
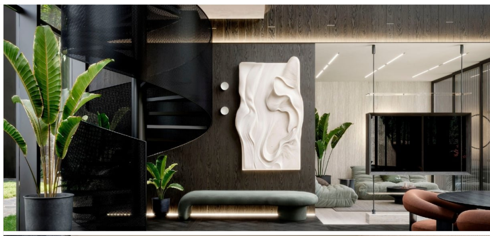
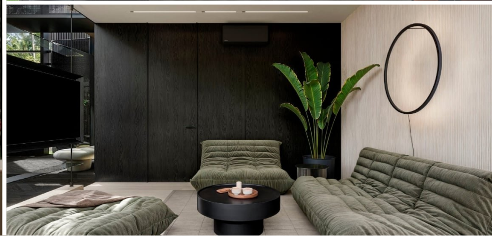

195 m^2 Peliatan, Indonésie 9 900 000 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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ASSISTANT

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Order number	**NU-1**	Price	**9 900 000 CZK**
Address	**Peliatan, 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 3+kk villa in the unique development project NOIR UBUD on the Indonesian island of Bali, which harmoniously combines modern architecture, design, and high investment potential.

This residential project of ten villas is located in a peaceful area of Ubud in the island's interior, surrounded by lush greenery.

The villa is situated on a private plot of approximately 225 m^2 and offers a floor area of 175 m^2 along with a private swimming pool of 22 m^2. The villa's layout has been designed with an emphasis on maximum privacy, comfort, and functionality—ideal both for 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 development will feature full amenities for modern and comfortable living, including a wellness & spa center, restaurant, coworking spaces, and a fitness center. A dedicated team will take care of all services, including housekeeping, maintenance, guest care, marketing, and occupancy optimization. For the owner, this means a worry-free passive income with high returns.

The development is set in an exclusive location within reach of luxury 5-star resorts such as Four Seasons and Mandapa Ritz-Carlton, in close proximity to renowned wellness centers, fine dining restaurants, and art galleries. The future value of the properties will be further enhanced by the planned construction of an MRT high-speed rail system, which will significantly improve regional accessibility.

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

The project is scheduled for completion in Q2 2027—after which the villas will be ready for move-in or rental.

Contact us for more information, availability of specific units, and the construction timeline.

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