

Enjoy reliable annual returns of 12+% in Bali's booming tourist real estate market

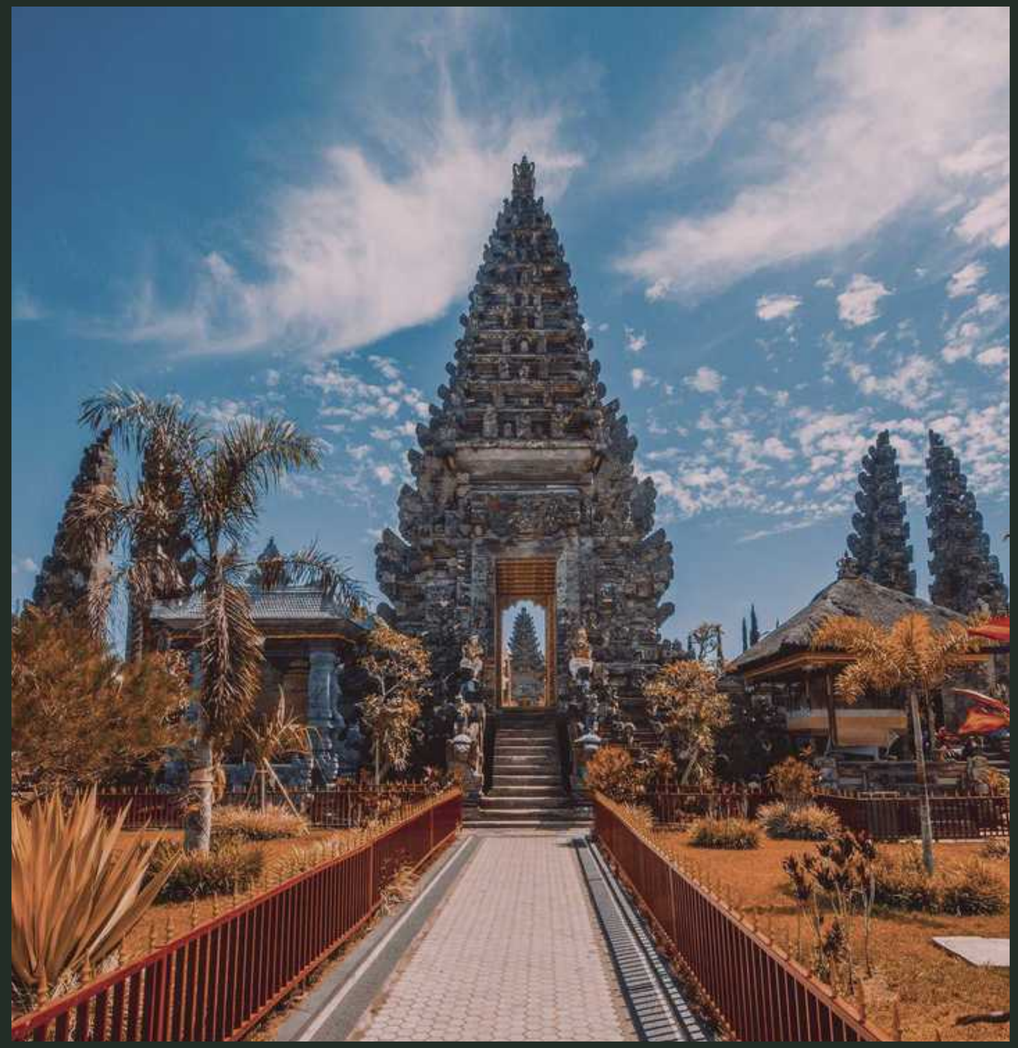
AT ITS CORE, THE PROJECT EMBRACES THE GENUINE SPIRIT OF UBUD



Ubud is Bali's cultural and spiritual heart, where nature and artistry entwine. Surrounded by lush rice terraces and tropical forests, it offers an immersive Balinese lifestyle that effortlessly blends tradition with modern comfort.



With well-developed infrastructure but limited high-quality housing, Ubud offers outstanding growth potential. While rental rates match those in Seminyak, Uluwatu, Nusa Dua, and Canggu, property prices remain more affordable due to lower land costs—making rentals in Ubud exceptionally profitable.



