

PREMIUM EVENT VILLA IN BALI

11

Bedrooms

luxury

Venue for Events & Luxury
Rentals

1000+

sq. m.

ONE OF THE WORLD'S MOST POPULAR DESTINATIONS

FOR WEDDINGS AND HONEYMOONS

Tripadvisor
Travelers'
Choice Awards



Bali has been ranked the world's #1

honeymoon destination by TripAdvisor (Travelers' Choice Awards 2026), based on millions of traveler reviews.



This underscores

the island's global status as the premier destination for romantic getaways and major life events.



For years, Bali

of the world's most sought-after locations for:

Weddings
Honeymoons
Retreats & Wellness programs
Private events & exclusive celebrations

DEMAND IS RISING, WHILE SUPPLY IS SCARCE

These properties achieve maximum occupancy and high ADR (Average Daily Rate)

because they fill the gap for "private + aesthetic + with on-site accommodation" venues.

Event villas with on-site accommodation are a rare asset class,

accounting for less than 1% of the market.

Bali is seeing a surge in demand for large-scale villas catering to groups:

weddings, retreats, private events, and corporate offsites.



**THE VILLA IS DESIGNED AS A PLACE
WHERE PEOPLE GATHER FOR LIFE'S MOST
IMPORTANT MOMENTS**

– WEDDINGS, RETREATS, CELEBRATIONS, AND MEETINGS.

Yet it can also serve as a home for a large family that values space, coziness, comfort, and seclusion with nature.

THE VILLA, DESIGNED FOR EVENTS AND LARGE GROUP ACCOMMODATION

Most villas in Bali are designed for a small number of guests and standard rentals.



THE COMPLEX LAYOUT DIVIDES THE SPACE INTO TWO PARTS:



common areas for events



private areas for comfortable guest accommodation



This solution allows the villa to be used simultaneously as a private residence and as a commercial rental property.



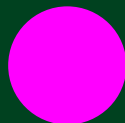


UBUD – THE NATURAL AND CULTURAL HEART OF BALI

The villa is located in the Ubud area – one of the island's most sought-after locations, renowned for its jungles, rice terraces, and atmosphere of seclusion.

The property is situated within the HAPPINESS gated community, in a quiet and private location just minutes from the center of Ubud.

- 270° panoramic views of the jungle and rice fields
 - secluded natural atmosphere
 - restaurants, wellness centers, and lifestyle venues nearby, just minutes from central Ubud.
-



THE LAND HAS A PINK CERTIFICATE, WHICH ALLOWS THE VILLA TO BE RENTED OUT FOR BOTH SHORT-TERM AND LONG-TERM STAYS.

This is one of the key criteria when choosing investment property in Bali.



A RARE PROPERTY FORMAT IN BALI

Most event venues in Bali
are located by the ocean.

However, **many tourists come to the island specifically for Bali's nature** – the jungles, rice terraces, and the atmosphere of Ubud.

Meanwhile, on the island, there are **no more than 100 properties** suitable for hosting events with guest accommodation.

In the Ubud area, with panoramic jungle views, **such properties are literally few and far between.**



17 ARES

of expansive land for hosting
events



17-METER POOL

with its own waterfall



1000+ M²

total complex area



11 BEDROOMS

for comfortable
accommodation



6 METERS

banquet hall with high ceilings



Kitchen-dining room with
a double-height ceiling



Separate kitchen
for the chef



Lounge area



Gym



Kids' playroom



6 private parking
spaces



Billiards



Cinema / Home theater



THE VILLA IS SUITABLE
FOR RESIDENCE AND
EVENTS.

BANQUET HALL

- Up to 50 seats
- Own kitchen
- Separate catering room

**+ A GUEST
2-STORY HOUSE**



The villa is constructed from natural materials that age beautifully, enhancing the architecture over time.



The interior and architecture are meticulously designed to ensure the property maintains its premium appearance even after years of use.



THE VILLA'S CONCEPT AND LAYOUT ARE BEING DEVELOPED WITH THE PARTICIPATION OF THE MANAGEMENT COMPANY

BALI LEGENDS

– one of the experienced operators of premium real estate in Bali.

The company has many years of practical experience in managing villas designed for resort and event use.

Bali Legends already manages a number of properties located near the planned villa.

Their involvement allows the property to be designed from the outset with real-world operational, service, and management requirements in mind.

