

# THE UMALAS SIGNATURE

## THE FIRST CLUB HOUSE

WITH ALL THE COMFORT FOR LIVING



IN THE MAIN TOURIST LOCATION  
OF BALI



THE UMALAS  
SIGNATURE



# EVERYTHING YOU DREAMED OF

IMAGINING REAL ESTATE  
FOR LIVING AND INVESTMENT





# THE UMALAS SIGNATURE

**THE UNIQUE SPACE**  
FOR RESIDENCE AND RELAXATION

The complex that meets all your needs and desires

THE UMALAS SIGNATURE

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a club house that is perfect for those who want:

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**GET PASSIVE INCOME**  
from property rental

**LIVE ON THEIR OWN**  
with no limits

# THE COMPLEX is located

in the heart of the  
“TRENDY BALI TRIANGLE”  
in Umalas district

CANGGU – SEMINYAK – KEROBAKAN



## LOCATION

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### **International Schools:**

Canggu Community School and ProEducation School  
6 minutes away

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**International Kindergarten** Umalas Kids Club  
2-minute walk away

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**Berawa and Batu Belig beaches**  
5 minutes from the complex

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**There are 47 restaurants** and cafes near the  
complex

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**Convenient transportation** with main tourist areas access

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**Supermarket** 1 minute from the complex

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# FIRST AND THE ONLY PROJECT

which has no analogues



First class service



Amazing views



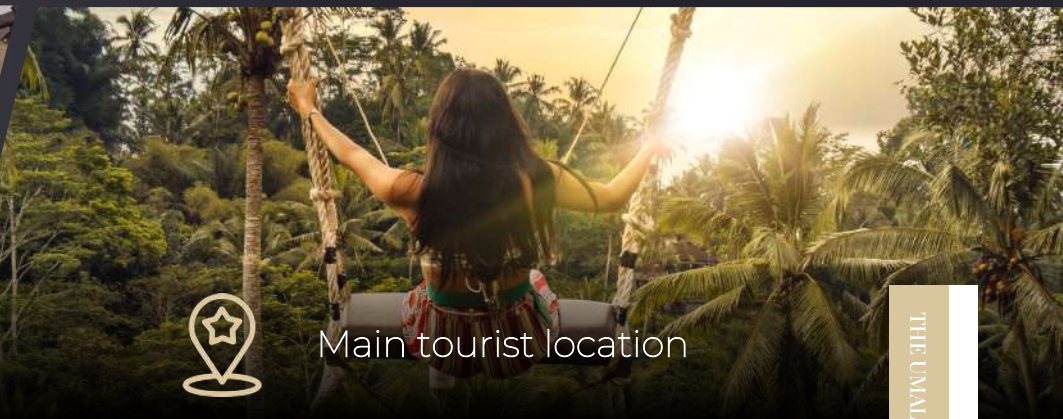
Infrastructure and amenities  
of LUX class



Smart technologies



Luxury architecture  
and design



Main tourist location

**THE COMPLEX** WITH EVERYTHING  
for a full life and recreation



## ONE OF A KIND

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THE MAIN FEATURE OF THE COMPLEX IS THAT its infrastructure is rendered on the roof, to more than **15-18 meters height**

Enjoy amazing Balinese sunsets and city night views enjoying the comfort and spending time in entertainment

# AMAZING VIEW CONCEPT

THE PROJECT IS BASED ON THE PRINCIPLE

VIEW

360°



Enjoy the Bali beauty from every corner of the club house, whether it's a panoramic rooftop or an apartment window



— VIEWS FROM THE COMPLEX —



**MORE  
THAN**

**5000 M<sup>2</sup>**

**OF THE PREMIUM INFRASTRUCTURE  
ON THE ROOF OF THE CLUBHOUSE**

**CAPACITY  
over 300 PEOPLE**



# COMPLEX INFRASTRUCTURE



Rooftop pool



Pool bar



Recreation areas



Fitness center



Conference rooms



Playground



Yoga studio



Commercial area



Secure parking



Co-working area



Restaurant, Cafe, Bar



SPA, Sauna, Jacuzzi



Golf simulator



Cinema



Group programs

# LOBBY ZONE

It is not just a place to meet guests, but also a special, stylish and cozy area for privacy, private conversations and having rest.



