

Harcourts
Purba Bali

Prime

**UBUD VILLA WITH
APPROVED PLANS
FOR FURTHER
DEVELOPMENT**

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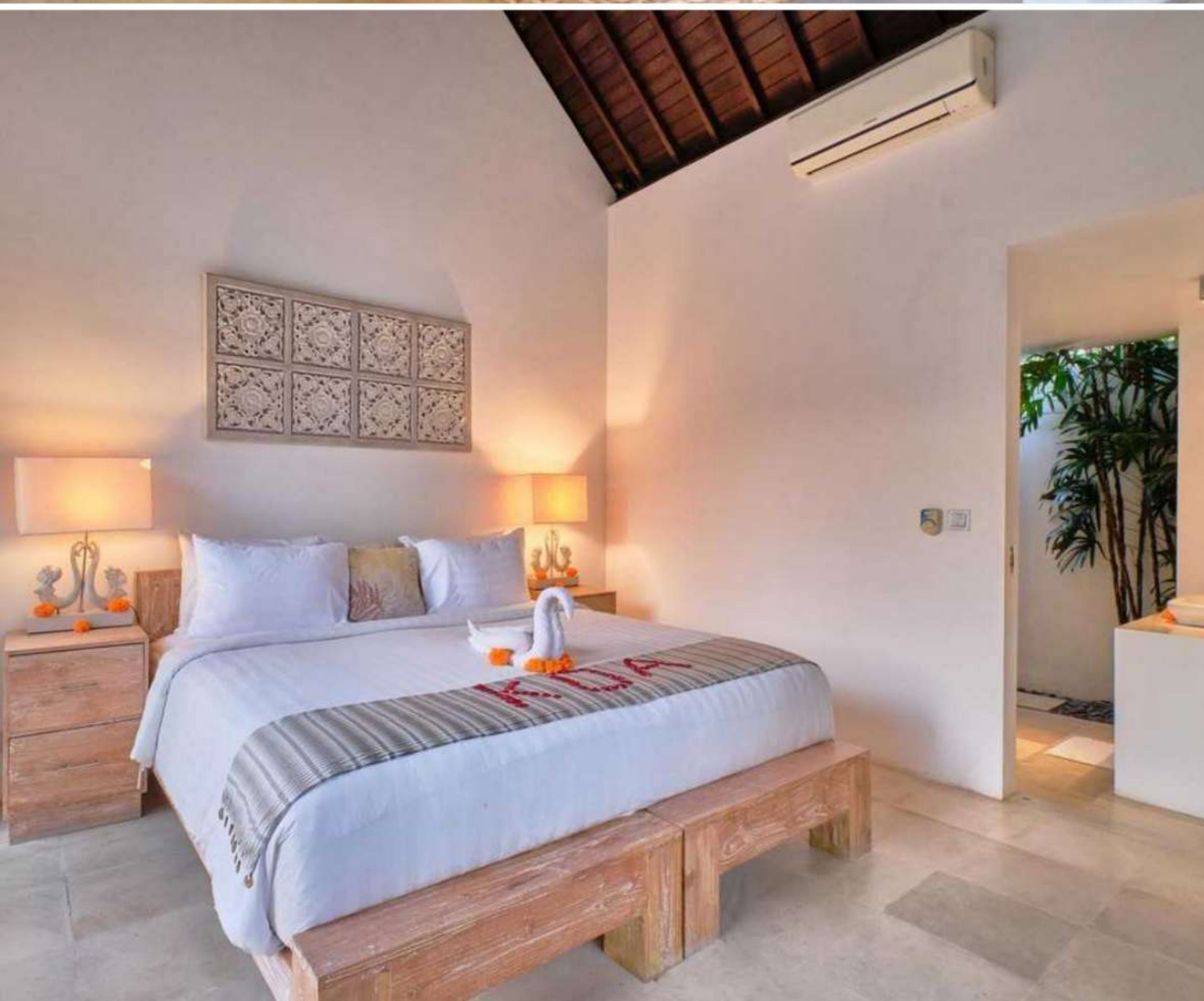
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INTRODUCTION

Investors are increasingly drawn to the Ubud property market, and it's easy to see why. Ubud is a cultural and wellness hub in Bali, attracting millions of tourists each year. Its thriving tourism industry has led to a growing demand for vacation rentals and boutique hotels, offering strong rental yields. With rising property values and increasing infrastructure development, Ubud is positioned as a prime destination for long-term capital growth. Additionally, Ubud's appeal to expatriates and digital nomads has created a vibrant market for both short- and long-term rentals, making it a fantastic location for investment.

