

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

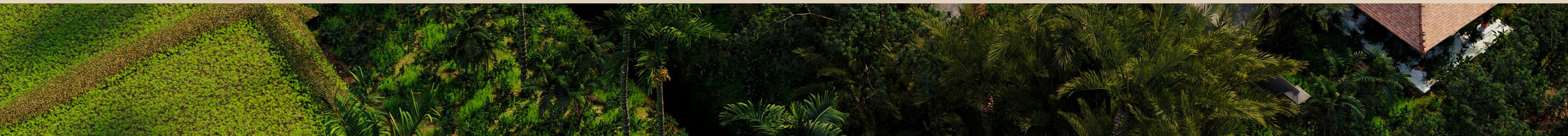
Nestled in lush tropics, Ubud offers a stunning setting for nature lovers.

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 THE SERENITY VILLAS



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



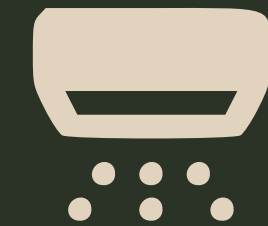
High-ceilings



Full kitchen with island



65" SmartTV



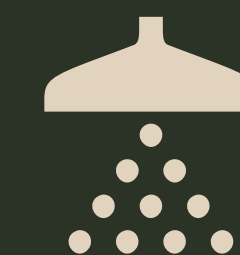
Fully air-conditioned



Washer dryer



Walk-in closet

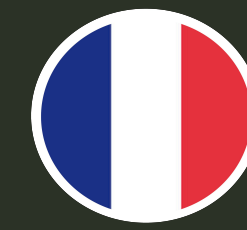


3 bathrooms and outdoor shower



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



VILLA JAANUVA

**CV TIKA
JAYA
KONSTRUKSI**

KAYON JUNGLE RESORT

RISKS MANAGEMENT

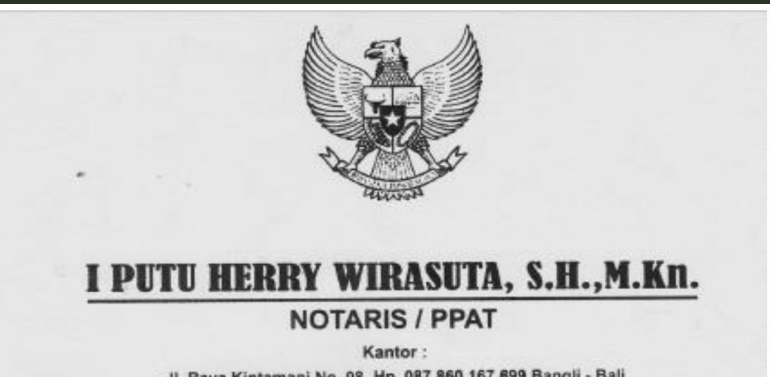
Key risks were assessed and measures were taken to mitigate them

