

AURA

WELLNESS RESORT

Ubud's groundbreaking wellness project proudly built upon sanctified royal land

SP
CG



2027

Q4, handover

16%

maximum ROI

25+

wellness practices

105+52
apartments & villas

from \$82,300
apartments

from \$105,900
villas

24 months
installment plan

9.620 m²
plot area

1.150 m²
of infrastructure

160 m²
infinity pool

up to 30%
appreciation during construction

Ubud
Bali

[Explore location](#)



16.1M

Tourists in 2025

30+

Types of activities

~2%

Inflation

-2% to USD

Currency fluctuation
in 2025

+5% GDP annually

50 years of steady growth

DATA

BPS Statistics Indonesia 2024

UNESCO on Bali Heritage

Trading Economics

Bank Indonesia

World Bank

BALI

the ultimate high-growth emerging market

#1

The most desirable tourist destination after restrictions are lifted in 2024

Booking.com

#2

The most popular tourist destination in the world in 2025

Tripadvisor

#1

The best winter destination

airbnb

#1

The best wellness destination on the planet

BUSINESS INSIDER

#2

The best place in the world for a honeymoon in 2025

Tripadvisor

#1

The best island in the world

BBC TRAVEL

#4

The most attractive investment destination in 2024

Forbes

TOP 5

The most Instagrammable places on the planet

Instagram

#1

Best Island in the Asia-Pacific Region 2025

DestinAsian

INVEST

in the most popular island in the world

Bali vs. Global Markets

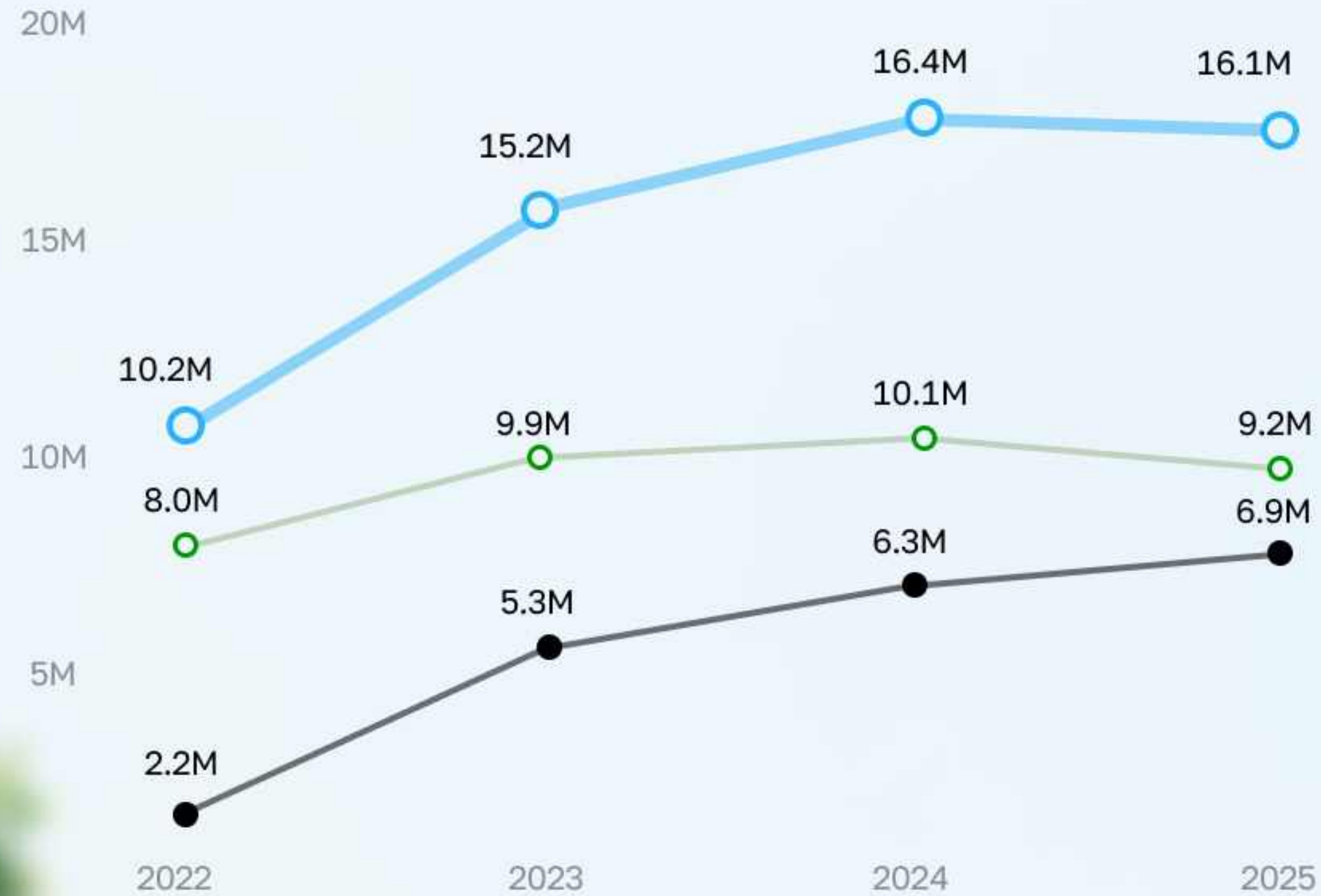
Figures represent market averages & may vary based on location, property type, management model & tax structure

DATA

AirDNA, STR Global (CoStar), Knight Frank Research, CBRE, JLL, Global Property Guide, PwC & KPMG Tax Guides, National Tourism Authorities of Indonesia, UAE, Thailand & Turkey. Data reflects market averages for short-term rental properties, 2024–2025

	Bali	Dubai	Thailand	Turkey
Projected Occupancy Rate <small>Top locations, short-term</small>	75%	70%	60%	65%
Gross Rental Yield <small>Short-term, before taxes</small>	12%	6%	9%	4%
Effective Tax Rate <small>Short-term rent</small>	10–20%	0–5%	15–20%	20–30%

Tourism on Bali



DATA

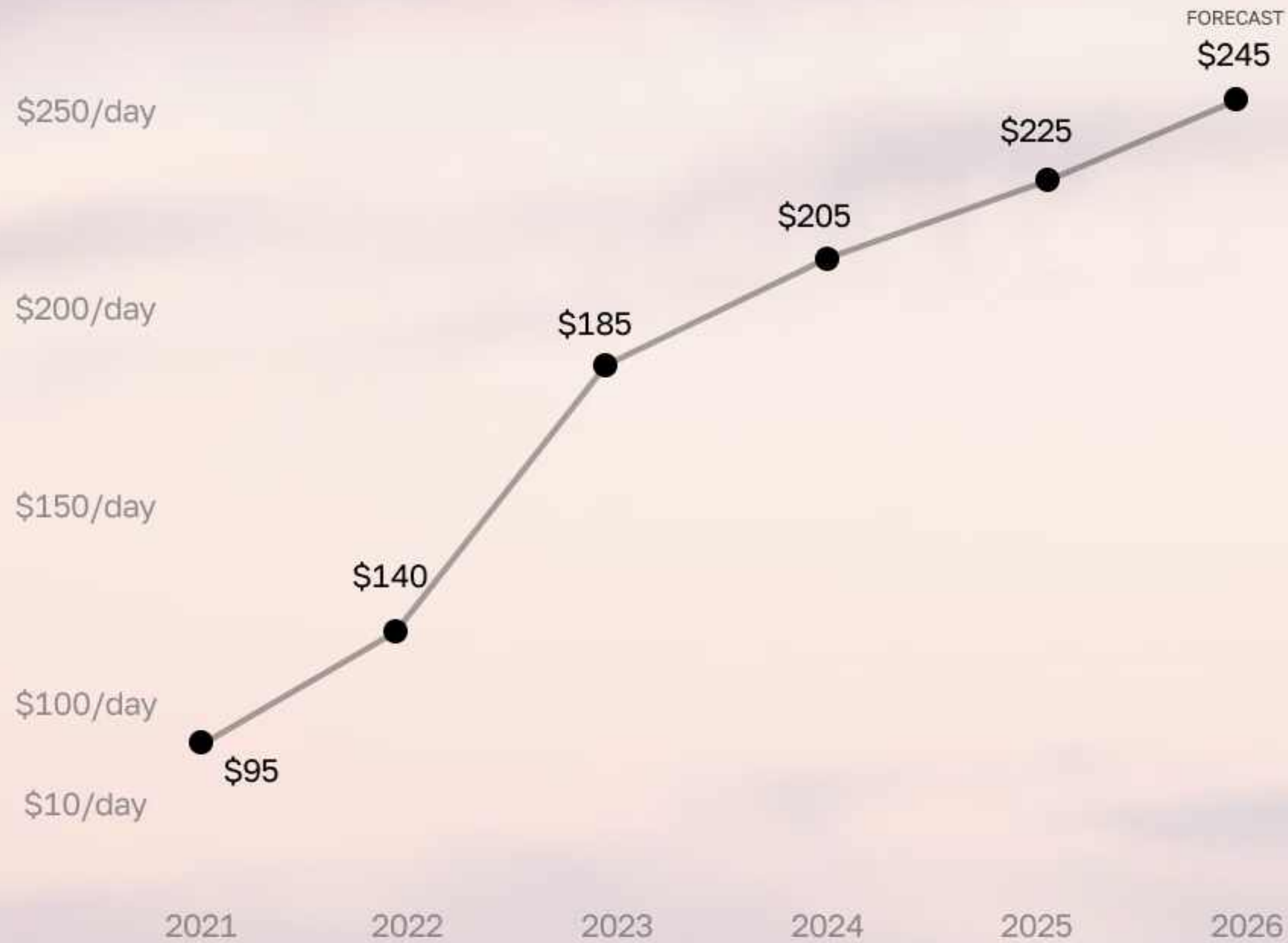
BPS Bali Official Report 2024
BPS Bali Statement, Berita Resmi Statistik, Feb 2026
Colliers "Bali Provincial Tourism Office" Report
Bisnis Indonesia



- Global inbound tourism
- Domestic tourists
- Foreign tourists

Growth of Average Rental Rates on Bali, ADR

DATA
BPS Statistics Indonesia
AirDNA
Airbtics
Booking.com

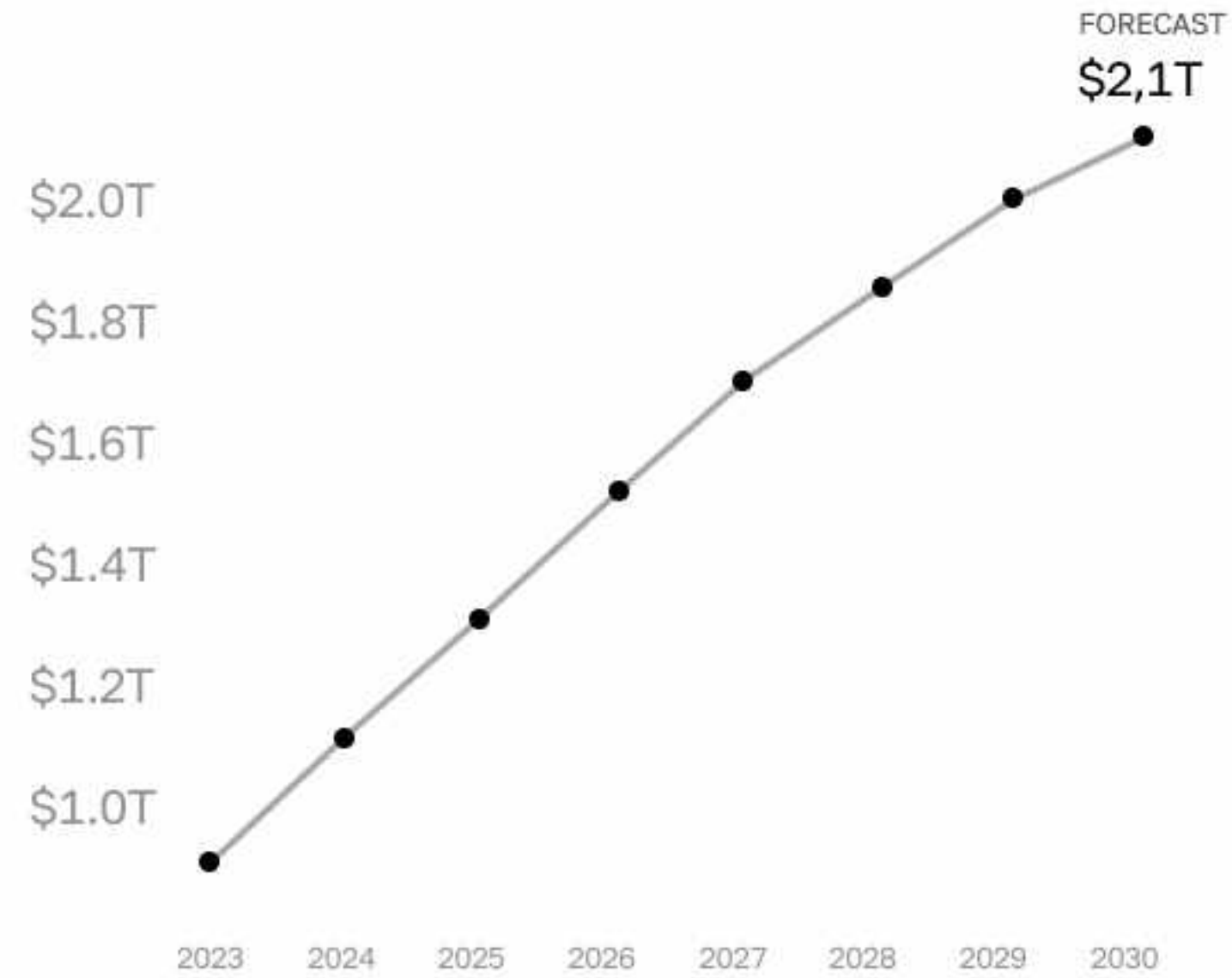


+115%
growth over 4 years

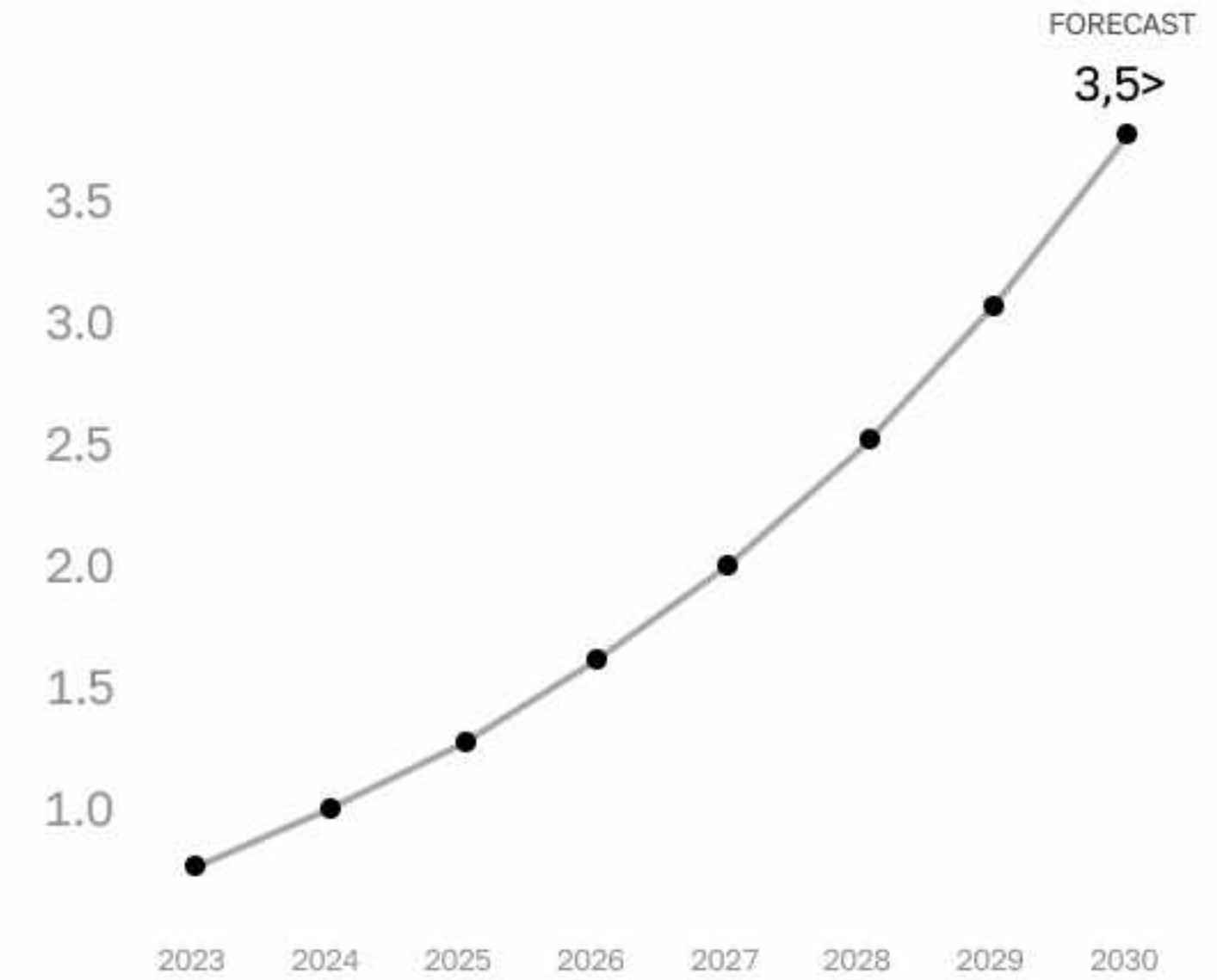
DATA

Grand View Research
Global Wellness Institute

Growth of global wellness tourism



Growth of wellness real estate CAGR 20.5%



EVERY 4TH
tourist travels to Bali for wellness

Pacific Ocean

Indian Ocean

IN THE HEART OF THE ISLAND

between two oceans

Ubud's central location provides effortless connectivity to the entire island. Enjoy the serene jungle surroundings, ride the famous southern surf breaks, or explore the tranquil northern coastlines – all while staying grounded in Bali's most prestigious wellness destination



AURA
WELLNESS RESORT

[Explore
location](#)

HARMONY

of wild nature & modern luxury



46
waterfalls



100+
restaurants & cafes with
cuisines from around the world



76
temples & holy places

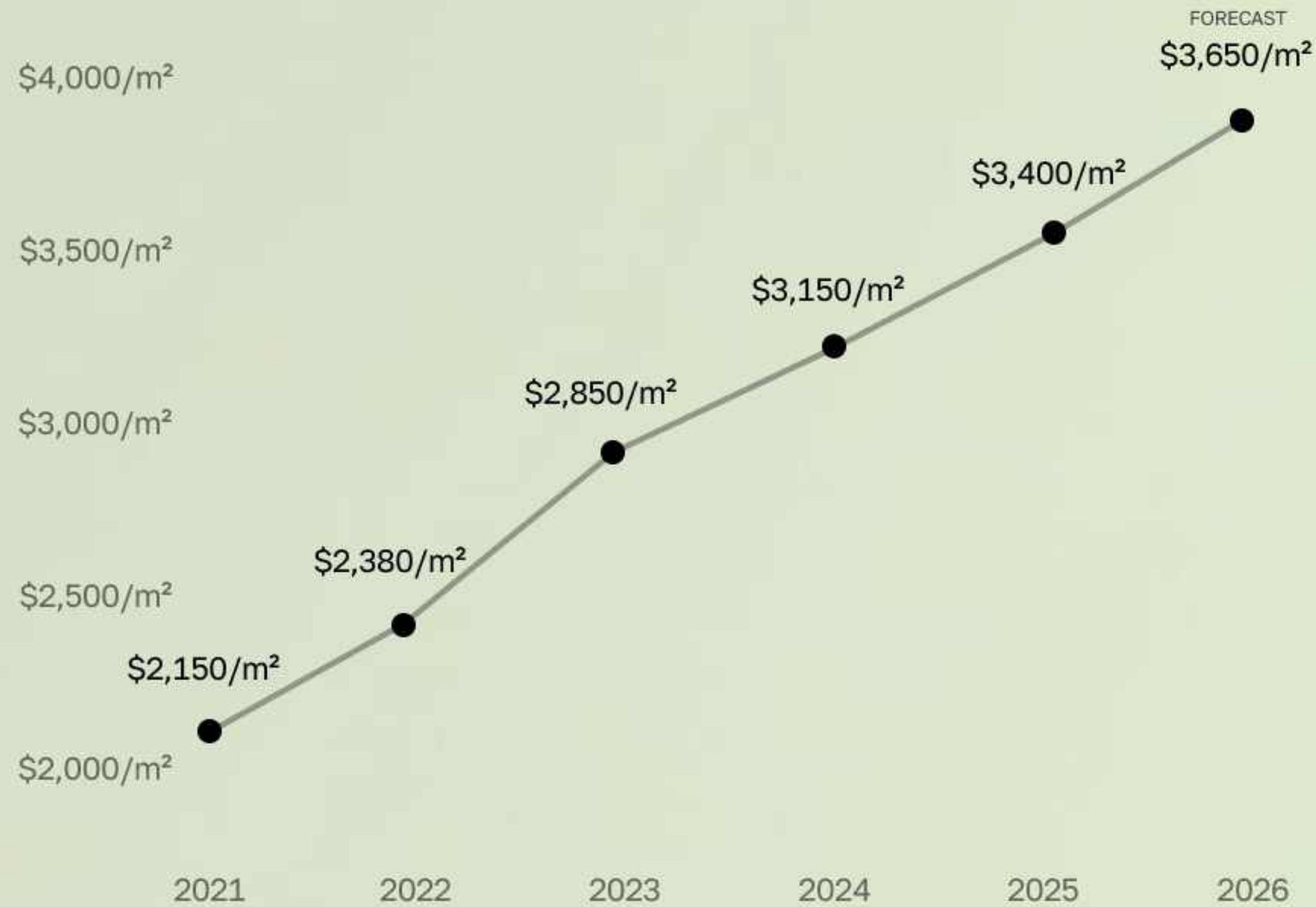


1
volcano near Ubud



108
studios for yoga & meditation

Average Property Prices in Ubud



DATA

Bank Indonesia
BPS Statistics Indonesia
AirDNA
Airbtics

+46%
growth over 4 years

Growth of Average Rental Rates in Ubud, ADR

DATA
Bank Indonesia
BPS Statistics Indonesia
AirDNA
Airbtics



+86%
growth over 5 years

3.65M

Tourists visited
Ubud in 2025

4.2M

Projected tourist
arrivals in 2026

18%

Share of global travel expenditures
driven by wellness

\$2.1T

Projected global wellness
tourism market by 2030

\$6-7T

Global wellness industry
market size in 2025

+20.5%

Projected annual growth
of wellness real estate

WELLNESS TOURISM & INVESTMENT TRENDS

SPG is a trusted developer
with a proven track record
of excellence since 2017

SPG

150+

properties successfully
delivered

3

premium projects
completed

“Today, true luxury is defined
by health & inner balance.
That is why we created
AURA – not just as a place
to live, but as a sanctuary
for rejuvenation & a transformative
lifestyle experience on Bali.”