- Prime investment opportunity in North Ubud, Bali
- Total land size: 1075 sqm
- Includes a stylish 2-bedroom villa with rice field views and a pool
- Already performing well in the short-term rental market
- Approved plans for additional 4 x 2-bedroom pool villas
- Potential to increase ROI significantly
- Offered at USD 395,000 on a leasehold title until 2042, with an option to extend
- Immediate rental income and future growth potential
- Ubud's booming tourism and demand for wellness retreats and eco-tourism enhance investment attractiveness





THE *Villa*

Building on Ubud's strong rental market, this 2-bedroom villa has been performing well in short-term rentals. Designed in a Balinese Modern style, the villa was constructed in 2014 and renovated in 2021. With breathtaking rice field views and a 6x3m swimming pool, this villa offers a peaceful, luxurious living experience in the heart of Ubud, making it an attractive option for both investors and those seeking a relaxing retreat.

- 2-bedroom villa performing well in short-term rentals
- Designed in a Balinese Modern style
- Constructed in 2014, renovated in 2021
- Breathtaking rice field views
- 6x3m swimming pool
- Offers a peaceful, luxurious living experience
- Attractive option for investors and those seeking a relaxing retreat

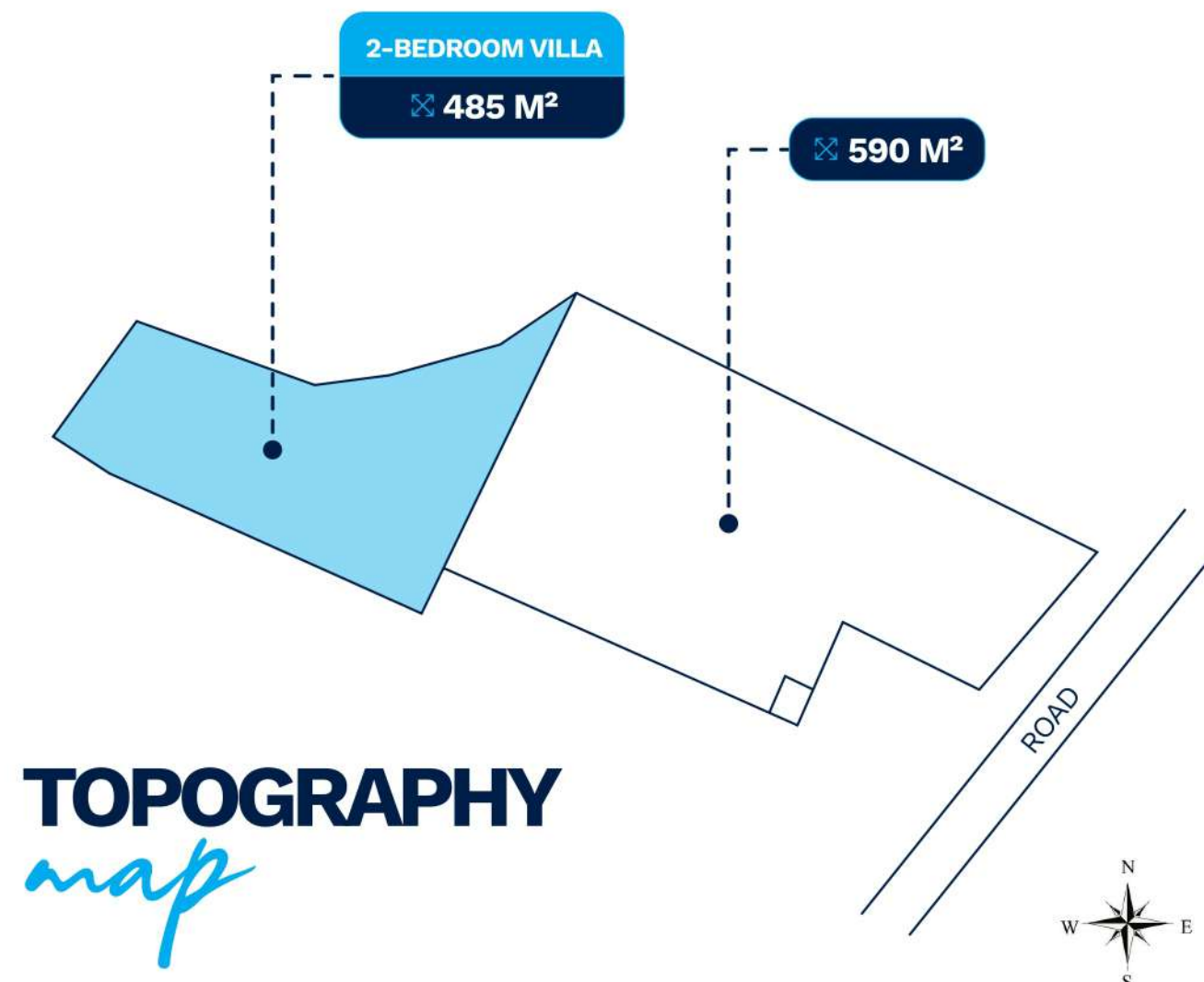
Price:
USD 395,000

THE *Concept*

The real highlight of this property is the opportunity for further development. Next to the 2-bedroom villa sits a sizeable 590 sqm plot of vacant land that comes with an approved design for 4 x 2-bedroom pool villas. Design Syndicate, a trusted design and construction partner of Harcourts Purba, has provided these attractive designs and estimated construction costs. Investors have the option to proceed with these plans, engaging Design Syndicate to bring this vision to life and further boost rental income potential.



