
SANAYA
RESIDENCES
presented by
TRANQUILITY
BALI

Welcome to a more relaxed side of Bali living, where comfort meets nature in thoughtfully designed villas.

Nestled in the peaceful area of Pecatu, these villas offer the perfect balance of style, and convenience in Pecatu, Uluwatu one of the most popular regions among expats, digital nomads and travelers.

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SANAYA

RESIDENCES

10 VILLAS

IN PECATU, ULUWATU



CONTENTS

Location

The Villas

Timeline & Financials

About Us

LOCATION



BALI

Bali is a magnetic destination that captivates the senses and the soul. From its verdant rice terraces and towering volcanoes to its world-class surf breaks and centuries-old temples, Bali offers a tapestry of natural wonders and cultural riches that have long drawn visitors from around the globe.

Bali is also an idyllic place to call home. The island's warm climate, low cost of living, and relaxed pace of life have made it a haven for expats and digital nomads seeking a high quality of life. With its welcoming community, world-class amenities, and unparalleled natural beauty, Bali offers a uniquely enriching lifestyle.

Nestled in a breathtaking natural setting, Sanaya Residences are just moments away from stunning cliffs overlooking the mesmerizing ocean.

Pecatu is a vibrant neighborhood in Uluwatu, Indonesia, known for its spectacular cliffs and panoramic ocean views. This area beautifully combines traditional Balinese culture with modern comforts, making it a favorite among expats, surfers, and travelers who appreciate its relaxed atmosphere and strong sense of community.

The neighborhood features a mix of high-end villas, local shops, and trendy cafes. Its beautiful beaches, such as Padang - Padang and Bingin, offer excellent surfing opportunities and unforgettable sunsets. The local dining scene is diverse, with options ranging from casual beachfront warungs to upscale restaurants, ensuring a delightful experience for food lovers.

Conveniently located, Sanaya Residences offer a harmonious blend of tranquility and comfort, making it the perfect retreat in this idyllic paradise.

maps.app.goo.gl/5M9x33WsUr6xivyw5



2 Minutes From SIX SENSES ULUWATU

5 Minutes From ALILA VILLAS ULUWATU

8 Minutes From SAVAYA

9 Minutes From BINGIN

15 Minutes From NEW KUTA GOLF CLUB

45 Minutes From AIRPORT



THE VILLAS



DISCOVER THESE *Stunning* VILLAS IN PECATU, ULUWATU

Perfectly designed for comfortable living.

Each villa has a built up area of 323 sqm of living space and features between 3 bedroom units with stylish bathrooms, spacious living areas, and a modern kitchen, a charming outdoor living space with a swimming pool, and a rooftop, along with convenient parking.

