



SHANTI  
VILLAGE  
BUKIT



14

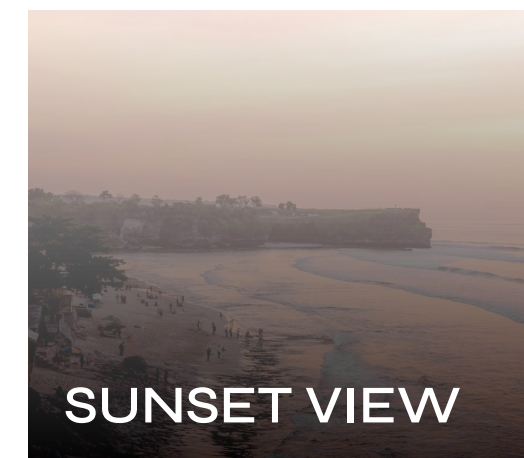
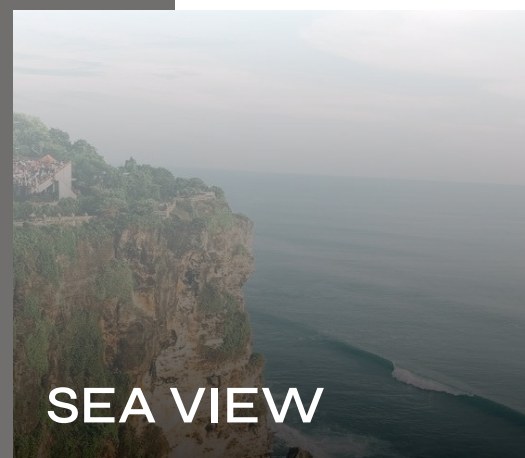
BUKIT PENINSULA, BALANGAN BEACH

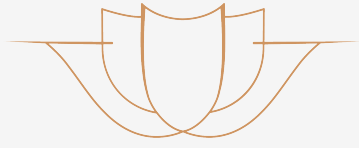
# 16 MODERN STYLE VILLAS

01 • 5 minutes walking  
to Balangan Beach

02 • From 799 000 USD

03 • In 400 meters  
from the Ocean





# OVERVIEW

An unique investment villas in the Bali island. Direct access to the white sand swimming beach. Ocean with turquoise water with top surf spots. Calm place with all necessary facilities, premium services, the sun, the fresh air and the palms all year.

SHANTI VILLAGE  
BUKIT PENINSULA, BALANGAN BEACH

## 16 MODERN STYLE VILLAS

### COMO VILLA

4 bedrooms & study room

### KUBU VILLA

4 bedrooms & roof top

## PROPERTY SIZES

### COMO VILLA

370 m<sup>2</sup>

### KUBU VILLA

421 m<sup>2</sup>

## BASE PRICE RANGE

**USD 799 000 - USD 1 300 000**

(Off plan option)

**USD 1 399 000 - USD 1 800 000**

(Upon completion option)

