

BUKIT PENINSULA, BALANGAN BEACH

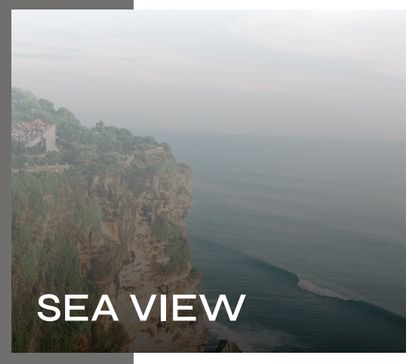
16 MODERN STYLE VILLAS

01 • 5 minutes walking to Balangan Beach

02 • From 799 000 USD

03 • In 400 meters from the Ocean









SHANTI VILLAGE
BUKIT PENINSULA, BALANGAN BEACH

OVERVIEW

An unique investment villas in the Bali island. Direct access to the white sand swimming beach. Ocean with turquoise water with top surf spots. Calm place with all necessary facilities, premium services, the sun, the fresh air and the palms all year.

SHANTI VILLAGE
BUKIT PENINSULA, BALANGAN BEACH

16 MODERN STYLE VILLAS

COMO VILLA
4 bedrooms & study room

KUBU VILLA
4 bedrooms & roof top

PROPERTY SIZES

COMO VILLA
370 m²

KUBU VILLA
421 m²

BASE PRICE RANGE

USD 799 000 - USD 1 300 000
(Off plan option)

USD 1 399 000 - USD 1 800 000
(Upon completion option)