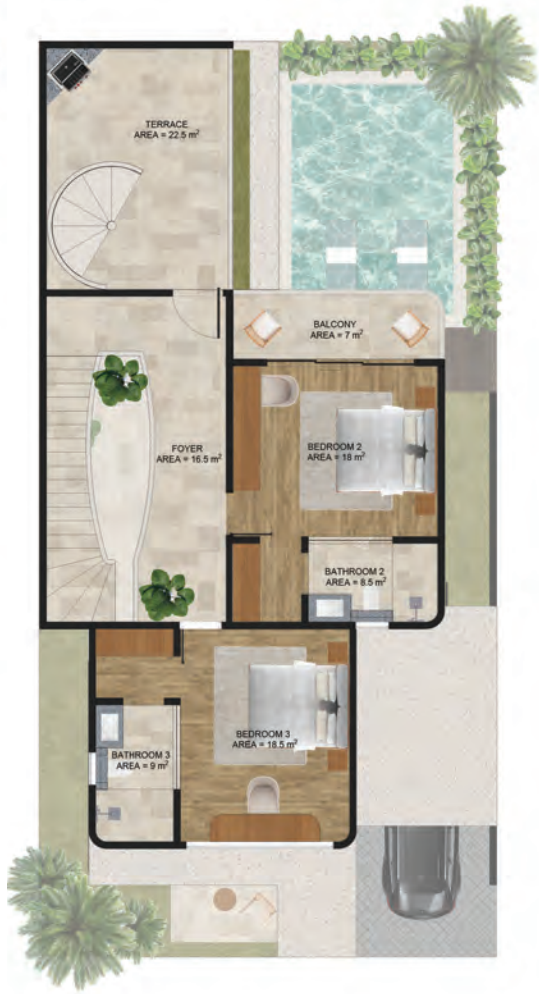


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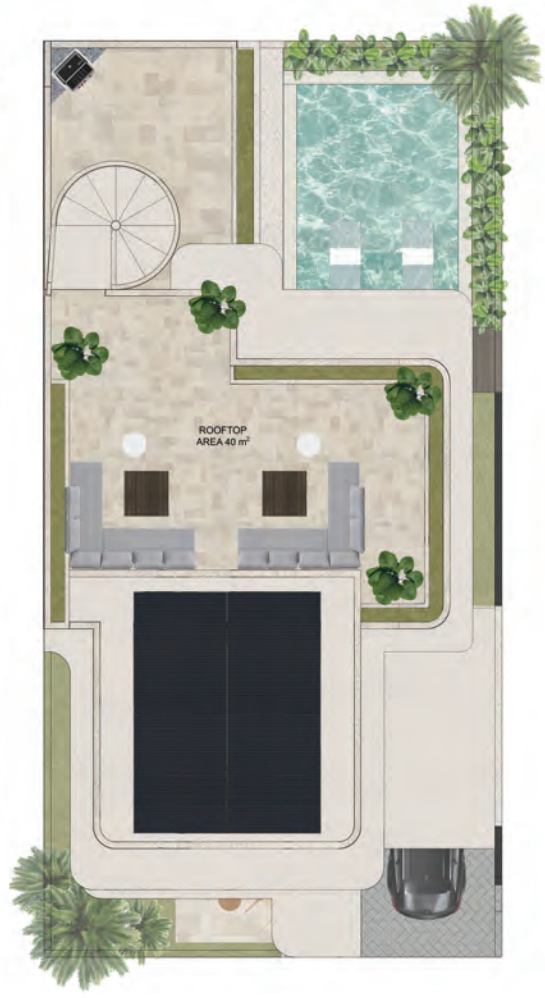

19.91 m
25.82 m
10.00 m
10.02 m
10.05 m
10.23 m
10.05 m
MAIN ROAD
LOT 5
TOTAL AREA
229 SQM
LOT 4
TOTAL AREA
207 SQM
LOT 3
TOTAL AREA
227 SQM
LOT 2
TOTAL AREA
235 SQM
LOT 1
TOTAL AREA
257 SQM
ACCESS
6.00m
ROAD
287 SQM
ACCESS
LOT 6
TOTAL AREA
241 SQM
LOT 7
TOTAL AREA
221 SQM
LOT 8
TOTAL AREA
221 SQM
LOT 9
TOTAL AREA
221 SQM
LOT 10
TOTAL AREA
240 SQM
10.33 m
10.33 m
10.33 m
10.33 m
12.08 m
3.0 m
24.71 m
PAVED ROAD
22.69 m
COMMON AREA
TOTAL
82,8 SQM



