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 9
LUXURY 4 BEDROOM VILLA
BROCHURE

TRANQUILITY
BALI



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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 toensure 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 Balis 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.

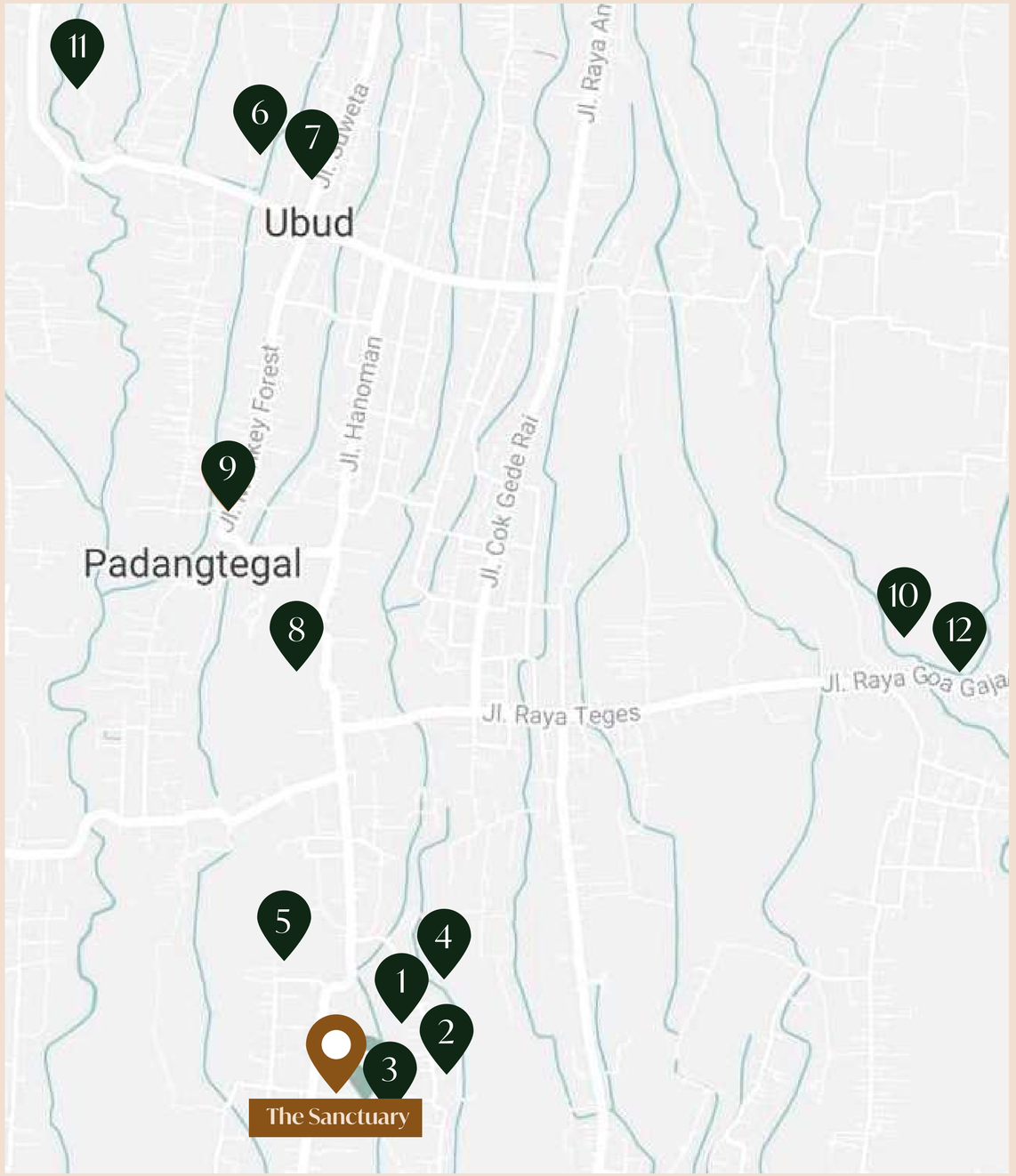
Ubud offers a one-off-a-kind experience that goes beyond the ordinary. immersing you in the vibrant world of Balinese arts, dance, and traditions. Its central location on the island make it a perfect starting point to explore all area of Bali.



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 recreats 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.



4 BEDROOM FLOORPLANS

Beds
4

Baths
4.5

Level
2

Landscape +/-
372sqm

Living Space +/-
324sqm

Pool +/-
30sqm

Pool Deck +/-
45sqm

Sunken Sofa +/-
16sqm

Certificates
SLF Pondok Wisata (Rental License)

Design
Tropical Contemporary



Ground Floor



First Floor

Swimming Pool
Sunken Lounge
Pergola Enclosed Living
Parking Skylight
Secure Parking
Reception & Security

THE 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 firepit 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 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, includinga walk-in pantry for added storage space.









