

An aerial photograph of terraced rice fields in Bali, Indonesia, during the golden hour of sunset. The terraces are filled with water, reflecting the warm orange and yellow light of the setting sun. A small, traditional-style building with a thatched roof, identified as the Umalas Private Suite, is nestled among the fields. The overall scene is peaceful and scenic, showcasing the traditional agricultural landscape.

Umalas Private Suite

Why Bali?

A GLOBAL TOURISM MAGNET



33 M

2025 Domestic and International
Tourist Arrivals in Bali



- #1 Best Destination in the World (2025)
- #1 Best Honeymoon Destination

Forbes

- World's Favorite Bucket List Destination (2025)
- Most Beautiful Places in the World (2025)

DestinAsian

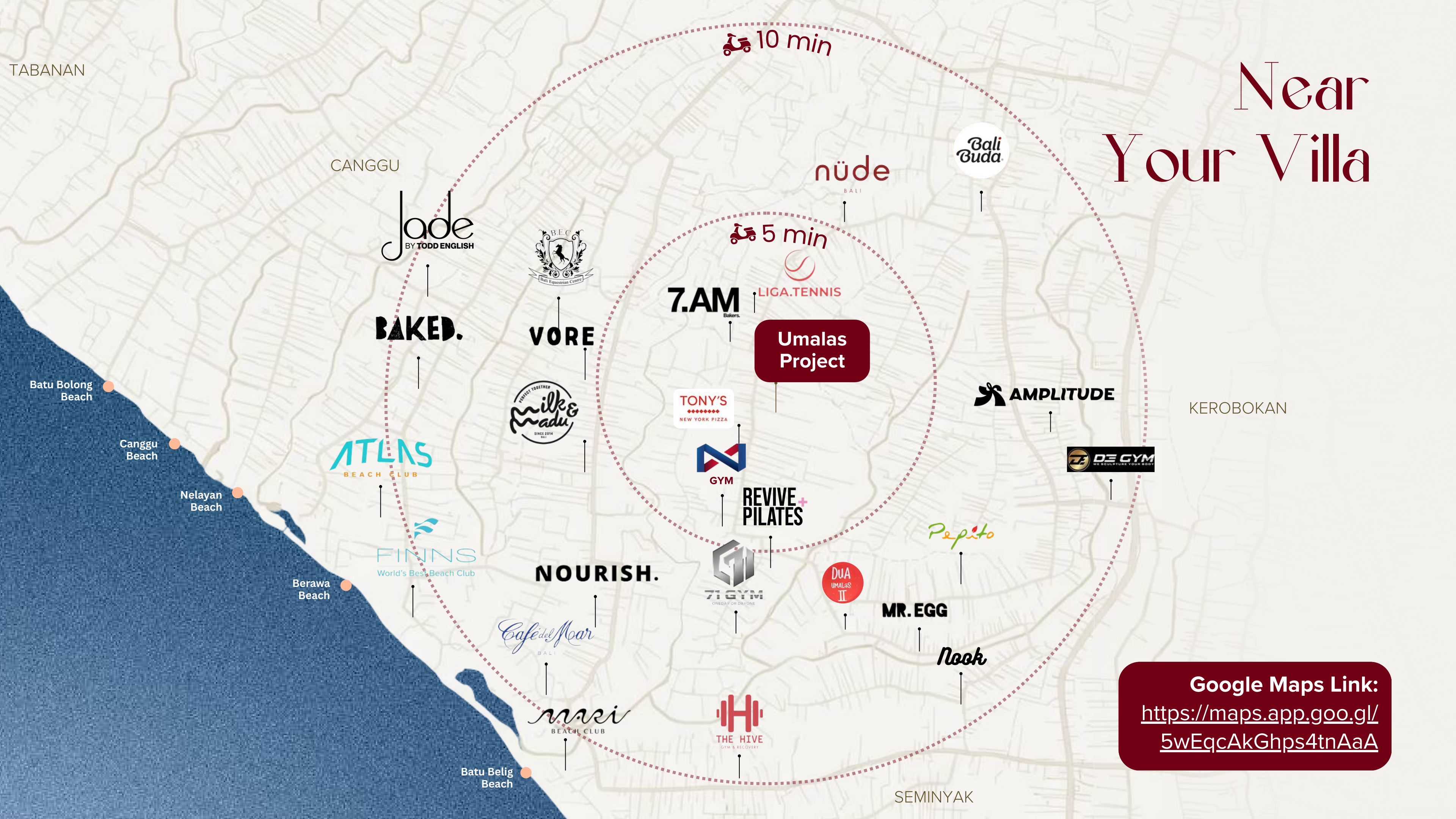
- Best Island in Asia-Pacific
(18 consecutive years)

UMALAS

**HIGH RETURNS MEET
HIGHER VIBES.**

Positioned in the island's most vibrant shortcut, where the energy of the beach clubs is just minutes away.

