



MOON
ROCK

VILLAS BY RIBAS
2024

TURNKEY VILLA COMPLEX

nestled in the lush tropical
jungle

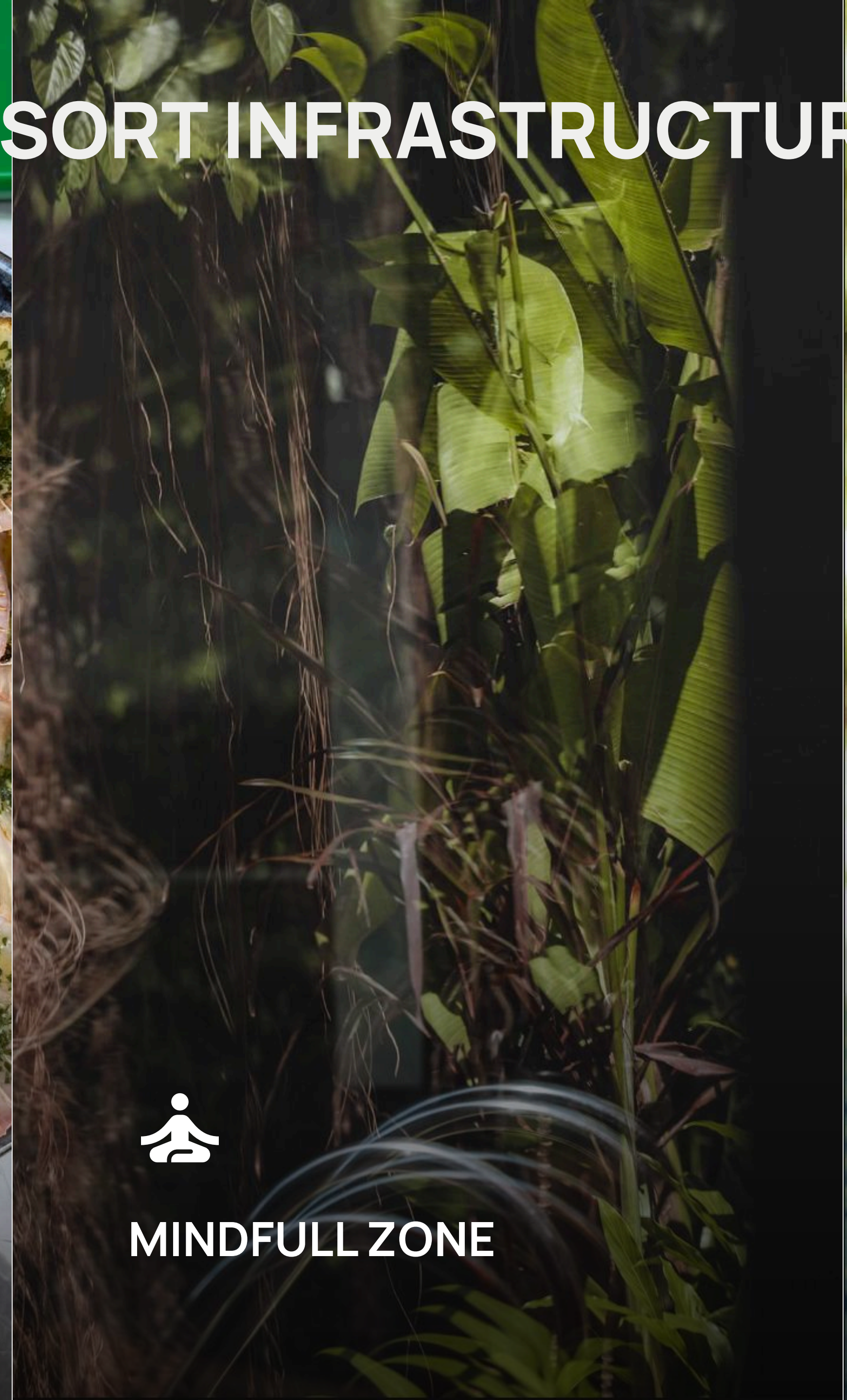
UBUD, BALI



MODERN RESORT INFRASTRUCTURE



NUTRITIONAL
GASTRONOMY
RESTAURANT



MINDFULL ZONE



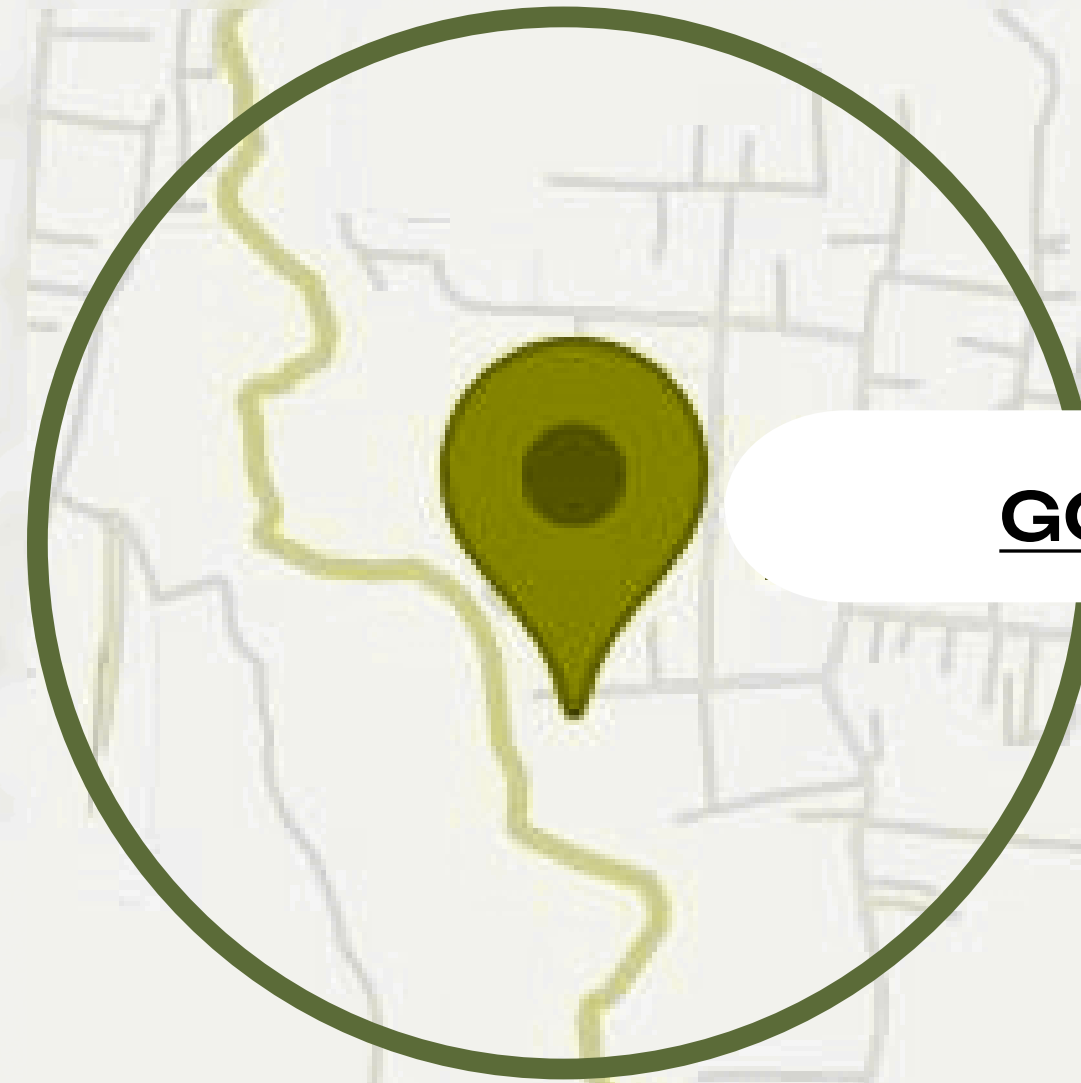
ON-SITE
SWIMMING POOL

18 MINUTES
FROM PABEAN
KETEWEL BEACH

7 MINUTES FROM
BIRD PARK
10 MINUTES FROM
BALI ZOO



VIBRANT WILDLIFE



[GO TO LOCATION](#)

