



BALIZEN
PROPERTY GROUP

"Start living the life of
your dreams and
invest in your own
villa in Ubud."

INTRODUCING
**SERENITY
VILLAS**



TEAM INTRODUCTION

BALIZEN PROPERTY GROUP

BaliZen Property Group is an established real estate and property development company with a combined experience of over 25 years in sales and marketing. Specializing in luxury villas, BaliZen focuses on maximizing returns for investors through well-executed property management and smart investment strategies. The company operates with a strong focus on customer satisfaction and leveraging its expertise to create high-return opportunities in the competitive Bali property market.





Widya

Director of Balizen Property Group

With over 10 years of experience in hotel and villa sales, Widya has extensive expertise in managing sales teams specifically within the Ubud area. She has successfully overseen numerous projects, ensuring high occupancy rates, profitable margins, and seamless operations in the luxury villa rental market.

Jason

Director of Balizen Property Group

Jason brings 20 years of experience in sales and business, specializing in real estate investments and high-level marketing strategies. He has played a crucial role in building Balizen's reputation as a trusted partner for property investors by leading the sales efforts and ensuring consistent performance and growth.



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QUALITY ASSURANCE

WORKING WITH
BALIZEN

A SHIFT IN REAL ESTATE



<https://www.youtube.com/watch?v=GFC5CgL8OAg>

WELCOME TO YOUR PROPERTY PRESENTATION

Please watch the following introduction video from Managing Director Jason Serini who sets the tone for what you should expect in this exciting stage of the investment process.

PROPERTY

SNAPSHOT



3



4



1+ 2 MOTORBIKE

PROPERTY SPECIFICS

BUILDING SIZE:	200 m2
BEDROOMS:	2
BATHROOMS:	3
CAR SPACES:	1 CAR + 2 MOTORBIKE
LAND SIZE	2,20 ARE

FIXED PRICE TURNKEY PACKAGE

Deposits are due 7 days from contract signing





1st Floor



2nd Floor

PROPERTY SPECIFICS

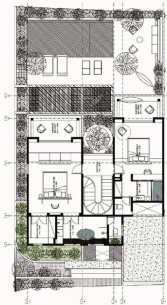
BUILDING SIZE:	311 m2
BEDROOMS:	3
BATHROOMS:	4
CAR SPACES:	1 CAR + 2 MOTORBIKE
LAND SIZE:	3 ARE

FIXED PRICE TURNKEY PACKAGE





1st Floor



2nd Floor

DEVELOPMENT OVERVIEW

Total Unit: **14 luxury villas**

Current Status: 80% sold out; only 4 villas remaining

VILLA OPTIONS



2 Bedroom Villas

Fully furnished, priced at AUD 450,000, featuring a 33-year lease with a 30-year extension guarantee



3 Bedroom Villas

One unit available, fully furnished, priced at AUD 575,000, with the same lease terms

Architectural Style:

MEDITERRANEAN- TROPICAL FUSION



FEATURES

- Private pools
- Lush gardens
- Open-plan living spaces
- Wellness facilities

Architectural Style:

AVAILABLE FOR
AUSTRALIAN INVESTORS
(MUST HAVE EQUITY)



Superannuation

Investors can utilize superfunds to purchase villas; Balizen provides comprehensive guidance through the process

Expected ROI: Up to 15% per annum

Property Management

Full-service management by
Balizen ensures a stress-free
investment experience

INVESTMENT PROCESS



MARKET INSIGHTS

TOURISM GROWTH

Bali aims to welcome 6.5 million international tourists in 2025, indicating a robust tourism sector



RENTAL YIELDS

Villas in prime locations like Ubud offer gross rental yields up to 15 % driven by short-term vacation rentals

WHY INVEST IN UBUD



**CULTURAL HUB
ATTRACTING A STEADY
INFLUX OF TOURISTS**



**GROWING WELLNESS
TOURISM MARKET**



**SERENE ENVIRONMENT
WITH LUSH
LANDSCAPES**



**STRONG DEMAND FOR
LUXURY
ACCOMMODATIONS**



Serenity Villas

PEACE . LOVE . HARMONY

Modern Mediterranean style in Ubud

Serenity is not just a word but a unique way of living with a feeling of calm, peaceful and untroubled.

