



SERENITY
VILLAS

UNWINDING IN TROPICAL
SURROUNDINGS



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

Ubud is a top Asian destination, combining tradition with modern appeal.

- **UNESCO World Heritage:** The nearby Subak System, a UNESCO World Heritage site, showcases terraced rice paddies and water temples.
- **Top-Ranked City:** In 2024, Ubud was ranked 7th among the top 15 cities in Asia by Travel + Leisure , scoring 90.00 points for its tranquility, food, and romantic atmosphere.
- **Cultural Magnet:** Puri Lukisan, the oldest art museum in Bali (1956), showcases Ubud's iconic paintings and carvings.



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

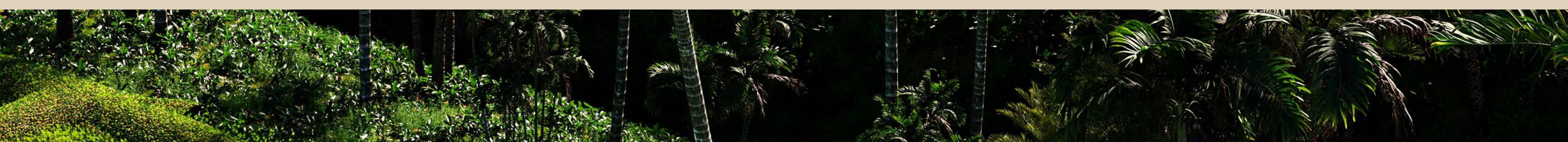
Nestled in lush tropics, Ubud offers a stunning setting for nature lovers.

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



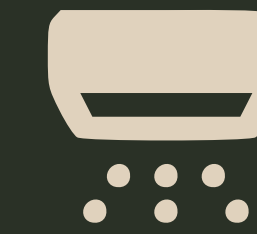
High-ceilings



Full kitchen with island



65" SmartTV



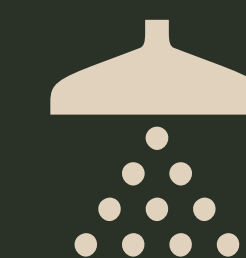
Fully air-conditioned



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



BaliSuperHost has been recognized as the Best Villa Management by Exquisite Media in 2024, consistently achieved Superhost and Guest Favorite status on Airbnb since 2021, and garnered Traveller Review Awards from Booking.com in both 2023 and 2024.

 GlobalBaliHome

500+

Proven expertise
in managing Bali properties

6 500+

Positive customer reviews

1 200+

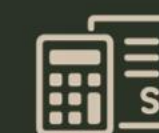
team members

600 000+

Welcome guests



An efficient direct booking platform
offering a wide range of services



Professional bookkeeping,
accounting, legal and tax services



Assured property care with
a dedicated professional
maintenance team

SERVICES FROM BALI SUPER HOST FOR VILLA OWNERS AND RENTERS



Spa and Wellness at the Villa

- Massages (Balinese, Thai, aromatherapy, four hands, hot stone)
- Facial treatments, body care, manicure/pedicure
- Yoga, meditation, and breathing practices



Family Services

- Babysitting services (from 3 hours)
- Baby cot, high chair, toys, pool safety barriers
- Family photo sessions (including drone photography)



Catering and in-Villa Services

- Breakfasts (American, Indonesian, kids', vegetarian)
- Floating breakfast in the pool
- Dinners by a personal chef (including BBQ, Balinese, and Indian cuisine)
- Gourmet dinner prepared by a chef with Michelin-starred restaurant experience
- Bakery and pastry delivery service (Tuesdays/Thursdays)



Tours, Adventures, and Entertainment

- Custom tours: volcanoes, temples, villages, waterfalls, rice terraces
- Safari, jeep tours, trekking, ATV rides
- Surfing, kayaking, snorkeling, diving
- Private cruises, yacht and boat rentals
- Cultural workshops: Balinese dances, cooking classes, wood carving



Transfers and Logistics

- Airport pick-up/drop-off (sedan, minivan)
- Car rental with driver or motorcycle rental
- Personal drivers for the day/week



Other services

- Visa assistance (tourist visas, extensions, legalization)
- SIM cards and local phone numbers
- Temporary driving licenses
- Villa decoration for proposals, birthdays, etc.