- Opportunity for further development
- 590 sqm plot of vacant land
- Approved design for 4 x 2-bedroom pool villas
- Design & construction provided by Design Syndicate, a trusted partner of Harcourts Purba
- Estimated construction costs available
- Extremely profitable ROI



The LOCATION

The Project

Mount Batur
20 km

Mount Agung
30 km

Padang Bai Harbour
43 km

Elephant Safari
Park Lodge Bali
11 km

Ubud Palace
6 km

Monkey Forest
8 km

Tegallalang
Rice Terrace
2 km

Bebek Tepi Sawah
8.9 km

Pison, Ubud
8.4 km

The Blanco
Renaissance Museum
7 km

Ubud Royal Medical
6 km

Tabanan
32 km

Sanur Harbour
30 km

Canggu
34 km

Seminyak
37 km

I Gusti Ngurah Rai
International Airport
40 km



WHY *Ubud*

STRONG TOURIST DEMAND: Ubud is a major tourist destination, with a consistent influx of visitors seeking authentic Balinese culture, nature, and art, driving high demand for villa rentals.

RISING POPULARITY OF WELLNESS TOURISM: Ubud is a hotspot for wellness tourism, with many travelers coming for yoga, meditation, and holistic healing experiences, making it ideal for villas targeting health-conscious tourists.

EXCLUSIVE, BOUTIQUE APPEAL: Villas in Ubud offer a unique boutique experience, catering to travelers looking for privacy, luxury, and a deep connection to Bali's natural and cultural heritage.

MODERN INFRASTRUCTURE GROWTH: With increasing development in the surrounding areas, Ubud is seeing improvements in infrastructure, including road access, utilities, and services, making it more attractive for villa developments.

HIGH RETURN ON INVESTMENT: With Ubud's steady tourism growth and rising property values, investing in a villa in Ubud Temple offers strong potential for capital appreciation and high rental yields.





PRESENTING A BUSINESS *Opportunity*

The real highlight of this property is the opportunity for further development.