Felix Demin

Bali resident for 13 years with
9 years of expertise in premium real
estate development. Global social
media reach exceeds 12B

25

international
awards

Forbes
Business Insider
New York Post
GQ Taiwan
CNN Indonesia
RBC



"TOGETHER, WE'RE BUILDING THE FUTURE OF BALI."

Felix Demin



Alexander Lebedev

Forbes-listed entrepreneur, owner of The Independent & London Live



Sergey Solonin

Tech Entrepreneur. Co-founder of Qiwi payment system. Visionary behind the Nuanu smart city initiative



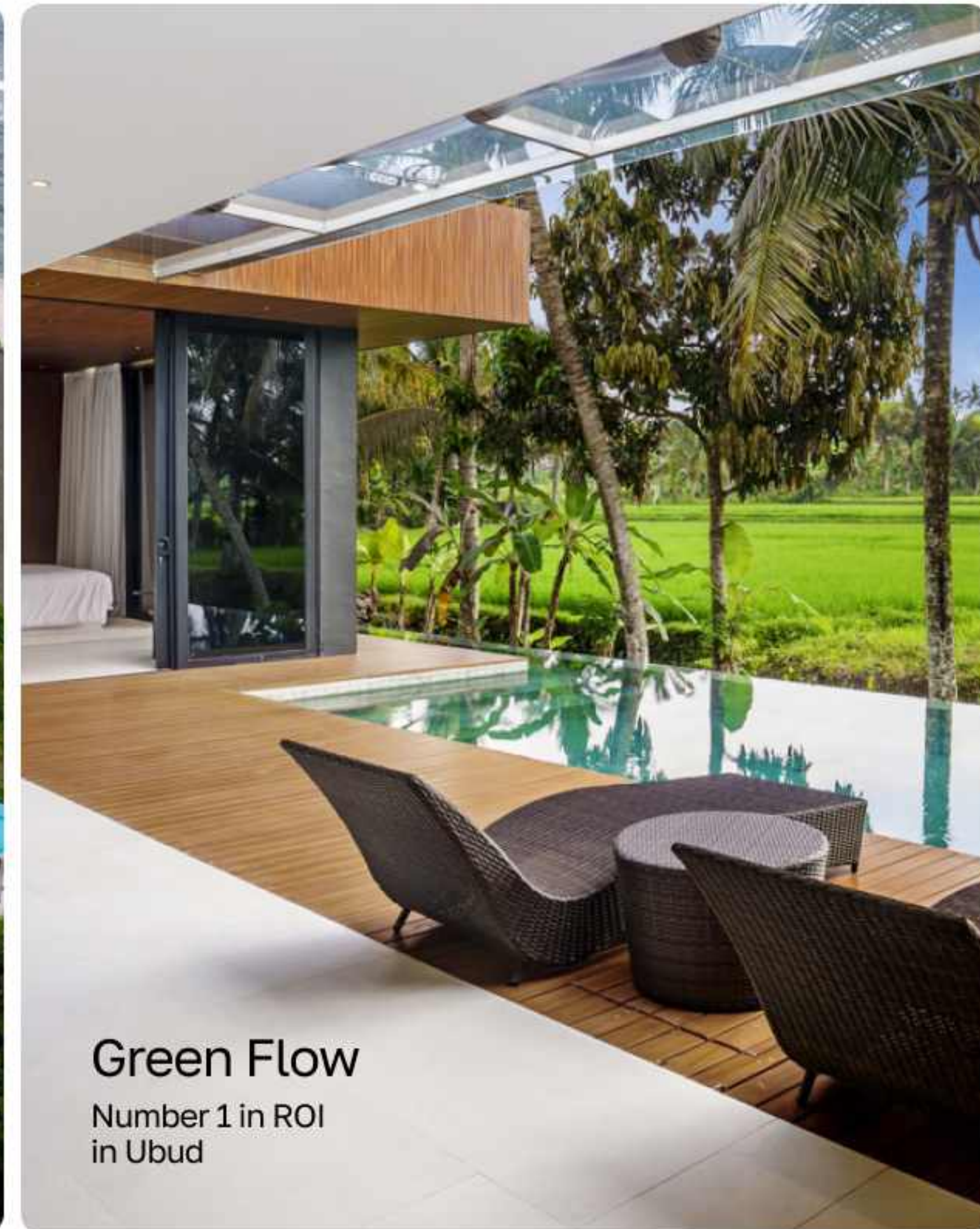
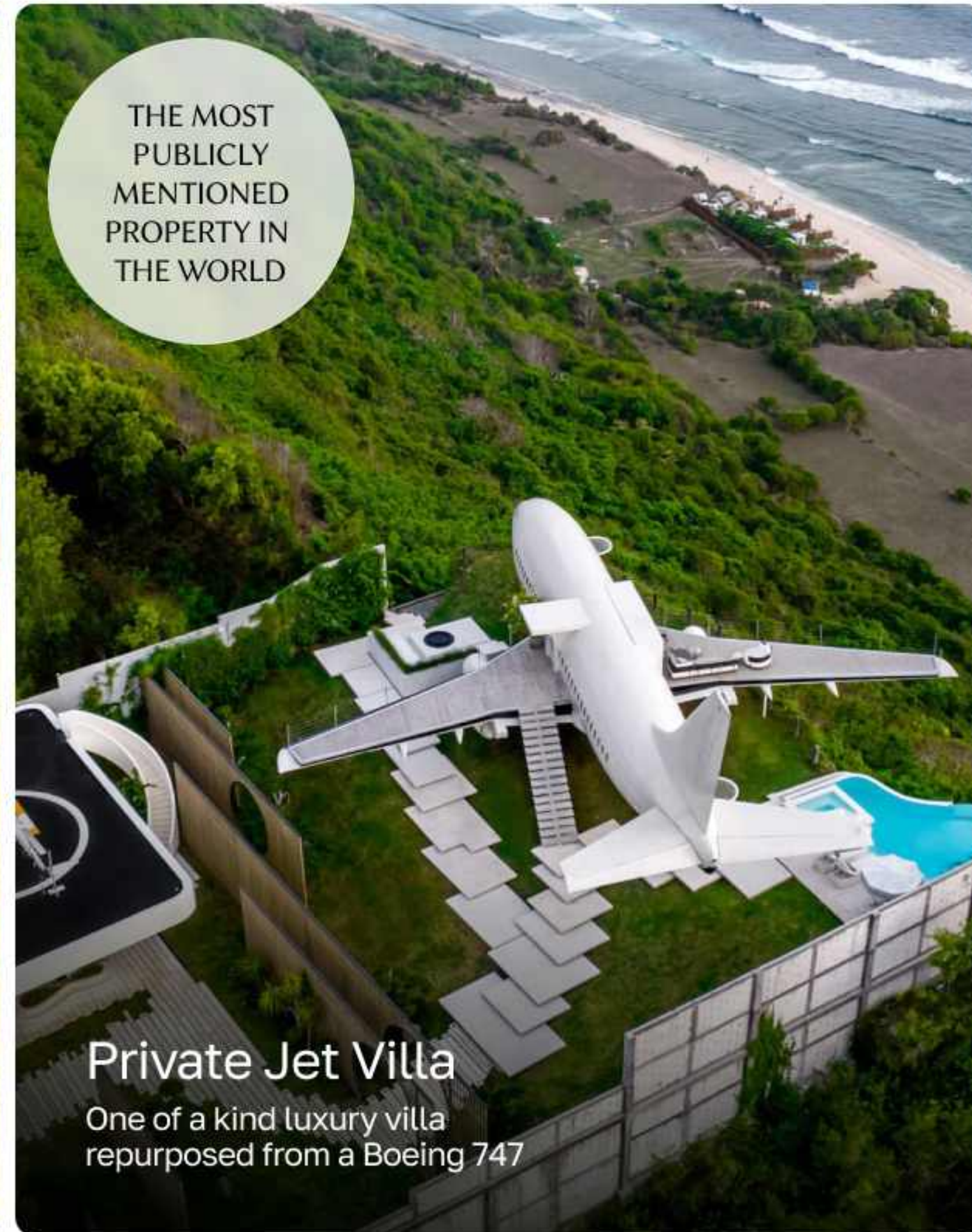
13 years
of Bali
residence

9 years
of development
experience

12B+

social media
reach

COMPLETED PROJECTS



REAL INVESTOR CASES

Examples are based on real cases. Past performance does not guarantee future returns



Project	Green Flow
Unit type	2BR villa
Initial investment	\$210,000
Resale value	\$260,000
Profit	\$50,000
Total ROI	24.0%
Annualized yield	≈18%

16 months timeframe

Project	Green Flow
Unit type	2BR villa
Initial investment	\$219,000
Resale value	\$275,000
Profit	\$56,000
Total ROI	25.6%
Annualized yield	19%

16 months timeframe

Project	Green Flow
Unit type	3BR villa
Initial investment	\$329,000
Resale value	\$400,000
Profit	\$71,000
Total ROI	21.6%
Annualized yield	23%

11 months timeframe

MANAGEMENT COMPANY

OXO

Premier international hospitality operator delivering comprehensive turnkey management for luxury real estate

9 years

of hospitality excellence

75%+

average occupancy rate

88%+

Guest NPS

GENERAL CONTRACTOR

BCM
CONSTRUCTION COMPANY

3.5 years

construction
experience on Bali

**In-house
Construction Fleet**

Fully equipped with proprietary
formwork, CNC machinery
for facades & advanced
plastering systems

12+ years

of international expertise across
Indonesia, Western
& Eastern Europe

**Direct Import
Logistics**

Streamlined global supply chain
ensuring premium quality for
all fixtures & furnishings

22,000 m²

currently under
development on Bali

300+

experienced construction
professionals



WELLNESS OPERATOR

Leading Dubai-based wellness brand
& strategic partner of AURA Wellness Resort

Expert Examination

700 m² of innovative diagnostic practices & proprietary methodologies, including Pravilo, Sense Gravity & personalized recovery methodics

Technologies

Cutting-edge facilities featuring cryotherapy, red light therapy, hyperbaric chambers & advanced breathwork for deep healing & biohacking

Concept

Curated daily rituals, detox programs & meditation sessions designed to establish AURA as a fully integrated wellness destination

PRAMAS



Andrey Kolykhan
Founder – Pramas

“Why I believe AURA will
redefine wellness in Bali”

[Watch the interview](#)

LAND RIGHTS SECURED: 33 YEARS FULLY PAID + GUARANTEED 30-YEAR EXTENSION

Comprehensive due diligence completed by two independent international firms. Land use rights secured through 2058



Constructing with the blessing of the King of Bali

Our project stands on sacred royal land with the blessing of the King of Bali. His Majesty will personally attend the groundbreaking ceremony, affirming AURA's cultural & strategic importance to the region



SK-PBG-510405-07042026-004

Full Construction Clearance Secured – PBG Certified

Officially verified
Confirm instantly on the SIMBG portal



KEPUTUSAN KEPALA DINAS PENANAMAN MODAL DAN PELAYANAN TERPADU SATU PINTU KABUPATEN GUNYAR

NOMOR: SK-PBG-510405-07042026-004

Mohon

1. Nama Pemohon: PT. Sankin Property Group
 2. Alamat Pemohon: Jalan Sunset Road Nomor 519, Blok Baka Jember, Kabupaten Jember, Jawa Timur
 3. Nama Bangunan: Hotel
 4. Lokasi Bangunan: Blok Baka Jember, Kabupaten Jember, Jawa Timur
 5. Luas Bangunan: 100.000 m²
 6. Luas Lahan: 100.000 m²

Mendukung

1. Surat Izin Mendirikan Bangunan (SIMB) No. 100/2025/SK/PTSP/2025
 2. Izin Mendirikan Bangunan (IMB) No. 100/2025/SK/PTSP/2025
 3. Izin Bangunan (IB) No. 100/2025/SK/PTSP/2025
 4. Izin Lokasi (IL) No. 100/2025/SK/PTSP/2025
 5. Izin Lingkungan (IL) No. 100/2025/SK/PTSP/2025
 6. Izin Pemukiman (IP) No. 100/2025/SK/PTSP/2025
 7. Izin Usaha Pertambangan (IUP) No. 100/2025/SK/PTSP/2025
 8. Izin Usaha Pertambangan Tambahan (IUP-T) No. 100/2025/SK/PTSP/2025
 9. Izin Usaha Pertambangan Khusus (IUP-K) No. 100/2025/SK/PTSP/2025
 10. Izin Usaha Pertambangan Khusus Tambahan (IUP-K-T) No. 100/2025/SK/PTSP/2025

Melampai

1. Undang-Undang Nomor 28 Tahun 2002 tentang Peraturan Dasar Pokok Kaidah Hukum Pajak
 2. Undang-Undang Nomor 4 Tahun 2007 tentang Peraturan Pemerintah Pengganti Undang-Undang Nomor 1 Tahun 2002 tentang Cukai
 3. Undang-Undang Nomor 23 Tahun 2002 tentang Peraturan Dasar Pokok Kaidah Hukum Pajak
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LAMPIRAN A
 KEPUTUSAN KEPALA DINAS PENANAMAN MODAL DAN PELAYANAN TERPADU SATU PINTU KABUPATEN GUNYAR
 NOMOR: SK-PBG-510405-07042026-004 TANGGAL 7 April 2026
 TENTANG PERSETUJUAN BANGUNAN GESENG

ISU/BAHARI TANAH, PENJAJ, DAN KLASIFIKASI BANGUNAN GESENG

I. Informasi Tanah

1. Nama Tanah: ...
 2. Luas Tanah: ...
 3. Lokasi Tanah: ...
 4. Status Tanah: ...

II. Fungsi dan Karakteristik Bangunan Gecheng

1. Nama Bangunan: ...
 2. Fungsi Bangunan: ...
 3. Karakteristik Bangunan: ...

LAMPIRAN B
 KEPUTUSAN KEPALA DINAS PENANAMAN MODAL DAN PELAYANAN TERPADU SATU PINTU KABUPATEN GUNYAR
 NOMOR: SK-PBG-510405-07042026-004 TANGGAL 7 April 2026
 TENTANG PERSETUJUAN BANGUNAN GESENG

DOKUMEN TERKAIT

1. Dokumen Teknik Perencanaan Bangunan Gecheng yang telah dibayarkan oleh pemilik bangunan gecheng. Apat dibayar dengan menuliskan QR-Code di atas.
 2. Dokumen dan Dokumen Teknik perencana yang telah dibayarkan oleh pemilik bangunan gecheng.

LAMPIRAN C
 KEPUTUSAN KEPALA DINAS PENANAMAN MODAL DAN PELAYANAN TERPADU SATU PINTU KABUPATEN GUNYAR
 NOMOR: SK-PBG-510405-07042026-004 TANGGAL 7 April 2026
 TENTANG PERSETUJUAN BANGUNAN GESENG

BIKARAN KETERANGAN PERSETUJUAN BANGUNAN GESENG

1. Pemilik bangunan gecheng yang menyerahkan informasi (jika) dan tanggal mulai pelaksanaan konstruksi kepada Dinas terkait. Dinas terkait menerangkan Bangunan Gecheng (GSENG), informasi tersebut disampaikan sebelum pelaksanaan konstruksi dimulai. Setelah dan tanggal mulai konstruksi, Bangunan Gecheng siap untuk mulai dibangun.
 2. Apabila pemilik bangunan gecheng tidak menyerahkan informasi tersebut, maka pemilik bangunan gecheng dapat mengajukan permohonan kepada Dinas terkait untuk melakukan pemeriksaan.
 3. Dinas melakukan pemeriksaan terhadap pelaksanaan konstruksi bangunan gecheng untuk memastikan informasi dari pemilik bangunan gecheng yang telah diserahkan terdapat pada setiap 1 (satu) bulan sekali. Apabila ditemukan adanya pelanggaran, maka pemilik bangunan gecheng dapat mengajukan permohonan kepada Dinas terkait untuk melakukan pemeriksaan.
 4. Pemilik bangunan gecheng dapat mengajukan permohonan kepada Dinas terkait untuk melakukan pemeriksaan terhadap pelaksanaan konstruksi bangunan gecheng.
 5. Pemilik bangunan gecheng dapat mengajukan permohonan kepada Dinas terkait untuk melakukan pemeriksaan terhadap pelaksanaan konstruksi bangunan gecheng.

LAMPIRAN D
 KEPUTUSAN KEPALA DINAS PENANAMAN MODAL DAN PELAYANAN TERPADU SATU PINTU KABUPATEN GUNYAR
 NOMOR: SK-PBG-510405-07042026-004 TANGGAL 7 April 2026
 TENTANG PERSETUJUAN BANGUNAN GESENG

PERUBAHAN UHMI PERSETUJUAN BANGUNAN GESENG

1. Pemilik bangunan gecheng yang menyerahkan informasi (jika) dan tanggal mulai pelaksanaan konstruksi kepada Dinas terkait. Dinas terkait menerangkan Bangunan Gecheng (GSENG), informasi tersebut disampaikan sebelum pelaksanaan konstruksi dimulai. Setelah dan tanggal mulai konstruksi, Bangunan Gecheng siap untuk mulai dibangun.
 2. Apabila pemilik bangunan gecheng tidak menyerahkan informasi tersebut, maka pemilik bangunan gecheng dapat mengajukan permohonan kepada Dinas terkait untuk melakukan pemeriksaan.
 3. Dinas melakukan pemeriksaan terhadap pelaksanaan konstruksi bangunan gecheng untuk memastikan informasi dari pemilik bangunan gecheng yang telah diserahkan terdapat pada setiap 1 (satu) bulan sekali. Apabila ditemukan adanya pelanggaran, maka pemilik bangunan gecheng dapat mengajukan permohonan kepada Dinas terkait untuk melakukan pemeriksaan.
 4. Pemilik bangunan gecheng dapat mengajukan permohonan kepada Dinas terkait untuk melakukan pemeriksaan terhadap pelaksanaan konstruksi bangunan gecheng.

LAMPIRAN E
 KEPUTUSAN KEPALA DINAS PENANAMAN MODAL DAN PELAYANAN TERPADU SATU PINTU KABUPATEN GUNYAR
 NOMOR: SK-PBG-510405-07042026-004 TANGGAL 7 April 2026
 TENTANG PERSETUJUAN BANGUNAN GESENG

PERUBAHAN DAN PENCANTUMAN PERSETUJUAN BANGUNAN GESENG

1. Nama PBG
 a. Nomor PBG
 b. Tanggal PBG
 c. Lokasi PBG
 d. Nama Pemilik PBG
 e. Nama Bangunan PBG
 f. Luas Bangunan PBG
 g. Luas Lahan PBG
 h. Tanggal PBG
 i. Tanggal PBG
 j. Tanggal PBG
 k. Tanggal PBG
 l. Tanggal PBG
 m. Tanggal PBG
 n. Tanggal PBG
 o. Tanggal PBG
 p. Tanggal PBG
 q. Tanggal PBG
 r. Tanggal PBG
 s. Tanggal PBG
 t. Tanggal PBG
 u. Tanggal PBG
 v. Tanggal PBG
 w. Tanggal PBG
 x. Tanggal PBG
 y. Tanggal PBG
 z. Tanggal PBG

PBG: BUILT ON VERIFIED STANDARDS

Government-certified confirmation that AURA Wellness Resort meets
Indonesia's highest safety & construction standards



For guests

Designed to deliver a secure,
seamless guest experience



For investors

Clear documentation, reduced execution
risk & stronger investor assurance



For the AURA brand

Strengthening brand credibility & supporting
long-term value creation

AURA Wellness Resort sits in the heart of Ubud, surrounded by pristine nature & exclusive private grounds. Located at the intersection of serene rice terraces & urban energy, offering the best of both worlds

AURA Park

Direct access to a 2-hectare park: the perfect place for walks & relaxation



Shopping Mall

All city infrastructure is within walking distance: no bike needed, everything you need is nearby



Rice terraces on 3 sides

The complex is hidden away from the hustle & bustle, surrounded by green rice terraces & nature



UNIQUE LOCATION

THE FIRST SHOPPING MALL IN UBUD

Ubud's first modern retail & lifestyle destination, launching simultaneously with AURA. Positioned as the key growth catalyst, dramatically enhancing property values & guest experience across the entire area

1 MINUTE WALK

Wood-fired sauna with ice plunge

Apartments

Spa complex

Pramas-room

Infinity pool

Cinema

1BR villas

Rice terraces

Restaurant

2BR villas

Studio villas

Studio villas

1BR villas

Parking

Yoga area

Shopping mall

AURA PARK



WHO WILL DRIVE AURA'S DEMAND?