Payment plans are available

COMPLETION

4Q 2024 - 2Q 2025

LEASEHOLD OPTIONS

35, 40, 50 years
Fixed prices already, no market extension

AMENITIES NEARBY

- RESTAURANTS
- BEACH CLUBS
- GYM & WELLNESS
- NEW KUTA GOLF
- GWK FESTIVAL PARK



SHANTI VILLAGE
BUKIT PENINSULA, BALANGAN BEACH

SPECIFICATIONS

PRIVATE

Quiet village with security

FULL FURNISHED

Villa

4 BEDROOMS, 2 FLOORS

From 370 m²

LEASEHOLD OPTIONS

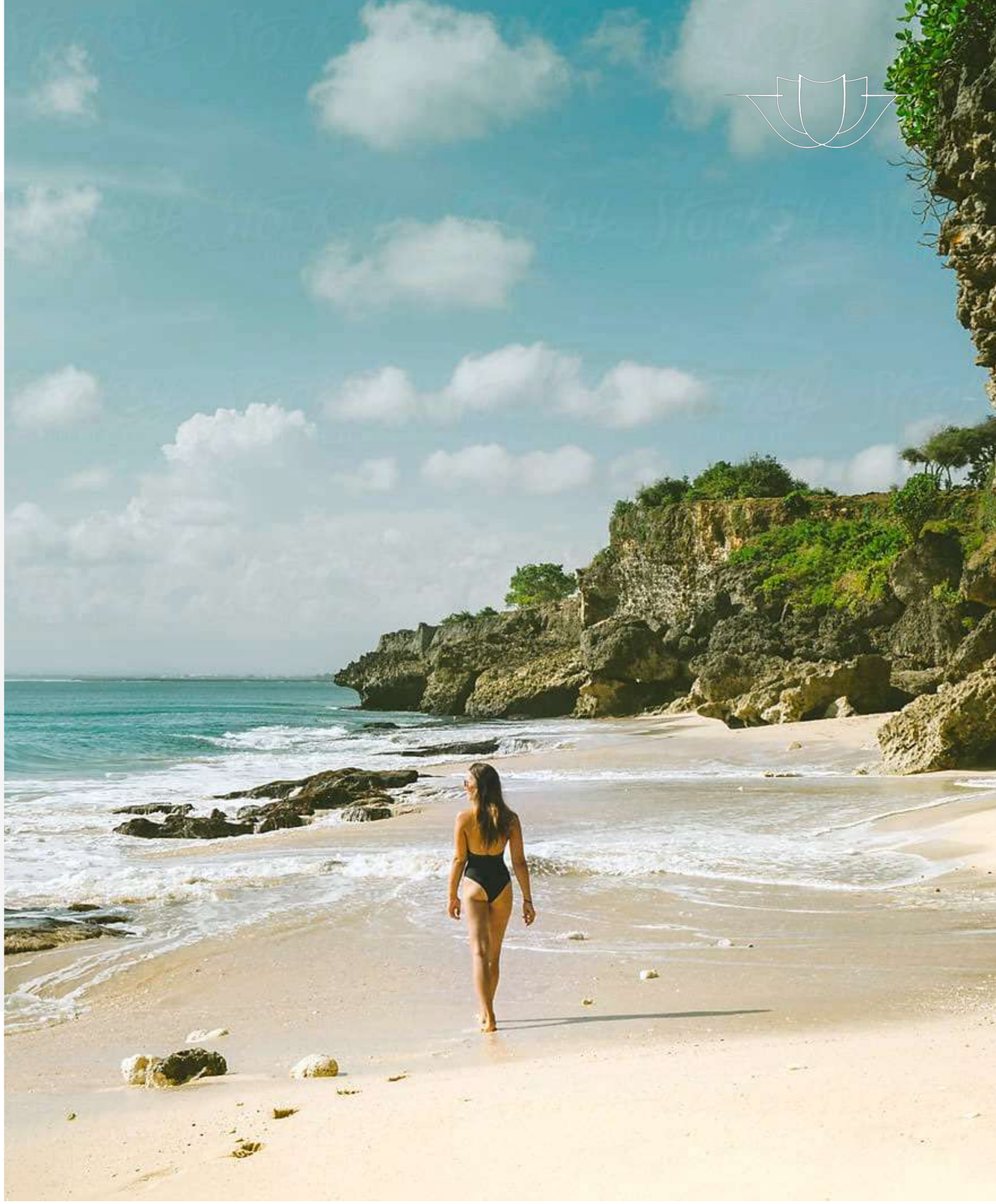
35, 40, 50 years, fixed price

LOCATION

IN BALI - BUKIT

- Elite part of Bali
- Bali’s best white-sand beaches with turquoise blue water

SHANTI VILLAGE
BUKIT PENINSULA, BALANGAN BEACH



LOCATION

IN BALI

20MIN

to **Uluwatu Temple**

15MIN

to **Asian Cambridge School**

30MIN

to **Ngurah Rai International Airport**

20MIN

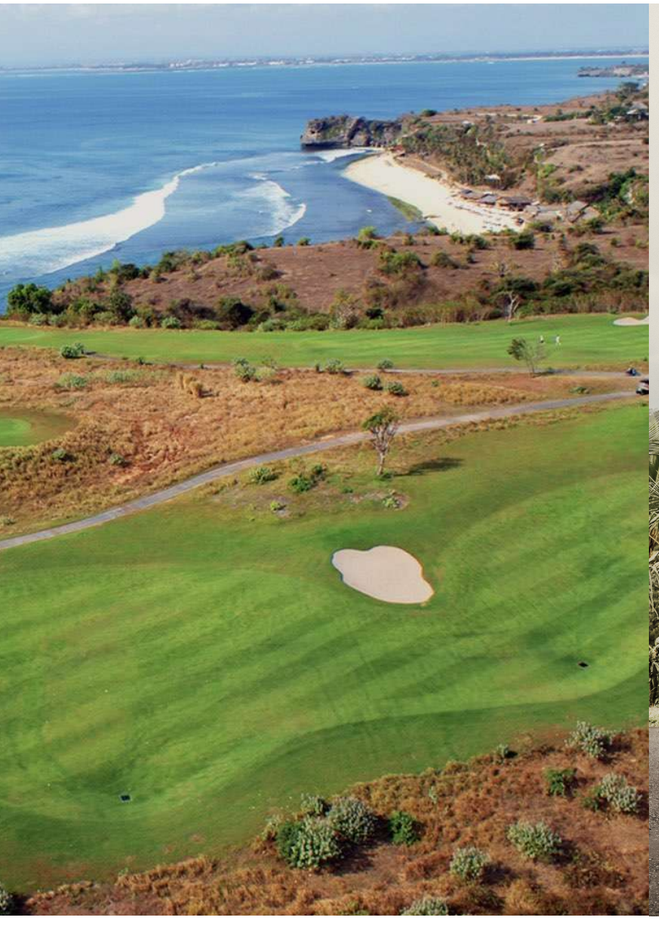
to **GWK Cultural Park**



SHANTI VILLAGE
BUKIT PENINSULA, BALANGAN BEACH

LOCATION

IN BALI



DEVELOP
INFRASTRUCTURE,
GOLF COURSES, PARKS



GOOD ROADS &
SIDEWALKS,
NO TRAFFIC JAMS



THE BEST
SURF SPOTS
IN BALI



LOCATION OF THE
WORLD'S TOP HOTELS
IN BALI

Kempinski, Bvlgari, Four Seasons,
St. Regis, Ritz-Carlton

LOCATION

IN BALANGAN

5MIN

to **Balangan Beach** by walk

5MIN

to **Dream Land Beach**

5MIN

to **New Kuta Golf**

15MIN

to **Uluwatu**



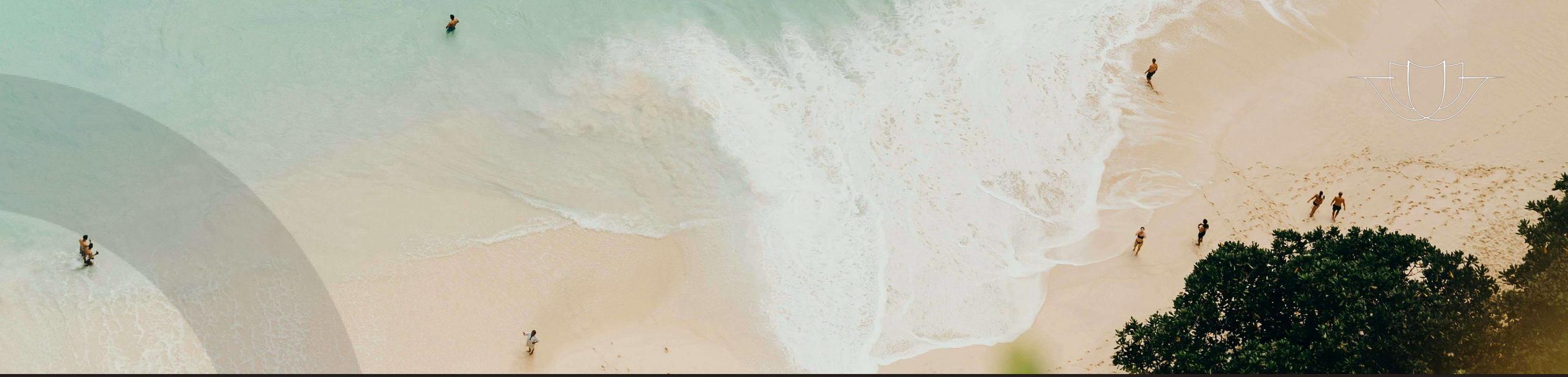
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BUKIT PENINSULA, BALANGAN BEACH

BALI BENEFITS

20-30%
The land value annual growth

20-25%
