



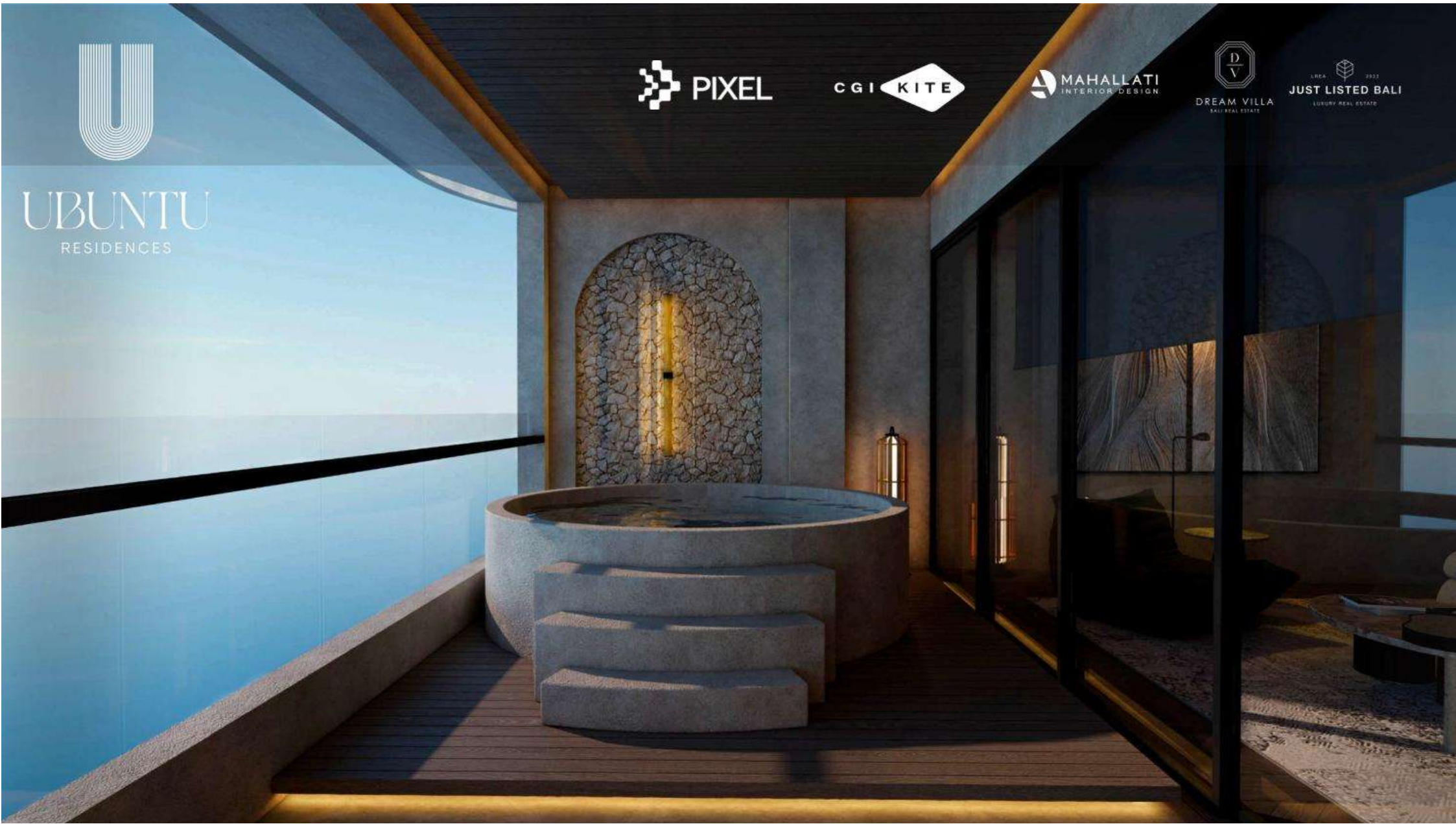
UBUNTU
RESIDENCES



DREAM VILLA
BALI REAL ESTATE



JUST LISTED BALI
LUXURY REAL ESTATE



UBUNTU
RESIDENCES

Introduction

A new residential development in the heart of Pecatu, Uluwatu

Located between Bali's two most prestigious resorts, the Bvlgari Resort Bali and the Six Senses Uluwatu, this development offers 34 units with sea views, high living comfort, and extensive facilities. It is just a 10-minute drive from the vibrant center of Uluwatu and the popular beaches Padang Padang Beach, Thomas Beach, Uluwatu Beach, and Nyang Nyang Beach.

Designed with passion





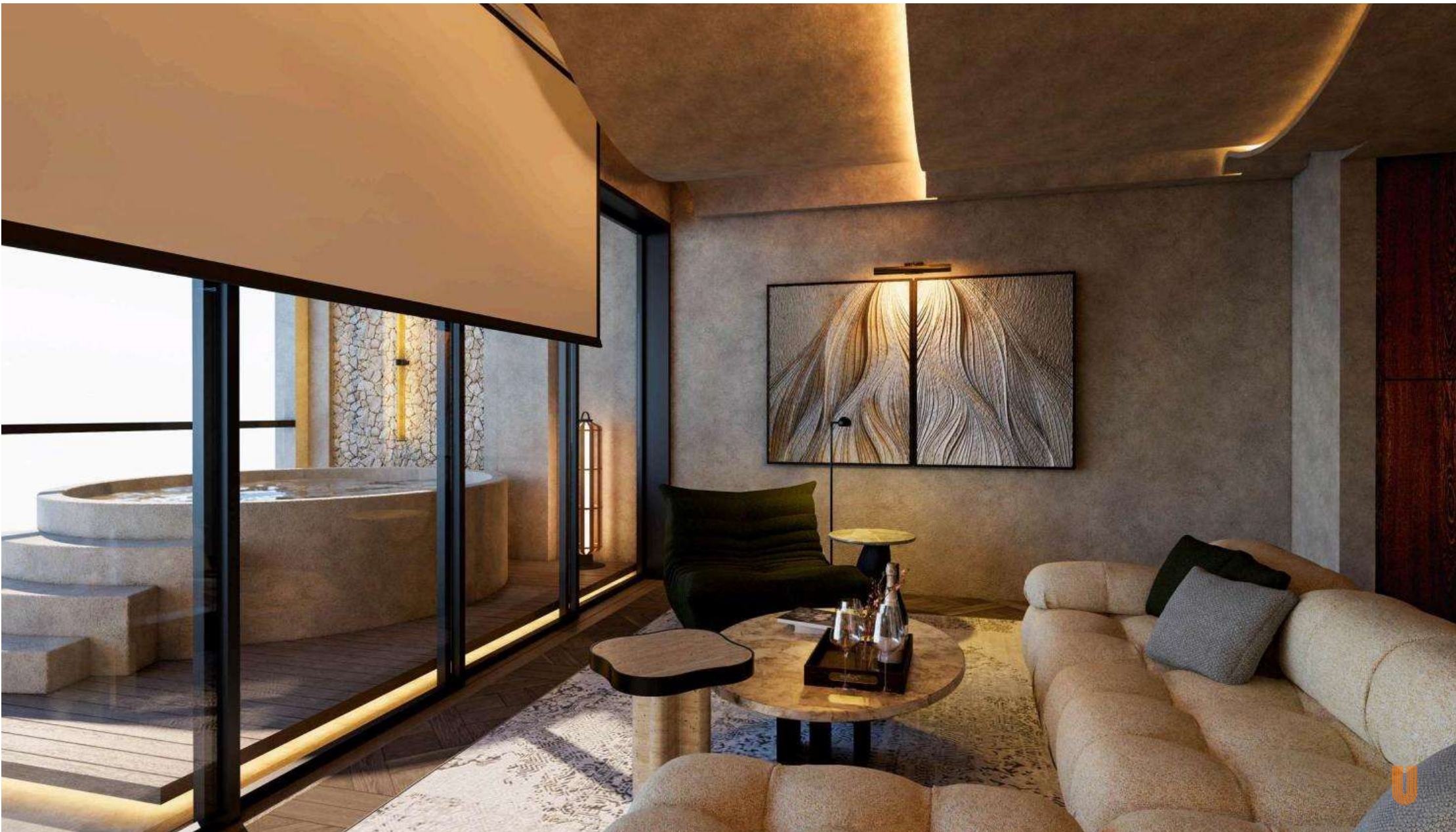
At **DreamVilla**, we are passionate about creating **luxury real estate** that harmonizes with the beauty of Balinese culture and nature. Our mission is to design and deliver unique, **sustainable properties** that serve as both exquisite homes and exceptional investments.

