

# AURA

WELLNESS RESORT

BY  
**SAMOLĒT**  
PROPERTY GROUP

The first exclusive  
wellness complex in the  
center of Ubud on royal land



# 2027

Q4, handover

# 16%

maximum ROI

# 25+

wellness practices

105+52

Apartments & Villas

from \$82,300

Apartments

from \$105,900

Villas

up to 24 months

Installment plan

9.620 m<sup>2</sup>

Plot area

1.150 m<sup>2</sup>

Infrastructure

160 m<sup>2</sup>

Infinity pool

up to 30%

Capitalization

Ubud

Bali

[View on map](#)





16.8M

tourists in 2024

30+

activity categories

~2%

inflation

-1% to USD

currency for 2024

+5% GDP annually

50 years of steady growth

ДАННЫЕ

BPS Statistics Indonesia 2024

UNESCO on Bali Heritage

Trading Economics

Bank Indonesia

World Bank

# BALI

magnet for high-yield investments



#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

ТОП-5

The most  
Instagrammable places  
on the planet

Instagram

#1

Best Island in  
the Asia-Pacific  
Region 2025

DestinAsian

# INVEST

to the most popular island in the world



# Comparison of the Bali real estate market with other countries

Figures are indicative averages & may vary depending on location, property type, management model and 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

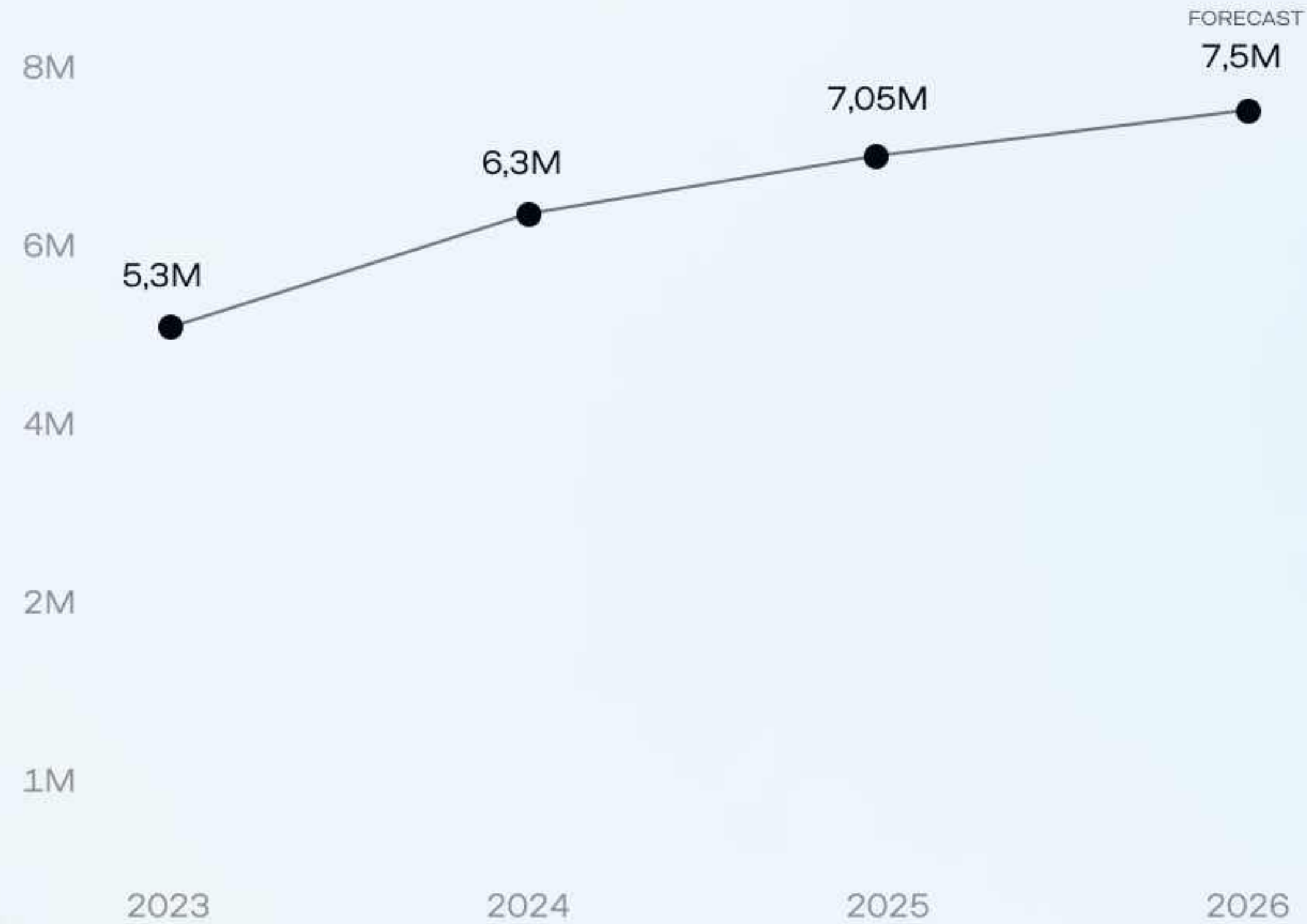
	Bali	Dubai	Thailand	Turkey
Average occupancy rate Top locations, short-term	75%	70%	60%	65%
Average return Short-term, before taxes	12%	6%	9%	4%
Effective tax burden Short-term rent	10–20%	0–5%	15–20%	20–30%



