

RISE VILLAS



BALI

BALI: THE ULTIMATE DESTINATION FOR PROPERTY INVESTMENT

365 DAYS
OF TOURIST SEASON



10-12%
ANNUAL RENTAL YIELD

70-90%
AVERAGE OCCUPANCY RATE

8-10 YEARS
FULL RETURN ON INVESTMENT



THE WORLD'S #1 TOURIST DESTINATION
TripAdvisor Travelers' Choice "Best of the Best" 2026

NYANYI AREA NUANU CITY



6 MINUTES
TO THE BEACH

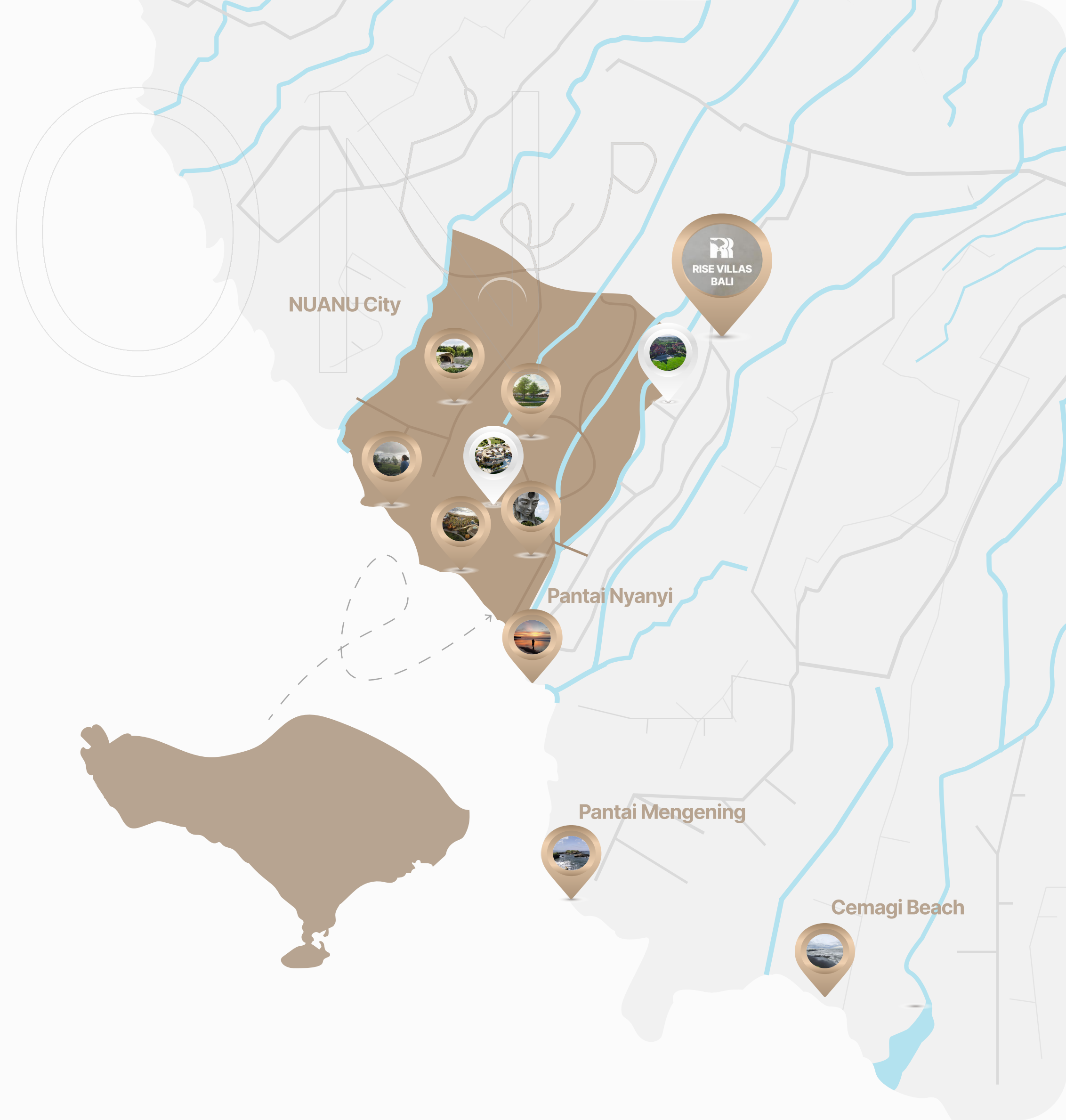
Spacious black sand beach

15 MIN
TO CANGGU

Quick access to Bali's top tourist hub with premium shopping, dining, and iconic beach clubs.

NUANU: THE CITY OF THE FUTURE IN BALI

Bali's most ambitious futuristic mega-project spans over 44 hectares of prime coastline in the Tabanan Regency. NUANU features a dynamic mix of educational hubs, art spaces, event venues, business and exhibition centers, a premier beach club, wellness and sports facilities, as well as exceptional dining. A remarkable 70% of the territory is thoughtfully preserved for lush parks and public spaces, ensuring a permanent green environment free from future development.



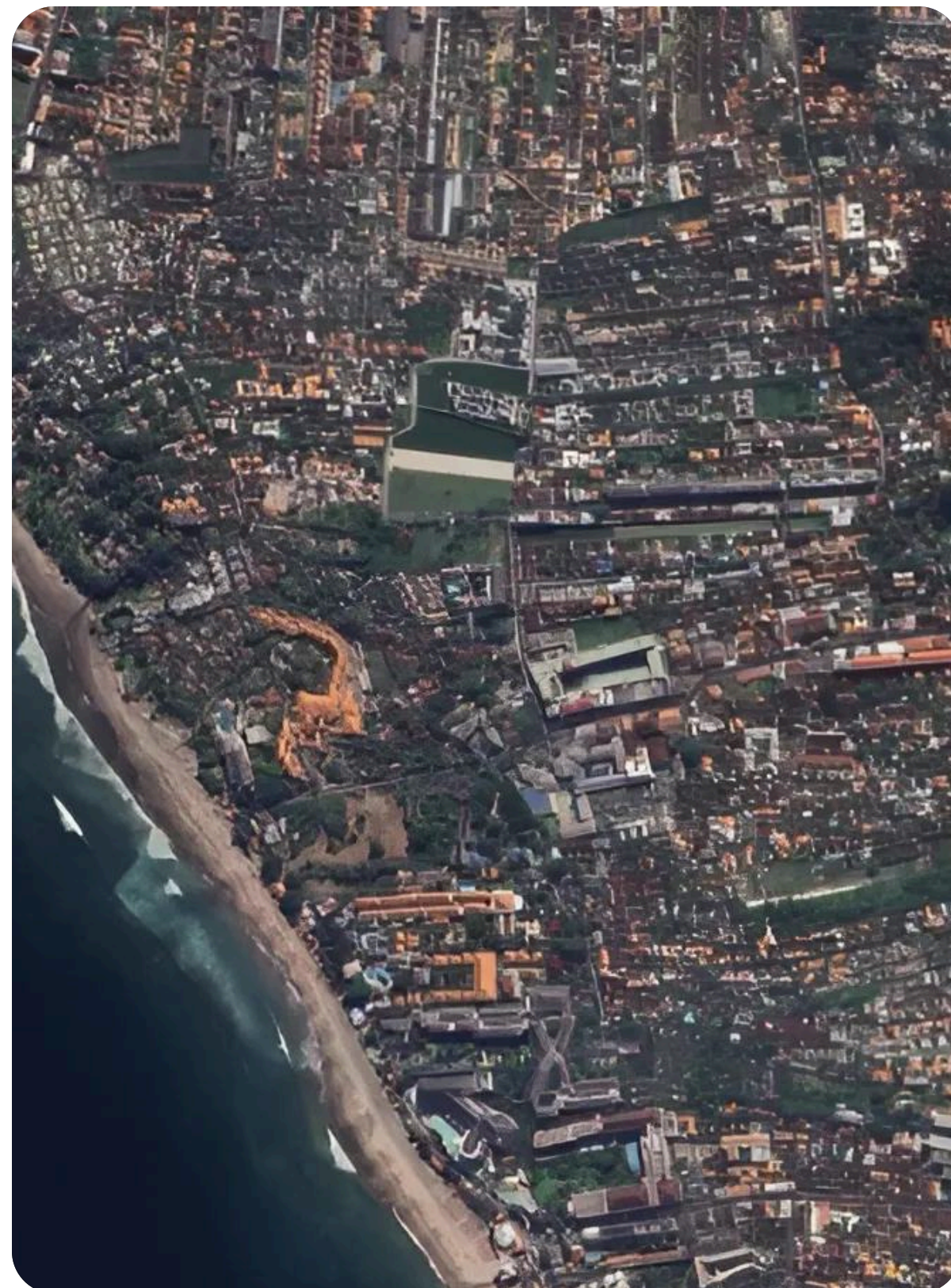
NUANU: BALI'S MOST VISIONARY AND PROMISING AREA A tranquil haven away from busy traffic, surrounded exclusively by world-class luxury residences. It is the ultimate location for both short-term and long-term villa rentals on Airbnb and other major platforms. By 2026, NUANU is projected to attract over 4 million visitors to its premier events and cultural landmarks.