Near Your Villa



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

10 minutes to

Cafe & Eateries



7.AM
Bakers.

NOURISH.

Fine Dining

Jade
BY TODD ENGLISH

VORE



10 minutes to



Lifestyle

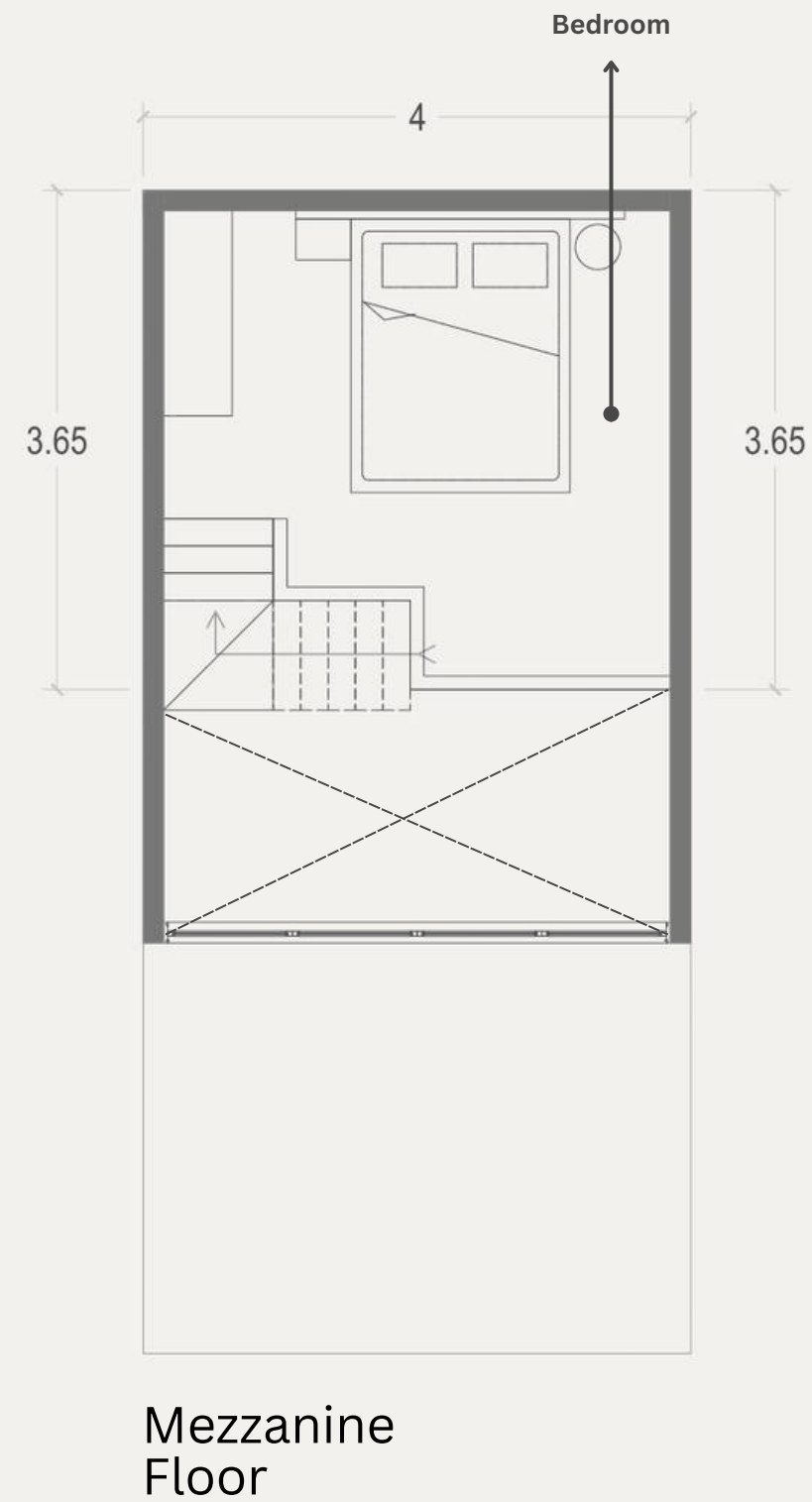
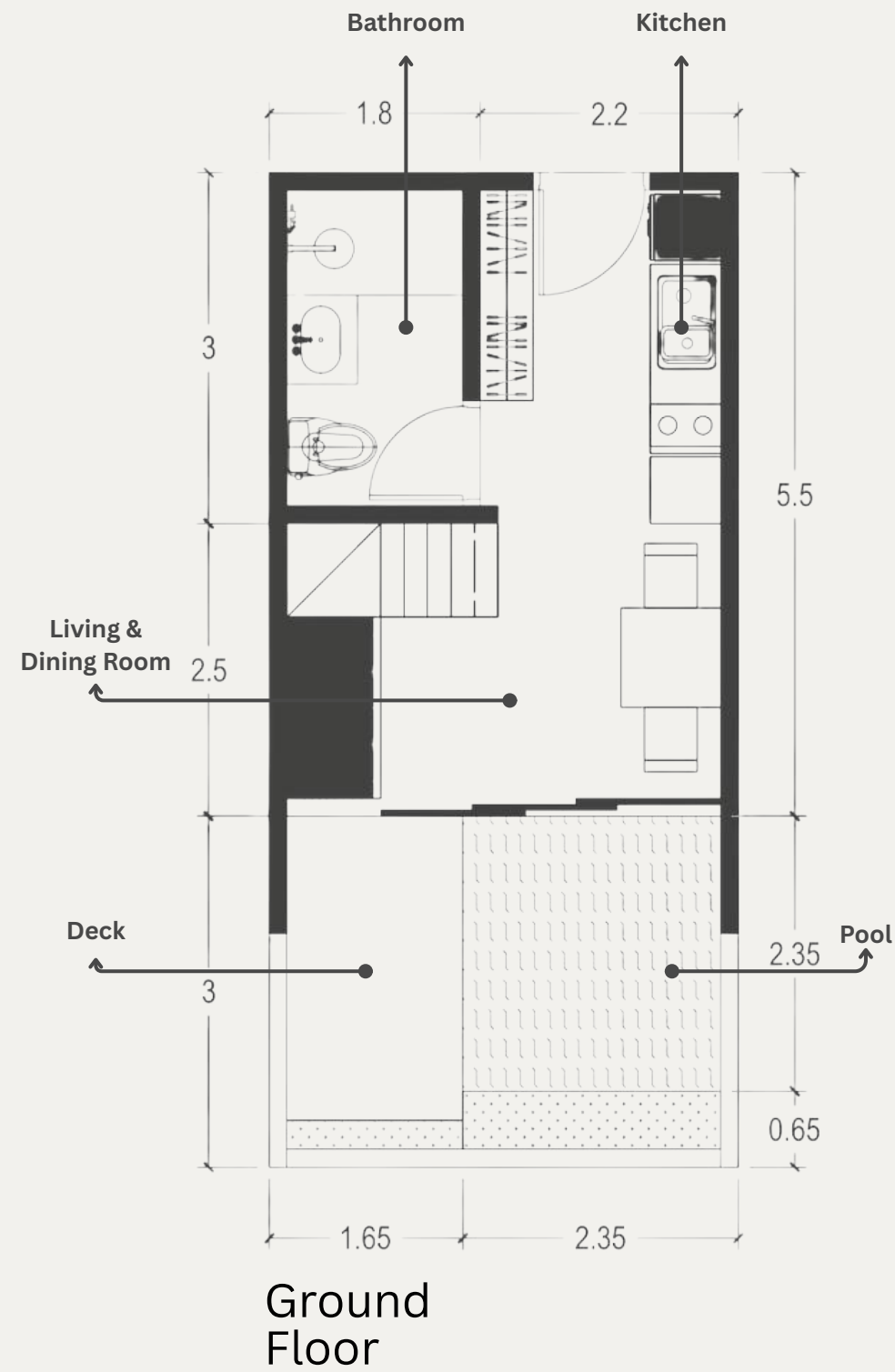


