PRIVATE INVESTMENT OPPORTUNITY

UBUD BOUTIQUE WELLNESS RESORT

27-key turnkey resort project near Ubud, Bali

FIXED TURNKEY PRICE

USD 2,950,000

CONCEPT VISUALIZATION - FUTURE DESIGN

INVESTMENT SNAPSHOT

A defined resort concept with key early-stage work reported complete

27
planned guest keys

21.24 are
reported land area

28 years
reported lease term remaining

9-13 months
estimated completion from first payment

REPORTED PROJECT POSITION

- Issued PBG stated to be in hand
- Land lease stated fully paid
- Foundation stated complete and laboratory tested
- 24% of construction reported complete
- Full architecture, structural and MEP package stated complete
- Government and village approvals stated signed
- Funding linked to verified construction milestones
- Estimated completion: 9-13 months from first payment

Transaction

USD 2,950,000 fixed, non-negotiable, all-in turnkey price. No separate buyer-side commission.

ACTUAL SITE AND SURROUNDINGS

A green Ubud setting framed by rice fields and tropical landscape

ACTUAL DRONE FRAME - RECORDING DATE NOT VERIFIED

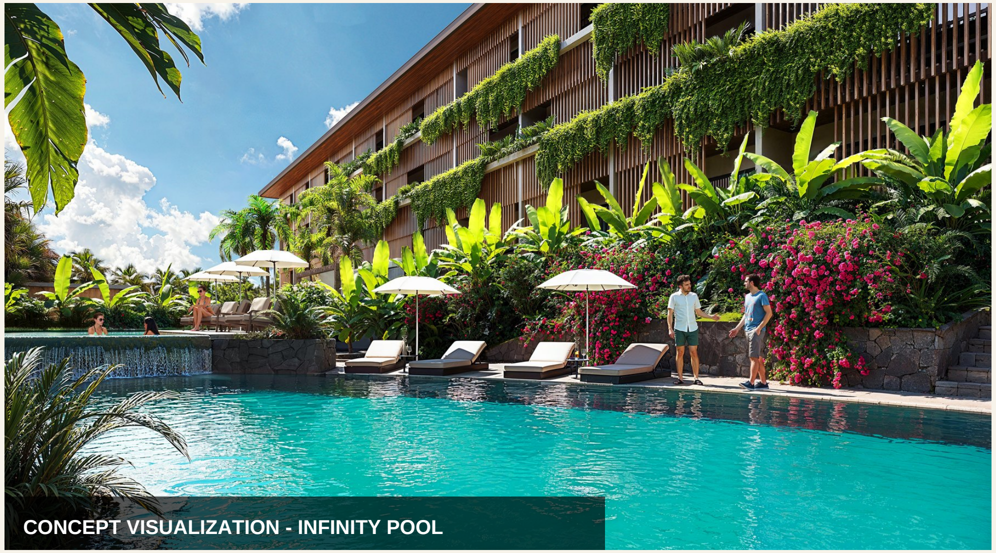
SURROUNDING AREA

Approx. 10 minutes by bike / 15 minutes by car from central Ubud, as stated by the developer.