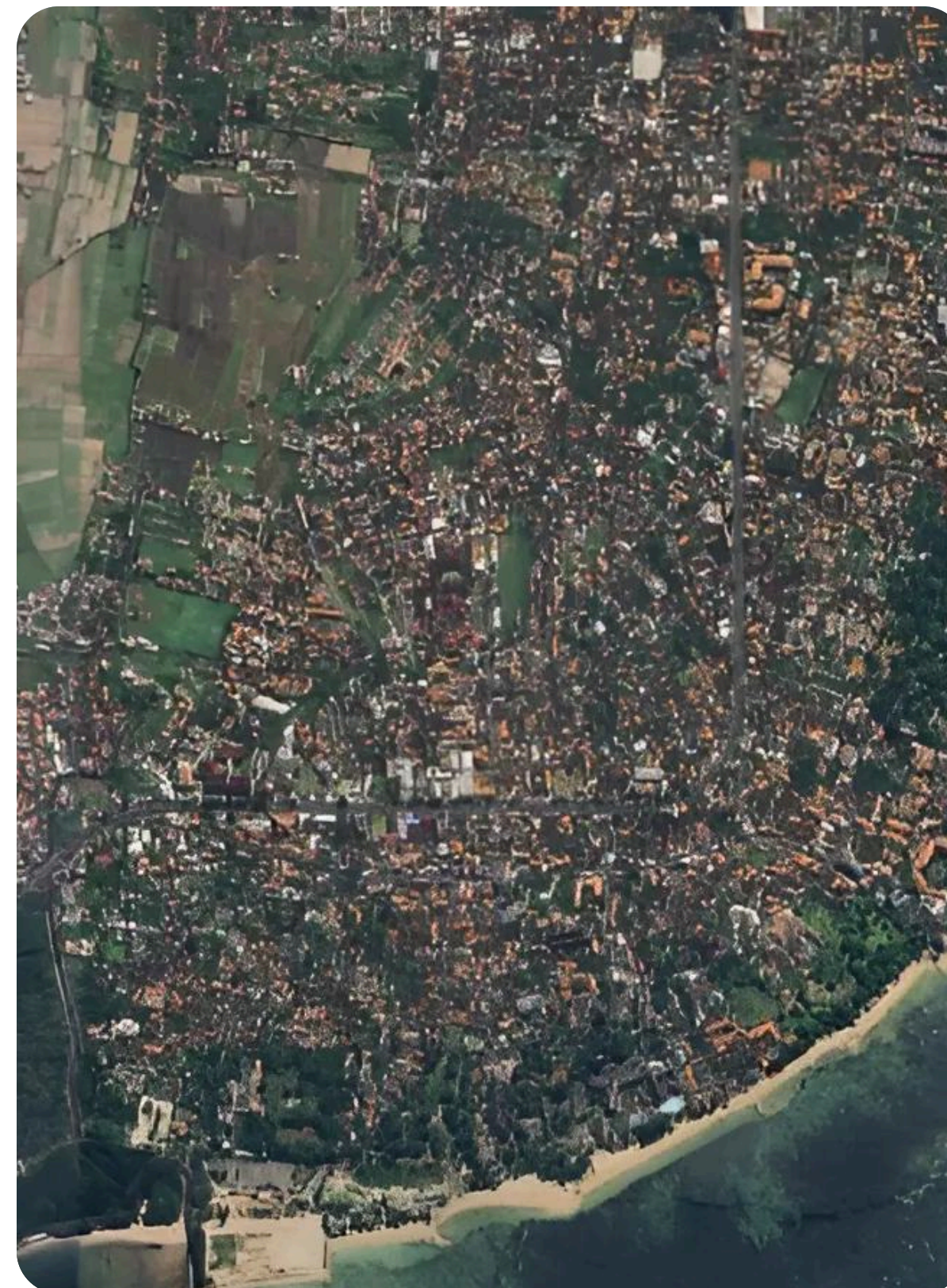
NUANU'S DEVELOPMENT

While traditional Bali districts grew organically, often resulting in dense and chaotic development, Nuanu is built on a visionary architectural master plan. It features expansive pedestrian promenades and lush parklands, elevating the standard of living to a new level of comfort and serenity. Nuanu was meticulously designed by learning from the developmental oversights of other areas.

SEMINYAK & CANGGU



SANUR



NUANU



Designed with foresight, Nuanu's blueprint learns from the past to create Bali's most flawless living environment.