Sport & Wellness



Unit Layout

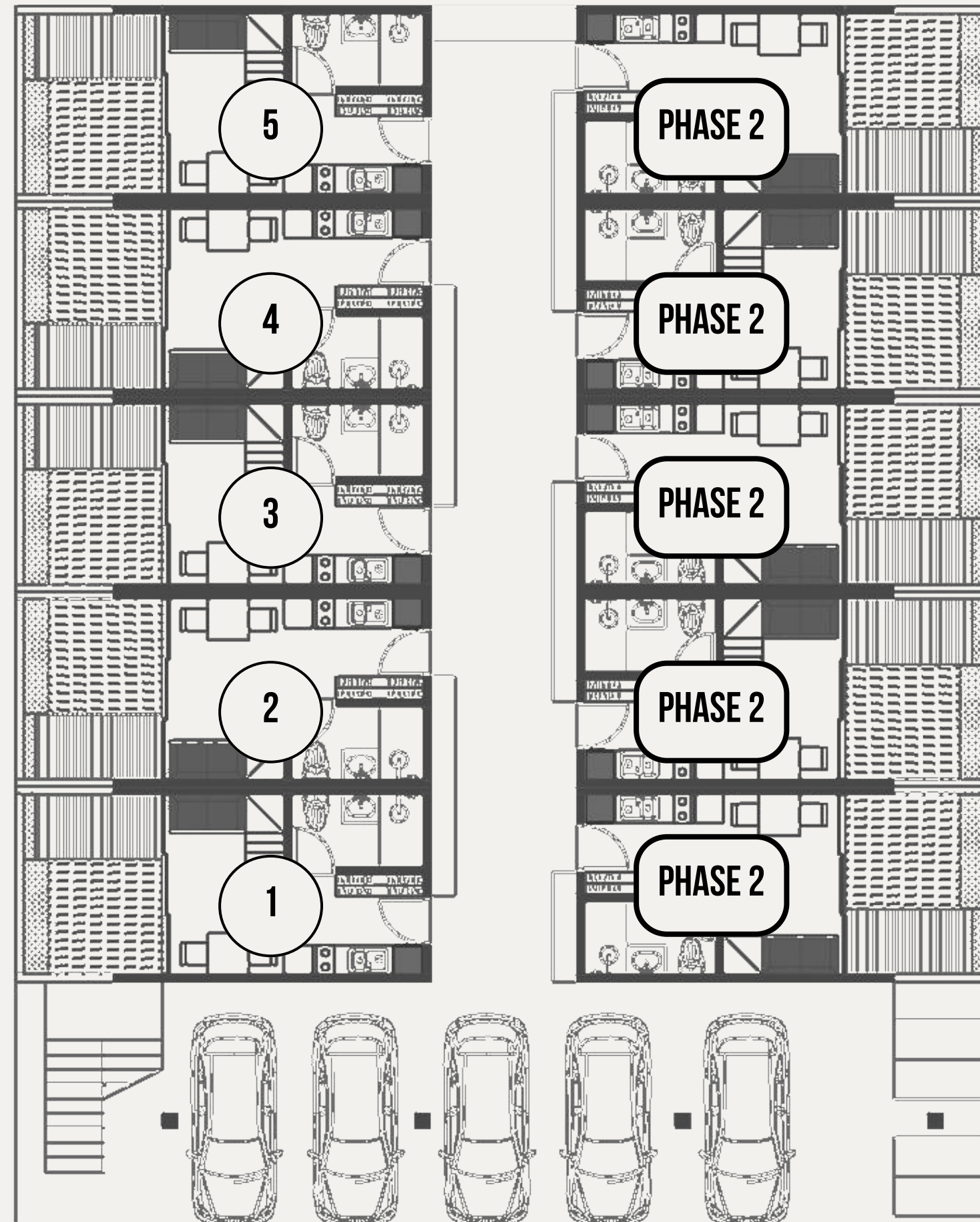
34^{m²}
45^{m²}



Site Plan

1-5 Available Unit

PHASE 2 Future Development



Road

A photograph of a modern architectural courtyard. The central path is paved with dark grey cobblestones and is flanked by low concrete planters containing various green plants, including several tall palm trees. The courtyard is enclosed by two-story buildings. The ground floor features large glass windows and doors, some of which are illuminated from within, casting a warm glow. The upper floor is constructed of red brick. The sky above is a soft, hazy blue, suggesting a clear day. The overall aesthetic is clean, minimalist, and modern.