The annual growth in the renting cost

80-95%
Yearly occupancy rate of rental market



BALI BENEFITS

- Fast-growing economy: 5% annually
- Top 7 in terms of GDP in the world
- Top 5 tourist destination in the world
- Low inflation and political risks
- High season 365 days a year
- High quality of life
- No taxes on worldwide income
- Accesible residence permit

VILLA COMO



VILLA COMO

VILLA COMO

FLOOR PLAN

VILLA COMO

370 m²

Study room

2 Floors

Swimming pool

4 Bedrooms

BBQ area

5 Bathrooms

Pool shower

Panoramic windows

Carport





SHANTI VILLAGE
BUKIT PENINSULA, BALANGAN BEACH

VILLA KUBU

VILLA KUBU

VILLA KUBU

VILLA KUBU





SHANTI VILLAGE
BUKIT PENINSULA, BALANGAN BEACH

FLOOR PLAN

VILLA KUBU

- 421 m²
- Roof top
- 2 Floors
- Swimming pool
- 4 Bedrooms
- BBQ area
- 5 Bathrooms
- Pool shower
- Panoramic windows
- Carport



SHANTI VILLAGE
BUKIT PENINSULA, BALANGAN BEACH

VILLAGE
MASTER PLAN

- Closed territory
- Security checkpoint
- Delivery parcels storage
- Wide internal road
- Common area maintenance
- Villa’s maintenance
- Villa’s types - COMO & KUBU

Completion of construction: **4Q 2024 - 2Q 2025**

DEVELOPER

PT. SITARA INVESTMENT ESTATE

Construction experienced team - Sweden, Latvia, Romania

ARCHITECTURE, DESIGN, CONSTRUCTION

PT. NAUTYLUS UTAMA KARYA

A large construction company in Southeast Asia with 25 years of experience in construction and projects ranging from five-star hotels to villas and apartments. French management.