


AFFORDABLE LUXURY IN PARADISE



www.dusunubud.com



Home, Sweet Bali Home

Bali

is a legendary place, unique in its diversity. Consistently voted as the best island on Earth by Condé Nast, Bali is a tropical island full of sun, beauty, culture, restaurants, shopping, entertainment, and perhaps most interestingly of all - one of the most magnificent places you could ever create a home or villa to live in.

If you are looking for the most central location with the best temperatures, the cleanest air, more than 250 restaurants, world class spas, and an international mix of people living amongst the local Balinese, all set within a gorgeous backdrop of dramatic landscape and lush scenery, then Ubud is unrivaled anywhere else on the island.

There is a reason why people who want to live extremely well come to Ubud. Unspoiled in its beauty and traditions, Ubud is the cultural and artistic center of Bali and it is known as the real Bali. It has not been overly commercialized like most of the south. The high quality of life and the low cost of living here cannot be beat and those that already live in Ubud will attest to this. Ubud is considered a gold standard for **Good Living** not just in Bali, but around the world.



The Concept

In Balinese 'Dusun' refers to a small Balinese village -

Living in Harmony

This concept has been adopted by only 11 superb villas in a like-minded community, and built in one of the most desirable and tranquil areas of Ubud.

The surrounding rice fields allow the prevailing southeasterly breezes to flow, whilst the attractions of Ubud, also a large supermarket and even the upcoming international Hospital are only minutes away.

Life can be easy.

Don't like cleaning or gardening? A member of our staff will come to do your dishes, washing, cleaning and gardening on request.

Dusun Ubud's concept is about providing an affordable access to an extraordinary pleasant lifestyle. A rare combination of the traditional local culture with delightful and well cared for living.





The Villas

Bright comfortable 2-3 bedroom villas, each with own pool combine with the pretty rice field surroundings to give you a 'glad to be home' experience.

Comfort, harmony and beauty are essential for relaxed living. It is all here in Dusun Ubud.

The villas are well-designed and built with high quality materials. The developer and contractor combined their experience into high quality constructions with low property maintenance and easy care surfaces in mind.

A stately entrance with parking leads to the properties, which range from 300 to 410 sqm- allowing for a pretty tropical garden design.

The villa becomes your private property, leased for 25 years. Then there

Dusun Ubud - The good life *plus an excellent investment*

Owning your own villa overlooking the rice fields only minutes away from central Ubud is the dream of many. You would not only buy into a most desirable life style, but have a great return:

The villas are built in resort style which allows them to be rented out, if you are not here.

Ubud is increasingly in demand as a holiday destination. Currently rated as top destinations on trip advisor there is a strong interest in short and long term rentals with demand far exceeding supply.

If you are buying the villa for investment and don't live here yourself: Dusun Ubud is under full professional property management. They can make sure the villa gets maintained, book your tenants and make sure everything runs smoothly with tenants. Each villa has two (or three) bedrooms with separate entrances and own bathrooms, which would even allow for two tenants at the same time.



A Quick calculation:

The average rental income will be USD 20,000.-/year.

This income relates to an investment of e.g. USD 230,000.- as 8.6 % ROI !

In Summary:

- Prime location in the heart of Ubud. Tranquil setting, rice field view.
- Perfect concept allowing for private stay, as well producing high rental income.
- Smart design. Luxurious and bright yet combining Bali lifestyle with western comfort.
- Individual setting; - fast and easy to re-sell.
- Easy worry free maintenance, professional experienced property management on site.
- 25 years lease and guaranteed 30 year extension option.
- Well suited as investment-only object.
- Flexible terms of payment with your budget in mind. 0 % interest offered.
- Limited opportunity! Only 11 units available.

Masterplan

TOTAL SPACE 6057 M2
PUBLIC SPACE 1886 M2



The MAP



Lungsiakan main road,
Ubud, Gianyar-Bali 80571,
Indonesia