Payment plans are available

## COMPLETION

**4Q 2024 - 2Q 2025**

## LEASEHOLD OPTIONS

**35, 40, 50 years**

Fixed prices already, no market extension

## AMENITIES NEARBY



RESTAURANTS



BEACH CLUBS



GYM & WELLNESS



NEW KUTA GOLF



GWK FESTIVAL PARK



# SPECIFICATIONS



## PRIVATE

Quiet village with security



## FULL FURNISHED

Villa



## 4 BEDROOMS, 2 FLOORS

From 370 m<sup>2</sup>



## LEASEHOLD OPTIONS

35, 40, 50 years, fixed price

SHANTI VILLAGE  
BUKIT PENINSULA, BALANGAN BEACH

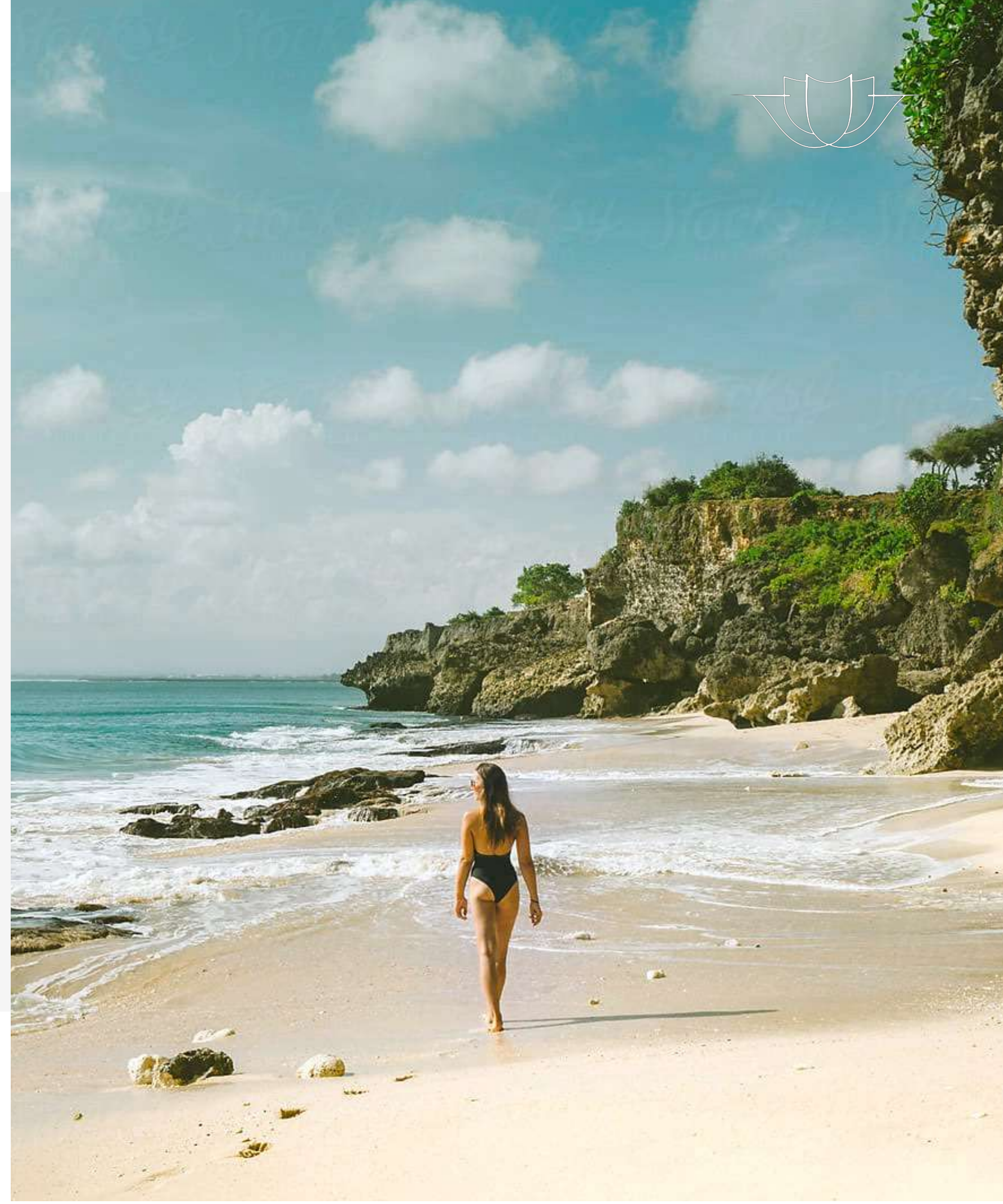
# LOCATION

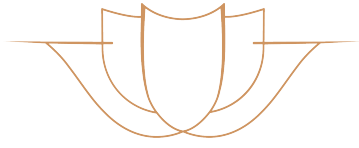
IN BALI - BUKIT

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- ✓ Elite part of Bali
- ✓ Bali's best white-sand beaches with turquoise blue water

SHANTI VILLAGE  
BUKIT PENINSULA, BALANGAN BEACH





# LOCATION

IN BALI

20<sub>MIN</sub>

to **Uluwatu Temple**

15<sub>MIN</sub>

to **Asian Cambridge School**

30<sub>MIN</sub>

to **Ngurah Rai International Airport**

20<sub>MIN</sub>

to **GWK Cultural Park**



SHANTI VILLAGE  
BUKIT PENINSULA, BALANGAN BEACH

# LOCATION

IN BALI



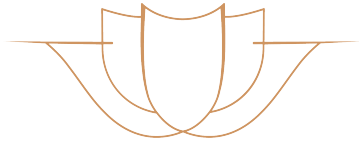
DEVELOP  
INFRASTRUCTURE,  
GOLF COURSES, PARKS

GOOD ROADS &  
SIDEWALKS,  
NO TRAFFIC JAMS

THE BEST  
SURF SPOTS  
IN BALI

LOCATION OF THE  
WORLD'S TOP HOTELS  
IN BALI

*Kempinski, Bvlgari, Four Seasons,  
St. Regis, Ritz-Carlton*



# LOCATION

IN BALANGAN

5MIN

to **Balangan Beach** by walk

5MIN

to **Dream Land Beach**

5MIN

to **New Kuta Golf**

15MIN

to **Uluwatu**



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BUKIT PENINSULA, BALANGAN BEACH





