

THE SANCTUARY, UBUD

A tranquil enclave of 11 luxurious 2, 3 & 4
bedroom villas in a gated community,
located on the edge of Ubud center.

VILLA 11
LUXURY 3 BEDROOM VILLA
BROCHURE



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ABOUT TRANQUILITY BALI

At Tranquility Property Development, we aim to provide our clients with a sustainable and secure future by creating investment properties bringing long-term value and outstanding returns.

With a wealth of real estate experience spanning over 20 years, across the UK, USA, Europe, Russia, Dubai & Abu Dhabi, Wider Middle East, India, Africa, China, Hongkong, Singapore, Indonesia and Australia.

Our team of skilled professionals are committed to delivering excellence in every aspect of our 'business. Our approach revolves around a deep understanding of

the local market and the evolving needs of our partners. Through expert research and analysis, we identify prime locations with favorable growth potential and market conditions for property investors.

Additionally, we provide comprehensive maintenance and guest management services to ensure peace of mind while safeguarding and improving the value of your assets.

At Tranquility, we are committed to providing high quality developments for our clients, with hands.on support and expert guidance to ensure a seamless end-to-end experience.



THE SANCTUARY

Introducing The Sanctuary, a harmonious blend of natural splendour and contemporary living. Nestled amidst Bali's breathtaking landscapes, this remarkable project comprises 11 luxury villas that provide an ideal escape for those yearning for serenity and seclusion.

The Sanctuary offers the ultimate retreat for people seeking a romantic getaway, a family vacation or a wellness retreat.

