

# DISCOVER THE WORLD OF PREMIUM REAL ESTATE

at the world's premier  
resort Bali Island



THESE ARE PROJECTS ON THE VERGE OF  
DESIGN AND INVESTMENT OPPORTUNITIES

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We don't just build the perfect property to live in - we create the best investment proposals that give high returns of 11-15% per annum.



FROM \$155 000



### THE UMALAS SIGNATURE

Complex of premium class apartments in hi-tech style. More than 4000 m2 of infrastructure inside the complex.

FROM \$690 000



### SKY STARS LUXURY VILLAS

Gated residence with premium villas in a privileged location. The largest tennis center in Bali on the territory of the complex.

FROM \$350 000



### SKY STARS OCEAN VIEW

Luxurious California-style villas on the picturesque slope of south Bali. The best views of the ocean and the night city.

FROM \$1 490 000



### SKY STARS ROYAL VILLAS

Unique villas for true fans of Sky Stars luxury style. Exclusive 5-bedroom villas with a design that captures the hearts.

# THE MAIN PROJECT IN BALI 2022

for living and investment



## Complex apartments

📍 Canggu

## Apartments

from \$155 000 | for 60 m<sup>2</sup>

The most modern and technologically advanced complex of premium apartments in the main tourist location in Bali.

- Over 4000 m<sup>2</sup> of infrastructure inside the complex
- 5\* facilities and services
- Panoramic ocean and volcano views
- Smart technology in property management

# APARTMENT COMPLEX THE UMALAS SIGNATURE

it's a fine line between urbanism and island paradise.


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The unique high-tech interior simply makes you fall in love with it:

Understated luxury, harmony in every detail – all this is your apartment in complex.

We have thought through the functionality of each area to provide you with maximum comfort.





IS A COMPLEX WITH THE INFRASTRUCTURE  
AND AMENITIES OF A 5\* HOTEL,  
All conditions for a perfect holiday and life are  
created here

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**We have placed most of the infrastructure on  
the roof of the building,**  
so you can enjoy stunning views of Bali even  
while you are working or playing sports.



## THE COMPLEX IS LOCATED IN THE CENTER OF "BALI'S TRENDY TRIANGLE"

Close to the Indian Ocean and Bali's best beach clubs

- The largest Beachclub in the world in 4 minutes

**Everything for an active lifestyle:**

Tennis, bowling, yoga center, water park, soccer field, basketball field, children's programs, group programs

**Infrastructure for living nearby:**

International schools, hospitals, supermarkets, and more

Luxurious views of the rice fields, the volcano and the ocean from the panoramic rooftop and apartments.



it is a complex with the infrastructure and amenities of a 5\* hotel, all conditions for a perfect holiday and life

**RENT OUT YOUR APARTMENTS ON YOUR OWN, OR GET A FULLY PASSIVE INCOME THROUGH THE MANAGEMENT COMPANY:**

**11-15,3%**

NET AVERAGE ANNUAL RETURN

- Personal residence with no time limit
- No operational risks - the property is insured
- Income crediting each quarter
- Transparent reporting

**THE BEST OPTION FOR THOSE WHO VALUE THEIR TIME AND FINANCES**





## Luxury Villas

📍 Canggu

### Villas

from \$ 690 000 | for 450 m.<sup>2</sup>

**A NEW LEVEL**  
OF SOPHISTICATED AND ELEGANCE IN BALI

Luxury villas located in a gated residence in a privileged area of Bali

**PEACE, LUXURY, AESTHETICS**  
are indicators of the style of  
**Luxury Villas**

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Natural marble and premium class  
wall tiles are used in the interior  
decoration

All furniture is individually designed  
according to the style of **Luxury Villas**  
and is made by hand.





## PRIVILEGED LOCATION

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- Gated residence in the tourist center of Bali.
- The biggest tennis center in Bali on the territory of the residence.
- Surrounded by the island's main infrastructure and legendary places.

## LUXURY VILLAS

The perfect choice for those who value comfort and privacy

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Live in a private villa in the main tourist area of Bali, maintaining privacy and enjoying the beauty of the surrounding nature.



RENT OUT THE VILLA  
IN YOUR ABSENCE  
AND EARN AN INCOME

**15%**  
per annum



## Royal Villas

 Umalas area


Villas

\$ 1490 000 | for 800 m<sup>2</sup>

### PHENOMENAL LUXURY

the new standard of premium real estate in Bali

**2** EXCLUSIVE 5-BEDROOM VILLAS  
in the closed Sky Stars Luxury Residence complex



📍 The villas are located in the main tourist area of Bali, Canggu, Umalas

**ENJOY PEACE AND QUIET**  
without a break from civilization

# UMALAS

**THE JEWEL OF THE TOURIST PART OF BALI:**  
a quiet, idyllic neighborhood immersed in greenery, with a meditative and private lifestyle