With expertise in construction, management, and design, we provide **end-to-end services**, fostering lasting relationships built on trust and transparency.

Our latest project is taking shape on a breathtaking **4,277 m² cliffside plot in Pecatu, Uluwatu**. Nestled between the world-renowned **Bulgari Resort Bali and Six Senses Uluwatu**, this development boasts 34 luxurious units with panoramic sea views, unparalleled comfort, and premium amenities. Ideally located just minutes from Uluwatu's vibrant center and iconic beaches like **Padang Padang and Nyang Nyang**, it redefines luxury living in harmony with nature.

The Ubuntu Residences is a solo brand concept envisioned by **DreamVilla**, designed to elevate **Bali's premium real estate market**. This concept sets a new standard by combining innovative design, **high-quality materials**, and **Western-quality standards**. Over the coming years, the Ubuntu brand will expand through multiple exclusive projects, delivering extraordinary lifestyles and **strong investment opportunities**. As DreamVilla continues to roll out the **Ubuntu** series, our developments will remain highly coveted assets in Bali's growing **luxury market**.





STARTING FROM
\$483.800



60
YEAR LEASEHOLD

Documents

- The land is under contract by PT Ubuntu Residences Real estat
- Environmental impact statement is available
- PBG - Pre approval permit document available
- Construction finished Q1 2028

