



SKY STARS
LUXURY VILLAS

SkyStars

Ocean View

The most anticipated
project of 2021 in Bali



SkyStars Ocean View

A complex of premium villas on the picturesque slope of South Bali

- Each villa is a work of art
- Panoramic ocean and night city views
- Surrounded by the best beaches and venues



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Location

The complex is located in the southern part of the island of Bali. Bukit, with its special atmosphere, sights, white sand, azure water and karst cliffs, makes you fall in love with this place. It has the mildest climate in Bali: the peninsula is blown by a pleasant breeze and has the shortest rainy season.





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LifeStyle

Bukit, Bali

Impressive
atmosphere







Complex Format

Sky Star Ocean View complex was designed in such a way as to provide each villa with a view of the ocean and Bali at night.

Villas are located on a slope stepwise, with the height of the fence only 1 meter, which creates privacy, but not blocking the view. The roofs of villas in front are covered with high-quality artificial grass, which is visually indistinguishable from the real one. This gives a sense of extra comfort to each villa.

The site in front of the Sky Stars Ocean View complex was purchased by the company so that other buildings could not block the view of the ocean in the future.

Unique design-inspiration

The design was created by the founder of the ANTON PETROV Unique Home design studio, winner of numerous design and architectural awards.

While living in Bali, designer was inspired by cutting-edge architectural trends and combined the format of hi-tech, minimalism and the world's best luxury villa designs.





Concept **View**

The unique Sky Stars Ocean View format is unparalleled throughout Bali. Enjoy the premium design and 180° views all around you.

Panoramic ceilings allow you to see the stars and sunny skies from your villa.

This puts Sky Stars among the special offerings that attract guests from all over the world.

Frameless glazing

Full length panoramic glazing from the hall and bedroom offers breathtaking views of the ocean and night city, Bali's unique volcanoes and the airport from every villa.

Frameless glazing with a reliable European mechanism, has UV protection and automatic remote control mechanism.





SkyStars

Ocean View

Day or night, each villa in the Sky Stars Ocean View complex offers breathtaking views, the most important of which is the marine one. The ocean view is what everyone dreams of and comes to Bali for.







Instaplace

Sky Star Ocean View is a unique format. The distinctive design of the villas sets off the beauty of the surrounding scenery like a precious setting.

Panoramic Ceilings

What could be more beautiful than lying on a luxurious, soft bed and contemplating the beauty of the starry sky?

Are you ready to see the hashtag #skystars in the caption of a photo taken against this beauty?



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2021 | SKYSTARS OCEAN VIEW





Instaplace

Sky Star Ocean View is a unique format. The distinctive design of the villas sets off the beauty of the surrounding scenery like a precious setting.

Fire and Water

You can stare forever at three things: the flames of the cozy fireplace and the measured flow of water in the fountain in your villa, which are so in harmony with Bali's nature and essence, and, of course, the nighttime Bali itself.

Watch the planes land and take off while the fire in the fireplace warms you and the sound of the water soothes and relaxes you.

The exterior

The villa's patio space is designed so that residents can fully enjoy the comfort, luxury and amazing views of Bali. As many as three relaxation and comfort zones are available in the villa.

Lounge areas surround a 25 sq.m. azure pool lined with white tiles and surrounded by green grass. The patio complex will create a pleasant atmosphere and can accommodate up to 10 guests.



The highly comfortable sofa area

is specially designed for Sky Stars Villas, protected from the weather and direct sunlight. Soothing views of the fire and the sound of water from the fountain flowing into the pool are available to guests on the sofa area.



A pair of chaise lounges

designed in ultra-minimalist style with a small comfortable table for cocktails and gadgets by the pool. A perfect place for privacy and personal conversations.



A chic king size swing bed

where you can spend a unique night under the open sky, enjoying the view of the ocean and the night city.



The exterior

One-bedroom villa



SKYSTARS



The exterior

Two-bedroom villa



The exterior

Two-bedroom villa



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The exterior

Three-bedroom villa



The exterior

Three-bedroom villa



The exterior

Three-bedroom villa



The exterior

Трехспальная вилла



The exterior

Three-bedroom villa



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Special interior

All interior details are connected by a single ideological and stylistic line and harmoniously interact with each other in space. Peacefulness, luxury, aesthetics: these are the main indicators of the villas' style.