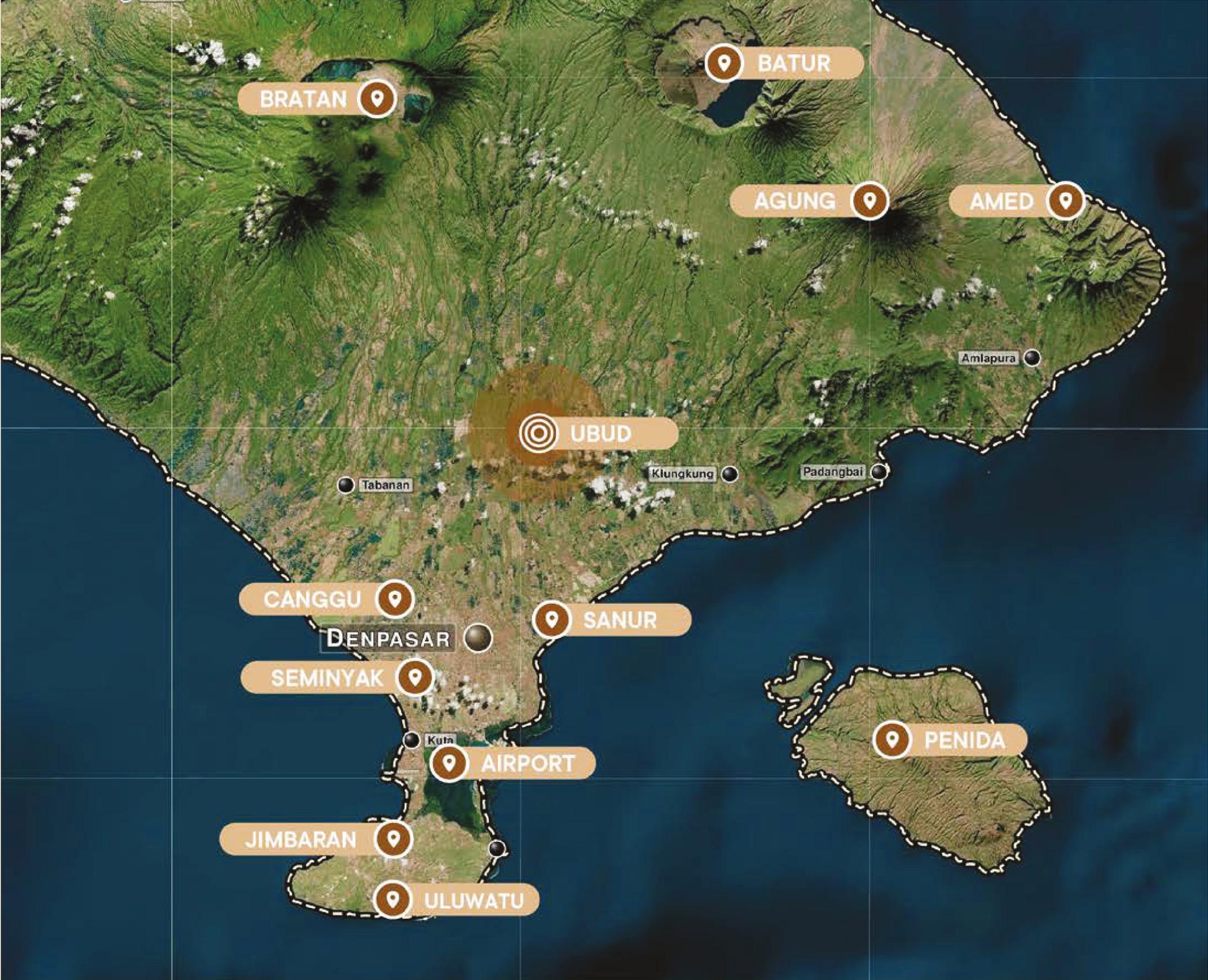


WELCOME TO UBUD

The Cultural Heartland of Bali

Situated in the picturesque central highlands of Bali, Ubud is popular destination where authentic charm and captivating beauty converge.

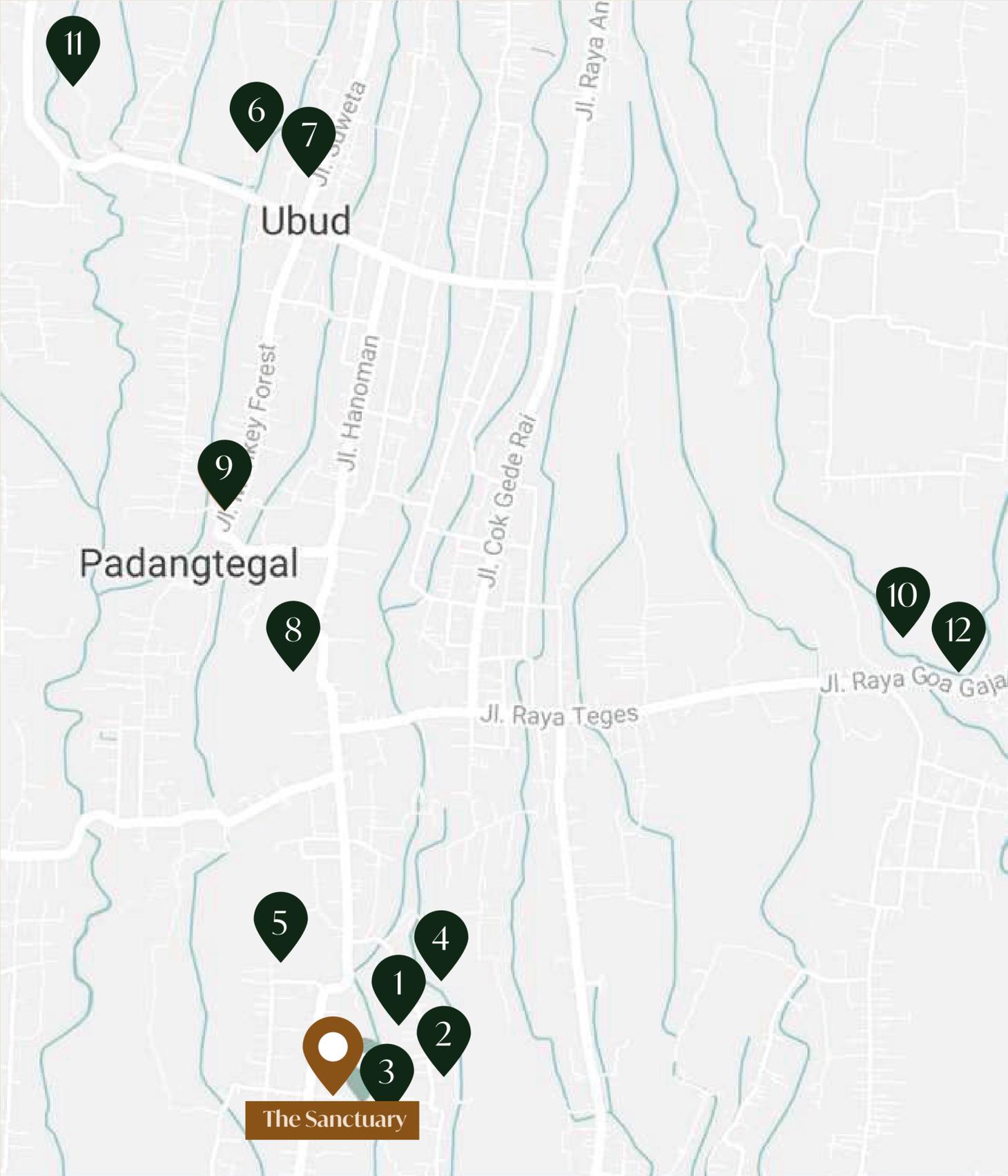
Ubud offers a one-off-a-kind experience that goes beyond the ordinary. Immersing you in the vibrant world of Balinese arts, dance, and traditions. Its central location on the island make it a perfect starting point to explore all area of Bali.