B

JAVA FERRY TERMINAL

LOVINA

Dolphin watching & fishing

BALI

BEDUGUL

Mountain lakes & Botanical Garden

MOUNT BATUR

Kintamani Valley & Hot Springs

BESAKIH TEMPLE

AMED

Snorkeling & Diving

UBUD

Monkey Forest, retreat centers & sacred sites

NUANU

BALI'S NEW CENTER OF ATTRACTION

NUANU

CANGGU

6 KM

AIRPORT

19 km

Waterbom: Bali's largest waterpark

20 km

BUKIT PENINSULA

Bali's most iconic beaches

80 km

70 km

70 km

90 km

50 km

55 km

19 km

60 km

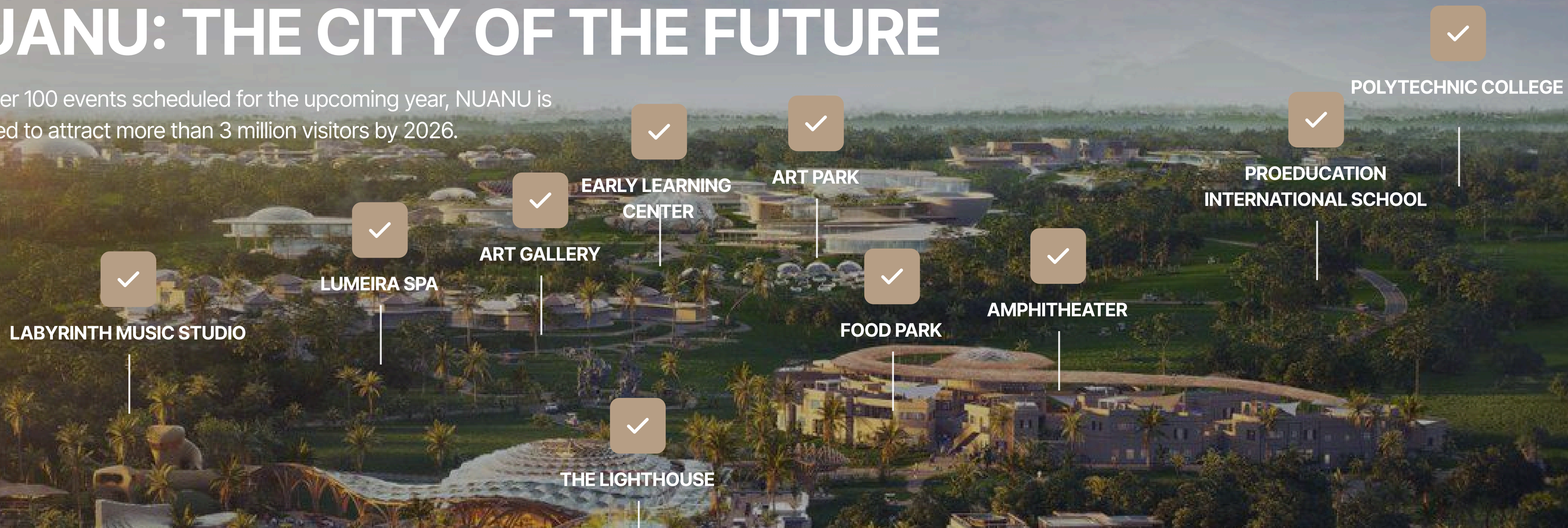
32 km

2 km

RISE VILLAS LOCATION

NUANU: THE CITY OF THE FUTURE

With over 100 events scheduled for the upcoming year, NUANU is projected to attract more than 3 million visitors by 2026.



2026

- 44-hectare NUANU City area / 32 completed projects
- Over 5 km of scenic walking paths
- Over 10,000 event capacity
- 17,000 sqm Acadia Shopping Mall
- Projected tourist flow of 3,000,000+ visitors



UNRIVALED LOCATION

Pantai nyanyi black sand beach
Distance to Canggu: 6 km



ZERO-EMISSION ENVIRONMENT

5 km of scenic walking promenades and lush parklands. Effortless transit across NUANU City via electric shuttles. The area is guaranteed to remain a green sanctuary, permanently protected from mass low-rise development.



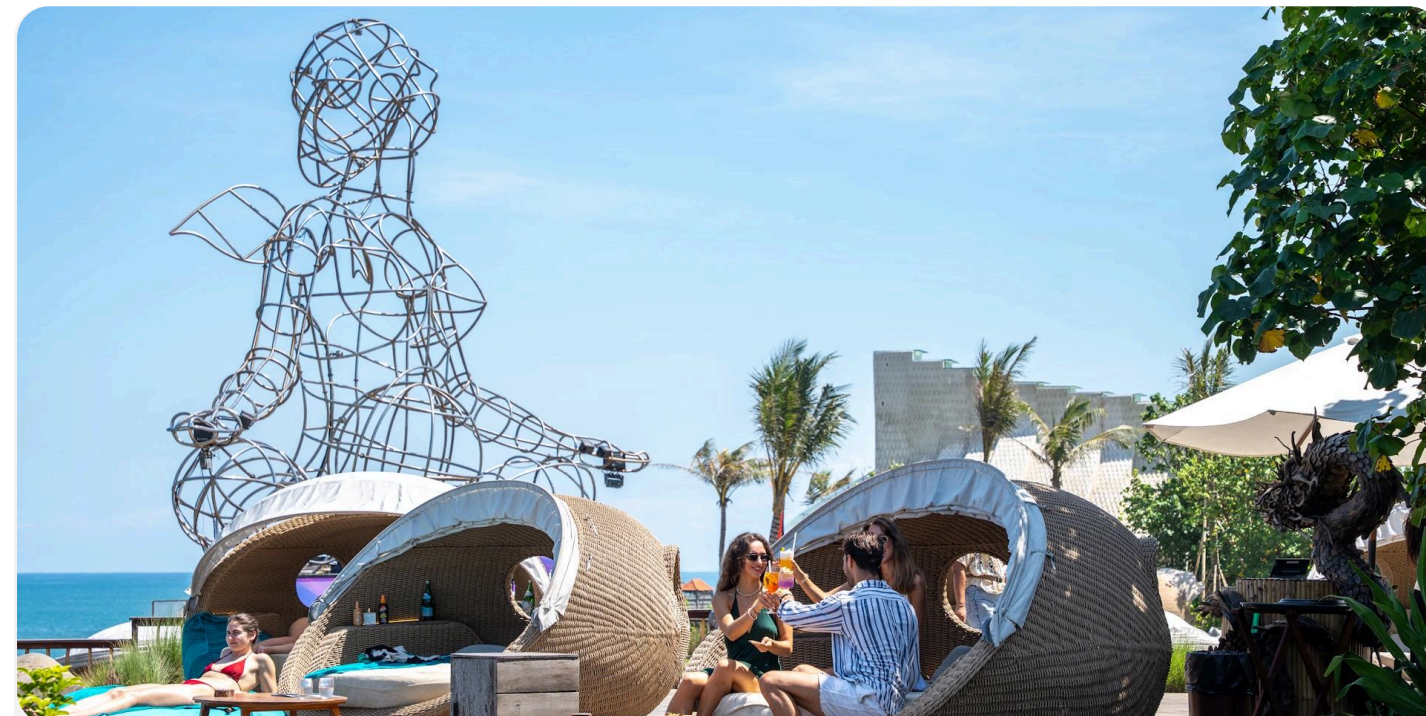
PRO EDUCATION SCHOOL

A next-generation international school combining academic excellence with personal growth, global mindset, and critical thinking.



KINDERGARTEN JUNGLE KIDS

An innovative eco-styled educational space focused on a child's harmonious development through play and active exploration of the world.



LUXURIOUS LUNA BEACH CLUB

One of Bali's most cutting-edge beach clubs, featuring exquisite dining, infinity pools, and panoramic ocean views.



ACADIA GASTRONOMIC COMPLEX

Set to launch in 2026, Acadia is a massive 17,000 sq.m. culinary and entertainment hub.



AURORA MEDIA PARK

A scenic riverside promenade where every step becomes a dialogue between contemporary art and Bali's vibrant nature.



