

Harcourts
Purba Bali

Luxury
**LIVING
IN BALI'S
CULTURAL
HEART**

 **Ubud, Bali**

Redefining
**LUXURY
WELLNESS
LIVING**

We are excited to present this exclusive opportunity within a truly unique luxury villa in Ubud, Bali. By combining sophisticated living with the tranquility and cultural richness of the area, this property aims to offer an exceptional standard of living. With its serene environment and strategic location near Ubud's most sought-after attractions, this villa provides a rare and enriching experience for all discerning buyers.



Location Highlight

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.



GROWING *Market*

BBC
TRAVEL

Best Island in the world
by BBC Travel

Forbes

Top 5 of the investment
destinations by Forbes

 **Tripadvisor**

Top 5 of the most most
popular tourist destination
by TripAdvisor

 **Instagram**

Top 5 the most photogenic
and mentioned places in
the world according to
Instagram

TRAVEL+
LEISURE

The first place among
Asian countries by Travel
+Leisure

The projections of 7 million foreign tourist arrivals in Bali in 2024 represent a **40% increase from 2023 to 2024**

Resilient **DEMAND**



5,37 million

Increase in international Bali visitors
from 2019 to 2023



4,5 million

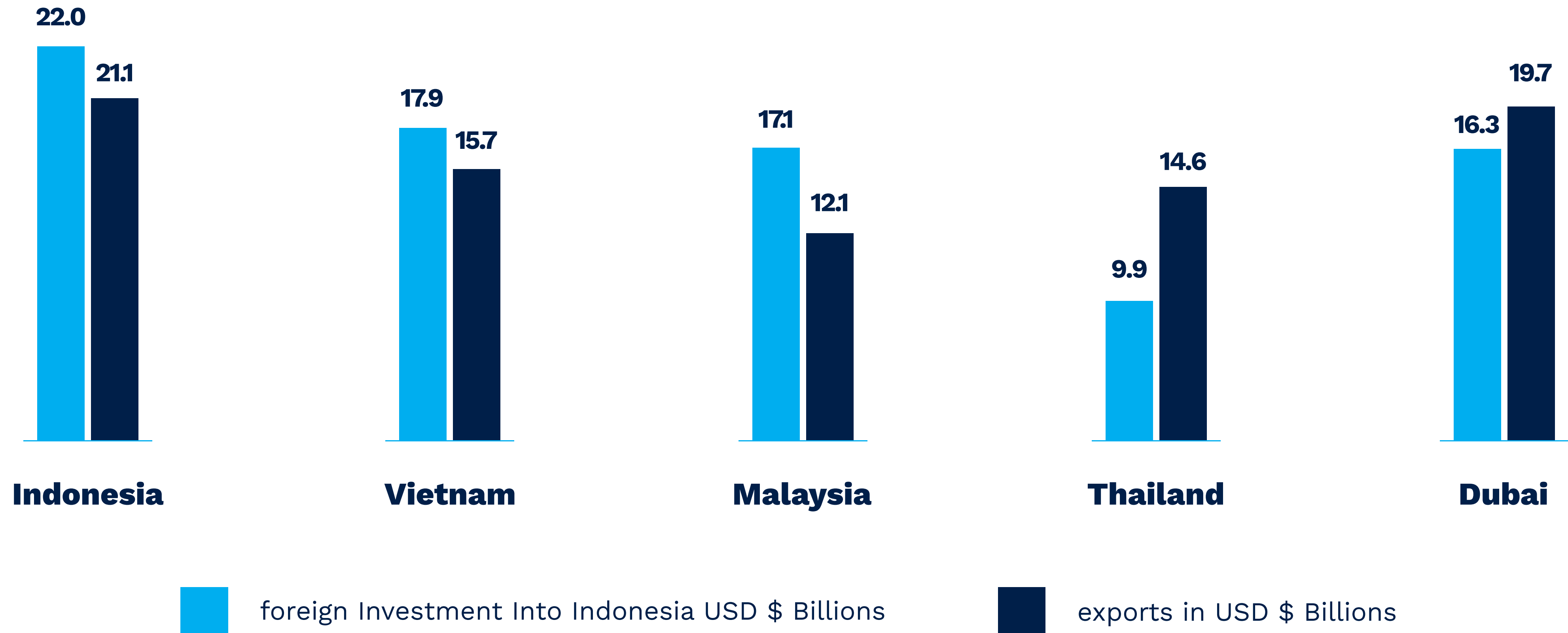
International tourist arrivals target in 2023 by
Bali's provincial government