The Fast-Growing Segments of Conscious Travelers

Wellness Tourists

Travelers seeking preventive care, longevity programs & meaningful restoration rather than conventional holidays

Digital Nomads & Remote Workers

Location-independent professionals choosing Bali for long stays, healthy routines, strong community & a better quality of life

Retreat Groups & Organizers

Coaches, facilitators & wellness leaders looking for a ready-made destination for immersive retreats & group programs

Young Couples, Luxury Tourists, Honeymooners

Guests drawn to beautiful, emotionally memorable places that combine privacy, romance, premium service & wellness experiences





INDIVIDUAL WELLNESS PROGRAMS

Each guest & resident receives a personally customized wellness protocol, complete with comprehensive health assessments to track their personal transformation



25+

wellness practices in one place



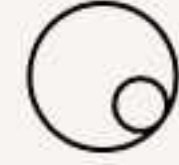
YOGA
MEDITATION
BREATHING PRACTICES
SOUND HEALING
PRANAYAMA



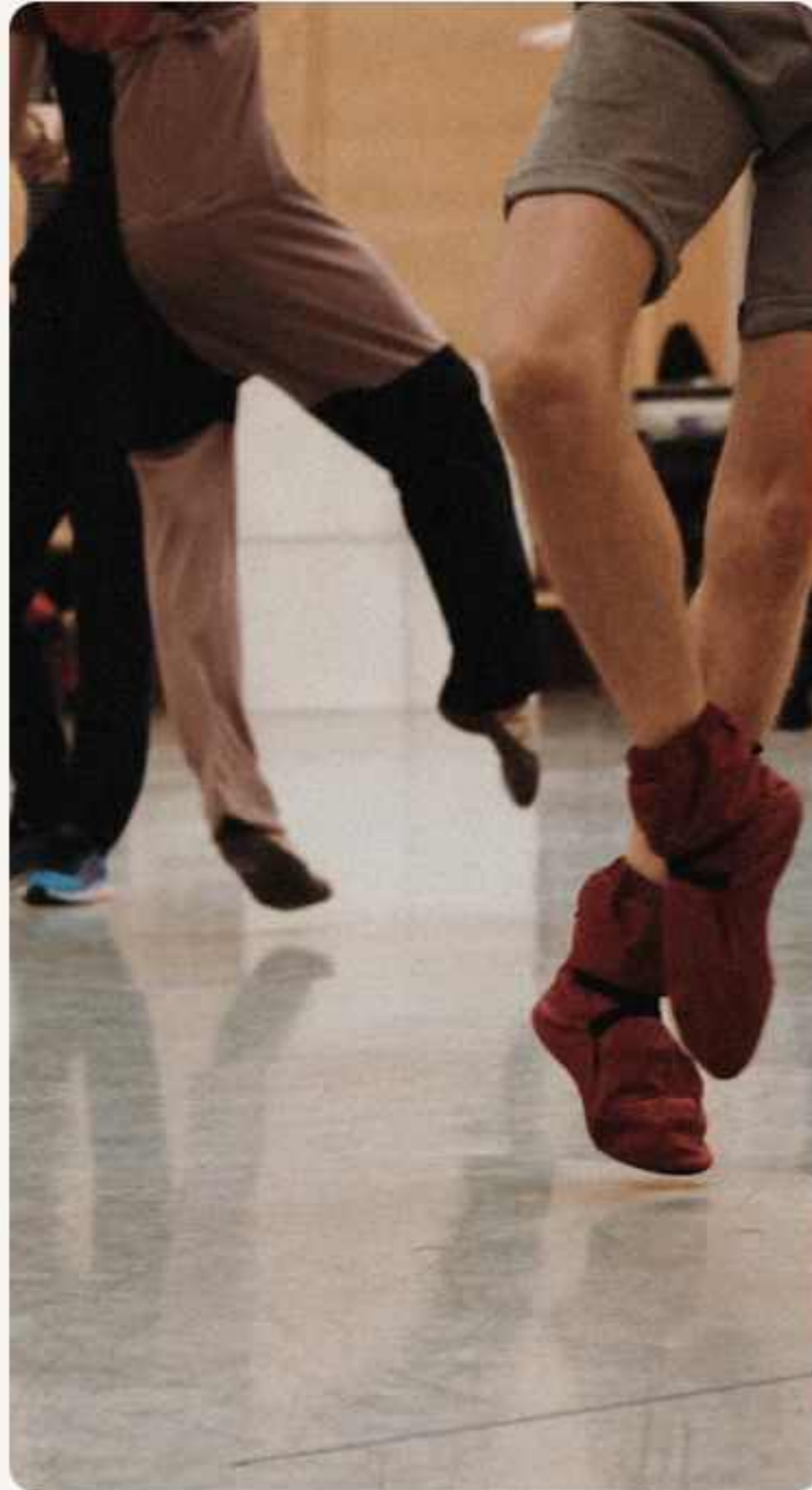
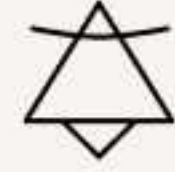
SAUNA
HAMMAM
ICE BATH
HYDROTHERAPY
FLOAT THERAPY



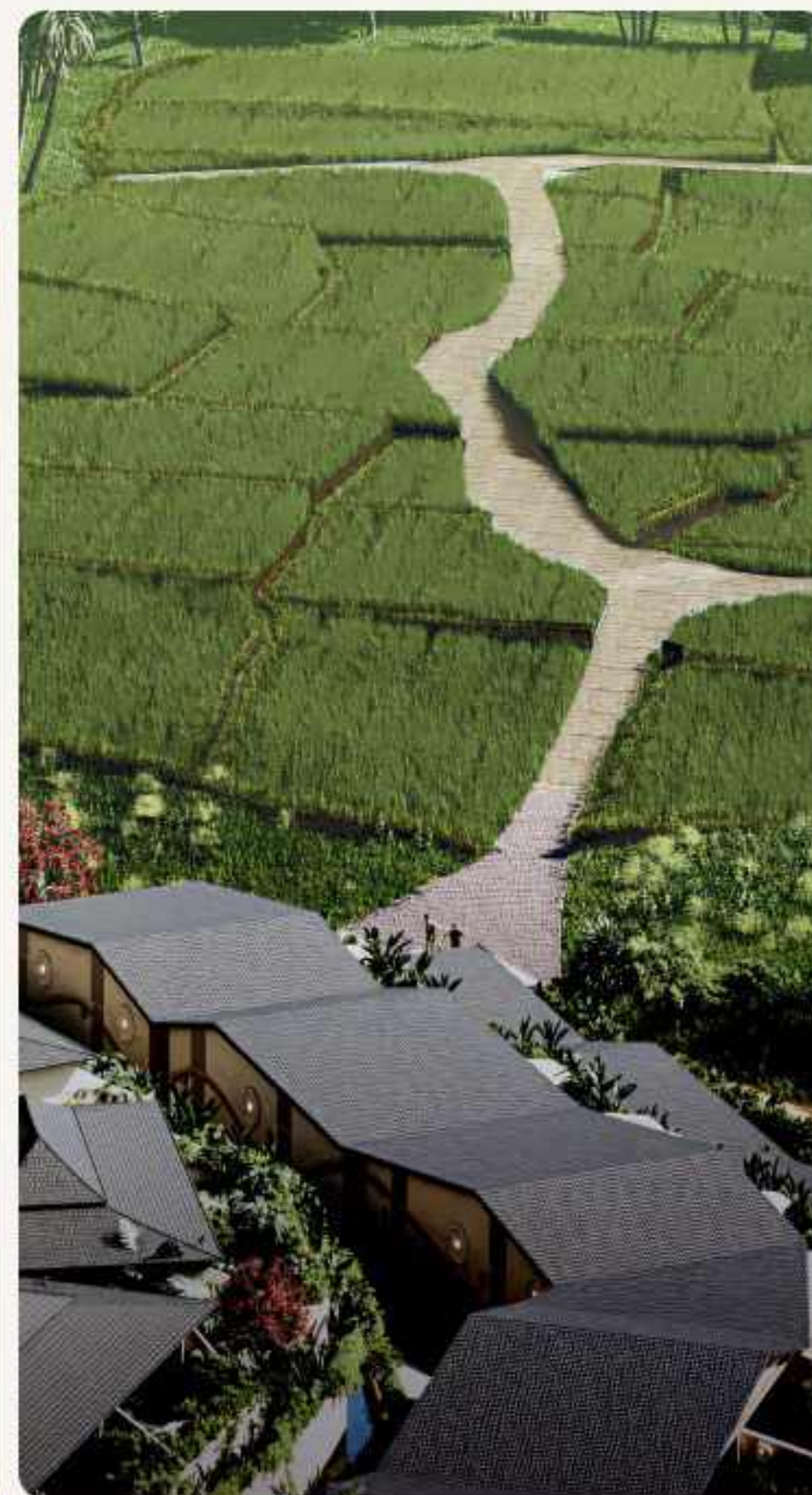
DETOX PROGRAMS
AYURVEDA
ORGANIC FOOD
NUTRITION SCIENCE
FITNESS



ART THERAPY
DANCE PRACTICES
MENTAL PRACTICES
COACHING
PSYCHOLOGY



SOCIAL EVENTS
SEASONAL EVENTS
RITUALS
WELLNESS GARDEN
QUIET AREAS





THE BEST



SUNSETS



& SUNRISES

**AUTHENTIC
PANORAMIC VIEWS
FROM YOUR FUTURE RESIDENCE**

HARMONY & PEACE

Surrounded on three sides by protected rice terraces & a private 2-hectare park



Morning Meditation

Accompanied by birdsong



Yoga Session

Immersed in magnificent landscapes



Walks

Safe, scenic trails at any time

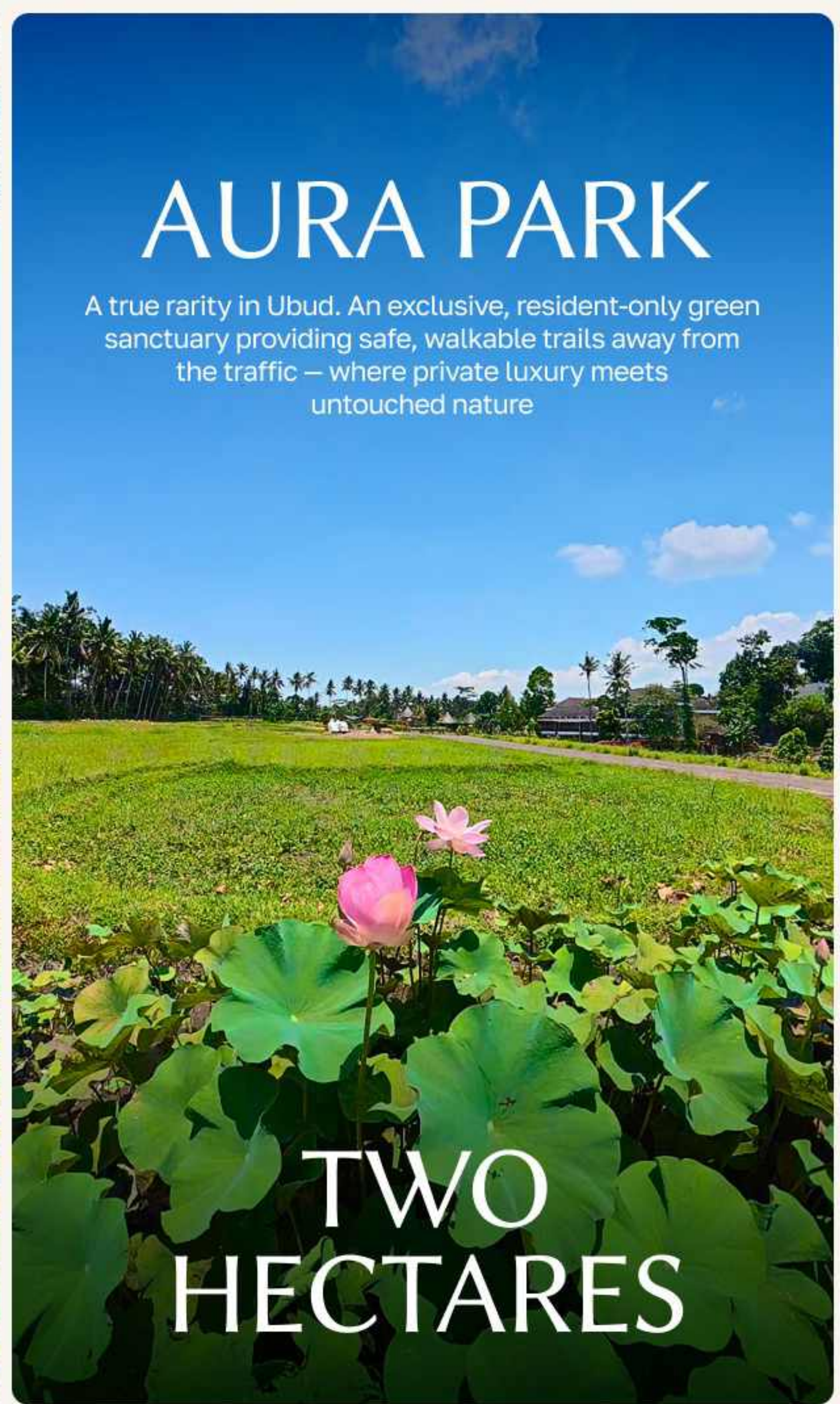


AURA



AURA PARK

A true rarity in Ubud. An exclusive, resident-only green sanctuary providing safe, walkable trails away from the traffic – where private luxury meets untouched nature



TWO HECTARES



SPG





160 m² Infinity Pool

An architectural centerpiece offering uninterrupted panoramas of Bali's legendary sunrises & sunsets



Lobby With Reception Area & Smoothie Bar

An elegant arrival experience featuring a stylish reception lounge & an artisanal bar serving nutrient-rich, locally sourced elixirs



Signature Restaurant

A modern dining experience set against lush rice terraces. The perfect setting for conscious breakfasts, casual networking & refined evening meals



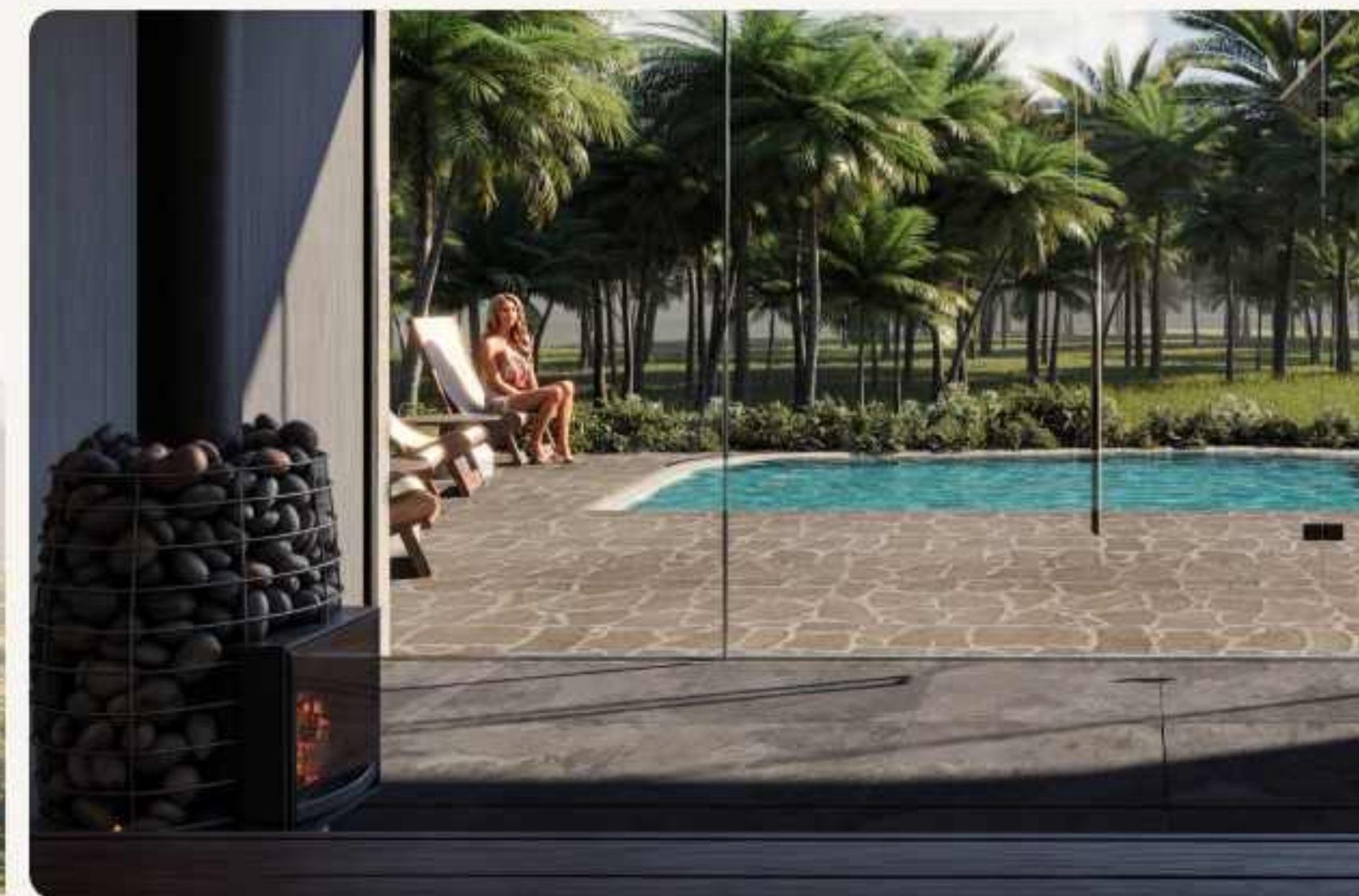
Open-Air Bonfire Area

An atmospheric open-air gathering space designed for evening connection & stargazing



Workout Area & Yoga Space

A dedicated sanctuary for morning meditation, specialized group classes, & private coaching sessions



Wood-Fired Sauna & Ice Plunge

Traditional thermal therapy paired with cold plunge pools to stimulate circulation & accelerate deep rejuvenation



Lounge & Networking Spaces

A sophisticated environment designed for seamless transitions between focused work, networking & deep relaxation



Private Cinema

State-of-the-art screening room for exclusive cinematic experiences & private events



Concierge Service 24/7

Bespoke lifestyle management. From private transfers & exclusive dining reservations to curated island excursions

INTERIOR DESIGN CONCEPT



TRANQUILITY IN SPACES

A harmonious blend of cream,
sand, natural wood & warm ochre



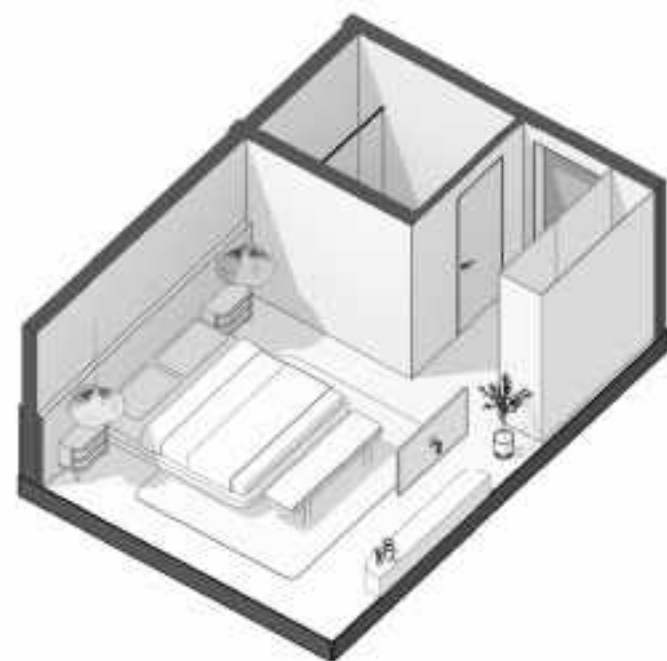
UNFORGETTABLE PANORAMIC BATHING EXPERIENCE

Seamlessly connected to the tropical
canopy, rice terraces & starlit sky



AURA ZEN

Studios
23.1 m²



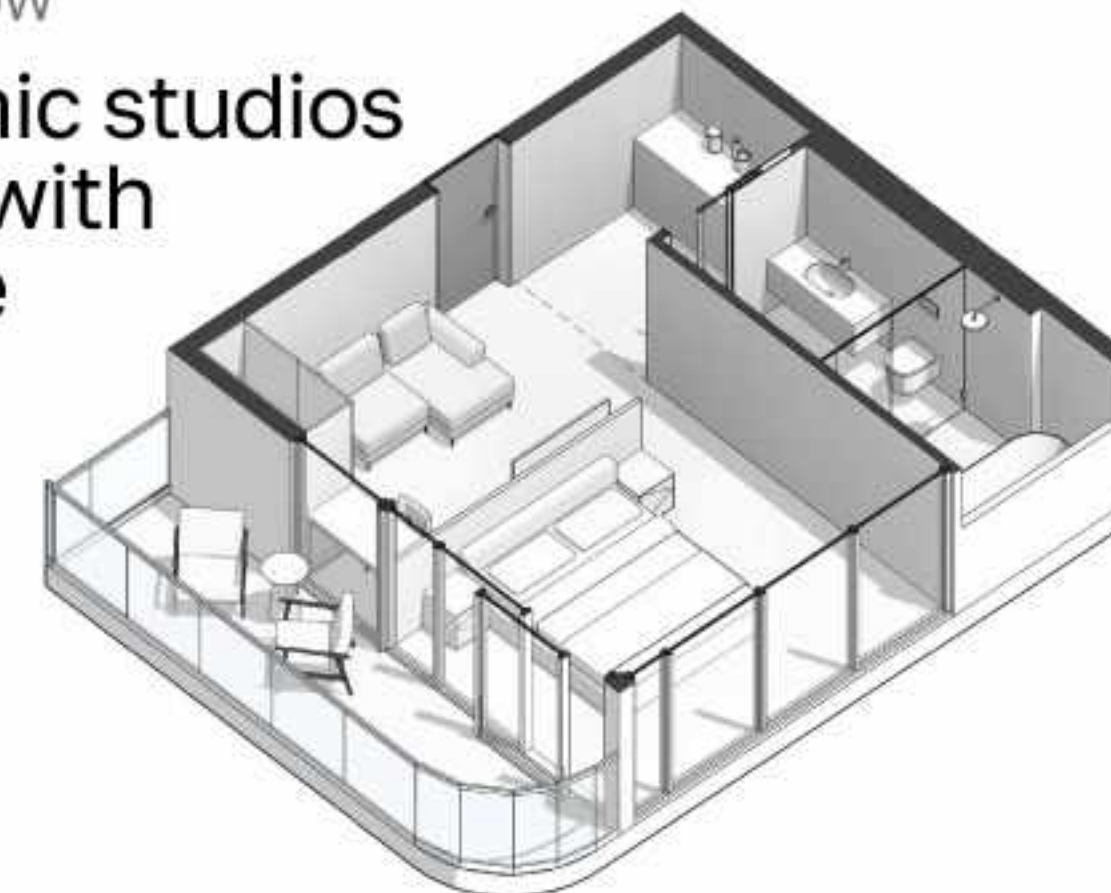
MONO AURA

Studios
35.7 m²



HORIZON FLOW

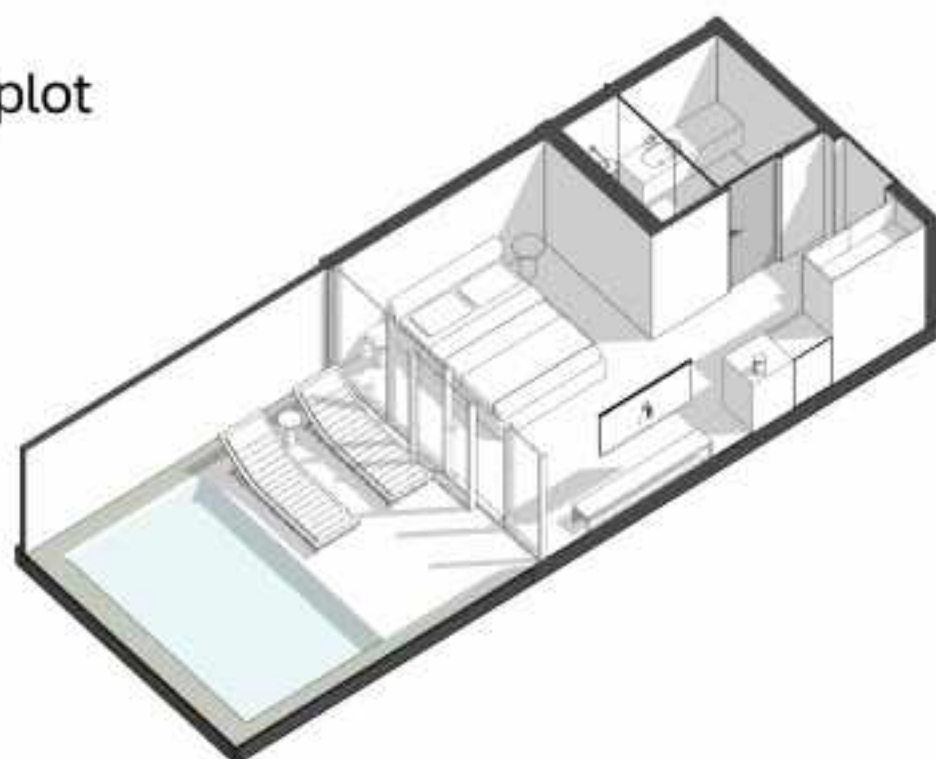
Panoramic studios
44.6 m² with
a terrace