LUSI DAN PAKAN
BY THE RIVER



C63W+94, Batubulan, Sukawati,
Gianyar Regency, Bali 80582, Indonesia

TOP 5

NEARBY SPIRITUAL AND ICONIC CULTURAL LANDMARKS



GOA GAJAH TEMPLE

Elephant Cave



RICE TERRACES

Tegallalang



SACRED MONKEY FOREST



BALI ZOO

One of the world's most famous zoos



BALI BIRD PARK

Rare and exotic birds



MOON
ROCK

KEY ADVANTAGES OF THE COMPLEX

Estimated Annual Return

8 - 10%

Leasehold till 2048

25 years

Hotel Operator

Ribas Hotels Group

Launch of the Complex

3 q. 2025



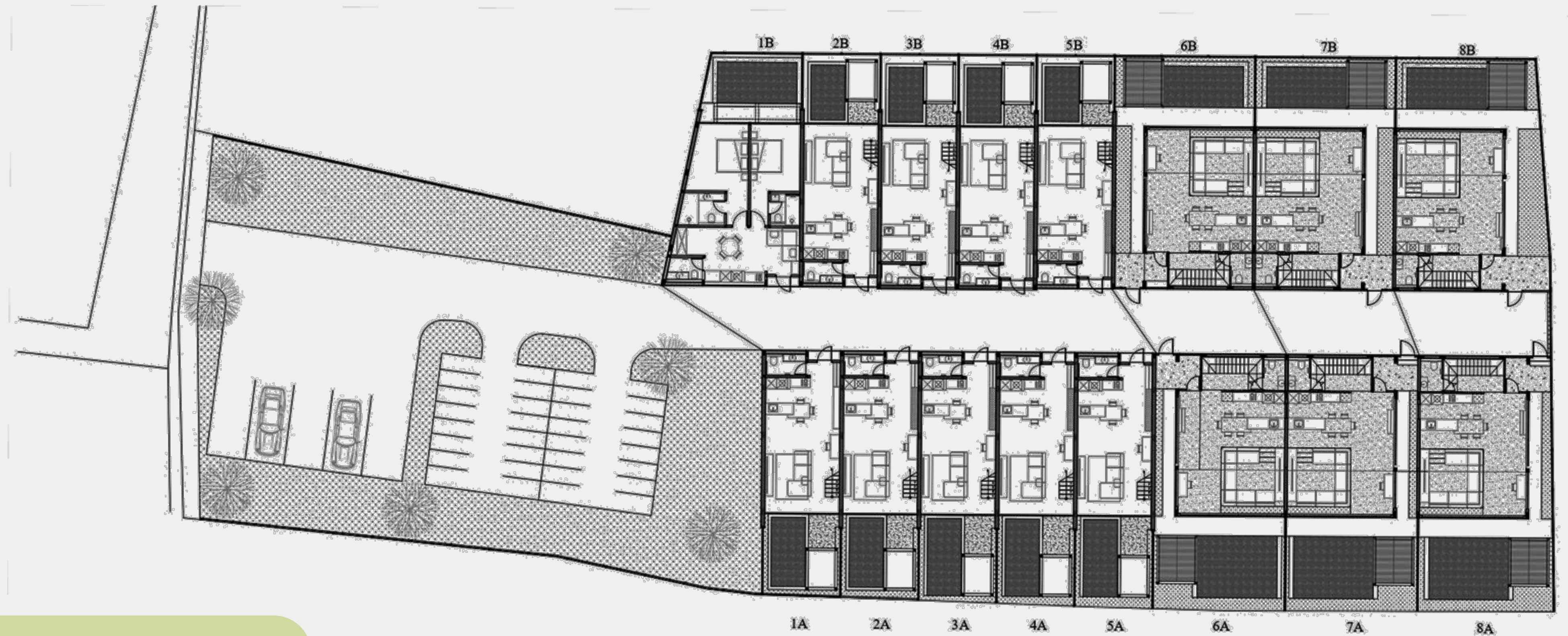
LAND OWNERSHIP DOCUMENTS

Building permit: obtained

Land certificate: obtained

Leasold 25 years

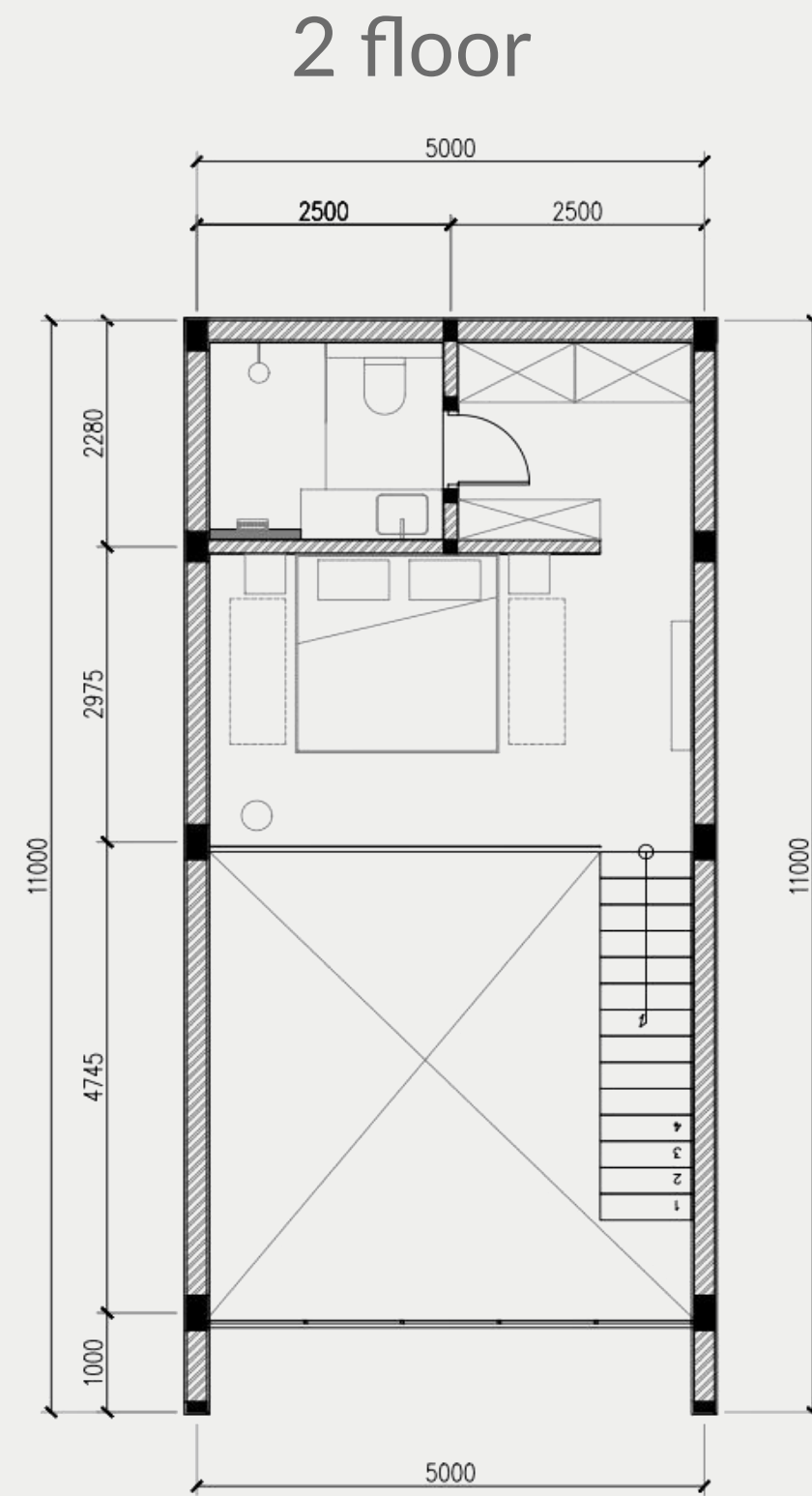
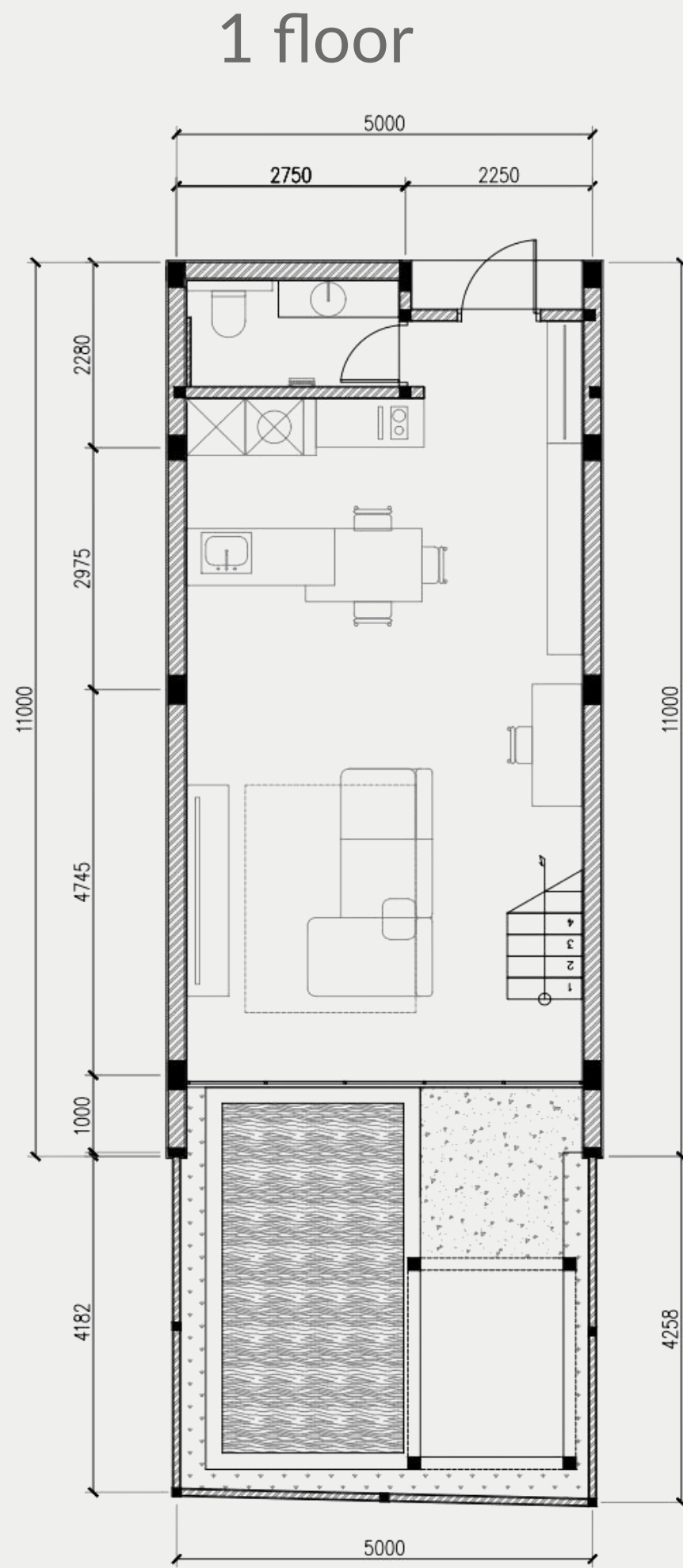
Guaranteed extension: 25 years



