

Contract-based ROI 10%

Projected ROI 12%

Handover: Q4 2026

Silawana

Boutique Investment Sanctuary in Ubud, Bali



EVDEkimi
REAL ESTATES

A PRIVATE HILLSIDE COMPLEX WITH VIEWS OVER RIVER CANYON AND RICE TERRACES

Silawana is not an experiment.
It is the natural evolution of a proven model.

PINK ZONE

HANDOVER: Q4 2026

LEASEHOLD: 30 YEARS + GUARANTEED EXTENSION



Club area with private pool, bar & lounge



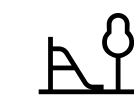
Restaurant and bar



Gym



Wellness & SPA



Kids Playground



Parking



Laundry



SILAWANA

LOCATION & ADVANTAGES



Unmatched Views

Four Seasons and **Kamandalu** share the same panoramic canyon and rice-field views, yet Silawana offers them in a private.

Central & Connected

Only 10 minutes from Ubud Palace, with direct routes to Kintamani, waterfalls, and the airport – free from tourist traffic and congestion.

Full Infrastructure

A complete ecosystem featuring a **restaurant, club area, gym, kids zone,** and **spa.** All within the complex for convenience and comfort.

Exclusive Design

Each villa features a **unique layout** and **cascading position**, ensuring unobstructed views, natural light, and a distinct architectural identity.

Secure & Flexible Terms

Located in a **pink-zone area**, Silawana's land is fully eligible for residential and commercial use. Leaseholds are issued directly to investors upon full payment.

 Higher Booking Quality

 Stable Occupancy

 Stronger Reviews

 Premium Nightly Rates



WHY INVEST IN UBUD?

MAIN HUB LOCATION OF BALI

3 MOST VISITED DESTINATION IN BALI

Ubud is Bali's most stable and attractive real estate market, offering a more stable and reliable investment environment than Bali's busy coastal areas. Unlike coastal Bali, Ubud's development remains less dense due to land constraints and cultural heritage preservation.

Jungle and rice-field views are finite assets

AVERAGE NIGHTS STAYED

8-10
nights

COMPARED TO OTHER AREAS

~2-4
times longer

TOTAL VISITORS GROWTH IN 2025

+10.9%

All information and statistics are sourced directly from the official Bali Government Tourism Office (Disparda Bali) website: <https://disparda.baliprov.go.id>



Ubud featured among Top Cultural & Wellness Destinations in Asia (2024)

WHY GUESTS VISIT UBUD?

Bali seen in global media and travel imagery is, in fact, UBUD

NATURE & PRIVACY

Famous lush rice terraces:
global symbol of Balinese agriculture
Tegalalang rice fields
Cascading Waterfalls
Proximity to Batur and Agung volcanoes

WELLNESS & RETREATS

Renowned yoga and holistic retreat spaces
(Yoga Barn, Alchemy)
Sound Healing in Pyramids of Chi
Wellness and Ayurveda centers
Traditional healing practices

CULTURE & ATTRACTIONS

The cultural heritage magnets:
Ubud Royal Palace
Pura Tirta Empul with Holy spring water
Ulan Danu Temple
Sacred Monkey Forest
Temple festivals & Community rituals

FULLY SERVICED COMPLEX

26

RESIDENTIAL UNITS

40+

SERVICE PERSONNEL

75m+

LONG RECREATION AND
PARK ZONE

33m

LONG MAIN POOL

300 m²

COMMERCIAL BUILDING

72

SEAT ON-SITE
RESTAURANT

SUNSET AND RIVER CANYON VIEWS



Scale 1:500



SILAWANA

BUILT TO LAST

Each unit is crafted with long-term durability and tropical resilience in mind.

Premium materials, advanced waterproofing systems, and precise construction standards ensure lasting quality and minimal maintenance.

Every property is protected with comprehensive warranties, giving investors peace of mind and sustained value for years to come.



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- ADVANCED WATERPROOFING SYSTEMS**
PROTECTION AGAINST MOISTURE, MOLD, AND STRUCTURAL DETERIORATION
- 1 YEAR**
FITTING WARRANTY
- 1 YEAR**
INSTALLATIONS WARRANTY
- 5 YEARS**
STRUCTURAL WARRANTY





DESIGN CONCEPT

Timeless, natural, and deeply connected to Bali's spirit.

The interior design of Silawana reflects an atmosphere of **calm sophistication**, where natural materials, soft earth tones, and organic textures come together to create balance and serenity. Each space is designed as an extension of the surrounding landscape.

Crafted solely with **locally sourced, sustainable materials**, the interiors express authenticity and environmental responsibility. All finishes are carefully chosen for their performance in Bali's tropical climate.

The concept adapts thoughtfully to each villa type, respecting floor plan, orientation and layout to optimize airflow, privacy and connection to nature.











FINANCIAL SNAPSHOT

Guaranteed ROI:

10% Contract based

Flexible Payment Terms:

Choose the structure that fits your investment strategy:

FULL PAYMENT PLAN, ensuring extra discounts and full ownership of the unit

Construction phase linked **INSTALLMENT PLAN**, allowing flexibility throughout the development phases



40%

UPON SIGNING
THE PURCHASE AGREEMENT

30%

UPON
STRUCTURAL COMPLETION

20%

UPON COMPLETION OF
FINISHING WORKS

10%

UPON FINAL
HANDOVER OF KEYS



PROJECT TIMELINE

YOUR FULLY EQUIPPED AND OPERATIONAL UNIT WILL BE READY FOR MOVE-IN
WITHIN 12 MONTHS OF SIGNING THE AGREEMENT

WHY EVDEkimi?

 **EVDEkimi**
Real Estates is Bali's leading redevelopment-focused real estate company.

REDEVELOPMENT — OUR WAY OF GROWING RESPONSIBLY

4

YEARS OPERATING IN BALI

50

IN-HOUSE
PROFESSIONALS

300+

ON-SITE AND FIELD TEAM
MEMBERS

16

COMPLETED PROJECTS

41

UNITS DELIVERED TO DATE

4

PROJECTS CURRENTLY
UNDER DEVELOPMENT

74

UNITS SCHEDULED FOR
DELIVERY IN 2026

TRUSTED BY

50+

INVESTORS WORLDWIDE



Our strategy combines rapid market entry, responsible development, and a deep respect for Bali's environment and culture. Rather than expanding into untouched land, we restore and transform existing spaces, preserving the island's natural beauty while delivering premium investment value.



FULL MANAGEMENT

WILL BE PROVIDED BY US

GUEST RELATIONS

REPUTATION MANAGEMENT

REVENUE MANAGEMENT

HOUSEKEEPING SERVICES

SECURITY SYSTEMS

INFRASTRUCTURE MAINTENANCE

OTA LISTING



HOW TO INVEST

CHOOSE YOUR PROPERTY

Select the villa or apartment that best aligns with your investment goals and reserve it under your name

DEFINE PAYMENT PLAN

Choose the structure that fits your investment strategy:

- 100% upfront payment, ensuring full ownership of the unit
- Construction-linked plan (40/30/20/10), allowing flexibility throughout the development phases

FINALIZE THE AGREEMENTS

All contracts are executed in the presence of a certified notary, including:

- The purchase agreement
- The property management contract
- The guaranteed income agreement, ensuring a 10% annual ROI

COMPLETION & LAUNCH

Upon project completion, we hand over your fully furnished villa and seamlessly integrate it into our management network

We activate your rental operation, providing a turnkey investment experience engineered for effortless returns

