

WELCOME TO  
**UMALAS  
ART VILLAS**  
*WHERE ART BECOMES HOME*



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# INTRODUCTION

Welcome to **Umalas Art Villas**—our boldest and most intimate creation yet. Tucked into the peaceful rice fields of **Umalas**, this 14-villa collection is where timeless **architecture**, curated **artistry**, and effortless **living** come together to form a residence like no other.

This is not just a development. This is a **canvas of life**, a sanctuary for those who believe that where you live should be a masterpiece—and your investment, a legacy.





# THE CONCEPT

## The ART living

Art Villas Bali is thrilled to unveil a one-of-a-kind art residency experience, where every villa transforms into a contemporary art gallery that evolves over time.

Soon, we will reveal 14 luxurious art villas, each showcasing hand-painted artwork and exquisite stone sculptures, ensuring that every unit is a unique masterpiece.

Imagine living in a dynamic art gallery...

Guests can freely choose any sculpture or piece of artwork from the villa and make a purchase directly through our website. We will handle the delivery to their homes, enabling them to take a piece of art home as a cherished reminder of their Bali adventure.









# THE LOCATION

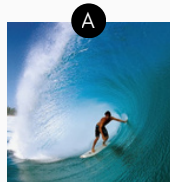
## UMALAS

Between the trendsetting energy of Canggu and the polished charm of Seminyak, Umalas is a rare pocket of calm—lush, walkable, community-driven, yet minutes from Bali’s best cafes, schools, gyms, and beaches.

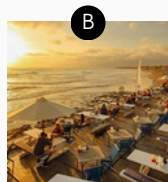
It’s where people come not just to visit—but to stay. To slow down. To invest not just in property, but in quality of life.