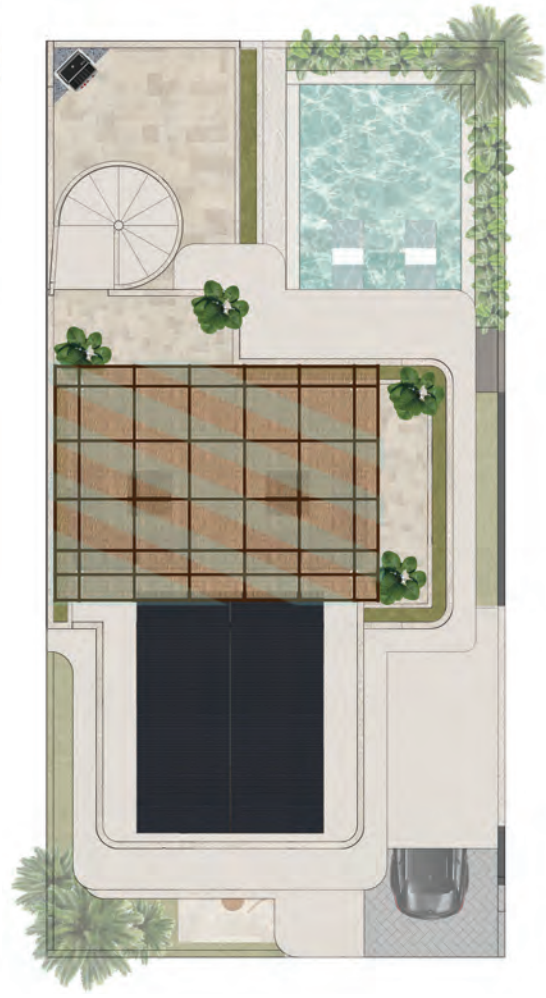
GROUND FLOOR



FIRST FLOOR



ROOF TERRACE



ROOF


SANAYA
RESIDENCES
RECEPTION


SANAYA
3













THE VILLAS | POOL & OUTDOOR LIVING AREA





TIMELINE & FINANCIALS



PROJECT TIMELINE

Q1 of 2026
START OF CONSTRUCTION

Q4 of 2027
DELIVERY

PRICING

3 BEDROOM *units*

$449,999

Specification:

· Parking Area · Rooftop · Pool · 3 Bathrooms

Land Title:

Leasehold 27 years upon delivery with possible extensions

Certificate:

Pondok Wisata (Rental)



Consult With Our Team

Discuss your investment goals and budget with the Tranquility team. We can provide you with insights into the current market conditions and investment opportunities.



Financial Planning & Payment Schedule

Confirm the payment schedule, including down payments, progress payments, and final payment upon completion.



Contract Signing & Deposit

Once you are satisfied with the property and financial terms, sign the sales and purchase agreement and make the required deposit.



Construction & Progress Updates

Stay in touch with us throughout the construction phase. We will provide you with regular progress updates.



Completion & Handover

Once the property is completed, Tranquility Team will notify you and arrange the handover process. During this phase, you'll inspect the property, ensure that all agreed-upon specifications are met, and make the final payment.

Payment Plan

After reservation we provide a payment plan allowing buyers to pay for properties in 6 instalments spread over 15 months.

$10K NON-REFUNDABLE RESERVATION FEE.

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

Income Forecast

Sanaya Residences provides a payment plan allowing buyers to pay for their property with 6 instalments over 15 months.

	SANAYA VILLA USD	SANAYA VILLA AED
INVESTMENT VALUE	$449,999	AED 1,836,264
AVERAGE PRICE PER NIGHT	$380	AED 1,395
OCCUPANY RATE	75%	75%
ACTIVITY REVENUE	$1,000	AED 3,673
TOTAL REVENUE	$105,025	AED 387,704
RENTAL PORTAL FEE	15%	15%
MANAGEMENT FEE	20%	20%
YEARLY NET INCOME	**$68,266**	**AED 250,707**
YEARLY ROI	**15.17%**	**15.17%**

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

What Makes Off-Plan Property In Bali A Compelling Investment?

TOURISM & REAL ESTATE

Bali has become a top global destination for both *Tourism* and *Real Estate* investment, attracting millions of visitors annually. With its stunning landscapes, unique culture, and favorable climate, the island's appeal continues to grow, especially in areas like Uluwatu, Canggu, and Ubud. This surge in tourism has driven high demand for luxury accommodations and vacation homes, offering lucrative rental income opportunities for both local and international investors.

PROMISING FINANCIAL OPPORTUNITY

Our off-plan properties offer attractive *Entry-Level Pricing*, making them accessible to a wide range of buyers looking for great value. These properties also come with *Flexible Payment* options, providing clients with convenience and affordability during the purchasing process. Additionally, they promise *Attractive Rental Yields*, making them an excellent investment choice for those looking to maximize their return on investment while securing a high-quality property at an early-stage price.

ABOUT US



Shaping the Future of Bali Living

OWN Partners, API Global, and Tranquility Bali join forces to redefine premium living in one of Bali's most sought-after destinations. Rooted in excellence and united by purpose, this collaboration sets a new standard, merging quality, vision, and long-term impact.

- **Partnering for Excellence in Bali's premier developments**
- **A Singular Vision driving purposeful design**
- **Built to Last, with sustainability and value at the core**

A partnership of distinction.
A destination with purpose.

TRANQUILITY
BALI

Tranquility Bali is a Forefront of innovation & excellence in Bali property development & investment company. Crafting dreams and building legacies in Bali, where unparalleled property development services bring your vision to life with expertise and quality that exceeds expectation.

Tranquility Bali isn't just about property development, our commitment extends far beyond construction. Our comprehensive aftercare services ensure your assets are not only well-tended but also optimized for income potential. Our dedication to bringing excellence and peace of mind to our clients echoes through every aspect of our services, resonating with our name.



GET IN TOUCH TODAY

INFO@TRANQUILITYBALI.COM | +62 878-1865-4788