Bedrooms





Bedroom





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Bedroom

0001 SKYSTARS OCEAN VIEW



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Bedroom

2021

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Bedroom

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Bedroom

2021

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SKY STARS
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Bedroom

2021

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Living room





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Living room

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Living room

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Living room





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Living room

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LUXURY VILLAS

Living room

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LUXURY VILLAS

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Living room



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LUXURY VILLAS

Living room

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Living room

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Bathroom





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Bathroom

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Bathroom





The mood of the villas

Daytime, evening and night - each mood reveals the beauty of villas in its own way.

The complex is located on the sunset side - thousands of colors of the sun, going behind the horizon line, are reflected in the windows of the complex, decorating the villas with magical colors.





SkyStars Daytime Mood



Mood

SkyStars Evening Mood



Mood

SkyStars night mood







Lighting system

Perfectly designed engineering system by leading experts who take into account people's behavioral factors to make living in the villa intuitively comfortable.

A specially thought-out lighting system with zoning with the possibility of remote control.

Observation windows on the ceiling also serve as a source of soft natural light:

- mirrored film tinting keeps direct sunlight out during the day;
- built-in lighting provides soft and relaxing light at night.





Villa lighting



Smart Villas

Your villa's ecosystem is controlled by the intuitive, feature-rich Digitels app. Take full advantage of the smartest villas in all of Bali.



A "smart" system with voice and push-button control of electronics and curtains through an app.



Manage your property remotely. Provide your guests with an innovative access and service system unparalleled around the world.



Digital access: facial recognition and QR code.



Manage the service of the complex: make orders for food, cleaning, transfers through the app.



The world's first automated management and service system without a host.



Place your offers on all real estate aggregators in two clicks.



Get all the profits without paying for the services of a management company, without loss of quality management.



Types of Villas

There are 19 villas in the Sky Stars complex. Each one is a work of art. The villas were designed for both short-term rentals and long-term residences.

The architecture of the Bali villas is based on large villas combining premium design with ethnic elements. However, guests give preference to one- and two-bedroom luxury villas.

This is the latest trend, which ensures maximum demand for the project.



9

One-Bedroom Villas

Living area
from 85 sq.m. to 104 sq.m.

Total area
from 221 sq.m. to 271 sq.m.

6

Two-Bedroom Villas

Living area
from 107 sq.m. to 135 sq.m.

Total area
from 277 sq.m. to 283 sq.m.

4

Three-bedroom villas

Living area
from 416 sq.m. to 450 sq.m.

Total area
from 260 sq.m. to 300 sq.m.

Complex Master Plan

The complex consists
of 19 premium villas





Privacy

Sky Stars is located in a quiet, gated area, isolated from the noisy clubs, residential complexes and beaches, but in close proximity to them. Owners and guests of the villas are in seclusion with nature. The place is ideal for recreation and for a quiet, measured life, safe for children and isolated from tourists.

In two minutes from the complex is the main street of Bukit, from which you can get to any point on the peninsula.

All residential infrastructure: supermarkets, cafes and restaurants, medical center, sports area are within walking distance.