INCOME FORECAST (USD)

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

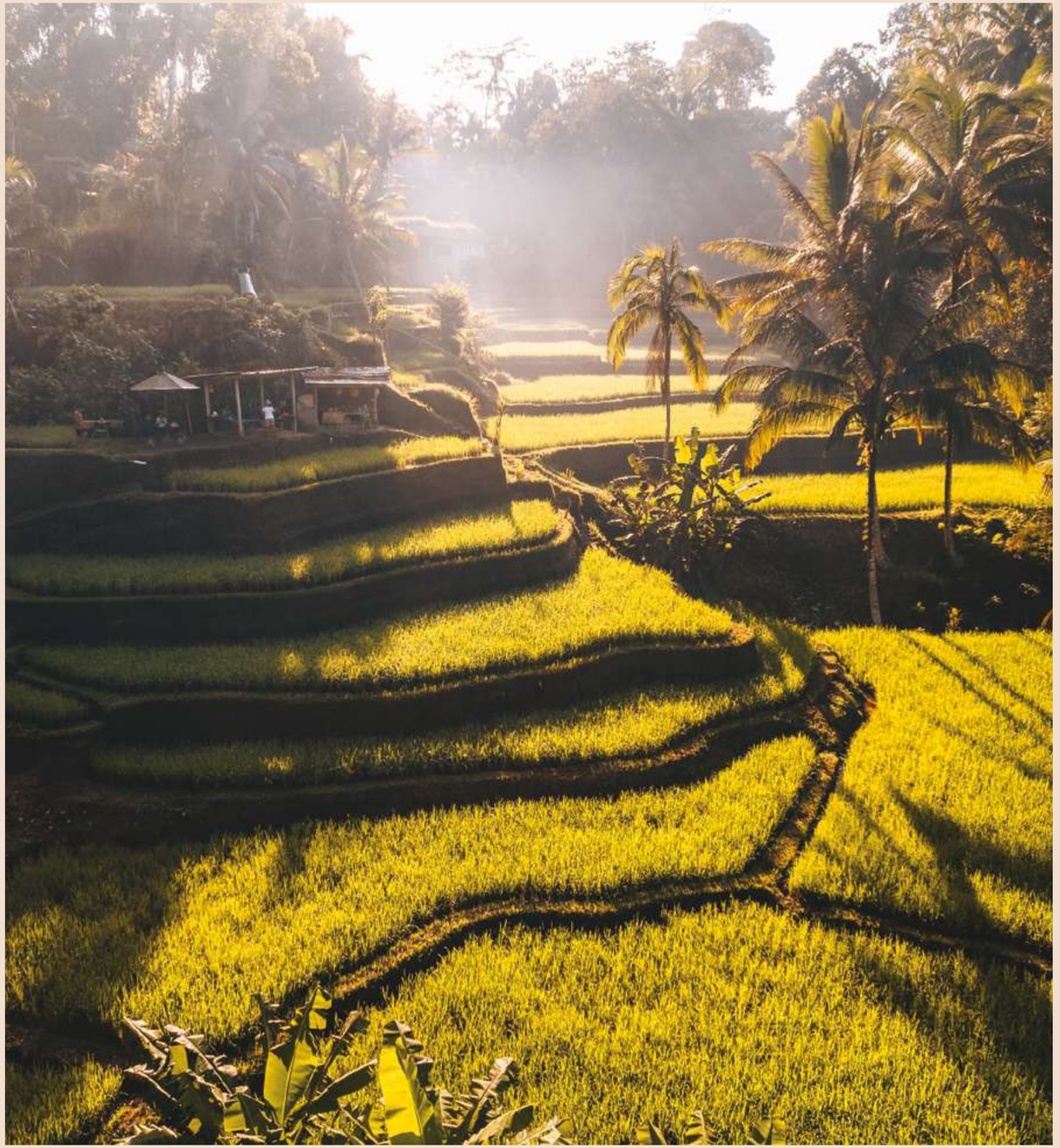
	4 BEDROOM (USD)	4 BEDROOM (AED)
Investment Value	$769,999	AED 2,827,821
Average Price Per Night	$700	AED 2,571
Occupany Rate	70%	70%
Activity Revenue	$1,000	AED 3,673
Total Revenue	$179,850	AED 660,499
Rental Portal Fee	15%	15%
Management Fee	15%	15%
Yearly Net Income	**$125,895**	**AED 462,349**
Yearly ROI	**16.35%**	**16.35%**

For reference, the currency exchange example into USD is calculated at:
1USD = AED3.67 Payments for any property purchases should be made in USD.



PROJECT TIMELINE

- **Q3 2024**
  Start of construction
- **Q4 2025**
  50% of construction
- **Q1 2026**
  70% of construction completed
- **Q2 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 diligience (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”**.