**Where minimalist lines meet
a maximalist social life.**



Your private retreat on the island's most vibrant shortcut.



Turn Bali's most bustling neighborhood into your most consistent passive income.



**Where "Fully Booked"
is the standard lifestyle.**



Designed for a generation that never hits snooze on the weekend.

Price List

4 YEARS 10% ROI

~~EXPECTED GUARANTEE~~

Lease Period	Semi Furnish		AirBnb Ready	
20 Years	\$90.000	IDR 1,530,000,000	\$94.000	IDR 1,598,000,000
25 Years	\$95.000	IDR 1,615,000,000	\$99.000	IDR 1,683,000,000
30 Years	\$100.000	IDR 1,700,000,000	\$104.000	IDR 1,768,000,000

Note:

- Construction period is not calculated on the lease term, 20/25/30 is nett.
- Tax excluded



Own this Paradise
with only

\$54K

Equivalent to IDR 900 Million

Management Financing Deals

PAY ONLY 60%

PAID BY MANAGEMENT 40%

Lease Period	Semi Furnish		AirBnb Ready	
	Monthly Rent	Initial Investment	Monthly Rent	Initial Investment
4* + 16 Years	\$54.000	IDR 918,000,000	\$56.400	IDR 958,800,000
4* + 21 Years	\$57.000	IDR 969,000,000	\$59.400	IDR 1,009,800,000
4* + 26 Years	\$60.000	IDR 1,020,000,000	\$62.400	IDR 1,060,800,000

Note:

- Construction period is not calculated on the lease term.
- 4 Years managed & income will be subject to developer income.
- Tax excluded

Payment Structure

	Full Payment	Financing
10% DP	\$9,400 /IDR 159.800.000	\$9,400 /IDR 159.800.000
25% Signature	\$23,500 /IDR 399.500.000	\$23,500 /IDR 399.500.000
25% Foundation	\$23,500 /IDR 399.500.000	\$23,500 /IDR 399.500.000
30% Roof	\$28,200 /IDR 479.400.000	—
10% Handover	\$9,400 /IDR 159.800.000	—
	<hr/> + \$94,000 /IDR 1.598.000.000	<hr/> + \$56,400 /IDR 958.800.000

Pay Only

60%

\$56.400 /
IDR 930.000.000

*Simulation on
Airbnb ready price.