10,55 million

Domestic visitors in 2019, strongly
rebounding in 2022/2023

A GROWING MARKET FOR PROFITABLE INVESTMENTS



source: <https://data.aseanstats.org/>

Why **UBUD, BALI**

is an unmatched experience. Its spiritual sanctuaries, breathtaking vistas, and vibrant traditions invite you to embark on a journey of self-discovery and connection.

More than just a travel destination, Ubud transcends to become a sanctuary for the soul. It reminds us of the importance of community, culture, and the innate beauty in every corner of this remarkable place. So, don't just visit Ubud—immerse yourself in its wonders and let its magic transform you.



Your LIFESTYLE

16 Day Clubs

1.105 Restaurant
and Cafes

19 Gyms

380 Spas

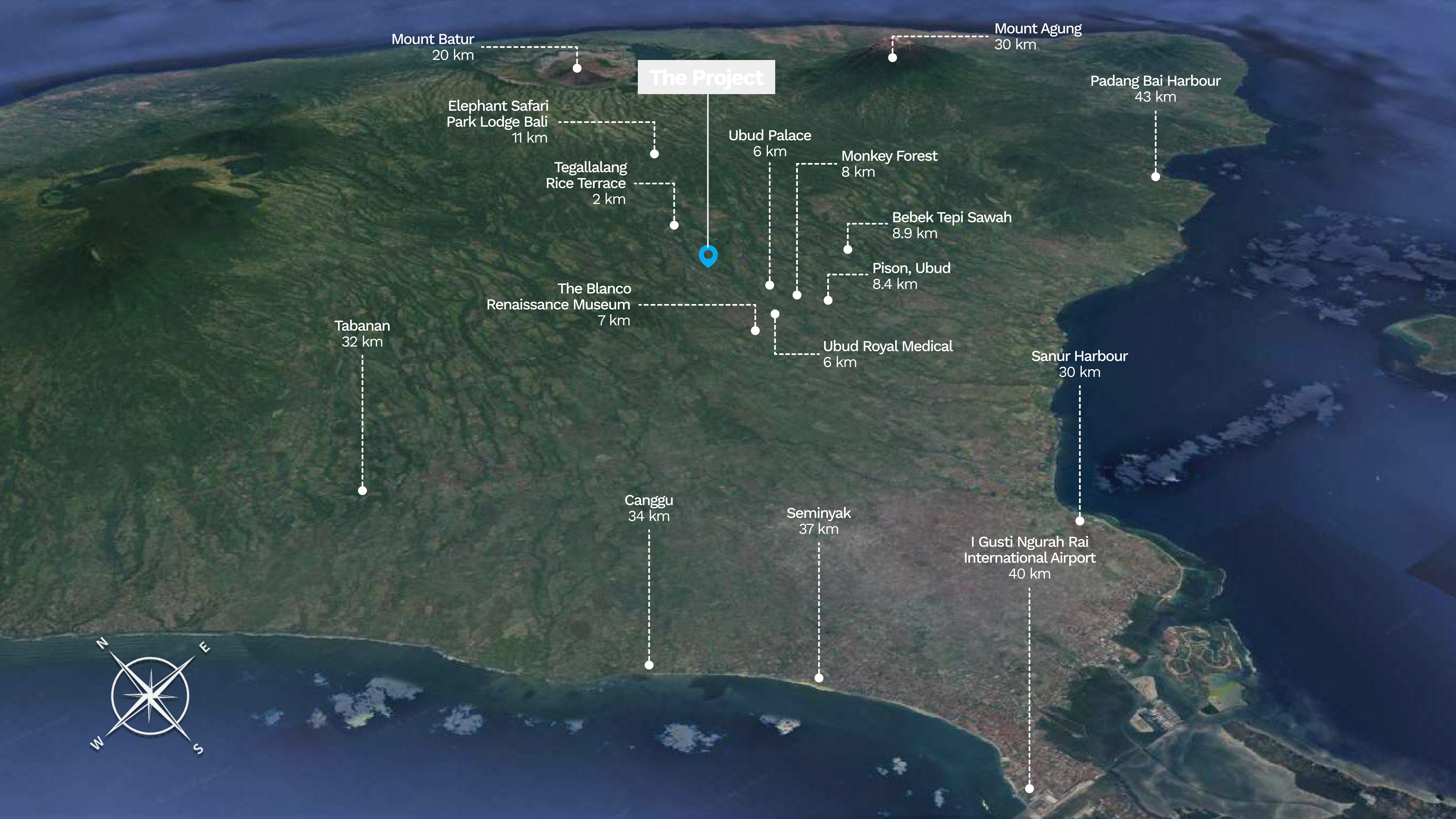
195 Retail
Outlets

20 Medical
Centres

2 International
Schools

23 International
Wedding Venues





The Project

Mount Batur
20 km

Mount Agung
30 km

Padang Bai Harbour
43 km

Elephant Safari