Our vision was to capture all the elements that Ubud, Bali had to offer on this beautiful project and to investors & buyers feeling a connection to mumma Bali.

Choose one of 14 Villas on our development and earn up to 65,000 USD in passive income every year .

We have 2 bedroom and 3 bedroom options starting from 305 k usd Each villa has been designed to reflect the Tropical nature of Ubud while still living with the modern amenities , with a harmonious fusion of natural elements, colorful fabrics, and handcrafted furnishings. Our villas come fully furnished, creating an atmosphere of refined simplicity that will transport you to a world of relaxed elegance.





PROJECT TITLE :

ZEN VILLAS

CLIENT :

MRS. MEENA

LOCATION :

JALAN GUSTAF
KUALA - LUMPUR

REVISION :

NO DATE DESCRIPTION

1

2

3

4

5

6

DRAWING TITLE :

Block Plan

PRINT SIZE :

A4

SCALE :

1 : 500

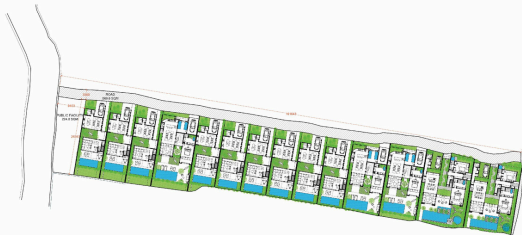
DATE :

APRIL 1, 2020

DRAWING NUMBER :

ZV - A - 026

SERENITY MASTER PLAN



SERENITY MASTER PLAN



SERENITY MASTER PLAN



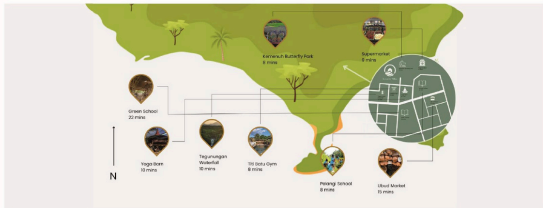
UNIT AREA BALIZEN 2024

UNIT AREA BALI ZEN UPDATE PRICE :

		LAND SIZE	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS
LOT 0	: Public facilities	224.8 SQM			
LOT 1	: USD 305.000 / AUD 475.000	(AVAILABLE) SQM	Yes	-	-
LOT 2	: USD 305.000 / AUD 475.000	(AVAILABLE) SQM	Yes	-	-
LOT 3	: USD 305.000 / AUD 475.000	(SOLD) SQM	Yes	-	-
LOT 4	: USD 305.000 / AUD 475.000	(AVAILABLE) SQM	Yes	-	-
LOT 5 (2BR)	: USD 305.000 / AUD 475.000	(SOLD) SQM	Yes (rice field view)	-	-
LOT 6 (2BR)	: USD 305.000 / AUD 475.000	(SOLD) SQM	Yes (rice field view)	-	-
LOT 7 (2BR)	: USD 305.000 / AUD 475.000	(SOLD) SQM	Yes (rice field view)	-	-
LOT 8 (2BR)	: USD 305.000 / AUD 475.000	(SOLD) SQM	Yes (rice field view)	-	-
LOT 9 (2BR)	: USD 305.000 / AUD 475.000	(SOLD) SQM	Yes (rice field view)	-	-
LOT 10 (3BR)	: USD 386.509 / AUD 575.000	(AVAILABLE) SQM	-	Yes (rice field view)	-
LOT 11 (3BR)	: USD 386.509 / AUD 575.000	(SOLD) SQM	-	Yes (rice field view)	-
LOT 12 (3BR)	: USD 386.509 / AUD 575.000	(SOLD) SQM	-	Yes (rice field view)	-
LOT 13 (4BR)	: USD 487.004 / AUD 575.000	(SOLD) SQM	-	-	Yes (rice field view)
LOT 14 (4BR)	: USD 487.004 / AUD 800.000	(SOLD) SQM	-	-	Yes (rice field view)

PRIME LOCATION

The Market has very specific location demands. The location needs to be centrally located. We have a great location confirmed in the south of the Ubud area, According to the major agencies. Kemenuh has become most requested for long term stay like family or couple's because the location is close to and within 10 mins to International School, Ubud Palace , Market and Gym community , also Yoga barn , waterfalls & easy to get to a beautiful beach (komune beach club) which is only 20 mins away. The location is inside a small side street surrounded by other high-end villas.