UMALAS  
ART VILLAS

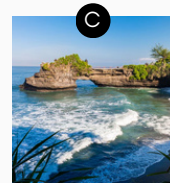
### BEACHES



Berawa Beach



Echo Beach



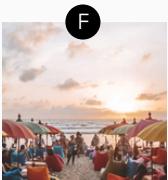
Batu Bolong Beach



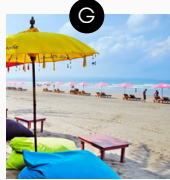
Pererenan Beach



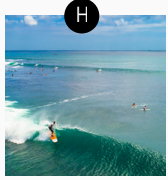
Old Man's Beach



Petitenget Beach



Seminyak Beach

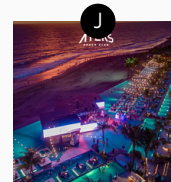


Double Six Beach

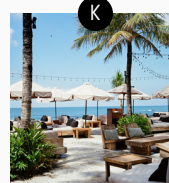
### BEACH CLUBS



Finns Beach Club



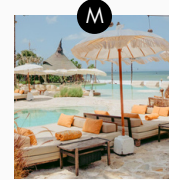
Atlas Beach Fest



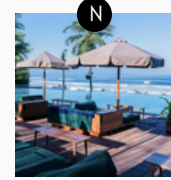
La Brisa



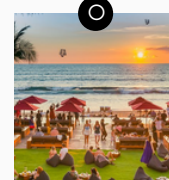
The Lawn



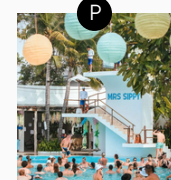
Mari Beach Club



Desa Potato Head



Ku De Ta



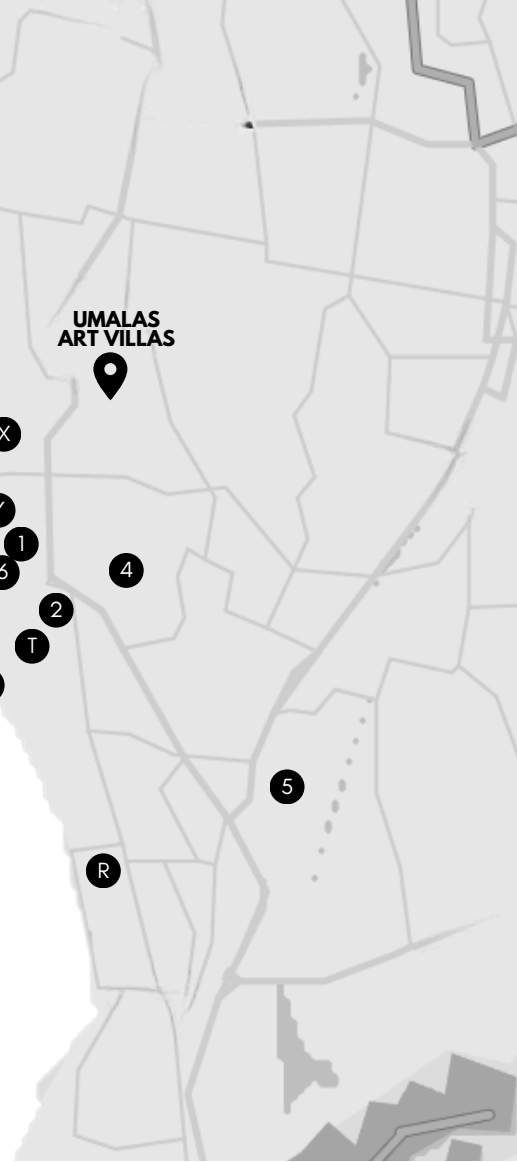
Mrs Sippy



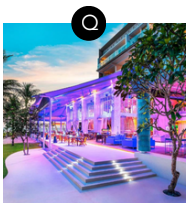
# THE LOCATION

In Umalas, boutique hotels blend seamlessly with the lush landscape, creating intimate stays that feel worlds away from the crowds—yet just minutes from Bali’s most vibrant dining and leisure scenes.

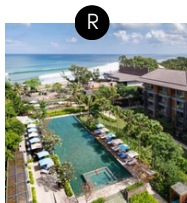
From charming garden cafés and fine-dining restaurants to stylish lounges and hidden rooftop bars, Umalas is a food lover’s dream. Leisure unfolds at your own pace—start your day with a yoga class, spend afternoons exploring nearby art spaces, or indulge in spa treatments before sunset cocktails.



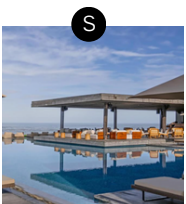
## HOTELS



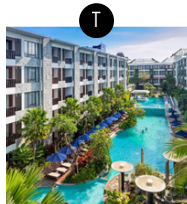
W Bali-Seminyak



Hotel Indigo



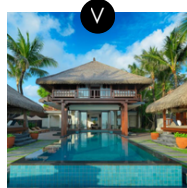
Alila Seminyak



Courtyard By Marriott

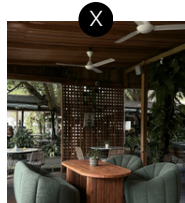


KLEO Seminyak



The Legian

## LEISURE ACTIVITIES



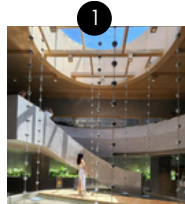
Nook Restaurant



KYND Community



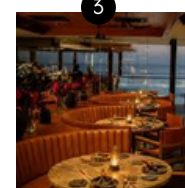
Milk & Madu



32do Bali

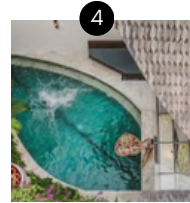


Bread Yard



Saltlick Premium  
Steak

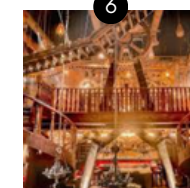
## OTHERS



Sini Vie Luxury  
Resort & Spa



Trans Studio Theme Park



The Iron Fairies Bali









# THE VILLA COMPLEX

This residence will feature 14 one-of-a-kind private villas, available in:

**1**   
**BEDROOM**

The ultimate pied-à-terre, perfect for singles, couples, or rental yield

**2**   
**BEDROOM**

Flexible, elegant living for small families or friends

**3**   
**BEDROOM**

Spacious, statement homes designed for entertaining and long stays

Each villa is fully freehold titled, making this not only a beautiful home—but a secure, appreciating asset for generations.





# THE DESIGN

Our signature style blends soft Mediterranean curves, modern tropical flow, and bespoke artistic elements. Every corner, every line, every texture has been considered with intention.

Expect:

- Sculpted facades and arched walkways bathed in natural light
- Private pools, sunken lounges, and tropical landscaping
- Hand-finished surfaces, natural stone, teakwood, and custom-crafted art
- Floor-to-ceiling glass that brings nature into every room
- Turnkey interiors curated to evoke emotion, connection, and beauty

Each villa is its own story. A residence you can live in—and a sculpture you can own.