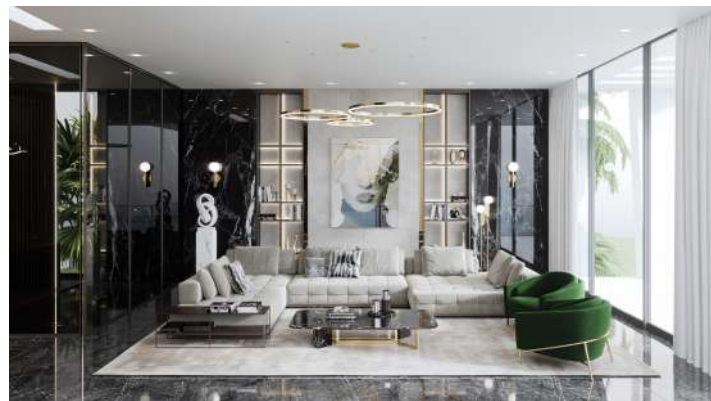
**WHERE PERFECT STYLE  
MEETS COMFORT,**  
Luxury Villas INTERIORS ARE BORN

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### **Luxury Villas**

Over 600 m<sup>2</sup>:

- 5 bedrooms
- 3 living rooms
- gym
- SPA
- rooftop and much more



ABSOLUTE ELEGANCE AND PREMIUM QUALITY IN EVERY DETAIL

**ROYAL VILLAS**  
GET A SECOND HOME IN BALI

**INVESTMENTS AND PERSONAL RESIDENCE**  
- YOU DON'T HAVE TO CHOOSE ANYMORE

A luxurious residence for family  
living in privacy and harmony



Demanded tourist real estate for  
premium tourists



**GET A PREMIUM SERVICE**  
FOR LIVING AND HIGH RENTAL INCOME POTENTIAL

Our management company is focused on your individual needs - we'll help  
you choose the perfect format to use your property





## Ocean Villas

📍 Southern Bali

### Villas

From \$350 000 | for 90 m.<sup>2</sup>

**UNIQUE REAL LUXURY VILLAS**  
WITH SPECTACULAR OCEAN VIEWS

Stunning signature California-style Sky Stars and the best views of the island of Bali

**ENJOY THE ATMOSPHERE**  
OF LUXURY AND THE VIEWS THAT  
SURROUND YOU IN ALL

# 180°

The unique design of the villas shades the beauty of the surrounding landscape like a precious setting

The fantastic beauty of Bali has become the ideal place to create architectural masterpieces of international tourism





**VILLAS ARE LOCATED**  
IN THE MAIN TOURIST LOCATION OF THE  
SOUTHERN PART OF BALI

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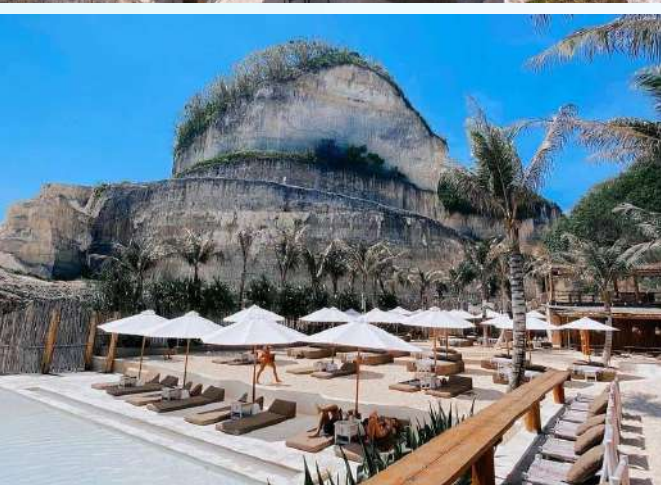
The complex is surrounded by white-sand beaches and top facilities, for the rest in which tourists fly in from all over the world:  
Rock Bar, Omnia, The Edge, Palmilla

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A few minutes from the complex:

- All the necessary infrastructure for a comfortable life
  - The largest shopping mall on Bukit
  - Bali's Best Golf Course
  - 20 Minutes to Bali International Airport
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# THE ONLY AND UNREPEATABLE

The main trend in the Bali rental market is single-storey luxury villas with 1-2 bedrooms.

Ocean Villas is the only project of this format on the entire island of Bali.

**WE HAVE DEVELOPED THE BEST DEALS  
FOR INVESTORS WITH INCOME POTENTIAL**

UP TO **12-18%** per year

## BECOME THE OWNER OF A UNIQUE PROPERTY

Live in a private corner of paradise and rent out the villa in your absence



## DEVELOPMENT COMPANY

Indonesian developer with  
experience in Bali for

more than

**10** years

## OUR COMPANY SPECIALIZES IN IN THE CONSTRUCTION AND MANAGEMENT

OF PREMIUM REAL ESTATE:

- Commercial Real Estate
- Investment Real Estate
- Residential complexes of villas and apartments

FOR OUR PROJECTS WE CHOOSE  
THE BEST LOCATIONS POPULAR WITH TOURISTS