AAS094287

DAFTAR ISIAN 206

KEMENTERIAN AGRARIA DAN TATA RUANG /
BADAN PERTANAHAN NASIONAL
REPUBLIK INDONESIA



SERTIPIKAT

HAK MILIK No. 2107

PROVINSI : BALI
KABUPATEN / KOTA : BADUNG
KECAMATAN : KUTA SELATAN
D E S A / KELURAHAN : PECATU

DAFTAR ISIAN 307
No. DAFTAR ISIAN 206
No. 7747 / 2021
DI.301 NO.27832/2019

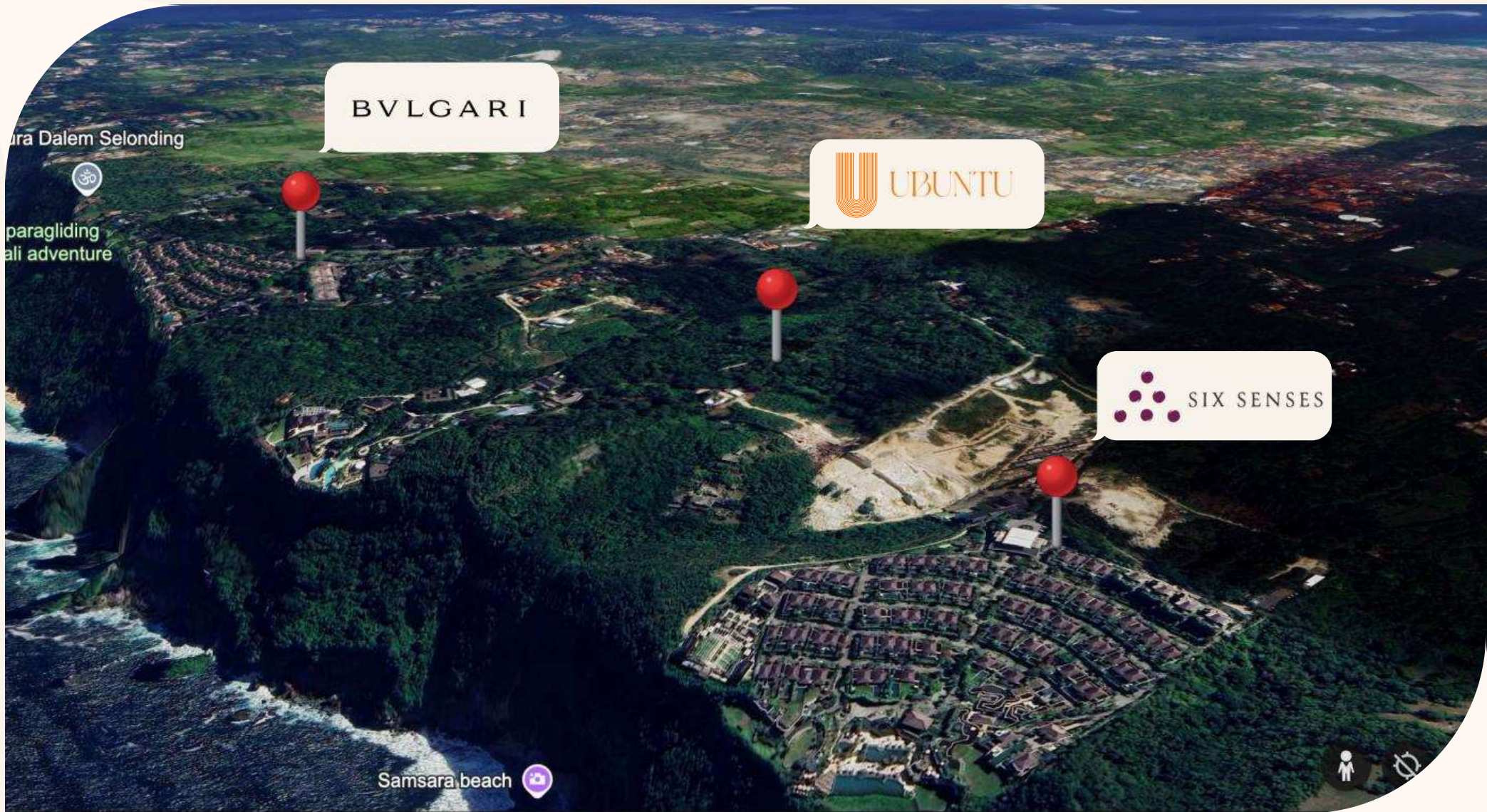
KANTOR PERTANAHAN
KABUPATEN / KOTA
BADUNG

2 2 . 0 3 . 0 9 . 0 3 . 1 . 0 2 1 0 7

PENDAFTARAN - PERTAMA

HAK : MILIK	DI NAMA PEMERANG HAK
No. 2107	IMADE SUASTANA
Desa: 907	PECATU
Tgl. Pendaftaran Hak	
NIR : 22.03.09.03.01002	Tanggal lahir / nama pendirian
Lama Tanah : PECATU	10/08/1966
KASAL HAK	di PEMBUKUAN
Denpasar	DENPASAR, 19/06/2006
Pembuat Hak	An. Kepala Kantor Pertanahan Kabupaten / Kota BADUNG
Pemohonan - Pemohonan	
Pengalihan Hak	
DASAR PENDAFTARAN	Drs. HERU SUSETYO
Daftar Isian 202	NIP. 010.090.140
Tgl.	
No.	
Buat Kertas	DI PENERBITAN SERTIPIKAT
Tgl.	19 MAY 2021
No.	
Revisi / Kertas / Pemohonan	An. Kepala Kantor Pertanahan Kabupaten / Kota BADUNG
Pemohonan - Pemohonan	
Tgl.	
No.	
PERIKAT (K/L)	
Tgl. 29/04/2021	
No. 0996/PECATU/2021	
Lama 25720 m ²	
	INYOMAN MERTAYASA, S.SIT
	NIP. 19770822 199703 1 004
PENGALIHAN	
PENGALIHAN SERTIPIKAT HAK MILIK NO. 2107 / PECATU KARINA BLANCO LAMA	
31.308 NO.12051/2006	





BVLGARI

UBUNTU

SIX SENSES

Samsara beach

Samsara Dalem Selonding

paragliding
ali adventure

Permits

Involved Parties



Kementerian PUPR Environmental Concerns

At Ubuntu Residences, we are committed to creating an unparalleled living experience in Bali, and that starts with top-tier infrastructure. That's why we are working closely with PUPR, Indonesia's Ministry of Public Works and Housing, to ensure the highest quality roads, drainage, electricity, and water supply.



Santol-PP Sustainable Practices

We prioritize eco-friendly materials and construction methods, aiming to minimize waste.

SIKAP UNDANG PRA-PERSETUJUAN

Pra-peretujuan ini merupakan bentuk desain proyek dan spesifikasi teknis yang memenuhi persyaratan dan ketentuan UU untuk saat ini (selama TDM) dan perubahan regulasi/undang-undang lainnya berikut:

1. Perencanaan Teknis : Rencana konstruksi dan desain teknis memenuhi standar konstruksi dan keselamatan.
2. Analisis Lingkungan : Proyek ini memperhatikan lingkungan sekitar dan dampak ekologis bagi lingkungan sekitar untuk memenuhi standar lingkungan yang berlaku.
3. Kepatuhan Teknis : Berada di zona perantara (zona perantara).

SIKAP PEMBAYARAN

Setelah pembangunan dan lingkungan hanya akan dilakukan setelah memenuhi persyaratan berikut:

1. Pembayaran Pajak : Pra-peretujuan akan dibuat menjadi dokumen resmi jika pembayaran penuh sesuai yang ditetapkan, termasuk semua biaya administrasi.
2. Kepatuhan terhadap Persyaratan Tambahan : Semua dokumen legal tambahan dan setiap perubahan yang diminta harus dipenuhi oleh investor.
3. Pelaksanaan sesuai dengan rencana bangunan yang ditetapkan : Proyek harus dilaksanakan secara tepat sesuai dengan desain dan dokumen yang telah ditetapkan. Penyalangan apa pun tanpa persetujuan tertulis harus dapat mengakibatkan pembatalan izin.

Pra-peretujuan ini merupakan dokumen resmi yang memberikan informasi terkait kelayakan dan kepatuhan proyek. Namun, persetujuan ini bersifat bersyarat dan dapat dibatalkan jika pembayaran penuh atau ketentuan lain yang ditetapkan tidak terpenuhi. Dan semua yang telah disetujui didalam surat ini berdasarkan aturan/regulasi/undang-undang yang berlaku sekarang. Jika ada perubahan aturan/regulasi/undang-undang di masa yang akan datang investor wajib mematuhi dan memenuhi persyaratan dalam aturan/regulasi/undang-undang tersebut.

Denpasar, 03 Desember 2024

Salam Hormat,



PT. NAWASIVA MITRA NUSANTARA





Unit Prices Starting From

\$483,800, offering incredible value for a luxury property in Uluwatu.



