



LOFT

UMALAS

UMALAS

PERFECT FAMILY NEIGHBORHOOD



Family friendly destination, cozy and serene neighbourhood



Strategic location, villa neighbourhood with verdant rice field surroundings



Only 7 minutes drive to the beach



INFRASTRUCTURE

 LOFT UMALAS

2 SEMINYAK

→ 4.5 km (15 min)

3 BERAWA

→ 1.8 km (5 min)

4 CANGGU

→ 5.4 km (15 min)

 **BALI INTERNATIONAL AIRPORT**

→ 15 km (40 min)

 **INTERNATIONAL SCHOOL**

→ 2.5 km (7 min)

 **CLINIC**

→ 2 km (6 min)

 **HOSPITAL**

→ 8 km (25 min)

1. La Brisa Beach Club

2. Atlas Beach Club

3. Potato Head Beach Club

4. KU DE TA

5. Alila Seminyak

6. Nook

7. 07AM Baker's Club

8. Milk & Madu

9. Addicted Café

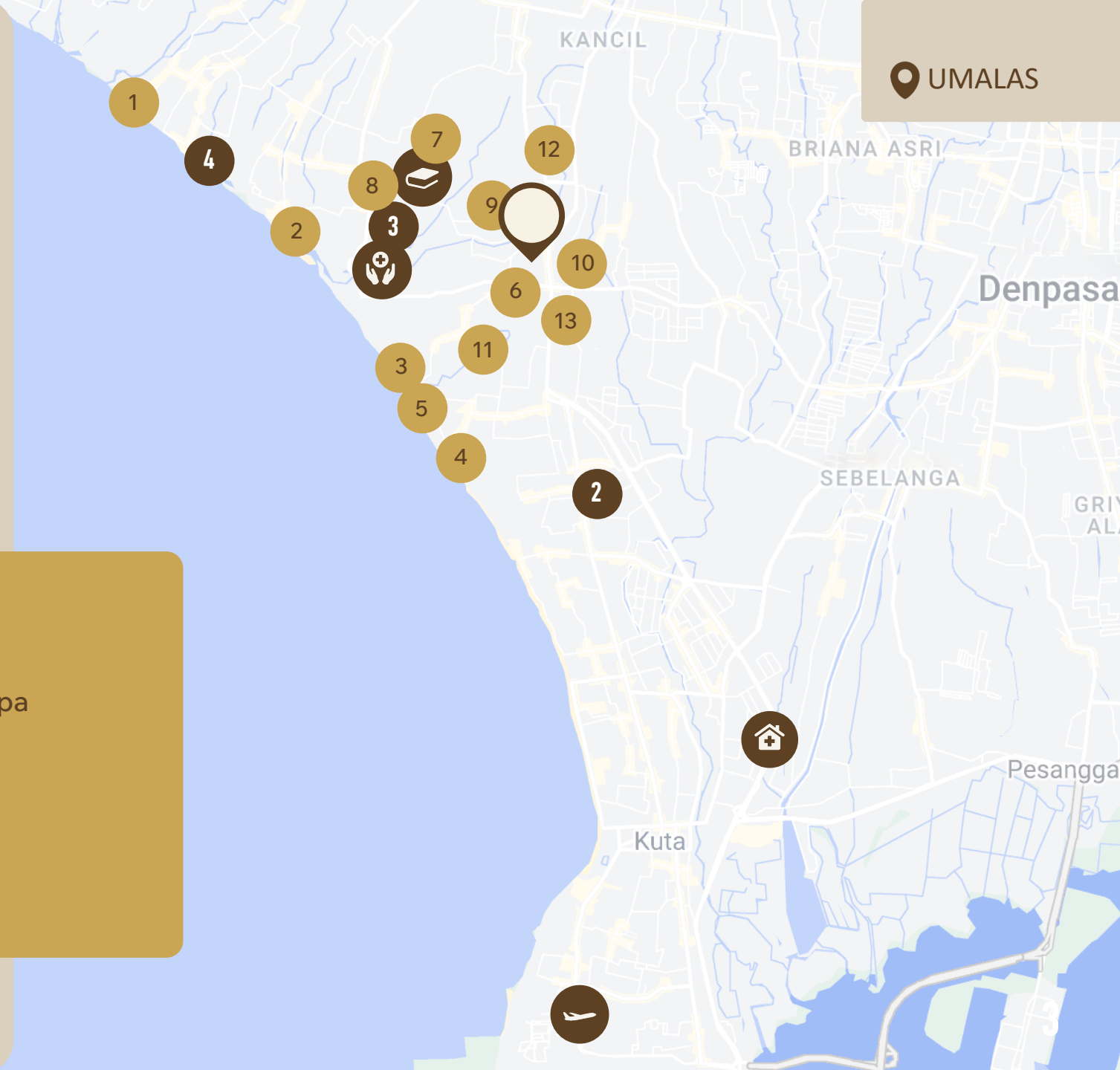
10. Natura Organics Spa

11. The Iron Fairies

12. Pepito Market

13. Frestive

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Total land area

6 200 M²

Land zoning

**LEGAL FOR RENTAL
BUSINESS**

Leasehold until

2054

Completion date

**II QUARTER OF
2026**



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UMALAS LOFT



THE PROJECT

A PERFECT SETTING
FOR A FAMILY COMMUNITY



Restaurant



Pedestrian area



Rooftop



Safe residential area

ROOFTOP



SPACIOUS PARKING



JULY '25



II Q '26



95% CONSTRUCTION PROGRESS

WHY LOFT UMALAS?