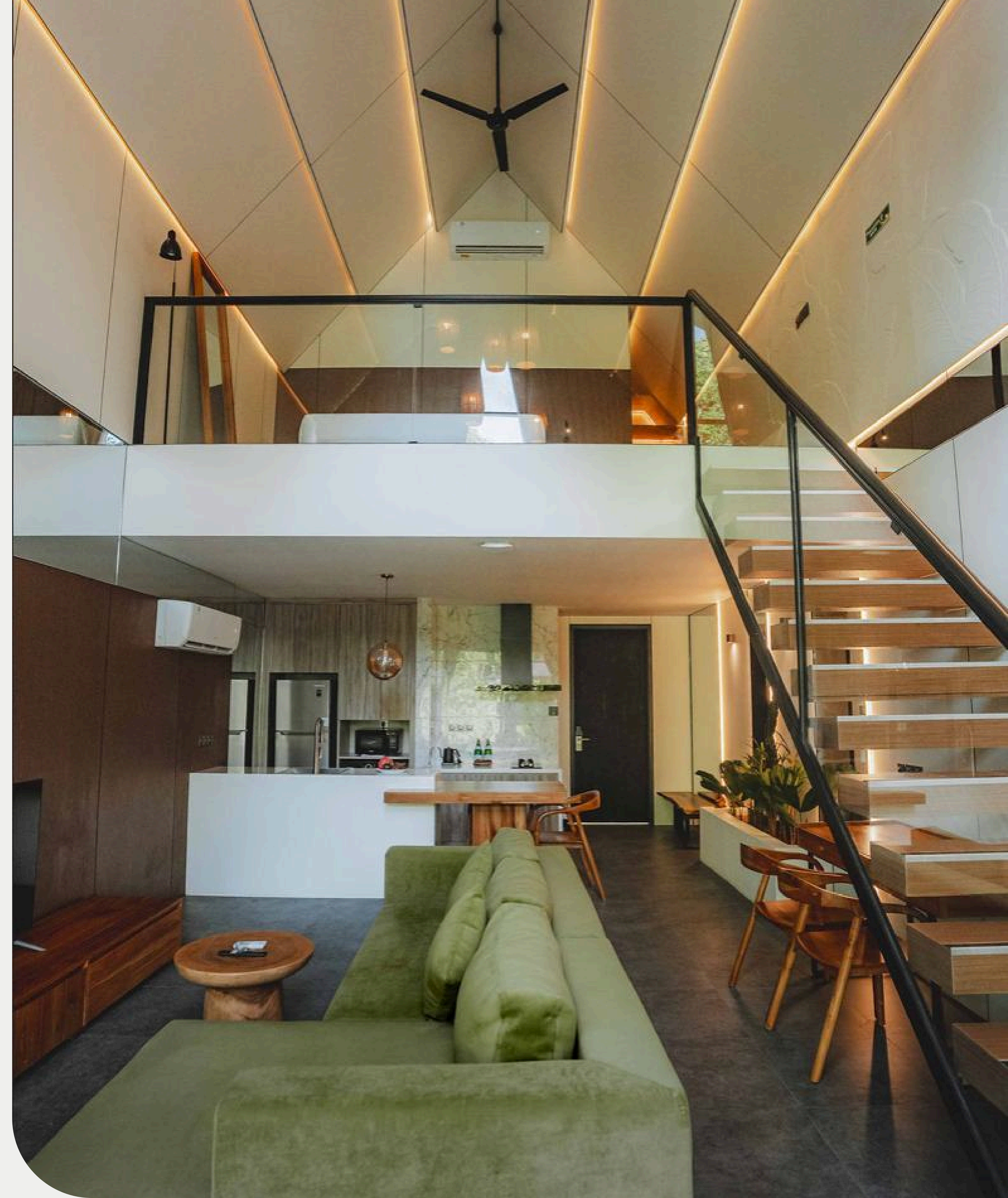
General Layout of the Complex

ONE BEDROOM
two-storey villa

90m²



total cost
IDR 4.26B



PAYBACK CALCULATION 1 bedroom villa

90 m²

PROJECTED SCENARIO

AVERAGE DAILY RENT	280 \$
AVERAGE MONTHLY RENTAL INCOME	6 217 \$
OCCUPANCY	73 %
AVERAGE ANNUAL RENTAL INCOME	74 606 \$
OPERATING EXPENSES*	53 716 \$
NET PROFIT	20 889 \$

* figures include actual service and rental maintenance costs, plus professional property management by a hotel operator