## TRENDY CAFE

There is a trendy cafe for 40 people in the lobby. We would like our guests feel comfort and convenience from the very beginning of the check-in process.



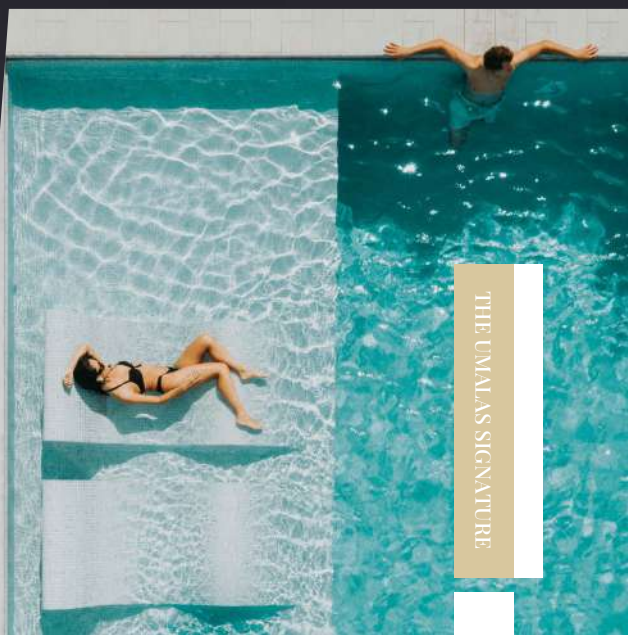


# INFINITY POOL

with magnificent panoramic views of the rice terraces,  
ocean, mountains and volcano



**FEEL** THE ATMOSPHERE  
OF THE HIGHEST POOL IN BALI



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**ATMOSPHERIC CLUBHOUSE**  
PROVIDES EVERYTHING SO  
YOU DO NOT WANT TO LEAVE IT