LAND *area*

4 X 2BR VILLA CONCEPT

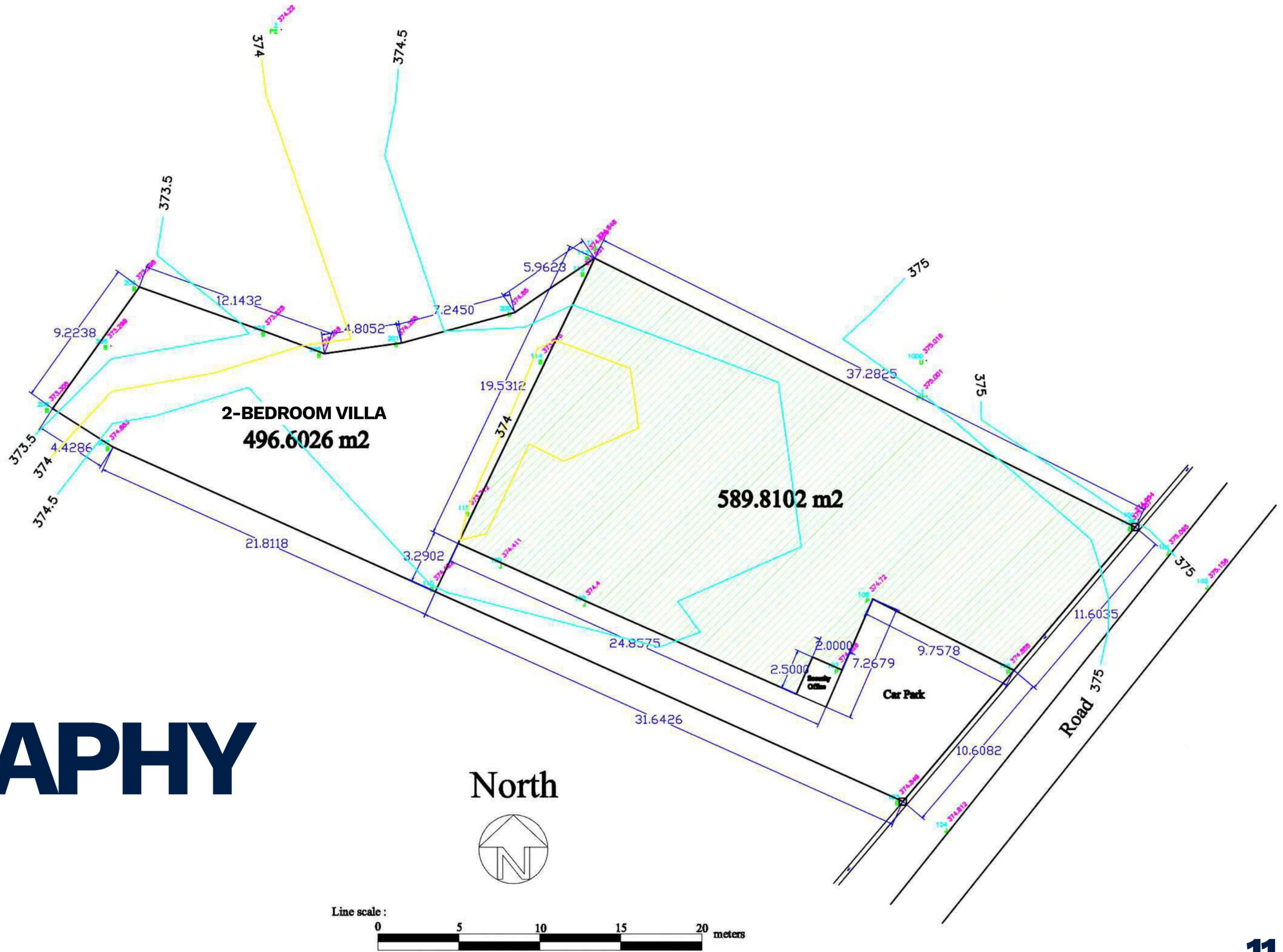
⊠ 590 M²

2-BEDROOM VILLA

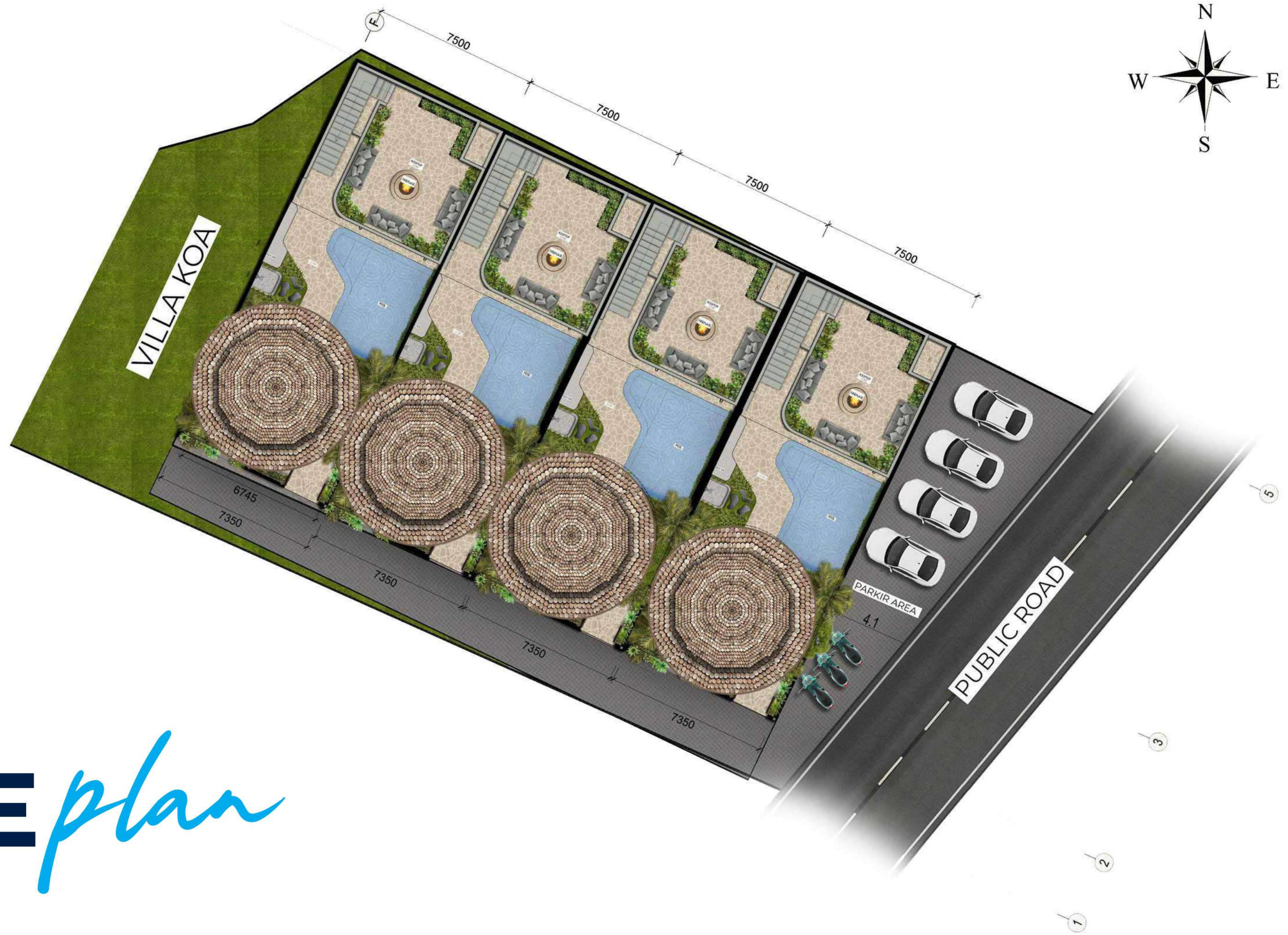
⊠ 485 M²

VILLA LAYOUT *Concept*

TOPOGRAPHY map

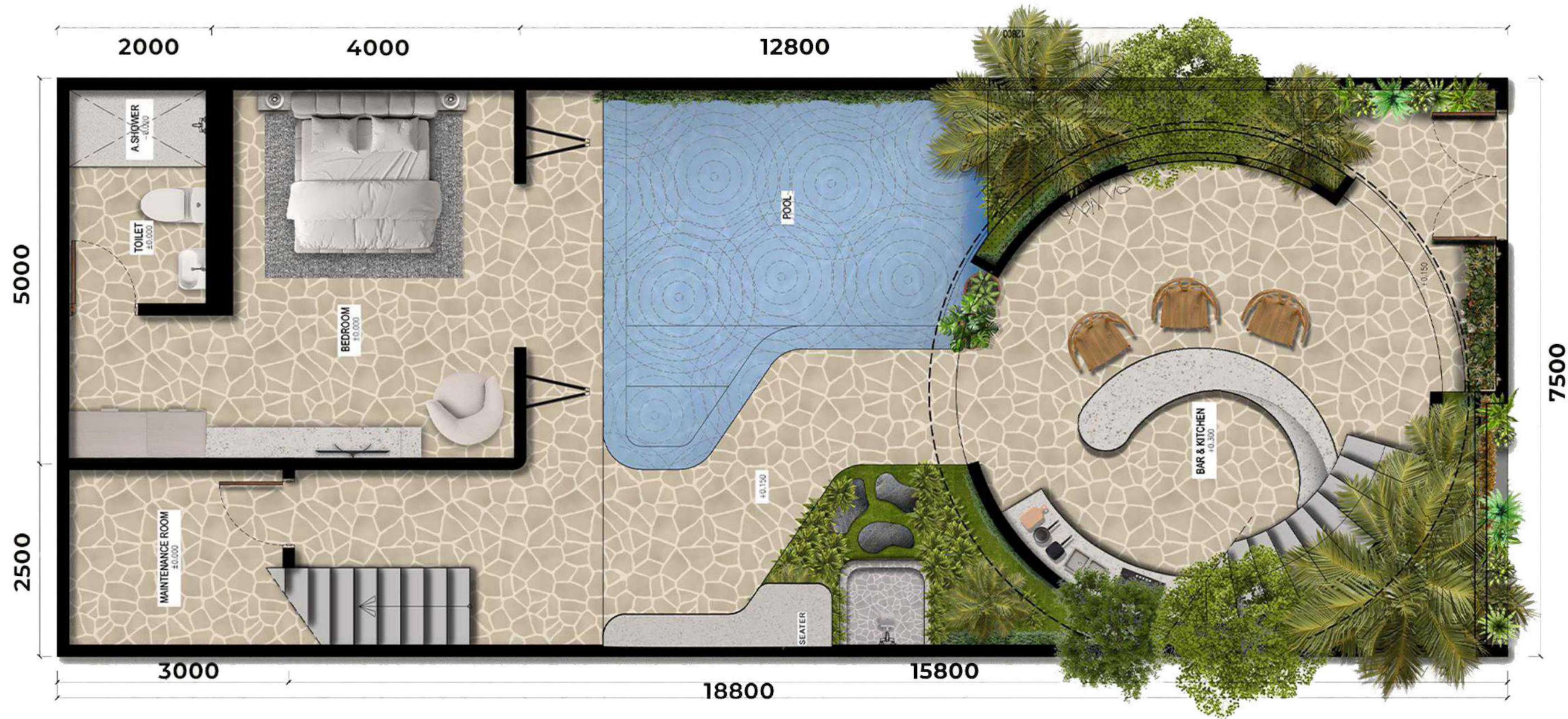


SITE *plan*



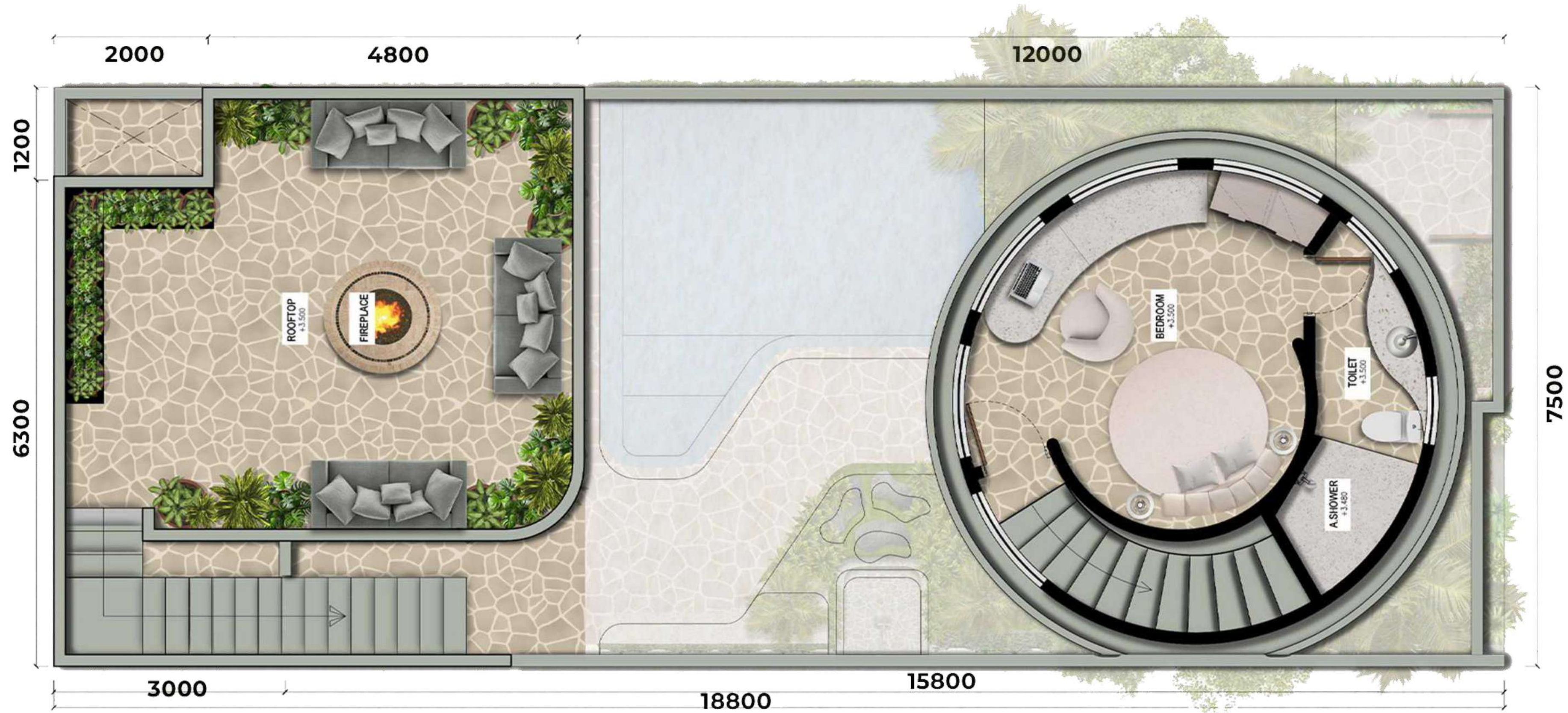
MASTER *plan*













GROUND Floor

-  Bar & Kitchen 28m²
-  Bedroom 30m²
-  Bathroom
-  Pantry
-  Plunge Pool
-  Fire Place
-  Outdoor Shower
-  Garden



FIRST *Floor*

-  Bedroom 28m²
-  Bathroom
-  Bay Window
-  Office Desk
-  Rooftop
-  Fire Place
-  Rice Field View
