

BALIX

Apartments with hotel yield

UBUD – THE CULTURAL CAPITAL OF BALI

Ubud is an ancient city of artisans and the spiritual heart of the island, where thousands of people come to reconnect with their true selves.

The unique charm of Ubud, home to the finest restaurants, local artisan workshops, and art galleries, attracts tens of thousands of tourists every year.

26

waterfalls

8

temples

3

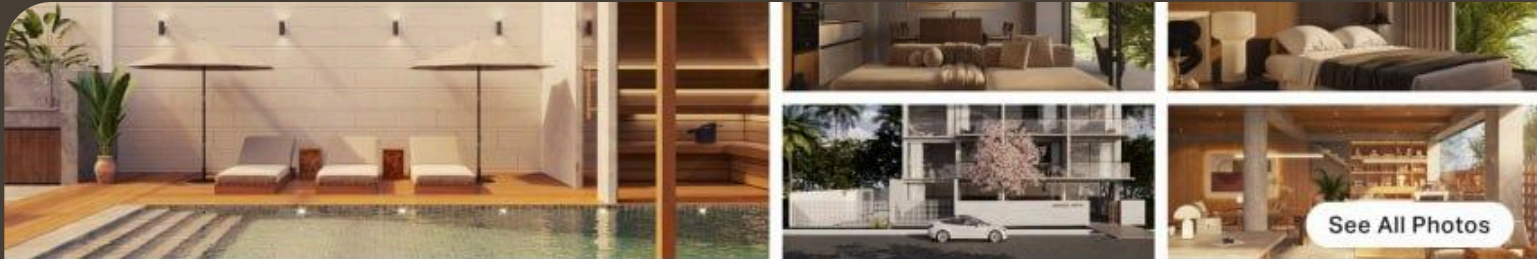
rice terraces

12

galleries




BENEFITS FOR INVESTORS



Short-term Rental Listing Overview

1BR Penthouse Jungle Vista w/Terrace by BCG | Ubud

Market: Bali Market Score: 95 Type: Apartment Price Tier: Upscale

 Connect your listing for FREE

Get personalized listing performance and pricing recommendations

Connect Now

Rp75.6M

40

Rp51.3M

63%

Rp2.1M

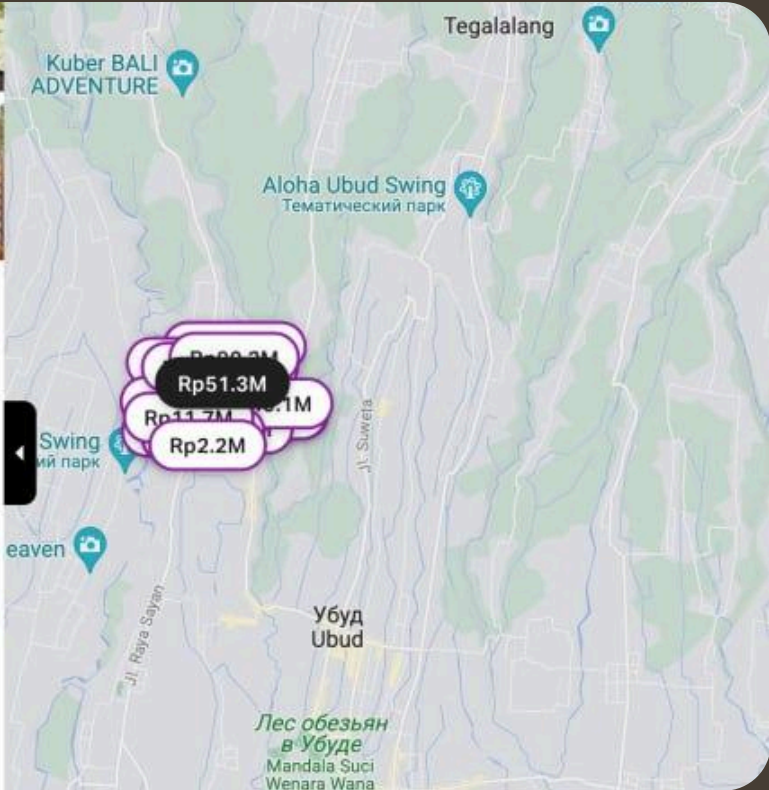
Revenue Potential


Days Available

Annual Revenue

Occupancy

Average Daily Rate






Short-term Rental Listing Overview