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★ ★ ★ ★ ★  
**RESTAURANT** 

with superior service  
ready to welcome and entertain  
guests

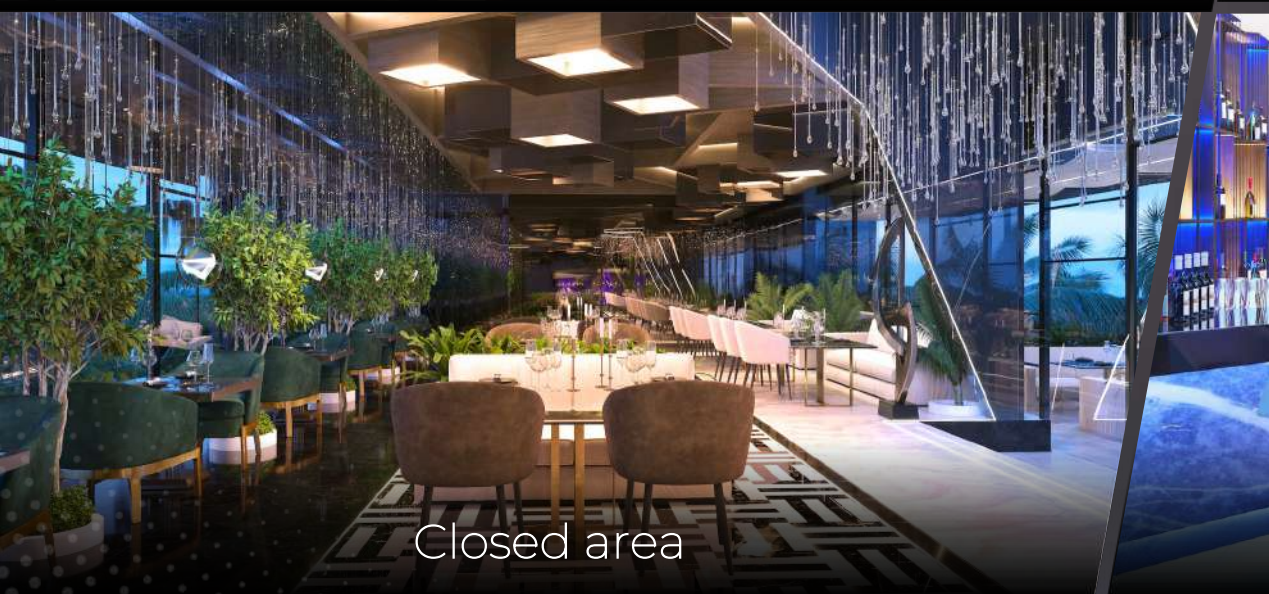




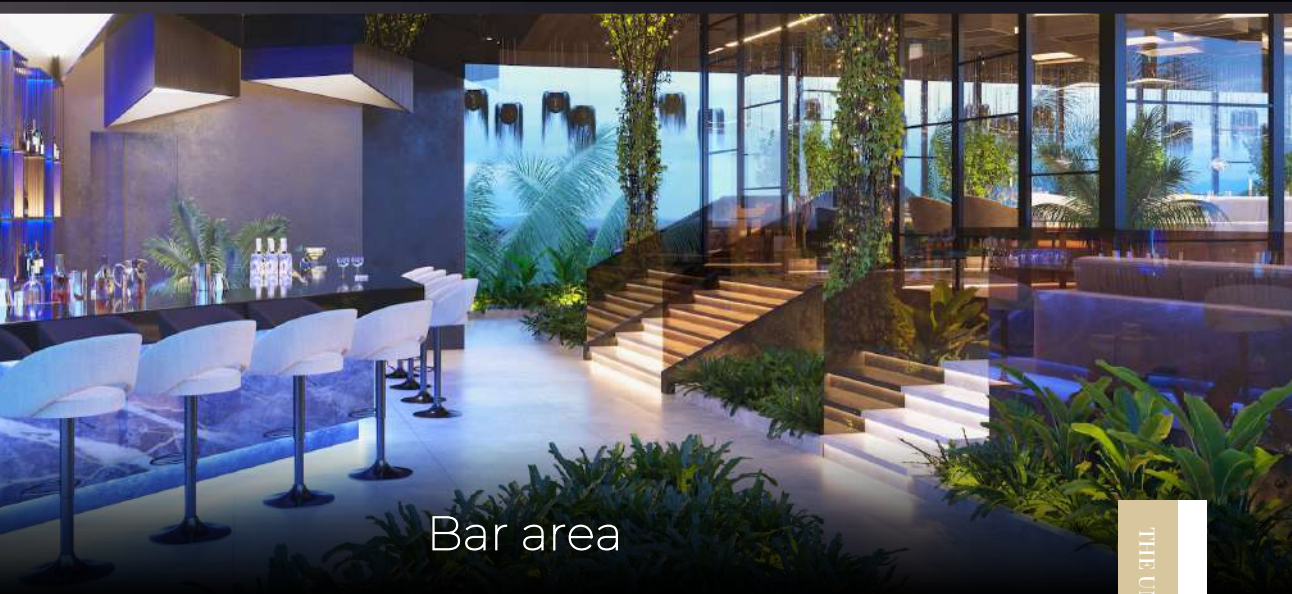
Outdoor area with panoramic ocean views



Outdoor area overlooking the volcano



Closed area



Bar area

# 4 RESTAURANT ZONES



  
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# FUSION CUISINE

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# ROOFTOP LOUNGE ZONE

- Jacuzzi
- Beds
- Bar
- DJ
- Private arbors



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## OPEN-AIR CINEMA

You can enjoy DJ sets in the daytime and watching movies in the evening

# LOUNGE BAR

## MOON BAR

Stylish futuristic space with an amazing atmosphere and creative cocktails





## GYM

Modern and technologically advanced gym in Bali  
with panoramic view







- Separate martial arts room

- Group program room

## SPORT HALLS



**YOGA SPACE**  
with panoramic ocean view  
at more than 15 meters height



# GOLF SIMULATOR

Full-fledged golf game  
on the territory of the complex

SPA  
**LUXURY SPA**  
COMPLEX





# LUXURY SPA COMPLEX

WITH PANORAMIC OCEAN VIEW:

- Rest zone
- Sauna
- Jacuzzi



BE  
CREATIVE

## CO-WORKING

FOR THOSE WHO DO NOT ONLY RELAX  
There is a space in the club house that is perfect  
fit for work, business negotiations, presentations



# CHILDREN'S ROOM

# ADDITIONAL SERVICE

Don't think about the way you will move, we have foreseen that for you

On the complex territory will be available:

- Bikes
- Bicycles
- Scooters







**RENT A CAR**  
For any purpose: from  
Business class to a Supercar



# TOURS

## CLUB TOURS

Become a part of a community

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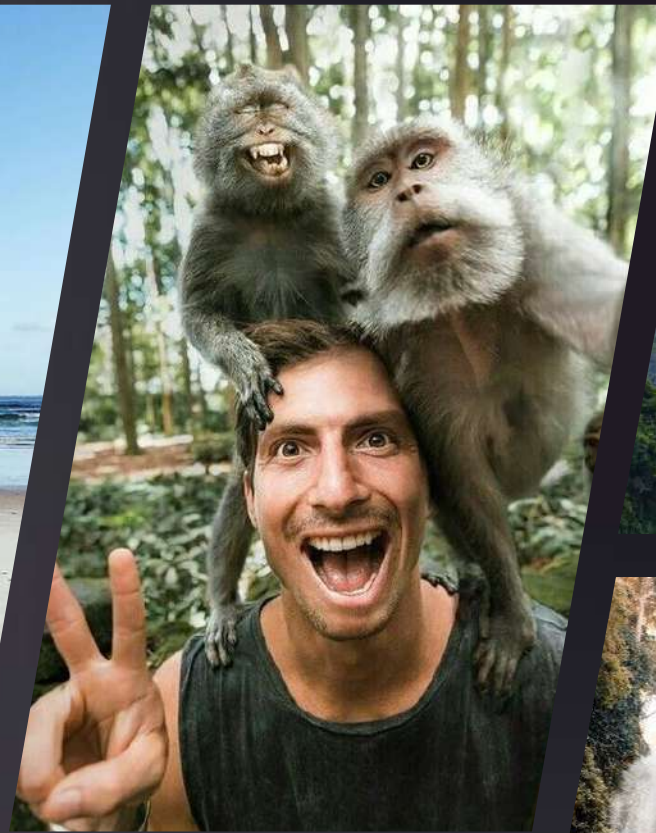
- Yacht tours to the islands
- Deep sea fishing
- Diving



# TOURS

## CLUB TOURS

- Climbing the volcano
- Trips to nature reserves
- Yoga by the ocean
- Waterfalls



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# HI-TECH APARTMENTS

Design and amenities that delight  
Designed for comfortable living





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**TWO BEDROOM**  
**APARTMENT**  
Area 121.16 m<sup>2</sup> (Semi Gross)



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# COMPLETE FIVE-STAR SERVICE

- In 5-star service perfection is required every day. We are working on a responsive, unobtrusive and flawless service.
- Household and technical service, meet and greet, safety and entertainment for children and adults: our team is working to provide the best service to guests and residents.
- Continuous staff training, control, as well as digital technologies that create access and comfort in the club house, Umalas Signature has access to all the necessary premium services.



