

KARMA OASIS

Modern Tropical Living

Presented by : Prestige Property Bali

www.prestigepropertybali.com

A Sanctuary of Modern Tropical Serenity

Karma Oasis is a testament to the seamless blend of contemporary aesthetics and the raw beauty of the tropics. Designed by the renowned Chai Architect Bali, every structure is conceptualized to breathe—inviting natural light and air to flow freely through open spaces.

We prioritize privacy without compromising on openness. The use of sustainable materials, earthy tones, and lush landscaping creates a timeless atmosphere that serves as a perfect escape from the bustling world outside.





Ungasan Luxury Villa Portfolio

Project Scope: A premium portfolio consisting of 12 Luxury Villas (4 × 3BR and 8 × 2BR units).

Total Asset Land Size: 1,810 sqm, plus a **546 sqm** private road and dedicated bridge infrastructure.

Lifestyle Amenities: Includes a private gym and recovery area (76 sqm) and an on-site management office (33 sqm).

Total Project Valuation: 3,515,000 USD (Inclusive of 12 villas, gym, office, bridge, and road).

Lease Security: 30 + 30 Years (Guaranteed Extension).

THE LOCATION

Ideally Positioned at the Heart of Growth

Strategically situated in Ungasan Area, Karma Oasis offers the perfect balance of serenity and connectivity. Just minutes from world-class beach clubs, international schools, and the airport, this address ensures a lifestyle of convenience and high asset appreciation.

5 Minutes

to Karma Beach Bali

9 Minutes

to Savaya Bali

10 Minutes

to Melasti Beach Club

10 Minutes

to GWK Cultural Park

35–40 Minutes

to Ngurah Rai International Airport



Fast-Growing Area & Infrastructure

Rapid expansion of schools, hotels, beach clubs, and restaurants ensures high asset appreciation

Education:

Uluwatu School (4 km)



SBI International School (7 km)



Healthcare:

BSI International Clinic (4 km)



BIMC Hospital (11 km)



Why Invest in Ungasan?

Consistent Capital Appreciation: Ungasan land prices have surged by 10-15% annually since 2022. This steady growth is driven by the opening of world-class luxury venues like Savaya and significant infrastructure improvements, solidifying the area as Bali's new elite destination.

Premium Market Occupancy: Unlike the saturated market of Canggu, Ungasan specifically attracts "High-Net-Worth" tourists and digital nomads seeking cliff-front luxury, privacy, and exclusivity. This demographic ensures higher daily rates and stable occupancy throughout the year.

Future-Proof Investment: With upcoming major developments in the Bukit Peninsula (including new road networks and 5-star hospitality projects), owning property in this "Billionaire's Row" secures your asset's long-term value against market fluctuations, offering a safeguard for your portfolio.



DESIGNED FOR THE AIRBNB BUSINESS

On-Site Management Office: Dedicated space for seamless check-in and check-out services

Secure Locked Storage: Safe luggage and asset management for guests and owners

These strategic amenities are purpose-built to maximize your rental yield and solidify Karma Oasis as a top-tier destination in Ungasan.



Elite Wellness Hub: Fully equipped gym to attract high-net-worth digital nomads.

Premium Recovery Area: Featuring a professional Sauna, Ice Bath, and luxury showers to boost guest satisfaction.

KARMA OASIS

Site Plan

NO	ITEM / UNIT	LAND AREA	BUILD AREA	FLOOR	TERRACE + POOL	TYPE
1	VILLA 1	137 M2	175.5 M2	2 FLOOR	34 M2	TYPE 3
2	VILLA 2	125 M2	172.4 M2	3 FLOOR	26.4 M2	TYPE 1
3	VILLA 3	159 M2	172.4 M2	3 FLOOR	26.8 M2	TYPE 1
4	VILLA 4	112 M2	139.5 M2	2 FLOOR	16.8 M2	TYPE 2
5	VILLA 5	104 M2	139.5 M2	2 FLOOR	16.8 M2	TYPE 2
6	VILLA 6	122 M2	156.4 M2	2 FLOOR	22.2 M2	TYPE 4
7	VILLA 7	117 M2	172.4 M2	3 FLOOR	26.3 M2	TYPE 1
8	VILLA 8	118 M2	172.4 M2	3 FLOOR	26.3 M2	TYPE 1
9	VILLA 9	125 M2	172.4 M2	3 FLOOR	26.3 M2	TYPE 1
10	VILLA 10	120 M2	172.4 M2	3 FLOOR	26.3 M2	TYPE 1
11	VILLA 11	127 M2	172.4 M2	3 FLOOR	26.3 M2	TYPE 1
12	VILLA 12	150 M2	172.4 M2	3 FLOOR	26.3 M2	TYPE 1
13	OFFICE	45 M2	33 M2	1 FLOOR	-	OFFICE
14	GYM	80 M2	76 M2	1 FLOOR	-	GYM
15	PRIVATE ROAD	546 M2	-	-	-	INFRA
16	BRIDGE	53 M2	-	-	-	INFRA