CONSTRUCTION CONTRACTORS WITH OVER 15 YEARS OF EXPERIENCE IN BALI'S PREMIUM AND LUXURY SEGMENT



15+
years of construction
expertise

10+
large-scale projects
successfully built on Bali

8+
high-traffic hotels
with proven visitor rating

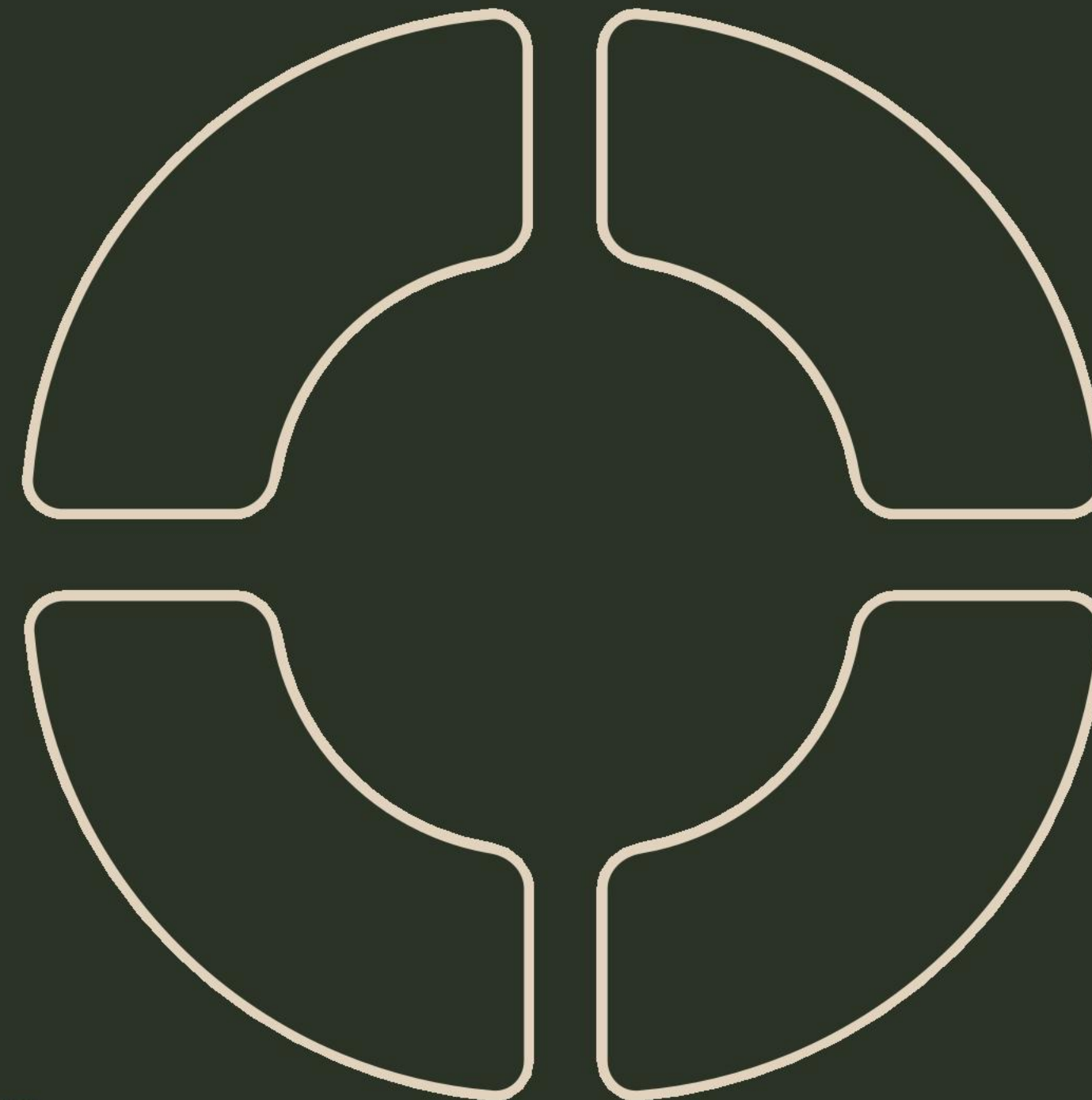
RISKS MANAGEMENT

Key risks were assessed and measures were taken to mitigate them

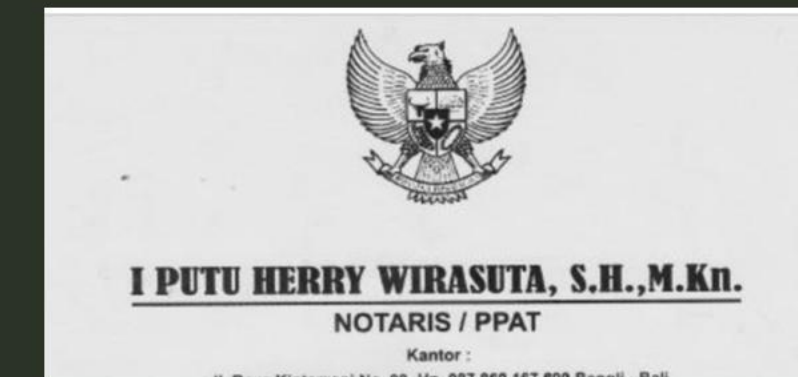
Partnership with top legal team that pioneered modern development business in Bali



