



The Sanctuary, Ubud

A TRANQUIL ENCLAVE OF 10 LUXURIOUS 2,3 & 4 BEDROOM VILLAS
ON THE EDGE OF UBUD CENTER

Luxury 4 Bedroom Villa (9) Brochure

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.



TRANQUILITY
BALI



The Sanctuary

Introducing The Sanctuary, a harmonious blend of natural splendour and contemporary living. Nestled amidst Bali's breathtaking landscapes, this remarkable project comprises 10 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.





Bali Overview

Despite the global economic uncertainty and geopolitical strains, the IMF has forecasted **5% growth** in Indonesia for 2023. Bali aims to have **4.5 million international tourists** in 2024, up from 2.3 million in 2023.

Bali's booming tourism industry, coupled with its breathtaking natural scenery and vibrant culture, has made it an **attractive destination for property investment**.

Owning a property in Bali can provide **excellent returns on investment** through rental income, capital appreciation, and potential capital gains.





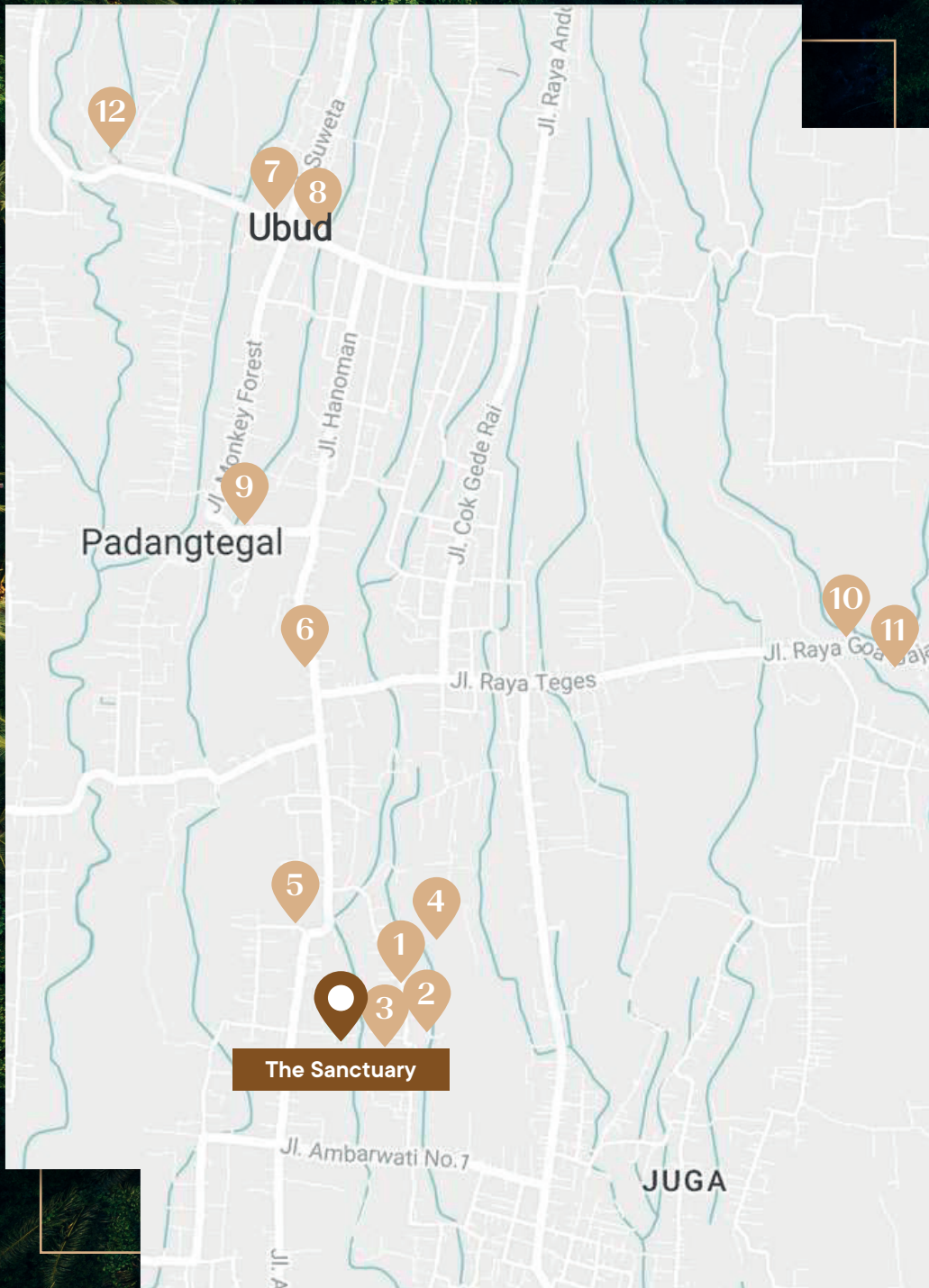
Welcome to Ubud: The Cultural Heartland of Bali

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

Ubud offers a one-of-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 makes it a perfect starting point to explore all areas 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** **Agung Rai Museum of Art**
🚗 5 minutes
- 7** **Ubud City Center**
🚗 10 minutes
- 8** **Ubud Palace**
🚗 10 minutes
- 9** **Monkey Forrest**
🚗 10 minutes
- 10** **Layana Waterfall**
🚗 10 minutes
- 11** **Temple of Goa Gajah Elephant Cave**
🚗 12 minutes
- 12** **Campuhan Ridge Walk**
🚗 16 minutes



View The Sanctuary
location

Steps away from **your doorstep.**

TITI BATU DAY CLUB

As part of our villa management package, guests staying at the villas will enjoy free access to the Titi Batu Day Club. The club provides plenty of activities to keep both children and adults entertained.

