








# Villas surrounded by jungle, waterfalls in the heart of Ubud (003519)



# 144 500 €

 Floor area	58 m <sup>2</sup>
 Number of rooms	1 bedroom
 Furnitures	Partly
 To the beach:	m
 Location:	Indonesia, Bali, Ubud
 To the airport:	km
 To the city centre:	km

## Options

- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory

## Description

We invite you to immerse yourself in the unique atmosphere of an exclusive villa complex located in the heart **of Ubud**, where nature and luxury meet in harmonious unity.

The villas are surrounded by dense jungle, picturesque waterfalls and famous landmarks, creating ideal conditions for a peaceful and inspiring stay.

### Unique design and layout:

- Kitchen/living room: 29.2 m<sup>2</sup>
- Wardrobe: 2.9 m<sup>2</sup>
- Bathroom: 4.8 m<sup>2</sup>

- Bedroom: 20.6 m<sup>2</sup>
- **Total area: 57.5 m<sup>2</sup>**

The villas embody an authentic design with ethnic elements and the use of natural materials, which gives each space a warm and cozy atmosphere.

### **Strategically convenient location:**

- Airport - 55 minutes
- Best restaurants - 2 minutes
- Supermarkets - 3 minutes
- Artists' trail - 4 minutes
- Waterfalls - 15 minutes
- Temples - 8 minutes
- Rafting and ATV - 4 minutes
- Monkey forest - 10 minutes

Investment opportunities: The complex offers unique opportunities for investing in real estate at the early stages of construction, which allows you to count on capital growth of up to 25% during the construction cycle.

You can use the **villa for personal residence for 3-6 months a year** and rent it out in your absence, which will provide a stable income **with a profitability of 8% to 13% per annum.**

When renting through our management company, **the income can reach 12% -17% per annum.**

### **Investment plan:**

- **Price at the second stage of sales — \$ 155,000**
- At the third stage — \$ 165,000
- After the delivery of the object — \$ 180,000

### **The payment plan includes the following stages:**

- **First installment — 30%** after signing the contract
- 30% — after pouring the foundation
- 30% — after the readiness of the structural elements
- Final 10% — upon delivery of the object

Construction began in July 2024, and the project is scheduled for completion in July 2025.

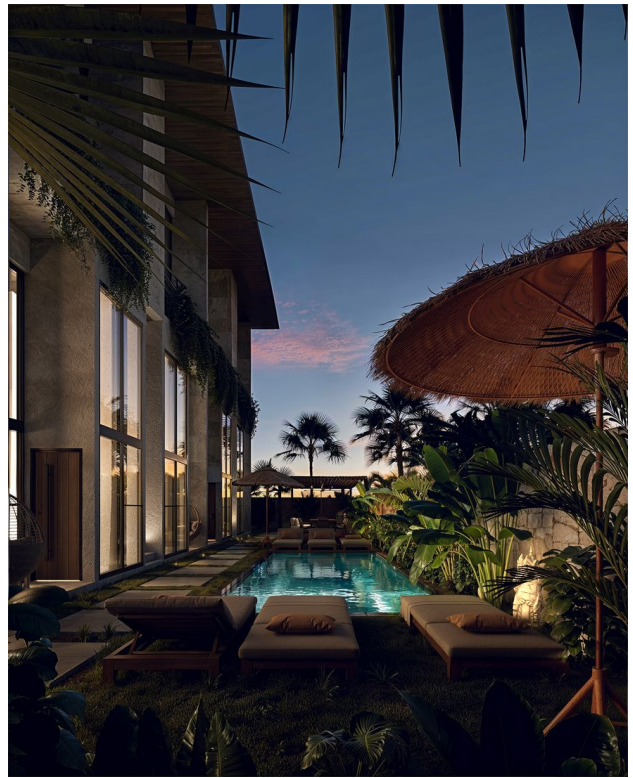
Individual conditions are provided for each client, as well as regular progress reports with photographs.