WHY UBUD?

01

BALI'S CULTURAL AND SPIRITUAL HEART

Renowned for its galleries, artisan workshops, and cultural festivities, Ubud attracts a steady stream of visitors year-round

02

PRISTINE LANDSCAPES AND SERENITY

Nestled amid lush rice terraces, dense jungles, and flowing rivers, the city provides an idyllic retreat for those craving a private, tranquil escape

03

THRIVING RENTAL DEMAND

Its enduring tourist appeal guarantees a steady stream of rental income

04

DEVELOPED INFRASTRUCTURE

Walkable promenades, dining spots, and cultural attractions abound

05

RISING PROPERTY VALUES

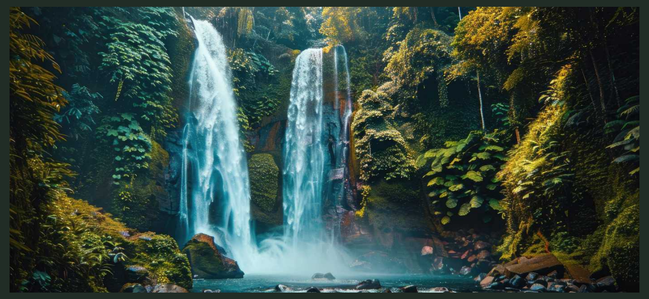
Land prices in Ubud rise by about 5% annually, making investments especially appealing for capital growth





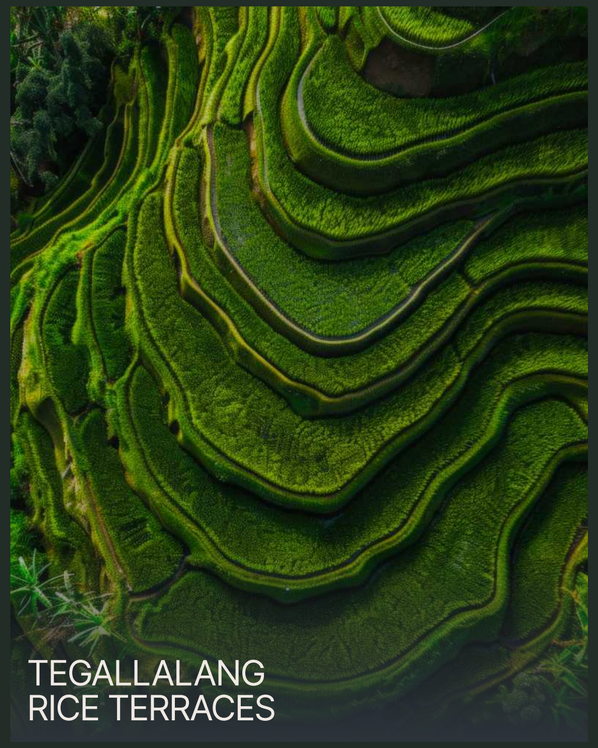
KEY ATTRACTIONS

26	8	32	3	12
waterfalls	temples	restaurants	rice terraces	galleries



FOR 70% OF BALI'S VISITORS, UBUD IS A MUST-SEE DESTINATION

Its distinctive culture, stunning landscapes, and vibrant heritage make it one of Bali's most enticing destinations


