



 Umalas, Indonésie



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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## About real estate

Introducing the Umalove Apartment Residence project, which offers modern living in one of southern Bali's most sought-after locations—Umalas. This residential area provides a peaceful setting surrounded by rice fields, while also offering excellent access to the popular areas of Canggu and Seminyak.

The project features a total of 31 elegantly furnished apartments, including penthouses, designed with an emphasis on functional layouts, high-quality materials, and comfort for both owner-occupancy and short-term rentals.

The residence features amenities that enhance comfort and appeal for tenants—a reception desk, fitness center, children's play area, and secure parking will be available. Professional property management is also provided, making it easier for owners to manage and rent out their units.

The strategic location ensures easy access—approximately 15 minutes to the center of Canggu and around 40 minutes to the international airport. The Umalas area is among those with growing demand for accommodation and stable investment potential, with an expected rental yield of approximately 17-19% per year.

Project completion is scheduled for Q3 2027.

A Czech-speaking agent will guide you through the tour and, if you're interested, will also assist with subsequent leasing and provide comprehensive services related to property ownership in Bali.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
UL-1	2 + kitchenette	1st floor	38 m <sup>2</sup>	8 m <sup>2</sup> / No / No	No	3 270 454 CZK
UL-2	3 + kitchenette	2nd floor	46 m <sup>2</sup>	25 m <sup>2</sup> / No / No	No	4 101 471 CZK
UL-3	4 + kitchenette	3rd floor	126 m <sup>2</sup>	200 m <sup>2</sup> / No / No	No	13 215 851 CZK