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



SERENITY VILLAS

GENERAL LAYOUT AND VILLA PLANS

GENERAL LAYOUT

LARGE YARD
VILLAS

GARDEN

PARKING

PANORAMIC VIEW
VILLAS

WATERFRONT
VILLAS

←
PRIVATE
RECEPTION

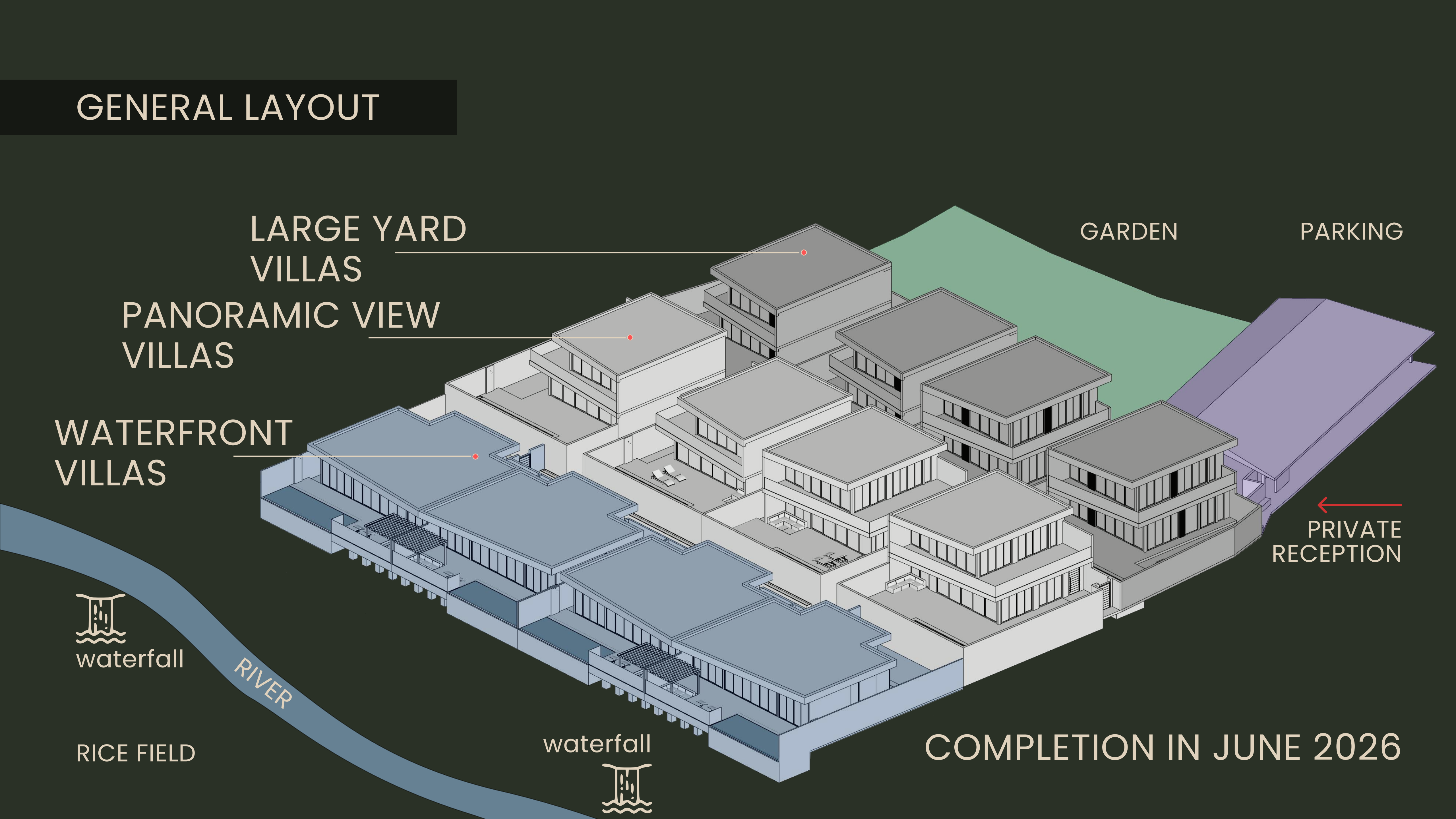
waterfall

RIVER

RICE FIELD

waterfall

COMPLETION IN JUNE 2026





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
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



