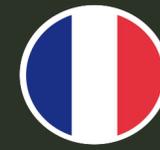


3 bathrooms and outdoor shower



Stable WiFi with reserved channels

# No 1 VILLA MANAGEMENT BRAND IN BALI



Collaborating with a strong French management company with over 10 years of experience will ensure an occupancy rate of over 80% for the complex

340+  
Villas managed

300K+  
Guests hosted

10+  
Years of  
experience

80+  
Management  
team

650+  
Operations  
team



CONSTRUCTION CONTRACTORS WITH OVER 10 YEARS OF EXPERIENCE  
IN BALI'S PREMIUM AND LUXURY SEGMENT



CV TIKA  
JAYA  
KONSTRUKSI

VILLA JAANUVA

KAYON JUNGLE RESORT

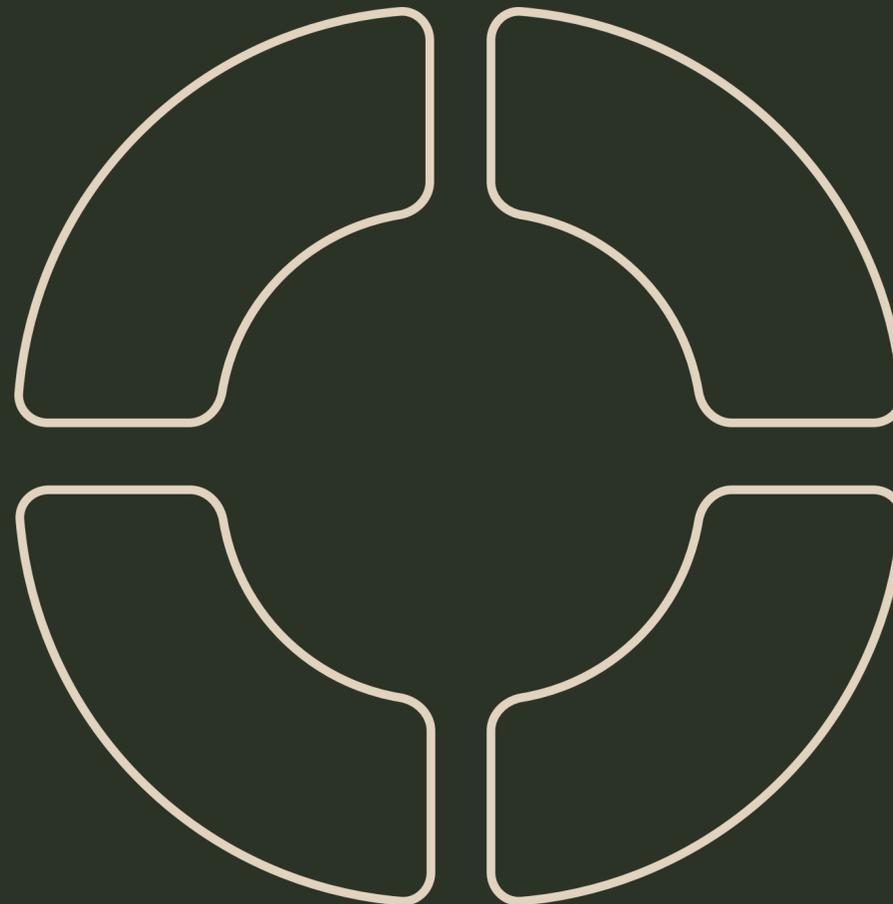
# RISKS MANAGEMENT

Key risks were assessed and measures were taken to mitigate them

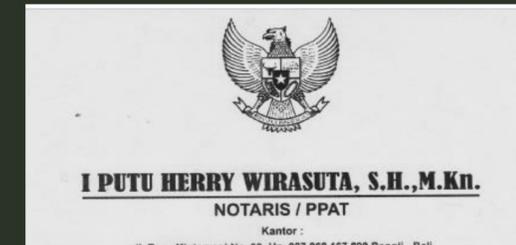
Partnership with top legal team that pioneered modern development business in Bali