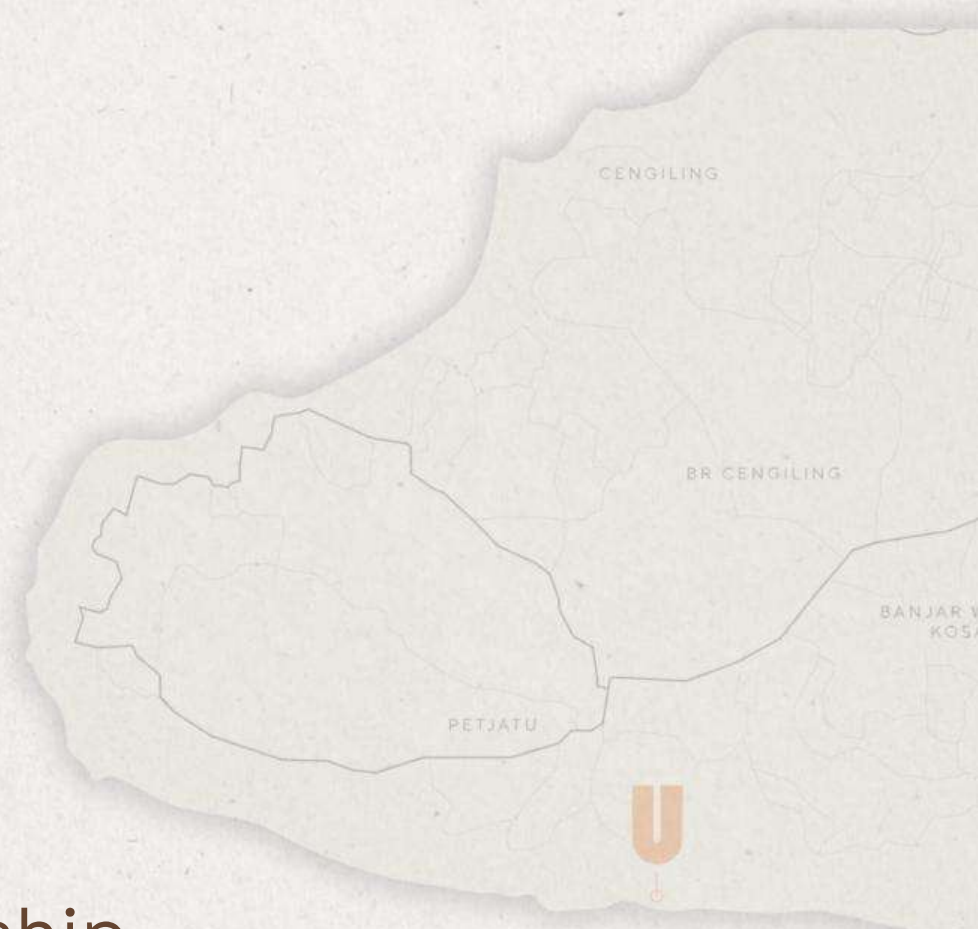
All-Inclusive Offering

Prices **include** furniture, ensuring a turnkey experience for buyers.



60-Year Leasehold Ownership

Secure **your place** in Bali's most sought-after location with long-term leasehold rights.





Lobby
Ubuntu Residences



• Borcelle

Indonesia

Forbes

The most beautiful country worldwide
By Forbes

Forbes

The 4th world economics
By Forbes,
«Investable location»

DestinAsian

The best island worldwide
DestinAsian Award

U.S. News

The 4th world economics
In the Investable Charts of 2020 by U.S. News

 **rutraveller**

Among top 5 best islands of the world
By Rutraveller

 **Tripadvisor**

Occupies 1-5 places in the world
«The Best Tourist Destination » by Tripadvisor



• Borcelle

High Profitability



The **4th** world economics by 2030



Consistently low inflation rate **3-5%**



The **7th** world economics rupee stable exchange rate



The **4th** country by population



Ubuntu Residences

Location:

Pecatu, Uluwatu

Situated:

just a stone's throw away from the cliff.

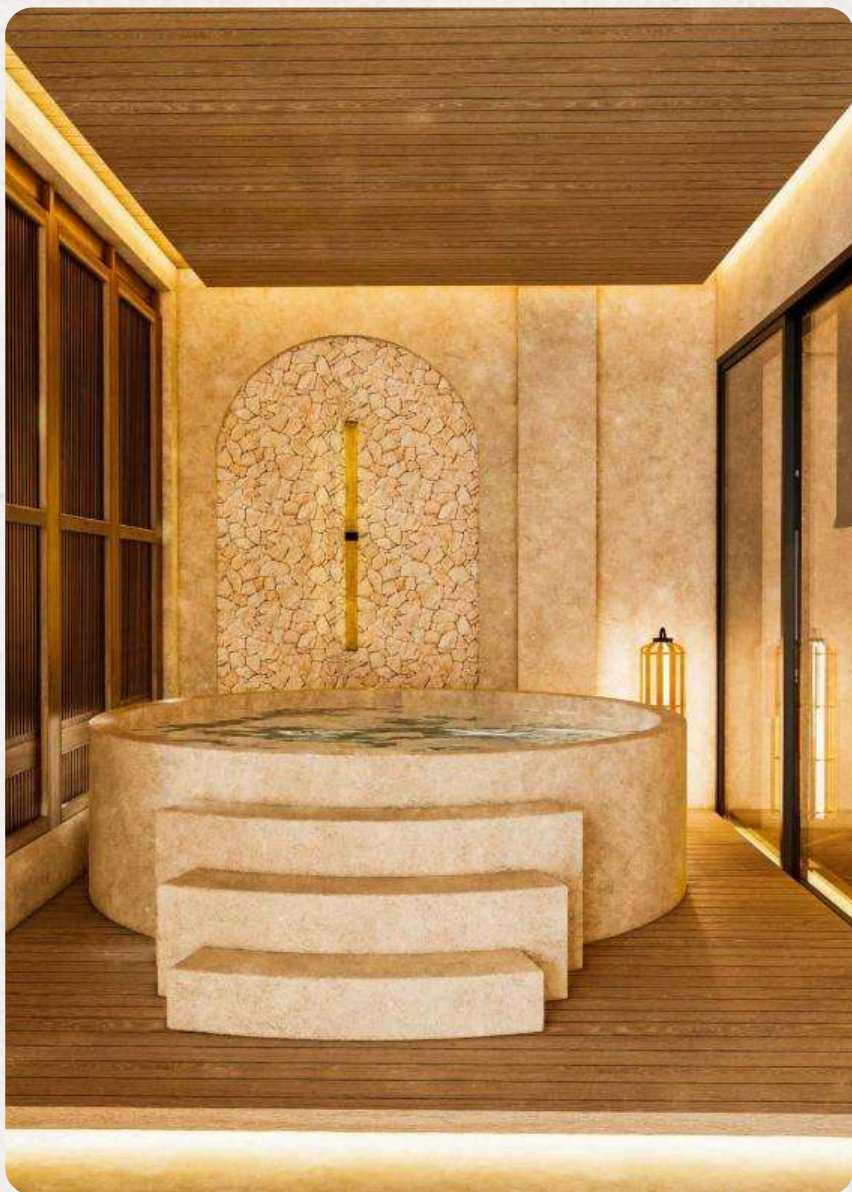
Rental Potential

The average daily rental rate for luxury apartments in Uluwatu is **\$350 - \$550**,

Annual Growth

Uluwatu real estate objects increase by **5% - 8%** per year










Type	Unit	Located	Bedroom	Ground -floor area
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Front side

