



SERENITY ESTATES

WHERE NATURE AND DESIGN BLEND SEAMLESSLY



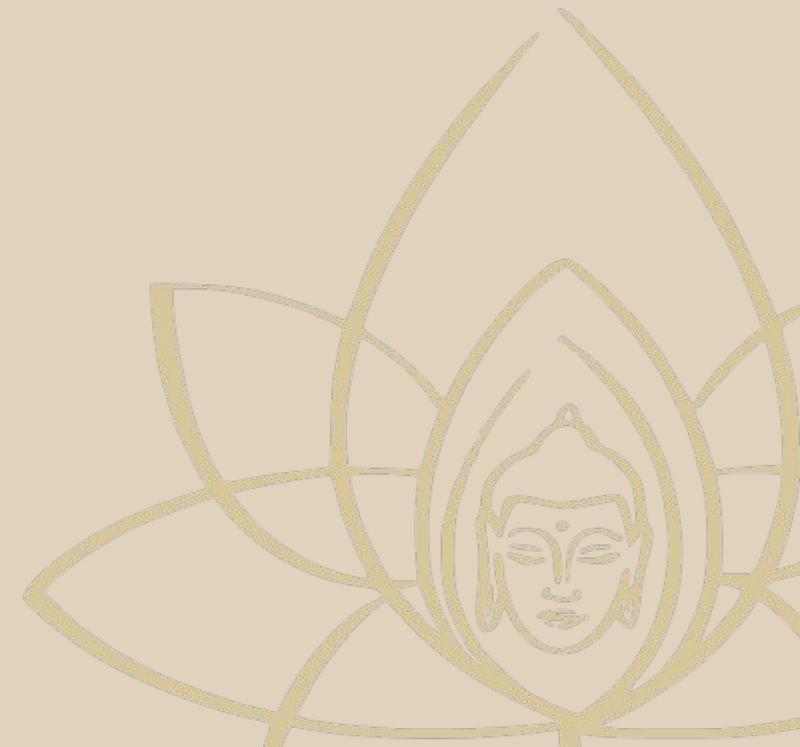
Boutique size complex of 5 villas only

Each property has full privacy and view

Surrounded by tropical nature and fields with rice terraces

Waterfalls

BUILDING ON THE SUCCESS OF THE ORIGINAL SERENITY VILLAS PROJECT, SERENITY ESTATES ELEVATES THE CONCEPT TO NEW HEIGHTS OF EXCELLENCE