## Outbound tourism in Bali

DATA

Colliers "Bali Provincial  
Tourism Office" Report  
Bisnis Indonesia



**7,5M**

Forecast of the number of foreign tourists for 2026



## Average daily rental rates in Bali, ADR



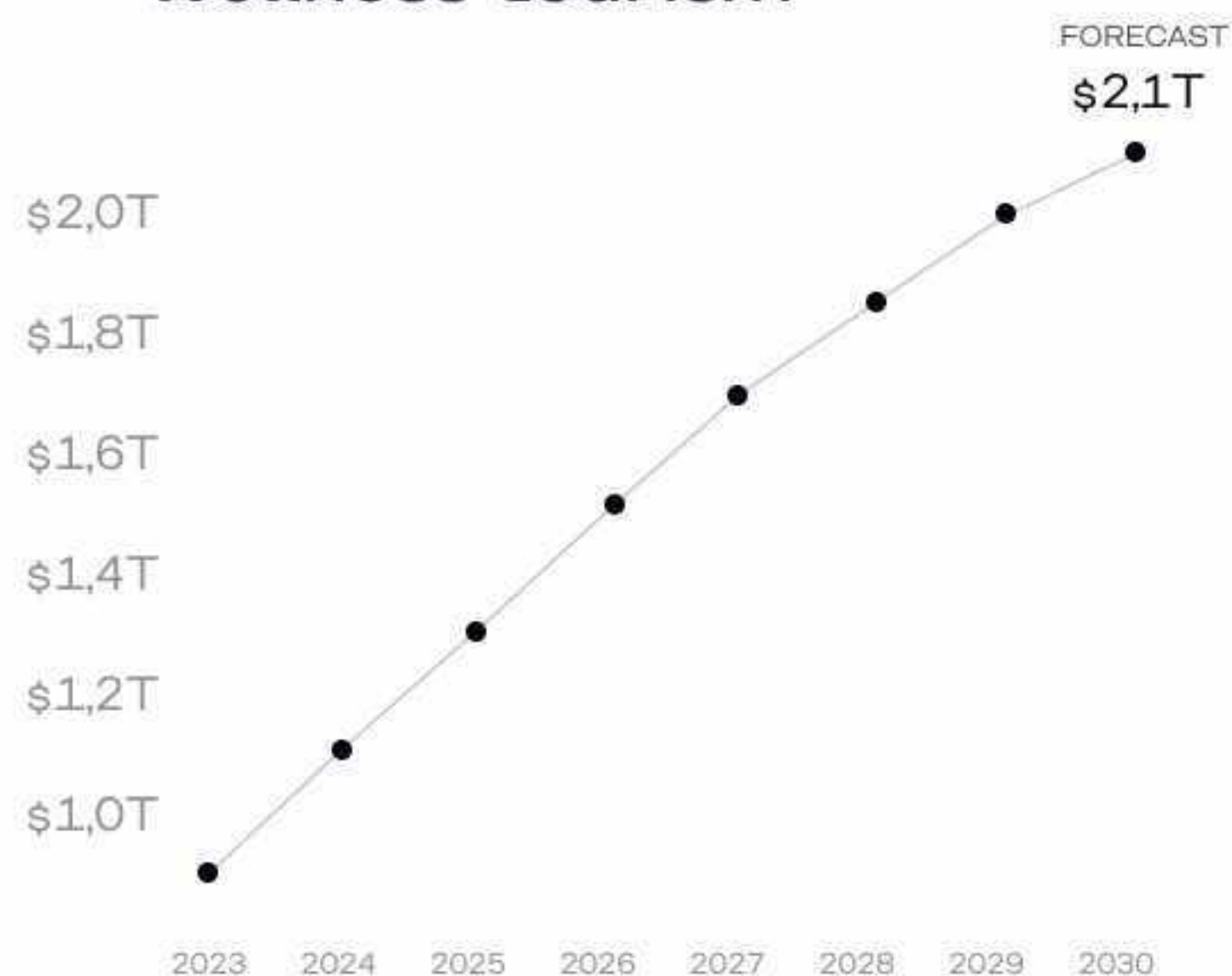
DATA

BPS Statistics Indonesia  
AirDNA  
Airbtics  
Booking.com

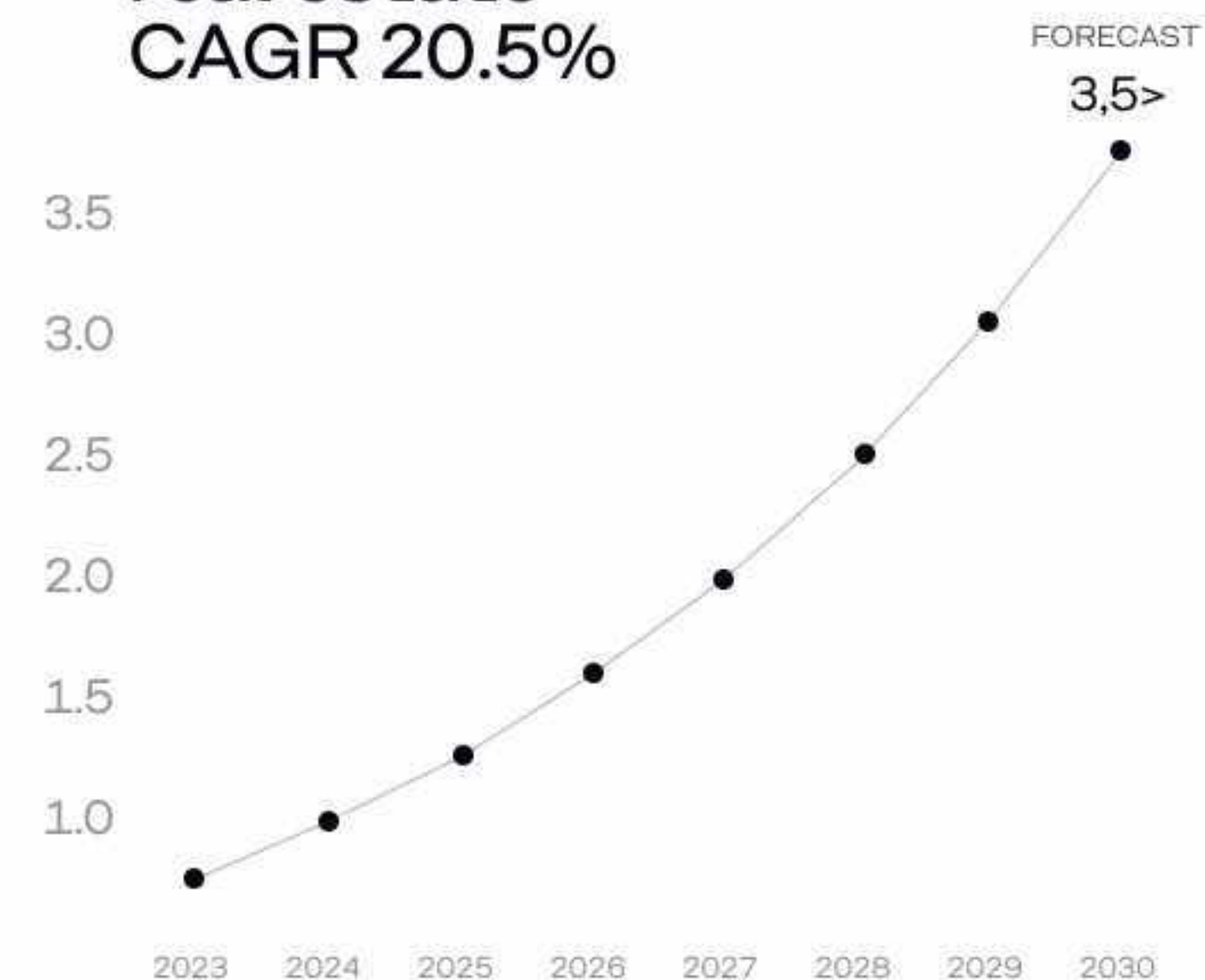
**+169%**  
growth over 4 years



## Growth of global wellness tourism



## Growth of wellness real estate CAGR 20.5%



**EVERY 4<sup>TH</sup>**  
tourist travels to Bali for wellness



Indian Ocean

Pacific Ocean

# IN THE HEART OF THE ISLAND

between two oceans

This location allows you to enjoy the majestic jungle one day, surf on the south coast the next & then explore the coral reefs & underwater world of the northern part of the island. There you will find a peaceful coastline with azure waters, ideal for swimming with children

AURA  
WELLNESS RESORT[View  
on map](#)



# HARMONY

of nature & infrastructure



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

**+53%**  
growth over 4 years



## Growth in average rental rates in Ubud, ADR

DATA

Bank Indonesia  
BPS Statistics Indonesia  
AirDNA  
Airbtics



**+67%**  
growth over 5 years



**3.65M**

Ubud welcomed  
tourists in 2025

**4,2M**

tourist flow  
forecast for 2026

**18%**

Wellness accounts for all  
travel expenses worldwide

**360<sub>B</sub>**

by 2030, the volume of global  
wellness tourism

**\$6—7<sub>T</sub>**

the global wellness  
industry in 2025

**+20,5%**

Wellness real estate  
is growing every year

**INVESTMENT DEMAND  
& WELLNESS TOURISM ANALYTICS**



# SAMOLET PROPERTY GROUP

A reliable developer with an impeccable reputation and experience since 2017

150+

units sold in Bali

3

completed projects

“Today, true luxury is health & inner balance. That is why we’re creating AURA, a complex that will give people not just housing, but a new experience of life & rejuvenation in Bali.”



**Felix Demin**

Co-founder, has lived in Bali for 13 years, has been building hotels for 9 years, social media reach of 12B+



