



# THE SINGAPADU

UBUD RIVERFRONT VILLAS

**PRESALE OFFER**

PRESENTED TO YOU BY PT ALAM DESA LESTARI

An aerial photograph of a modern villa complex nestled in a dense tropical forest. The villas feature dark, gabled roofs and are surrounded by numerous palm trees and other lush vegetation. A river flows through the scene on the right side. The overall atmosphere is serene and exclusive.

## **UNVEILING A RARE GEM: UBUD'S EXCLUSIVE RIVERSIDE HAVEN**

Prepare to be captivated by an unparalleled opportunity that unveils itself in the heart of Ubud – a rare and coveted riverside development that stands as a testament to exclusivity and charm.





A lush tropical garden with a wooden deck and stone steps. The scene is filled with various tropical plants, including palm trees and large-leafed shrubs. In the center, there is a wooden deck with a small table and chairs, and a set of stone steps leading up to it. The background shows a dense forest of trees under a bright sky.

## **ECO-FRIENDLY OASIS: WHERE SUSTAINABILITY MEETS LUXURY LIVING**

Designed by the renowned architect behind award-winning resorts such as Buahan, a Banyan Tree Escape, and the NIHI Sumba group - NIHI Rote, this development epitomizes the epitome of luxury living fused with natural splendor.



River

River



- A Parking Area
- B Security / Service
- C Communal / Viewing Area
- D River Sand Beach

1-8 Villas

# THE PECULIAR PRIVATE 'BEACH' IN THE MIDDLE OF THE JUNGLE

A truly unique offering: your very own private river sand beach nestled deep within the jungle's embrace.

## 3 Bedroom Villa

Poised at the scenic bend of the river, our 3-bedroom villa boasts an unrivaled **180-degree panorama** that encompasses the graceful flow of the river and the majestic cliff that stands as a timeless sentinel.

A distinctive feature of this property is the **expansive lawn area** that unfolds gracefully, providing **direct access** to our own **river's beach**. The additional spatial charm extends the total land area to an impressive **556 sqm**, ensuring ample space for both tranquility and recreation.





## RECLAIMED WOOD SOURCING

Experience the beauty of reclaimed Ulin wood, sourced from the island of Kalimantan to minimize ecological footprint. From exquisite decking to elegant furnishings, every inch of our property exudes warmth and character, all while preserving the integrity of our planet's precious ecosystems

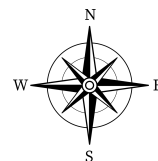


## THE ICONIC RIVERBEND VIEW

The exclusive villa with private access to the river bend offers the opportunity to relax all day on the riverside gazebo, providing a panoramic 180-degree view of the river.



# FIRST FLOOR



## THE SINGAPADU

**Building Size : 252, 6 M<sup>2</sup>**

**Land Size : 581 M<sup>2</sup>**

### Features



2 Bedrooms



Kitchen



Powder Room



Swimming Pool



En suite Bathroom



Living Room



Dinning Room

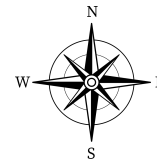


Parking Area





## SECOND FLOOR



# THE SINGAPADU

**Building Size : 252, 6 M<sup>2</sup>**  
**Land Size : 581 M<sup>2</sup>**

### Features :



**Master  
Bedroom**



**Balcony**



**En suite  
Master  
Bathroom**



**Walk in  
Closet**

## MASTER BEDROOM

Savor an unobstructed, panoramic view of the riverbend through floor-to-ceiling windows

## LIVING ROOM

Enjoy an unobstructed View of the Infinity Pool and River Flow Every Day.



## EN SUITE BATHROOM

Attached to the master bedroom this spacious bathroom will provide you comfort and stunning view at the same time

## 2 + 1 Bedroom Villa

Nestled along the tranquil riverfront, this exquisite 2-bedroom villa offers a distinctive feature which comprises a **direct access to the river's edge**, and a private infinity pool overlooking the mesmerizing river. Beyond the confines of the home, embrace the vast expanse of extra land, spanning **over 350sqm**.

In all our two bedroom units, you can find an **attic that can be transformed into a cozy den**, a home office, or an additional bedroom, limited only by your imagination



  
THE SINGAPADU

## RIVERFRONT INFINITY POOL

All our riverfront villas feature a spacious infinity pool with a picturesque view of the river.