	Pool View	1x	Ground level Back side	2 Bedrooms	145,2 Sqm	\$ 537.100
	Ocean View	1x	First floor Back side	2 Bedrooms	145,2 Sqm	\$ 569.900
	Ocean View	1x	Second floor Back side	2 Bedrooms	145,2 Sqm	\$ 602.700
	Ocean View	1x	Third floor Back side	2 Bedrooms	145,2 Sqm	\$ 639.600

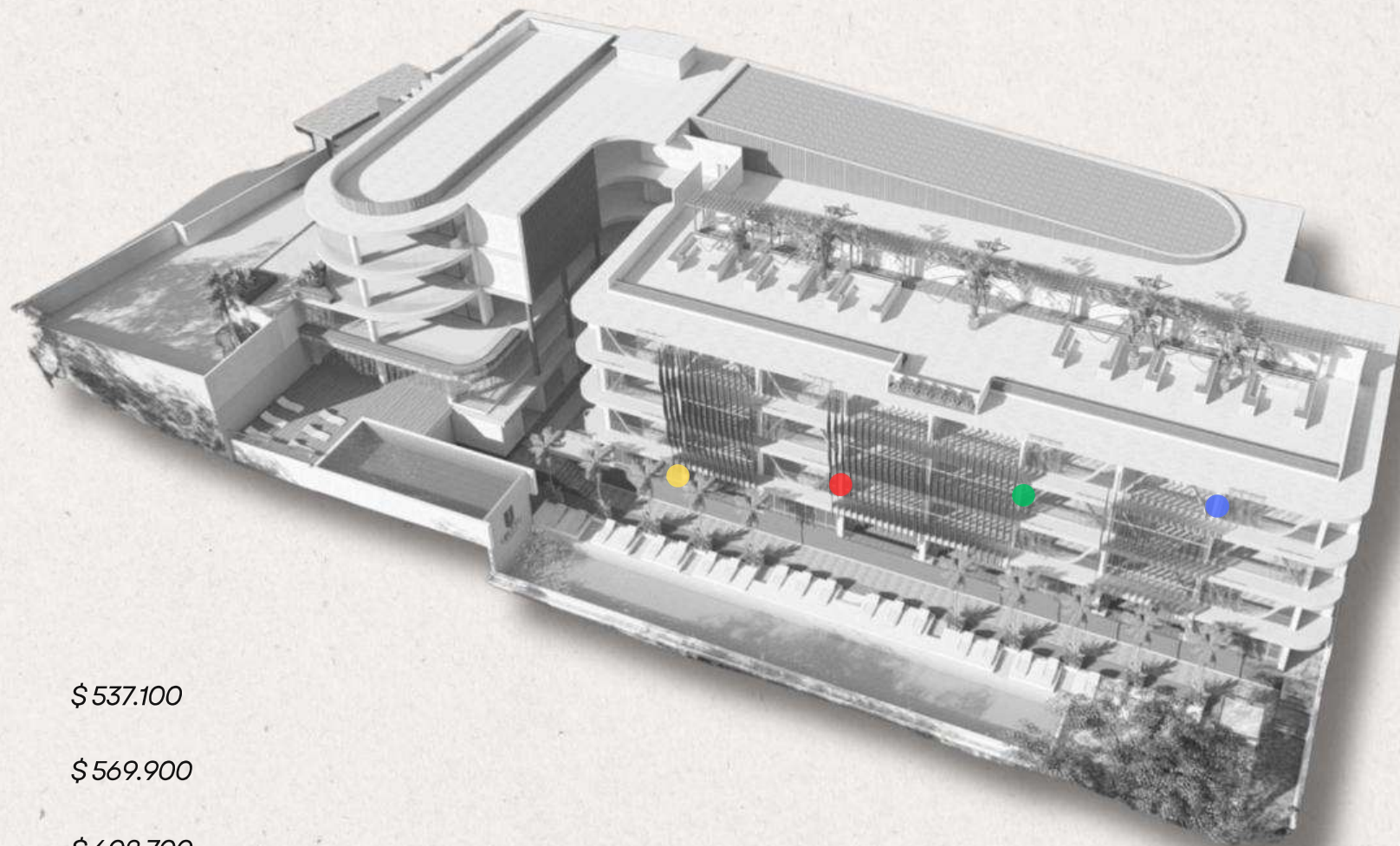
Type	Unit	Located	Bedroom	Ground-floor area
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Back side

	Garden View	2x	Ground level Back side	2 Bedrooms	145,2 Sqm	\$ 483.800
	Jungle View	2x	First floor Back side	2 Bedrooms	145,2 Sqm	\$ 508.400
	Jungle View	1x	Second floor Back side	2 Bedrooms	145,2 Sqm	\$ 528.900
	Jungle View	1x	Third floor Back side	2 Bedrooms	145,2 Sqm	\$ 553.500
	Jungle View	1x	Corner Back side	2 Bedrooms	145,2 Sqm	\$ 553.500