Price Range

- 3 bedroom villa on 300 SQM building size 311 M2 footprint price starting from - \$ 370.000
- 2 bedroom villa on 2.20 SQM building size 200 M2 footprint price starting from - \$ 305.000

Functional Living Space

- Contemporary minimalist style architecture with enclosed living space
- Laid -back Luxury Villa, open space
- Ubud Tropical garden style, Arti tone color

Effortlessly Maximize Investment

- High design (Photography) features with in demand features.
- Branded property part of premium , gated community.

Low Cost and Easy Maintain

- Durable architecture and interior materials.
- Seasonal weather proofed design.

Full Turnkey

- Units will be handed over fully equipped, furnished,styled,branded and managed.
- Full service management company.



WHY INVEST IN BALI?

World Tourist's Destination

More than 25 million people come to Bali all year round, domestic and international tourists alike. The villas occupancy rate can easily reach 80%, making Bali a perfect place to invest in villa rental.

Good Money Value

According to the Investment Coordinating Council, investment in Bali's real estate has grown by 28.5% in the past 2 years. Bali property investments have high return on investment, aligned with the steady growth in tourism, affordable land price, and low overhead cost.

Steady Economy and Political Environment

Bali is part of Indonesia, the 3rd largest democracy in the world and the largest economy in Southeast Asia, attracting over 158 Trillion IDR of Foreign Direct Investment. Foreign investments are facilitated by protecting and accommodating laws.

Invest in paradise

With its glorious scenery, warm climate, welcoming culture and low cost of living, Bali is one of the most desirable place to live, visit, and invest. We offer a chance to make a smart investment into this magnificent part of the world.



WHY IN UBUD?

Ubud is one of Bali's top 5 destinations to visit. This charming town is attracting young families who are flocking in to rent and buy villas. The self-healing community and digital nomads have also found their base for creativity here.

Ubud is surrounded by breathtaking natural beauty, from the stunning Tegalalang rice terraces to the majestic Tegenungan Waterfall. There are many yoga centers and healthy entertainment venues in the area, making it a hub for wellness enthusiasts. The annual Bali Spirit Festival is one of the main attractions of Ubud, bringing together people from all over the world to celebrate and connect through music, yoga, and dance.

Ubud is the place to be! Unlike other areas, the property market in Ubud is on the verge of booming. Investing in leaseholds in Ubud is still an affordable option, which means higher returns in both income and growth. This is a great opportunity to invest in a property market that is on the rise, and to capitalize on the increasing demand for rental properties in the area.



WHY INVEST WITH US

Our motto is "Quality First"



We analyze and select the best land

We invest in areas up to our standards with strong upside potential to deliver the highest ROI and value gain.



We design and build

We respect the highest standard of construction by ensuring the quality and integrity in all of our projects.



We manage for you

Our villa management experience guarantees high occupancy rate, optimizing the revenue potential and the best return on investment.



WHY CHOOSE LEASEHOLD?

With leasehold, the land price is 3 to 4 times cheaper than freehold, allowing to invest for less, get a better ROI and reach wider potential buyers when reselling. Our long term leasehold gives you the opportunity to maintain a competitive leasehold even after amortization, which optimizes your resale value and exit strategy.





2 BEDROOM RENDERING



Serenity Villas



Find Peace in Your Dream Home: Your Personal Haven

Serenity Villas



Find Peace in Your Dream Home: Experience a Lifetime of Bliss

Serenity Villas



Find endless happiness in your dream home.

Serenity Villas



Find Peace in Your Dream Home: Experience a Lifetime of Bliss

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Find endless happiness in your dream home.