# THE SINGAPADU

**Building Size : 242, 8 M<sup>2</sup>**

**Land Size : 360 M<sup>2</sup>**

**Features :**



**2 +1  
Bedrooms**



**En Suite**



**Kitchen**



**Living  
Room**



**Dining  
Room**



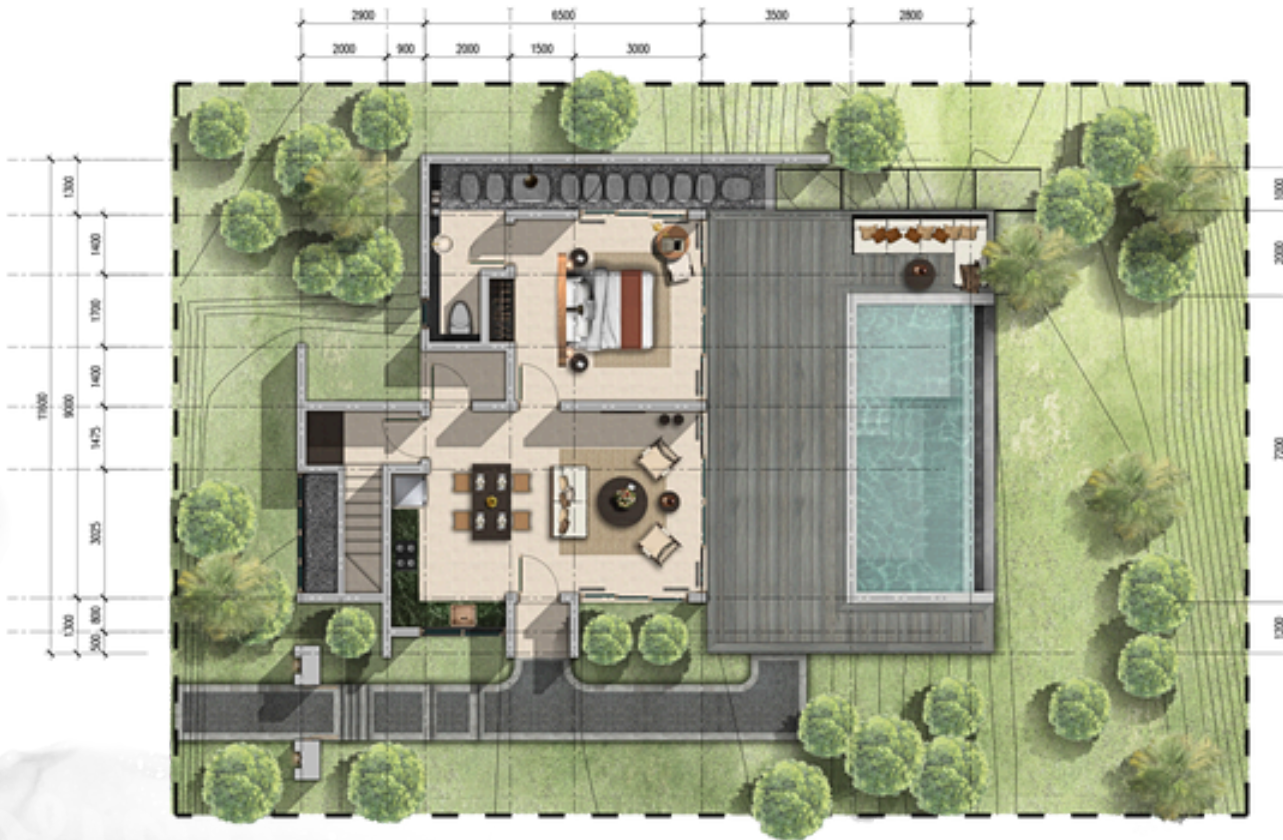
**Swimming  
Pool**



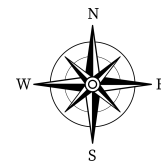
**Parking  
Area**



**Terrace**



## FIRST FLOOR



  
**THE SINGAPADU**



**SECOND FLOOR**



**Building Size : 242, 8 M<sup>2</sup>**

**Land Size : 360 M<sup>2</sup>**

**Features :**



**Master  
Bedrooms**



**En suite  
Bathroom**



**Yoga  
Pavilion**



**Balcony**



**Attic**





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## LIVING ROOM

Relish a cup of coffee in the comfort of your living room, with an awe-inspiring, uninterrupted view of the infinity pool and the lush jungle in the backdrop.

The design picture shown is for illustration purposes only. It may not be an exact contract and could be vary due to agreed adjustment based on the actual condition.