TEGALLALANG RICE TERRACES


MONKEY FOREST


UBUD ROYAL PALACE


TIRTA EMPUL WATER TEMPLE


PURI LUKISAN MUSEUM


TENENUNGAN WATERFALL

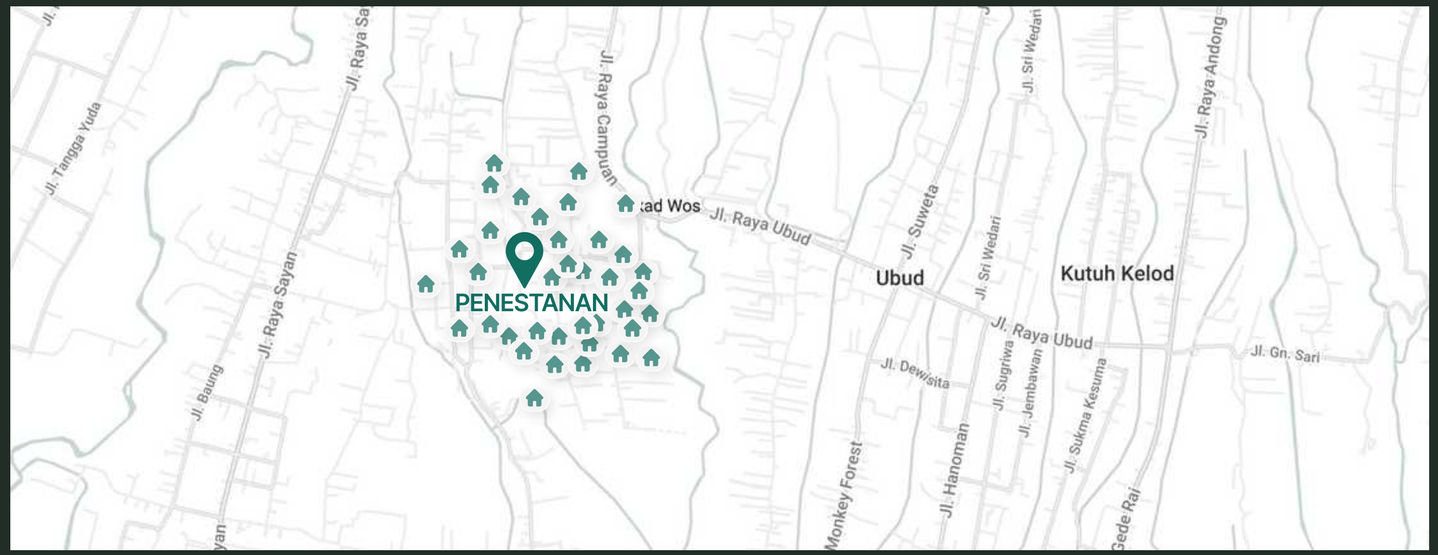
UBUD BOASTS A PRIME LOCATION

From here, it's easy to head north to Munduk and Lovina, venture eastward to Amed, or travel south to Canggu





THE PROJECT IS SITUATED IN THE PENESTANAN DISTRICT



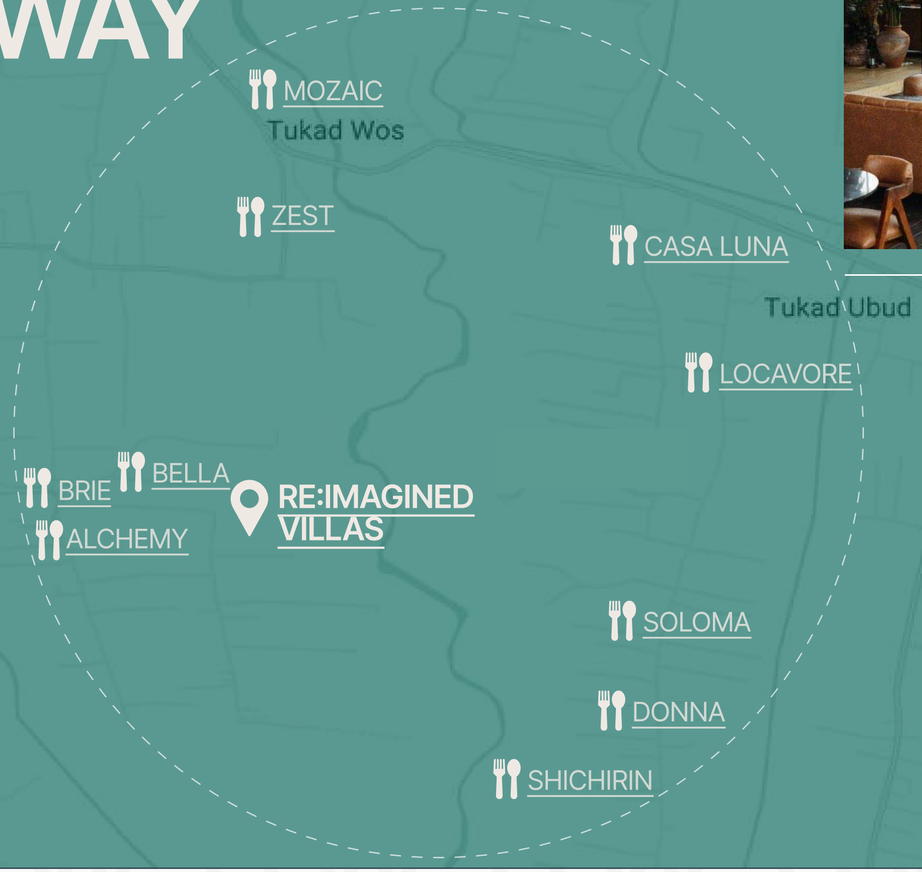
A premium location guarantees strong villa demand