Cross-checking independent Due Diligence processes to ensure clear title of the land



Key agreements are confirmed in writing by Notaries



Construction process is insured by world leading insurance company Allianz

# INVEST IN UBUD – THE HIGHEST INCOME GENERATING REAL ESTATE ON BALI

## TOURISM PERFORMANCE SCORES BY REGION

according to the leading platforms **Airbnb** and **AirDNA**, on a scale of 1 to 100



92

UBUD



89

CANGGU



87

KUTA



57

BUKIT

# INVESTMENT STRATEGIES

	<b>Renting out</b>	<b>Renting out and reselling</b>
Investments	\$210K – \$299K	\$210K – \$299K
Net annual income	\$29K – \$51K	\$29K – \$51K
Resell in 3 years		\$63K – \$119K
<b>ROI</b>	<b>12% – 17%</b>	<b>24% – 30%</b>



SERENITY VILLAS

GENERAL LAYOUT AND VILLA PLANS

# GENERAL LAYOUT

LARGE YARD  
VILLAS

GARDEN

PARKING

PANORAMIC VIEW  
VILLAS

WATERFRONT  
VILLAS

← PRIVATE  
RECEPTION

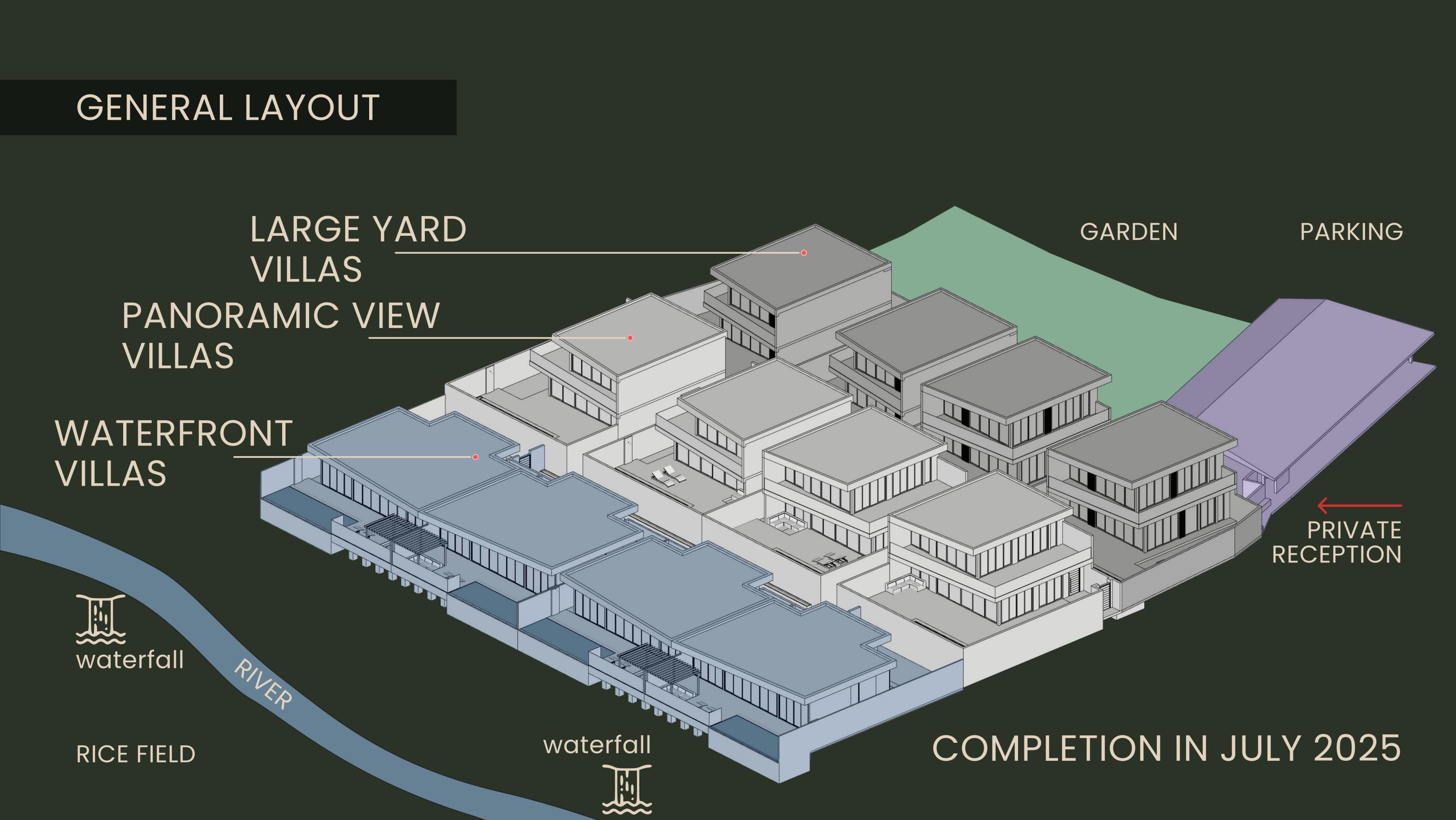
waterfall

RIVER

RICE FIELD

waterfall