# SMART REAL SMART

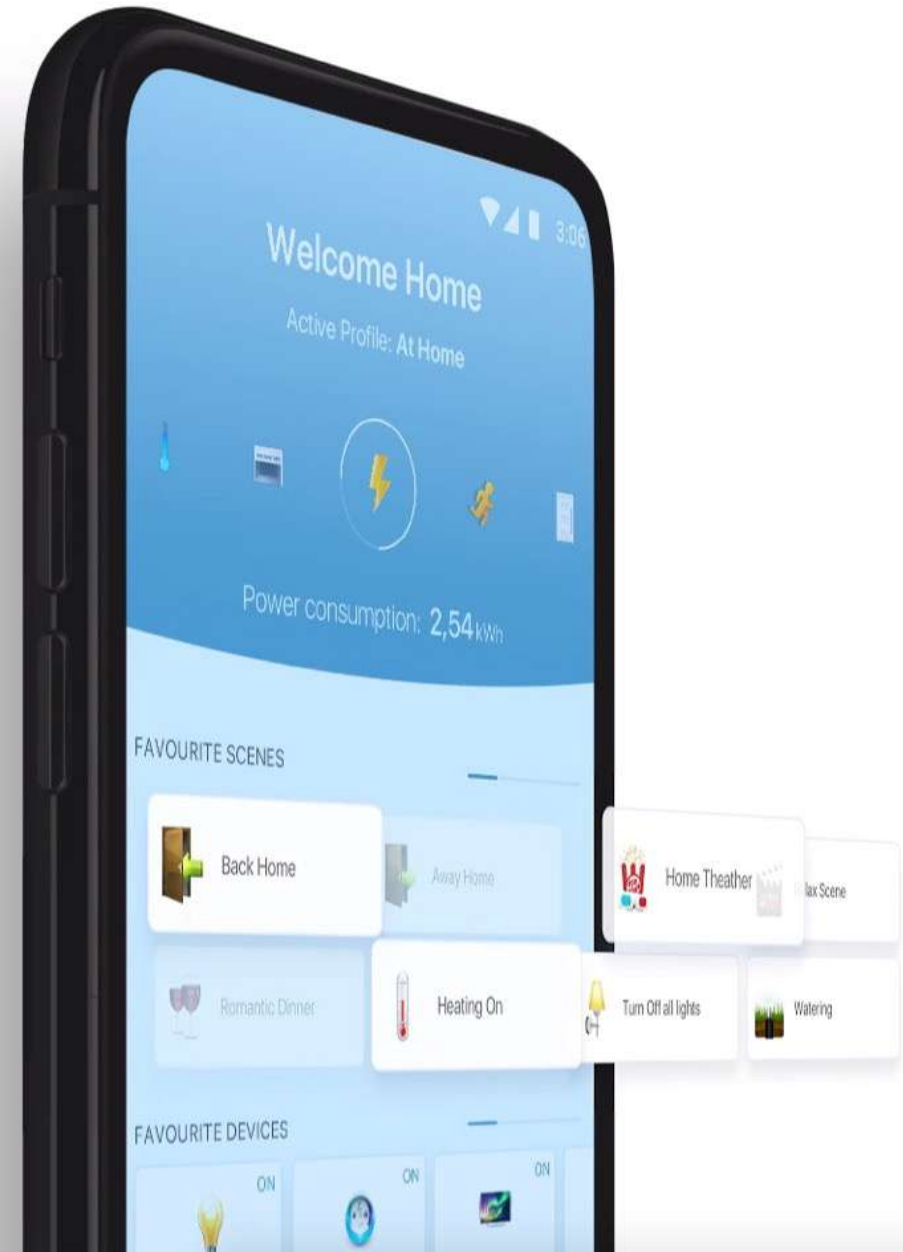
We did the market research of modern technologies and selected the best and most convenient smart home features

Living has become even more comfortable and harmonious: after all, many small concerns have been taken over by an automated system



# APP ALL SERVICE IN ONE APP

- Our clients have access to household services "in two clicks"
- No more searches, calls and "waiting mode" - just place an order for any service and it will be fulfilled



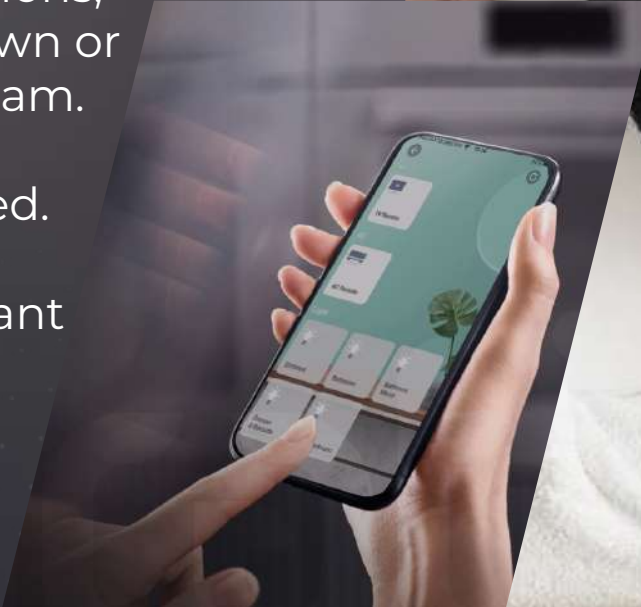
# RESIDENCE WITHOUT LIMITS

WITH EXCLUSIVE REMOTE  
CONTROL SERVICE

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Live in your property without restrictions, get income by renting out on your own or with the help of our management team.

The entire system is highly automated. All you have to do is to click on the button in the application that you want to rent out the property.