ZEN TEMPLE VILLA

Studio villas
from 35.2 m²

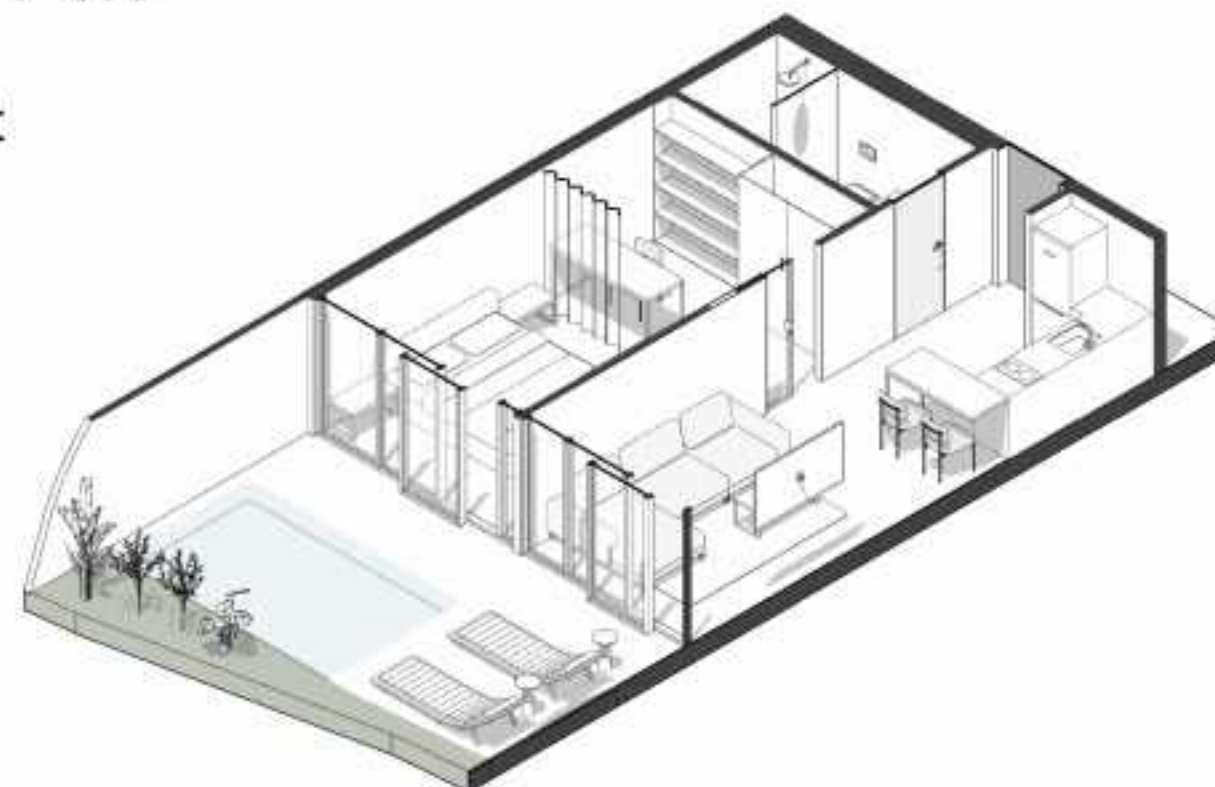
including
a terrace/plot



JUNGLE TEMPLE VILLA

1BR villas
from 64.7 m²

including
a terrace/plot



EARTH TEMPLE VILLA

Two-story
2BR & 3BR villas
170.4 m²

including the plot



APARTMENTS



AURA ZEN

Studios
23.1 m²

12.6%
ROI

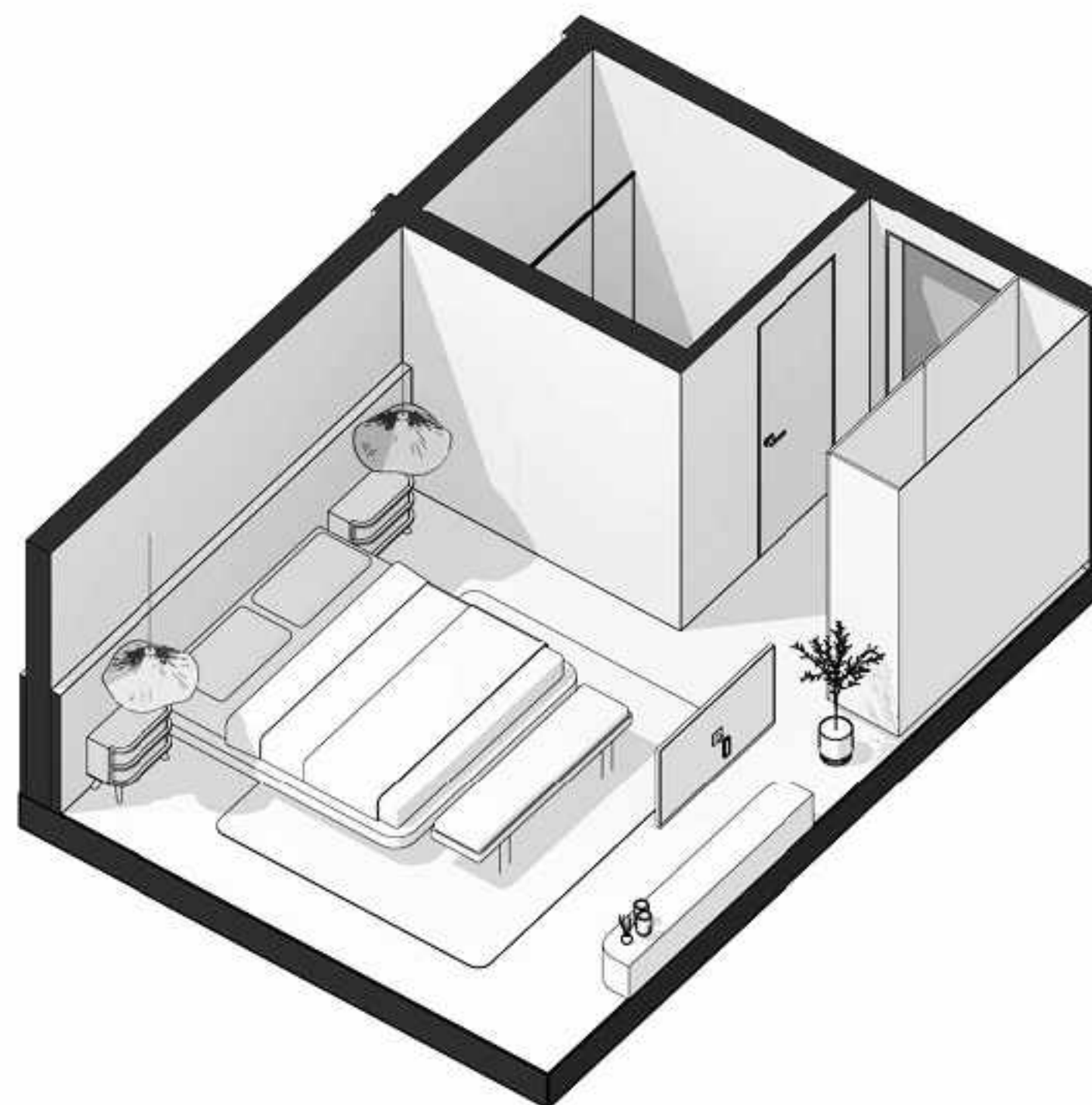
\$23,269
Annual revenue

\$1,939
Monthly revenue

2 guests
Maximum capacity

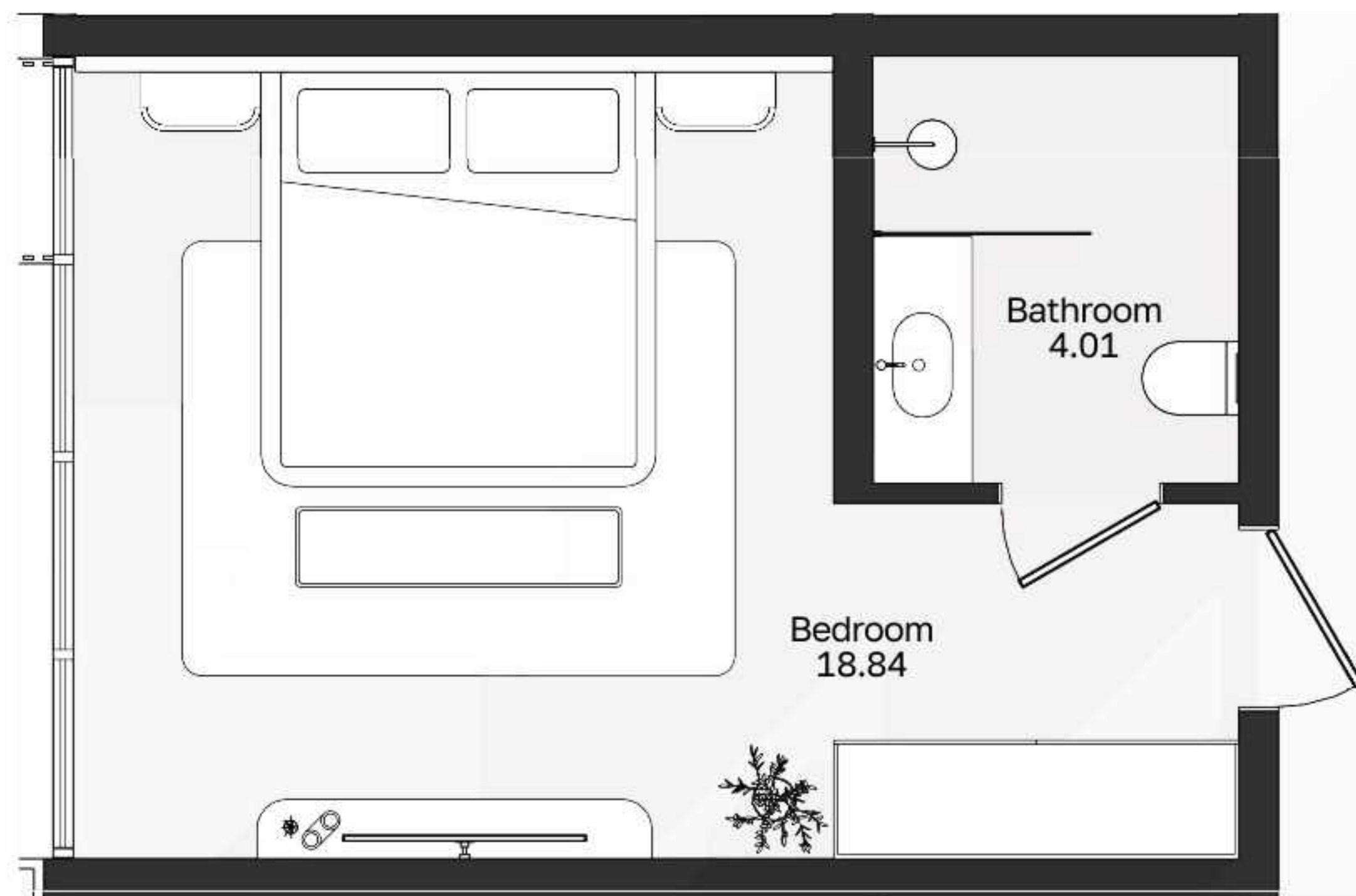
44
Total amount

FLOOR	INSTALLMENT DOWN PAYMENT	FULL PAYMENT PRICE	INSTALMENT PRICE
1	\$12,345	\$75,716	\$82,300
2	\$13,125	\$80,500	\$87,500
3	\$13,890	\$85,192	\$92,600
4	\$14,670	\$89,976	\$97,800



AURA ZEN

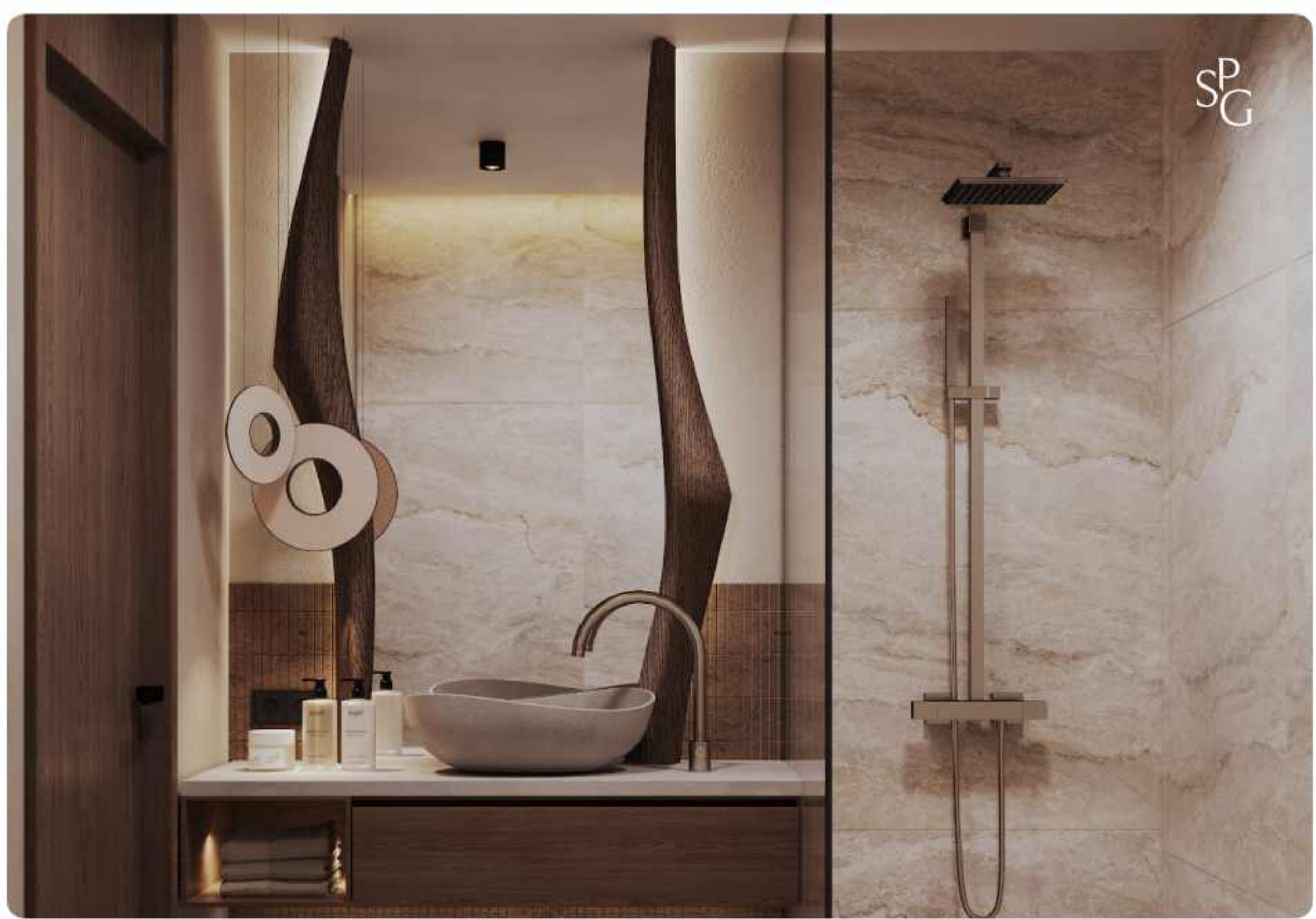
Studios
23.1 m²



AURA
WELLNESS RESORT



SP
SG



MONO AURA

Studios
35.7 m²

11.7%
ROI

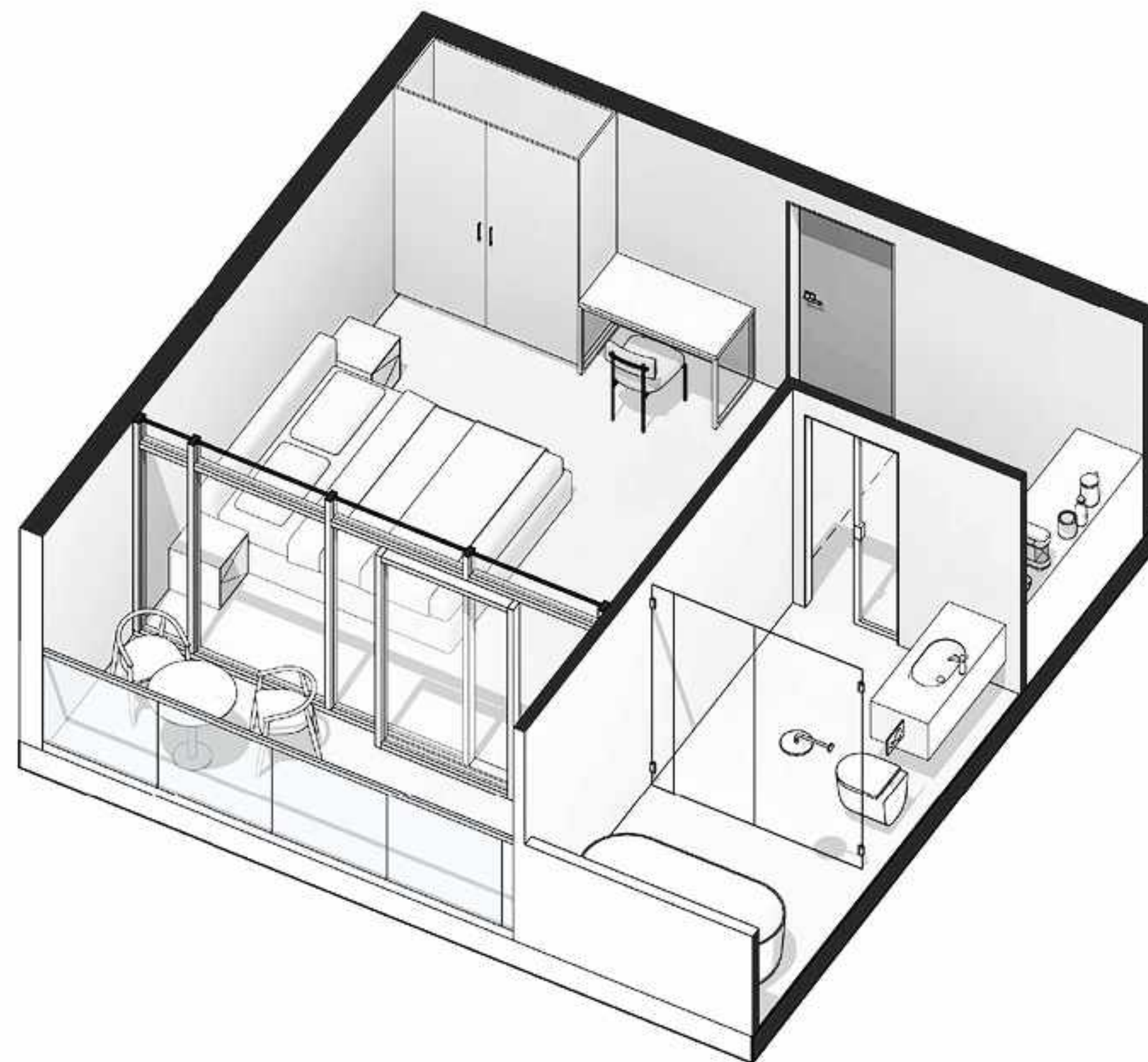
\$28,968
Annual revenue

\$2,414
Monthly revenue

2 guests
Maximum capacity

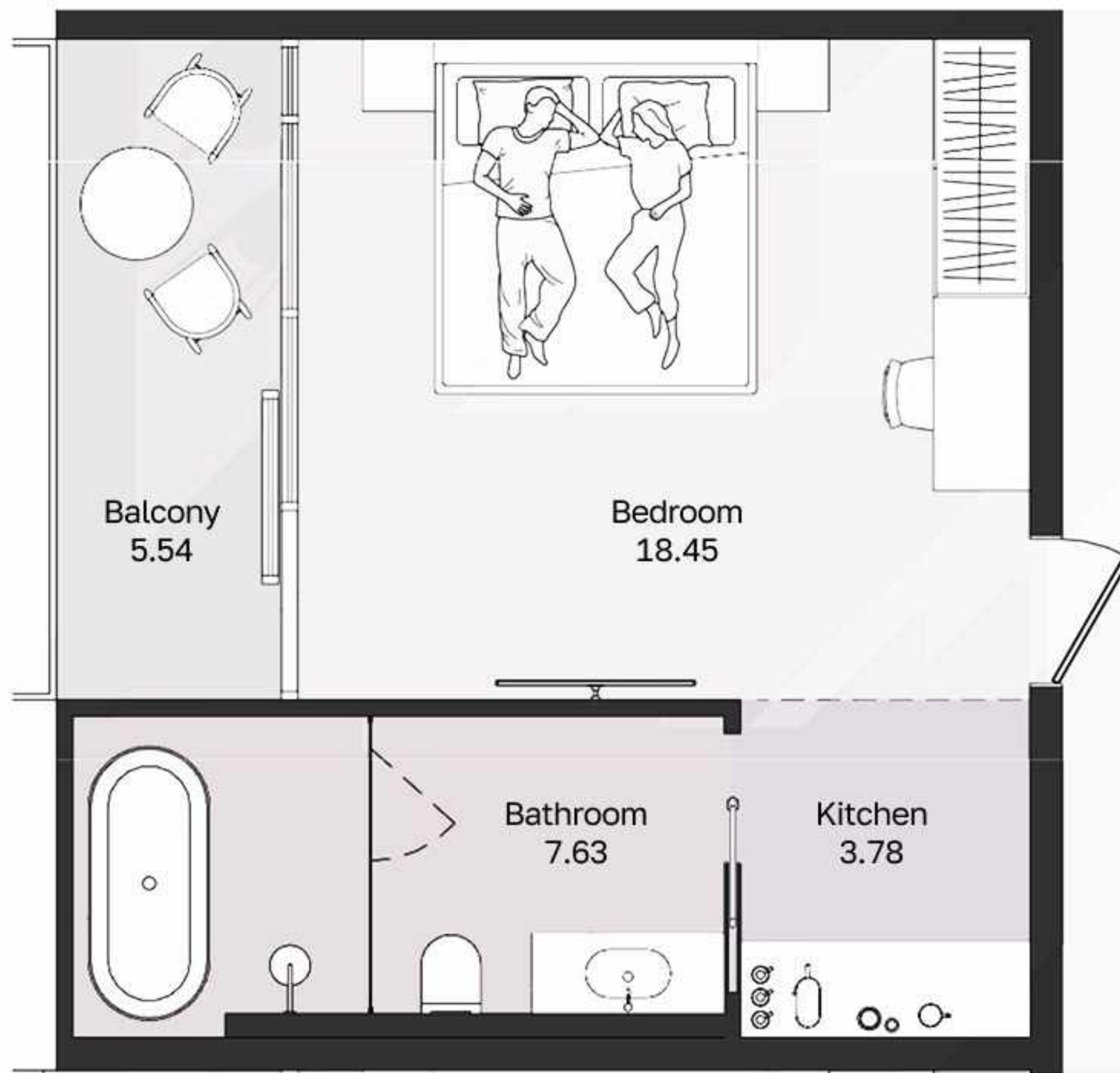
52
Total amount

FLOOR	INSTALLMENT DOWN PAYMENT	FULL PAYMENT PRICE	INSTALMENT PRICE
0	SOLD OUT	\$80,100	\$87,000
1	\$15,885	\$97,428	\$105,900
2	\$17,295	\$106,076	\$115,300
3	\$18,060	\$110,768	\$120,400
4	\$18,825	\$115,460	\$125,500