# 2-BED VILLA

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OUTDOOR VIEW





# 2-BED VILLA

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SWIMMING POOL





# 2-BED VILLA

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DINING AREA AND LOUNGE





# 2-BED VILLA



KITCHEN



MASTER BEDROOM



# 2-BED VILLA

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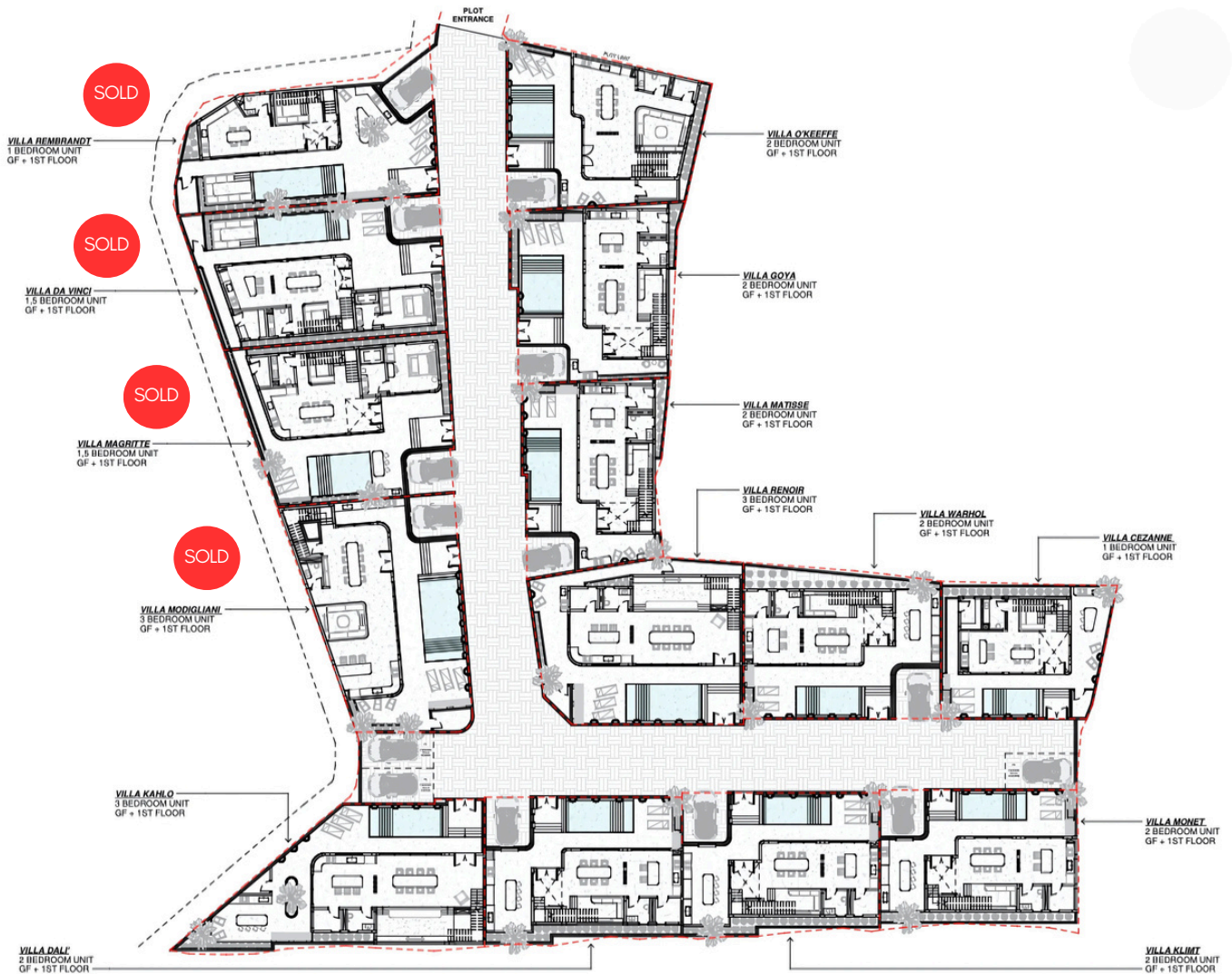


