



 Bali, Indonésie



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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About real estate

In the very heart of Bali's nature, in the prestigious part of Ubud surrounded by rice fields, palm groves, and the murmur of the jungle, a unique project called NOIR UBUD is emerging. Just ten exclusive villas here harmoniously blend modern architecture with the authentic spirit of the island of Bali in Indonesia, offering not only an exceptional lifestyle but also an extraordinary investment opportunity with an expected annual return of up to 15-18% ROI.

The development project is nestled in an exclusive location within reach of five-star resorts such as Four Seasons or Mandapa Ritz-Carlton, in the vicinity of renowned wellness centers, fine dining restaurants, and art galleries. The future value of the properties will be further enhanced by the planned construction of the MRT high-speed rail, which will significantly improve accessibility to the entire region.

Each villa is built on a separate plot of approximately 225 m² and offers a floor area of 175 m², including a private pool of 22 m². The villa layout has been designed with an emphasis on maximum privacy, comfort, and functionality—ideal for both personal use and premium rental.

The complex will include complete facilities for a modern and comfortable life—wellness & spa, restaurant, coworking spaces, and fitness center. A professional team will handle the operation of the complex, ensuring cleaning, maintenance, guest care, marketing, and occupancy optimization. Owners will thus gain a worry-free passive income with high returns and long-term appreciation.

Ubud is one of the most attractive locations on Bali, with growing demand from wellness tourists, digital nomads, and long-term residents. This is precisely why NOIR UBUD is an investment that combines exotic appeal with certainty, offering future owners both the joy of use and stable returns.

The properties are offered in the form of a long-term lease for 30 years and are part of a professionally managed complex. Project completion is planned for Q2 2027, when the villas will be ready for move-in or rental launch. Contact us for more information, availability of specific units, and the construction schedule.

The order	Layout	Usable area	Terrace / Balcony / Loggia	Land	Price
NU-1	4 rooms	195 m ²	Yes / No / No	225 m ²	9 900 000 CZK