Park Lodge Bali
11 km

Tegallalang
Rice Terrace
2 km

Ubud Palace
6 km

Monkey Forest
8 km

Bebek Tepi Sawah
8.9 km

Pison, Ubud
8.4 km

The Blanco
Renaissance Museum
7 km

Ubud Royal Medical
6 km

Sanur Harbour
30 km

Tabanan
32 km

Canggu
34 km

Seminyak
37 km

I Gusti Ngurah Rai
International Airport
40 km



The PROJECT

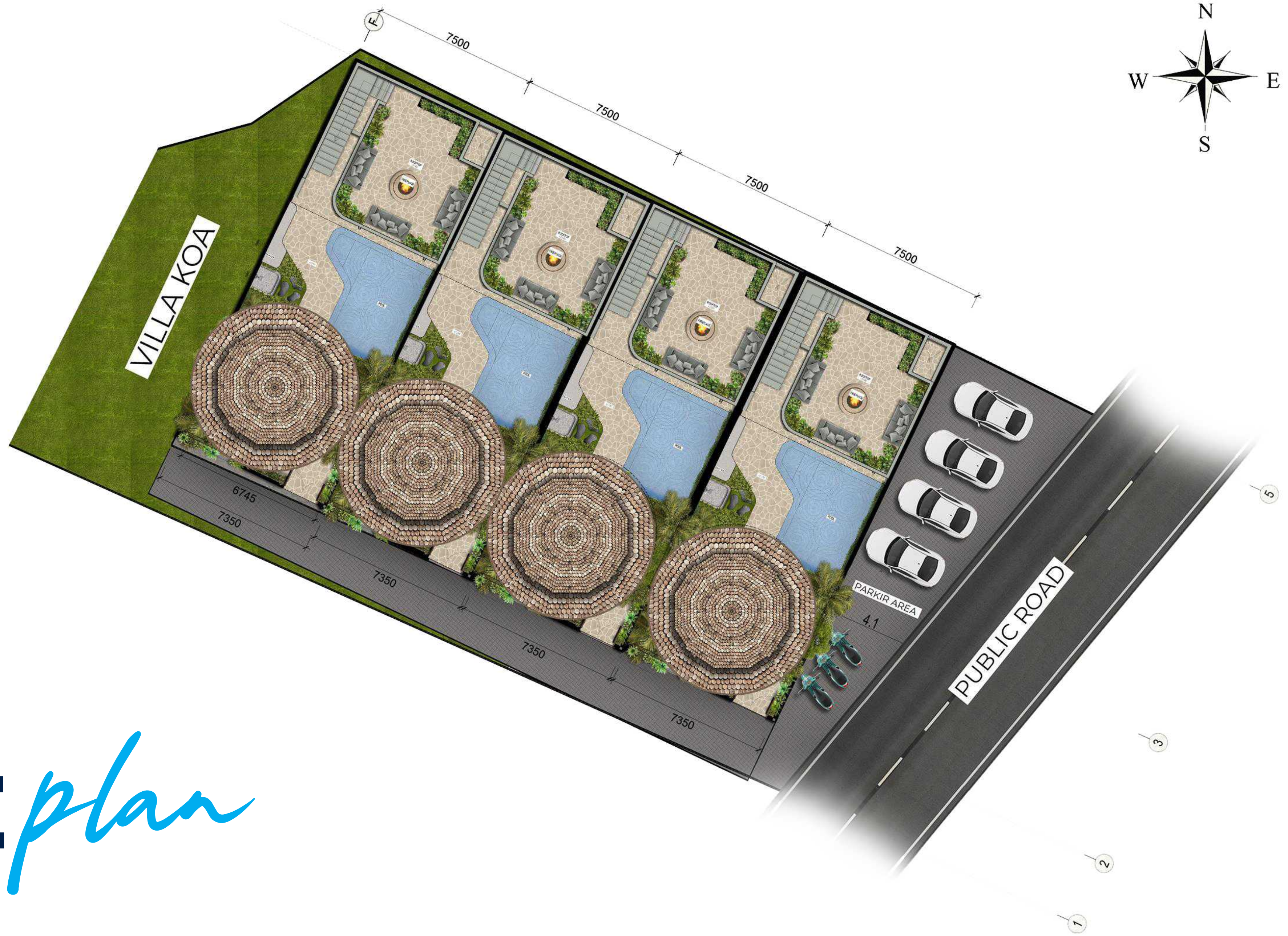
This exclusive villa in Ubud, Bali, offers a unique blend of luxury and tranquil living amidst the island's serene natural landscape. Nestled in the heart of Bali's cultural and wellness hub, the villa provides stunning views, easy access to renowned local dining, and proximity to Ubud's iconic landmarks such as the Sacred Monkey Forest and Tegallalang Rice Terraces. Built using modern construction techniques, the villa ensures comfort and privacy. With its secluded setting and harmonious design, this property guarantees a private, peaceful escape while staying connected to the vibrant spirit of Ubud.