Pre-sale Unit prices

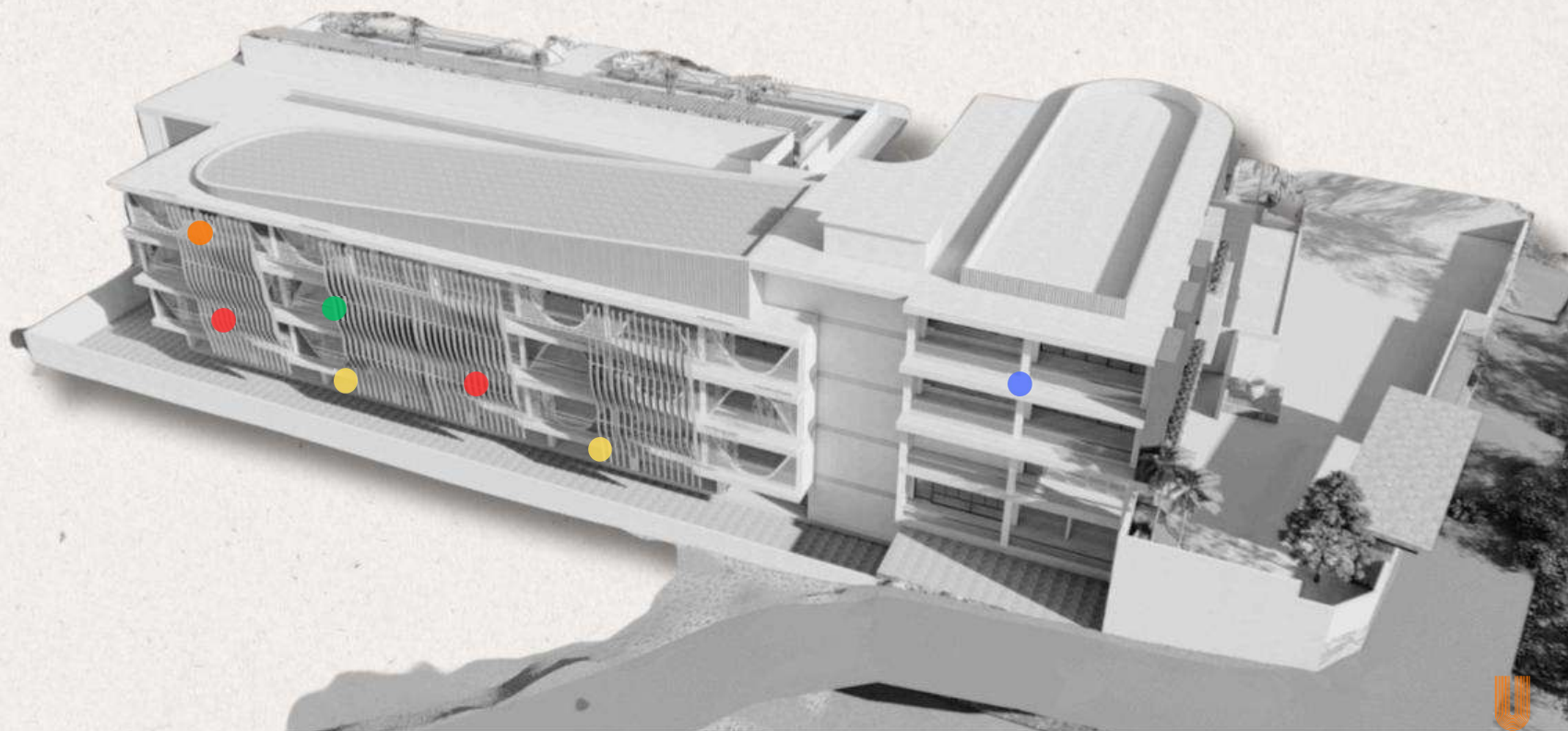


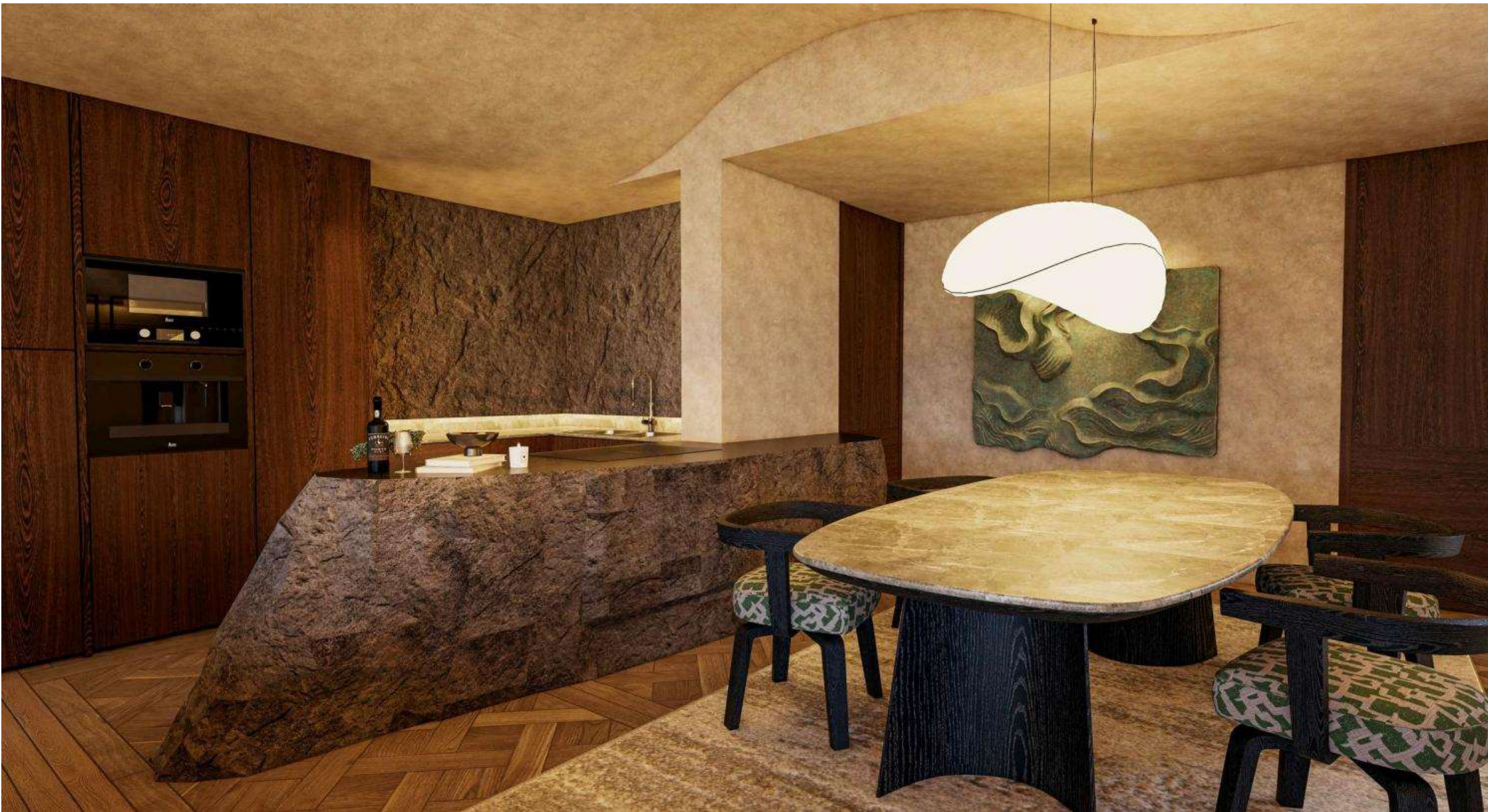
1x	Royal Suite / Ground Floor Pool View	\$ 537.100
1x	Royal Suite / First Floor Ocean View	\$ 569.900
1x	Royal Suite / Second Floor Ocean View	\$ 602.700
1x	Royal Suite / Third Floor Ocean View	\$ 639.600



2x	Royal Suite / Ground Floor Garden View	\$ 483.800
2x	Royal Suite / First Floor Jungle View	\$ 508.400
1x	Royal Suite / Second Floor Jungle View	\$ 528.900
1x	Royal Suite / Third Corner Floor Jungle View	\$ 553.500
1x	Royal Suite / Third Floor Jungle View	\$ 553.500

*Pre-sale
Unit prices*





We made it easy for you!