# 25

international  
awards

RBC  
Forbes  
GQ Taiwan  
CNN Indonesia  
New York Post  
Business Insider





# "TOGETHER, WE'RE CREATING THE FUTURE OF BALI."

Felix Demin



**Alexander Lebedev**

Former Forbes, owner of The Independent  
& London Live channel



**Sergey Solonin**

Forbes, co-founder of the Qiwi payment  
system & the city of the future Nuanu



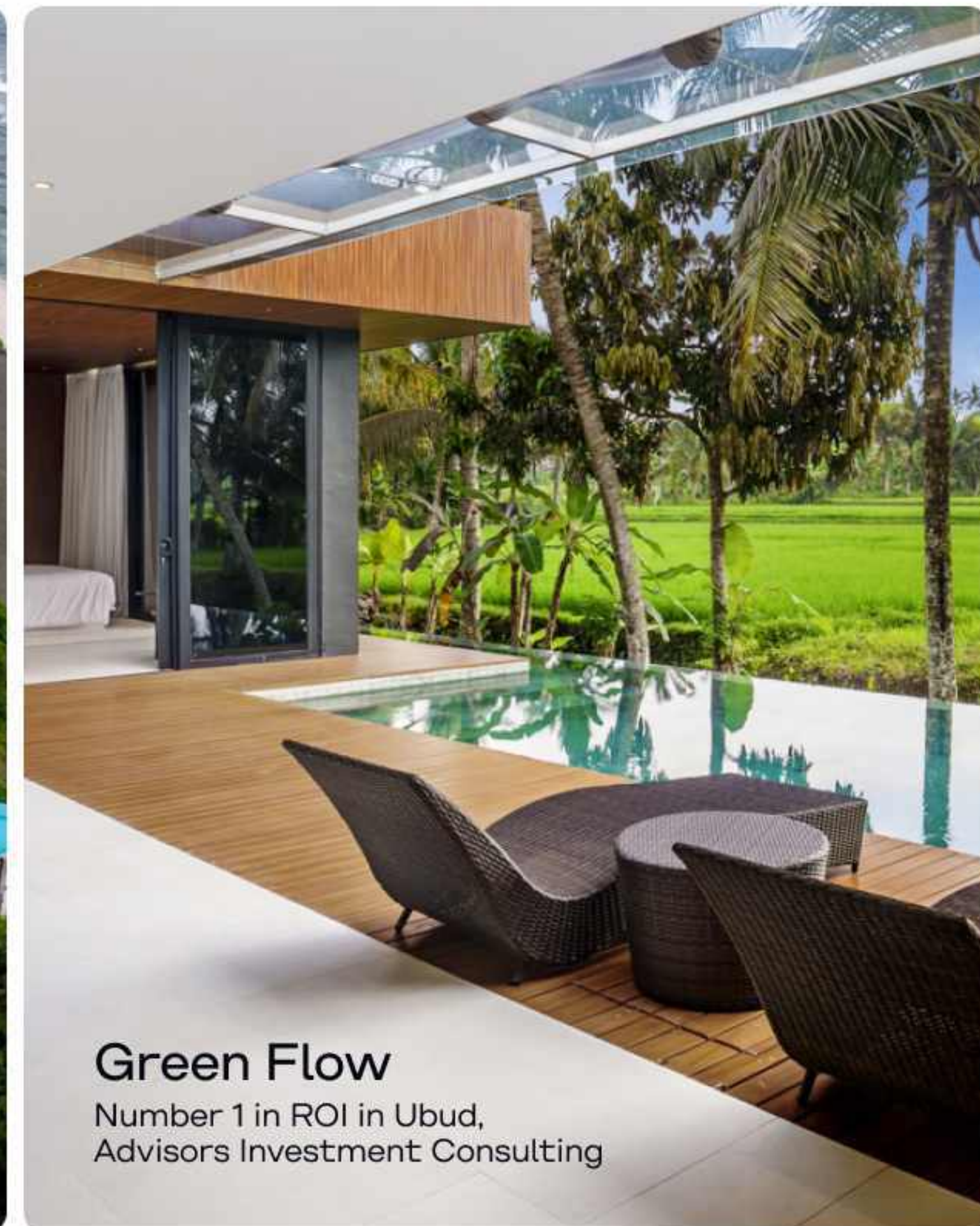
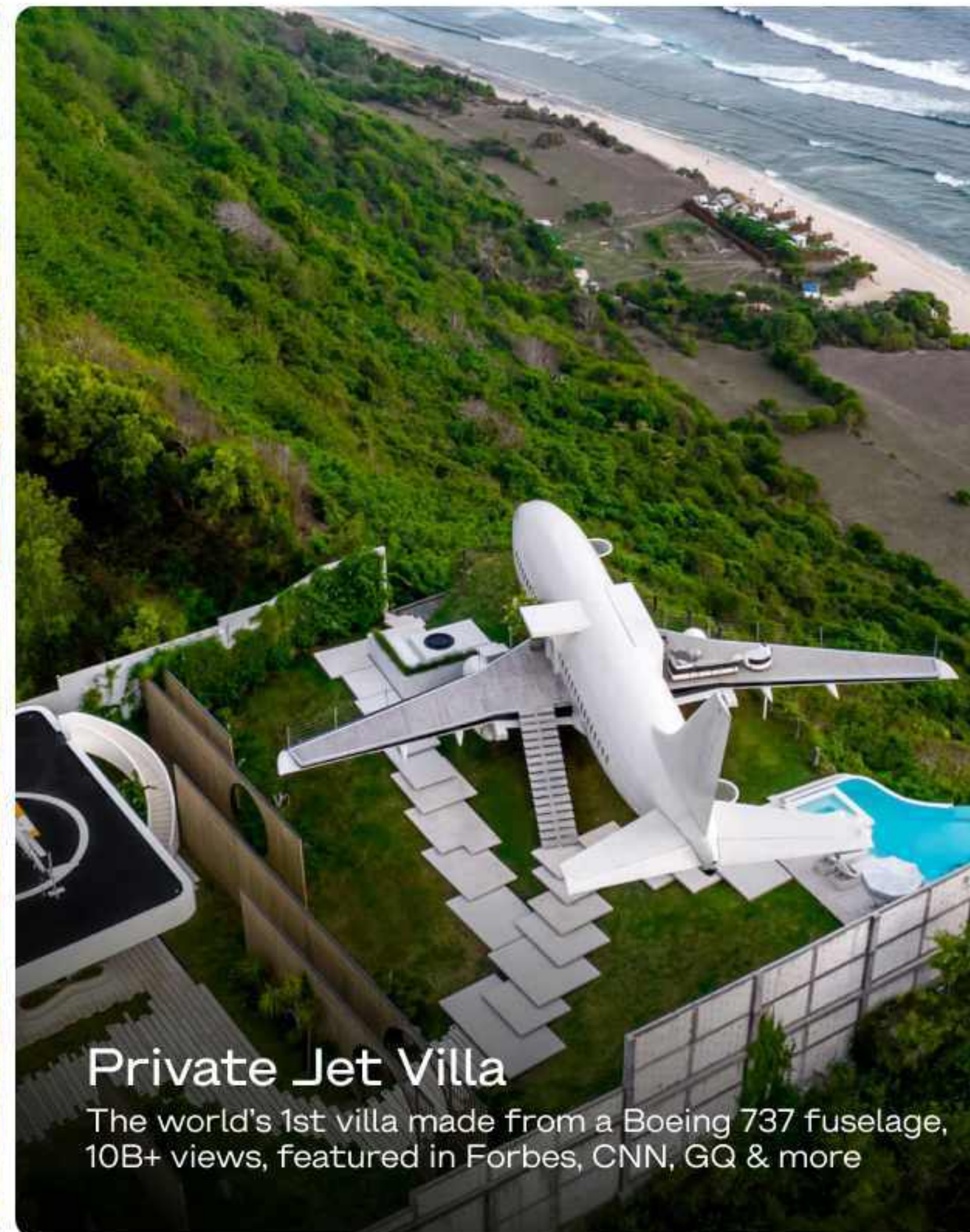
13  
years  
lives in Bali

9 years  
builds  
hotels

12B+  
social  
networks



# COMPLETED PROJECTS





# MANAGEMENT COMPANY

Leading operator — international expert  
in premium real estate management  
with many years of experience,  
providing comprehensive turnkey  
services

**9 years**

in the hospitality  
industry

**75%+**

loading of  
the complex

**88%+**

Guest NPS

OXO



# GENERAL CONTRACTOR

## 3.5 Years

construction  
experience in Bali

## 12+ Years

International construction  
experience Indonesia, Spain,  
Bulgaria, Russia, Estonia,  
Ukraine, Belarus

## 22,000 m<sup>2</sup>

in the active stage  
of construction in Bali

## 300+ People

team of experienced  
specialists

## Own Construction Equipment

on sites: formwork, CNC machine  
for facade panels, plastering  
stations

## Own Import Company

components from China:  
from plumbing fixtures  
to furniture

# BCM

CONSTRUCTION COMPANY





# WELLNESS OPERATOR

Leading wellness studio  
in Dubai & strategic partner  
of AURA Wellness Resort

## Expert Examination

700 m<sup>2</sup> of innovative practices  
& proprietary methods: Pravilo,  
Sense Gravity & recovery  
programs

## Technologies

Cryotherapy, red light therapy,  
hyperbaric chambers & breathing  
practices for deep healing &  
biohacking

## Concept

Daily rituals, detox courses  
& meditation sessions that  
ensure the status of a  
full-fledged wellness resort

PRAMAS

PRAMAS  
& mental transformation



# THE LAND IS FULLY PAID FOR 33 YEARS + GUARANTEED EXTENSION FOR 30 YEARS

DUE DILIGENCE was conducted by  
two independent international companies.  
the land has been paid for until 2058



## Constructing with the blessing of the King of Bali

Our project is being constructed on royal land, absorbing the unique energy of this place. The king himself will attend our groundbreaking ceremony & lay the first stone



AURA Wellness Resort is located in the heart of Ubud, surrounded by lush rice terraces & a 2-hectare park — here you can fully immerse yourself in the atmosphere of nature & privacy

### 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

Not just a mall, but a unique  
lifestyle space combining  
premium retail, designer  
boutiques & leisure areas

1 MINUTE WALK



25 wellness practices gathered under one roof. No need to travel around Ubud — no traffic jams or wasted time

### Pengempu Waterfall

🚗 47 min.  
🏍️ 44 min.

### Kuber Bali Adventure

🚗 47 min.  
🏍️ 41 min.

### Real Bali Swing

🚗 44 мин.  
🏍️ 35 мин.

### Tagallalang Rice Terrace

🚗 43 min.  
🏍️ 44 min.

### Manuaba Waterfall

🚗 44 min.  
🏍️ 38 min.

### Goa Raja Waterfall

🚗 1 hour  
🏍️ 56 min.

### Pura Titra Sudamala

🚗 50 min.  
🏍️ 45 min.



AURA  
WELLNESS RESORT

[View on map](#)