PELANGI SCHOOL

The Pelangi school is also conveniently located within walking distance of the villas. They offer exciting summer programs that allow long-term guests to engage with the local community and create unforgettable memories.

GDAS WELLNESS CENTER

For those who want to prioritize self-care, the Gdas Bali Health and Wellness Center offers a range of yoga classes and wellness retreats, perfect for rejuvenating the body and mind.

Life at The Sanctuary

Discover The Sanctuary, where the beauty of nature meets the comforts of modern living. Nestled in an idyllic setting, The Sanctuary offers the ultimate retreat for people seeking a romantic getaway, a family vacation or a wellness retreat.





Serenity and Sophistication Unveiled

Brought to life by the renowned architect Oka, this project showcases his exceptional expertise. Oka's impressive portfolio includes notable projects such as Titi Batu, Gdas Wellness Center, and Dragon House, amongst others. With a background of working alongside Alexis Dornier, Oka's experience and talent shine through in every detail of The Sanctuary.

The design of The Sanctuary villas showcases a meticulous selection of premium materials, chosen to enhance both aesthetics and functionality. Locally sourced volcanic stone adds a touch of authenticity and uniqueness to the villas, while luxurious marble displays elegance and refinement. *These carefully chosen materials harmonize with the surrounding environment, creating a seamless integration between nature and modernity.*



The image shows a modern, multi-level interior space. A prominent feature is a large, textured concrete pillar in the center. To the left, there's a glass-walled area with a dark interior. In the foreground, there are several lounge chairs with light-colored cushions and dark wooden frames. The ceiling is a dark, curved structure with recessed lighting. A large, abstract painting is visible on the right wall. The overall aesthetic is clean, minimalist, and contemporary.

The Sanctuary

4 Bedroom



4 Bedroom Villa

Layout Overview



GROUND FLOOR



FIRST FLOOR

BEDS / BATH
4 / 4.5

LEVEL
2

LAND SIZE +/-
372 sqm

LIVING SIZE +/-
324 sqm

DESIGN
**Tropical
contemporary**

CERTIFICATES
**SLF Pondok Wisata
(Rental License)**

*Swimming Pool / Sunken Lounge
Fire Pit / Enclosed Living / Parking
Skylight / Security Guards*





Exterior

This stunning villa boasts a 9.3 x 2.8 meter swimming pool with a wooden deck, perfect for a swim or lounging in the sun. The pool also features a unique glass wall, adding a touch of modern sophistication to its tropical surroundings. With an inviting fire pit and comfortable seating, the sunken lounge area is the perfect spot for evening gatherings and relaxation with loved ones.



Living & Dining

The enclosed open-plan dining and living area boasts high ceilings, allowing natural light to flood 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.





Bedrooms / Bathroom

Downstairs, you will find a spacious bedroom with a walk-in wardrobe and ensuite bathroom add to the appeal of this beautiful villa. To enhance the guests' experience, the bathroom features a bathtub surrounded by lush tropical greenery, making you feel at one with the environment.

The first floor of the villa offers three generous bedrooms with ensuite bathrooms that overlook the garden and swimming pool. One of the bedrooms comes with a balcony that offers a beautiful view of the garden and features another luxurious bathtub surrounded by lush tropical greenery.



Income Forecast (IDR)

Tranquility Property Development provides a payment plan allowing buyers to pay for their property with 6 instalments until project completion.

	VILLA 4 BEDROOM
INVESTMENT VALUE	Rp 12,740,816,462
AVERAGE PRICE PER NIGHT	Rp 10,876,320
OCCUPANY RATE	70%
ACTIVITY REVENUE	Rp 15,537,600
TOTAL REVENUE	Rp 2,794,437,360
YEARLY NET INCOME	Rp 1,956,106,152
YEARLY ROI	15.35%



Income Forecast (USD)

Tranquility Property Development provides a payment plan allowing buyers to pay for their property with 6 instalments until project completion.

	VILLA 4 BEDROOM
INVESTMENT VALUE	\$819,999
AVERAGE PRICE PER NIGHT	\$700
OCCUPANY RATE	70%
ACTIVITY REVENUE	\$1,000
TOTAL REVENUE	\$179,850
YEARLY NET INCOME	\$125,895
YEARLY ROI	15.35%



Project Timeline

DEC 2024

Start of construction

MAR 2025

50% of construction completion

JUN 2025

70% of construction completion

AUG 2025

100% Completion of construction



The Sanctuary

Payment Plan

\$10K None refundable reservation fee to block unit

10% To escrow on signature of the MOU agreement

40% Minus reservation fee, to notary on completion of due-diligence

15% On the 15th of October 2024

15% On the 15th of January 2025

15% On the 15th April 2025

5% Payable on handover





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"**