MONO AURA

Studios
35.7 m²





MONO AURA



HORIZON FLOW

Panoramic studios with a terrace
44.6 m²

10.6%
ROI

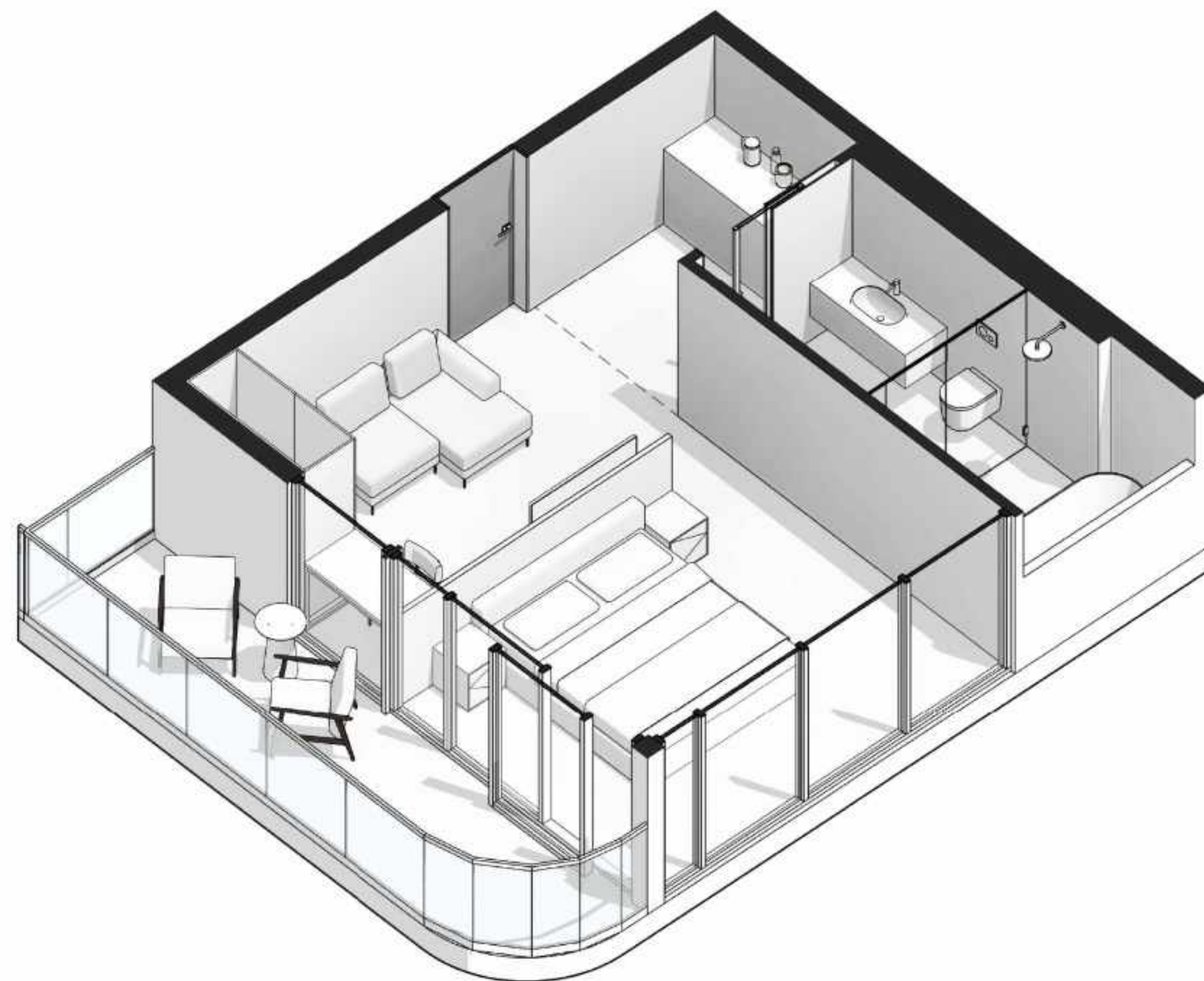
\$36,803
Annual revenue

\$3,066
Monthly revenue

3 guests
Maximum capacity

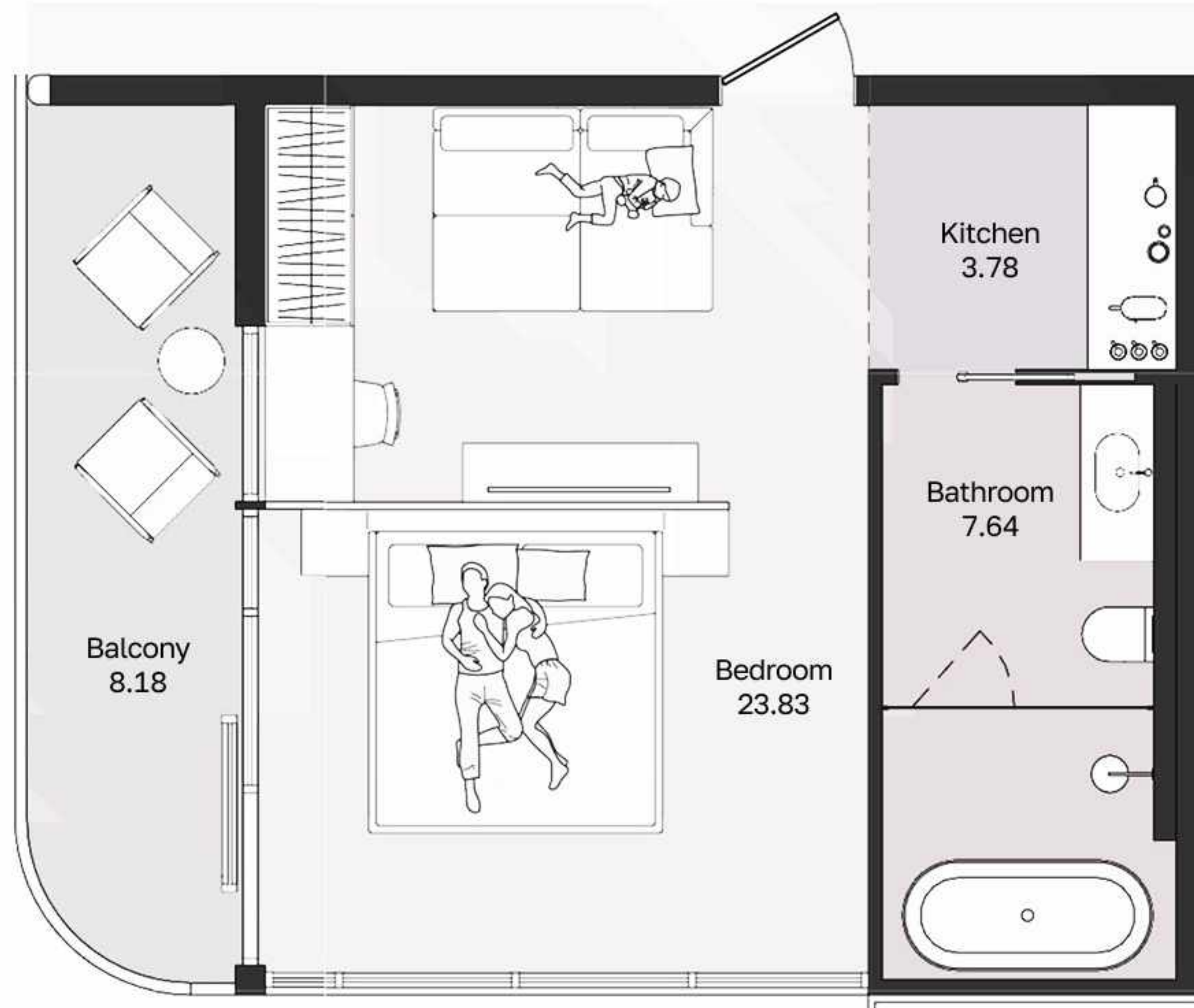
8
Total amount

FLOOR	INSTALLMENT DOWN PAYMENT	FULL PAYMENT PRICE	INSTALMENT PRICE
1	\$22,485	\$137,908	\$149,900
2	\$24,405	\$149,684	\$162,700
3	\$25,485	\$156,308	\$169,900
4	\$26,235	\$160,908	\$174,900