Modern Two-Level Sarang Apartment 5

Market: Bali Market Score: 95 Type: Apartment Price Tier: Midscale

 Connect your listing for FREE

Get personalized listing performance and pricing recommendations

Connect Now

Rp312.4M

365

Rp312.4M

75%

Rp1.1M

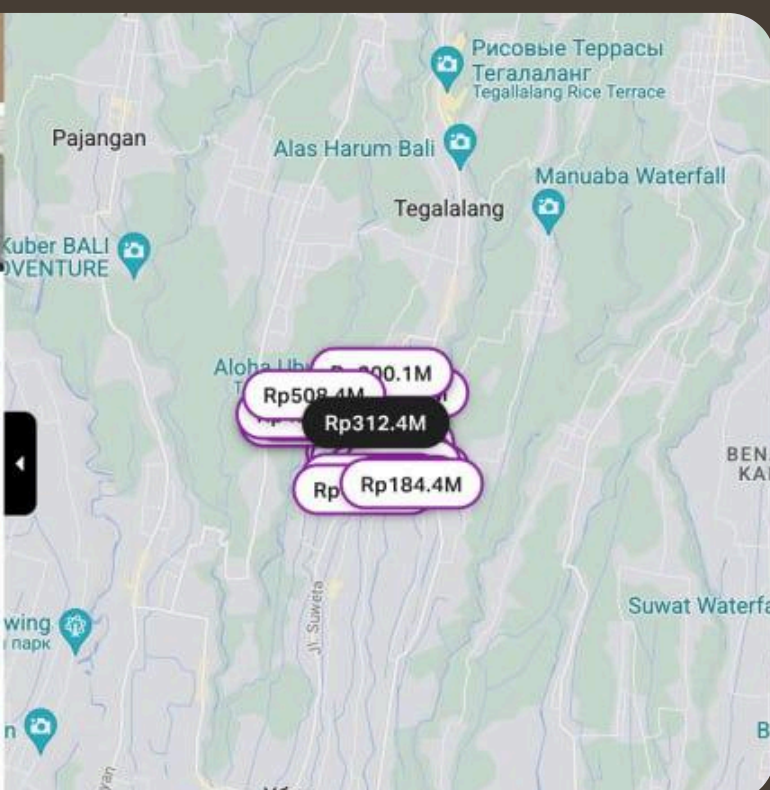
Revenue Potential

Days Available

Annual Revenue

Occupancy

Average Daily Rate



UPTO 70%

Occupancy rate (up 19% year-on-year)

165\$

ADR (average price per night)

2-8 ДНЕЙ

Duration of stay



PROJECT CONCEPT

The decor uses natural materials, carved wood, batik textiles, traditional ceramics and artefacts created by local craftsmen. Guests will feel part of the island's history, living in a space where every detail tells the story of Balinese culture.

BALIX



14 spacious
two-level
rooms

PLAN OF THE COMPLEX

1st floor plan

No1	65 m ²	No4	65 m ²
\$162 000		\$162 000	
No2	65 m ²	No5	65 m ²
\$162 000		\$162 000	
No3	65 m ²	No6	65 m ²
\$162 000		\$162 000	
		No7	65 m ²
		\$162 000	