OUTDOOR DINING WITH TOP-OF-THE-LINE BBQ FACILITIES



# FLOOR PLAN

## UMALAS ART VILLAS



GROUND LEVEL

STUDIO NOVE  
DUBAI





# FLOOR PLAN

## UMALAS ART VILLAS



STUDIO NOVE  
DUBAI





# FLOOR PLAN

## UMALAS ART VILLAS



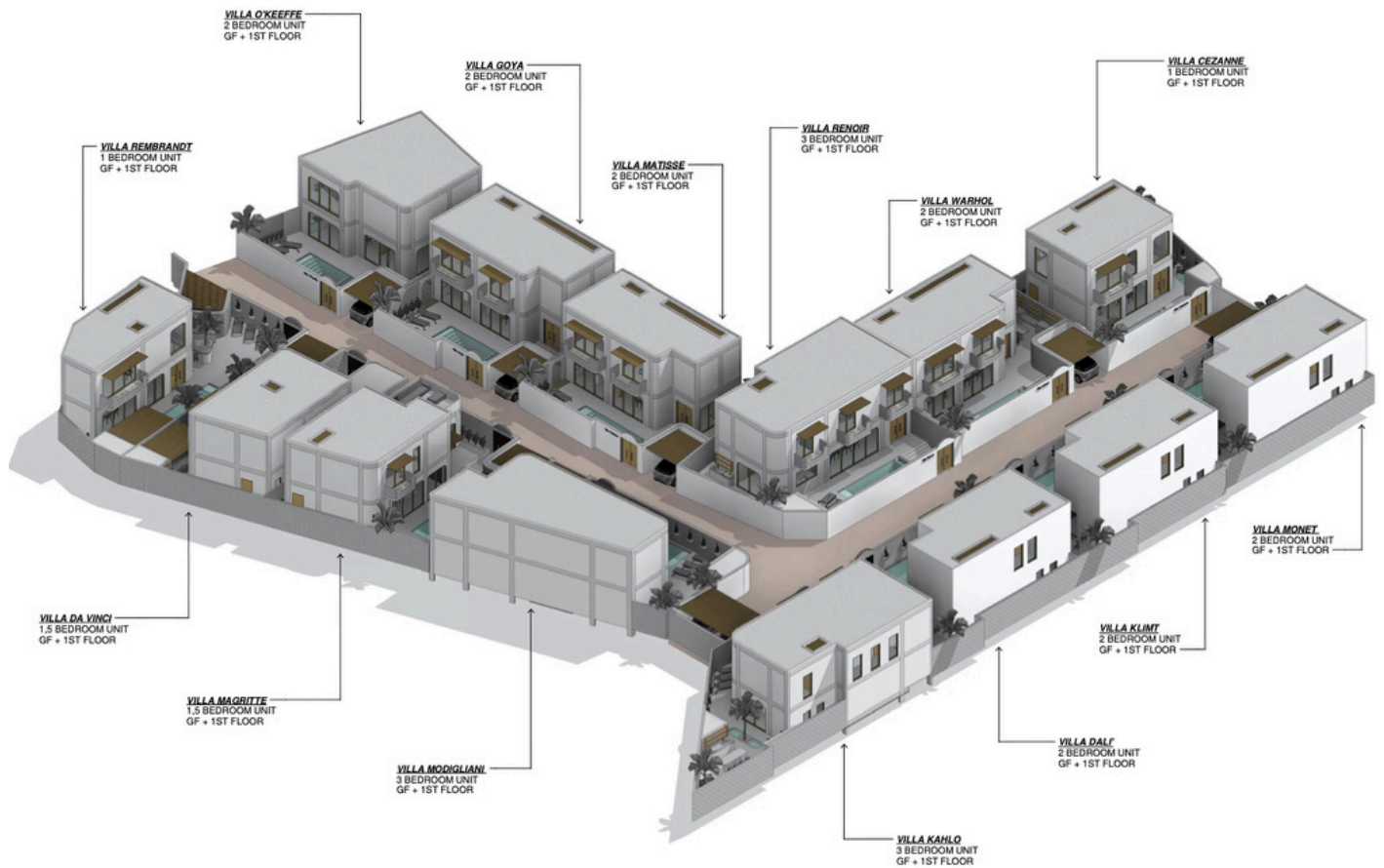
ROOF LEVEL

STUDIO NOVE  
DUBAI





# MASTERPLAN



PLOT SUBDIVISION







# 1-BED VILLA

**FREEHOLD**

**1 bedroom, 2 bathrooms**  
**Land Size: 1.6-2.3 are**

Starting from **\$ 359,000.00**

# 2-BED VILLA

**FREEHOLD**

**2 bedrooms, 3 bathrooms**  
**Land Size: 2-2.2 are**

Starting from **\$ 389,000.00**

# 3-BED VILLA

**FREEHOLD**

**3 bedrooms, 3 bathrooms**  
**Land Size: 2.3-2.5 are**

Starting from **\$ 519,000.00**

*\*All units come **unfurnished**, giving you the opportunity to personalize your interiors exactly as you envision. We offer customization options so your villa truly feels like home.*