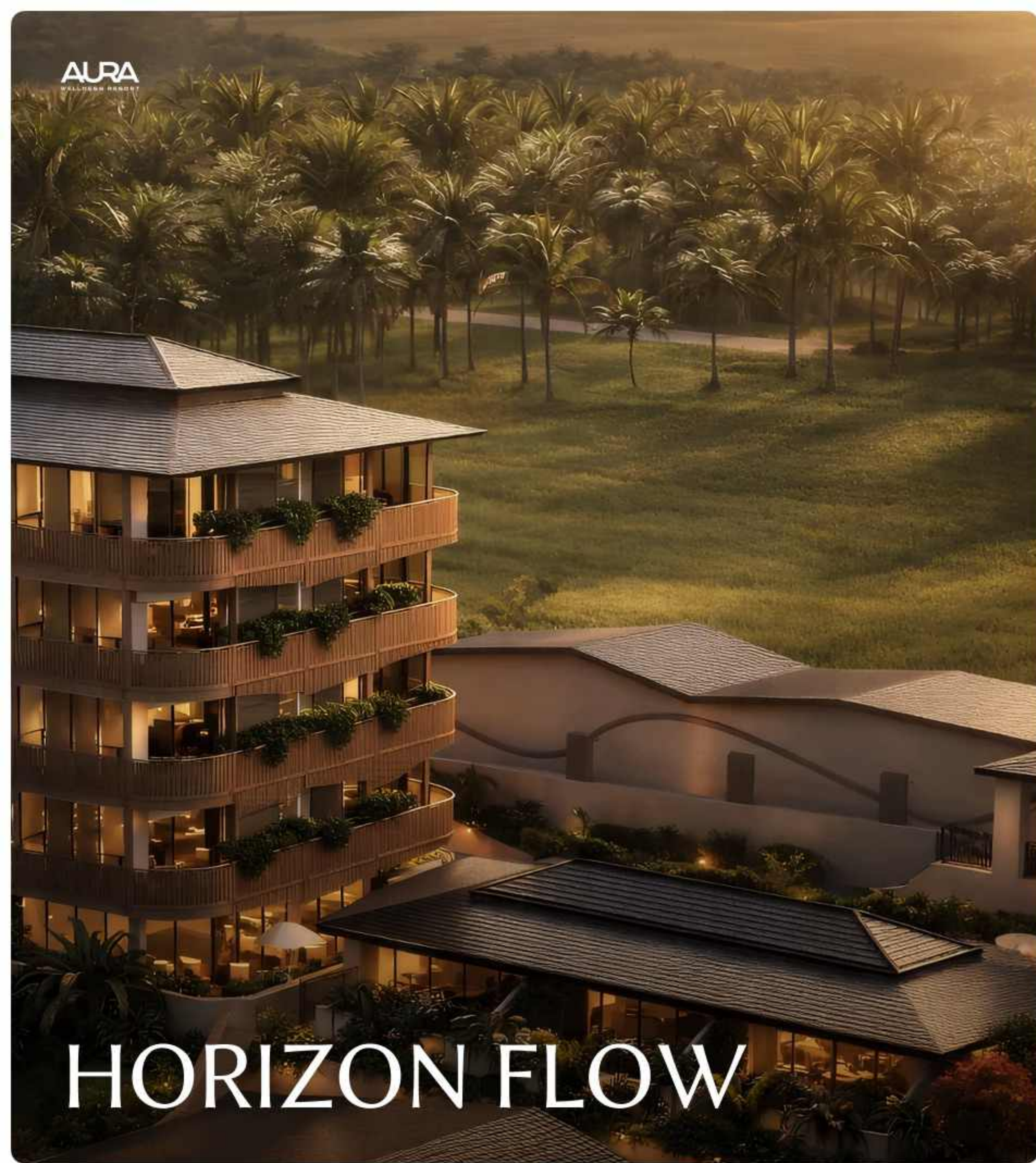


HORIZON FLOW

Panoramic studios with a terrace
44.6 m²

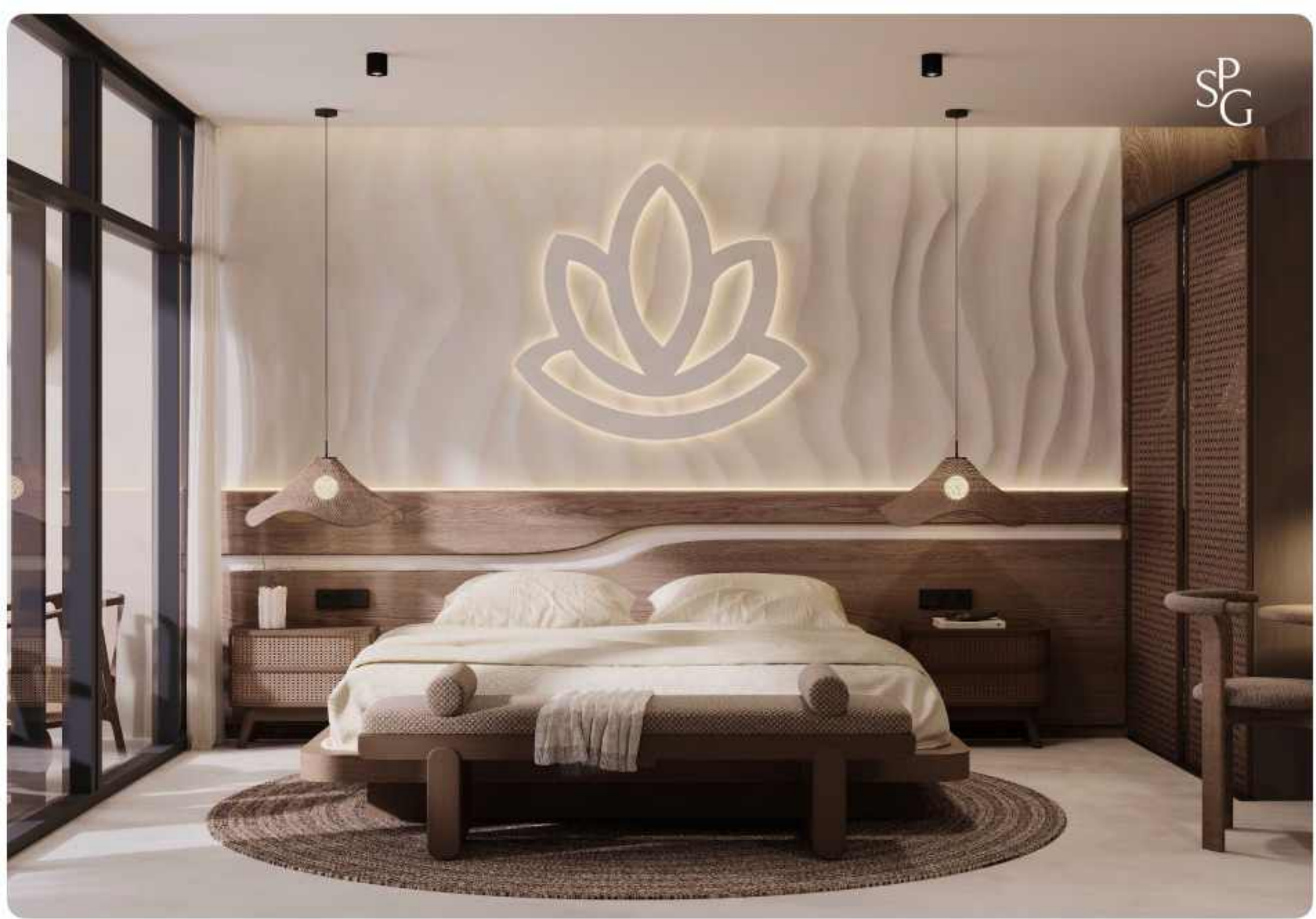


ALRA
WELLNESS RESORT



HORIZON FLOW

SPG



VILLAS



ZEN TEMPLE

Studio villas with a bathtub
35.2 m²

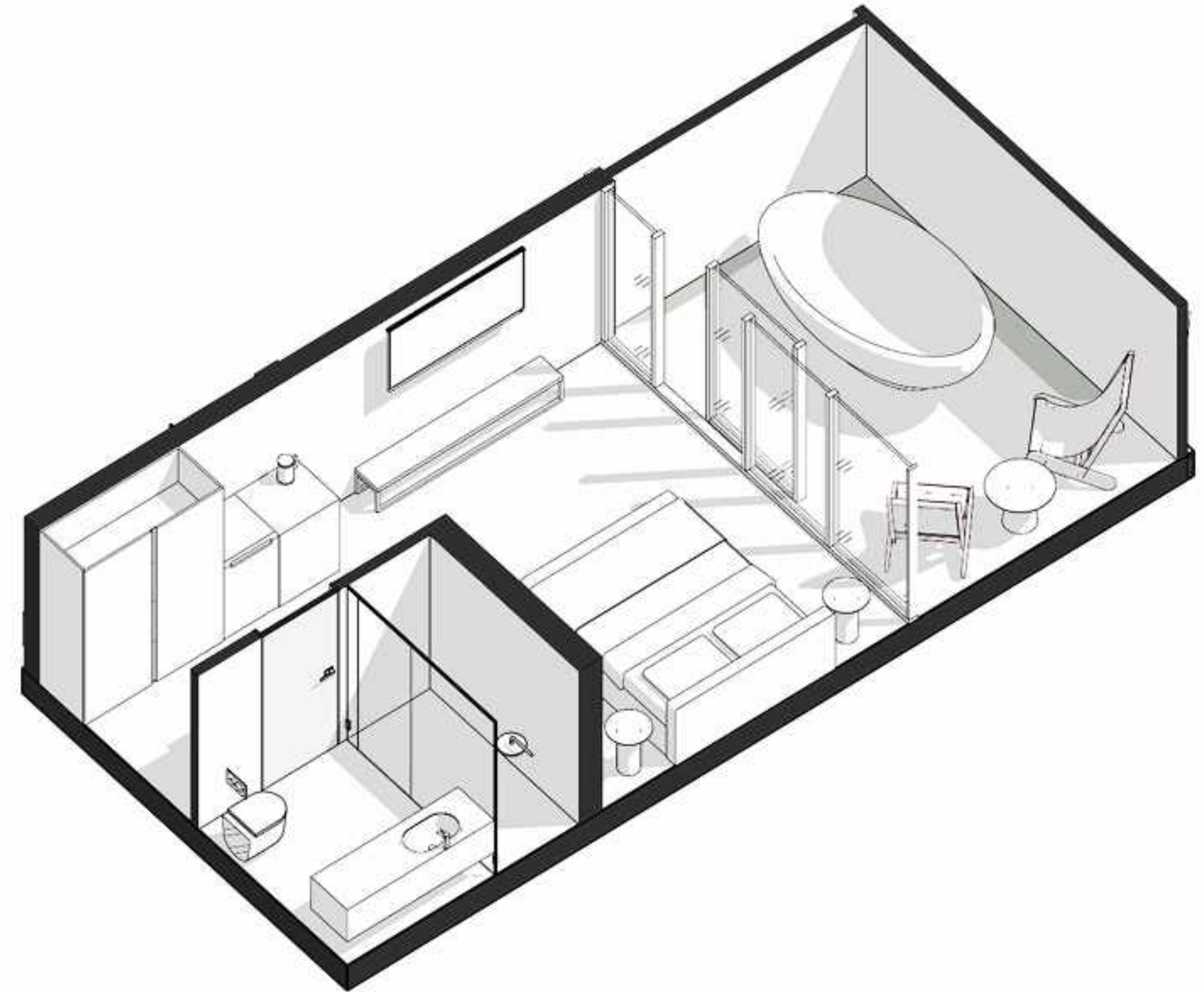
14.8%
ROI

\$30,131
Annual revenue

\$2,511
Monthly revenue

2 guests
Maximum capacity

2
Total amount



INSTALLMENT
DOWN PAYMENT

\$15,885

FULL PAYMENT PRICE

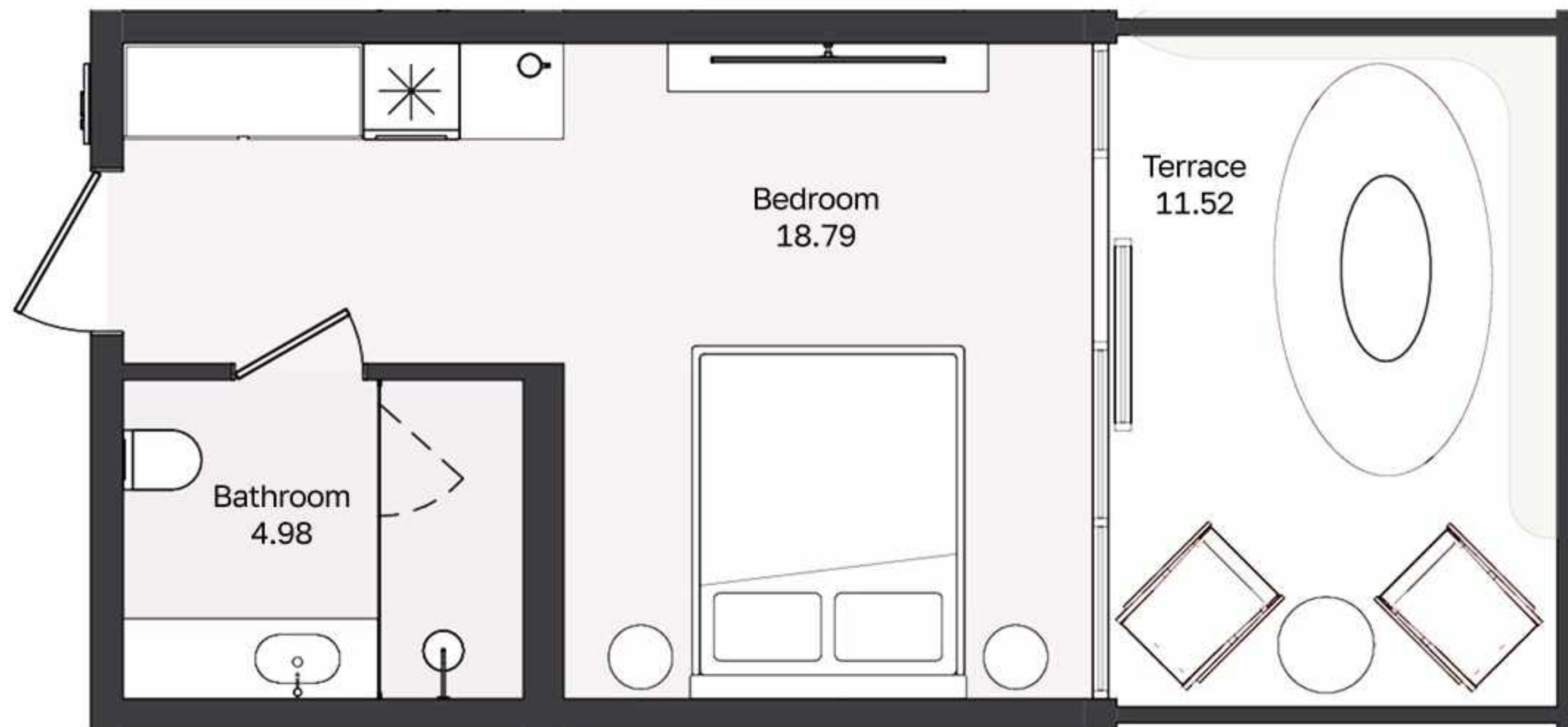
\$97,428

INSTALMENT PRICE

\$105,900

ZEN TEMPLE

Studio villas with a bathtub
35.2 m²



ZEN TEMPLE

Studio villas with a swimming pool
44.2 m²

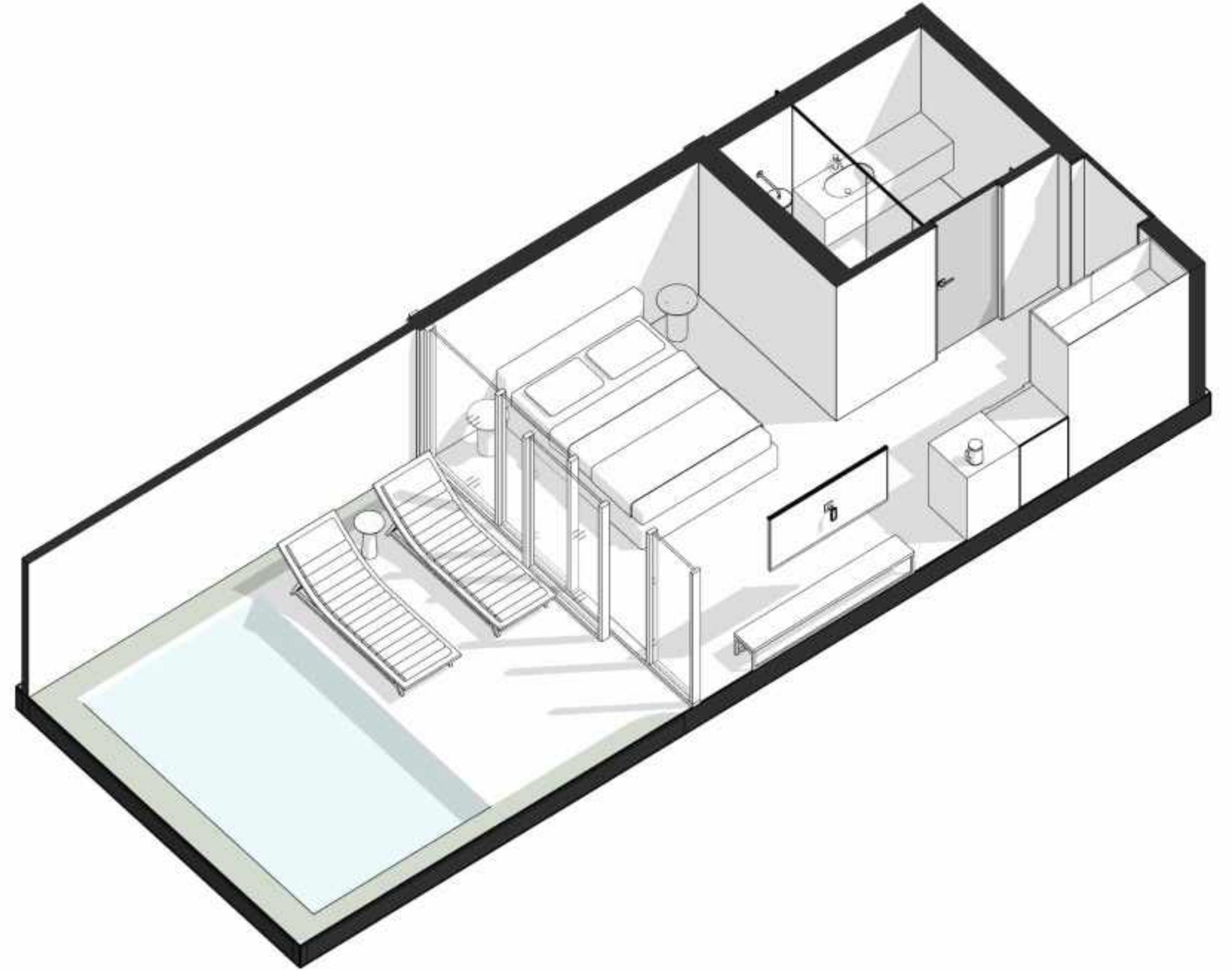
16.2%
ROI

\$36,827
Annual revenue

\$3,069
Monthly revenue

2 guests
Maximum capacity

9
Total amount



INSTALLMENT
DOWN PAYMENT

\$18,330

FULL PAYMENT PRICE

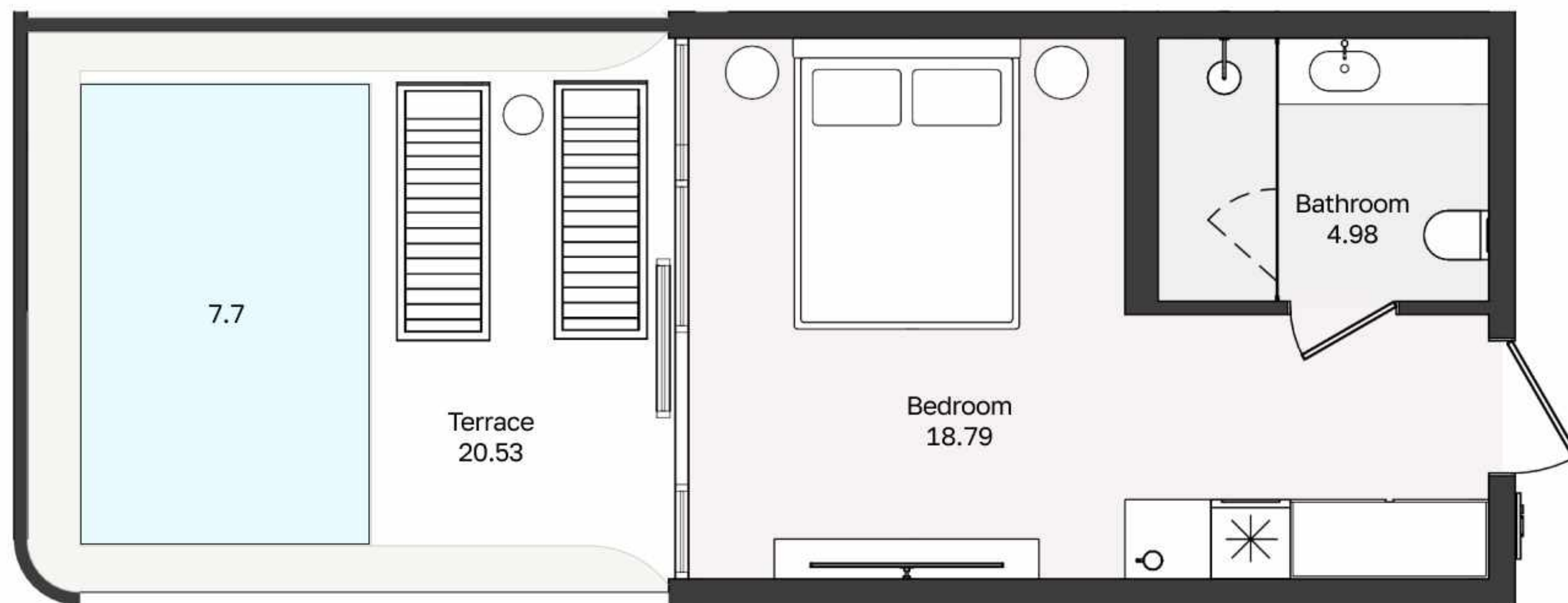
\$112,424

INSTALMENT PRICE

\$122,200

ZEN TEMPLE

Studio villas with a swimming pool
44.2 m²



ZEN TEMPLE

Studio villas with a garden
51.3 m²

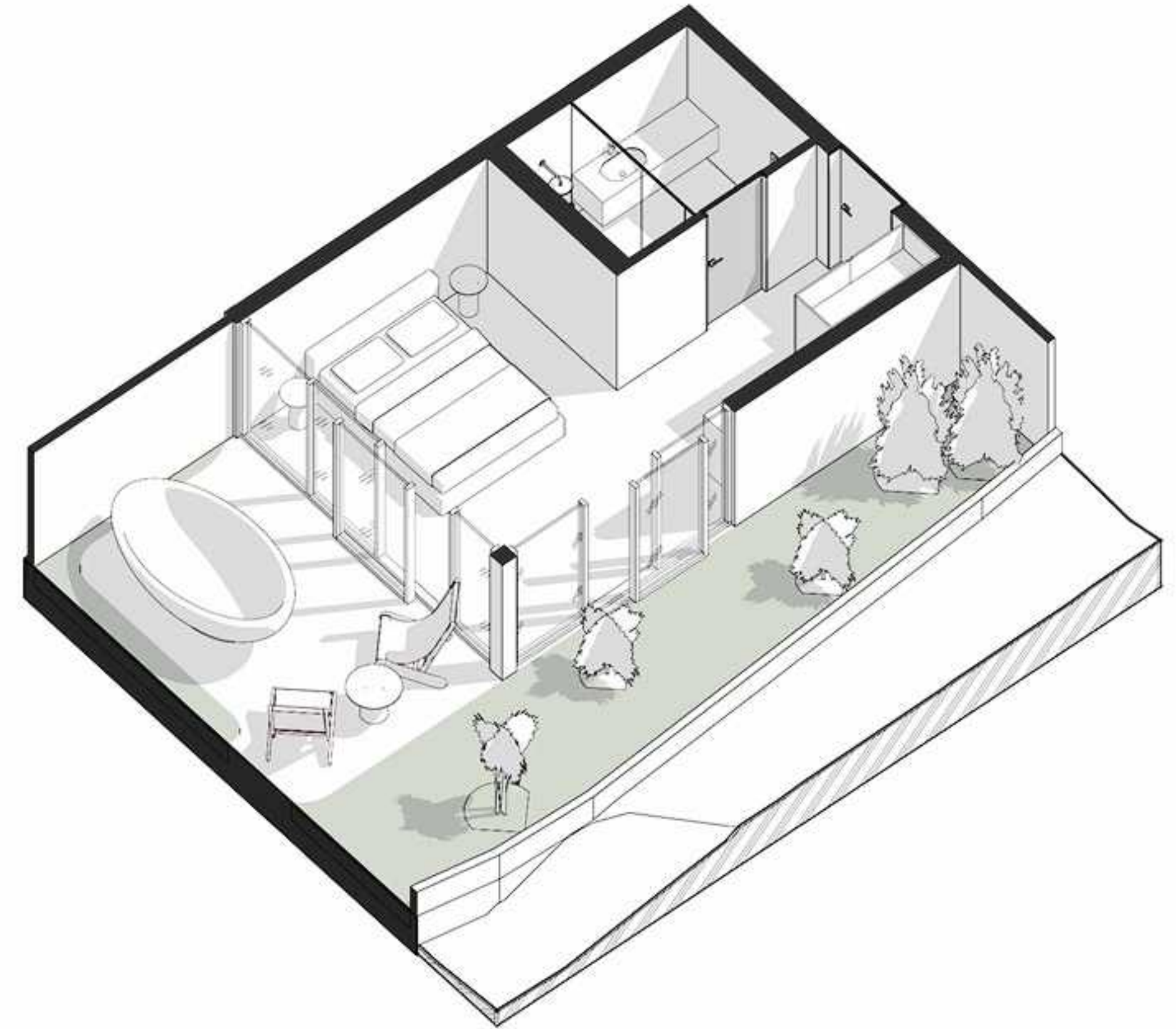
13.7%
ROI

\$33,479
Annual revenue

\$2,790
Monthly revenue

2 guests
Maximum capacity

2
Total amount



INSTALLMENT
DOWN PAYMENT

\$19,155

FULL PAYMENT PRICE

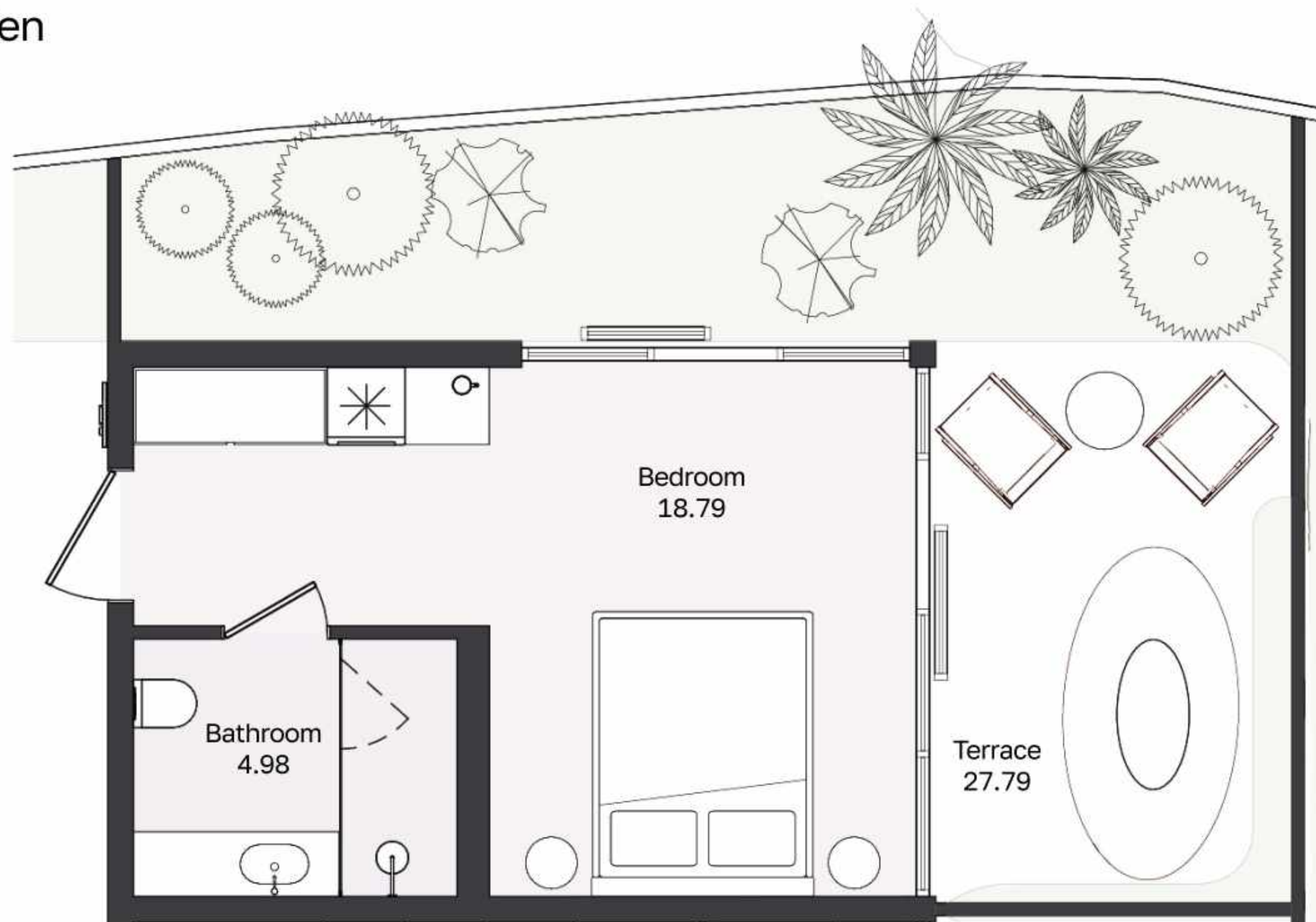
\$117,484

INSTALMENT PRICE

\$127,700

ZEN TEMPLE

Studio villas with a garden
51.3 m²



ALRA
WILHELM ROHM



ZEN TEMPLE

SP
G





JUNGLE TEMPLE

1BR villas with a bathtub
69.8 m²

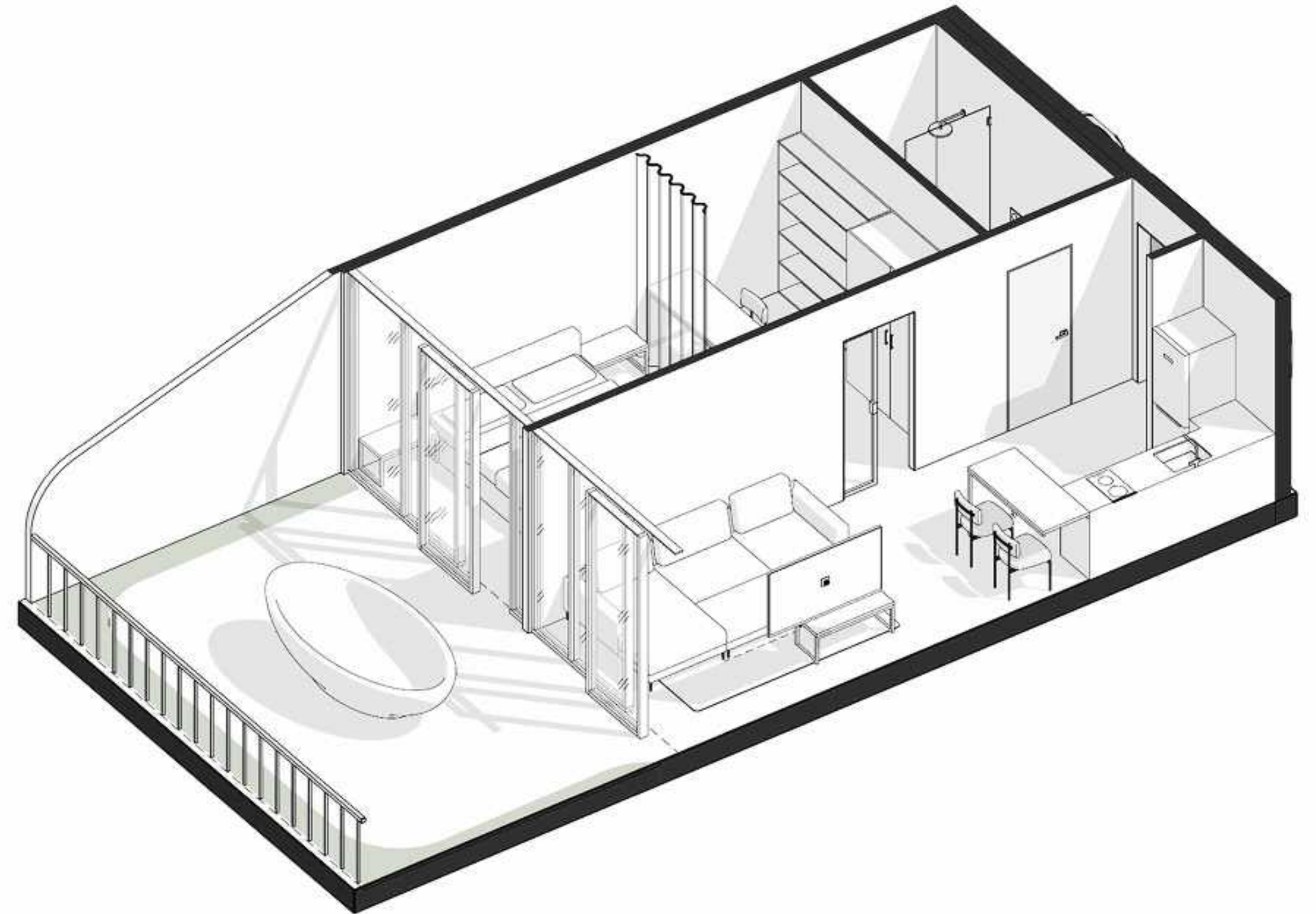
15.3%
ROI

\$40,365
Annual revenue

\$3,363
Monthly revenue

4 guests
Maximum capacity

13
Total amount



INSTALLMENT
DOWN PAYMENT

\$22,395

FULL PAYMENT PRICE

\$137,356

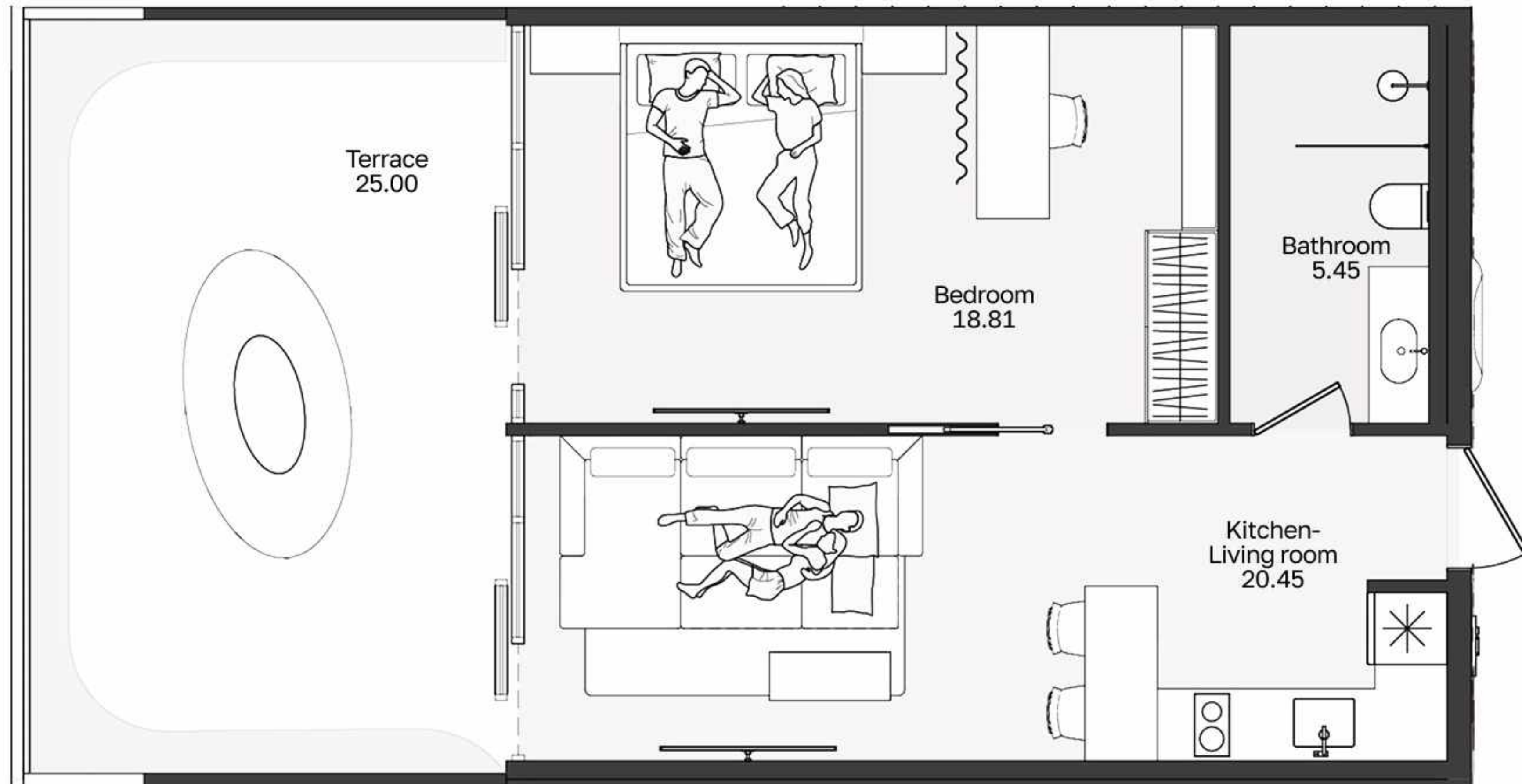
INSTALMENT PRICE

\$149,300

JUNGLE TEMPLE

1BR villas with a bathtub