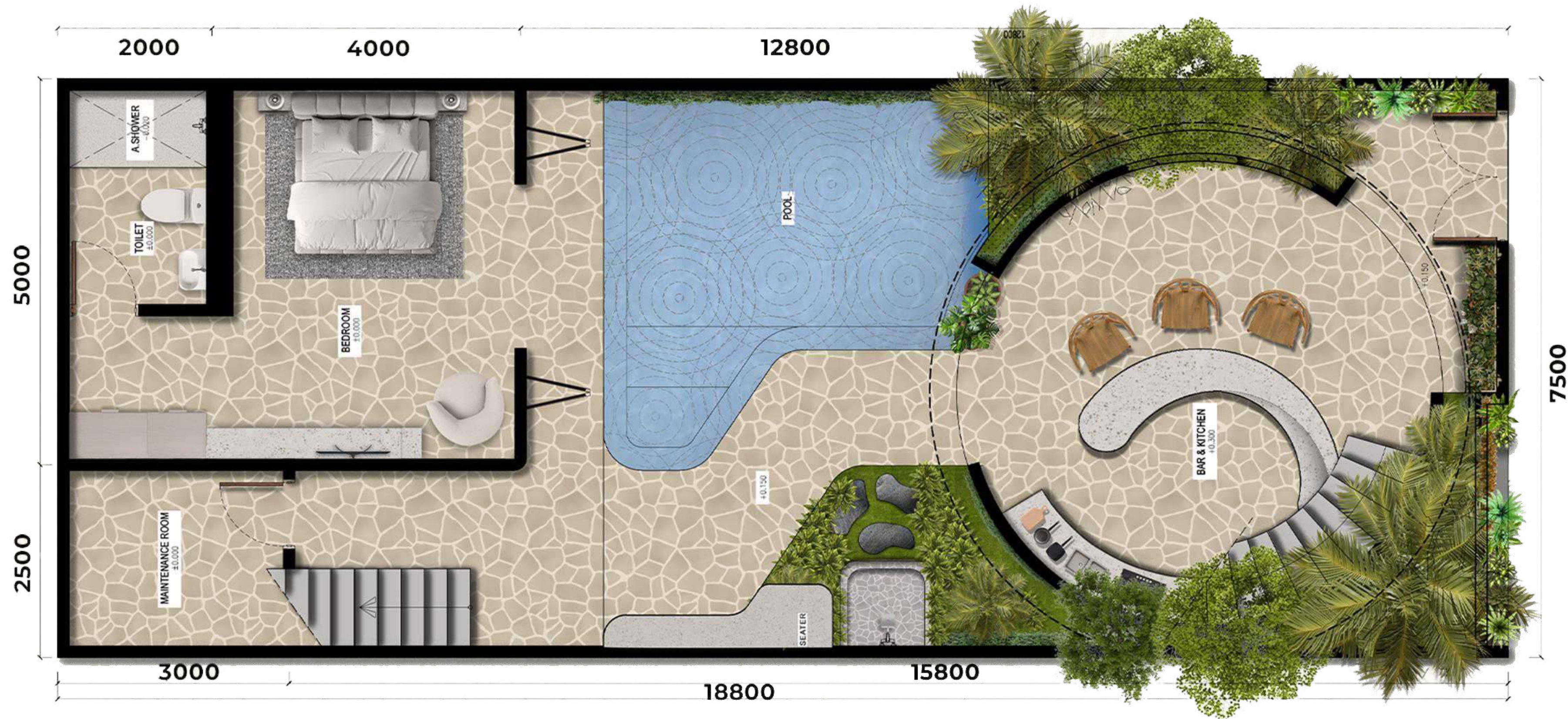


MASTER *plan*











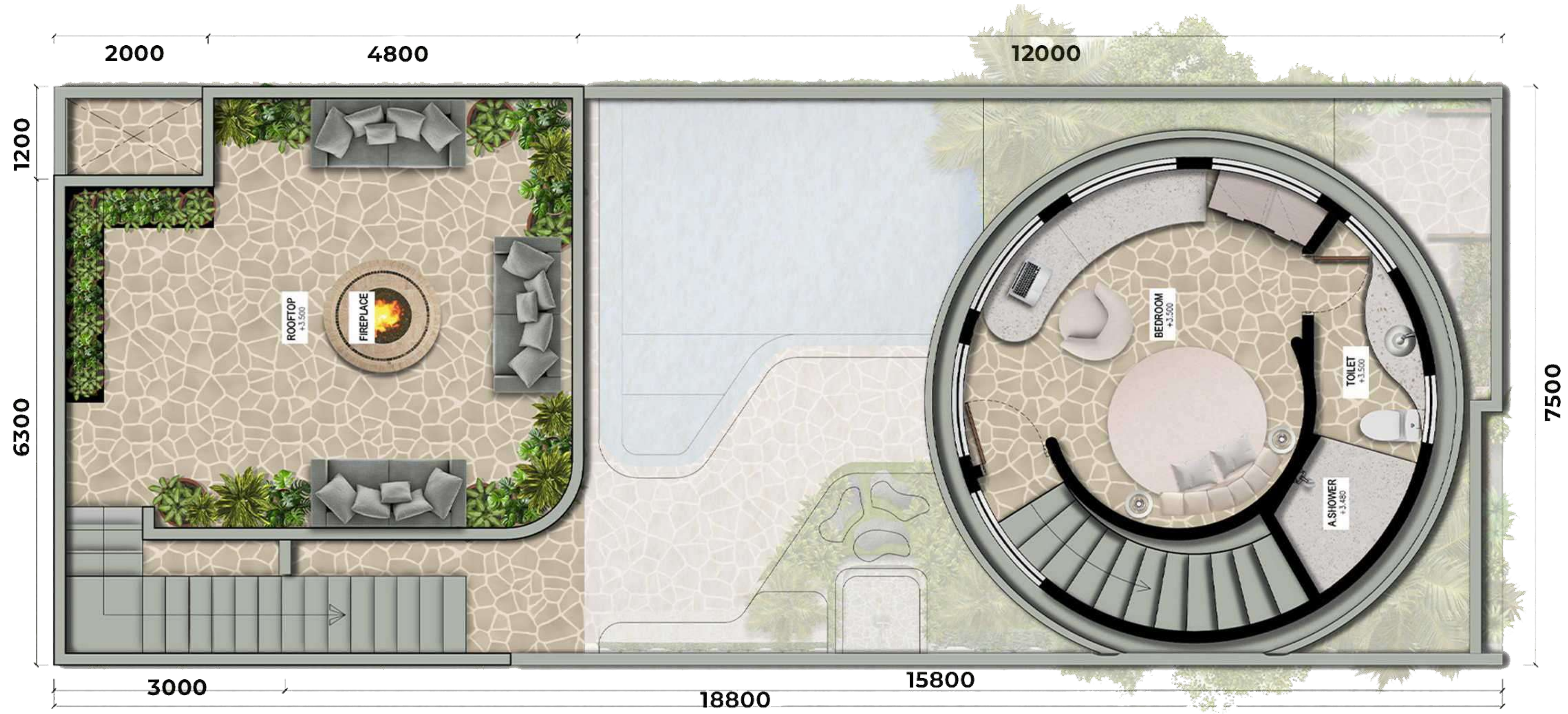
SITE *plan*