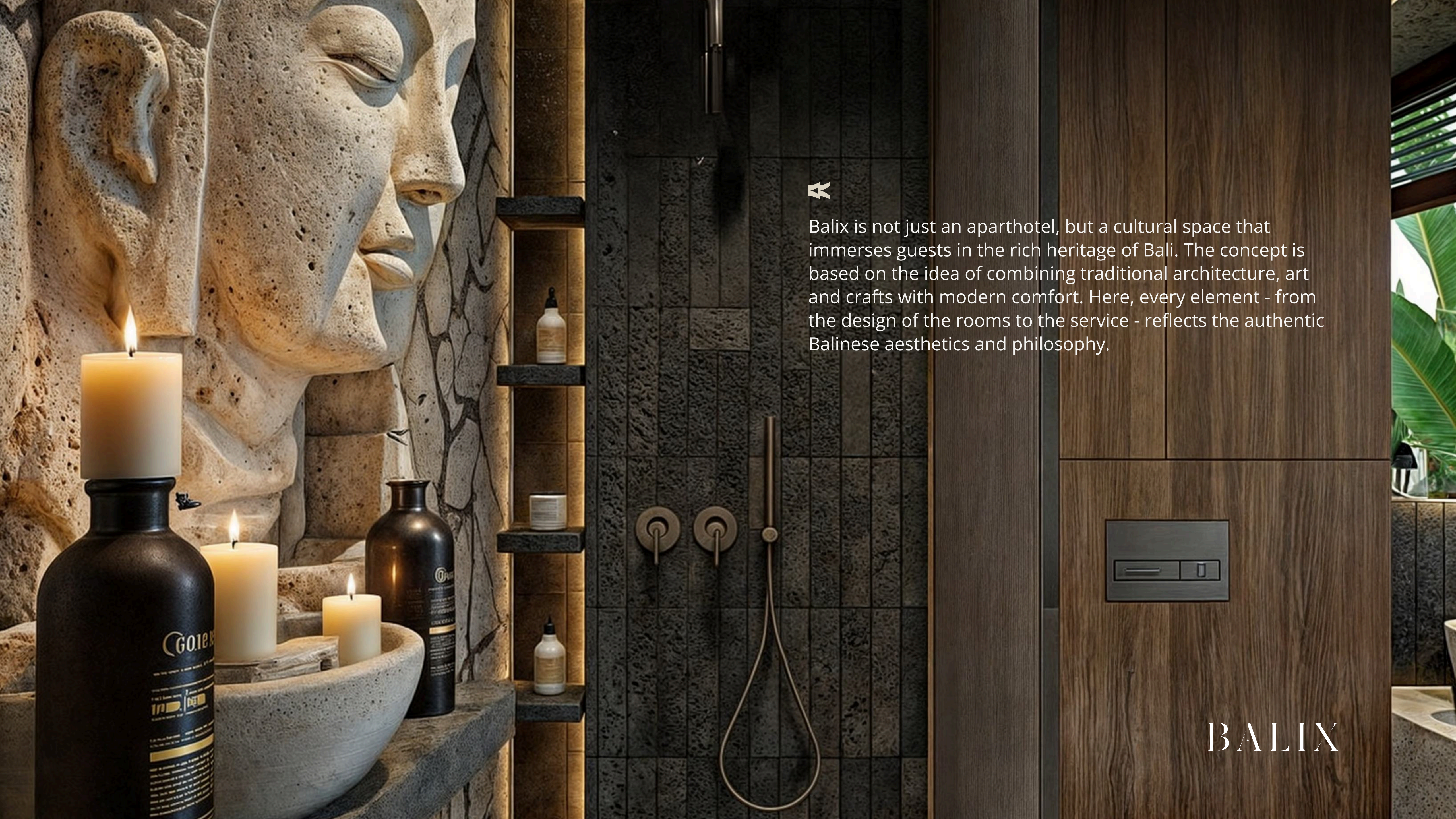
2nd floor plan

No8	65 m ²	No1 1	65 m ²
\$162 000		\$162 000	
No9	65 m ²	No1 2	65 m ²
\$162 000		\$162 000	
No1 0	65 m ²	No1 3	65 m ²
\$162 000		\$162 000	
		No14	65 m ²
		\$162 000	

available

reserved

sold



R

Balix is not just an aparthotel, but a cultural space that immerses guests in the rich heritage of Bali. The concept is based on the idea of combining traditional architecture, art and crafts with modern comfort. Here, every element - from the design of the rooms to the service - reflects the authentic Balinese aesthetics and philosophy.

BALIX

WHO ARE OUR GUESTS

Our aparthotel guests are conscious travelers for whom Bali is not just a place of rest, but a source of cultural and spiritual experience. These are cultural tourists, explorers, connoisseurs of traditions who seek to better understand the Balinese way of life, its history and craft traditions.