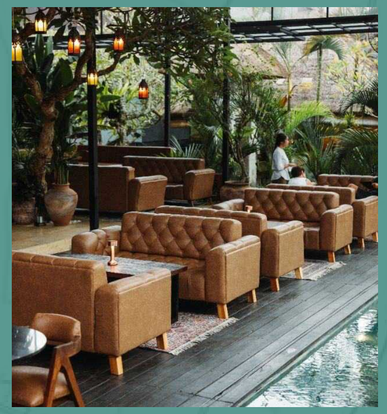
area on map

project on map

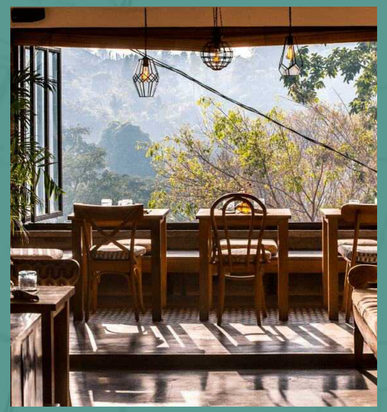
SIX OF UBUD'S TOP TEN RESTAURANTS ARE JUST A SHORT WALK AWAY

Click the links to view the exact location
of these spots relative to the villas complex

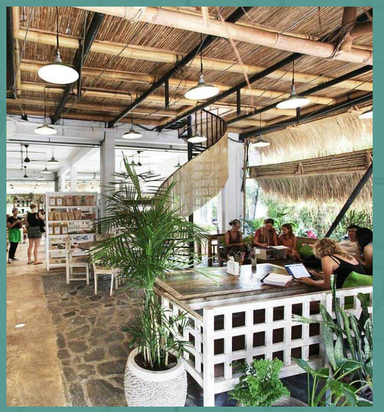








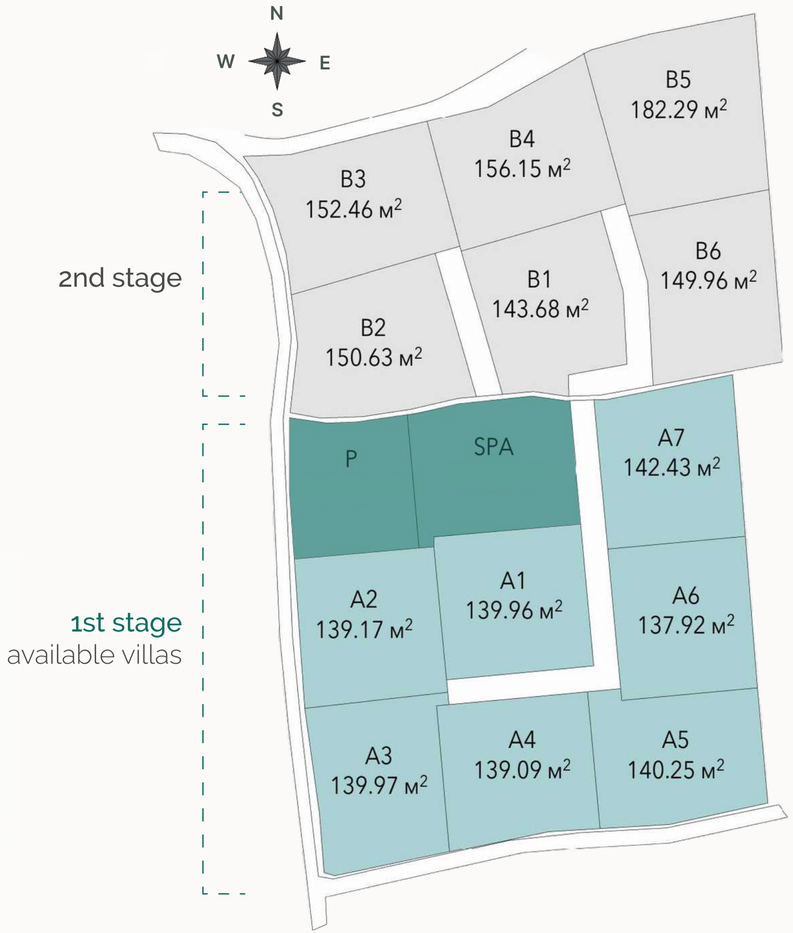




CHOOSE A LAND PLOT

and customize the number of villa bedrooms
to calculate the property price

23 acres
total area of the site