COMPLETION IN JULY 2025





LARGE YARD VILLAS

# LARGE YARD VILLAS 2BR



Partial view



Building size  
167 sq m



Number of  
floors – 2



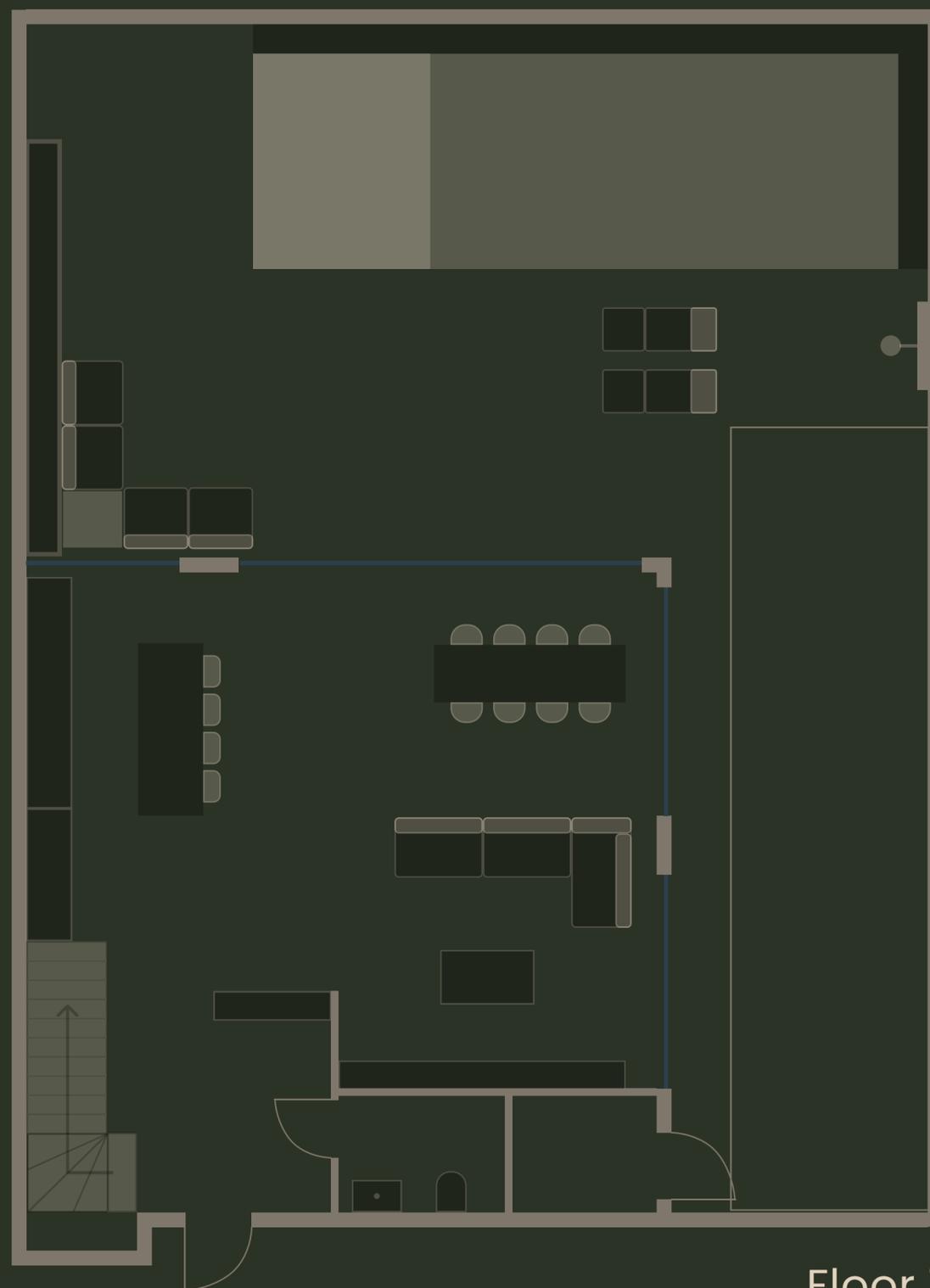
Plot area  
230 sq m



Swimming  
pool 9m



Large  
balcony  
25 sq m



# LARGE YARD VILLAS 3BR



Partial view



Building size  
207 sq m



Number of  
floors – 2



Plot area  
240 sq m



Swimming  
pool 9m



Large  
balcony  
40 sq m



Floor 1



Floor 2