GROUND Floor

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



FIRST Floor

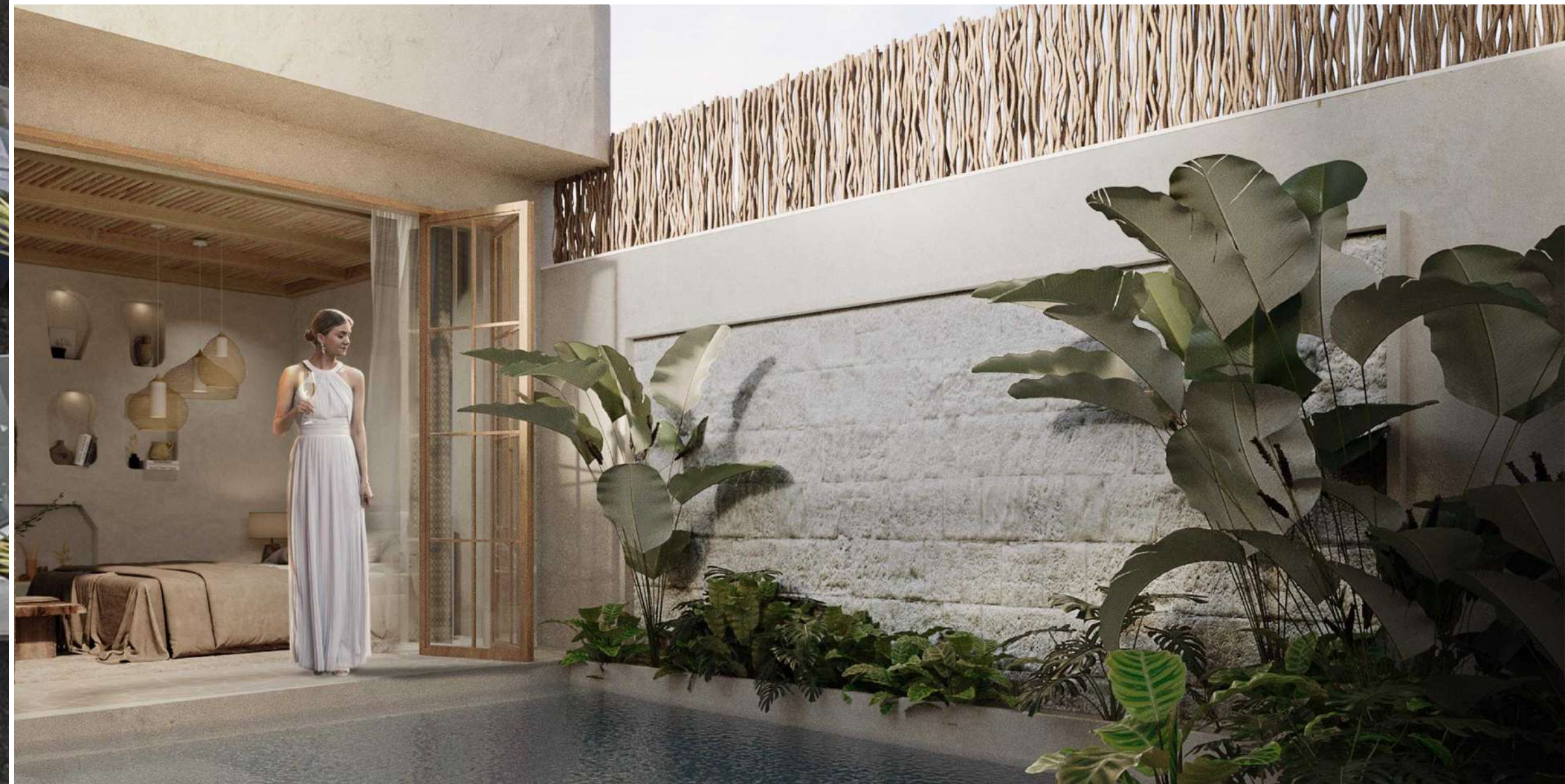
- 🛏 Bedroom 28m²
- 🚿 Bathroom
- 🪟 Bay Window
- 🖥 Office Desk
- 🔥 Fire Place
- 🌿 Outdoor Garden
- 🌳 Rooftop
- 🌾 Rice Field View