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Immerse yourself

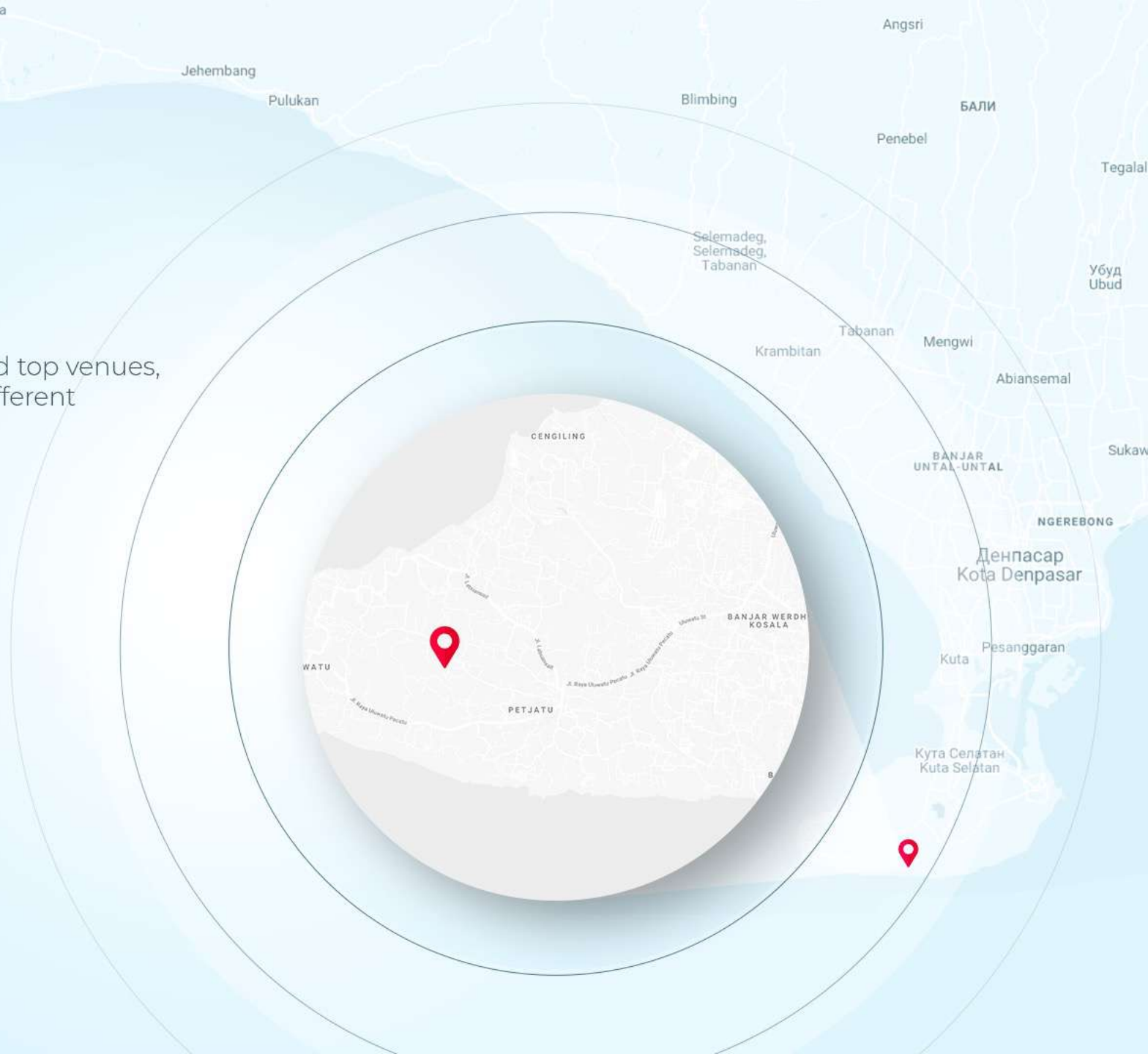
in the mesmerizing atmosphere
of Bali Island



Location Conveniences

The complex is surrounded by beaches and top venues, for the rest in which tourists come from different countries.