A TRANQUIL ENCLAVE ON THE EDGE OF UBUD CENTER

Just a few minutes away from the city centre of Ubud, The Sanctuary offers serenity and proximity to key tourist destinations:

- 1** Titi Batu Day Club
🚶 2 minutes
- 2** Pelangi School
🚶 2 minutes
- 3** Bam Bam Padel
🚶 2 minutes
- 4** Gdas Health & Wellness Center
🚶 3 minutes
- 5** CrossFit Ubud
🚶 5 minutes
- 6** Ubud City Center
🚗 10 minutes
- 7** Ubud Palace
🚗 10 minutes
- 8** Agung Rai Museum of Art
🚗 5 minutes
- 9** Monkey Forest
🚗 10 minutes
- 10** Layana Waterfall
🚗 10 minutes
- 11** Campuhan Ridge Walk
🚗 16 minutes
- 12** Temple of Goa Gajah Elephant Cave
🚗 12 minutes



LIFE AT THE SANCTUARY

Where Serenity Meets Sophisticated Living

Discover The Sanctuary, where the beauty of nature meets the comforts of modern living. Designed by renowned architect Oka whose portfolio includes Titi Batu, Gdas Wellness Center, and Dragon House.

The Sanctuary recreates his deep expertise and refined eye. With experience working alongside Alexis Dornier, Oka brings thoughtful detail to every element.

The villas feature premium materials like locally sourced volcanic stone and luxurious marble, blending natural beauty with modern elegance for a harmonious living experience.



SANCTUARY MASTERPLAN UPDATE

Discover The Sanctuary, a private collection of just 11 exclusive villas nestled in the heart of Ubud. Designed with intention, tranquility, and timeless elegance, this limited opportunity blends luxury living with nature's serenity.

We are excited to announce that Phase 2 is now officially launched, with only 3 units available (villas 10, 11, & 12). Due to high demand, Phase 1 is almost completely sold out. If you've been dreaming of your own piece of paradise, now is the time. Secure your villa today, before they're all gone.