-  Outdoor Garden



03

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ESTIMATED CONSTRUCTION

Costs

Villa 1

📏 Land size:	141 m2
🏠 Build area:	172 m2
💰 Total cost to build:	USD 96,750

Villa 2

📏 Land size:	141 m2
🏠 Build area:	172 m2
💰 Total cost to build:	USD 96,750

Villa 3

📏 Land size:	141 m2
🏠 Build area:	172 m2
💰 Total cost to build:	USD 96,750

Villa 4

📏 Land size:	141 m2
🏠 Build area:	172 m2
💰 Total cost to build:	USD 96,750

Total estimated construction costs: USD 387,000

* Excluding soft furnishing approx. USD 15,000 per villa, licenses approx. USD 12,000 and PT PMA set up USD 2,500

CURRENT OPERATIONS OF EXISTING 2-BEDROOM *Villa* in USD per Year

Published nightly rate	USD 160
Occupancy rate	80%
Booking revenue	USD 46,720
Booking & marketing fees, service charge and taxes	USD 11,588
Net revenue	USD 35,132
Operational costs (property management and operational expenses)	USD 9,290
Profit per year	USD 25,842

PROJECTED Revenues

of concept 4 x 2-bedroom villa design

Projected Revenue (in USD)	Per Villa	Four Villas
Published nightly rate	USD 200	USD 180
Occupancy rate	78%	78%