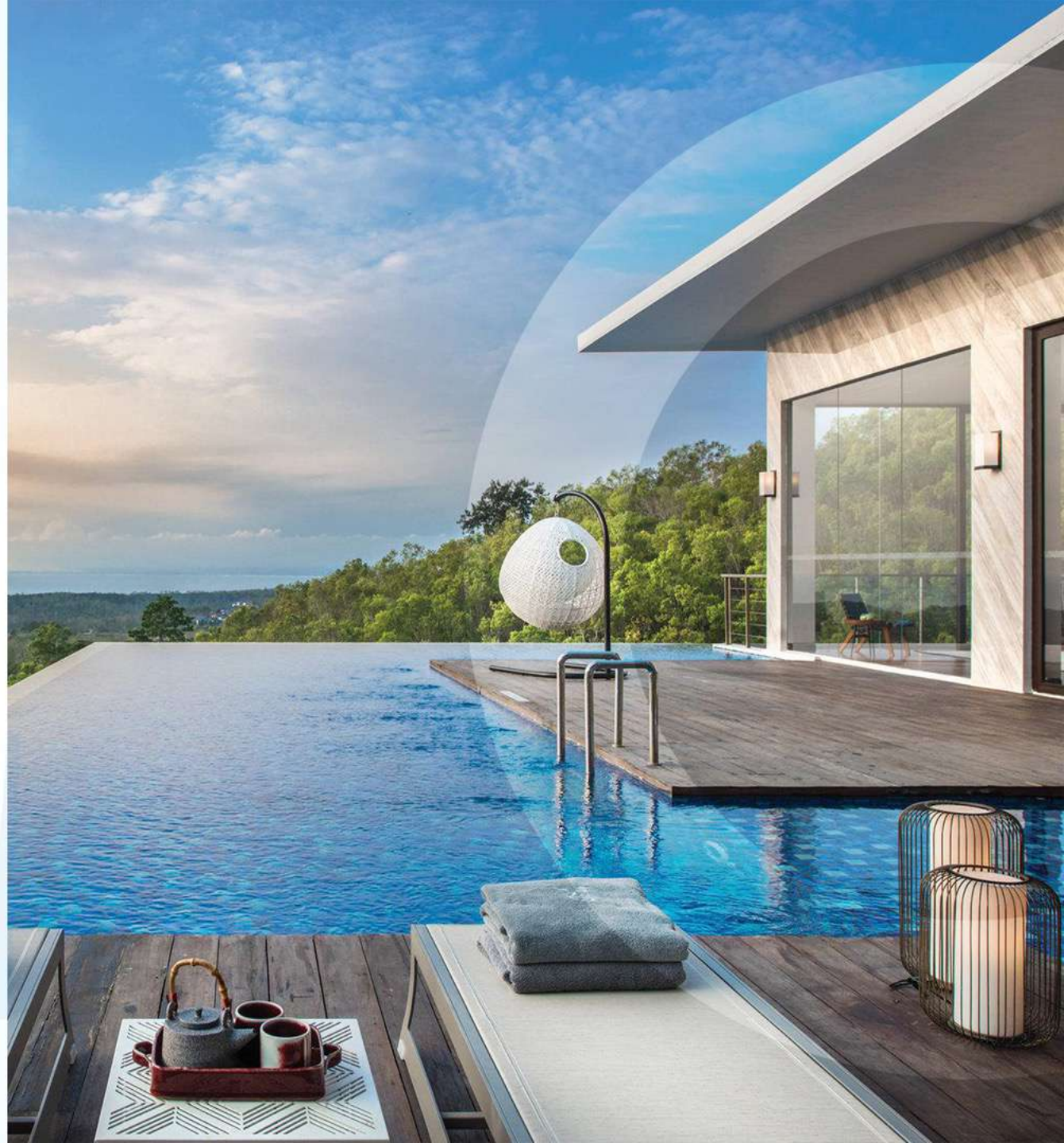
- ▶ Located 2 minutes from the main street of Bukit.
- ▶ 5 minutes to Karma SPA premium salon.
- ▶ Nearby are the famous beach clubs on the rock: Rock Bar, Omnia, The Edge, Palmilla.
- ▶ The largest shopping and entertainment center on Bukit, SideWalk, is a 5-minute drive away.
- ▶ The best golf course in Bali is a 7-minute drive away.
- ▶ A few minutes from the complex is all necessary infrastructure for a comfortable life.
- ▶ 20 minutes from Bali International Airport.



Luxury Surroundings

Bukit is home to Bali's finest five-star hotels and villas. It is the center of global brands, attracting premium guests from all over the world.

Just 500 meters from Sky Stars Villas is the Renaissance Bali Uluwatu Hotel, with average room rates of \$850-\$3,000 per night for one- and two-bedroom villas.





Nearby hotels

- 📍 Six sense Uluwatu hotel
- 📍 Anantara Uluwatu Bali Resort
- 📍 Le grande
- 📍 Ayana Resort & Spa
- 📍 Radisson Blu Bali Uluwatu
- 📍 Raffles Bali
- 📍 The Ungasan Clifftop Resort
- 📍 ROYAL TULIP SPRINGHILL RESORT
- 📍 Bulgari Resort Bali
- 📍 Hilton Bali Resort
- 📍 Grand Hyatt Bali
- 📍 The Apurva Kempinski Bali
- 📍 Four Seasons Resort Bali
- 📍 InterContinental Bali Resort
- 📍 The Mulia Resort



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Beach clubs



Savaya (Omnia)

Omnia Beach Club is nestled between the wild paradise of the jungle and soaring limestone cliffs. This enclave of luxury sits upon a breathtaking natural wonder 100 meters above the Indian Ocean.

Palmilla

Beach Club on the first line of the beach with a beautiful cliff panorama and a white sandy beach.



Beach club

The Edge

Located on the grounds of the famous The Edge resort, Oneeighty° is a cliff-top dayclub that celebrates sophisticated beach culture 530 feet above the Indian Ocean.

Ulu Cliffhouse

A new beach club on a cliffside overlooking the ocean. The well-decorated beach club has comfortable beach beds for relaxing and a large swimming pool where you can spend time after lunch.