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

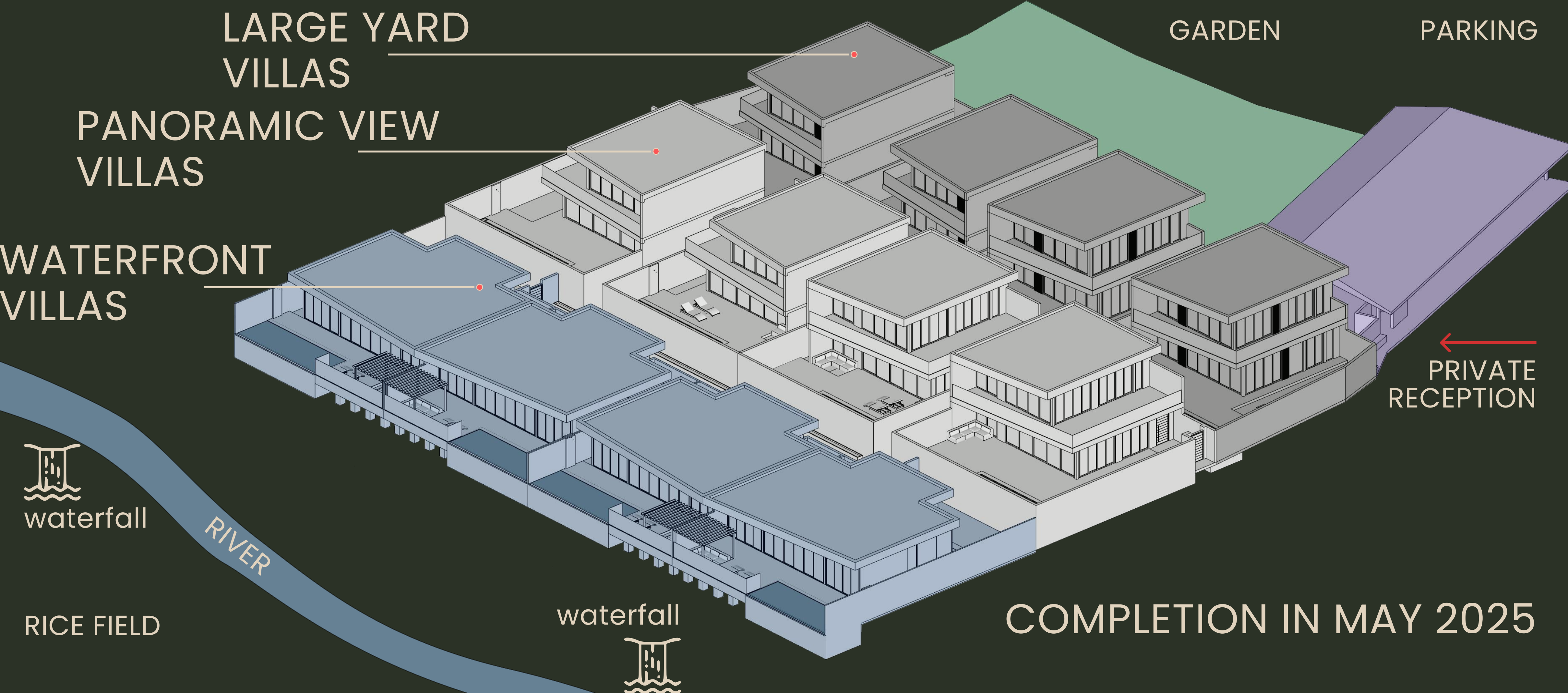
	Renting out	Renting out and reselling
Investments	\$210K – \$299K	\$210K – \$299K
Net annual income	\$25K – \$50K	\$25K – \$50K
Resell in 5 years		\$40K – \$110K
ROI	13% – 16%	21% – 27%