# ALL WELLNESS IN ONE PLACE



Wood-fired sauna with ice pool

Apartments

Spa complex

Pramas-room

Infinity pool

Cinema

Restaurant

1BR villas

Rice terraces

Studio villas

2BR villas

Studio villas

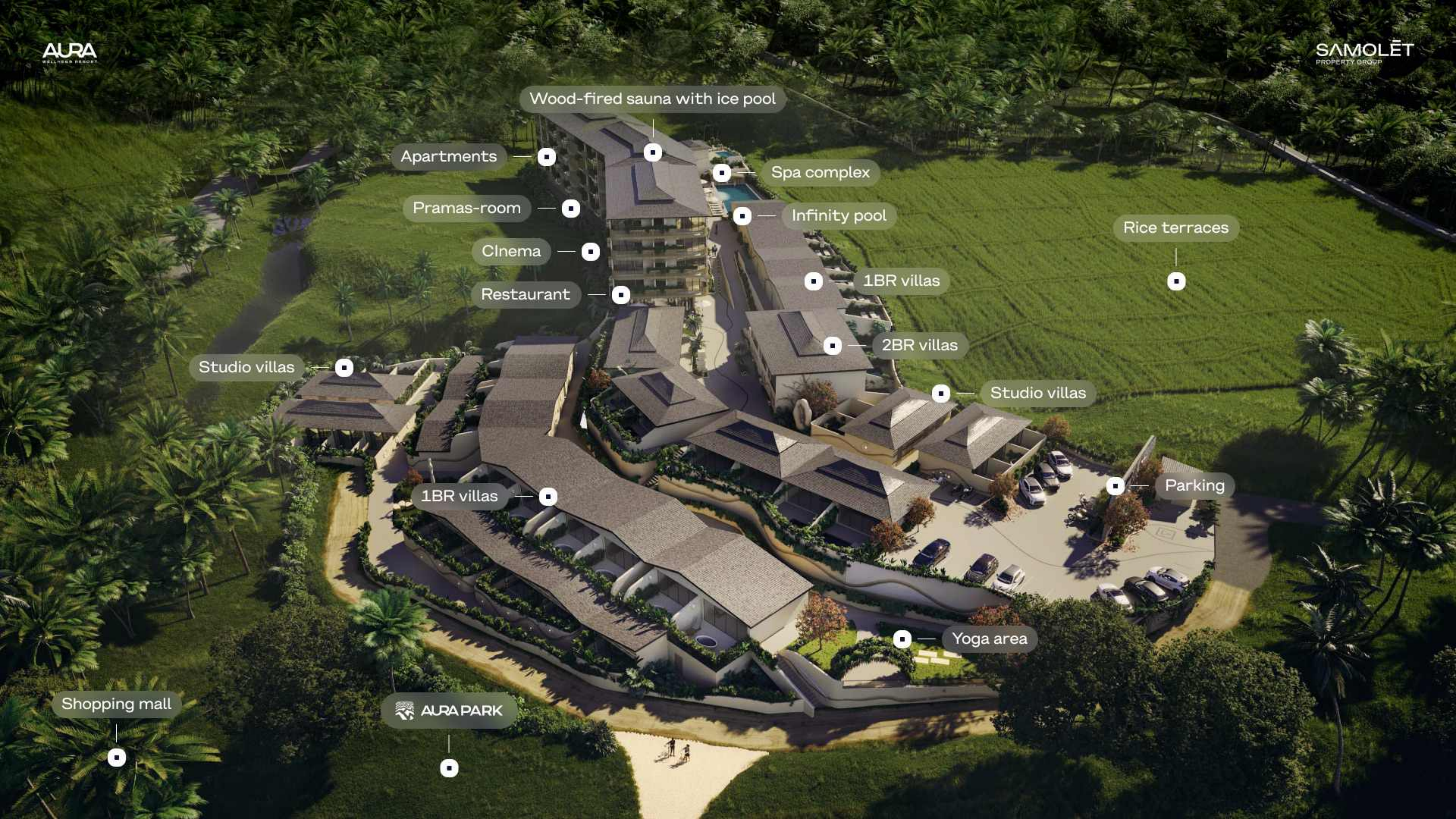
1BR villas

Parking

Yoga area

Shopping mall

AURAPARK





# WHO WILL LIVE

at AURA Wellness Resort?

## Wellness Tourists

Travelers aged 30–55 who value health, aesthetics & a restorative atmosphere. They will appreciate well-designed wellness programs, comfort & premium service

## Digital Nomads & Remote Workers

Young professionals aged 25–45 who work online & live in Bali for months at a time. They value work-life balance, wellness infrastructure, community, & vibrant Instagram-worthy locations

## Retreat Groups & Organizers

Yoga teachers, coaches & opinion leaders who bring groups for 1–2 weeks. For them, convenient infrastructure, ready-made spaces & ease of turnkey organization are important

## Young Couples, Luxury Tourists, Honeymooners

Guests aged 25–45, seeking romance, spa treatments, unique ceremonies & aesthetics. They value privacy, atmosphere, & new experiences.







# INDIVIDUAL WELLNESS PROGRAMS

The complex develops a personalized wellness program for each guest, measuring their health indicators "before" & "after"