# PANORAMIC VIEW VILLAS

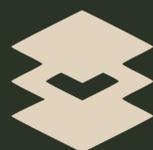
# PANORAMIC VIEW VILLAS 2BR



Panoramic view



Building size  
185 sq m



Number of floors – 2



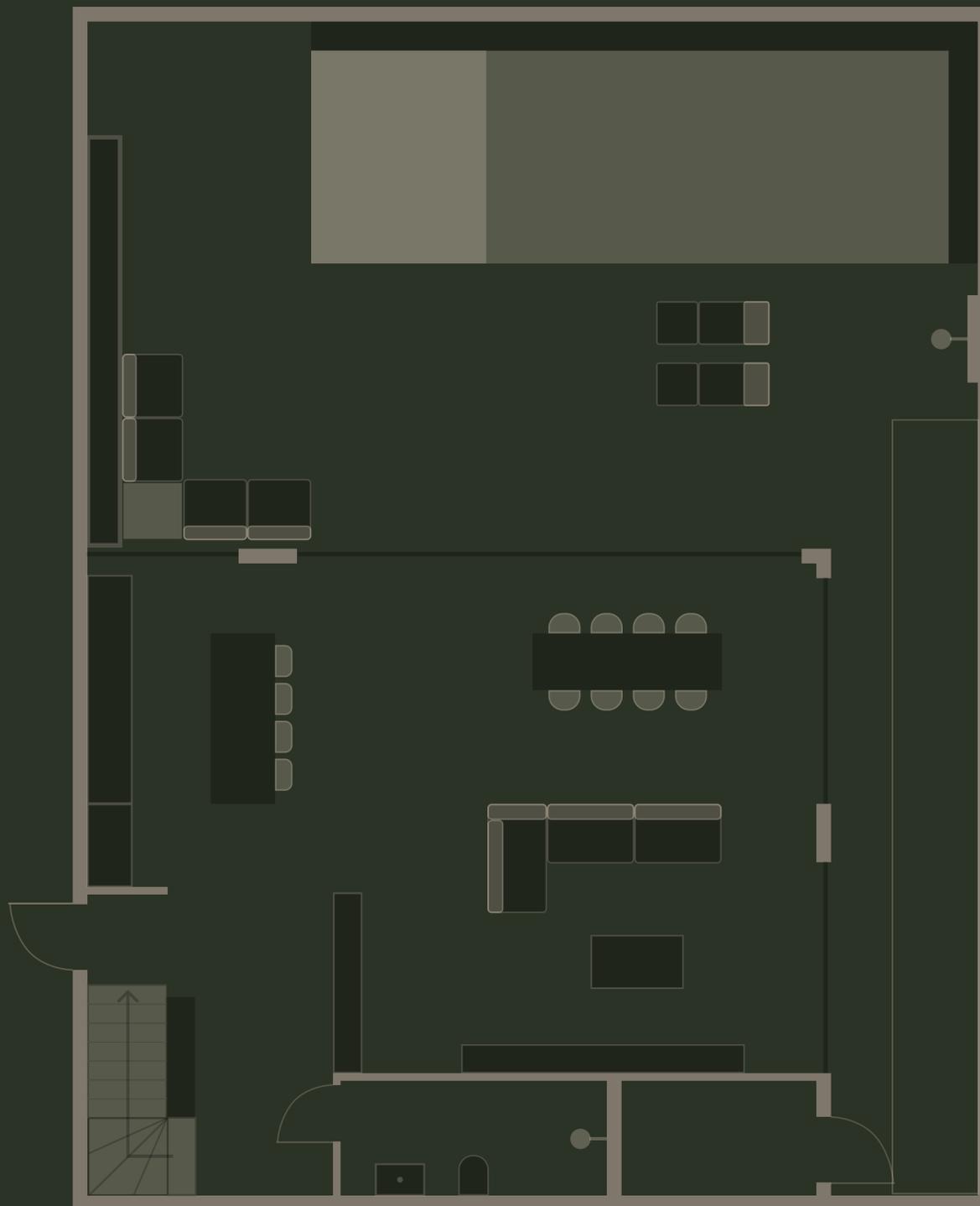
Plot area  
240 sq m



Swimming pool 9m



Large balcony  
37 sq m



Floor 1



Floor 2

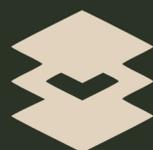
# PANORAMIC VIEW VILLAS 3BR



Panoramic  
view



Building size  
210 sq m



Number of  
floors – 2



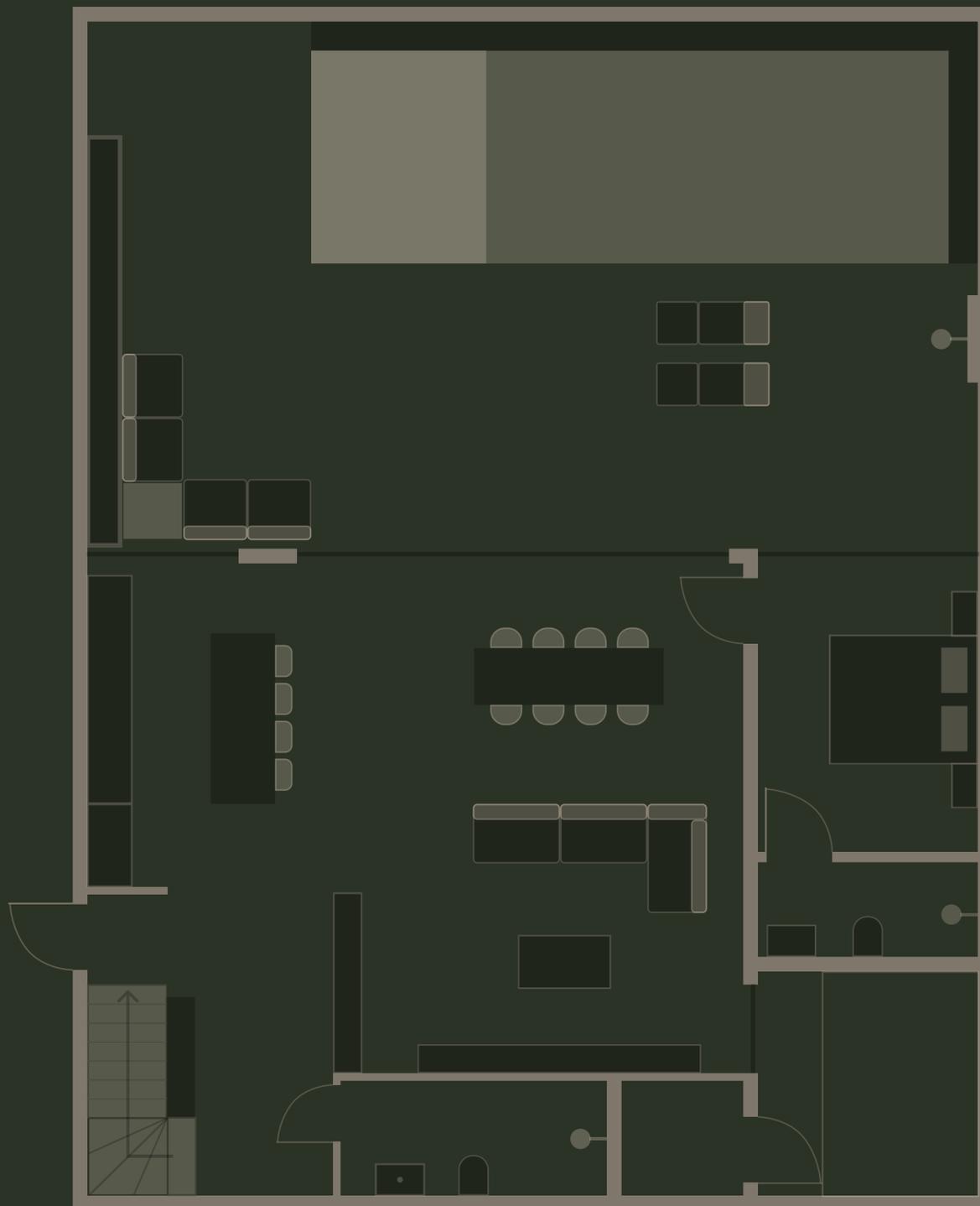
Plot area  
230 sq m