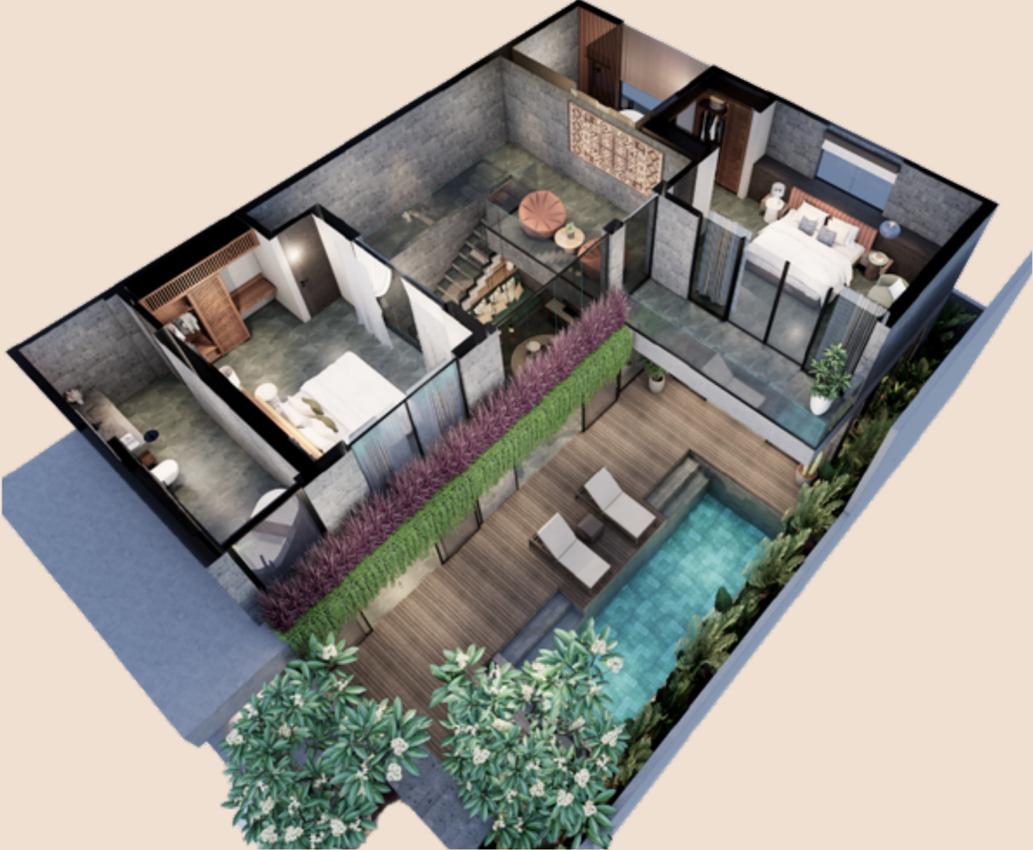


3 BEDROOM FLOORPLANS

Beds	Baths	Level
3	3.5	2
Landscape +/-	Living Space +/-	
391sqm	253sqm	
Pool +/-	Pool Deck +/-	
21sqm	40sqm	
Certificates	Design	
SLF Pondok Wisata (Rental License)	Tropical Contemporary	



Ground Floor



First Floor

- Swimming Pool
- Pergola Enclosed Living
- Secure Parking
- Reception & Security

THE EXTERIOR

This stunning villa features a 9.3 x 2.8 metre swimming pool with a beautiful wooden deck, perfect for a refreshing swim or simply lounging under the tropical sun. The garden, rich with lush greenery, blends seamlessly into the surrounding jungle and natural landscape of the site, creating a serene Ubud oasis ideal for relaxation and connection with nature.





LIVING & DINING

The enclosed open plan dining and living area boasts high ceilings, allowing natural light to come in and promotes cooling ventilation.

Designed with convenience in mind, the living area also features an air conditioning system to combat Bali's tropical climate. The kitchen is fully equipped with everything needed to cook up a feast, including a walk-in pantry for added storage space.





INCOME FORECAST (USD)

Below is the predicted income forecast for this stunning luxury villa:

	3 BEDROOM (USD)	3 BEDROOM (AED)
Investment Value	\$535,000	AED 2,000,000
Average Price Per Night	\$510	AED 1,850
Occupany Rate	70%	70%
Activity Revenue	\$1,000	AED 3,673
Total Revenue	\$131,695	AED 483,500
Rental Portal Fee	15%	15%
Management Fee	15%	15%
Yearly Net Income	\$78,695	AED 287,000
Yearly ROI	15.23%	15.23%

For reference, the currency exchange example into USD is calculated at:
 1USD = AED3.6725 Payments for any property purchases should be made in USD.



PROJECT TIMELINE

- **August 2025**
Start of construction
- **January 2026**
Start of construction
- **July 2026**
70% of construction completion
- **December 2026**
100% completion of construction



PAYMENT PLAN

Tranquility Property Development provides a payment plan allowing buyers to pay for their property, after an initial reservation fee, with 6 instalments until project completion.

- \$10K** None refundable reservation fee to block unit
- 10%** To notary escrow on signature of the MOU agreement
- 40%** Minus reservation fee - To notary escrow on completion of due diligence (2-3 weeks)
- 15%** After foundations
- 15%** After roof placement
- 15%** Upon completion of doors & windows installation
- 5%** Payable upon handover





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Immerse yourself in the serenity and beauty that awaits you. Schedule an exclusive preview at your convenience. Witness first hand the seamless blend of nature and contemporary living that defines **“The Sanctuary”**.