Annual ROI
8,19%

INTERIOR



actual photo

INTERIOR

MOON ROCK
VILLAS

actual photo

INTERIOR



actual photo

INTERIOR



actual photo

ИНТЕРЬЕР



actual photo

INTERIOR



actual photo

INTERIOR



actual photo

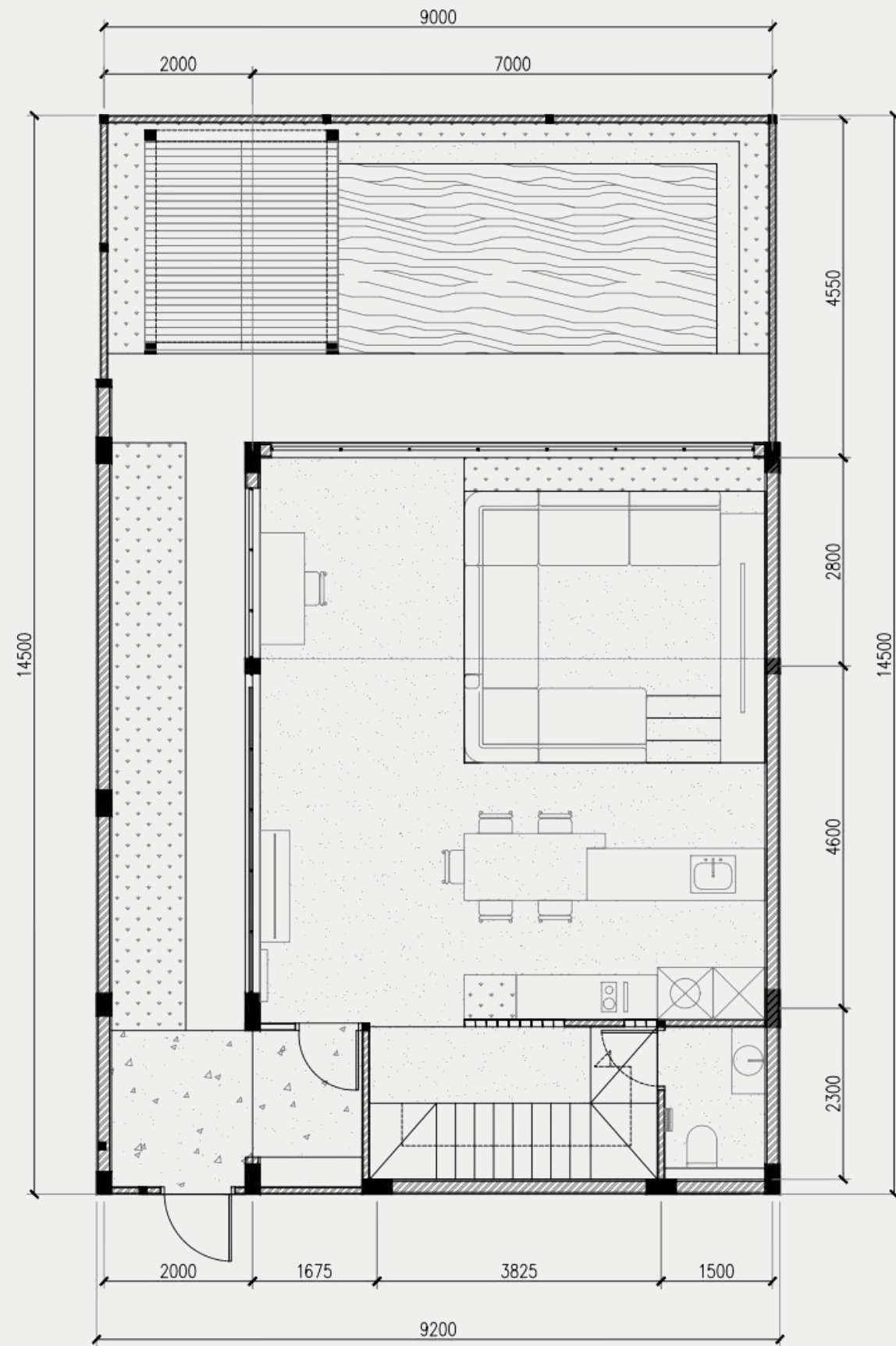


actual photo

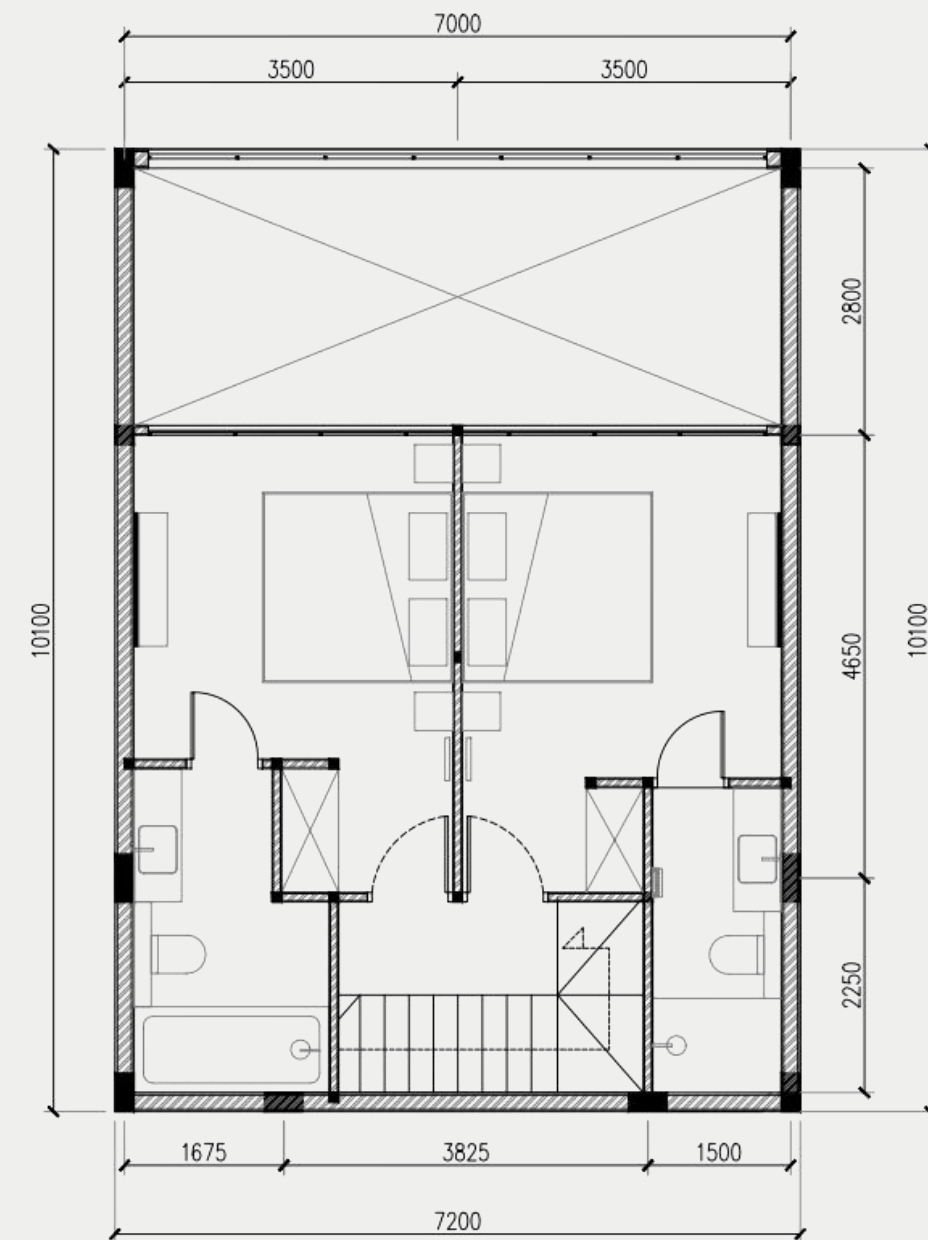
TWO BEDROOM two-storey villa

105m²

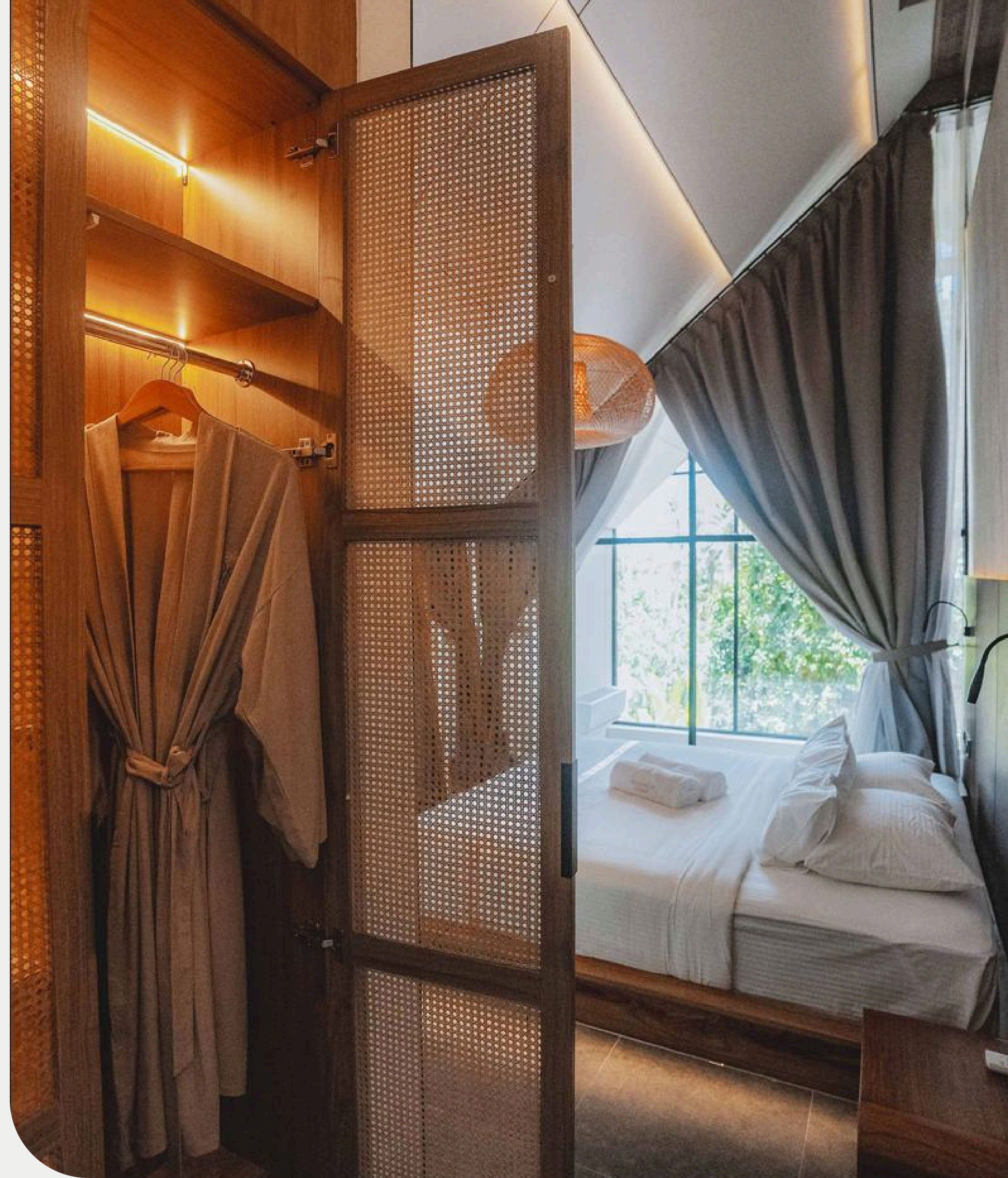
total cost
IDR 6.08B



1 floor



2 floor



PAYBACK CALCULATION 2 bedroom villa

105 m²