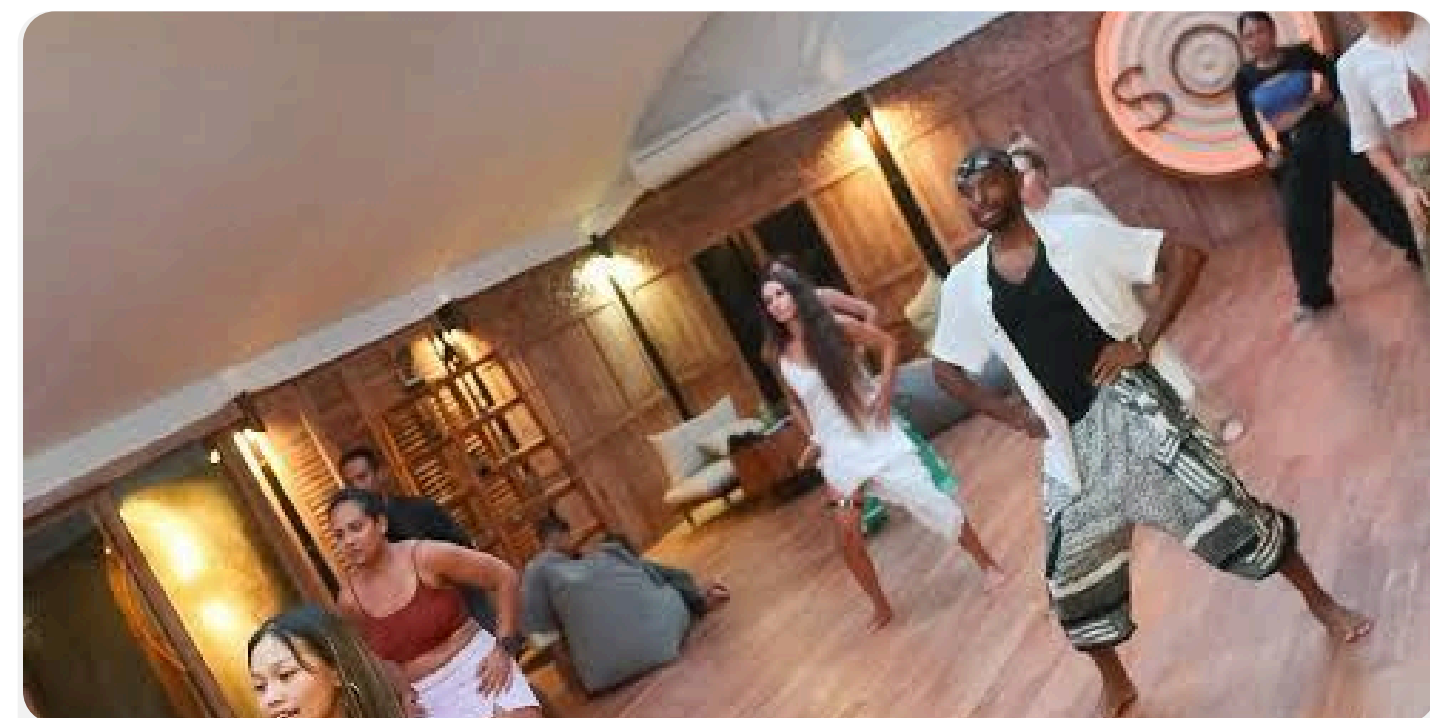
EUGENE MUSEUM

A museum of this prestige instantly places Nuanu on the global art tourism map. It guarantees a steady influx of a sophisticated and affluent audience, directly driving up occupancy rates and rental yields for villas within walking distance.



SPA COMPLEX LUMEIRA

Lumeira is a compelling reason to choose the Nuanu lifestyle. It is a sanctuary where mornings begin with mindfulness and evenings conclude with absolute rejuvenation.



SOL DANCE SCHOOL

A modern space for self-expression that unites professional dance instruction with a vibrant community in an atmosphere of ultimate freedom and aesthetics.



MOANA WELNESS HUB

A holistic ecosystem of health and balance, offering comprehensive solutions for profound physical recovery and mental reset.



VR DINING EXPERIENCE

Southeast Asia's first VR gastronomic journey featuring a Michelin-starred chef, exclusively hosted at the Luna Beach Club.