# LOCATION



# UMALAS DISTRICT

Known for its flavor with the atmosphere of preserved real Bali, immersed in greenery with a laid-back lifestyle

Surrounded by the main tourist locations with the best beach clubs and trendy establishments



# VIEWS OF **UMALAS**

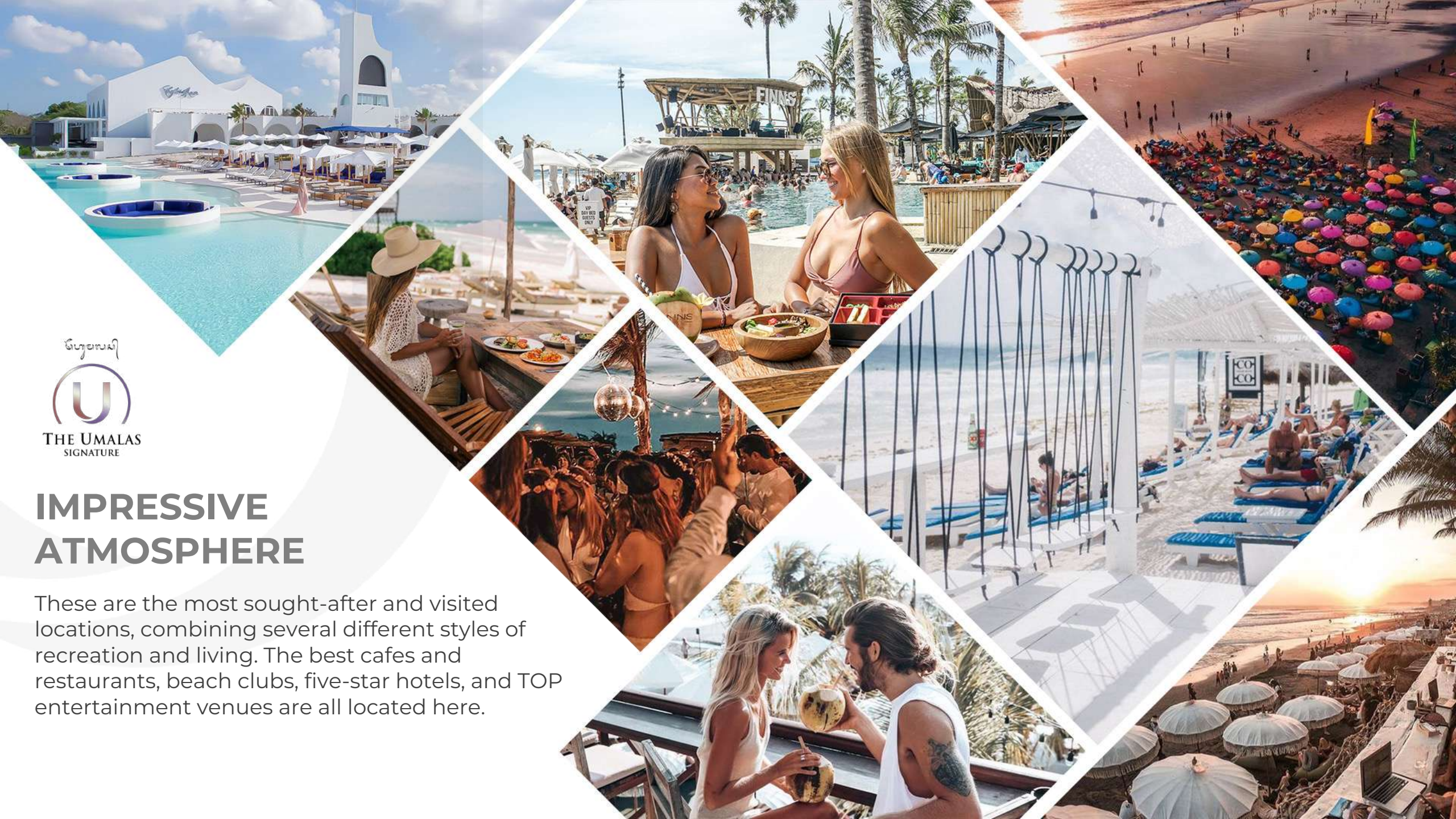


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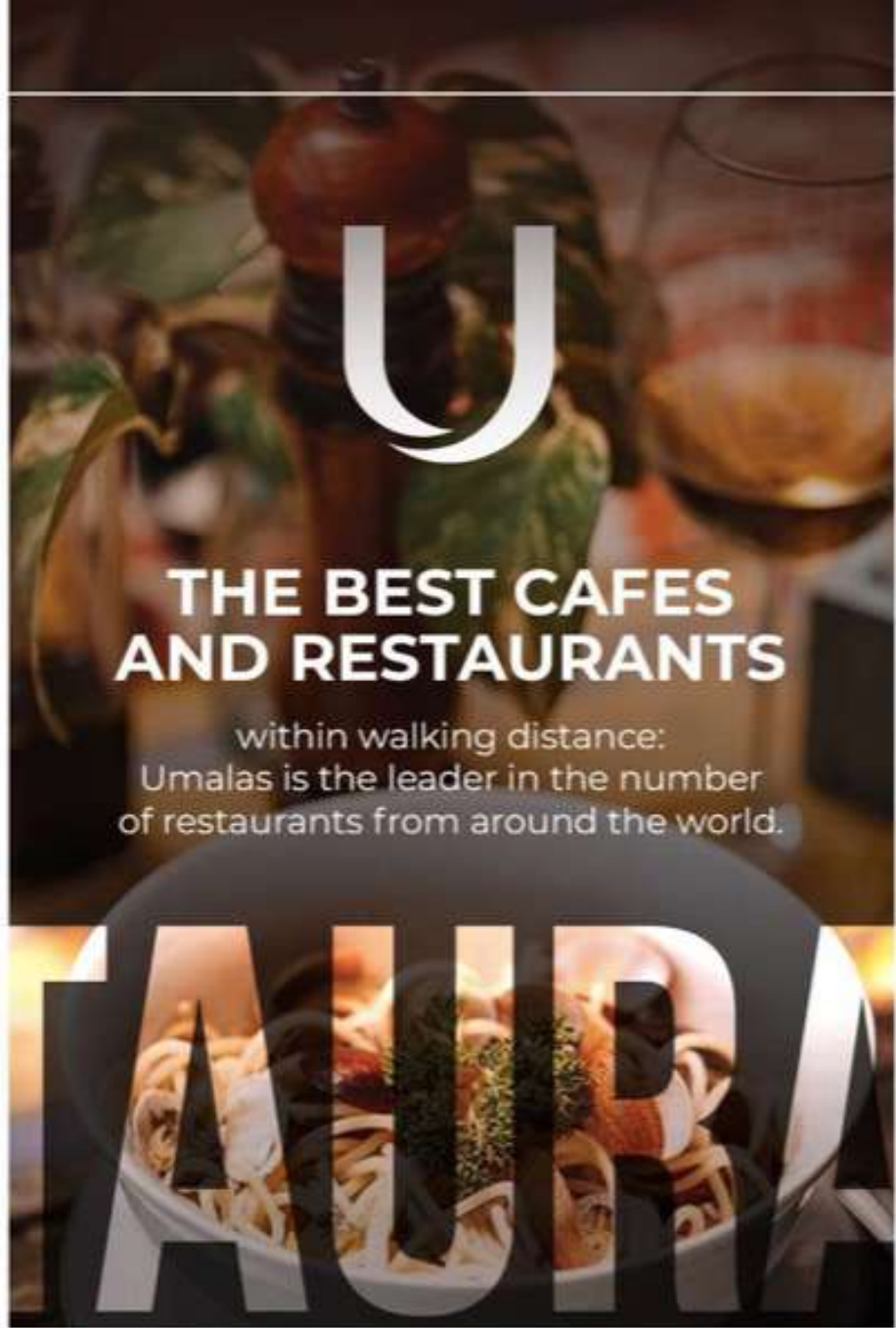
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# IMPRESSIVE ATMOSPHERE

These are the most sought-after and visited locations, combining several different styles of recreation and living. The best cafes and restaurants, beach clubs, five-star hotels, and TOP entertainment venues are all located here.



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## THE BEST CAFES AND RESTAURANTS

within walking distance:  
Umalas is the leader in the number  
of restaurants from around the world.