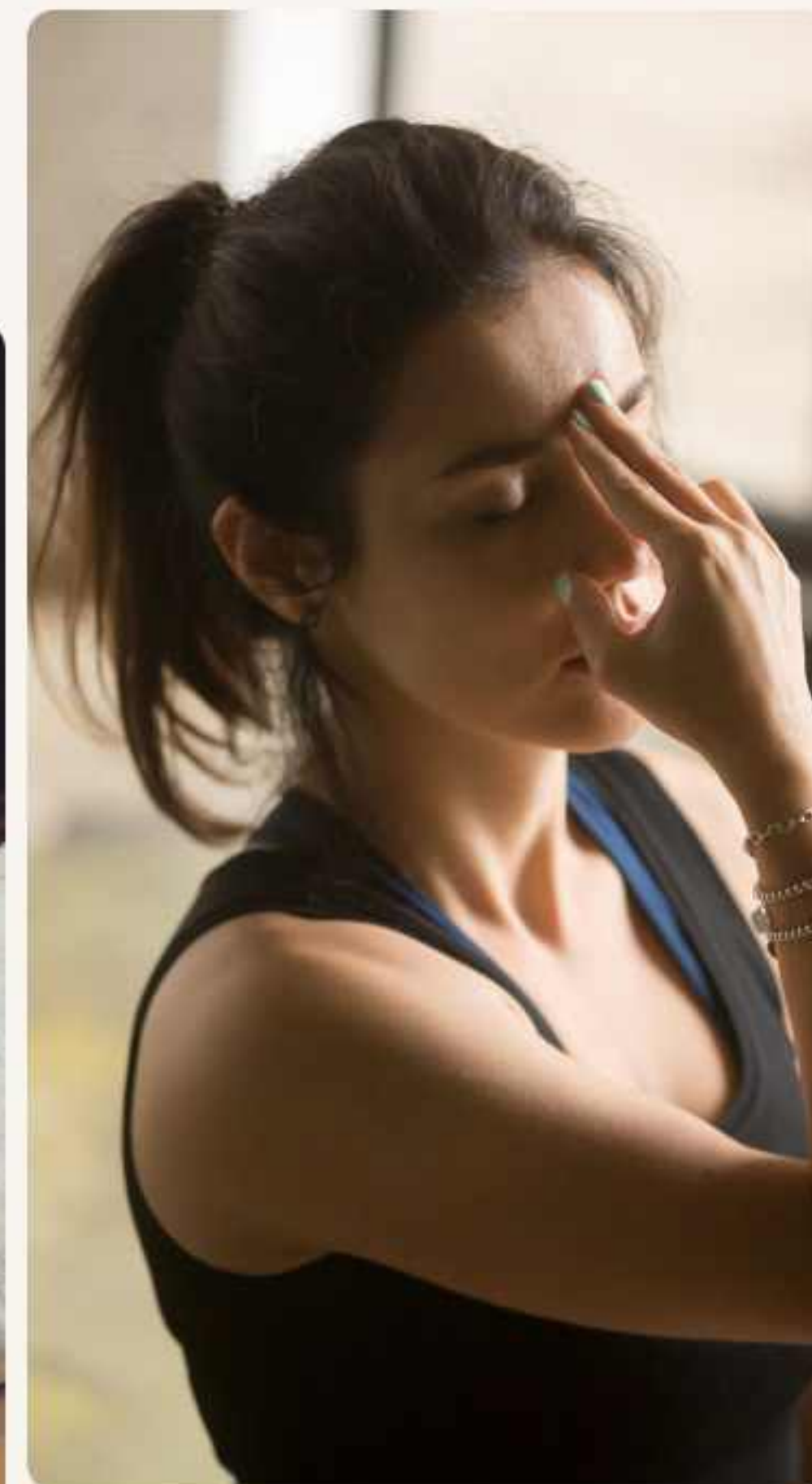


# 25+

wellness practices in one place

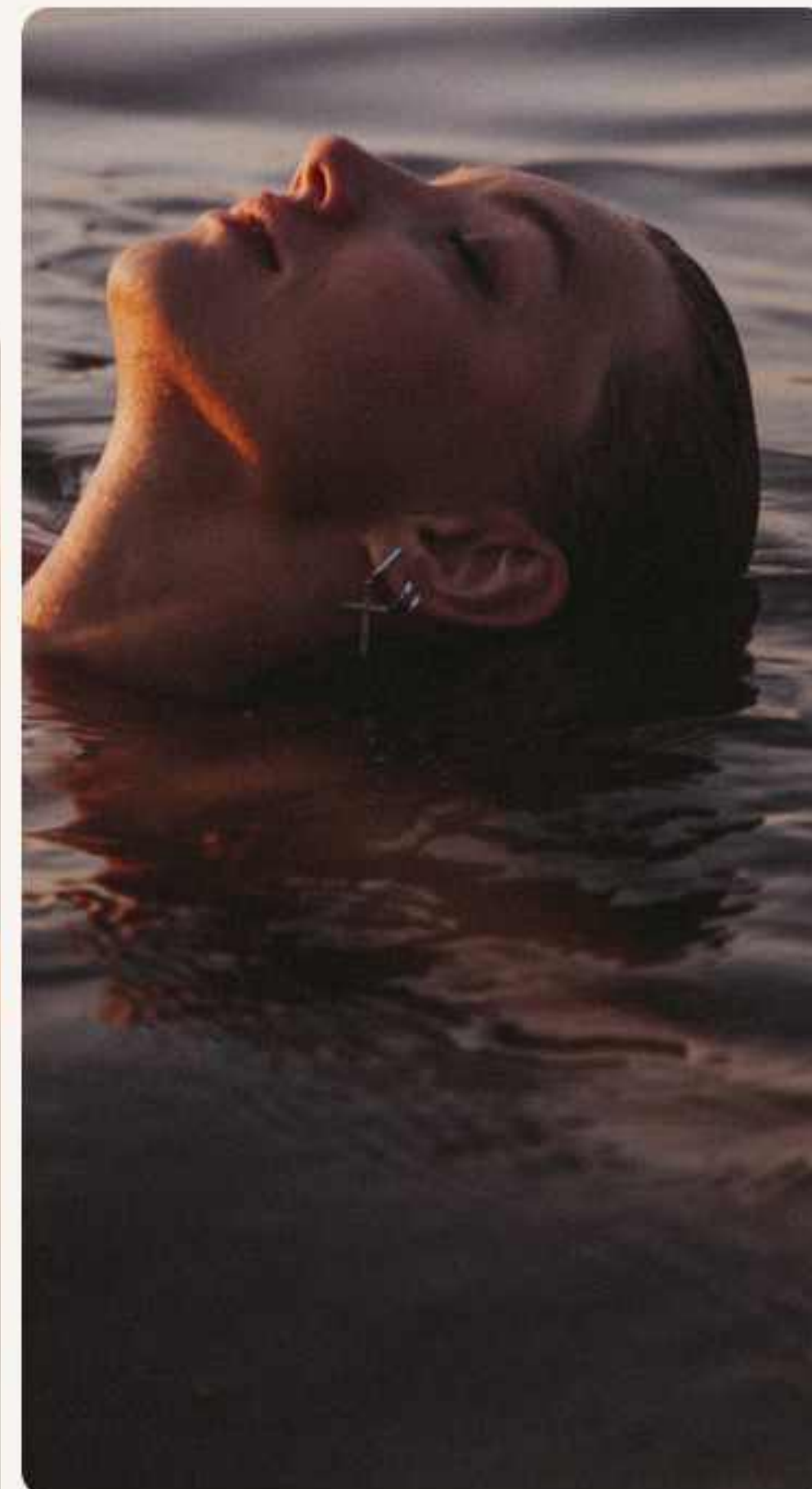


YOGA  
MEDITATION  
BREATHING PRACTICES  
SOUND HEALING  
PRANAYAMA



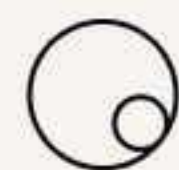


SAUNA  
HAMMAM  
ICE BATH  
HYDROTHERAPY  
FLOAT THERAPY



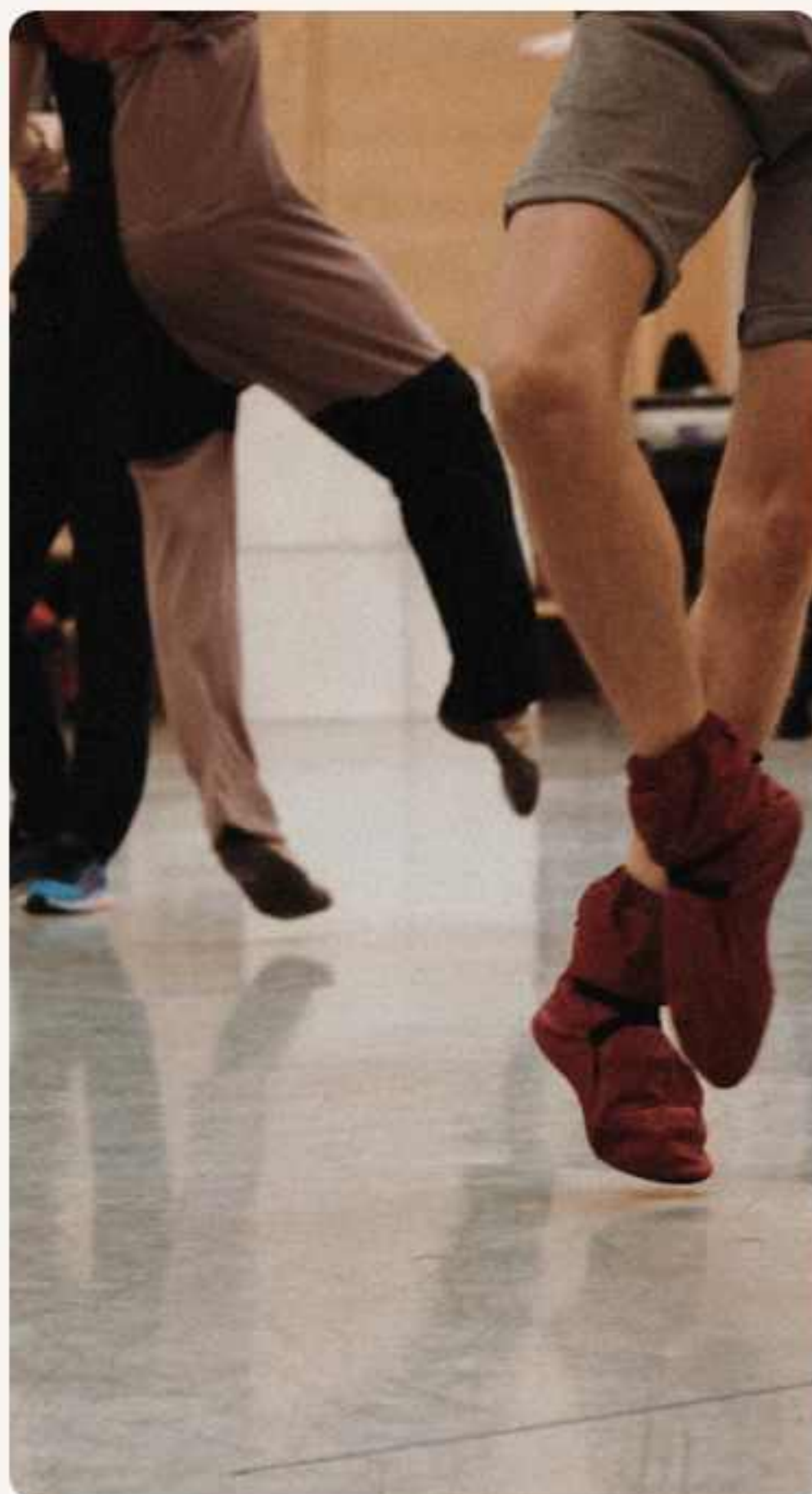
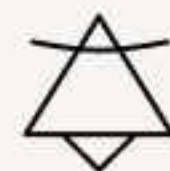


DETOX PROGRAMS  
AYURVEDA  
ORGANIC FOOD  
NUTRITION SCIENCE  
FITNESS





ART THERAPY  
DANCE PRACTICES  
MENTAL PRACTICES  
COACHING  
PSYCHOLOGY





SOCIAL EVENTS  
SEASONAL EVENTS  
RITUALS  
WELLNESS GARDEN  
QUIET AREAS







**THE BEST**



**SUNSETS**



**& SUNRISES**

**REAL VIEWS  
FROM FUTURE UNITS**



# HARMONY & PEACE

On three sides, the complex is  
surrounded by rice terraces  
& a 2-hectare park