RISE VILLAS COMPLEX



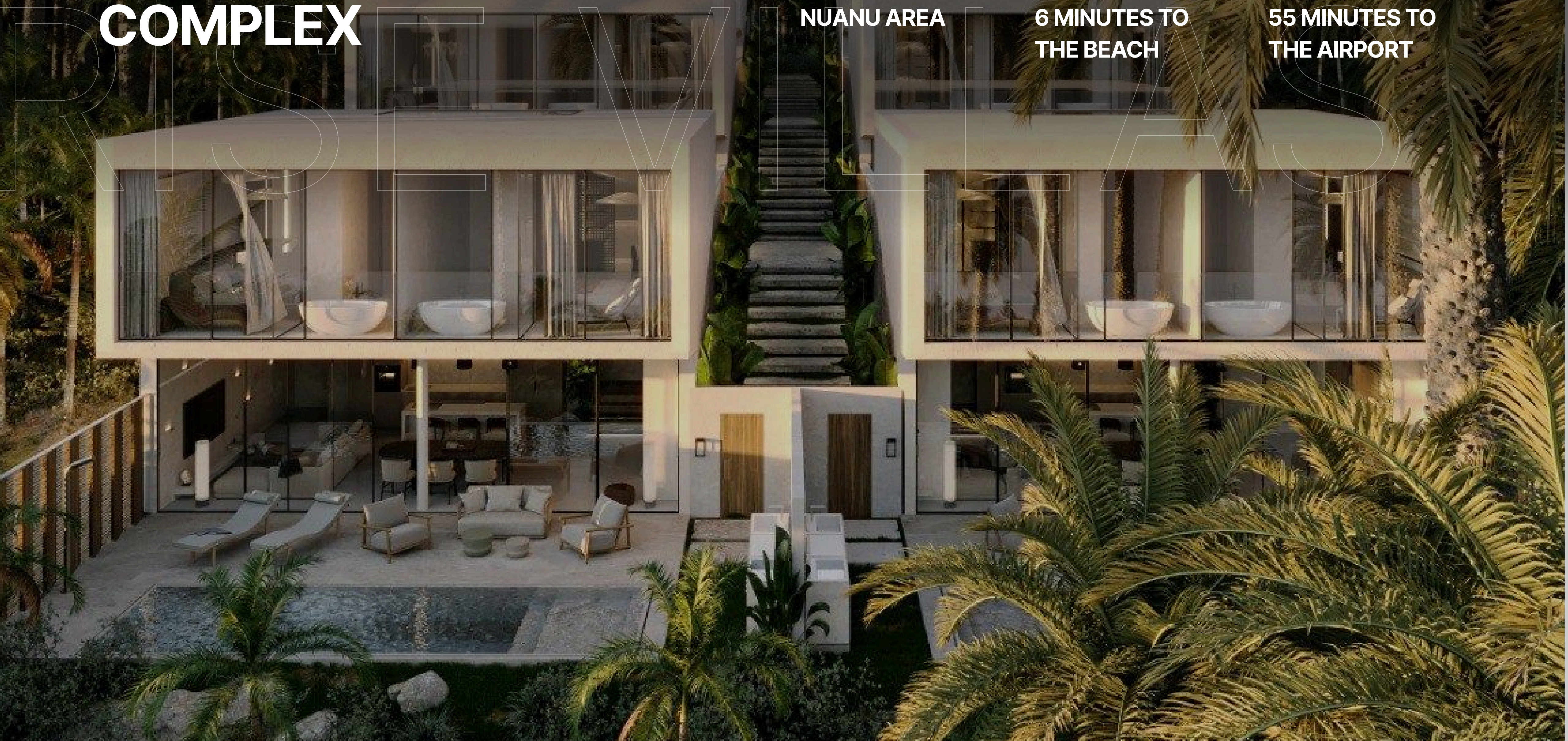
NUANU AREA



6 MINUTES TO
THE BEACH



55 MINUTES TO
THE AIRPORT

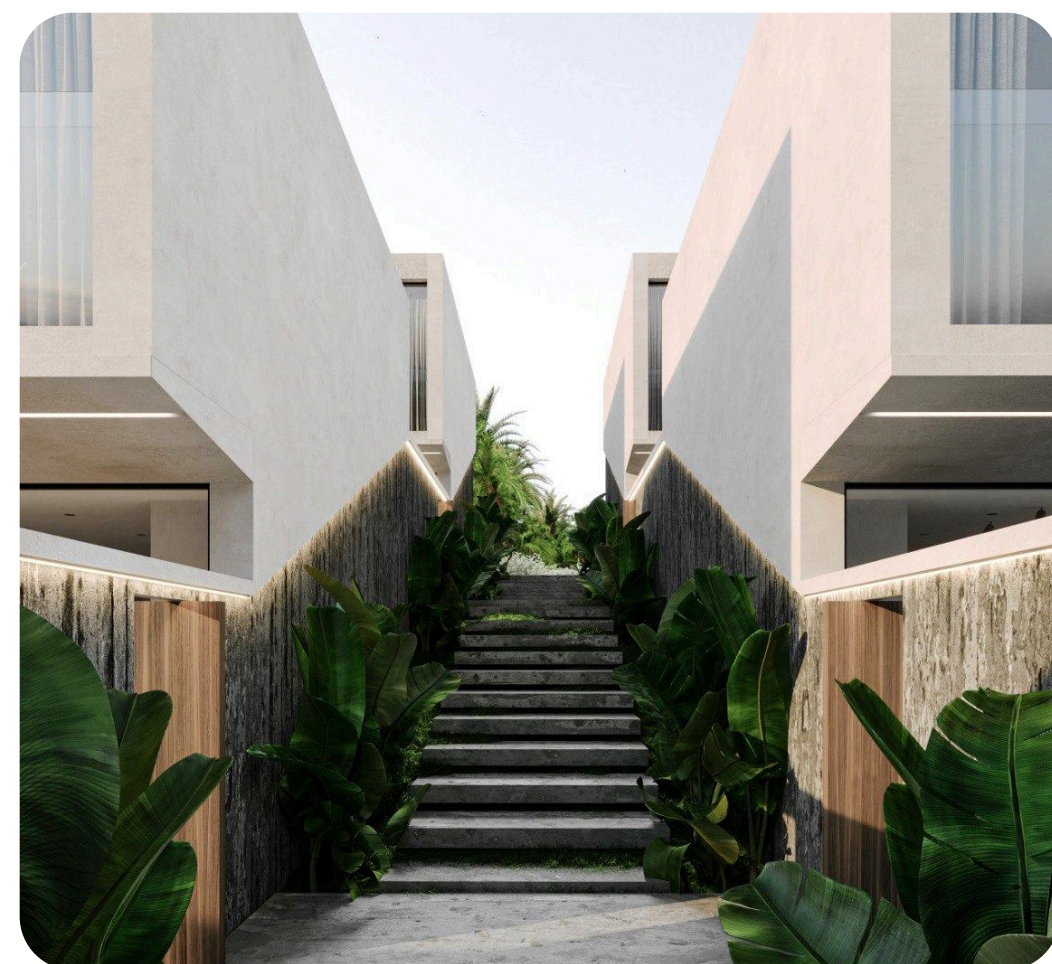


RISE VILLAS

A VISIONARY LOCATION

The right investment elevates your quality of life. By uniting European construction standards with exquisite design and a trusted reputation, we are setting a new benchmark for real estate in Bali. Every villa is more than just a stunning living space; it is a meticulously crafted financial instrument. Add a highly liquid asset to your portfolio and unlock passive income in an area that is rapidly becoming the island's ultimate hotspot.

The complex is located just a 5-minute walk from NUANU City, ensuring RISE VILLAS residents effortless access to Luna Beach Club, ProEd School, Lumeira SPA, and over 30 other world-class amenities.



WHY RISE VILLAS IS A STRATEGIC CHOICE

High projected occupancy
up to 70-90%

Option to secure a full 53-year
leasehold upfront for an additional
fee.

Rapidly growing interest in Nuanu, just 5
mins away

01

SMART CAPITAL

A 28-year leasehold with a fixed-price
extension option for an additional 25 years.

02

LUCRATIVE INVESTMENT

Villa value is projected to increase by up to
25% upon completion. Your capital starts
working for you during the construction
phase.

03

HIGH DEMAND & STABLE INCOME

8-12% annual rental yield with an 8-10 year
payback period. As Bali's newest hotspot,
NUANU attracts over 3 million tourists
annually, ensuring maximum villa occupancy.

04

INFRASTRUCTURE & SUSTAINABILITY

70% of the area is permanently protected
from development. Luna Beach Club, ProEd
School, Lumeira SPA, and concert venues are
all within walking distance. A 0% interest
installment plan is available during
construction.

05

SURGING TOURIST TRAFFIC

Bali is the World's #1 Tourist Destination
according to TripAdvisor 2026. The steady
annual increase in expats and tourists
guarantees consistent rental demand.

06

UNRIVALED LOCATION

A pristine green environment free from traffic
jams and chaotic development. A uniquely
master-planned creative city built from the
ground up.

07

NUANU ACCESS

Direct access to 30+ world-class amenities,
parks, large-scale event venues, top-tier
educational institutions, and everything
needed for a fulfilling lifestyle and recreation.

08

HIGH GROWTH POTENTIAL

Land value and rental yields in NUANU are
growing at an average of 15% annually, based
on Bali's 2024-2025 real estate market data.

PROJECT OVERVIEW

NUANU. THE OCEAN. 6 MIN.

Located just a 6-minute drive from the beach, our villas offer exclusive access to magnificent black sands and premier neighboring surf spots.

RICE TERRACE VIEWS

Every villa boasts stunning views of lush rice terraces — bringing Bali's vibrant nature right to your window.

PROXIMITY TO CANGGU

Our residences are located just 15 minutes from Canggu, Bali's most sought-after destination. This location perfectly balances serene privacy with effortless access to the island's top attractions.

NEIGHBORING NUANU CITY

Just minutes away is Nuanu Creative City, an innovative coastal hub featuring a premium beach club, an international school, luxury SPAs, fine dining, and the island's most extensive infrastructure. A dedicated electric shuttle provides direct access right from your villa.