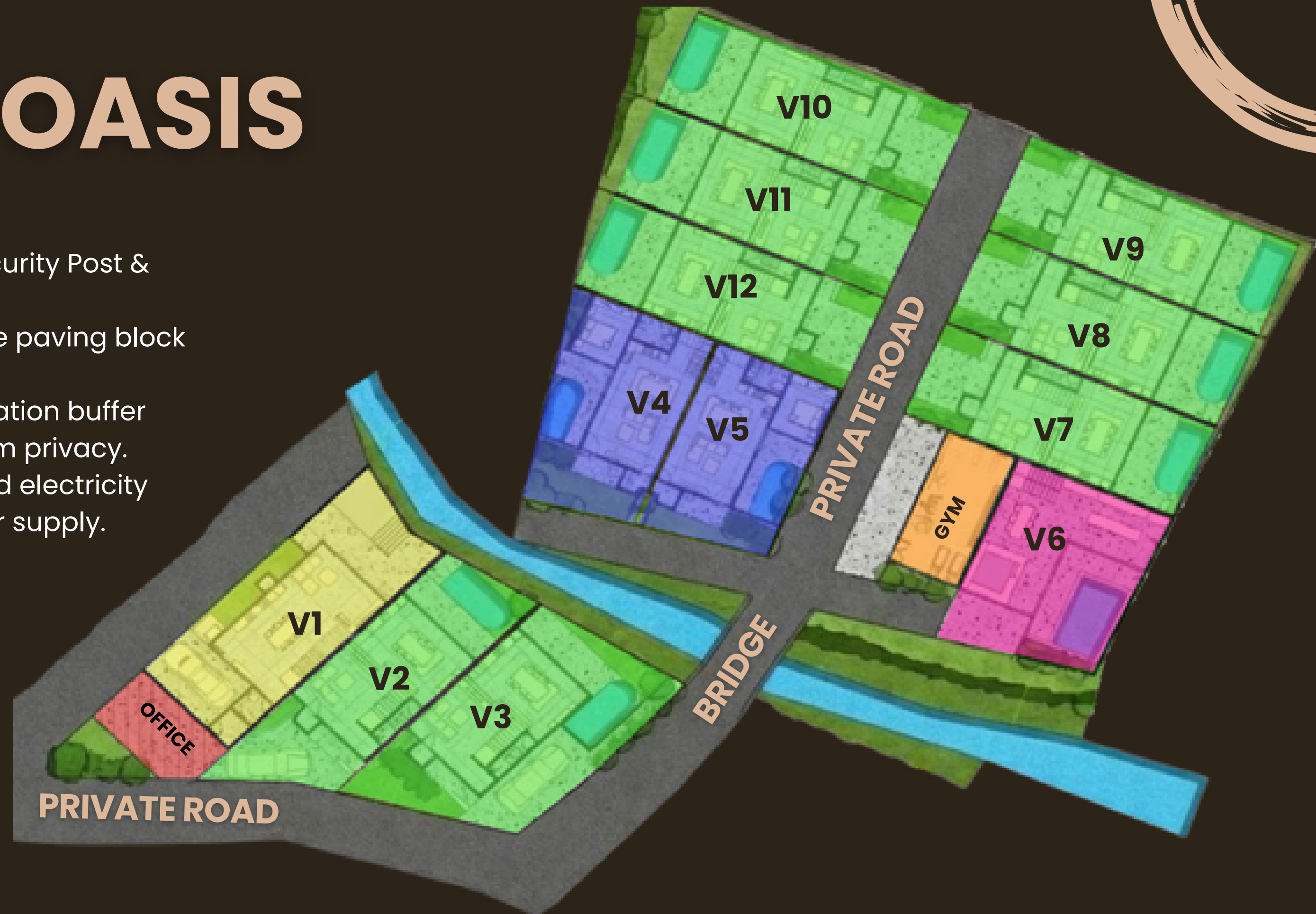


KARMA OASIS

Facilities List:

- One Gate System: 24/7 Security Post & CCTV Monitoring.
- Road Access: 6-meter wide paving block road (2 cars).
- Landscape: Tropical vegetation buffer between units for maximum privacy.
- Infrastructure: Underground electricity cables (PLN) & PDAM Water supply.

- Office
- GYM
- Type 1
- Type 2
- Type 3
- Type 4



FULLY FURNISHED TURNKEY INVESTMENT

Your asset is delivered ready to live or rent.

Permanent Fixtures:

- Built-in kitchen cabinetry & countertops.
- Built-in wardrobes & bathroom vanities.
- Double-glass windows climate system & A/C units.
- Pool filtration systems & landscaping irrigation.
- Fixed pergolas & structural shading.

Movable FF&E:

- Complete indoor & outdoor furniture packages.
- Decorative lighting, mirrors, and fixed décor.
- Premium kitchen appliances (Stove, Fridge, etc.).
- Smart TVs & entertainment setup.
- Decorative elements per interior concept.

SEE VIDEO

TYPE OF UNITS



SEE VIDEO



Type 1 THE SIGNATURE 2 BEDROOM

Concept: Double Master Suites
(Two Massive 42.2 m² Bedrooms)

Starting from \$260,000 USD

Specification:

8 Units Available (Unit No: 2, 3, 7, 8, 9, 10, 11 & 12)

Leasehold until 2056 + 30 Years Extention

Land Size: 117 m² – 159 m²

Building Size: 172.4 m²

Floors: 3 Floors (Split Level)

Terrace/Pool: 25.4 m² – 26.8 m²

Configuration: 2 Bedrooms En-suite



Type 1



① Ground Floor
AREA 93,5 M2



② First Floor
AREA 68,5 M2



③ Second Floor
AREA 49 M2

SEE VIDEO



Type 2

THE COMPACT 3 BEDROOM

Starting from \$290,000 USD

Specification:

2 Units Available (Unit No: 4, 5)

Leasehold

Land Size: 104 m² – 112 m²

Building Size: 139.5 m²

Floors: 2 Floors

Terrace/Pool: 16.8 m²

Configuration: 3 Bedrooms En-suite



Type 2



① Ground Floor
AREA 115,6 M2



② First Floor
AREA 73 M2

SEE VIDEO



Type 3

THE MASTERPIECE SERIES

Exclusive Unit \$320,000 USD

Specification:

1 Unit Only (Unit No: 1)

Leasehold

Land Size: 137 m²

Building Size: 175.5 m²

Floors: 2 Floors

Pool: 34 m² (Largest Pool in Class)

Configuration: 3 Bedrooms En-suite



Type 3



① Ground Floor
AREA 115,7 M2



② First Floor
AREA 137 M2

SEE VIDEO



Type 4

THE RARE OPPORTUNITY

Exclusive Unit \$280,000 USD

Specification:

1 Unit Only (Unit No: 6)

Leasehold

Land Size: 122 m²

Building Size: 156.4 m²

Floors: 2 Floors

Pool: Private Pool

Configuration: 3 Bedrooms En-suite



Type 4



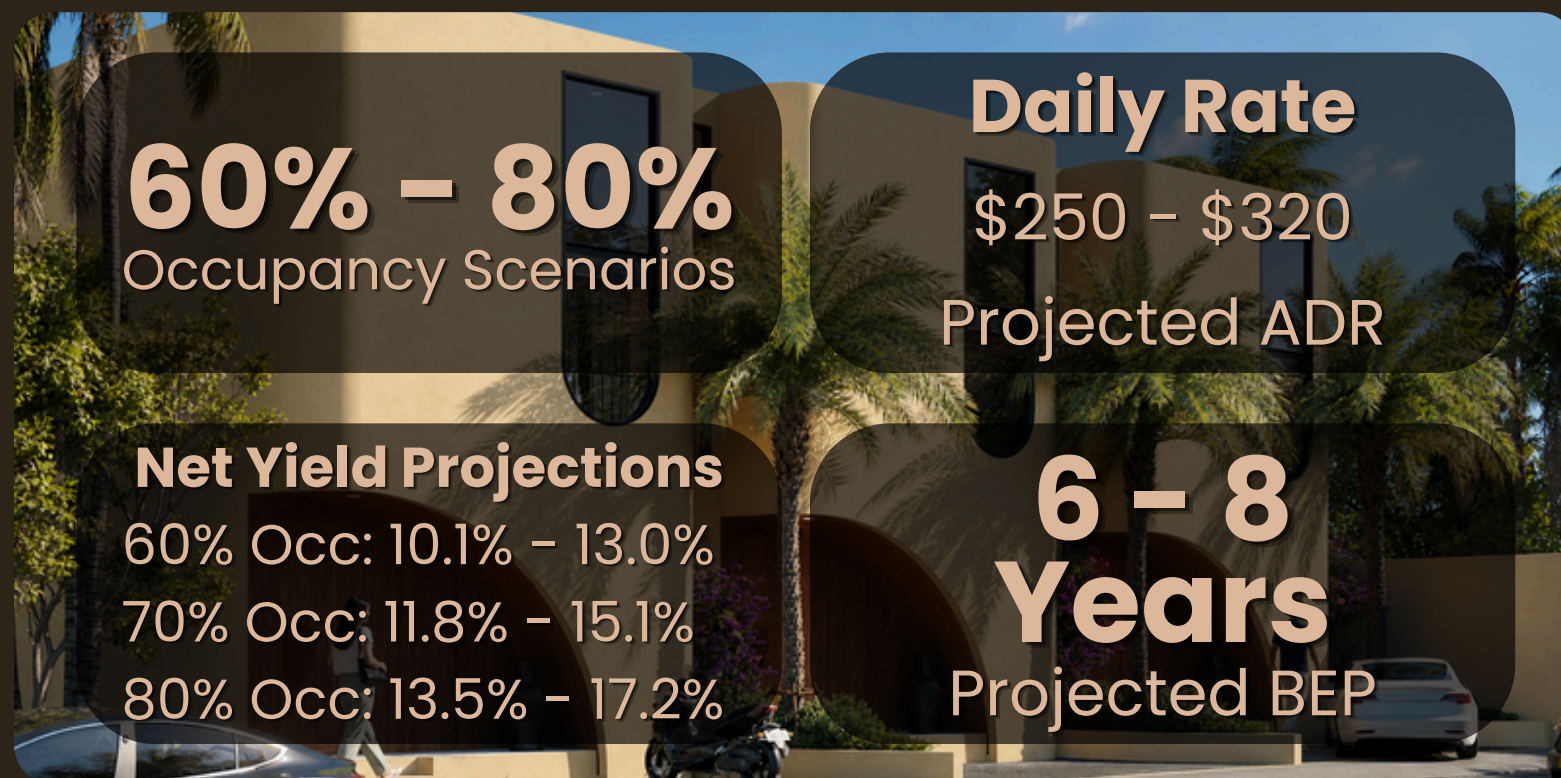
① Ground Floor
AREA 100 M2



② First Floor
AREA 80 M2

HIGH RETURN ON INVESTMENT

Projected ROI based on Ungasan Market Performance



Secure your legacy with a long-term lease until 2056 plus a guaranteed 30-year extension, ensuring your asset generates consistent passive income for generations. Our institutional-grade wellness hub guarantees occupancy premiums over standard competitors.

- **Market Growth:** 5–7% Annual Capital Appreciation (Ungasan land prices increased 12–14% last year).
- **Price Validation:** ADR validated by active market benchmarks ranging from \$264 – \$537/night for properties with wellness amenities.
- **High Net Margins:** Strategic 55% Net Margin after all management and operational costs—highly superior to traditional stocks.
- **Generational Wealth:** Secured by a 30+30 Year Leasehold (Guaranteed), ensuring long-term asset value.