## Morning Meditation

accompanied by birdsong



## Yoga Session

outdoors



## Walks

among tropical greenery  
at any time



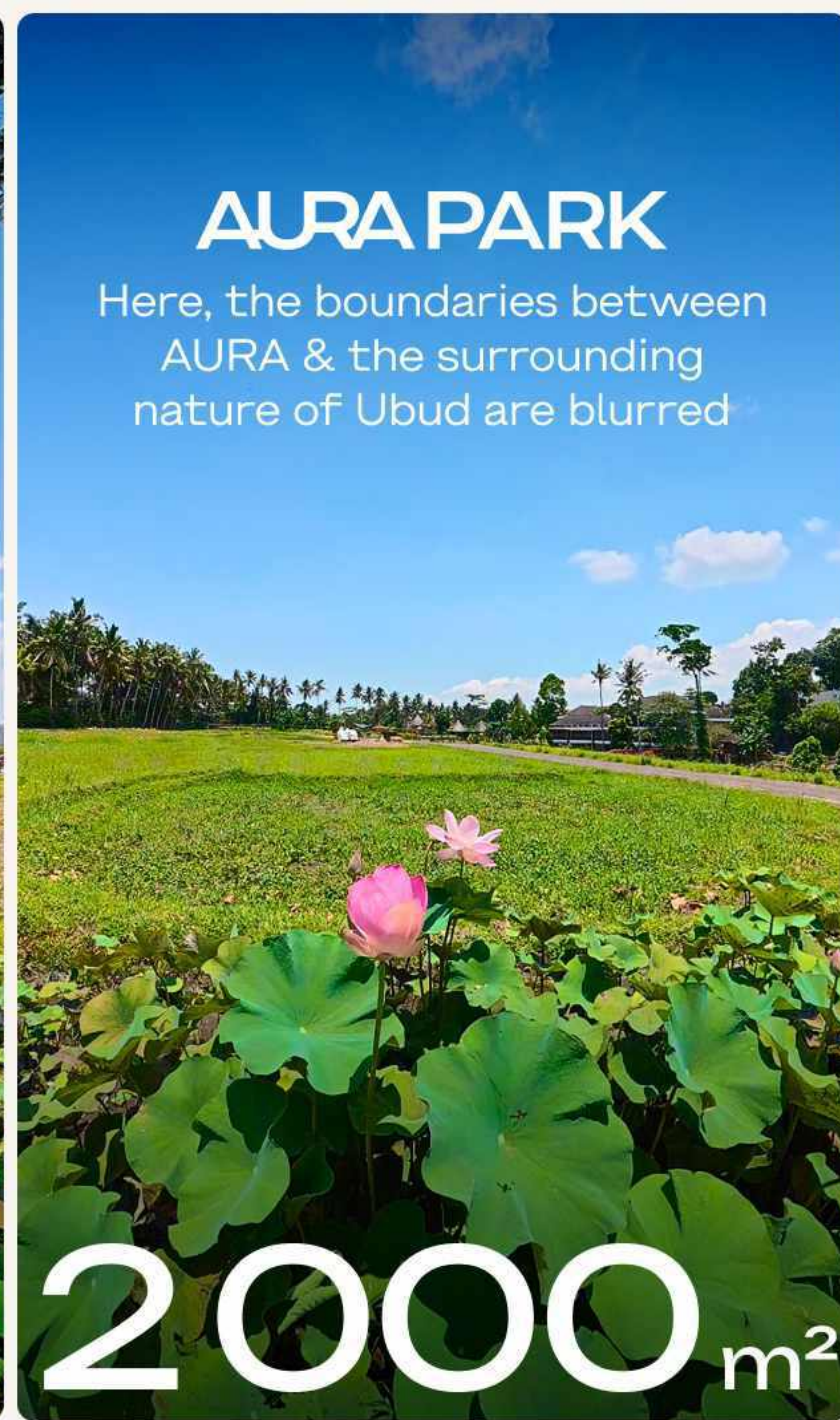


AURA



# AURA PARK

Here, the boundaries between  
AURA & the surrounding  
nature of Ubud are blurred



2000 m<sup>2</sup>



SAMOLET  
PROPERTY GROUP





# AURA WELLNESS RESORT INFRASTRUCTURE



## 160 m<sup>2</sup> Infinity pool

The perfect place to relax by the water, take photos & watch the legendary Balinese sunrises & sunsets



## Lobby with reception area & smoothie bar

An elegant space for welcoming guests: a stylish reception area, cozy waiting areas & fresh smoothies made from local fruit



## An exquisite restaurant with signature cuisine

A modern dining space with a view of rice terraces. The perfect place for breakfast, business meetings, & sunset dinners



# AURA WELLNESS RESORT INFRASTRUCTURE



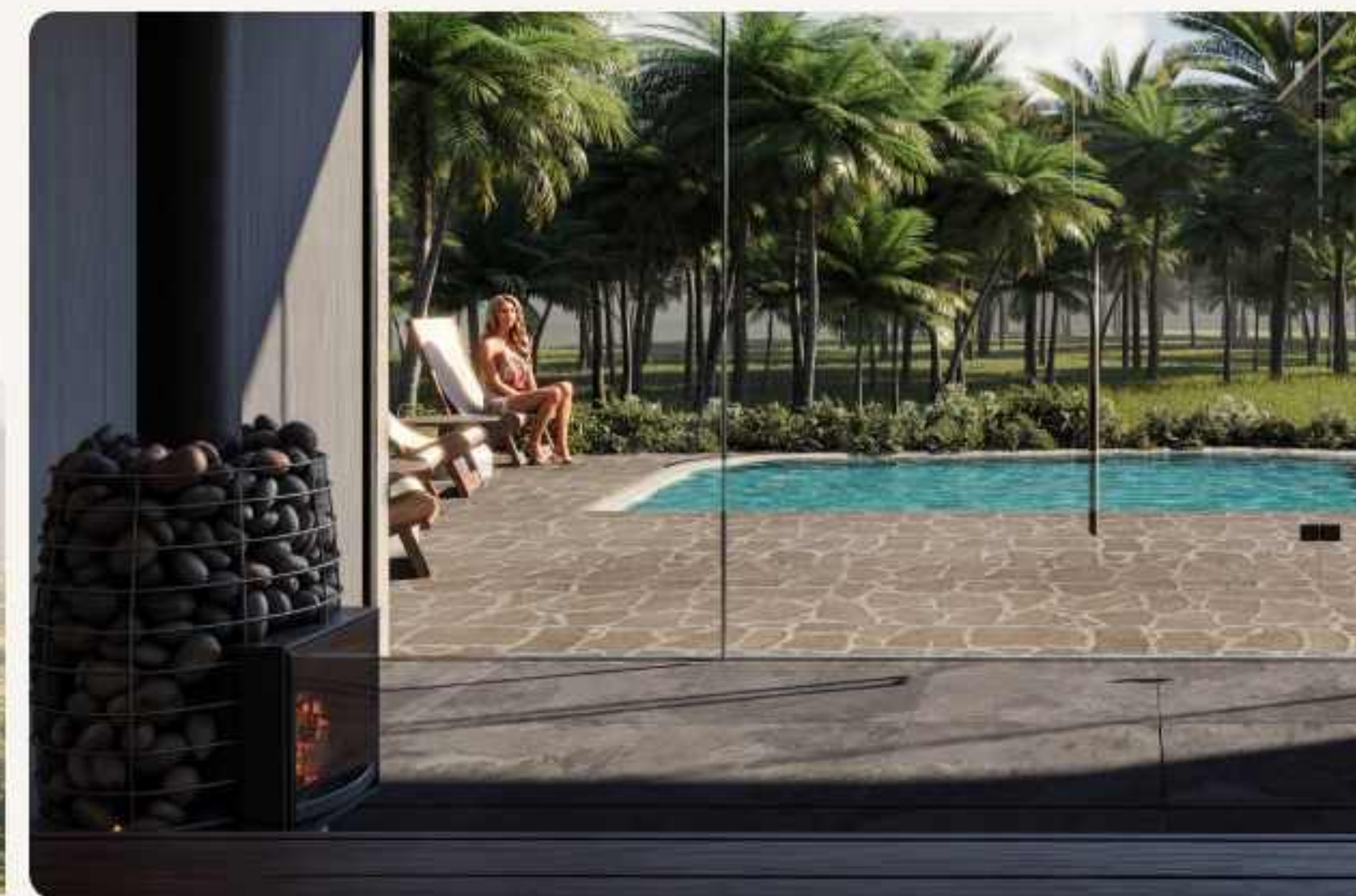
## Open-air bonfire area

The perfect place to enjoy breathtaking views, socialize & dream



## Workout area & yoga space

A place for morning meditations, group classes & personal training sessions



## Wood-fired sauna & ice pool

Traditional wood-fired sauna  
& contrasting plunge pools — energy  
& rejuvenation in Balinese rhythm



# AURA WELLNESS RESORT INFRASTRUCTURE



## Areas for rest & relaxation, work & networking

Stylish & comfortable space  
for work & networking



## Private cinema

A modern cinema for intimate  
screenings & cozy evenings



## Concierge service 24/7

Transfers, reservations, excursions & any  
individual guest requests that enhance  
the level of service & average check





STYLISTIC SOLUTION



# COZY & PEACEFUL ATMOSPHERE

in coffee & milk shades





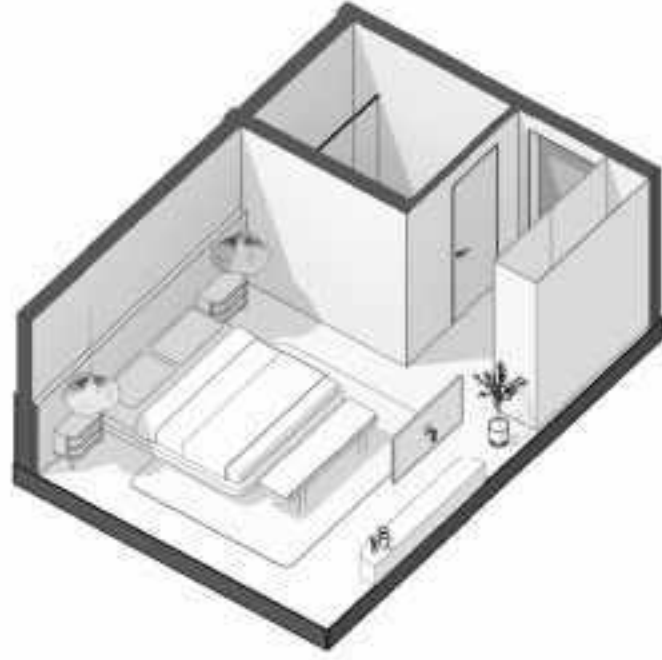
# YOUR BATHTUB WITH A VIEW OF THE STARRY SKY,