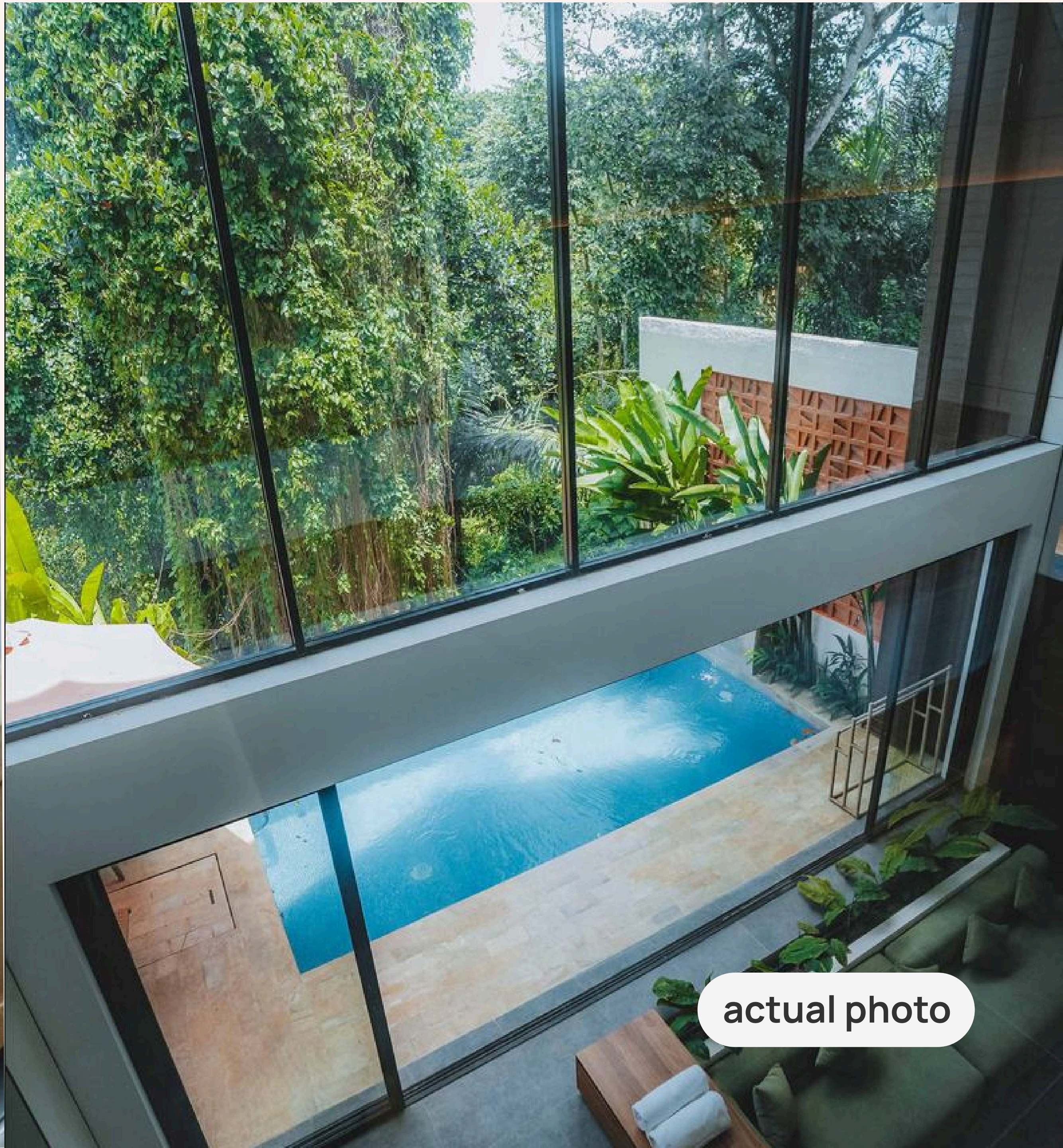
PROJECTED SCENARIO

AVERAGE DAILY RENT	380 \$
AVERAGE MONTHLY RENTAL INCOME	9 142 \$
OCCUPANCY	78 %
AVERAGE ANNUAL RENTAL INCOME	109 699 \$
OPERATING EXPENSES*	76 789 \$
NET PROFIT	32 910 \$

* figures include actual service and rental maintenance costs, plus professional property management by a hotel operator

Annual ROI

9,04%



actual photo





actual photo

EXTERIOR





MoonRock

An exclusive complex featuring a harmonious arrangement of:



Villas nestled in real tropical jungle – offering peace, privacy, and nature, far from the tourist crowds

Each villa has its own private pool – a perfect place to relax amidst exotic nature and inspiring views

The perfect space for remote work – enjoy high-speed internet in an atmosphere of peace and harmony

Managed by an international hotel brand – ensuring impeccable service, guest comfort, and transparent profit for investors

A unique project that combines leisure, investment appeal, privacy, and professional management

INCLUDED IN THE INVESTMENT

International-standard property management – delivering comfort for guests and steady returns for investors

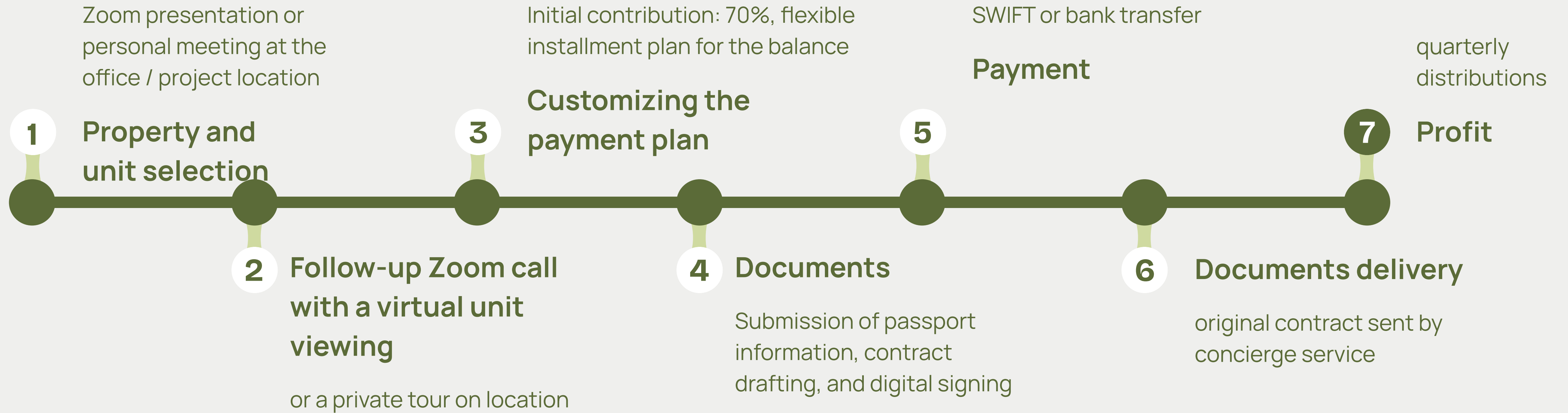
Elegant design with exceptional attention to detail

10-year guarantee on the building structure

Comprehensive legal assistance

Project construction and quality control

Fully furnished with modern appliances



STEP-BY-STEP INVESTMENT PROCESS