LEASEHOLD PRICE

EXCLUSIVE PRE-LAUNCH PRICELIST

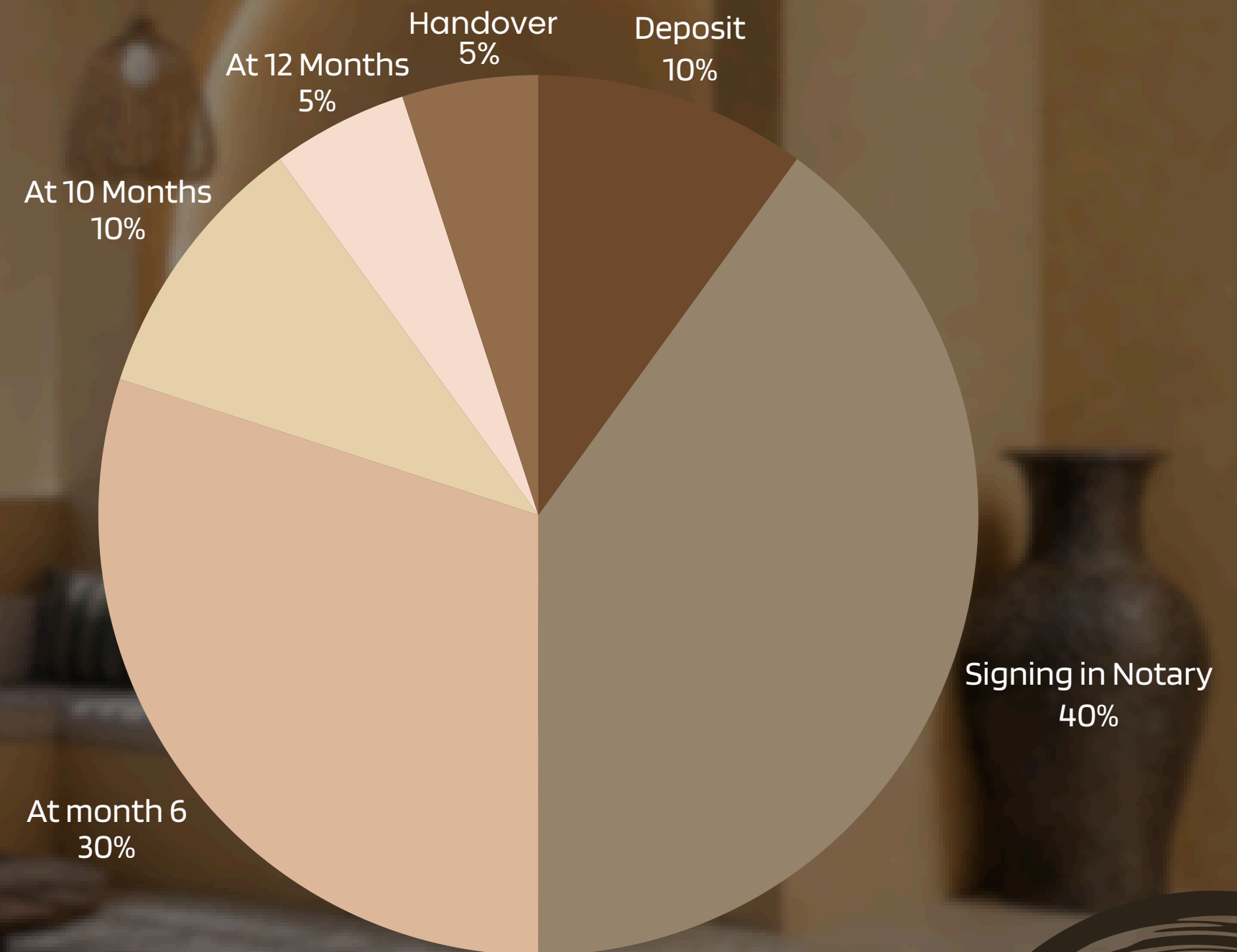
Leasehold until 11/04/2056 + 30 Years Guaranteed Extension