Booking Revenue	USD 56,940	USD 227,760
Booking & marketing fees, service charge and taxes	USD 21,972	USD 87,888
Net revenue	USD 34,968	USD 139,872

Operational costs		
Property management and operational expenses	USD 9,420	USD 37,680
Profit per year	USD 25,549	USD 102,196

Yearly ROI

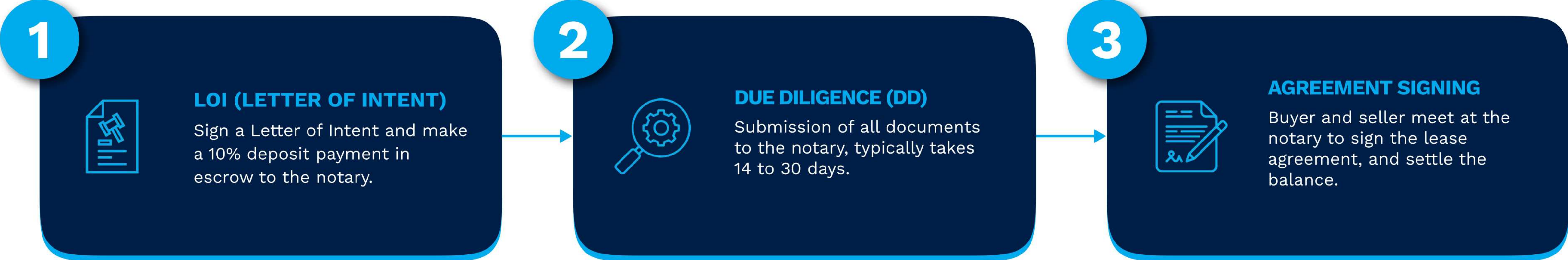
20.2%

21.7%

* ROI based on total estimated construction cost including soft furnishing, licenses and PT PMA set up

STEPS TO *Purchase*

Purchase of 2-bedroom villa and 1075 m² land




Optional **CONCEPT DESIGN** *Engagement*



What AM I ACTUALLY BUYING?