Serenity Villas

PEACE . LOVE . HARMONY

3 BEDROOM RENDERING



Serenity Villas



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Find Peace In Your Dream Home: Experience a Lifetime of Bliss

Serenity Villas



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Serenity Villas



Find Peace in Your Dream Home: Experience a Lifetime of Bliss

SCHEDULE OF FINISHES

Standard

INDOOR

Air-Conditioning - Split system to common area & all bedrooms

Ceiling Fans - Living room

Electrical - Telephone/TV points etc, earth leakage safety switch & generous amount of lighting & power points, television antenna

Paint - Washable paint to walls

Doors - Teak plywood with iron structure inside

Stairs - Terrazzo polish with concrete railing

Blinds - Roller blinds & curtain

Flooring - Terrazzo polish

BATHROOM & LAUNDRY

Showers Semi - frameless glass shower

Bath - Custom terrazzo

Vanities - Local marble top square edge with mixer tapware



EXTENSUM CEDAR
 Cedar Slatted Panels



PLATONIC TONED
 Contemporary Stone



SHEDDART
 Modern Outdoor Light



STYLISH BARBECUES
 BBQ Grills



SEDLER AREA
 Contemporary Stone



POOL
 Tiles

DOWN PAYMENT PLAN

5 Steps for your payment





TERMS & CONDITIONS

The Villa & Land

- 3 bedroom villa on 300 SQM building size 311 M2 footprint price starting from - \$386,000 USD
- 2 bedroom villa on 2.20 SQM building size 200 M2 footprint price starting from - \$305,000 USD
- Includes 33 years Land Lease (option to extend 30 years at Market Value)
- Payment of 10% To Join the project and block Your Land Plot
- 14 Luxury villa in one gate Community land area
- Land Area - Bali Ubud - Kemenuh
- 5x Construction Payments on progression over 12 months
- Estimated timeline 12-16 months for finished Villa
- 2 level Luxury Medditeranean Villa
- Fully Furnished Turn Key
- Includes Infinity Pool
- Rice Field Views
- Options for Larger size land and Villa
- High Roi if you choose to keep villa and Airbnb
- Balizen to receive 10% for property management
- All Contracts are done through Notary legal department
- Contractor Agreement will also be under a Notary Legal for finished Job
- investor acknowledges that they are silent investors or buyers and that Balizen Real estate have full autonomy to make all strategic, design and business related decisions to maximise the project.

FREQUENTLY ASKED QUESTIONS

BALIZEN PROPERTY

QUESTION AND ANSWERS

QUESTION

What is the difference between a leasehold and freehold property in Bali?

ANSWER

A leasehold property is owned for a set period of time, usually 25-30 years, after which the lease can be renewed again at market price. Freehold properties, on the other hand, are owned indefinitely and can only be purchased through an Indonesian company.

QUESTION

What taxes are involved when buying property in Bali?

ANSWER

The taxes involved in buying property in Bali include a 10% value-added tax, a 1% transfer fee and a notary fee (usually around 1% of the property value). Buyers should also consider legal fees, land surveys, and other associated costs.

QUESTION AND ANSWERS

QUESTION

What is Ubud property market like ?

ANSWER

The Ubud property market is one of the most popular in Bali. Properties in Ubud tend to be more expensive than in other areas of Bali, but they also offer the potential for higher rental yields due to the area's popularity with tourists and expats.

QUESTION

Do I need a property manager if I invest in Bali property?

ANSWER

It is highly recommended that investors hire a property manager to manage their property in Bali. A good property manager can handle everything from maintenance and repairs to finding tenants and collecting rent.

QUESTION AND ANSWERS

QUESTION

What is the process of buying property in Bali?

ANSWER

The process of buying property in Bali involves finding a property, negotiating the price, and completing the transaction through a notary. Buyers also need to obtain the necessary permits and pay taxes and fees associated with the purchase.

QUESTION

What are the rental yields for properties in Bali?

ANSWER

Rental yields for properties in Bali vary depending on the location and quality of the property, but can range from 8- 20% per year. Properties in popular tourist areas tend to have higher rental yields.

QUESTION AND ANSWERS

QUESTION

What is the property market like in Bali ?

ANSWER

The property market in Bali is generally stable, with increasing demand for villas and other types of properties. However, there can be fluctuations in the market based on economic and political factors.

QUESTION

What should I consider before investing in property in Bali?

ANSWER

Before investing in property in Bali, it is important to consider factors such as location, property type, market trends, legal and tax requirements, and management and maintenance costs. It is also recommended to work with a reputable real estate agent or property management company.

Invest in Serenity Villa to capitalize on Bali's booming tourism and real estate market, with the assurance of Balizen's comprehensive support and management services.





BALIZEN
PROPERTY GROUP

THANK YOU

We look forward to Building Your
Dream Investment Home.

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