VILLA NO	VILLA TYPE	LAND SIZE	BULDING SIZE	BEDROOM	IDR PRICE	USD PRICE
V1	TYPE 3	137 M2	175.5 M2	3 BEDROOM	5,693,817,600 IDR	\$320,000.00 USD
V2	TYPE 1	125 M2	172.4 M2	2 BEDROOM	4,893,124,500 IDR	\$275,000.00 USD
V3	TYPE 1	159 M2	172.4 M2	2 BEDROOM	5,960,715,300 IDR	\$335,000.00 USD
V4	TYPE 2	112 M2	139.5 M2	3 BEDROOM	5,337,954,000 IDR	\$300,000.00 USD
V5	TYPE 2	104 M2	139.5 M2	3 BEDROOM	5,160,022,200 IDR	\$290,000.00 USD
V6	TYPE 4	122 M2	156.4 M2	3 BEDROOM	5,604,851,700 IDR	\$315,000.00 USD
V7	TYPE 1	117 M2	172.4 M2	2 BEDROOM	4,626,226,800 IDR	\$260,000.00 USD
V8	TYPE 1	118 M2	172.4 M2	2 BEDROOM	4,626,226,800 IDR	\$260,000.00 USD
V9	TYPE 1	125 M2	172.4 M2	2 BEDROOM	4,893,124,500 IDR	\$275,000.00 USD
V10	TYPE 1	120 M2	172.4 M2	2 BEDROOM	4,626,226,800 IDR	\$260,000.00 USD
V11	TYPE 1	127 M2	172.4 M2	2 BEDROOM	5,071,056,300 IDR	\$285,000.00 USD
V12	TYPE 1	150 M2	172.4 M2	2 BEDROOM	5,782,783,500 IDR	\$325,000.00 USD

Flexible Payment Plan

Secure your unit with our milestone-based schedule

- 10% – Deposit
- 40% – Signing in Notary
- 30% – At month 6
- 10% – At month 10
- 5% – At month 12
- 5% – At Villa Handover



A modern interior design featuring a staircase with a wooden railing and a living area with a large TV and a coffee table. The text "PAYBACK SCENARIO" is overlaid in the center.

PAYBACK SCENARIO

INDIVIDUAL VILLA ROI BREAKDOWN

Net ROI Performance per Unit Based on Occupancy Scenarios

2-Bedroom Individual Unit ROI

Unit No	Price (USD)	ADR	Net ROI (60% Occ)	Net ROI (70% Occ)	Net ROI (80% Occ)
Villa 2	\$275,000	\$250	10.90%	12.70%	14.50%
Villa 3	\$335,000	\$280	10.10%	11.80%	13.50%
Villa 7	\$260,000	\$250	11.60%	13.60%	15.40%
Villa 8	\$260,000	\$250	11.60%	13.60%	15.40%
Villa 9	\$275,000	\$250	10.90%	12.70%	14.50%
Villa 10	\$260,000	\$250	11.60%	13.60%	15.40%
Villa 11	\$285,000	\$250	10.60%	12.30%	14.10%
Villa 12	\$325,000	\$280	10.40%	12.10%	13.80%

INDIVIDUAL VILLA ROI BREAKDOWN

Net ROI Performance per Unit Based on Occupancy Scenarios

3-Bedroom Individual Unit ROI

Unit No	Price (USD)	ADR	Net ROI (60% Occ)	Net ROI (70% Occ)	Net ROI (80% Occ)
Villa 1 (Type 3)	\$320,000	\$320	12.10%	14.10%	16.20%
Villa 4 (Type 2)	\$300,000	\$260	12.50%	14.60%	16.70%
Villa 5 (Type 2)	\$290,000	\$260	13.00%	15.10%	17.20%
Villa 6 (Type 4)	\$315,000	\$270	11.60%	13.50%	15.50%



SECURE & COMPLIANT INVESTMENT

15-Year Structural Guarantee

Our commitment to superior build quality and long-term peace of mind.



- **Pondok Wisata:**
Full Tourism License for daily rentals (Airbnb ready).



- **PBG & SLF:**
Structural & Building compliance.



- **Yellow Zone:**
Residential use.