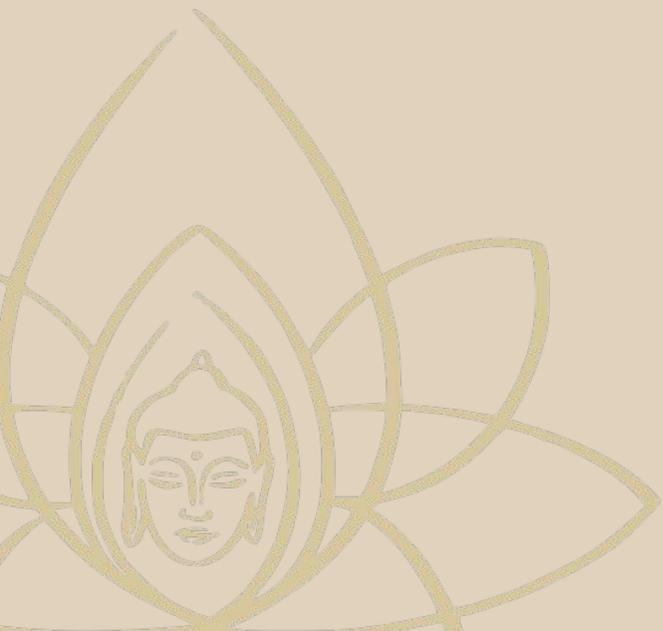


Large size buildings with modern design

Large outdoor area with terrace and private pool

Picturesque large garden and cozy chillout zones and fish ponds

Only 8 min drive to lively center of Ubud



PROMINENT FEATURES



INTRODUCING THE SERENITY ESTATES





A PLACE TO IMMERSE YOURSELF IN THE TROPICAL JUNGLE AMBIANCE



**YOU WILL ENJOY A COMFORTABLE STAY AT MODERNLY DESIGNED VILLAS
OVERLOOKING SURROUNDING NATURE**



**LARGE PRIVATE GARDEN UP TO 1600 SQ M WITH REST AREA
OVERLOOKING FISHPOND**



RIVERSIDE BAMBOO YOGA BARN FOR MORNING EXERCISES



A WOODEN DECK FACING THE WATERFALL, PERFECT FOR MEDITATION