SERENITY VILLAS

GENERAL LAYOUT AND VILLA PLANS

GENERAL LAYOUT





LARGE YARD VILLAS

LARGE YARD VILLAS 2BR



Partial view



Building size
167 sq m



Number of
floors – 2



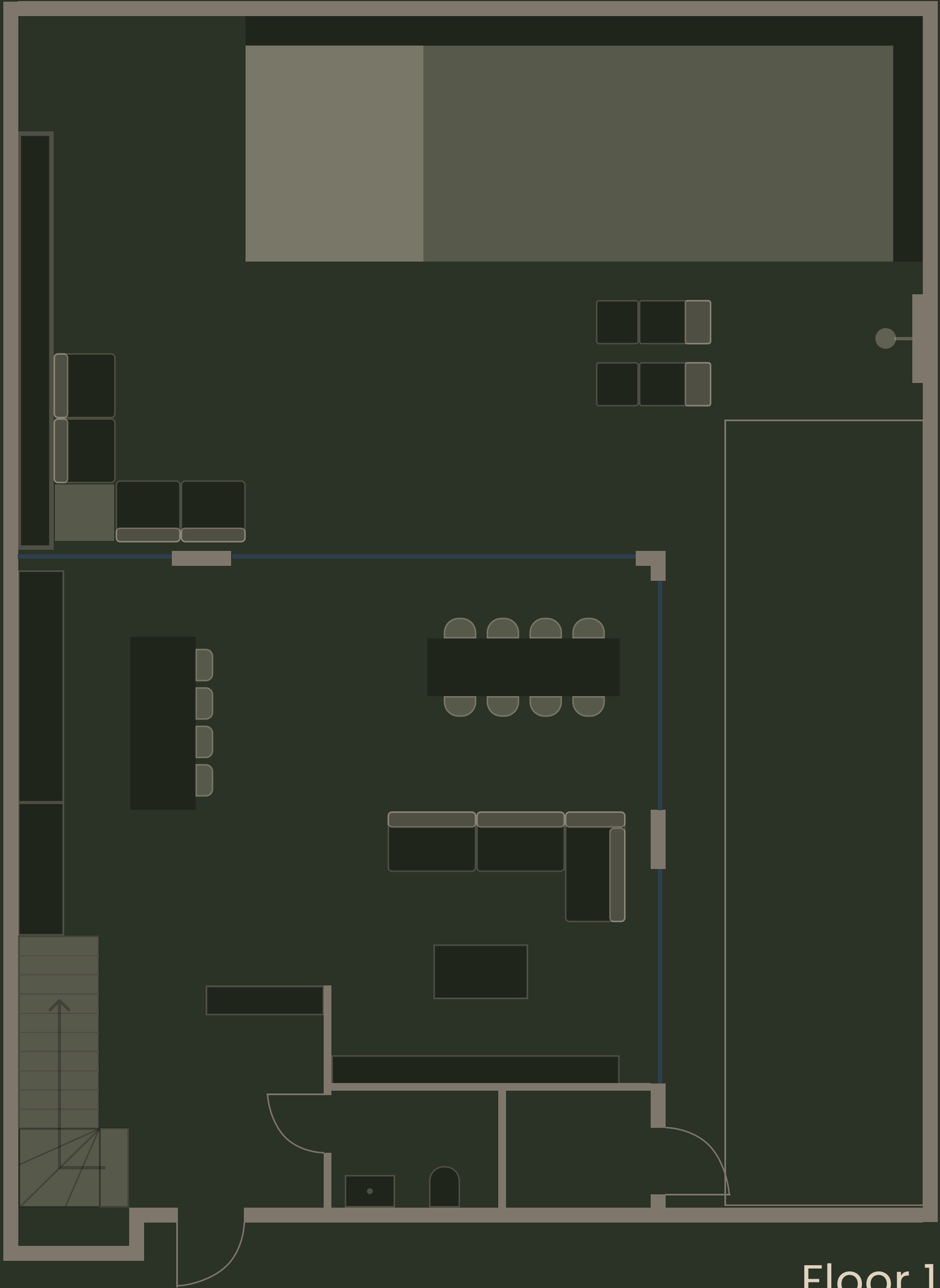
Plot area
230 sq m



Swimming
pool 9m



Large
balcony
25 sq m



Floor 1



Floor 2

LARGE YARD VILLAS 3BR



Partial view



Building size