RICE FIELDS VIEW

Villas: B3, B4, B5



PALM GROVE VIEW

Villas: A2, A3, A6, A7



masterplan | masterplan video | available villas

CLASS A+ SPA

enhances villa occupancy rates

1st floor

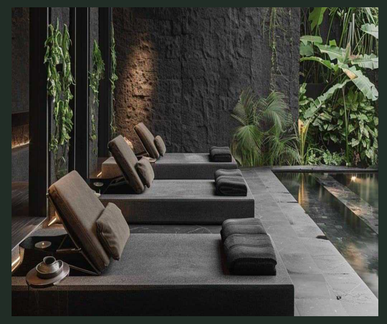
- 24/7 reception desk
- cafe
- 2 saunas
- hamam
- ice baths
- bonfire recreation area

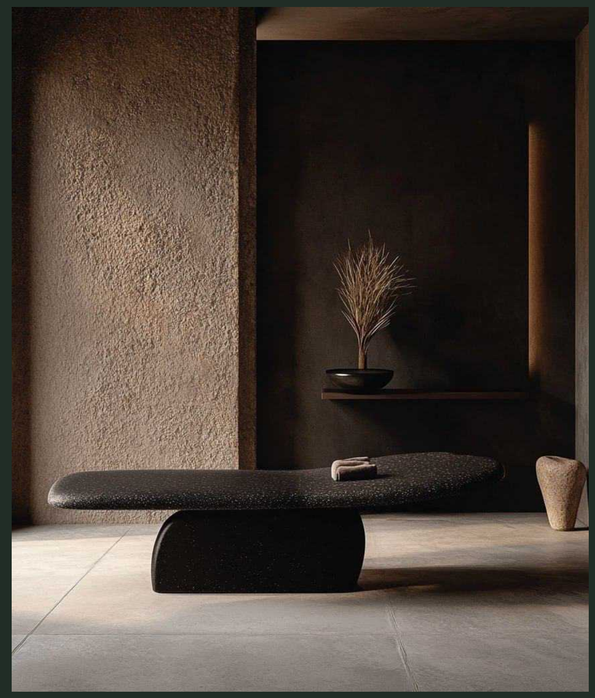


2nd floor

- exclusive massage rooms for guests.







Rooftop

- Agung view
- dedicated space for meditation, yoga, and wellness practices.