ROOM DESCRIPTION

The standard room equipment includes:

- All necessary furniture of high quality
- A full range of household appliances and dishes from leading brands
- Air conditioning system
- Premium cosmetics of local production
- Quality interior items from local craftsmen





ПЛАНИРОВКА

- Кухня / гостиная 31 м²
- Гардероб 3 м²
- Санузел 5 м²
- Спальня 21 м²
- Терраса 4 м²

Общая площадь 64 м²

\$162 000

Стоимость

11-16%

ROI



BALIX



CONCEPT

APARTMENTS IN UBUD



@ 2025



Electric scooter and bicycle
rental

for easy travel around Ubud



Personalized concierge service

Booking excursions, restaurants, spas



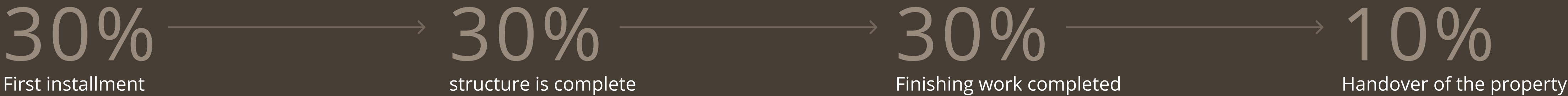
Individual photo
sessions

With professional
photographers in unique
locations

@ 2025

INVESTMENT PLAN

- After signing the investment contract, you pay the first installment of 30%
- 3% discount applies for 100% payment



INDIVIDUAL CONDITIONS ARE POSSIBLE

- During the entire period you will be provided with reports on all stages of construction with photos.
- Upon completion of construction, you receive the keys and documents.

PAYBACK CALCULATION

Scenario	Optimistic (daily)	Realistic (daily)	Monthly
Daily rental rate	\$125	\$100	\$60
Occupancy	80%	80%	95%
Rental income per year	\$36 500	\$29 200	\$20 760
Costs of management and maintenance of the complex	30%	30%	15%
Net profit per year	\$25 550	\$20 440	\$17 640
Profit for 5 years	\$127 750	\$102 200	\$88 200
ROI (excluding cost growth)	18%	13%	11%

Link to document



NOMOR: SK-PBG-510405-04092024-01

Membaca

NOMOR: SK-PBG

: Permohonan Persetujuan Bangunan Gedung

Nomor : PBG-510405-04092024-01

Pemilik Bangunan Gedung : PT.SCAPITAL BALI GROUP

Alamat Pemilik : Jl.Raya Kesambi No.9, Desa/Kelurahan Kerobokan Kel. Kerobokan Kec. Kuta Utara Kab. Badung Bali

: Mendirikan Bangunan Gedung Baru

: REAL ESTAT BALIX LOFTS UBUD

: Gedung Kepentingan Umum

Untuk	: Bangunan Gedung	
Nama Bangunan Gedung	: Perkantoran	
Fungsi bangunan gedung	: <u>Bangunan Tidak Sederhana</u>	: 1058.95 m ²
Sub Fungsi	: Total Luas	: 1058.95 m ²
Klasifikasi Kompleksitas	Luas Lantai	: 0.0 m ²
Luas Bangunan Gedung	Luas Basemen	
	: 2 Lantai	

Jumlah Lantai Bangunan Gedung: 2 Lantai
Luas Bangunan Gedung : 11.4 m
Luas Bangunan Gedung : 0 Lapis
Luas Bangunan Gedung : 1 Unit

Jumlah Lantai Bangunan : 0 Lapis
Tinggi Bangunan Gedung : 1 Unit
Jumlah Lapis Basemen : (tercantum dalam lampiran A)
Jumlah Unit Bangunan : (tercantum dalam lampiran A)

: (tercantum dalam lampiran A)
: (tercantum dalam lampiran A)
: (tercantum dalam lampiran A)
: (tercantum dalam lampiran A)

Bahwa setelah memeriksa (mencatat/meneliti), mengkaji, dan menilai/evaluasi serta
menyetujui dokumen rencana teknis bangunan gedung sebagaimana dimaksud di atas
dengan ini disahkan, maka terhadap permohonan persetujuan bangunan gedung yang
dimaksud dapat diberikan persetujuan dengan ketentuan sebagaimana dalam lampiran
keputusan ini.

Nomor 28 Tahun 2002 tentang Bangunan Gedung (Lembaran
Tahun 2002 Nomor 134, Tambahan Lembaran Ne
Penetapan Peraturan Per
Cipta Kerja

Menimbang

Mengingat

DISCOVER OPPORTUNITIES WITH US

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by Terra Auri