RESTAURANTS

RESTAURANTS

RESTAURANTS

The establishments atmosphere



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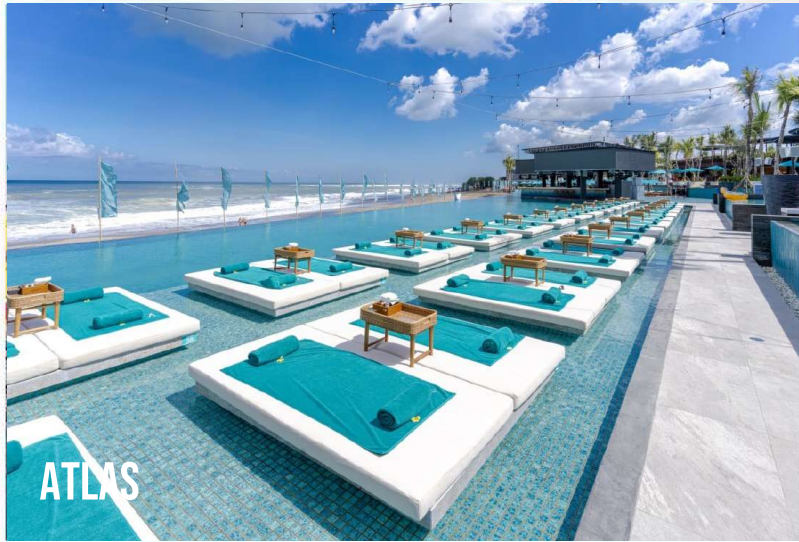


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# BEACH CLUBS

The Umalas complex is located  
surrounded by 6 popular beach clubs.





**ATLAS**

The biggest beachclub in the world, where the most famous DJs from all over the world perform.



**FINNS**

The largest beachclub in the world, where you can party at night and relax on the sun loungers with your family during the day.



**CAFÉ DEL MAR**

One of the best beach clubs in Bali, the white and blue Santorini style with delicious food and courteous service.



**POTATO HEAD**

Located in a modern hotel complex, with top marks for service.



**OLD MAN'S**

A trendy open-air establishment where Changgu's youth flock in the evening.



**LA BRIZA**

A picturesque restaurant overlooking the sunset over the ocean. One of the main and famous places in Bali.

The beach clubs atmosphere



Original



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# SPORTS

# ENTERTAINMENT





Liga.Tennis (the largest tennis court in Bali)  
3 minutes.



Water Park  
3 minutes.



The largest sports and entertainment complex  
4 minutes



Fitness Center  
1,5 minutes.



Best Surf Sport  
7 minutes.



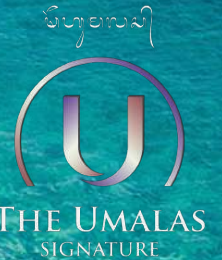
# THE COMPLEX IS LOCATED

NEAR THREE COLORFUL  
AND POPULAR BEACHES:

**Batu Belig** is a beautiful and spacious beach between Seminyak and Berawa. There are luxury hotels and beach cafes on the first line. The perfect beach for sunsets.

**Berawa Beach** - here is one of the best surf spots, it attracts many surfers from all over the world. There are also many places where you can watch the sunset and watch the surfers.

**Batu Bolong Beach** is a trendy beach with its own surf spot, there is a large number of fashionable establishments and all the young people flock here for entertainment.





# OPTIONS

## FOR USING YOUR PROPERTY

### RESIDENCE

Stay without any limits.  
You, your family or friends.  
You have the ability to manage  
access to your property remotely  
through the app.

### RENTAL ON YOUR OWN

You can rent your property  
out on your own through  
online platforms, or search  
for clients personally.

### RENTAL THROUGH A MANAGEMENT COMPANY

You entrust the rental of your  
property to the management  
team for more efficient  
management with higher yield.



# The Management System

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## **Include:**

- Cleaning of apartments, change of linen
- Complex territory cleaning
- 24/7 Security
- Property maintenance: running repairs and overhauls
- Maintenance of all systems
- Renting out the apartments
- Accrual of income
- Taxes payment
- Financial reporting



# A MONTHLY MAINTENANCE

One Bedroom Apartment  
**150\$ / month**

Two Bedroom Apartment  
**300\$ / month**

## Maintenance cost includes:

- apartment daily cleaning (work days)
- high-speed Internet
- depreciation fund
- common area maintenance
- annual land tax
- ceremony contributions
- garbage disposal
- security 24/7
- pool cleaning
- common areas electricity
- smart home system Digitels
- green area maintenance

## A monthly fee

The payment I made once at the beginning of each year for a year ahead.

# Additional Services

Apartment cleaning and linen change  
**100.000 IDR one-time/7\$**

Parking - a place per month  
**A bike - 100.000 IDR/ 7\$**  
**A car - 250.000 IDR/ 17\$**





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