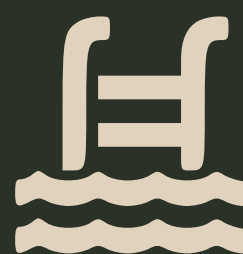
Building size
210 sq m



Number of
floors – 2



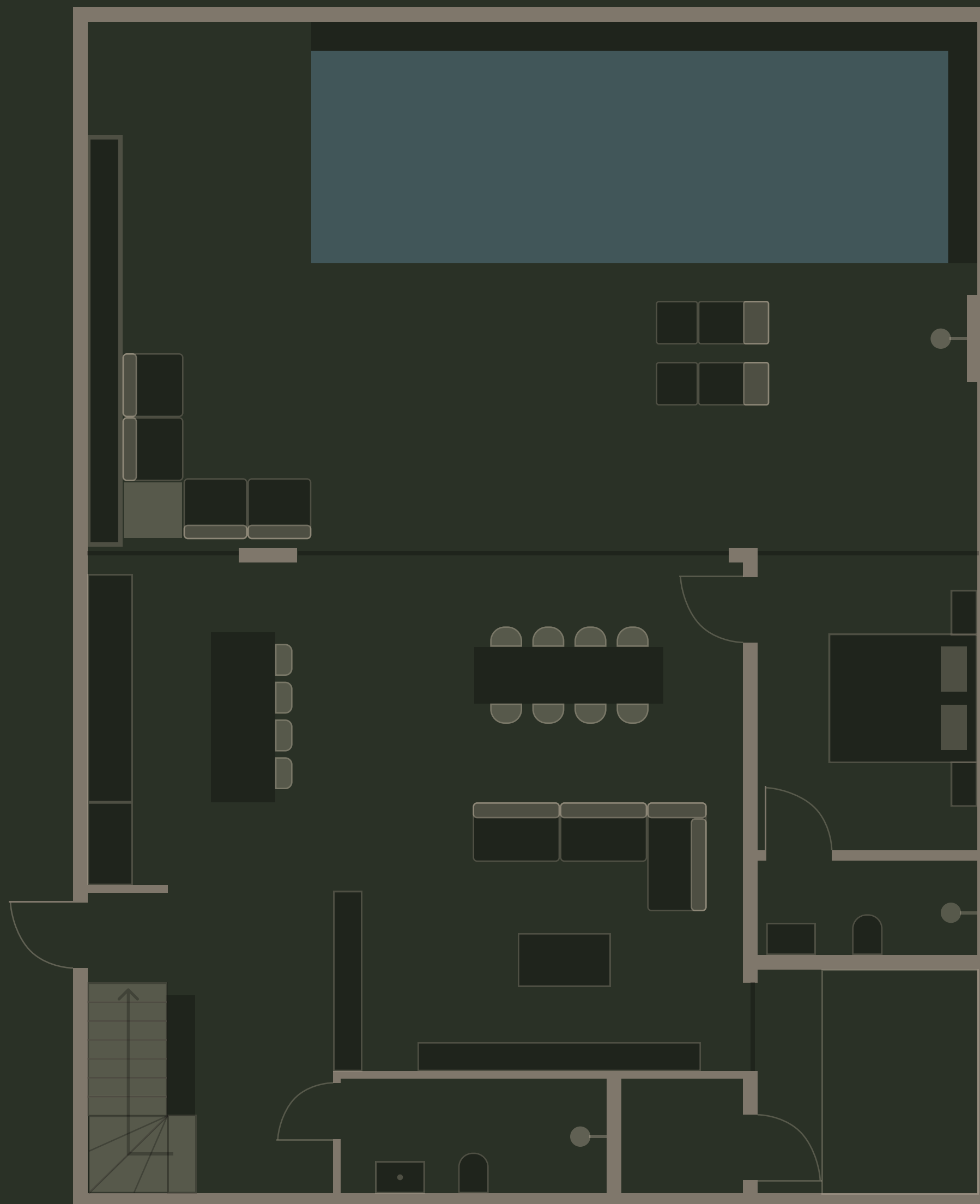
Plot area
230 sq m



Swimming
pool 9m



Large
balcony
45 sq m



Floor 1



Floor 2



WATERFRONT VILLAS

WATERFRONT VILLAS 2BR



Waterfront



Building size
122 sq m



Number of
floors - 1



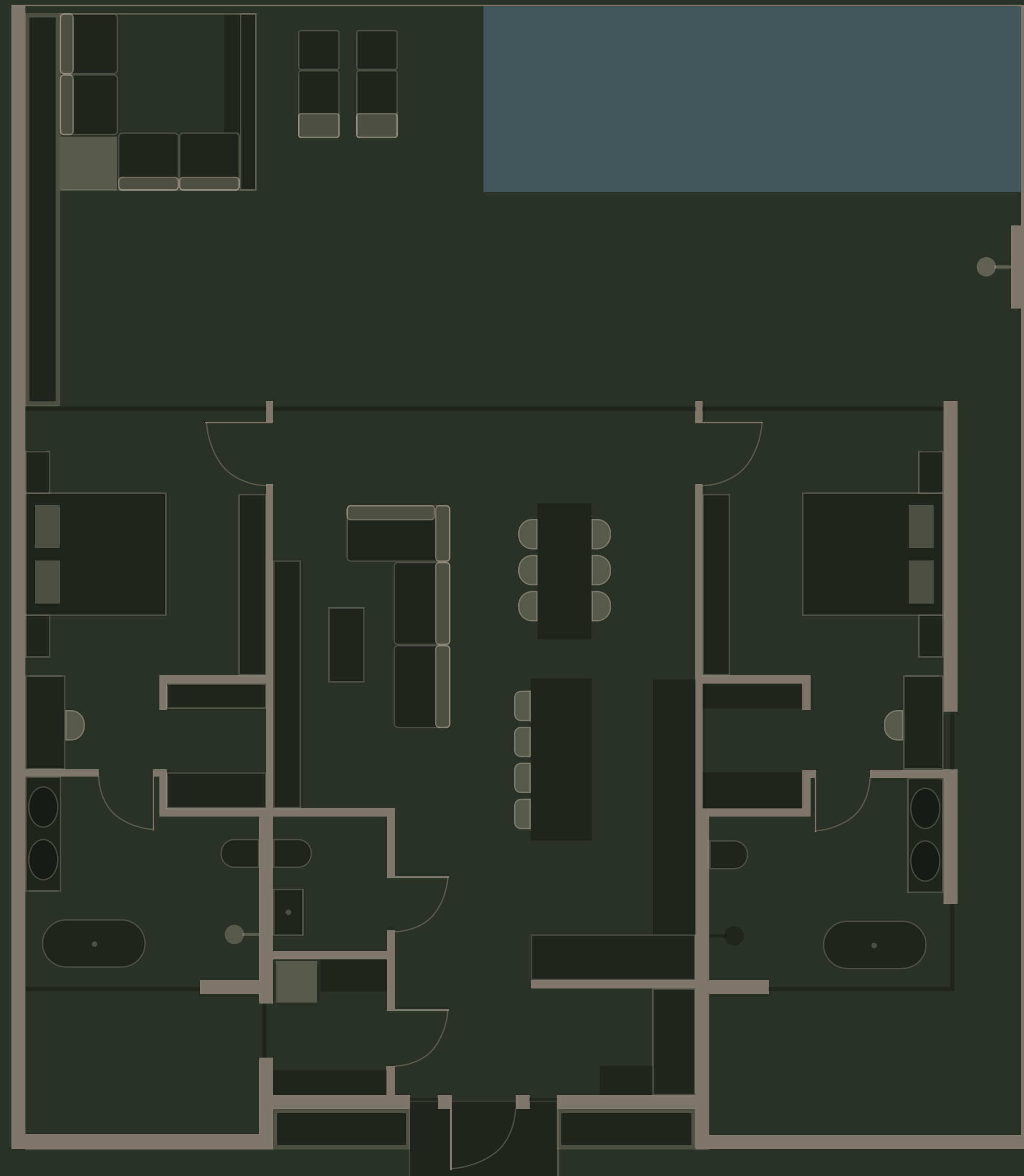
Plot area
258 sq m



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



KEY PURCHASING STEPS



PROPERTY SELECTION



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



DEPOSIT PAYMENT



LEGAL DUE DILIGENCE (OPTIONAL)



SIGNING TRANSACTION CONTRACTS (LAND, CONSTRUCTION, MANAGEMENT)



SIGNING THE HANDOVER PROTOCOL UPON COMPLETION



TERM SHEET AGREEMENT NOTARIZATION