



195 m<sup>2</sup>

Bali, Indonésie

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                            |             |                    |
|------------------------------------|----------------------------|-------------|--------------------|
| Order number                       | NU-1                       | Price       | on request         |
| Address                            | Bali, Indonésie            | Type        | Houses             |
| Category                           | Villa                      | Usable area | 195 m <sup>2</sup> |
| Number of rooms                    | 4 rooms                    | Land area   | 225 m <sup>2</sup> |
| 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 4+kt villa in the luxurious NOIR UBUD project, which brings a harmonious combination of modern comfort, Balinese aesthetics, and strategic investment opportunities. The villa stands on its own plot of approximately 225 sqm and offers a thoughtfully designed interior of 195 sqm and a private pool of 28 sqm. The entire concept was created with an emphasis on privacy, comfort, and long-term value. The property is offered for rent with a 30-year right of use, and the villas in the project are managed by a top professional team that takes care of every detail—from cleaning and garden maintenance to complete guest care, marketing, and revenue optimization. Your villa thus functions as a profitable investment providing passive income without any worries, whether you use it as a second home or entrust it entirely to the management team.

Although NOIR UBUD is located in a quiet area surrounded by nature, it is within easy reach of all major points of interest. You are just a few minutes' drive from the center of Ubud, renowned restaurants, galleries, wellness studios, and cultural monuments. Nearby you will find the iconic Four Seasons Resort Bali at Sayan and the new gourmet center Ozawa Pokaja. The area's excellent accessibility will be further enhanced in the near future by the planned MRT rapid transit project, which will increase mobility and further boost property values.

NOIR UBUD is not just a property - it is a ticket to an exceptional lifestyle and a smart move for your investment portfolio. Ubud is one of the most sought-after locations in Bali today. Thanks to stable demand for quality accommodation and strong interest from wellness travelers, digital nomads, and long-term residents, this area offers certainty in terms of profitability and long-term appreciation.

| The order | Layout  | Usable area        | Terrace / Balcony / Loggia | Land               | Price      |
|-----------|---------|--------------------|----------------------------|--------------------|------------|
| NU-1      | 4 rooms | 195 m <sup>2</sup> | Yes / No / No              | 225 m <sup>2</sup> | on request |