jungles & rice terraces





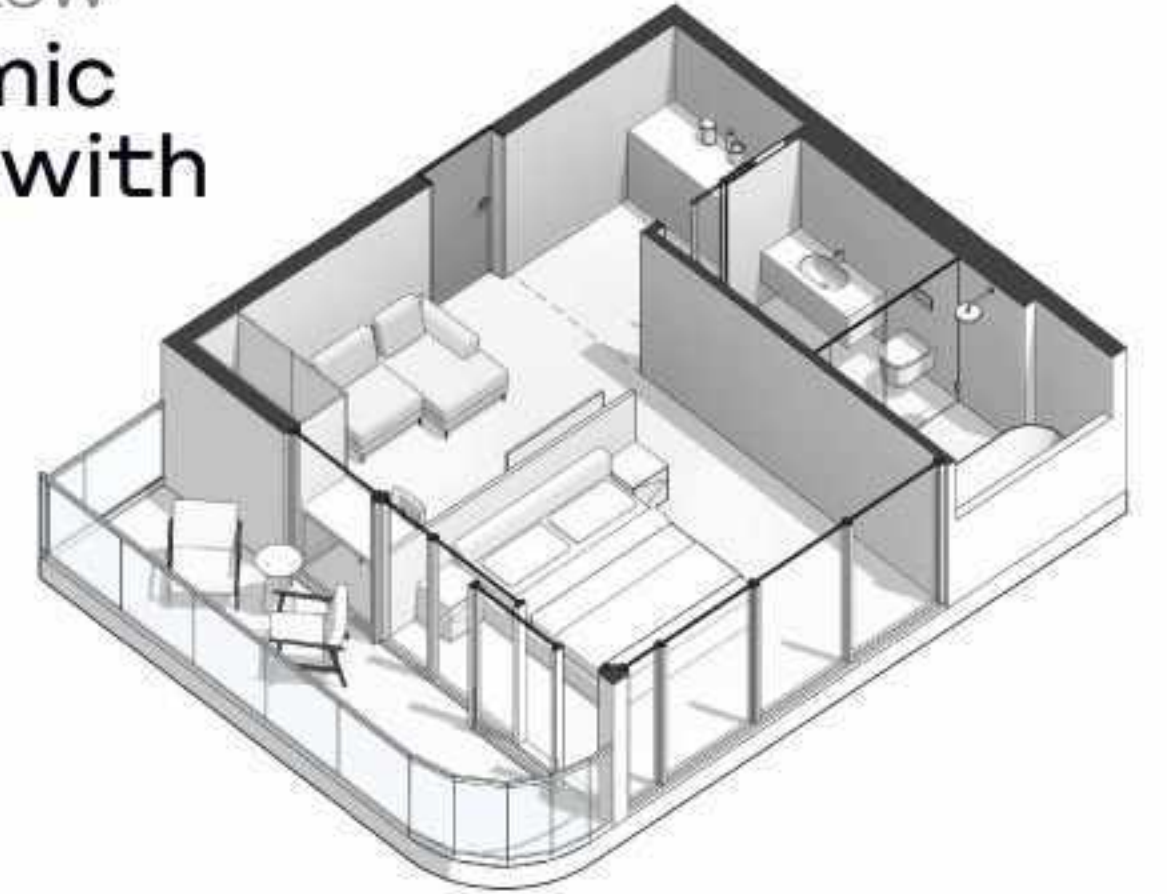
AURA ZEN  
**Studios**  
23,1 m<sup>2</sup>



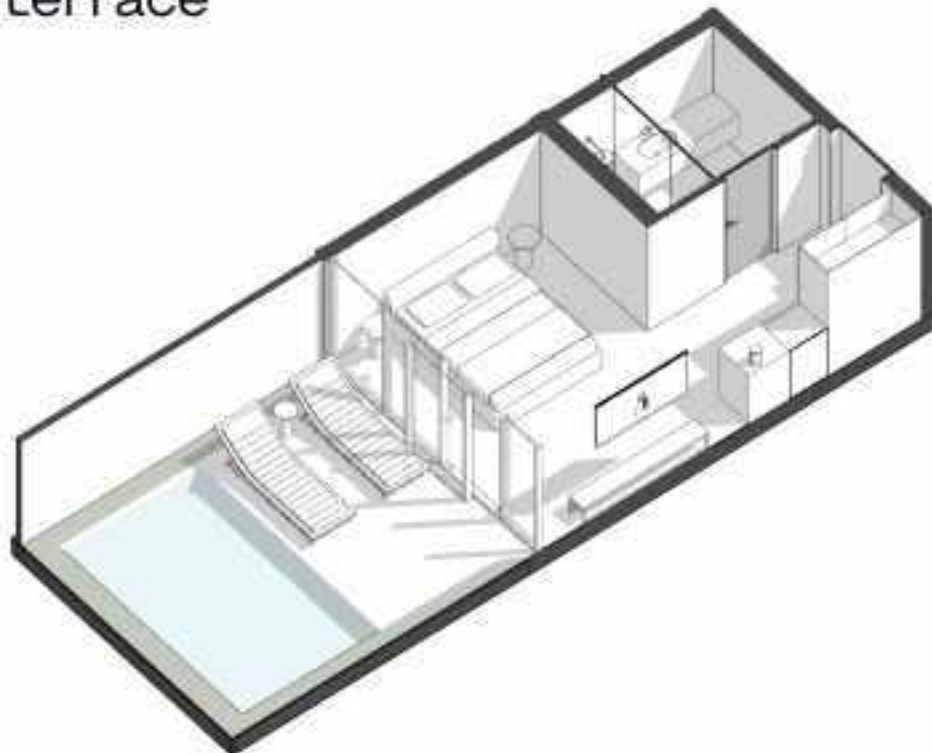
MONO AURA  
**Studios**  
35,7 m<sup>2</sup>



HORIZON FLOW  
**Panoramic**  
44,6 m<sup>2</sup> with  
terrace



ZEN TEMPLE VILLA  
**Studio villas**  
from 35,2 m<sup>2</sup>  
including terrace  
or plot



JUNGLE TEMPLE VILLA  
**1BR villas**  
from 64,7 m<sup>2</sup>  
including terrace  
or plot



EARTH TEMPLE VILLA  
**2-story**  
**2BR, 3BR villas**  
170,4 m<sup>2</sup>  
including the plot





# APARTMENTS



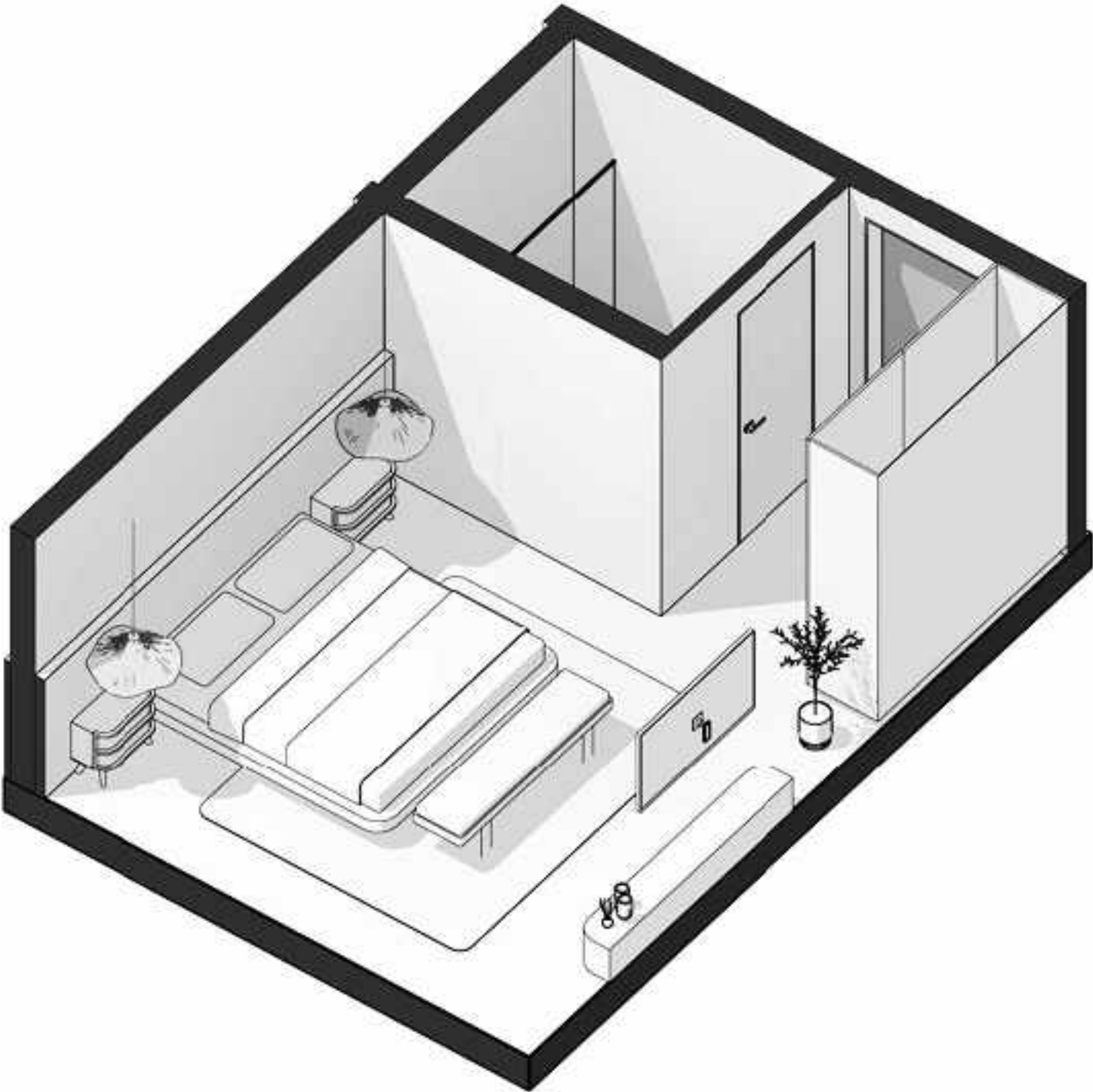


# AURA ZEN

Studios 23,1 m<sup>2</sup>

12,6%	\$23,269	\$1,939
ROI	Annual income	Monthly income
2 guests	44	
Maximum capacity	Total number	