7 EXCLUSIVE VILLAS

Five 2-bedroom villas
Two 1-bedroom villas

28-YEAR LEASEHOLD

With a guaranteed 25-year extension

STARTING PRICE

From \$190,000 for a 1-bedroom villa
From \$290,000 for a 2-bedroom villa

THE LIVING AREA

PREMIUM QUALITY IN EVERY
DETAIL



PREMIUM NATURAL
FINISHES



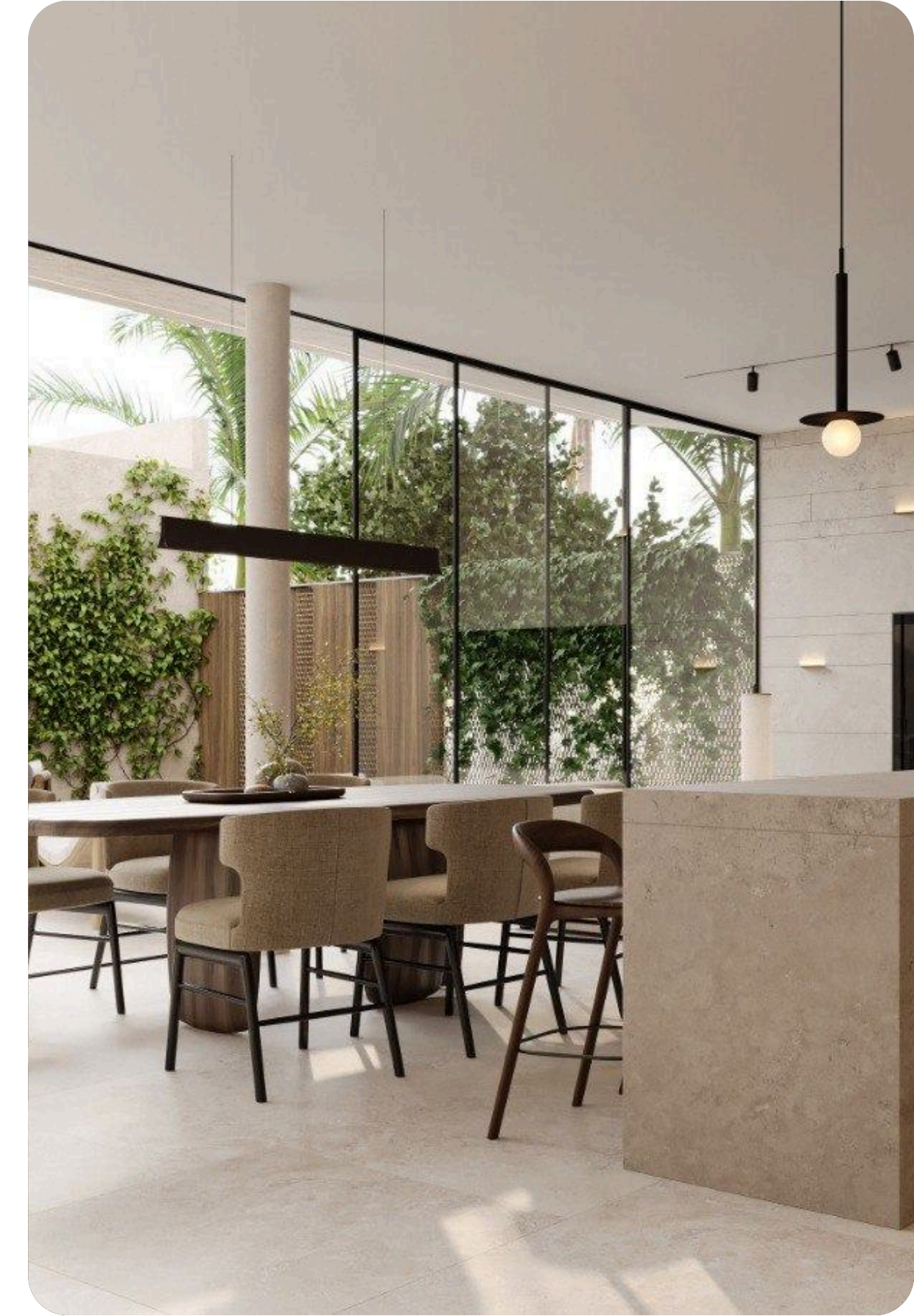
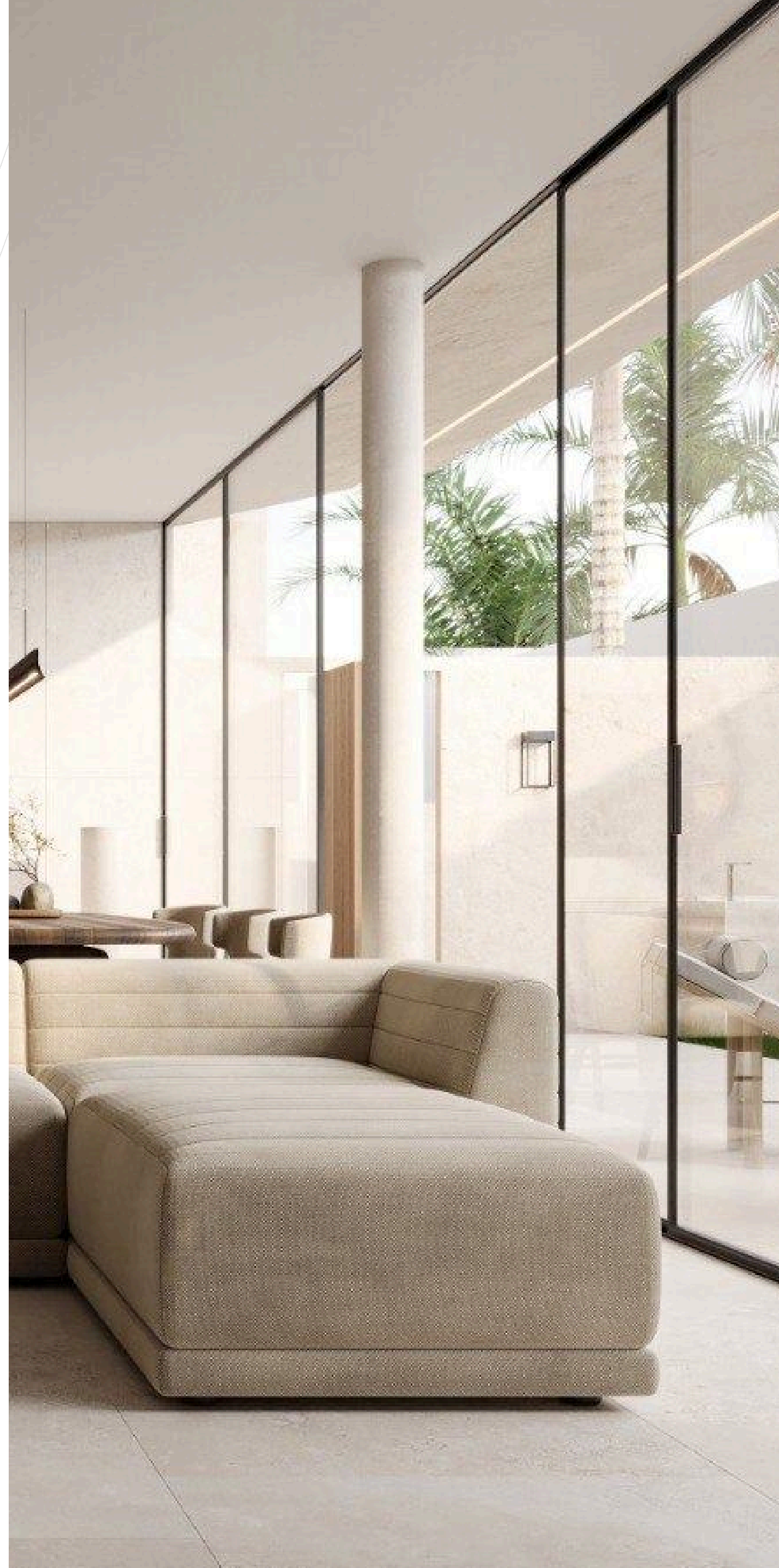
SMART FUNCTIONAL
DESIGN



FULLY EQUIPPED
KITCHEN



W



LIVING ROOM

100% TURNKEY SOLUTION. Fully furnished with premium pieces and bespoke decor. Zero hidden expenses — ensuring immediate ROI from the very first day.

LIVING ROOM



BEDROOM

A SANCTUARY FOR REST AND REJUVENATION



PREMIUM FINISHES



BLACKOUT CURTAINS



KING KOIL MATTRESS



BE



ROOM

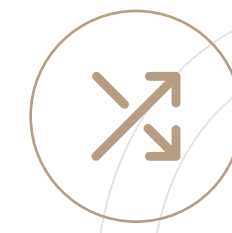
BEDROOM

Every step opens new horizons.
Colors, sounds, textures, and ambiance — every element of the surrounding space is meticulously designed to restore your energy, emotions, and creative spirit.