200 sq m



Number of
floors – 2



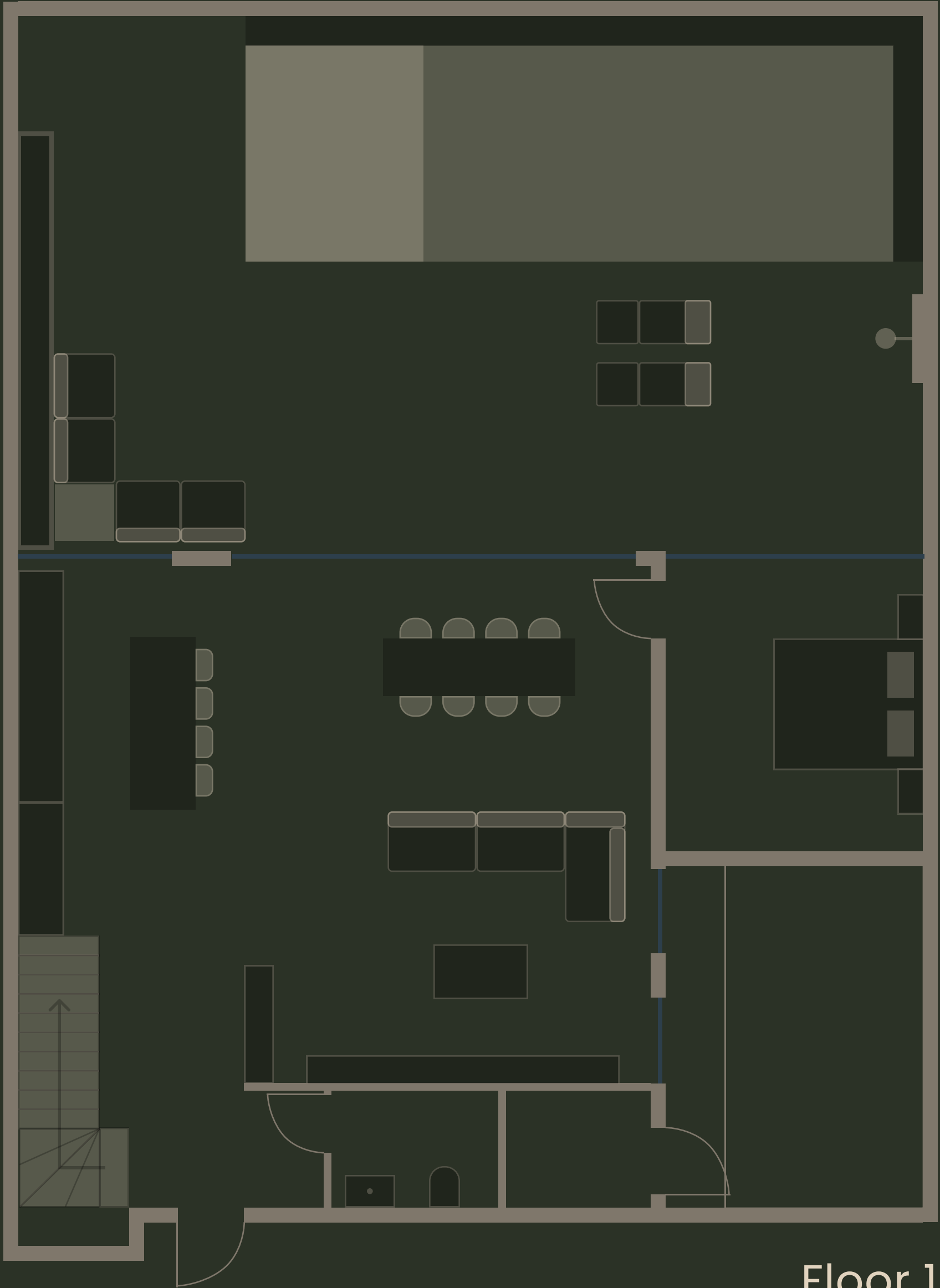
Plot area
240 sq m



Swimming
pool 9m



Large
balcony
39 sq m



Floor 1



Floor 2




PANORAMIC VIEW VILLAS

PANORAMIC VIEW VILLAS 2BR

- 

Panoramic view
- 

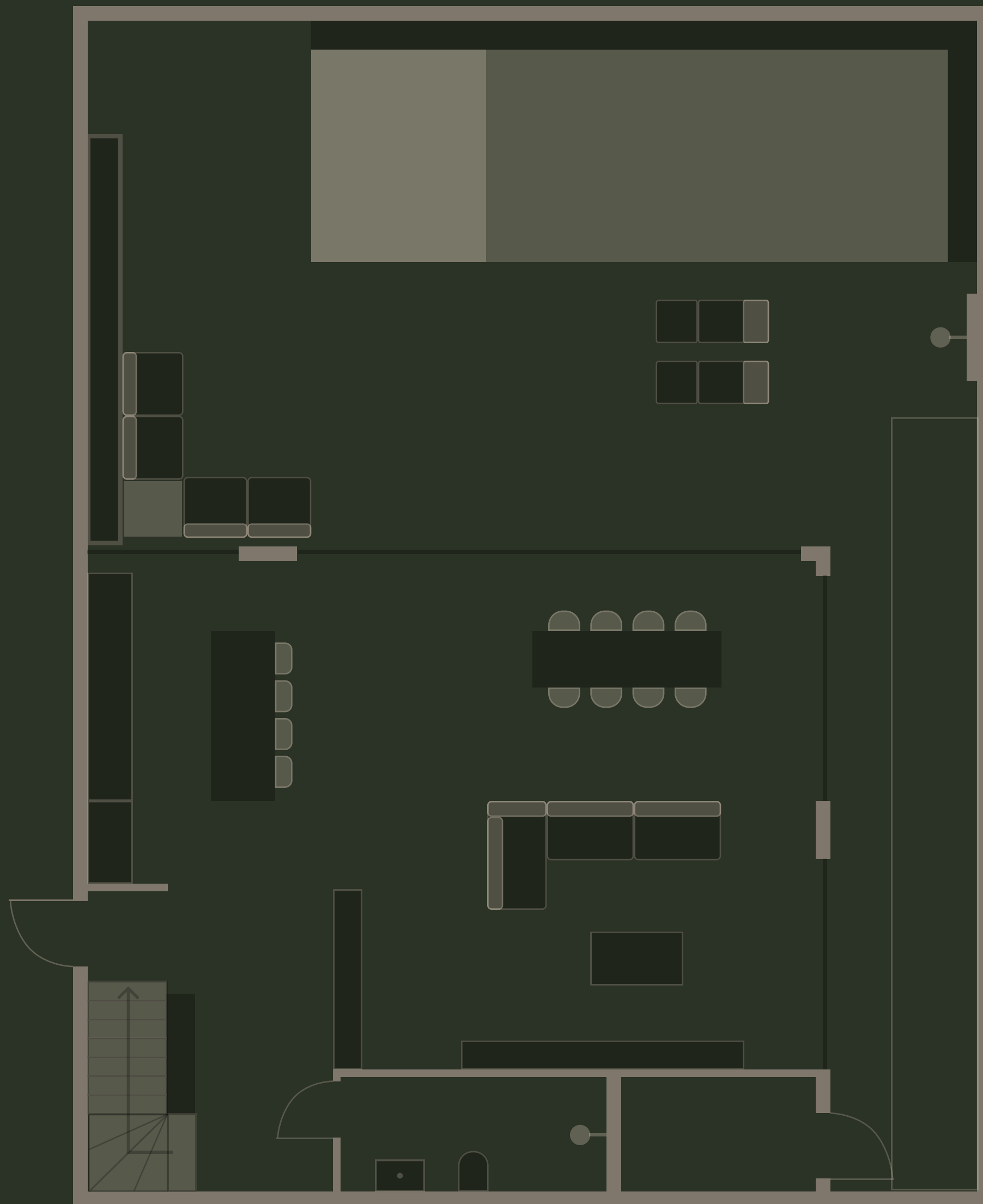
Building size 185 sq m
- 

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
200 sq m
- 

Number of
floors – 2
- 

Plot area
230 sq m
- 

Swimming
pool 9m
- 

Large
balcony
43 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



THE SERENITY VILLAS 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
Bandung Waterfall 6 min
Woodcarving street 8 min
Tegenungan Waterfall 13 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