- Strategic location
- Hassle-free investment with an established property management
- A minimum of 10% ROI, BEP in 10 years
- Quality construction with a 30-year warranty



UNITS

LOFT | UMALAS



TOWNHOUSE
1 BDRM
Building area | 75 m²



TOWNHOUSE
2 BDRM
Building area | 105 m²



VILLA
3 BDRM
Building area | 200 m²



APARTMENTS
1 BDRM
Area | 49-62 m²

1 BEDROOM APARTMENTS

- Abundant natural light
- Cross ventilation
- Durable materials: aluminium, steel, stone
- Smart home features
- Western finishing standard
- Easy-care garden

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Rooftop terrace



Air conditioning



Premium plumbing fixtures



Build-in wardrobes



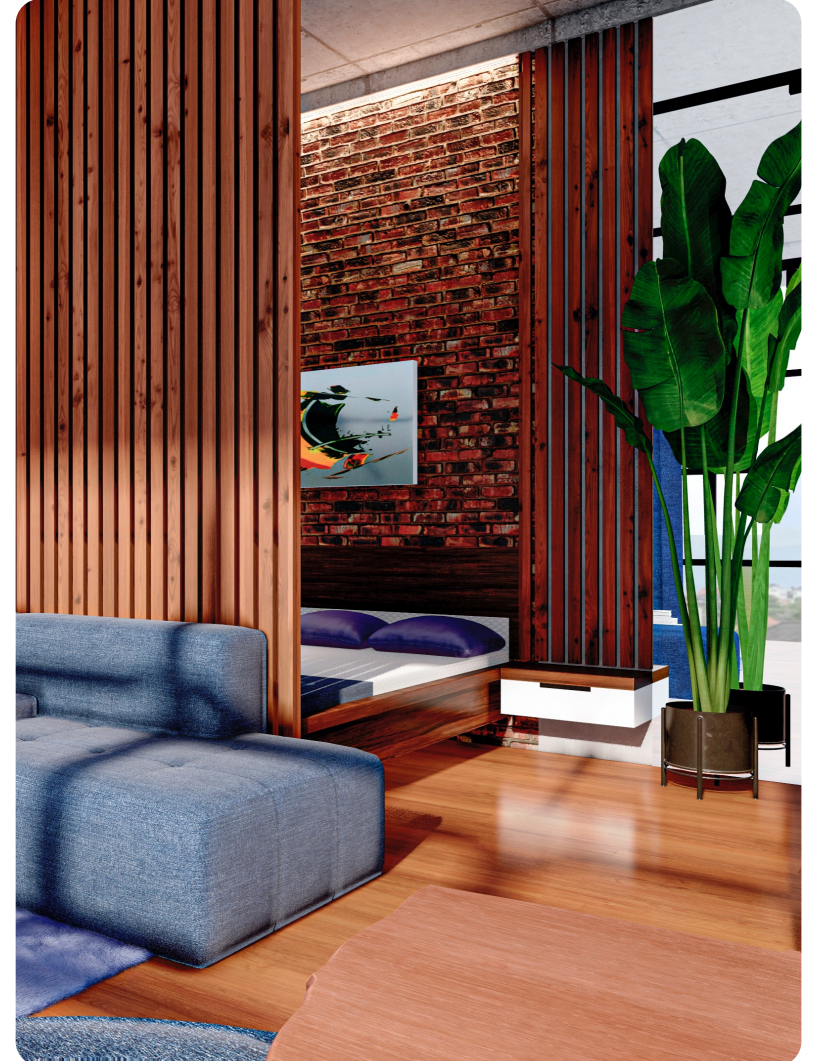
Fully equipped kitchen



Fully furnished

INTERIOR

APARTMENT | SUITE



INTERIOR

APARTMENT | MEZZANINE



SHOW UNIT

SEE THE QUALITY FOR YOURSELF IN THE SHOW UNIT



PROJECT TIMELINE

1

UNIT SELECTION

THE SIGNING OF RESERVATION AGREEMENT WITH A USD 2,000 DOWN PAYMENT

2

50% DOWN PAYMENT

THE SIGNING OF THE INVESTMENT AGREEMENT AND NOTARIAL LEASE AGREEMENT

3

MONTHLY CONSTRUCTION
PROGRESS REPORT PAYMENTS IN
INSTALMENT

4

UNIT HAND-OVER



THE SIGNING OF THE MANAGEMENT AGREEMENTS



**THANK
YOU!**