500m2 Rooftop Terrace

Enjoy a stunning **360-degree** panoramic view.

Smart Home Integration

With your Birdie **Smart Home system**, everything – absolutely everything – can be controlled **from your phone or tablet**. From air conditioning and lighting to temperature settings, it's all at your fingertips. Easy to download and install, we ensure that **every aspect of your home is smart**.

Private Jacuzzi for All Buyers

For all owners, we have made it possible to enjoy a luxurious jacuzzi experience on their own private balcony.

Located Between Bvlgari & Six Sense

Carefully selected in a prime residential location between Bali's two most prestigious hotels, this offers you the opportunity to **maximize your living** experience or achieve the **highest return** on your investment.

Stunning Ocean View

Enjoy a **breathtaking ocean view** just a stone's throw from your balcony.



Bringing European
standards to Bali



Constructed with respect
for nature and environment



More than 30 Year of
experience in the board



Architectural floor plan of a building, overlaid with a grid system. The grid consists of horizontal lines numbered 1 through 15 and vertical lines lettered A through I. The plan shows a large rectangular building with a central corridor and two main wings. The left wing contains a parking area with 10 cars and a staircase. The right wing contains a large open area with many small rooms or stalls. The plan is overlaid with a grid of numbers 1-15 horizontally and letters A-I vertically. Dimensions are provided along the grid lines.