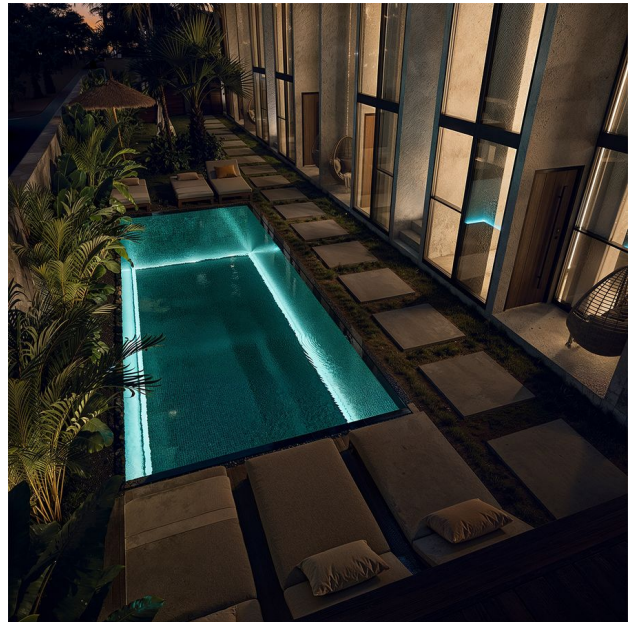
This project is not just an opportunity to buy a luxury home in Bali, but also a reliable way to invest with the prospect of high income.

**Information updated: 04.09.2024**

## Photo gallery



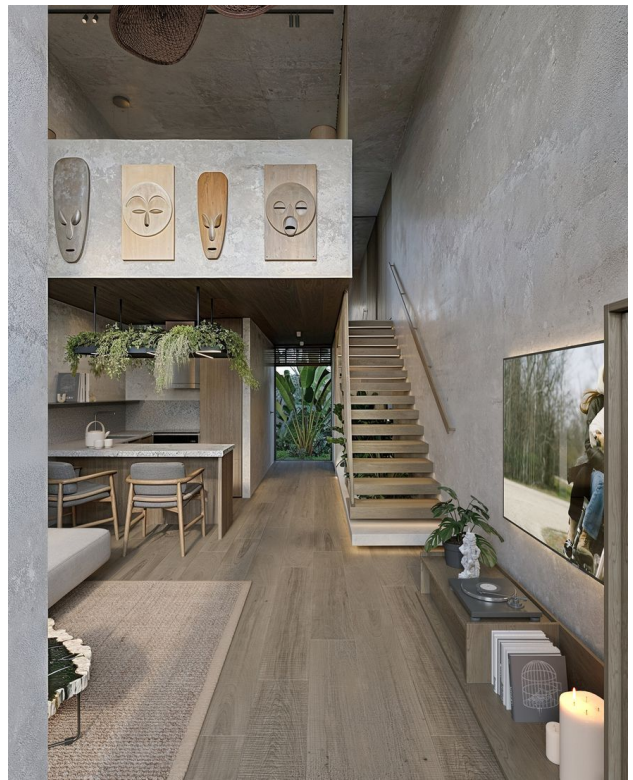




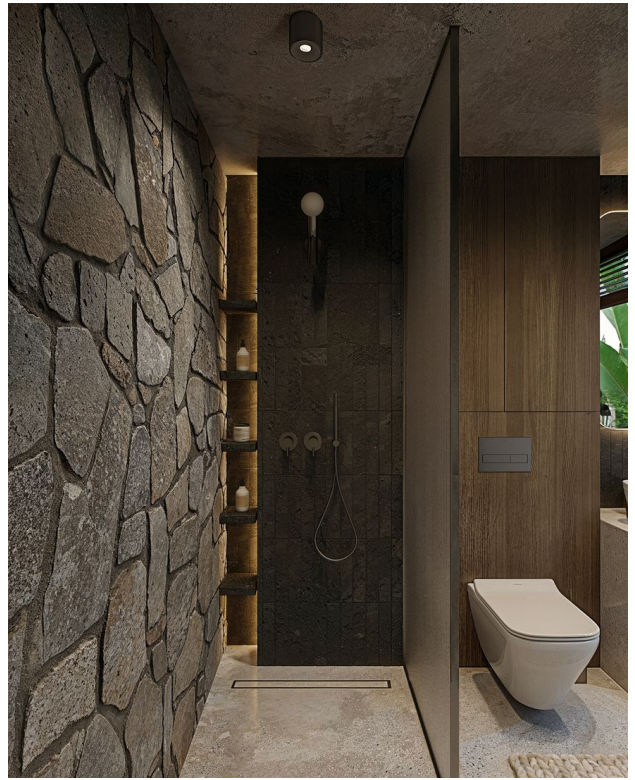














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