- A 2-bedroom pool villa
- Located in North Ubud
- Already operational on the short-term rental market
- Situated on 1075 sqm land
- A concept design to further develop and grow the current business
- All this is sold for USD 395,000 on a leasehold (valid until 2042), with the option to extend

What is the concept?

-  The concept involves adding up to four more 2-bedroom pool villas, expanding the current rental operation from one villa to five. If you decide to work with Design Syndicate to develop this plan, you'll sign a separate agreement and cover the construction costs.

Can I just buy the villa and land?

-  Yes.

Do I have to buy the existing 2-bedroom villa if I want to develop the additional four villas?

-  Yes.

Can I bring my own contractor to build the designs?

-  Yes.

DESIGN AND CONSTRUCTION *Team*

As a trusted design and construction partner of Harcourts Purba, Design Syndicate stands as a comprehensive design and construction company. Design Syndicate offers a broad range of services, including architecture, interior design, construction, landscaping, and full-scale renovations. The team's approach is holistic, managing the entire project cycle from the initial concept to final realization, ensuring seamless execution.

This includes providing legal support and consultations, which is particularly valuable for foreign clients unfamiliar with local regulations. Design Syndicate excels at delivering tailored solutions that not only reflect clients' visions but also enhance the functionality and aesthetics of spaces.



Salma Mur
CEO, Art Director

Salma, the founder of Design Syndicate, brings over two decades of architectural experience to the forefront of global design. With a portfolio that spans continents, Salma has crafted exceptional projects in diverse locales, including Indonesia and Thailand. Her work is characterized by a deep understanding of local cultures and environments, which she seamlessly integrates into her projects. Collaborating with leading developers and suppliers in the Asian market, Salma continues to push the boundaries of architecture, ensuring that every project not only meets but exceeds the expectations of our clients and the communities they serve.



IR. Kikie Adhietya Eko Soedarsa
Chief Builder

Kikie, Design Syndicate's esteemed chief builder, has been shaping landscapes across Indonesia and Bali for over 30 years. Recognized as a leading figure in regional construction, Kikie has an impressive track record that includes the development of cultural sites, temples, shopping centers, residential complexes, and luxurious villas. His expertise and commitment to quality are evident in every project he undertakes, seamlessly blending functionality with aesthetic excellence. The demand for his craftsmanship speaks volumes, with clients lining up to have Kikie bring their architectural dreams to life. His work not only constructs buildings but also creates communities, making him a pivotal force in regional development.

MANAGED BY AN EXPERIENCED *Team*



Our team of Experienced Professionals includes :

- Host Manager with 10+ years of experience in the hospitality industry
- Chief Engineer supervising the maintenance of the Villas
- A team of housekeepers and butlers who worked with the managing team for years in Bali
- Tax and accounting experts, Notaries and Lawyers specialized in real estate deals and property management



Matthieu Chauveau

Strategy & Sales

Matthieu worked for AccorHotels as a Financial Auditor before being in charge of the P&L performance of 120+ hotels in Indonesia and managing hotels in Bali and Singapore.

Matthieu holds an MBA from INSEAD and ensures that the villas' profit is optimized with rigorous processes and reporting.



Vincent Wybier

Operations

Vincent is an experienced hotel general manager with 28 years of expertise in all aspects of mid-scale to premium hospitality properties in Indonesia.

Passionate about building human connections, he speaks Bahasa fluently and is in charge of all the operations.

EXCLUSIVE REAL ESTATE

Agency

Harcourts

Purba Bali

Harcourts Purba Bali, as part of the global Harcourts network, takes pride in being the premier real estate agency for those investing in the beautiful island of Bali. Our team of experienced professionals is committed to guiding you through the buying process, helping you find the ideal property that aligns with your investment goals. With our exceptional support and personalized services, you can trust that you're in capable hands.



Siti Salmah Purba, S.H.

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136 years experience across our network in residential, rural and commercial property

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