





Bali, Indonésie



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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About real estate

n the heart of Balinese nature, in the prestigious part of Ubud surrounded by rice fields, palm groves, and the sounds of the jungle, a unique project called NOIR UBUD is being created. Just ten exclusive villas harmoniously combine modern architecture with the authentic spirit of the island of Bali in Indonesia, offering not only an exceptional lifestyle but also an extraordinary investment opportunity with an expected annual return of up to 15–18% ROI.

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

Each detached 4+kk villa is situated on a plot of 240 m², has 195 m² of floor space and a private 28 m² swimming pool. The architectural design emphasizes maximum privacy, comfort, and functionality—an ideal solution for both owner-occupied and premium rental properties.

The complex will include complete facilities for modern and comfortable living – a wellness & spa, restaurant, coworking spaces, and a fitness center. A professional team will take care of the complex's operations, including cleaning, maintenance, guest care, marketing, and occupancy optimization. Owners will thus enjoy carefree passive income with high returns and long-term appreciation.

Ubud is one of the most attractive locations in Bali, with growing demand from wellness tourists, digital nomads, and long-term

residents. That is why NOIR UBUD is an investment that combines exoticism with certainty and offers future owners both enjoyment and stable returns.

The special summer price of CZK 9,900,000 is available only for the first four villas when booking by August 31, 2025.

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

Contact us for more information, to check current availability, and for a complete construction schedule.

The order	Layout	Usable area	Terrace / Balcony / Loggia	Land	Price
NU-1	4 rooms	195 m²	Yes / No / No	225 m²	9 900 000 CZK