Google Maps: maps.app.goo.gl/sYVCLdyZtd4kuEd16

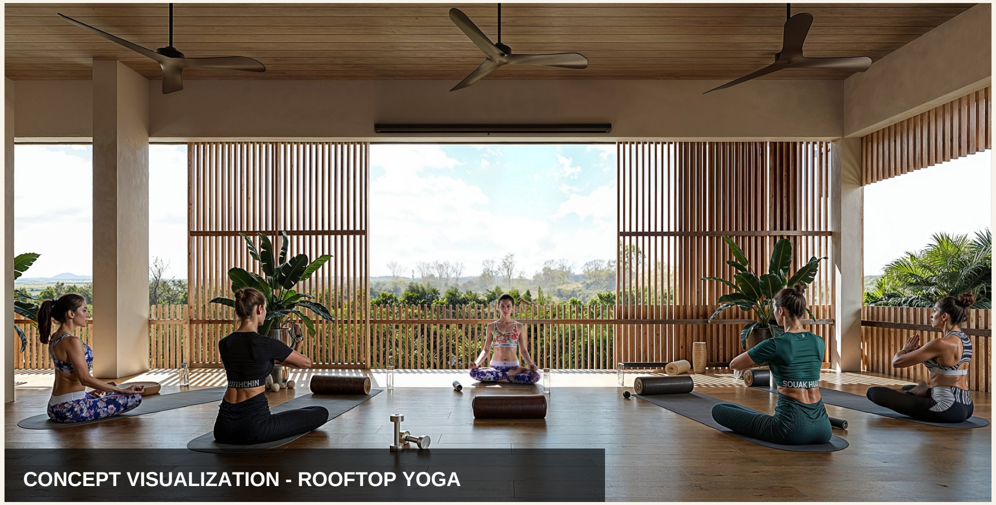
THE WELLNESS CONCEPT

A compact hospitality product with destination-style amenities



CONCEPT VISUALIZATION - INFINITY POOL

CONCEPT VISUALIZATION - JUNGLE-FACING LEISURE



CONCEPT VISUALIZATION - ROOFTOP YOGA

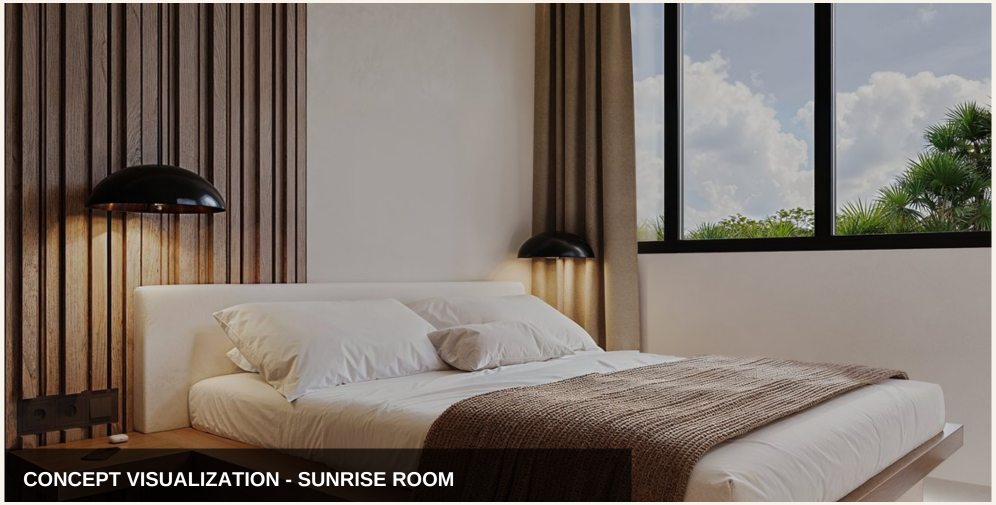
CONCEPT VISUALIZATION - ROOFTOP CINEMA

GUEST ACCOMMODATION

Warm, contemporary interiors designed for extended wellness stays

CONCEPT VISUALIZATION - GUEST SUITE

CONCEPT VISUALIZATION - LIVING AREA



CONCEPT VISUALIZATION - SUNRISE ROOM

CONCEPT VISUALIZATION - TWO-BEDROOM LIVING

TRANSACTION OVERVIEW

A direct route to the project owner

PRICE	USD 2,950,000
TERMS	Fixed and non-negotiable
DELIVERY	Turnkey resort launch, as stated by the developer
FUNDING	Payments linked to construction milestones
TIMING	Estimated 9-13 months from first payment

PROJECT CONTACT

Vitaliy

Owner-authorized project contact

WhatsApp preferred

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vitaliy.shestak2151@gmail.com

English preferred / Russian available

Bangkok time (UTC+7). Calls by prior arrangement.

IMPORTANT

This teaser is based on information supplied by the developer and media supplied for the project.

Permits, lease terms, construction status, budget and delivery scope have not been independently verified.

Prospective buyers should conduct independent legal, technical, tax and financial due diligence before any transaction.