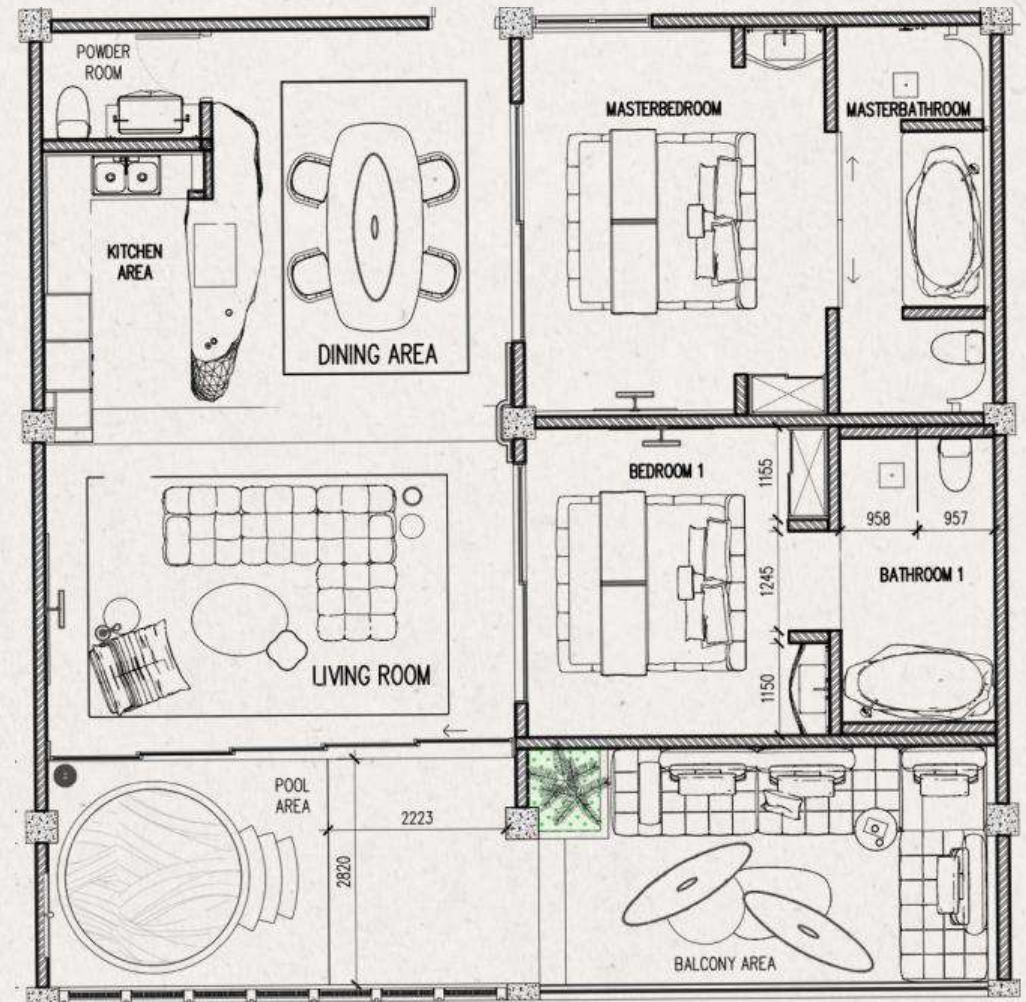
Royal-suite

Floorplan

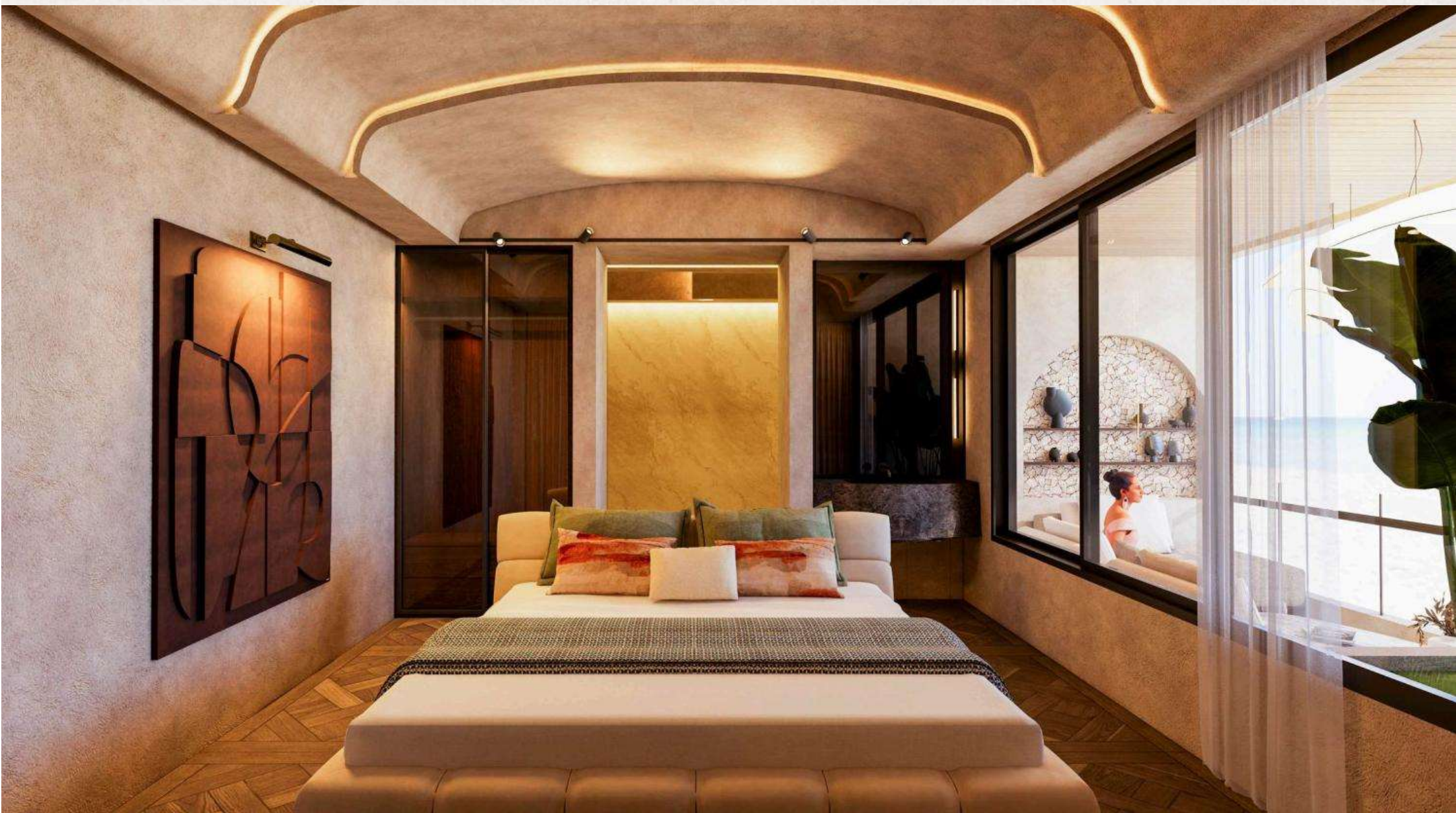
Location Development Pecatu, Uluwatu

total sqm2

10.600

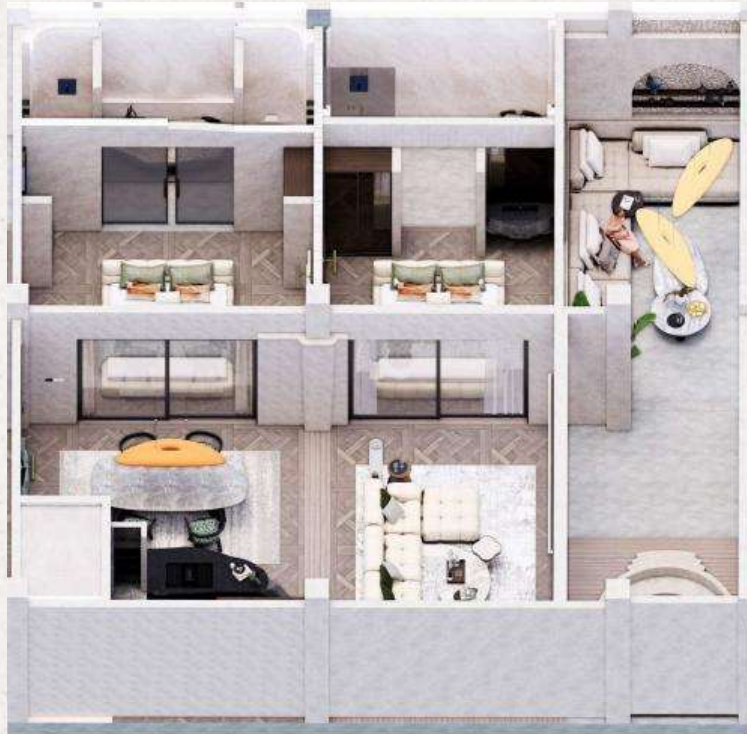








Royal-suite fabrics



Royal-Suites



145,2 m2 GFA



**Home cinema
beamer**



60 year lease



Private jacuzzi



2 bedrooms



**Integrated rain
shower**



**Spacious
living room**



Big family kitchen



**Induction cooking
integrated**



**Coffee machine
integrated**



**Dishwasher
integrated**



**Oven/Microwave
integrated**







AMENITIES

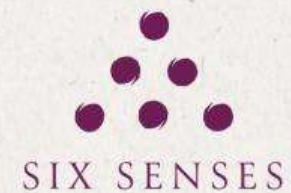
Butler Service
Ice Bath
400m² Pool with adjacent chill area
Housekeeping
Private Residents Entrance
Gym
Nanny Service

Private Catering
Rental Management
500m² Public Rooftop
Co-Working Space
Massage Treatments
Sauna
Spacious Parking
Starlink Dedicated Internet

Restaurant & Table Reservations
Smart Home System Integration
Spa
Laundry Service
Grounds Keeping
24/7 Security
Private Jacuzzis On Each Terrace



BVLGARI



24/7 Security	✓	✓	✓
Ice Bath	✗	✗	✓
Private Parking	✓	✓	✓
Private Resident Entrance	✓	✓	✓
Smart Home System	✗	✗	✓
500m2 Rooftop	✗	✗	✓
Private Balcony Jacuzzi	✗	✗	✓
Fitness / Gym	✓	✓	✓
Spa	✗	✓	✓
Nanny Service	✗	✓	✓
House Keeping	✓	✓	✓
Shuttle Service	✗	✓	✓
Room Service	✓	✓	✓
Co-Working Space	✓	✓	✓



Returns

75^{0%} 85^{0%} 95^{0%}

Type	75%	85%	95%
Back-side jungle view			
\$ Average nightly rate	375	375	375
\$ Monthly revenue	8437	9562	10.687
\$ Monthly expenses	1518	1721	1923
\$ Monthly profit	6918	7841	8763
\$ Annual profit	83.025	94.095	105.165

ROI	13%	14,7%	16,4%
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75^{0%} 85^{0%} 95^{0%}

Type	75%	85%	95%
Front-side ocean view			
\$ Average nightly rate	425	425	425
\$ Monthly revenue	9562	10.837	12.112
\$ Monthly expenses	1721	1950	2180
\$ Monthly profit	7841	8886	9932
\$ Annual profit	94.095	106.641	119.187

ROI	14,7%	16,7%	18,6%
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Monthly expenses are based on an 18% management fee, with taxes and booking fees not included. The listed prices reflect average selling prices per unit type, and projected revenue is based on comparable nearby projects.

Estimated time-line