Sundays Beach Club

Karma Beach Bali is an internationally renowned Karma Kandara beach destination where the relaxed jet set style has been taken to new heights. The newly renamed Karma Beach Bali is styled as a sensual, windswept beach hut.

El Kabron

A secluded Spanish beach club with canonical sunsets over the ocean.

Beach club

Rock Bar

It has been heralded as one of the world's best bars by authoritative sources including CNN and The New York Times, and in 2011 was voted Bali's Best Sunset Venue in The Yak magazine readers' awards.



New Kuta Golf

An 85-hectare championship standard course, and the first links-style layout in Indonesia. It is perched above a limestone cliff, overlooking stunning Dreamland and Balangan Beach.



The best surf spots

nearby

- 📍 Jimbaran
- 📍 Balangan
- 📍 Dreamland
- 📍 Bingin
- 📍 Padang Padang
- 📍 Uluwatu
- 📍 Nyang Nyang
- 📍 Green ball
- 📍 Pandawa





Best Beaches Nearby

The iconic beaches of Bali, which attract millions of vacationers, are just minutes away.



Beach

Beach

Melasti is truly the best beach in Bali! Just 5 minutes from your villa is a beautiful white-sand beach, hidden by a large limestone rock - a secret piece of paradise on Earth.

Melasti

Dreamland is a beach with white sand and water of an indescribable blue hue. A great place to watch the sunset in one of the local establishments with excellent cuisine.

Dreamland

Beach

Balangan is a beach with golden sand and a landscape of extraordinary beauty: the entire bottom is covered with volcanic rocks.

Beach

Jimbaran is a cozy beach with golden sand. It is one of the best places for family vacations and swimming in Bali.

Jimbaran

Beaches

You will find other beaches nearby, each with its own unique atmosphere.

- 📍 Bingin
- 📍 Nyang Nyang beach
- 📍 Green Bowl beach
- 📍 Padang Padang beach
- 📍 Secret beach





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Cozy cafes and restaurants are a short drive away





Restauran

SKY STARS Ocean View

Amenities

High service
for accommodation

- Lobby
- 24 Hour Security
- Service staff
- Parking by the Villa



The management **system includes:**

- Cleaning of the villas, change of linen
- Cleaning of the complex
- 24/7 Security
- Property maintenance: running repairs and overhauls
- Support of all systems
- Rental of villas
- Accrual of income
- Taxes payment
- Financial reporting



Free transfer

Use the services of the Sky Stars Villas complex car park. There are two executive class cars with a driver at the disposal of the owners and guests of the villas.

Transfer to the airport and pick up from the airport, walking and shopping, dinner at any institution - feel free in your movements.



Special investor offer in Bali 2021

The architecture of the Bali villas is based on large villas combining premium design with ethnic elements. However, guests give preference to one- and two-bedroom luxury villas. This is the latest trend, which ensures the maximum demand for the project. Villas are designed for both short-term rentals and long-term residences.

- ✔ Has no management and maintenance costs.
- ✔ Sees full transparency of the management company.
- ✔ Gets a buyback guarantee after 5 years.
- ✔ Receives a net profit in any current account.
- ✔ Has no operational risks, all properties are insured.
- ✔ Receives income every three months.



Calculation of profitability

One-Bedroom villa

| Rent | Daily rent |
|-----------------------|------------|
| Per day | \$250 |
| Occupancy rate | 70% |
| Tax and Service | 21% |
| OTA commission | 10% |
| Expenses | 33% |
| Management expense | 15% |
| Net income | \$28 272 |
| ROI in the first year | 11,31% |

Two-Bedroom villa

| Rent | Daily rent |
|-----------------------|------------|
| Per day | \$350 |
| Occupancy rate | 70% |
| Tax and Service | 21% |
| OTA commission | 10% |
| Expenses | 33% |
| Management expense | 15% |
| Net income | \$39 581 |
| ROI in the first year | 11,31% |

OPERATING COSTS

- ▶ Hotel staff of the complex
- ▶ Communal budget (Common area)
- ▶ Management company
- ▶ Marketing budget
- ▶ Internet and cable TV
- ▶ Maintenance budget
- ▶ Service fee
- ▶ Hotel package of services/provision

Digitels fees

- ▶ Fee for Smart Room equipment
- ▶ Fee for connecting to a cloud server
- ▶ Technical support and repair