AirBnb Data: Nearby Competitor

Guest Favourite  





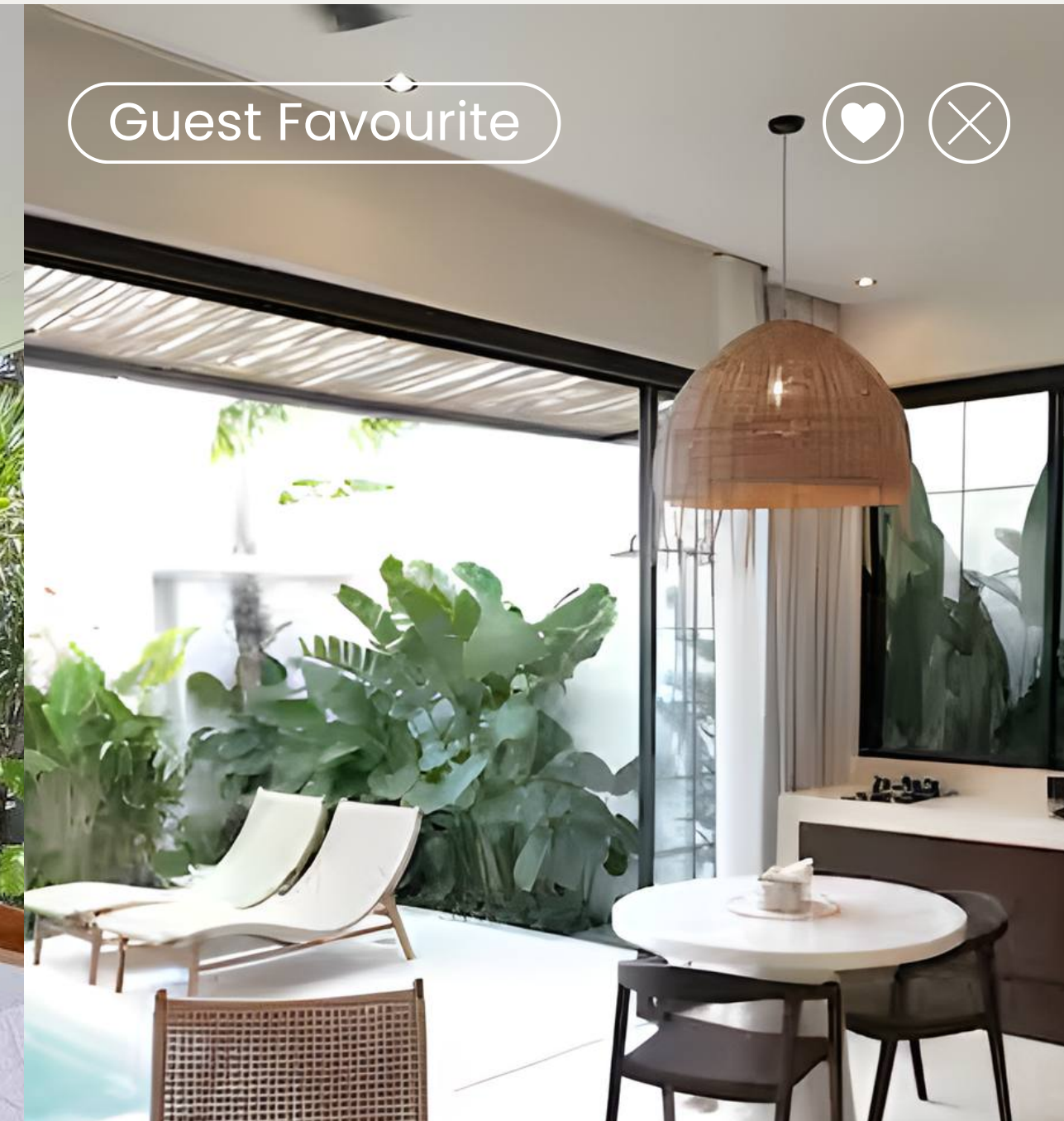
Villa in Umalas ★ 4.88 (40)
Casa Casa 1 Villa between Canggu &...
1 Bedroom - 1 queen bed
~~Rp2,380,952~~ Rp2,000,000 for 1 night

Guest Favourite  



Villa in Umalas ★ 5.0 (5)
New House Casa Open Livingroom...
1 Bedroom - 1 bed
Rp1,564,000 for 1 night

Guest Favourite  



Villa in Umalas ★ 4.97 (75)
Cozy Villa Private Pool Villa for Two...
1 Bedroom - 1 king bed
~~Rp2,215,792~~ Rp1,600,000 for 1 night

ROI Projection

Full Payment
up to

16%

Management Financing
up to

26%

	Low Rate	Medium Rate	High Rate	
Occupancy Rate	80%	85%	90%	
Days	30	30	30	
Revenue				
Price Room/day	1,500,000	1,500,000	1,500,000	
OTA Commission (15%)	225,000	225,000	225,000	
PB 1 Tax (10%)	127,500	127,500	127,500	
Nett after Commission	1,147,500	1,147,500	1,147,500	
Nett Income/Occupancy	27,540,000	29,261,250	30,982,500	
Expenses/Month				
TOTAL	6,800,000	7,130,000	7,370,000	
Gross Of Profit				
Total Gross of Profit	20,740,000	22,131,250	23,612,500	
EBITDA				
Management Fee (15%)/Month	3,111,000	3,319,688	3,541,875	
Nett per Month	17,629,000	18,811,563	20,070,625	
Nett per Year	211,548,000	225,738,750	240,847,500	
<hr/>				
ROI to (\$94,000)	13.64%	14.55%	15.53%	Full Payment Scheme
ROI to (\$56,400)	22.51%	24.01%	25.66%	Management Financing Scheme

A modern, minimalist interior with a staircase, dining table, and kitchen area. The scene is dimly lit, featuring a staircase with a glass railing, a dining table with chairs, and a kitchen area with a counter and shelves. The overall aesthetic is clean and contemporary.

NUMBERS DON'T LIE.

The Best Time to Invest in Bali
is Yesterday,

The Second Best Time
is **Today.**