

Contract-based ROI 10%

Projected ROI 12%

Handover: Q4 2026

Sekar

Not mass-market. Rare location. Built for investment .



EVDEkimi
REAL ESTATES

SUSTAINABLE LIFESTYLE CONCEPT IN A PREMIUM LOCATION

FAMILY-FRIENDLY RESIDENTIAL COMPLEX

Sekar 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



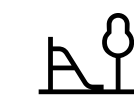
Restaurant and bar



Gym



Wellness & SPA



Kids Playground



Parking



Laundry



SEKAR

LOCATION & ADVANTAGES



Unmatched Views

Panoramic views of rice fields, rivers, and green valleys — iconic Ubud landscapes that remain protected from overdevelopment.

Prime Strategic Location

Just 15 minutes from Ubud Palace, with direct access to both north and south Bali — perfectly positioned to avoid overloaded routes.

Prestigious Neighborhood

TripAdvisor Travellers' Choice for outstanding visitor experience.

6 mins to Four Seasons Resort Bali

3 mins to Rüstert's Restaurant

3 mins to Tao Patel Academy

Strong Growth Potential

Neighboring landmark resorts like Four Seasons Ubud highlight the area's proven rental demand and long-term growth potential.

Low Density, High Demand

Sayan area is globally associated with high-net-worth travelers. It is preferred by private yoga retreats, long-stay luxury guests, celebrities and discreet travelers.

"CLOSE BUT SECLUDED" IS A RARE INVESTMENT COMBINATION

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

27

RESIDENTIAL UNITS

40+

SERVICE PERSONNEL

45m

LONG RECREATION AND
PARK ZONE

105 m²

MAIN POOL

32 m²

QUIET POOL

60

SEAT ON-SITE
RESTAURANT

SUNSET AND RICE FIELD VIEW FROM EVERY VILLA



Scale 1:500



SEKAR

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.

ADVANCED WATERPROOFING SYSTEMS
PROTECTION AGAINST MOISTURE, MOLD, AND STRUCTURAL DETERIORATION

1 YEAR
FITTING WARRANTY

1 YEAR
INSTALLATIONS WARRANTY

5 YEARS
STRUCTURAL WARRANTY



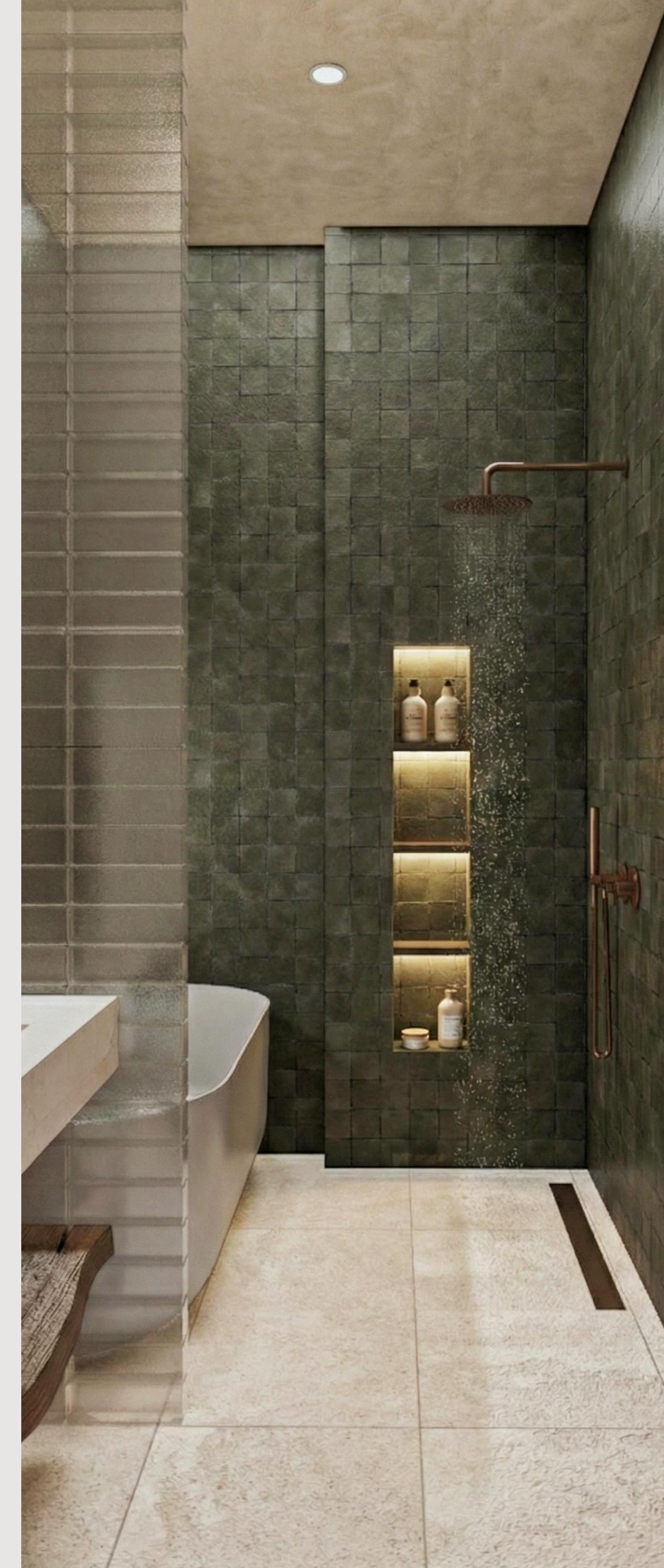


















FINANCIAL SNAPSHOT

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





EVDEKİMİ

REAL ESTATES