# BALI BENEFITS



**20-30%**

The land value annual growth



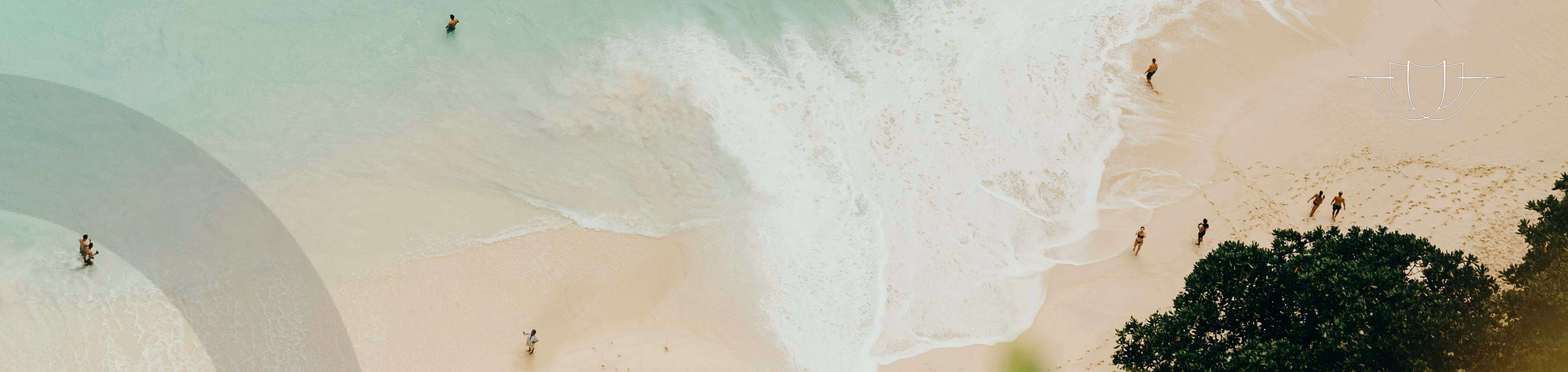
**20-25%**

The annual growth in the renting cost



**80-95%**

Yearly occupancy rate of rental market



# BALI BENEFITS

✓ Fast-growing economy: 5% annually

✓ Top 7 in terms of GDP in the world

✓ Top 5 tourist destination in the world

✓ Low inflation and political risks

✓ High season 365 days a year

✓ High quality of life

✓ No taxes on worldwide income

✓ Accesible residence permit

# VILLA COMO



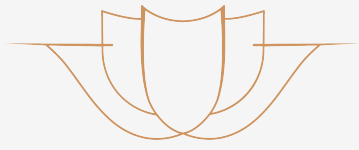
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# VILLA COMO



# VILLA COMO





# FLOOR PLAN

VILLA COMO

370 m<sup>2</sup>

2 Floors

4 Bedrooms

5 Bathrooms

Panoramic windows

Study room

Swimming pool

BBQ area

Pool shower

Carport



# VILLA KUBU



# VILLA KUBU



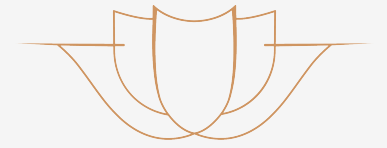


# VILLA KUBU



# VILLA KUBU





# FLOOR PLAN

VILLA KUBU

421 m<sup>2</sup>

2 Floors

4 Bedrooms

5 Bathrooms

Panoramic windows

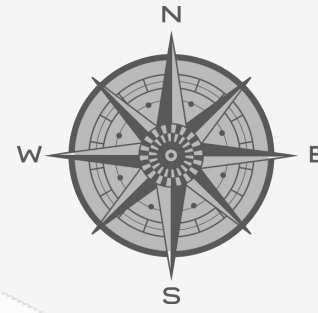
Roof top

Swimming pool

BBQ area

Pool shower

Carport

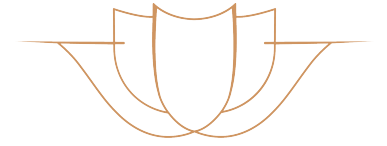


# VILLAGE MASTER PLAN

- ✓ Closed territory
- ✓ Security checkpoint
- ✓ Delivery parcels storage
- ✓ Wide internal road
- ✓ Common area maintenance
- ✓ Villa's maintenance
- ✓ Villa's types - COMO & KUBU

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BUKIT PENINSULA, BALANGAN BEACH





Completion of construction: **4Q 2024 - 2Q 2025**

DEVELOPER

**PT. SITARA INVESTMENT ESTATE**

Construction experienced team - Sweden,  
Latvia, Romania

ARCHITECTURE, DESIGN, CONSTRUCTION

**PT. NAUTYLUS UTAMA KARYA**

A large construction company in Southeast Asia  
with 25 years of experience in construction and  
projects ranging from five-star hotels to villas  
and apartments. French management.