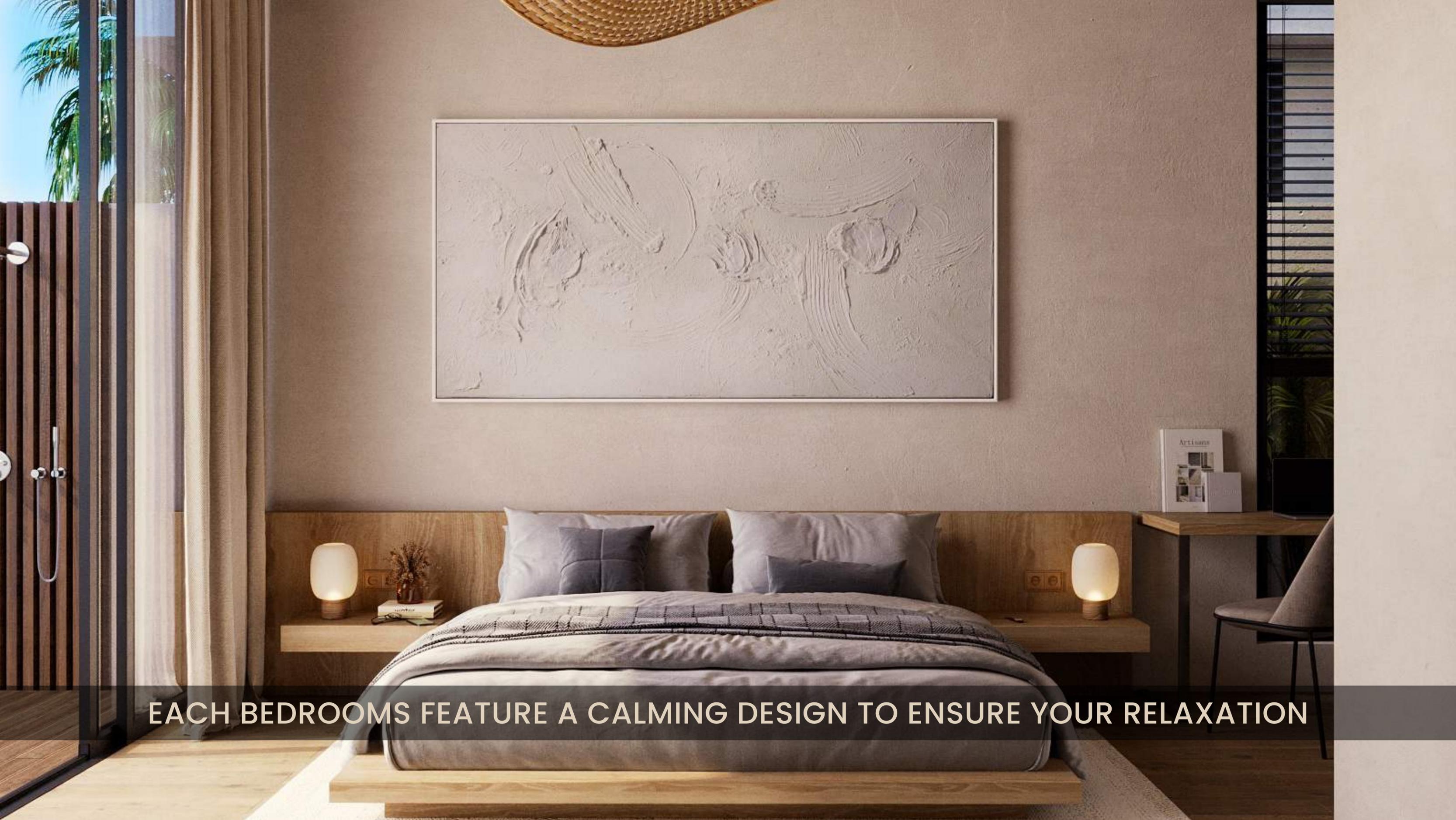
VILLA FEATURES OVERVIEW



SPACIOUS LIVING ROOM FROM 40 SQ M



FULLY EQUIPPED KITCHEN WITH CENTRAL ISLAND



EACH BEDROOMS FEATURE A CALMING DESIGN TO ENSURE YOUR RELAXATION



WELL-PLANNED FULL ENSUIT BATHROOM

GENERAL LAYOUT

PARKING

TECHNICAL ROOMS

PANORAMIC VIEW VILLAS

WATERFRONT VILLAS

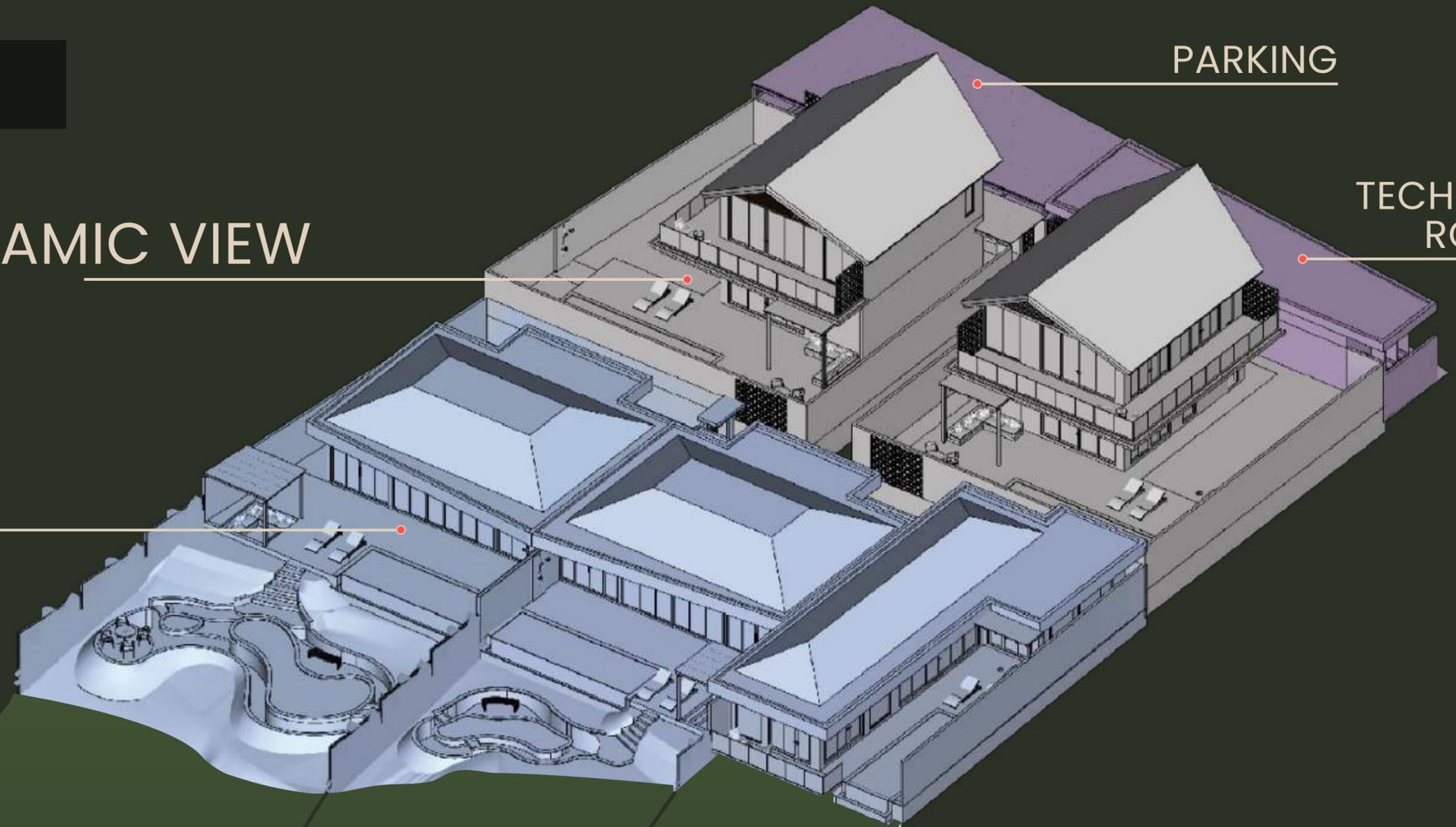


waterfall

RICE FIELD

RIVER

COMPLETION IN Q1 2026



No 1 VILLA MANAGEMENT BRAND IN BALI



Collaborating with a strong French management company with over 10 years of experience will ensure an occupancy rate of over 80% for the complex