## OWNERSHIP

**Freehold Ownership** (Hak Milik)

- Ideal for Indonesian nationals, PMA companies, or structured foreign ownership
- Rare title offering long-term value and full control









# THE ART VILLAS EDGE



Designed with *soul* by Bali's leading design + build team



Fully managed end-to-end—design, permits, construction, furnishing, asset management



Villas branded, marketed, and positioned for maximum resale and rental value



Supported by an elite network of architects, contractors, notaries, and marketing pros





# INVESTMENT OPPORTUNITY

Umalas Art Villas offers carefully designed investment opportunities, complete with ROI calculations.

Our unwavering commitment to perfection is reflected in every facet of this project, ensuring the best possible returns. We recognize that genuine success is found in the details, and our dedication to excellence promises a distinctive investment experience.

Come aboard and unlock the full potential of your investment with Umalas Art Villas.

- Projected ROI: 14-17% annually via short- and mid-term rentals
- Capital growth in Umalas expected to outperform surrounding markets over the next 3-5 years
- Freehold villas are appreciating assets, ideal for resale, legacy, or passive income
- Exit-ready with fully managed rental, maintenance, and resale strategy built in





# PAYMENT PLAN

A sales and purchase agreement is established between Art Villas Bali and the client. This contract details the general terms and conditions, property information, safety procedures, security measures, and payment terms. To begin the process and secure your property, only a 10% down payment is needed.

## **Breakdown of Payments:**

- 10% Initial Down Payment
- 20% upon signing deed & due diligence
- 20% at the start of construction
- 15% upon completion of Phase 1
- 10% upon completion of Phase 2
- 10% upon completion of Phase 3
- 5% upon completion of Phase 4
- 5% upon completion of Phase 5
- 5% upon final handover and permit approval

This meticulously designed payment schedule ensures peace of mind and manageable payments, ensuring that your villa construction process is smooth and outstanding!





# ART CONSULTATION SERVICES



Transform your villa into a masterpiece with our exclusive Art Consultation services. Elevate your villa to new artistic heights through our specialized approach, focusing on crafting a stunning visual aesthetic that reflects your unique taste and style. Our expert consultants collaborate with you to choose and curate artworks that seamlessly enhance your villa's design, ensuring a harmonious and inspiring environment throughout your living space. Customize your art villa with our tailored service and experience a new level of elegance and sophistication.





# UMALAS ART VILLAS

... isn't just another Bali project—it's the next evolution of what we believe Bali living should be: **emotional, inspiring, and profitable.**

This is for those who want more than a house...

They want a **home that tells a story.**

A **sanctuary that performs.**

An investment that means something.

Welcome to **Umalas Art Villas.**

Where every wall holds intention.

Where every day feels like a painting in motion.









# INVEST IN OUR BALI PARADISE

Bali has long been a sought-after destination, but today, it presents an even more compelling case for real estate investment. A strong post-pandemic rebound has fueled a surge in tourism, creating high demand for short- and long-term rentals. This, combined with Bali's ongoing development and infrastructure upgrades, is driving strong returns and increasing property values across the island.

## **1 A Market on the Rise**

Bali's real estate market is undergoing significant growth and development. New infrastructure projects, such as improved roads and airport expansions, are enhancing accessibility and desirability, leading to rising property values and better investment prospects.

## **2 Attractive Returns and Long-Term Growth**

Bali continues to deliver consistent growth in rental yields and occupancy rates. Its global appeal as a holiday and wellness destination ensures year-round demand, offering investors reliable income potential and long-term capital appreciation.

## **3 Luxury Living at Exceptional Value**

Compared to major international markets, Bali offers premium properties at a fraction of the price—without compromising on quality, design, or lifestyle. Whether you're investing for financial growth, a personal retreat, or both, Bali provides a unique opportunity to secure luxury real estate in one of the world's most desirable locations.



# YOUR PARADISE. OUR PASSION.

## GET IN TOUCH

email: [info@artvillasbali.com](mailto:info@artvillasbali.com)

website: [www.artvillasbali.com](http://www.artvillasbali.com)

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PRESENTED TO YOU BY

ART VILLAS  
BALI

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VILLAS  
VENTURES