BATHROOM

UNCOMPROMISING QUALITY & COMFORT



ADVANCED ENGINEERING & PREMIUM MATERIALS



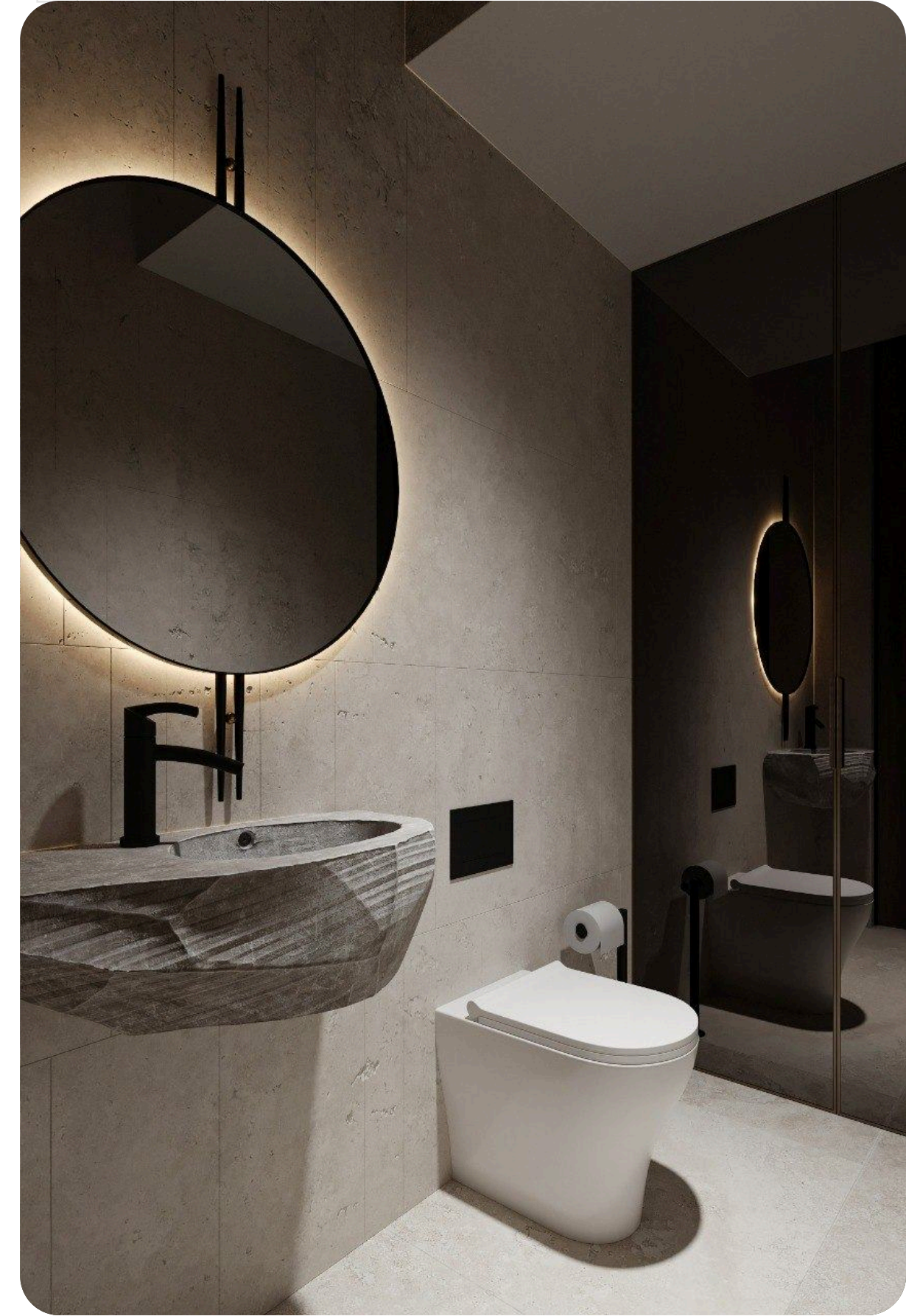
SMART ERGONOMIC DESIGN



ECO-FRIENDLY & SUSTAINABLE SOLUTIONS



B
A



BATHROOM

Premium materials engineered for the tropics.
Minimal wear and tear with long-term interior
preservation.

R
O
O
M

PROJECT OVERVIEW



EV CHARGING STATIONS



FUNCTIONAL DESIGN

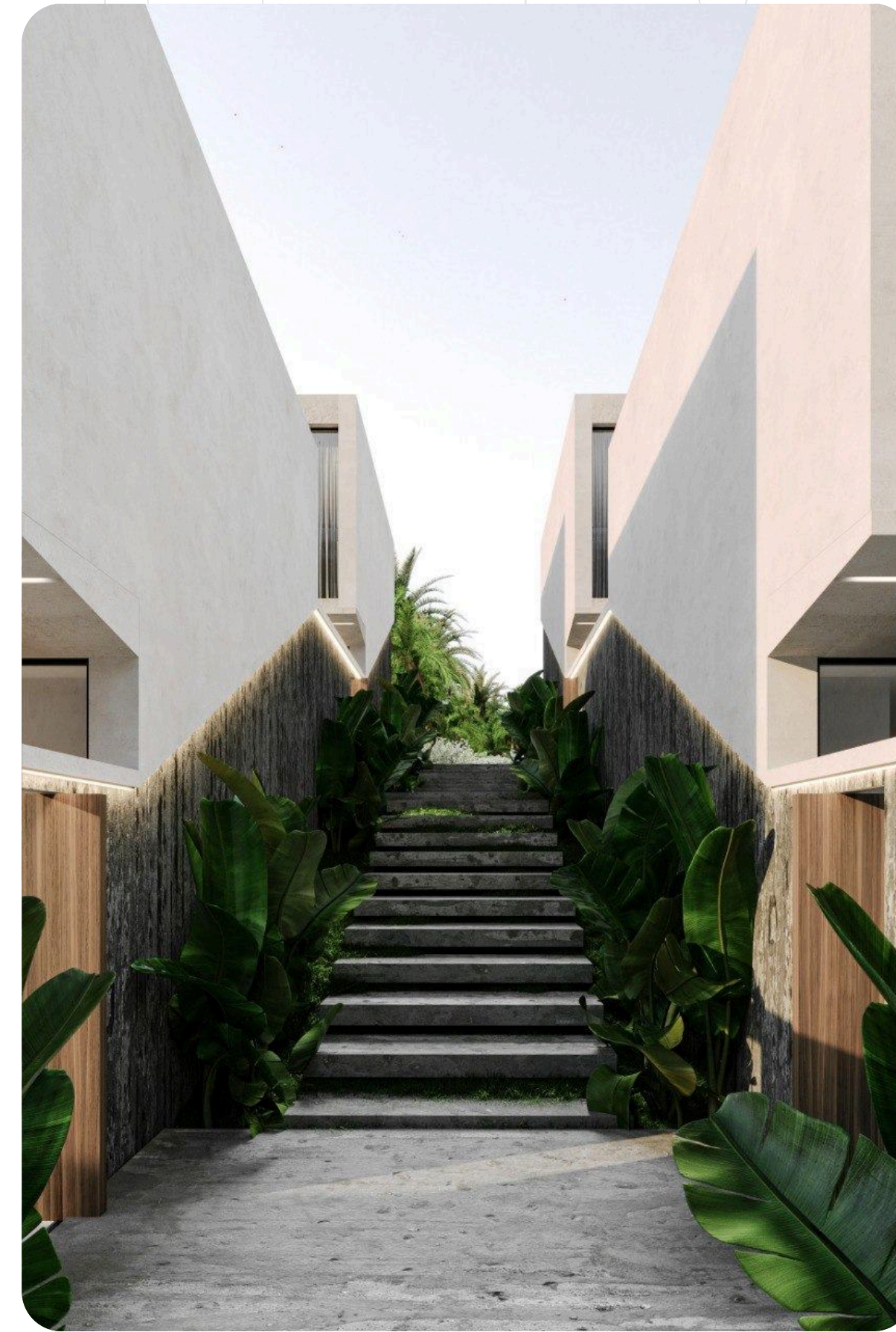


PRIVATE PARKING



PROJECT OVERVIEW

Design optimized for high occupancy and top ratings.



THE COMPLEX IS 75% COMPLETE

CONSTRUCTION PROGRESS

All concrete structural works are finished. Engineering and utility systems are installed, septic tanks are in place, and swimming pools have been poured. Double-layer waterproofing has been completed. Premium-segment windows are installed. The complex is currently at the final finishing stage — the closest phase to handover.

UNIFIED FOUNDATION AND STRUCTURAL RELIABILITY

All villas are tied into a single monolithic foundation — this architectural solution ensures maximum structural stability and durability of the property for decades to come.