340+
Villas managed

300K+
Guests hosted

10+
Years of
experience

80+
Management
team

650+
Operations
team



CONSTRUCTION CONTRACTORS WITH OVER 10 YEARS OF EXPERIENCE IN BALI'S PREMIUM AND LUXURY SEGMENT



VILLA JAANUVA

**CV TIKA
JAYA
KONSTRUKSI**

KAYON JUNGLE RESORT

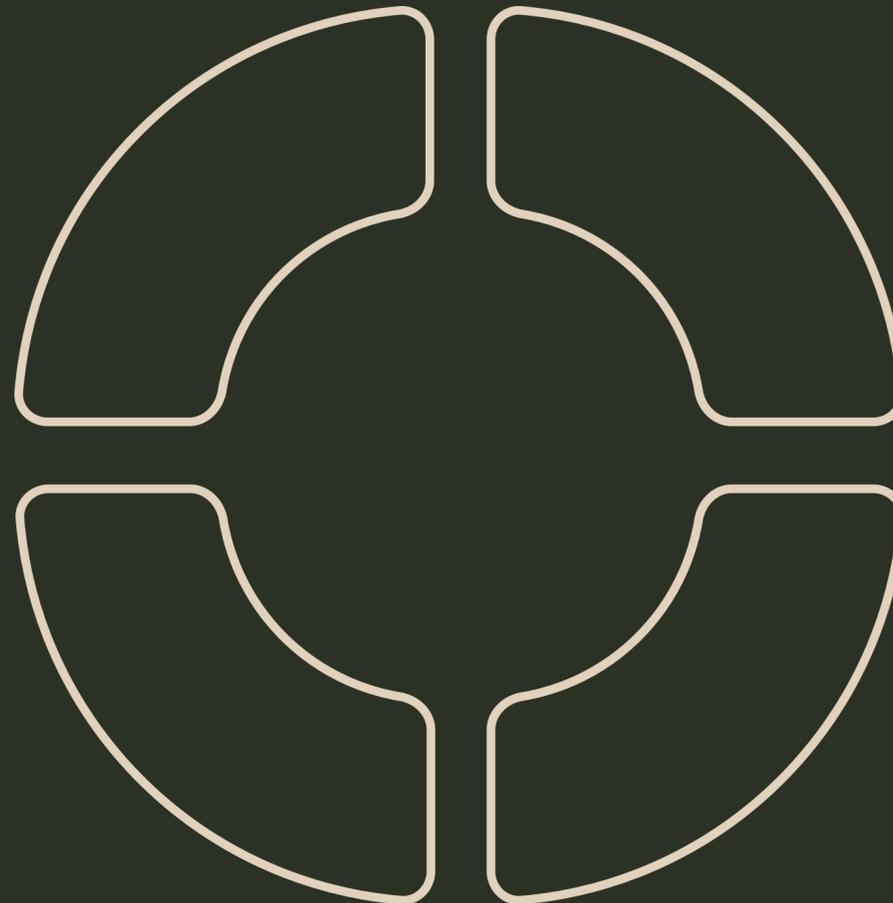
RISKS MANAGEMENT

Key risks were assessed and measures were taken to mitigate them

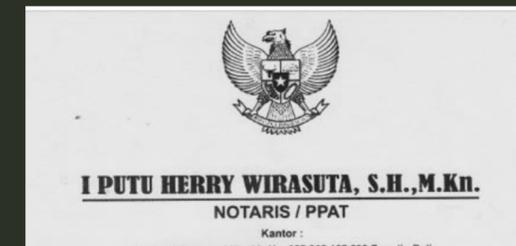
Partnership with top legal team that pioneered modern development business in Bali



Cross-checking independent Due Diligence processes to ensure clear title of the land