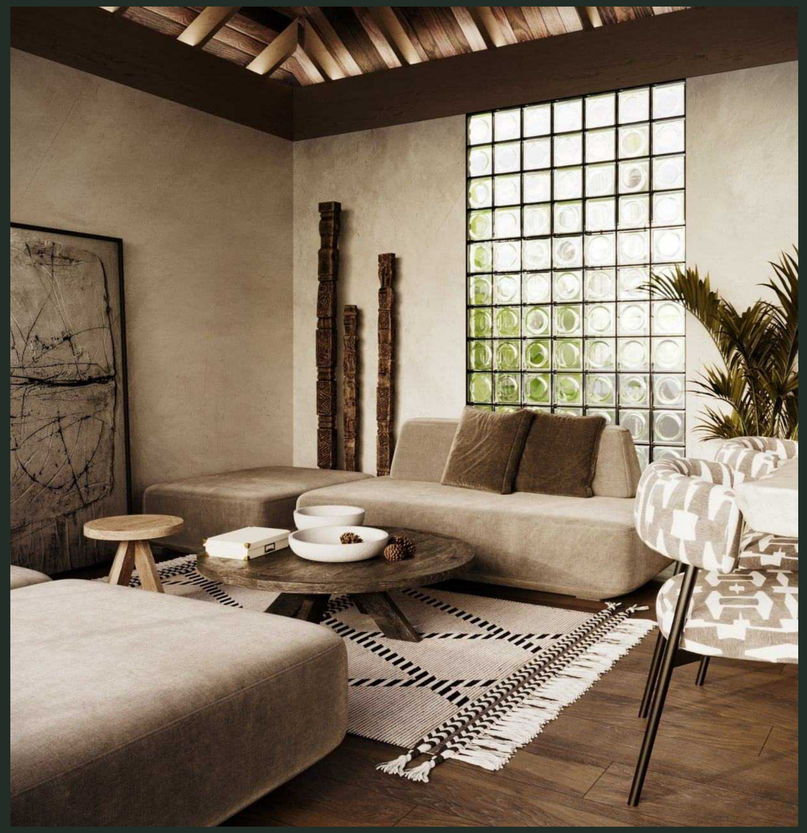


more about SPA

INTERIOR: LIVINNG ROOM

The design is crafted by a renowned bureau with over 10 years of experience and a proven portfolio in Bali

renders | projects portfolio



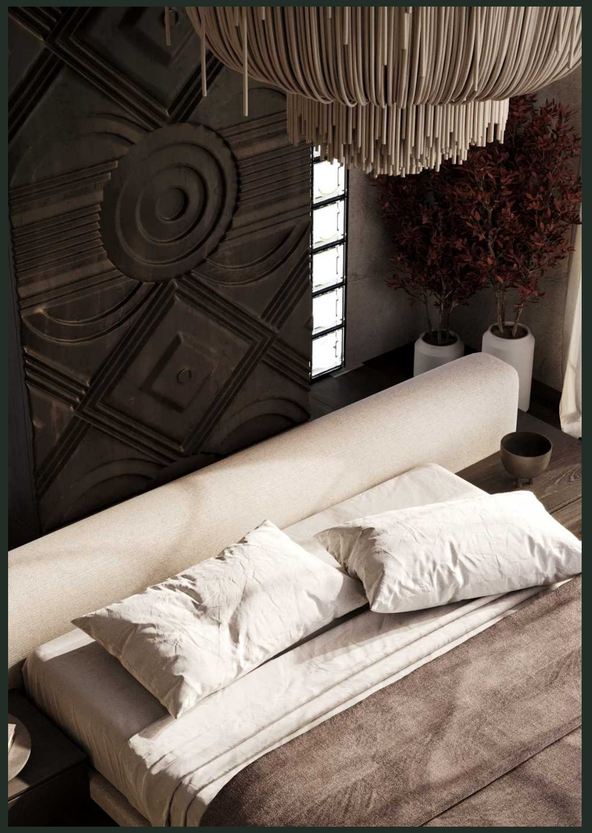




INTERIOR: BEDROOM







VILLAS' EXTERIOR





CONSTRUCTION COMPANY: ATMOSPHERA BALI

The third branch of the international construction company Atmosphera, specializing in project management, construction oversight, and technical supervision



2 500+
completed residential and commercial projects

18 years
in the architecture and design market

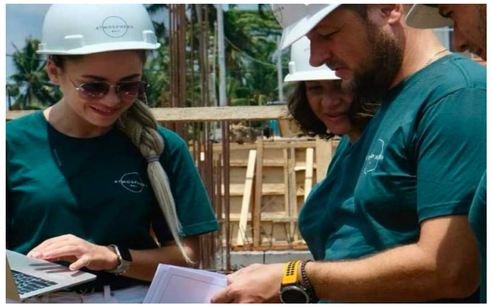
200 000+
square meters of construction in Ukraine and Austria