69.8 m²



JUNGLE TEMPLE

1BR villas with a swimming pool
64.7 m²

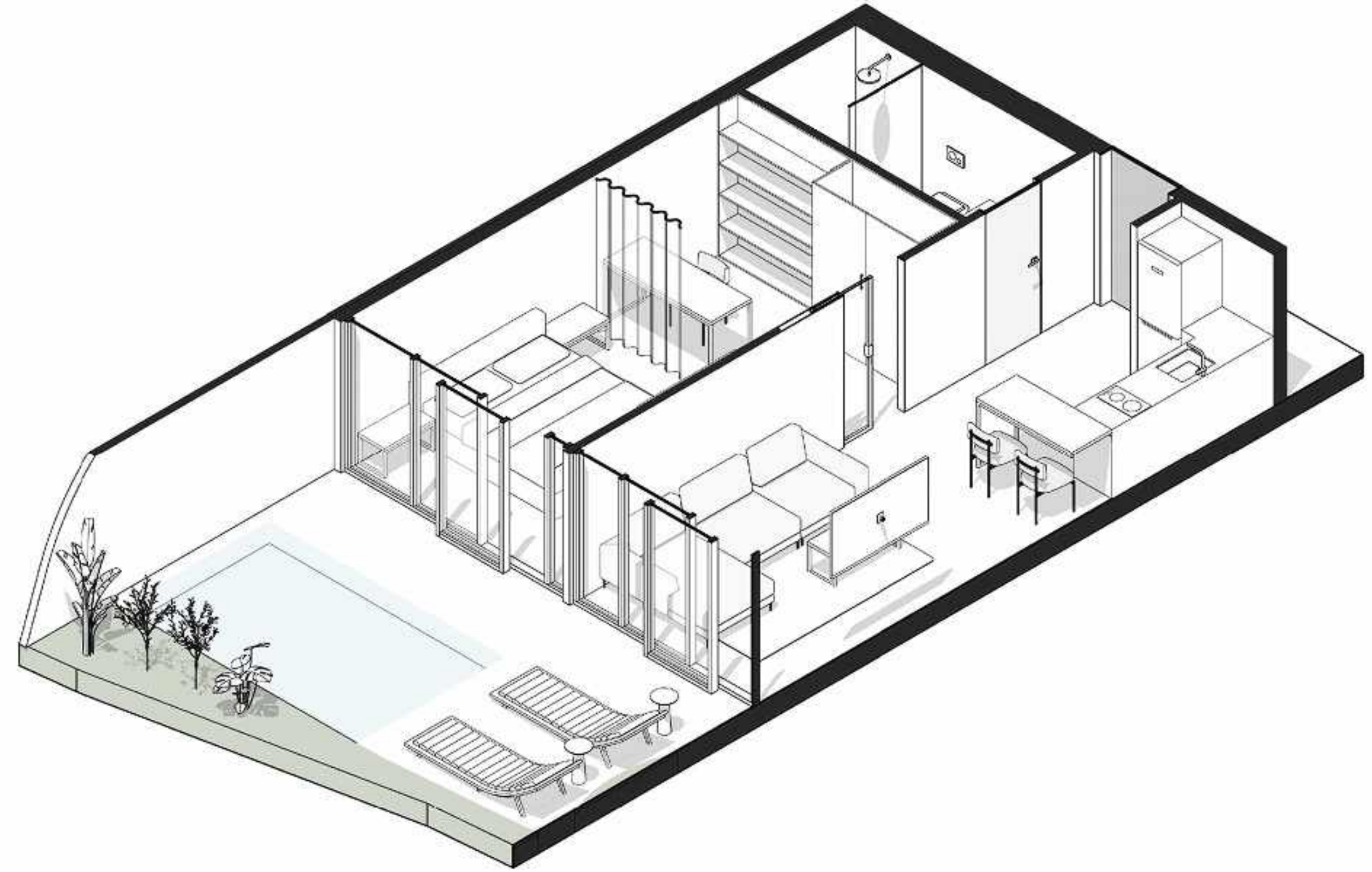
15.3%
ROI

\$40,365
Annual revenue

\$3,363
Monthly revenue

4 guests
Maximum capacity

19
Total amount



INSTALLMENT
DOWN PAYMENT

\$22,395

FULL PAYMENT PRICE

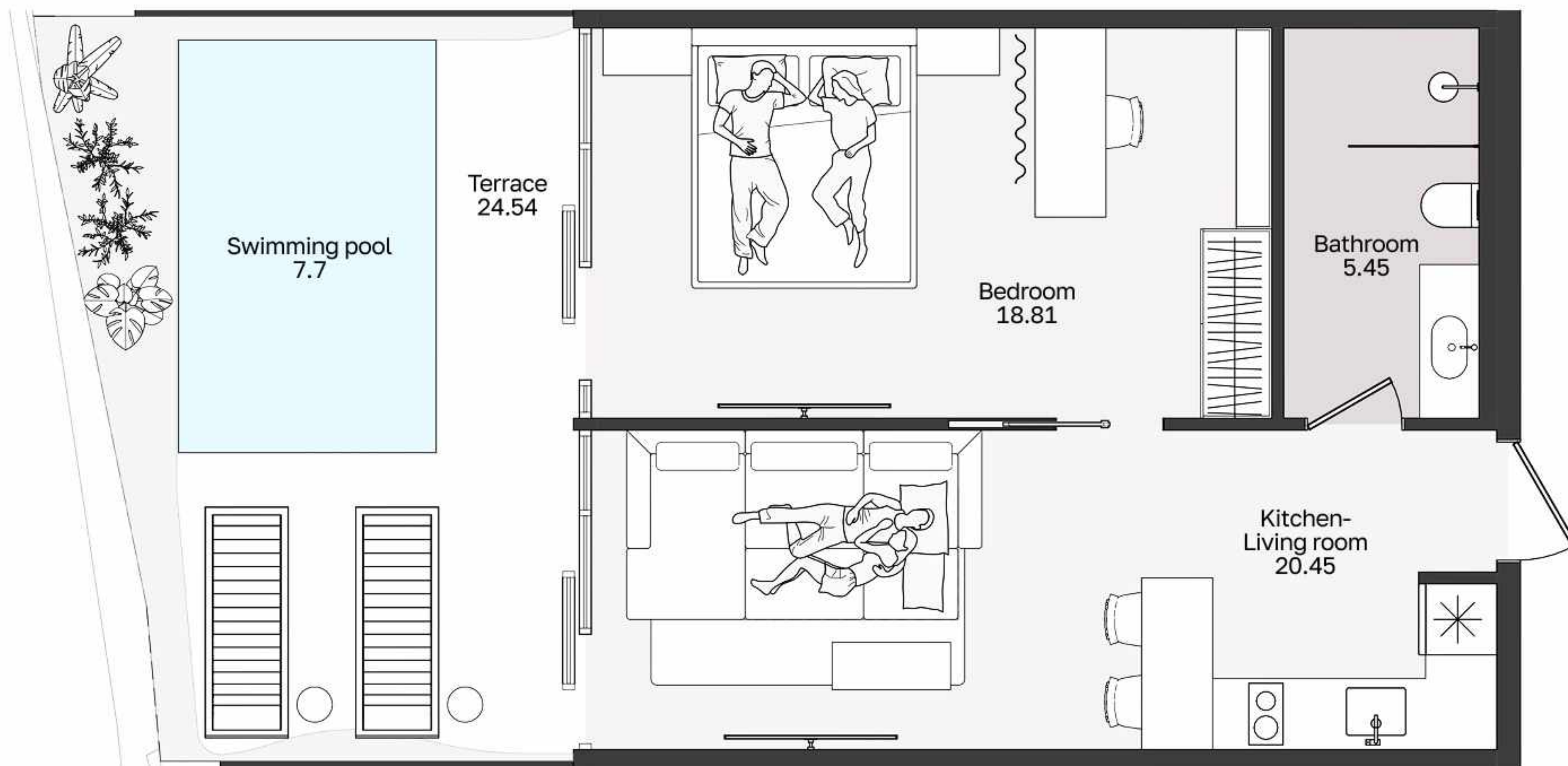
\$137,356

INSTALMENT PRICE

\$149,300

JUNGLE TEMPLE

1BR villas with a swimming pool
64.7 m²



ALRA
WELLNESS RESORT



JUNGLE TEMPLE

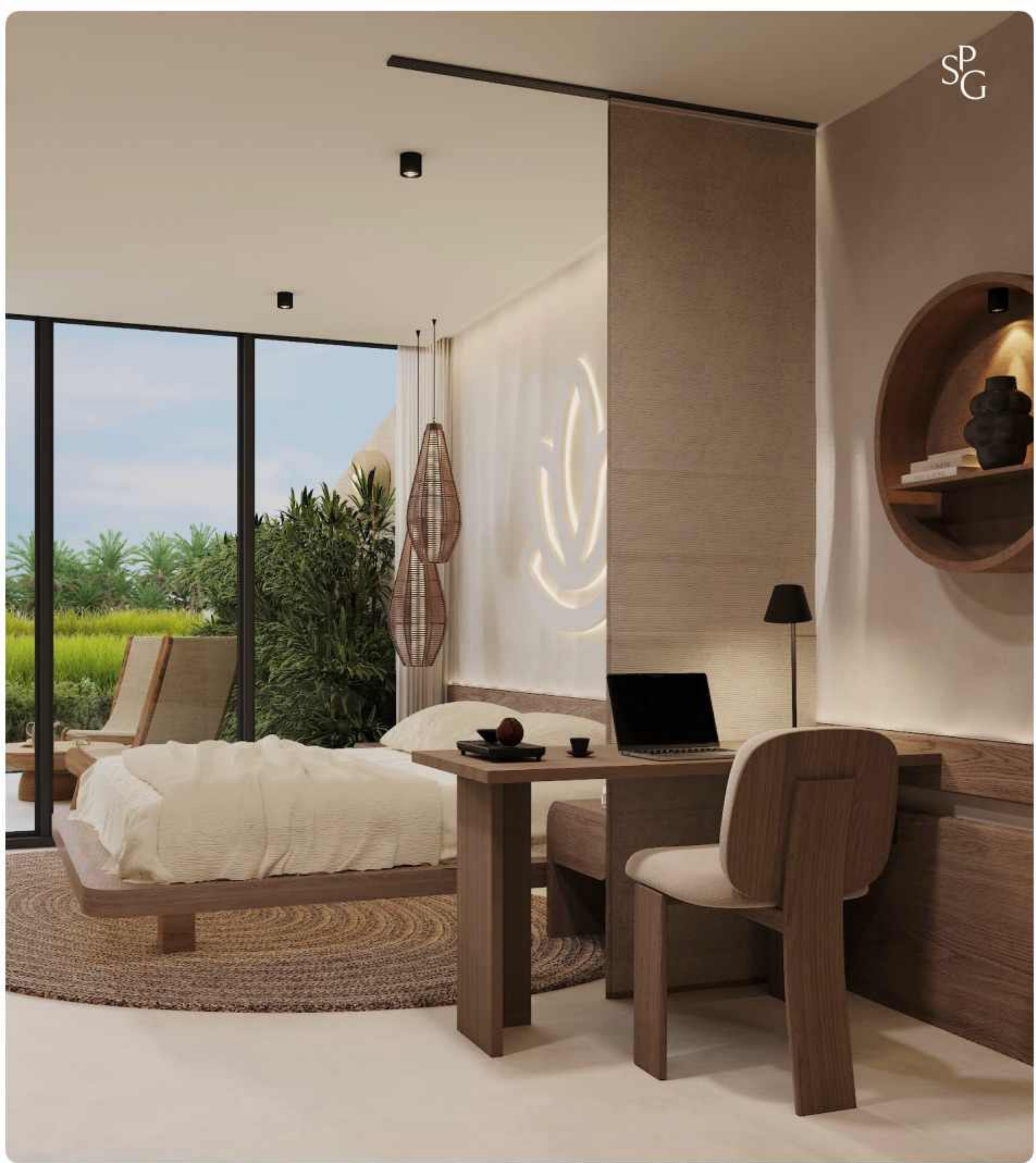
SP
SG



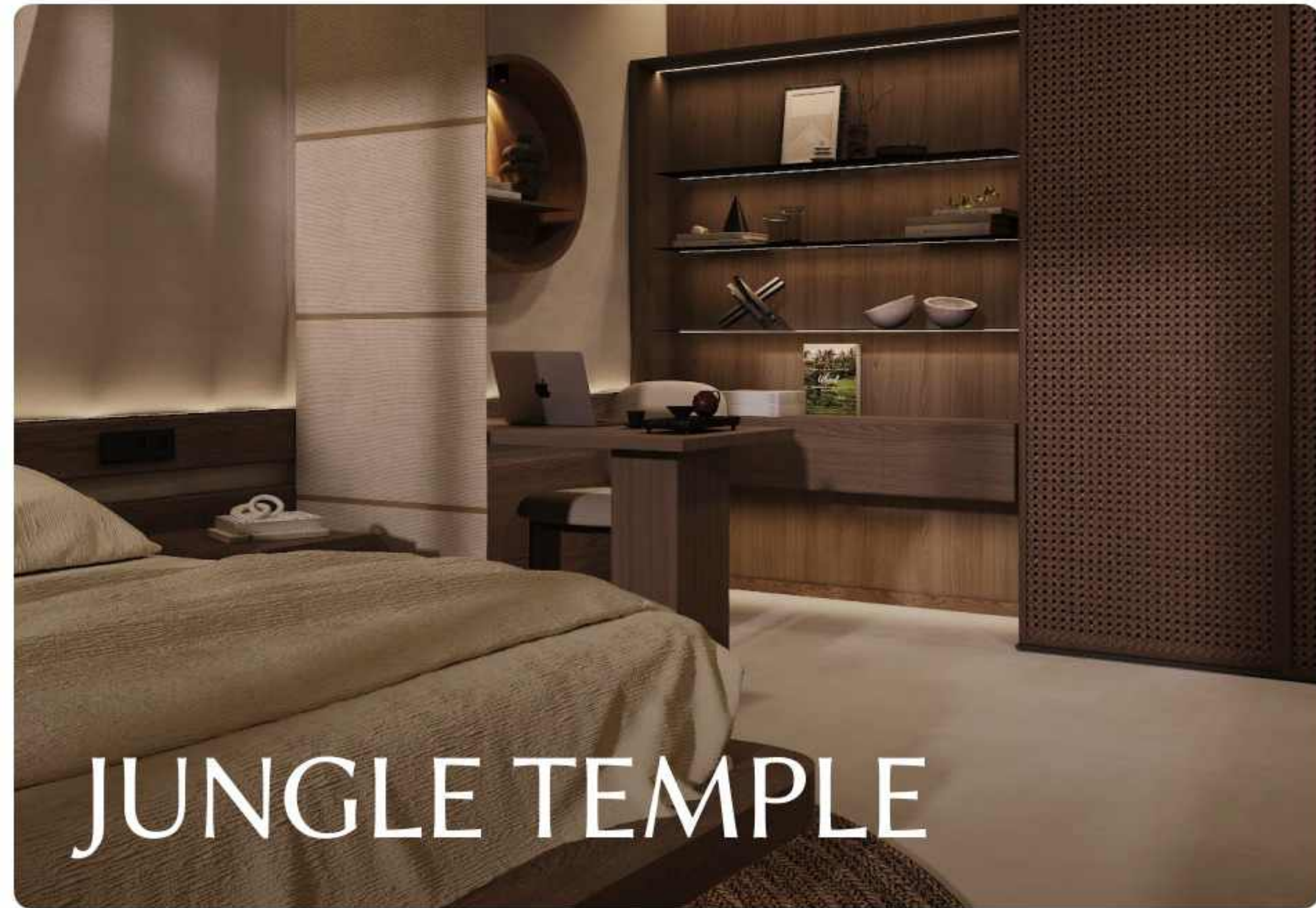
ALRA
MULLENDEN RESORT



SP
SG



JUNGLE TEMPLE



EARTH TEMPLE

2-story 2BR villas with a swimming pool
170.4 m²

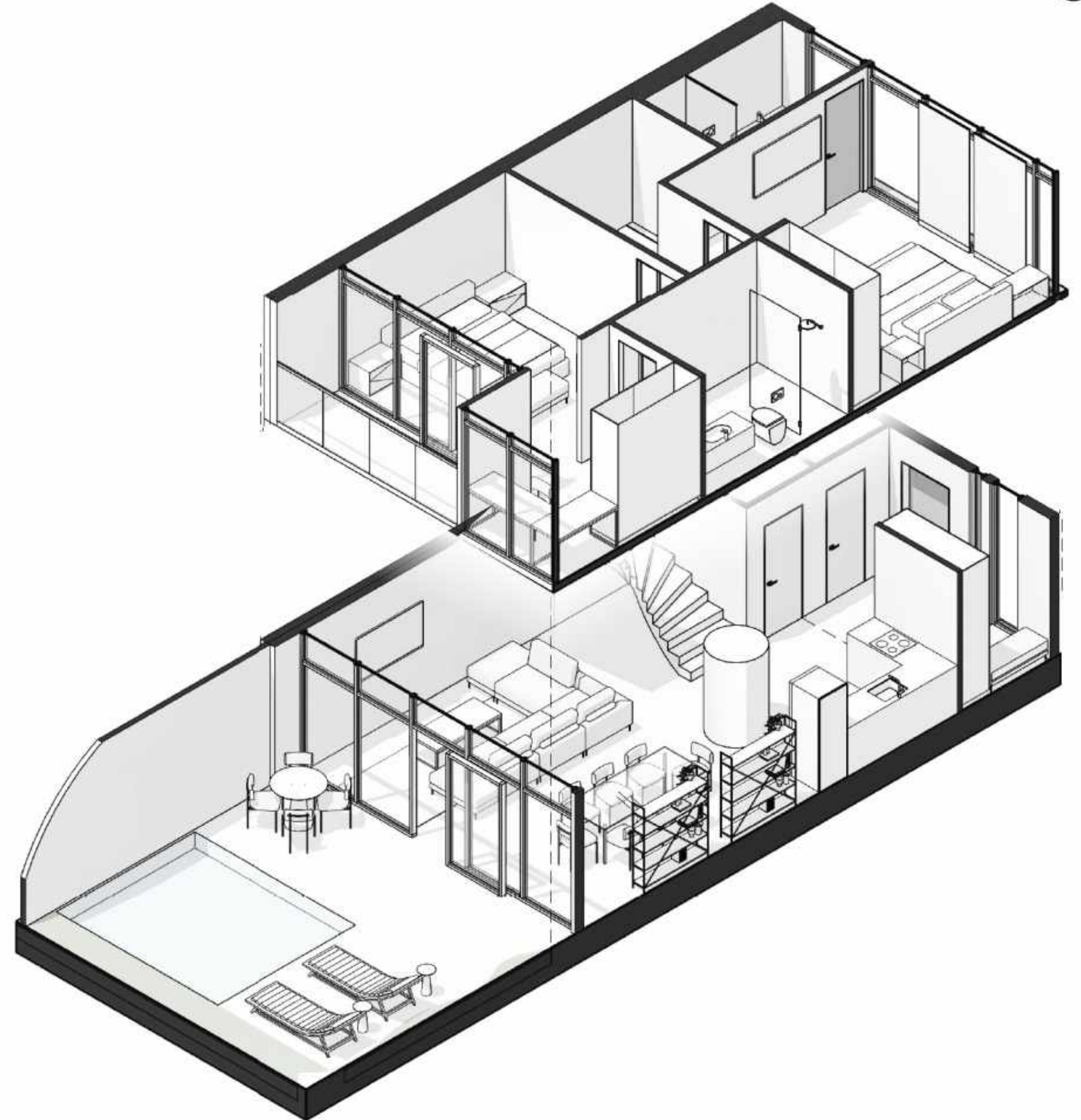
10.7%
ROI

\$63,397
Annual revenue

\$5,283
Monthly revenue

6 guests
Maximum capacity

3
Total amount



INSTALLMENT
DOWN PAYMENT

\$44,325

FULL PAYMENT PRICE

\$271,860

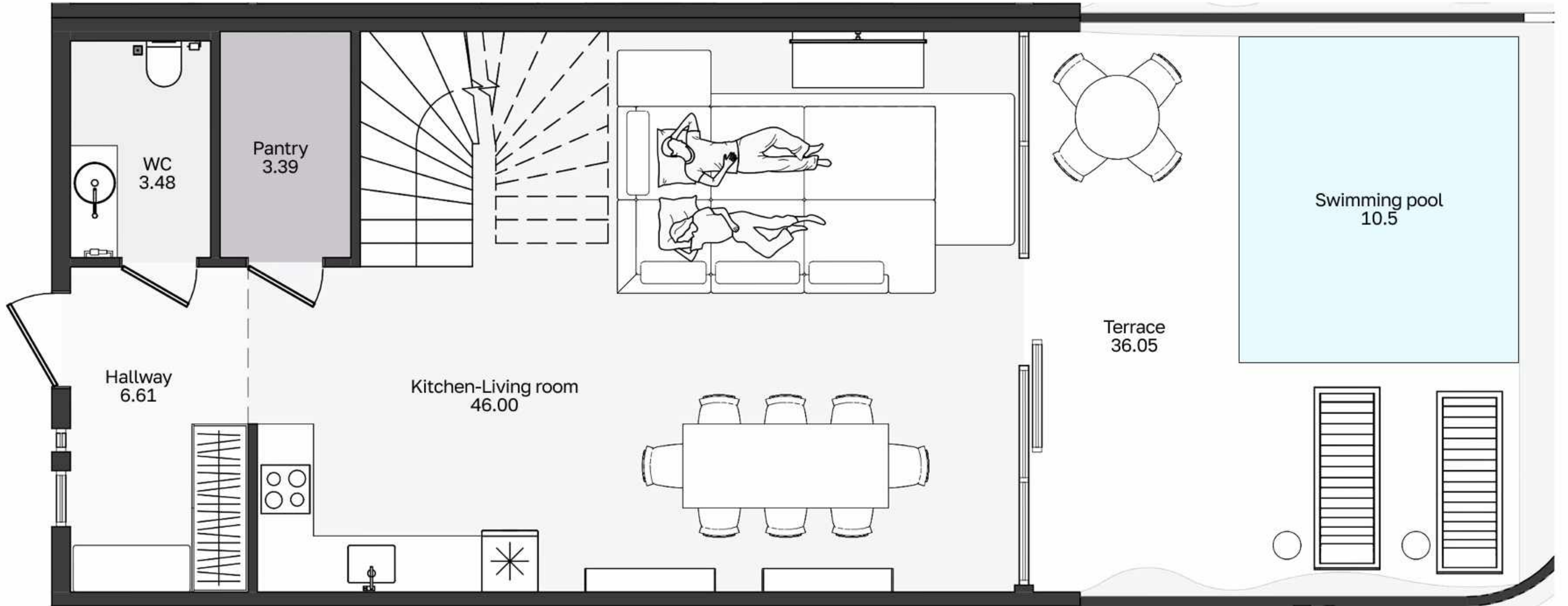
INSTALMENT PRICE

\$295,500

EARTH TEMPLE

2-story 2BR villas with a swimming pool
170.4 m²

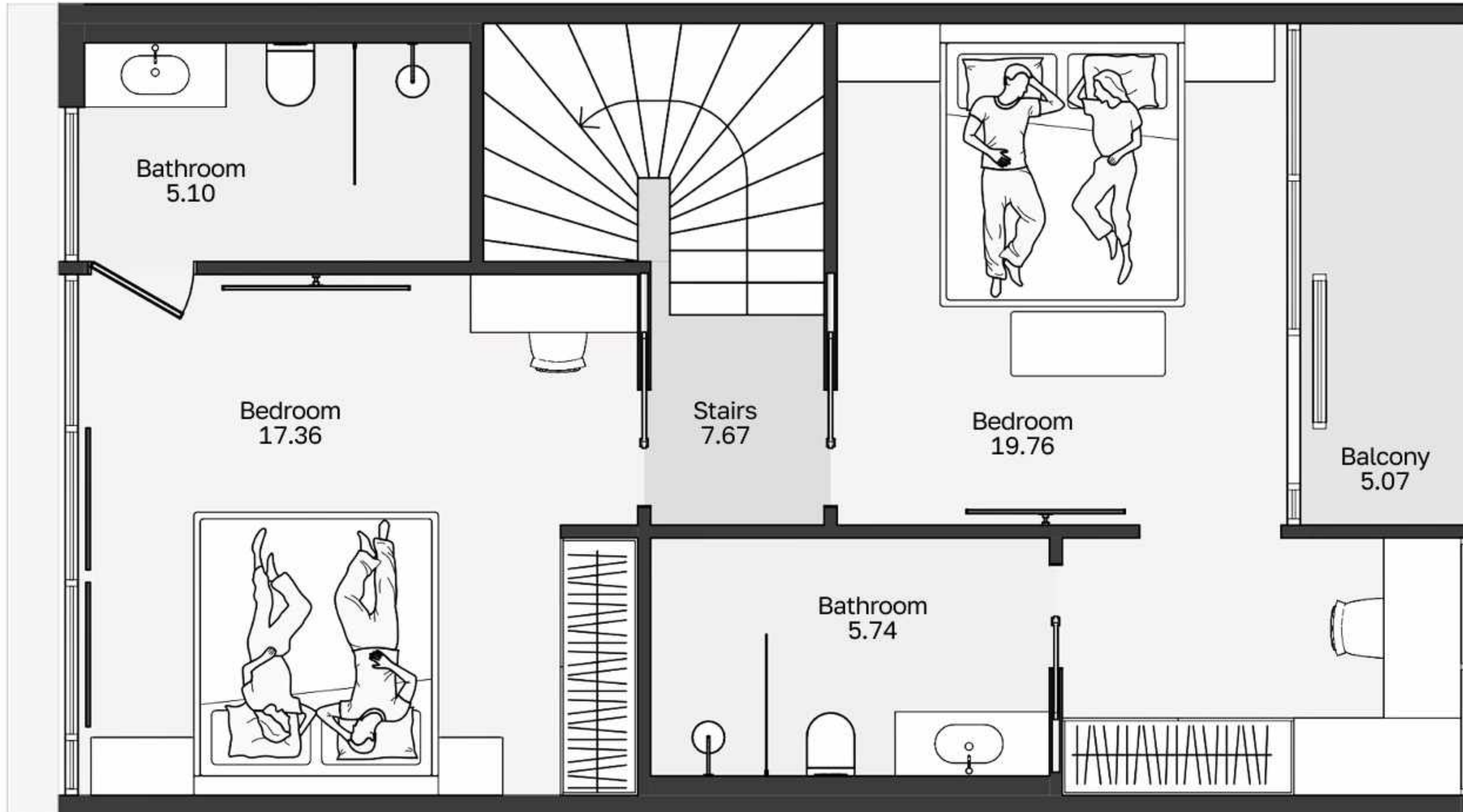
1st floor



EARTH TEMPLE

2-story 2BR villas with a swimming pool
170.4 m²

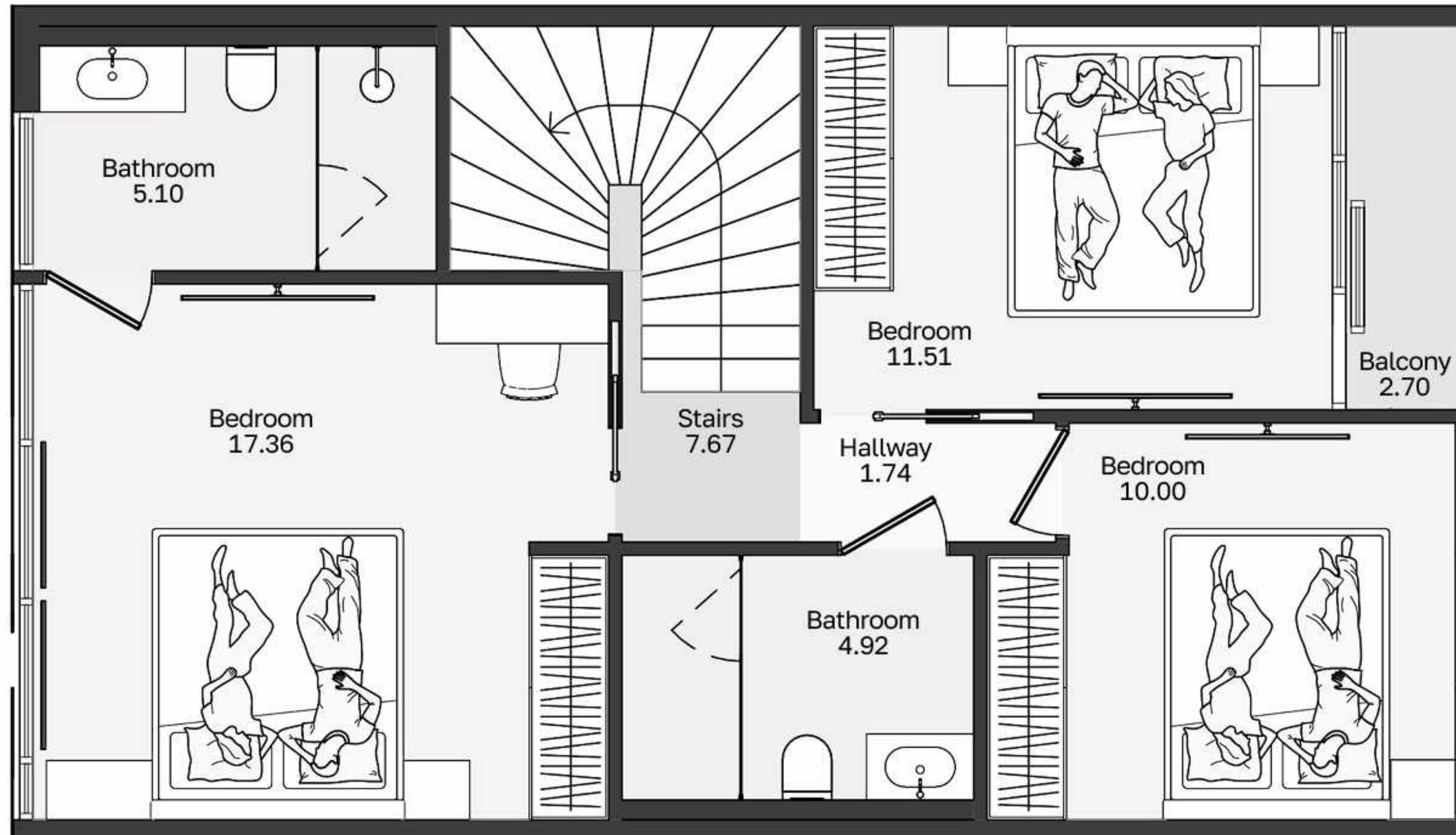
2nd floor



EARTH TEMPLE

Optional second floor plan – 2-story 3BR villa with a swimming pool
170.4 m²

2nd floor





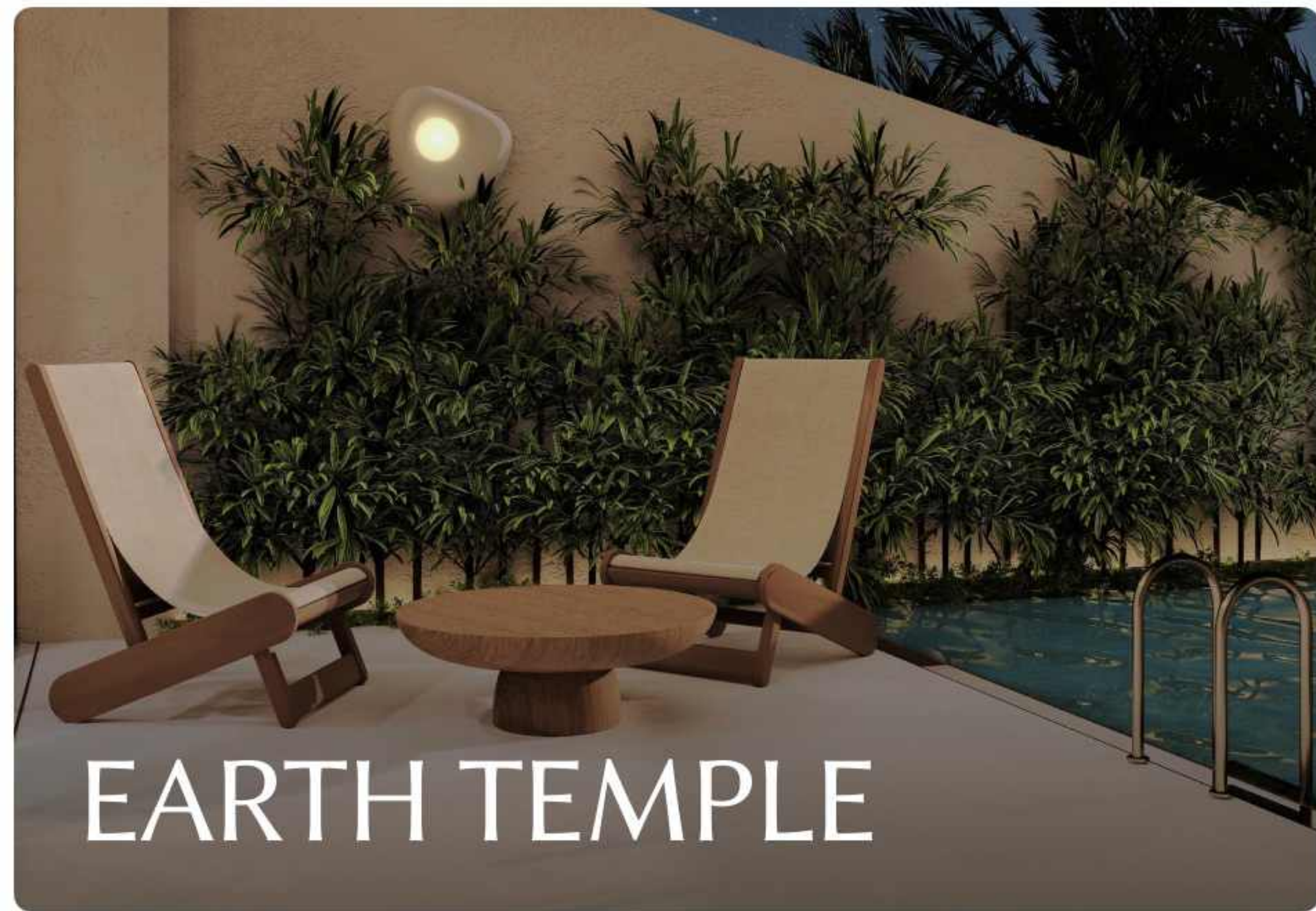
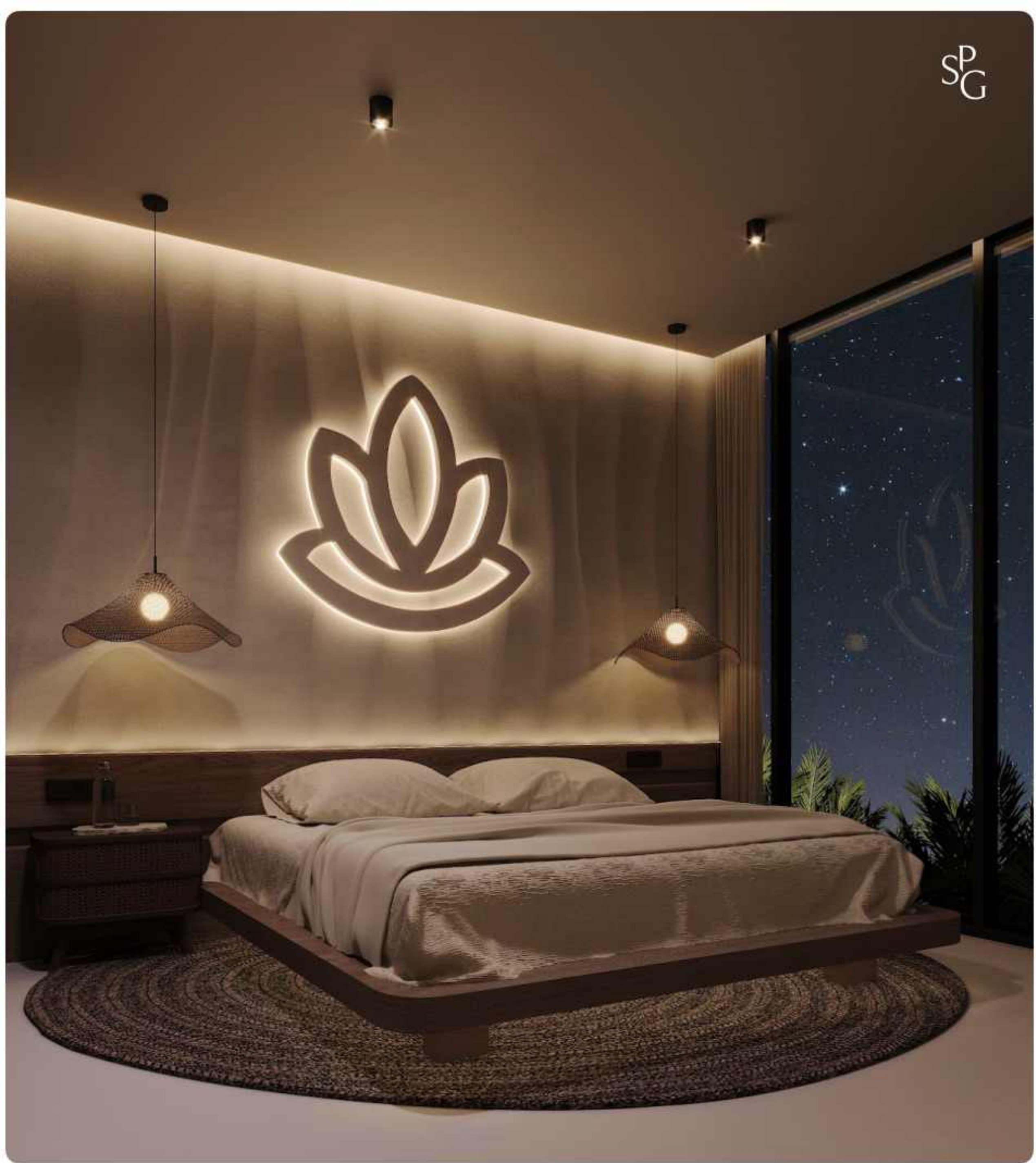
EARTH TEMPLE



ALRA
WILCHESHA RESORT



SP
SG



EARTH TEMPLE

FLEXIBLE PAYMENT STRUCTURE

Payment options

In-office payment

SWIFT bank transfer

Cash transactions

Alternative payment methods

STAGE 1

15%

Down payment
Due upon contract signing

STAGE 2

10%

Second Installment
Due 3 months after the
initial payment

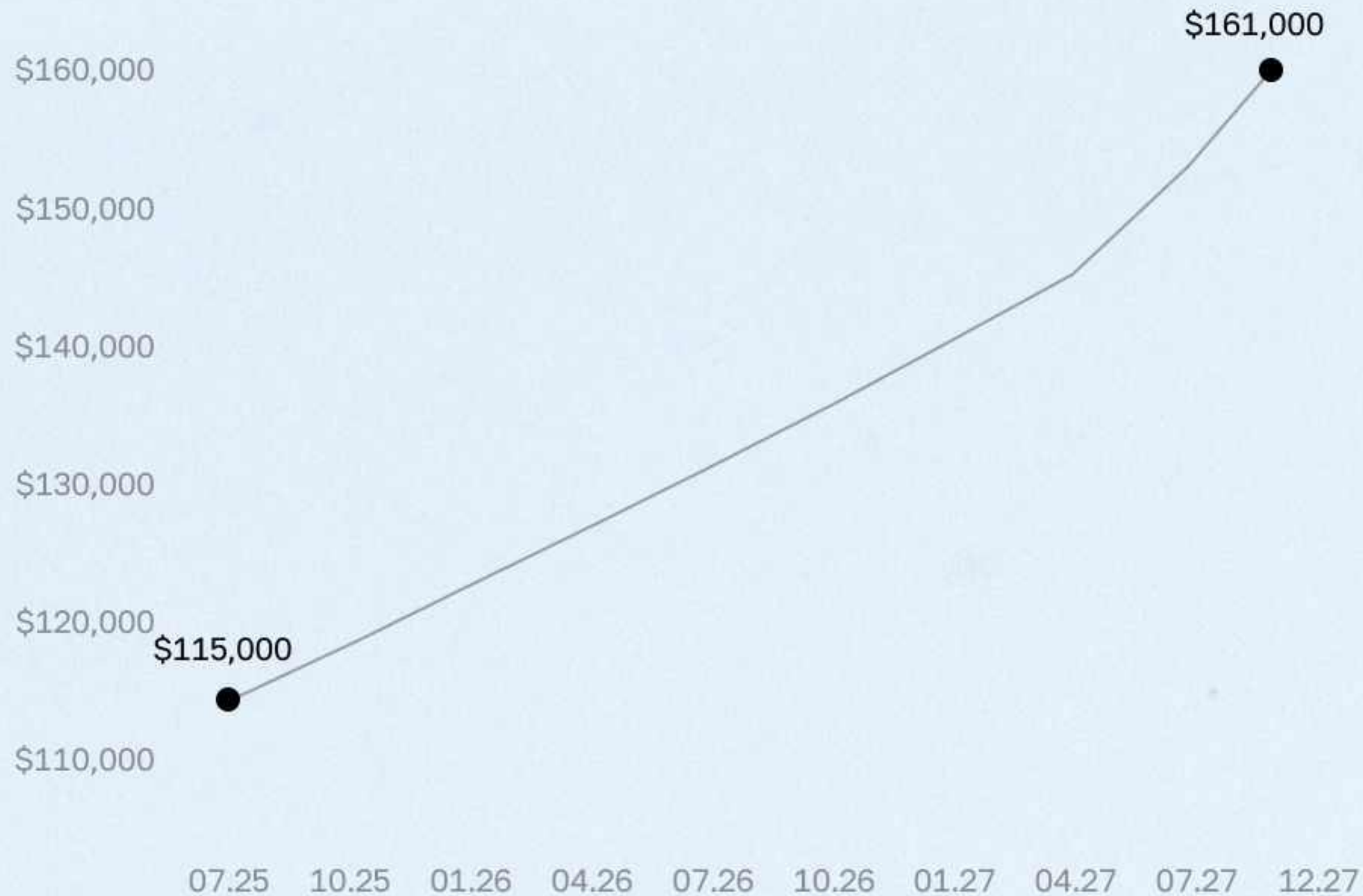
STAGE 3

**Remaining
Payments**

Distributed in equal
