



UMAIAS  
*Reserve*



Kaluna  
DEVELOPMENT

100+

Villas Delivered

31.000+

Sqm Land Delivered

12+

Years of Experience

Powered by

**BLUEPRINT**

Bank Partner



**BCA**



**BANK BRI**

Entertainment  
Partner

**CANNA**

Development  
Partner



**ANJUNA**

# *the* ISLAND OF GODS

TOP  
**1**

BEST TOURIST DESTINATION  
IN THE WORLD

by TripAdvisor

**16.3**  
MILLION

LOCAL & FOREIGNER  
TOURIST IN BALI

*\*2025 BPS Data*

TOP  
**1**

BEST ISLAND

by DestinAsian Readers'  
Choice Awards

# Location

## Walking Distance

- Liga Tennis & Padel
- LEON Restaurant
- Satoshi Restaurant
- 7 AM Cafe
- You Spa

## Within 10 min drive

- ProEd School
- Lycee Francais de Bali - Maternelle
- Bhumi Bali School
- Revive + Pilates
- Amplitude Skatesocial
- Nude Cafe
- BAKED. Cafe

## Beachfront Leisure

- Berawa Beach
- FINNS Beach Club
- Atlas Beach Club
- Potato Head Beach Club

### Google Maps Link:

<https://maps.app.goo.gl/5wEqcAkGhps4tnAaA>

Canggu Beach

Berawa Beach

Petitengget Beach

Seminyak Beach

CANGGU

BAKED.

nüde

ATLMS  
Beach Fest

FINNS  
World's Best Beach Club

potato head

KU DE TA

UMALAS  
Reserve

LÉON  
BLISSUM

ProEd  
Global School

Canggu  
Community  
School

Revive +  
Pilates

Bali Medical  
Assistance

Lira  
Medica  
Hospital

SEMINYAK

*Best School Around*



## ProEd Global School

*5 minutes away*

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## Canggu Community School

*5 minutes away*

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## Lycee Francais de Bali - Maternelle

*8 minutes away*

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## Bhumi Bali School

*15 minutes away*

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## Best Cafes & Restaurants Around



### LEON BRASSERIE

100 m away



### SATOSHI Restaurant

500 m away



### 7AM BAKERS

100 m away



### BAKED. Cafe

10 minutes away

## Health Care & Wellness Center Around



### LIRA HOSPITAL

4 minutes away



### YOU SPA UMALAS

100 m away



### HYDRO MEDICAL

4 minutes away



### REVIVE+ PILATES

2 minutes away

*Best Gym & Sports Center Around*



**INFINITUS GYM**

*2 minutes away*



**AMPLITUDE SKATESOCIAL**

*15 minutes away*



**LIGA TENNIS**

*100 m away*



**EQUISTRIAN HORSE RIDING**

*5 minutes away*

*Best Beach Club Around*



**ATLAS BEACH CLUB**

*10 minutes away*



**CAFE DEL MAR BEACH CLUB**

*10 minutes away*



**FINNS BEACH CLUB**

*10 minutes away*



**POTATO HEAD BEACH CLUB**

*10 minutes away*

A modern bedroom interior featuring a wooden wardrobe on the left, a low-profile bed with a beige blanket and pillows, a large window with a view of a garden, and a stone wall on the right. The room is lit with track lighting and a floor lamp. The text "The DESIGN" is overlaid in the center.

*The*  
DESIGN



Facade



# Pavilion

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Pool



# Living Room

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# Dining Room

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# Dining Room

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The image shows a master bedroom with a minimalist, modern aesthetic. On the left, a wooden walk-in closet is integrated into the wall, featuring hanging clothes, shelves with baskets, and a small lamp. The main wall is white and features a large, dark-framed television mounted on a long, low wooden console. Above the TV, a long wooden shelf holds decorative items. The ceiling is white with a black track lighting system. A large window on the right side of the room provides a view of an outdoor garden with a stone wall and lush greenery. The bed is made with light-colored linens and a textured throw blanket. A bedside table with a lamp and a plant is visible near the window. The overall atmosphere is warm and contemporary.

# Master Bedroom



# Master Bathroom

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# Study Room

Invest Smart with

# FOREIGN INSTALLMENT PLAN

INVEST SAFELY

Protected by **BANK  
GUARANTEE**



# UMALAS

*Reserve*

WHERE LIFE FINDS ITS BALANCE...