PROJECTED PROFITABILITY INDICATORS:

\$46 000

Average gross income per month

\$552 000

Gross income per year

30% Operational expenses

management company fee

\$32 200

Projected profit per month

\$386 400

Projected profit per year

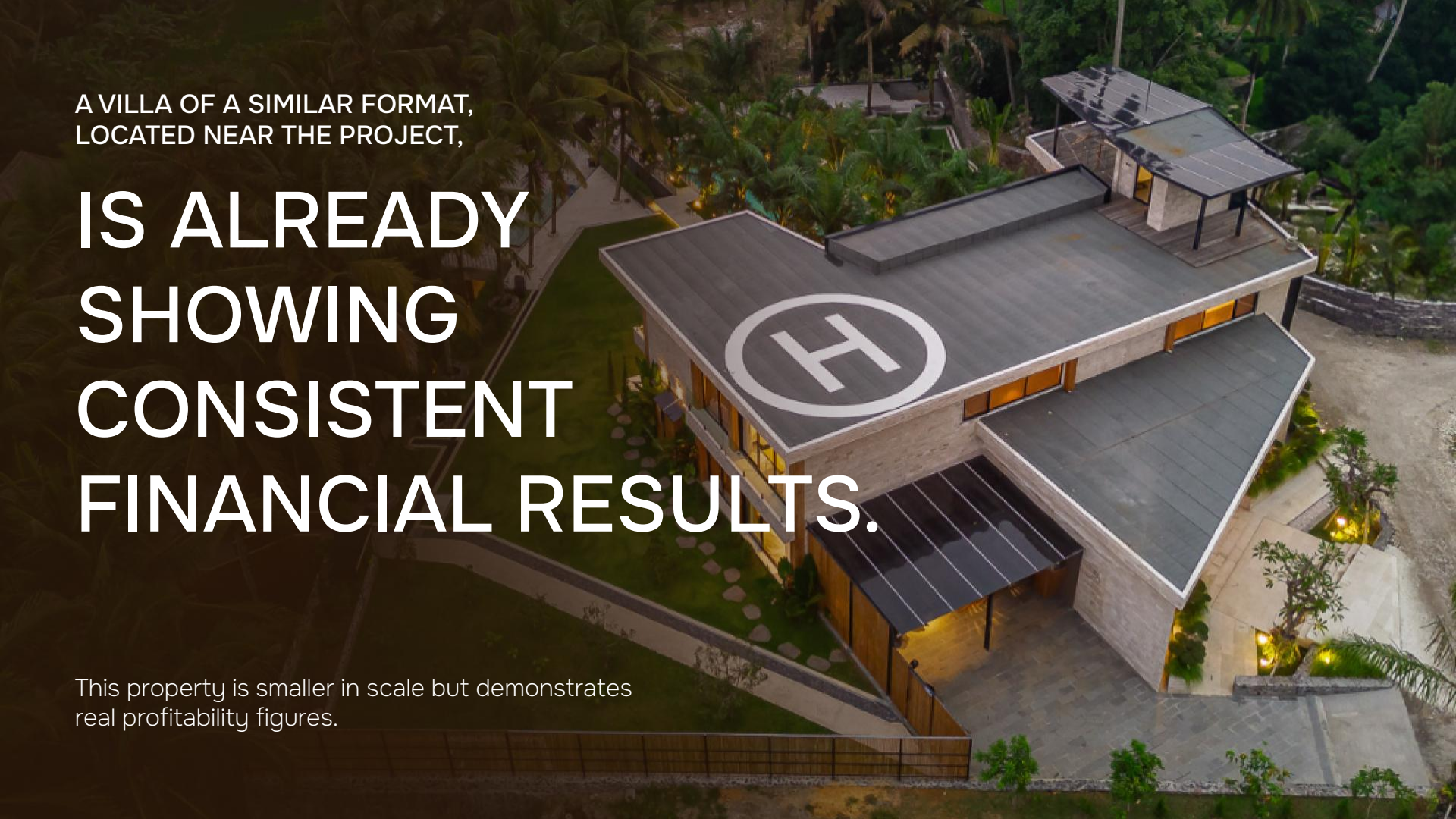
7-8 YEARS

Estimated payback period

A VILLA OF A SIMILAR FORMAT,
LOCATED NEAR THE PROJECT,

**IS ALREADY
SHOWING
CONSISTENT
FINANCIAL RESULTS.**

This property is smaller in scale but demonstrates
real profitability figures.