Swimming  
pool 9m



Large  
balcony  
45 sq m



Floor 1



Floor 2



# WATERFRONT VILLAS

# WATERFRONT VILLAS 2BR



Waterfront



Building size  
121 sq m



Number of  
floors - 1



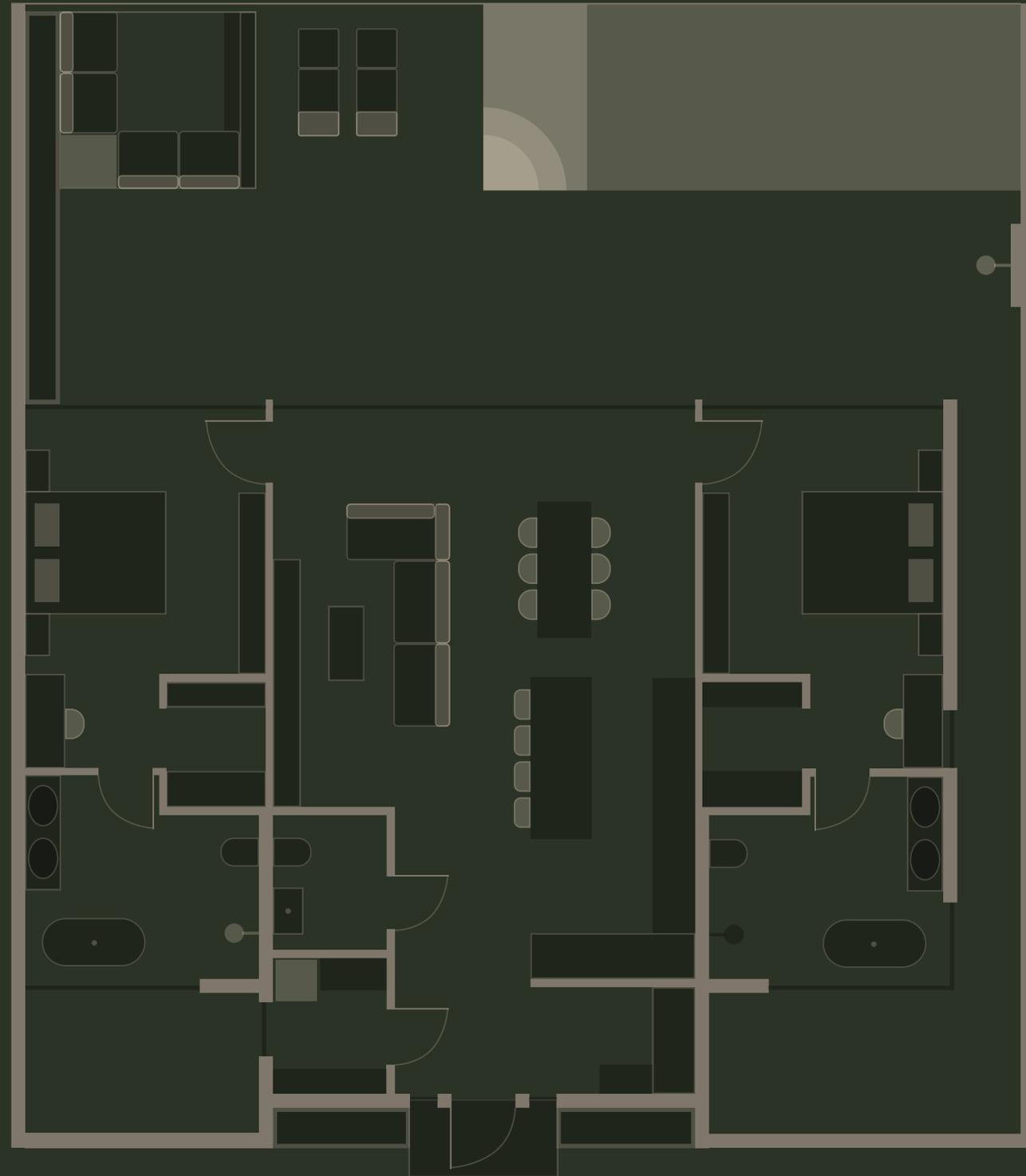
Plot area  
258 sq m



Swimming  
pool 8m



Terrace  
66 sq m



# UBUD IS CENTRALLY LOCATED HAVING A SHORT ACCESS TO MAJOR BALI'S DESTINATIONS



COMPLEX ARE SITUATED IN A TRANQUIL CORNER OF THE VILLAGE, NESTLED ALONG THE RIVER'S EDGE, YET ONLY 3 KM AWAY FROM UBUD'S LIVELY CENTER



Yoga Barn 10 min  
Monkey forest 10 min  
Elephant cave 3 min  
Woodcarving street 8 min  
Tegenungan Waterfall 13 min  
Bandung Waterfall 6 min

## KEY PURCHASING STEPS



PROPERTY SELECTION



REFINING DEAL TERMS: PRICE, DEPOSIT, PAYMENT PLAN, ETC.



TERM SHEET AGREEMENT NOTARIZATION



DEPOSIT PAYMENT



LEGAL DUE DILIGENCE (OPTIONAL)



SIGNING TRANSACTION CONTRACTS (LAND, CONSTRUCTION, MANAGEMENT)



SIGNING THE HANDOVER PROTOCOL UPON COMPLETION