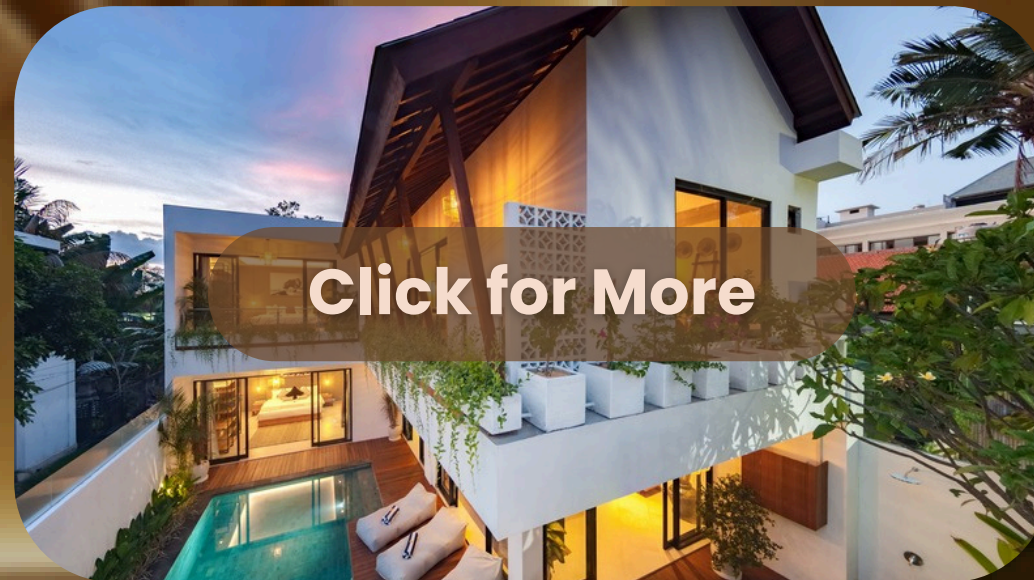
- **Leasehold Security:**
30 Years + 30 Years
Guaranteed extension.

Note: PBG Application to be submitted upon confirmed project start date.

PROVEN DEVELOPER EXPERIENCE

With over 5 years of development experience in Bali's premium locations, delivering high-yield assets and exceptional quality.

Villa Meraviglia
Location: Seminyak



Villa Barong
Location: Bingin



Semara Villas
Location: Ungasan



Batu Oasis Villas
Location: Canggu



MARKET COMPARISON & APPRECIATION

Competitive Analysis: Market Rates vs. Karma Oasis

NO	VILLA NAME	CONFIGURATION	DAILY RATE (AVG)	PRIVATE GYM, SAUNA & ICE BATH	LINK
1	Modern Ungasan Rooftop	3 BR / 3 BA	\$250 – \$300	Gym only	CLIK TO SEE
2	3-Story Luxury Estate	3 BR / 3 BA	\$320 – \$480	Yes	CLIK TO SEE
3	Chic 3BR Wellness Villa	3 BR / 3.5 BA	\$300 – \$360	Sauna & Ice bath only	CLIK TO SEE
4	Mona Boutique Villas & Spa – Aello	2 BR / 2 BA	\$400 – \$600+	Yes	CLIK TO SEE
5	Zen Aesthetic 3BR Villa	3 BR / 3.5 BA	\$250 – \$320	Yes	CLIK TO SEE
6	Mona Boutique Villas & Spa – Villa Lux	2 BR / 2 BA	\$400 – \$600+	Yes	CLIK TO SEE

While all market examples charge \$250 – \$600 + per night for a standard pool villa, Karma Oasis offers a superior lifestyle infrastructure at the same price point. Every unit includes access to an on-site Gym, Sauna, and Cold Plunge—essential amenities that current competitors lack—ensuring higher occupancy and a faster return on investment.

A Visionary Partnership

Bringing The Bali Oasis to Life

Developed with precision and marketed with expertise. The Bali Oasis group is a proud collaboration combining ALCHLO Developer's innovative construction with Prestige Property Bali's premier real estate services.



Thank You



+62 823-2255-4909



www.prestigepropertybali.com



contact@prestigepropertybali.com