DREAM HOUSE — 30+ COMPLETED PROJECTS IN BALI

More than 30 completed properties with proven profitability metrics. We specialize in creating premium real estate and know every stage of construction from the inside out — from the foundation to the final finishes. All projects have been delivered on time and generate stable income for investors.

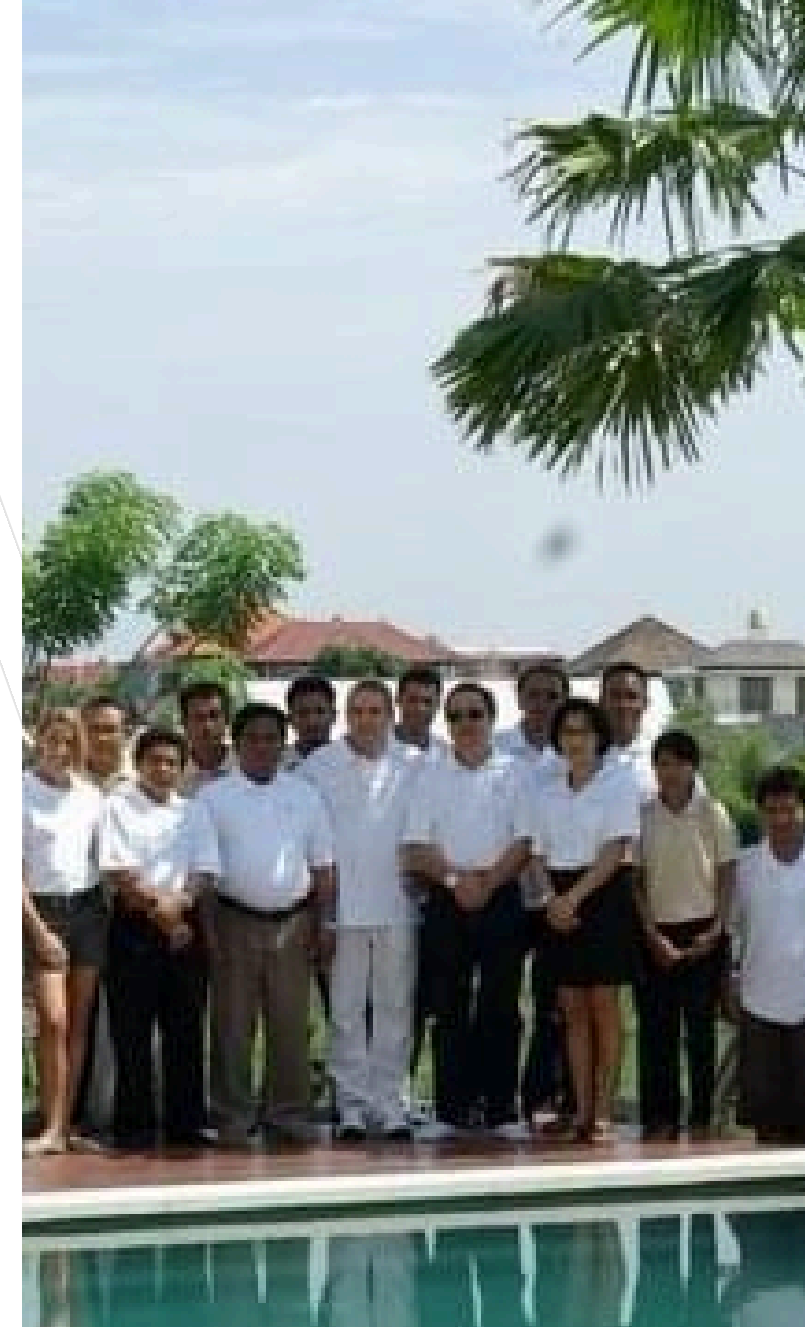
TRANSACTION SECURITY

The land fully complies with all legal regulations. All necessary permits for daily (short-term) and long-term villa rentals have been obtained.



MANAGEMENT COMPANY BALI LEGENDS GROUP

The leading short-term rental operator in Bali with 15 years of experience and 140+ properties under management. The average annual occupancy of our villas is 87%, alongside an Airbnb Superhost rating, 3,500+ reviews, and 97% guest satisfaction. We promote properties on 20+ platforms using AI-driven pricing — your calendar is filled with bookings six months in advance. You own — we manage.



82%

PROJECTED AVERAGE ANNUAL OCCUPANCY OF THE COMPLEX

Thanks to AI-driven pricing, presence on 20+ platforms (Airbnb, Booking.com, Expedia, etc.), and our own network of agents, we ensure a stable flow of guests and fill the calendar with bookings six months in advance. The average occupancy of our properties is 87%.

15 years

villa management experience
in Bali and other countries

140+

properties under management
right now

5 000+

guests hosted.
Airbnb Superhost

3 500+

reviews on Airbnb.
97% satisfaction rate

\$40M+

in assets under management.
Tripadvisor Choice 2022

PROFESSIONAL MANAGEMENT OF YOUR COMPLEX. YOUR ASSET IS OUR PRIORITY.

DREAM HOUSE — TO ENSURE YOUR PROFITABILITY, DREAM HOUSE — WAS CREATED BY INDUSTRY PROFESSIONALS



Andrejas Baluta
Managing Partner



Sergey Galetov
Managing Partner

DREAM HOUSE GROUP

We create more than just real estate—we build high-yield investment properties with flawless architecture that perfectly integrates with the region's natural environment and climate.

EXPERIENCE IN BALI

Our company has successfully completed 17 projects, each validated by high returns and impeccable construction quality.

SPECIALIZATION

Premium real estate: we design and create spaces that combine comfort and inspiration, meticulously refining every detail. Thanks to our expertise and deep understanding of the market, our properties become investments that generate stable income and are valued for their high standards.

RRISE

VILLAS

ECONOMICS

ROI Forecast

11–16%

annual rental yield

Capital Appreciation

+30–40%

by 2028

Payback Period

7–9 years

at 75%+ occupancy

By 2027, Nuanu expects over 4 million visitors annually. No other area in Bali has a comparable new infrastructural catalyst for growth. Rise Villas is entering the location at an early stage.

TRANSPARENT CALCULATIONS



Financial Models

PAYMENT PLAN

50%

First installment.
Paid upon contract
signing.

25%

Second installment.
Due in July 2026.

25%

Final installment.
Due prior to handover in
September 2026.

INVESTMENT BENEFITS



Best price per square
meter in the area.



10–12% projected
annual ROI.



Interest-free installment
plan during the
construction phase.



Highly liquid
investment asset.



Expected 25% capital
appreciation upon
completion.



A strong hedge against
inflation and steady
capital growth.

A TRACK RECORD OF 17+ DEVELOPMENTS IN BALI

- In development
- Completed
- In progress



● PALERMO



● VISTA



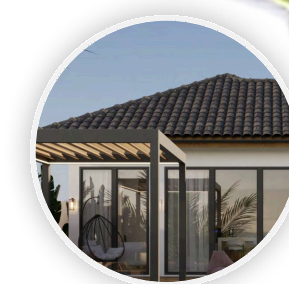
● MARBELLA



● CAPPELLA



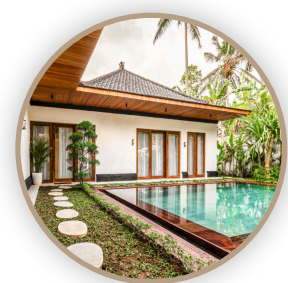
● COMO



● PALMA



● OASYS



● HARMONY



● SICILIA



● ALICANTE



● JUNGLE



● TROPICAL VILLAS



● CAPRI



● ALPHA



● MILLA



● BETA



● ORION



● MALTA



● RISE
VILLAS



● SUNSET BLISS
VILLAS