## MASTER BEDROOM

This serene bedroom retreat seamlessly blends natural materials and a calming ambiance, providing a peaceful haven. Its 270-degree window view offers a stunning panoramic vista.



## ATTIC

Apart from the primary living areas, the attic can be repurposed into additional space for indulging in leisure activities, working, or even as another bedroom for your children.

## BIODEGRADABLE SEPTIC SYSTEM

Say goodbye to conventional waste disposal methods and embrace a more sustainable alternative. Our property features a biodegradable septic waste system, designed to minimize environmental impact and promote responsible stewardship of our natural resources.

# SPECIFICATION

## FLOOR



- Ulin wood flooring, rustic (reclaimed)
- Homogenous tiles
- Cement tiles
- Iron wood decking, natural finish (reclaimed)

## WINDOW



- Aluminium black color finish
- Clear glass

## WALL



- Bengkirai wood
- Solid teak wood
- Textured paint finish
- White oak wood veneer
- Natural stone - andasite

## DOOR



- Solid teak wood framed doors
- Paloma door accessories

## CEILING



- Bengkirai wood
- Rattan

## SANITARY WARES



- Paloma Bathroom Appliances
- Eco friendly biodegradable septic tank

## ROOF



- Shingles roof - Iron wood
- Double insulation with foil and bubble foil



- Deep Well

# PRICE LIST

2 Bedroom RIVERFRONT					
Type	Unit		Normal Price	Early Bird Offer*	Remark
	Building size	Land size			
Pool Villa 2	242,8 M2	346 M2	US\$334.839	US\$305.819	Available
Pool Villa 3	242,8 M2	351 M2	US\$339.677	US\$310.239	Available
Pool Villa 4	242,8 M2	338 M2	US\$327.097	US\$298.748	Available
Pool Villa 5	242,8 M2	360 M2	US\$348.387	US\$318.194	Available
2 Bedroom JUNGLE VIEW					
Pool Villa 7	242,8 M2	375 M2	US\$326.613	US\$279.052	Available
Pool Villa 8	242,8 M3	375 M2	US\$326.613	US\$279.053	Sold
3 Bedroom RIVERBEND					
Pool Villa 1	252,6 M2	581 M2	US\$543.516	US\$487.290	Available

## PROGRES PAYMENT SCHEDULE

BUILDING PROGRESS	PAYMENT
Down Payment	25%
50% Progress	25%
75% Progress	25%
100% Finished	20%
3-Month Post-handover	5%

- Free household essentials worth of Rp 50,000,000 - ready to move in
- Free 55-inch smart TV worth of Rp 12,000,000.
- Early Bird Offer only valid until September 2024.
- All prices above already include full furnishings, excl. 10% govt tax.

### NB :

- We accept USDT conversion.
- Price is for 30 years leasehold, with option to extend
- Project completion within 1 year after DP is made
- Prices may be changed at any time without prior notice



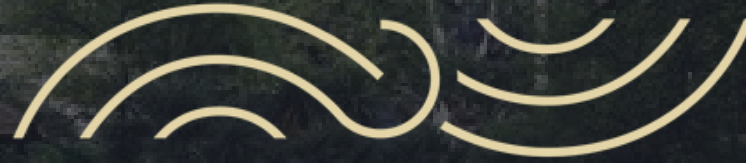
## PROJECTED RETURN ON INVESTMENT

Occupancy	Low (60%)	High (95%)
Monthly Return	US\$4.950	US\$7.838
Monthly Expenses	US\$365	US\$365
Management fee*	US\$743	US\$1.176
Monthly Income	US\$3.843	US\$6.297
Yearly Income	US\$46.110	US\$75.563
<b>ROI</b>	<b>6,4 years</b>	<b>3,9 years</b>

2 BDR Average Daily Rate: US\$275

Management fee\* : 15%  
 Monthly Bills (electricity etc.) : US\$150  
 Monthly maintenance fee : US\$215

\*Optional to use our management service/ third party/ self manage. Our management service include marketing, daily housekeeping and breakfast service



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**Disclaimer :**

The contents and information contained in this brochure are intended for general marketing purposes only. All statements are believed to be correct but are not to be regarded as representation of fact and should not be relied upon by any person as being complete or accurate. The plans, specifications, images and other details are only indicative and subject to the approval of relevant authority. The developer, agents, and other third parties cannot be held responsible for any inaccuracies.

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