installments throughout
the construction period

Our substantial in-house capital ensures uninterrupted construction timelines & allows us to offer highly flexible, investor-friendly payment structures

+30% Capital Appreciation
for MONO AURA during construction



The value of apartments & villas at AURA Wellness Resort appreciates progressively throughout the construction phase. As the project nears completion, the entry price rises – securing substantial capital gains for early-stage investors.

TRANSPARENT & PREDICTABLE INVESTMENT STRATEGY

All price appreciation stages
& timelines are locked
in advance

FULL PRICE
APPRECIATION
SCHEDULE

[View](#)



INVESTMENT RETURNS ANALYSIS

UNIT	AREA	PRICE	NIGHTLY RATE	OCCUPANCY RATE	GROSS ANNUAL INCOME	ANNUAL NET YIELD	ANNUAL ROI	PAYBACK PERIOD
AURA ZEN	23.1 m ²	\$97,800	\$83	77%	\$23,269	\$11,918	12.2%	8.2 years
MONO AURA	35.7 m ²	\$125,500	\$104	77%	\$28,968	\$14,205	11.3%	8.8 years
HORIZON FLOW	44.6 m ²	\$174,900	\$132	77%	\$36,803	\$17,983	10.3%	9.7 years
ZEN TEMPLE VILLA WITH A BATHTUB	35.2 m ²	\$105,900	\$108	77%	\$30,131	\$15,248	14.4%	7.0 years
ZEN TEMPLE VILLA WITH A SWIMMING POOL	44.2 m ²	\$122,200	\$132	77%	\$36,827	\$19,273	17.2%	5.8 years
ZEN TEMPLE VILLA WITH A GARDEN	51.3 m ²	\$127,700	\$120	77%	\$33,479	\$17,000	13.3%	7.5 years
JUNGLE TEMPLE VILLA	from 64.7 m ²	\$149,300	\$144	77%	\$40,365	\$22,102	14.8%	6.8 years
EARTH TEMPLE VILLA	170.4 m ²	\$295,500	\$227	77%	\$63,397	\$30,765	10.4%	9.6 years

Nightly rate. Calculated based on comparable luxury properties with similar amenities. Figures reflect annual average; seasonal variations apply.

Occupancy rate. Stable demand & year-round appeal support an average occupancy rate of 77% for comparable managed properties in the Ubud market.

AURA

WELLNESS RESORT



SPG