\$3 000 000 000

INITIAL PAYMENT – 30%

OWNERSHIP FORMAT – FREEHOLD

- Property registered under a company
- Stage-linked payments tied to construction milestones
- Installment plan available until construction completion

THE FOUNDERS HAVE
ALREADY INVESTED OVER

\$1 000 000
OF EQUITY FUNDS

This represents
approximately

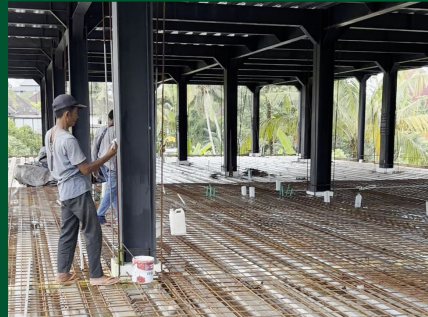
30%
of the total project budget

The land plot has been purchased and is owned. All permit
documentation has been fully secured.

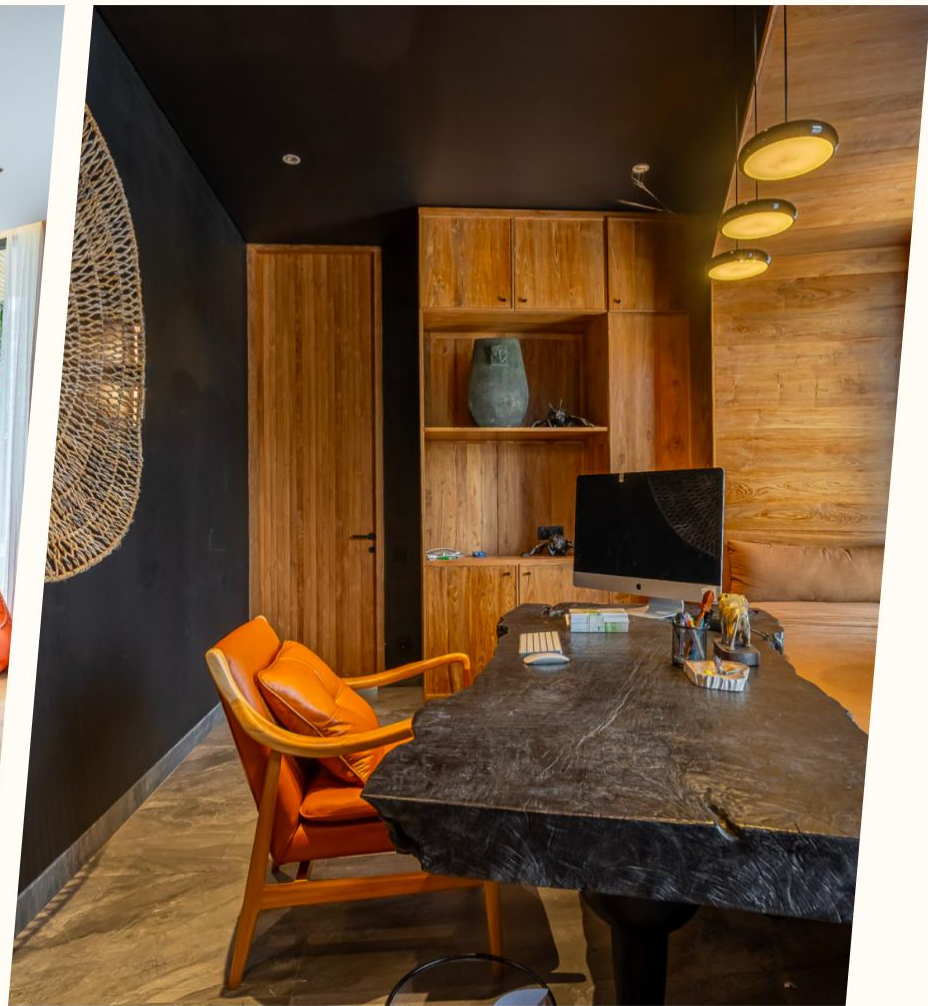
Key construction stages have been completed to date: the
building frame has been erected and main utilities have been
connected.

A significant portion of the project has already been realized, with
construction continuing according to plan.

**THE PROJECT IS IN THE
ACTIVE IMPLEMENTATION
STAGE.**















FREEHOLD

Land ownership –
Freehold

PBG

The building permit (PBG) has
already been obtained



AUTHOR OF THE PROJECT AND DEVELOPER – ALEXANDER ILYIN

Architect, investor, and founder of the
HAPPINESS club community

The project is created by an architect and investor who personally participates in the development of the concept, architecture, and implementation of the project.

Special attention is paid to details, planning solutions, and the use of natural materials that become more expressive over time.

This approach makes it possible to create properties that retain their value and appeal for many years.



MORE THAN JUST A VILLA

This project brings together architecture, Bali's nature, and the concept of an event space. The villa is designed as a place where people gather for life's most important moments – weddings, retreats, celebrations, and reunions.

For the owner, it is not only a beautiful property but also an asset capable of consistently generating income and retaining its value for years to come.