



195 m²

Bali, Indonésie

9 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	NU-1	Price	9 900 000 CZK
Address	Bali, Indonésie	Type	Houses
Category	Villa	Usable area	195 m ²
Number of rooms	4 rooms	Land area	225 m ²
Energy performance of the building	G - Extremely uneconomical	Device	Yes
Parking	Yes	Terrace	Yes
Swimming pool	Yes	Lift	No

About real estate

We offer for sale a modern 4+kk villa in the unique NOIR UBUD development project on the Indonesian island of Bali, which harmoniously combines modern architecture, design, and high investment potential. The residential development project of ten villas is located in a quiet part of the town of Ubud in the interior of the island and is surrounded by greenery.

SPECIAL SUMMER PRICE 9,900,000 CZK UNTIL 31/8/2025.

The villa is situated on a separate plot of land with an area of approximately 225 m², offers a floor area of 195 m² and a private swimming pool with a size of 28 m². The layout of the villa is designed with an emphasis on maximum privacy, comfort and functionality – ideal for both personal use and premium rental.

The property is offered as a long-term lease for 30 years and is part of a professionally managed complex. The complex will include complete facilities for modern and comfortable living – wellness & spa, restaurant, coworking spaces, and fitness center. A complete service will be provided by an experienced team – including cleaning, maintenance, guest care, marketing, and occupancy optimization. For owners, this means carefree passive income with high returns.

The development project is located in an exclusive location within reach of the five-star Four Seasons and Mandapa Ritz-Carlton resorts, 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 express train, which will significantly improve accessibility to the entire region.

Ubud is one of the most attractive locations in Bali, with growing demand from wellness tourists, digital nomads, and long-term residents alike. As a result, the NOIR UBUD project represents a stable investment with the prospect of long-term appreciation and an expected annual return of up to 15-18% ROI.

Construction is scheduled to begin in Q3 2025 and be completed in Q3 2026, after which the villas will be ready to move into or rent out.

Contact us for more information, availability of specific units, and 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