Key agreements are confirmed in writing by Notaries

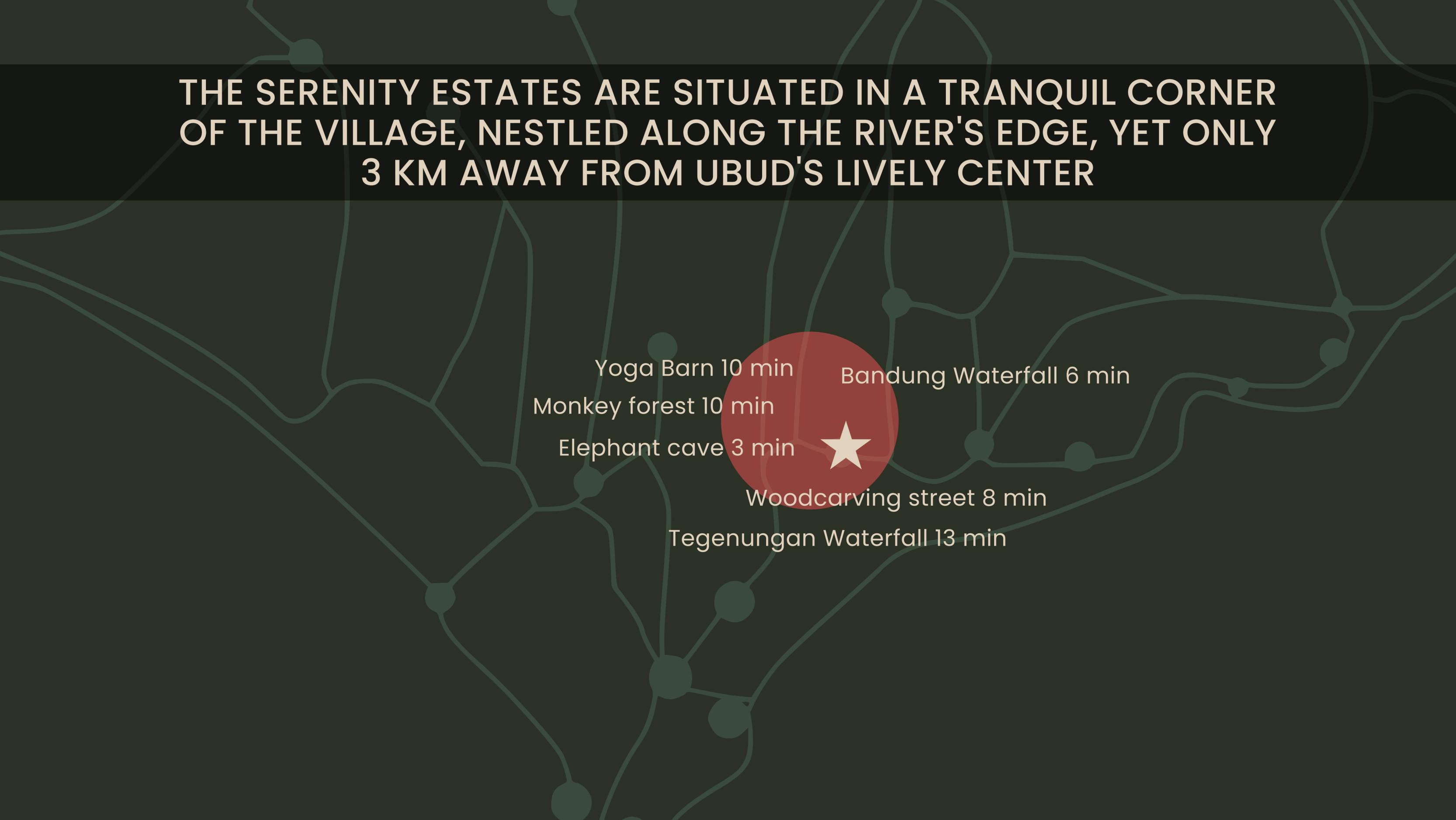


Construction process is insured by world leading insurance company Allianz

UBUD IS CENTRALLY LOCATED HAVING A SHORT ACCESS TO MAJOR BALI'S DESTINATIONS



THE SERENITY ESTATES ARE SITUATED IN A TRANQUIL CORNER
OF THE VILLAGE, NESTLED ALONG THE RIVER'S EDGE, YET ONLY
3 KM AWAY FROM UBUD'S LIVELY CENTER



Yoga Barn 10 min
Monkey forest 10 min
Elephant cave 3 min
Woodcarving street 8 min
Tegenungan Waterfall 13 min
Bandung Waterfall 6 min

KEY PURCHASING STEPS



PROPERTY SELECTION



REFINING DEAL TERMS: PRICE, DEPOSIT, PAYMENT PLAN, ETC.



TERM SHEET AGREEMENT NOTARIZATION



DEPOSIT PAYMENT



LEGAL DUE DILIGENCE (OPTIONAL)



SIGNING TRANSACTION CONTRACTS (LAND, CONSTRUCTION, MANAGEMENT)



SIGNING THE HANDOVER PROTOCOL UPON COMPLETION