100+
units constructed in Bali

7 000+
square meters under design in Bali

GUARANTEES

- 10 years for structural integrity
- 12 months for finishing works
- 12 months for measurement systems
- 10 years for the pool
- Equipment and furniture covered by the manufacturer's warranty

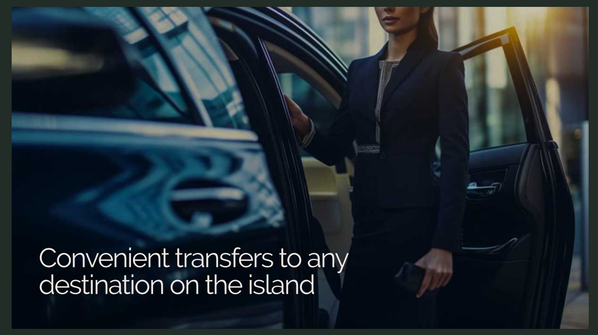


EXCLUSIVE HOTEL-GRADE SERVICESFOR THE GUESTS

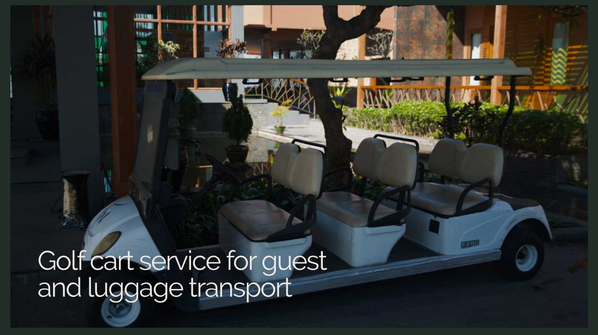
A professional management company ensures transparent reporting and AI-driven booking optimization.

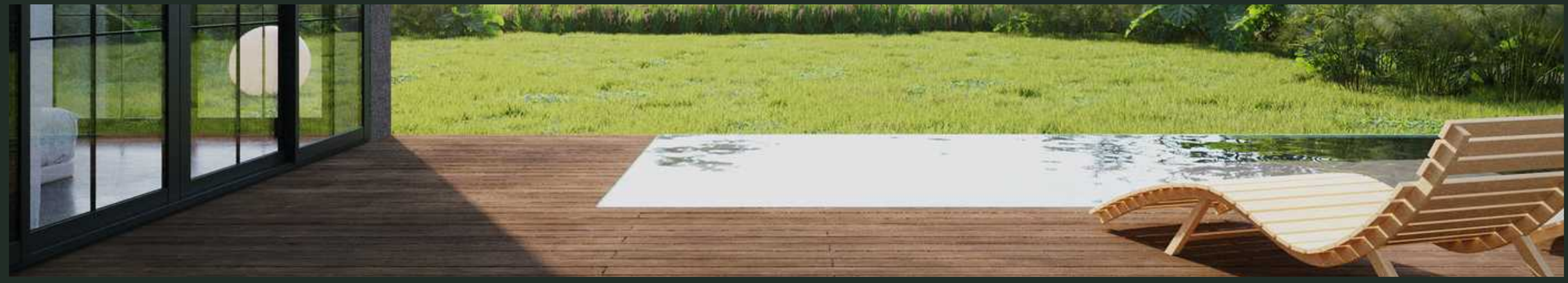












8 KEY ADVANTAGES OF OWNING A VILLA IN OUR PROJECT

01

The property is located in the pedestrian center of Ubud, the iconic Penestanan area

02

Land in "pink" status is suitable for licensed commercial activity. Leasehold is paid for 30 years with priority extension for 25 years

03

A professional team with experience in building and running their own businesses and completed high-quality projects in Bali

04

Completed, operating and under construction projects in Ubud, Umalas and Bukit confirm the quality of construction work

05

Confirmed yield on completed properties is 12+% with mixed rental type

06

Financial models are based on location analytics from major management companies Farsight and Betterplace

07

Availability of Spa complex A+ (sauna, hamam and Ice Bath), rooftop on the 3rd floor with a view of Agung

08

Convenient installment plan tied to construction stages