RETURN *Analysis*

Marketing & Distribution Revenue and Costs	HYPOTHESIS					
	LOW	in USD	MEDIUM	in USD	HIGH	in USD
Published rate	2,400,000	156	2,774,106	180	3,082,340	200
Occupancy	75%		78%		78%	
Booking Revenue	657,000,000	42,630	789,787,978	51,246	877,542,198	56,940
Booking (AirBnb) fees (15%)	98,550,000	6,394	118,468,197	7,687	131,631,330	8,541
Marketing fees (15% after OTAs)	83,767,500	5,435	100,697,967	6,534	111,886,630	7,260
Service charge (5%)	23,734,125	1,540	28,531,091	1,851	31,701,212	2,057
Taxes (10%)	47,468,250	3,080	57,062,181	3,703	63,402,424	4,114
Net revenue	403,480,125	26,180	485,028,542	31,471	538,920,602	34,968

Operational costs						
Property management	24,000,000	1,557	24,000,000	1,557	24,000,000	1,557
Operational expenses	117,587,103	7,630	120,094,071	7,792	121,171,912	7,862
Total operational cost	141,587,103	9,187	141,094,071	9,350	145,171,912	9,420
Yearly income for the owner*	261,893,023	16,993	340,934,471	22,122	393,748,690	25,549
% of the net revenue	64.9%		70.3%		73.1%	

* Please note that depending on your tax residency, income taxes must be paid on this amount. We encourage you to discuss with your tax consultant or accountant to determine the % to be paid.



4 UNITS VILLA

 **590** Lot m²

 **141** m²

 **2** Floors

 **2** Bedrooms







EXCLUSIVE 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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Harcourts

879 OFFICES
11 COUNTRIES
OVER **6,670** SALES CONSULTANTS



\$45.1B
worth of property sold

More than
10,700
auctions conducted



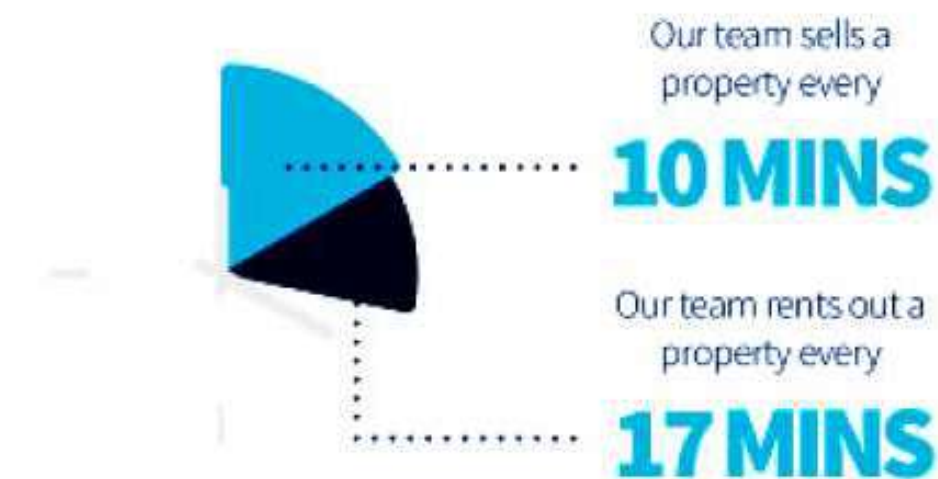
\$72.6B

in properties under management**

More than
100,000
properties under management

81.4

Net Promoter Score
given by our sellers**



135
years experience across our network in
residential, rural and commercial property

\$7.7M

raised by Harcourts Foundation
supporting 1220 charities*



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The Best Real Estate *Experience*