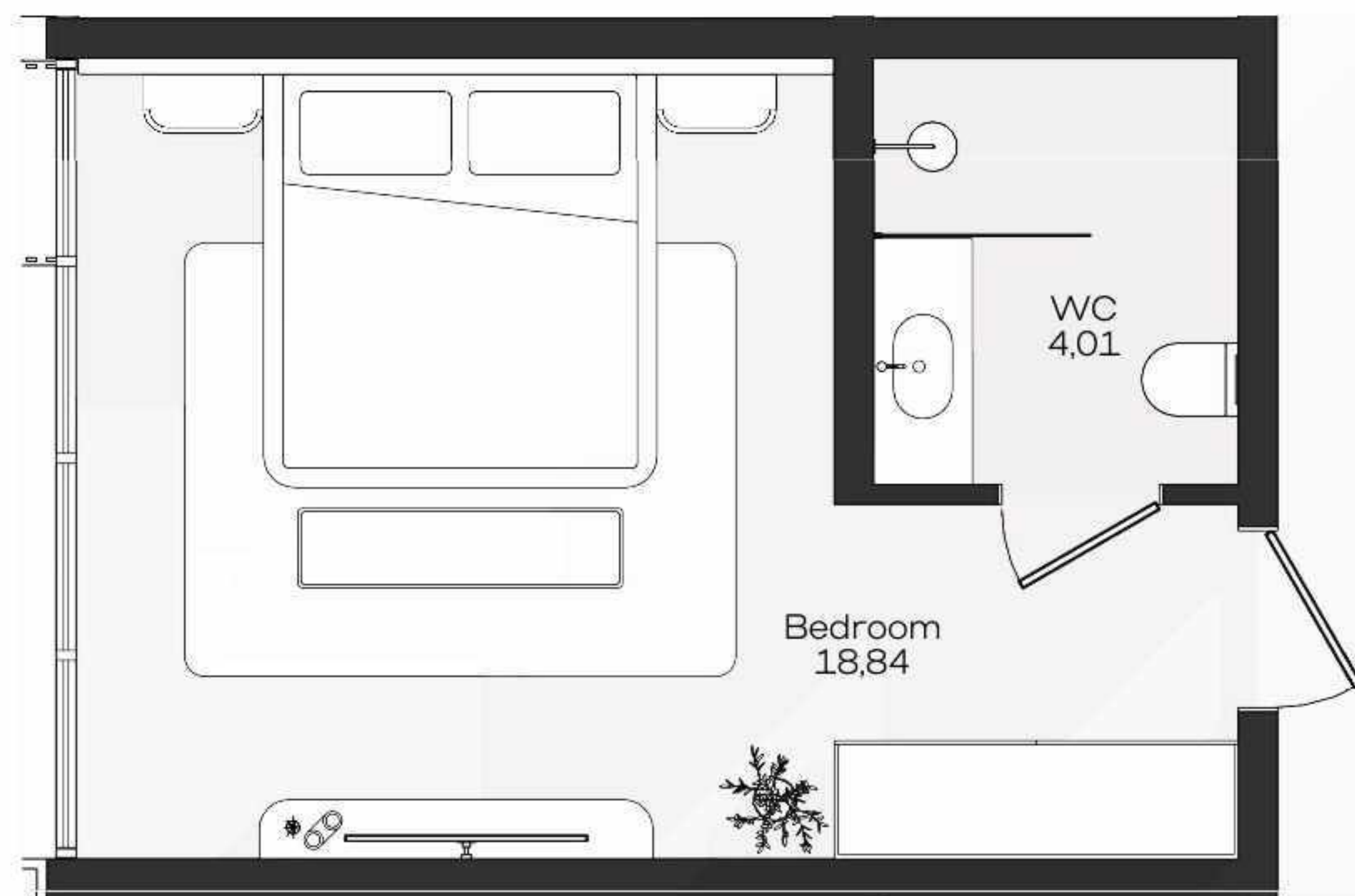
FLOOR	DOWN PAYMENT FOR INSTALLMENT PLAN	PRICE WITH FULL PAYMENT	PRICE IN INSTALLMENTS
1	\$12,345	\$75,716	\$82,300
2	\$13,125	\$80,500	\$87,500
3	\$13,890	\$85,192	\$92,600
4	\$14,670	\$89,976	\$97,800





# AURA ZEN

Studios 23,1 m<sup>2</sup>





AURA  
WELLNESS RESORT



AURA ZEN

SAMOLĚT  
PROPERTY GROUP



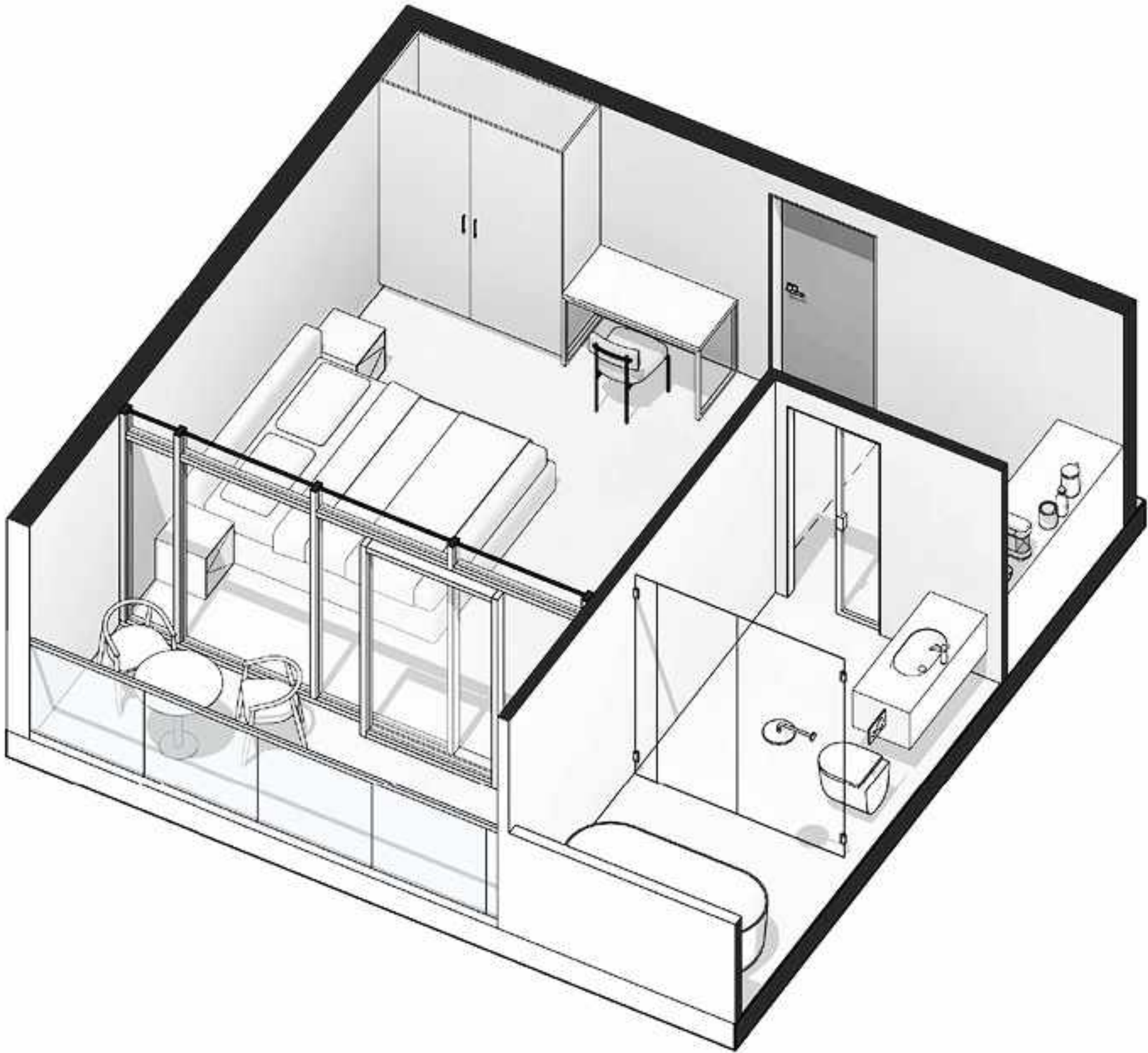


# MONO AURA

Studios 35,7 m<sup>2</sup>

11,7%	\$28,968	\$2,414
ROI	Annual income	Monthly income
2 guests	52	
Maximum capacity	Total number	

FLOOR	DOWN PAYMENT FOR INSTALLMENT PLAN	PRICE WITH FULL PAYMENT	PRICE IN INSTALLMENTS
0	SOLD OUT	<del>\$80,100</del>	<del>\$87,000</del>
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 m<sup>2</sup>







# MONO AURA



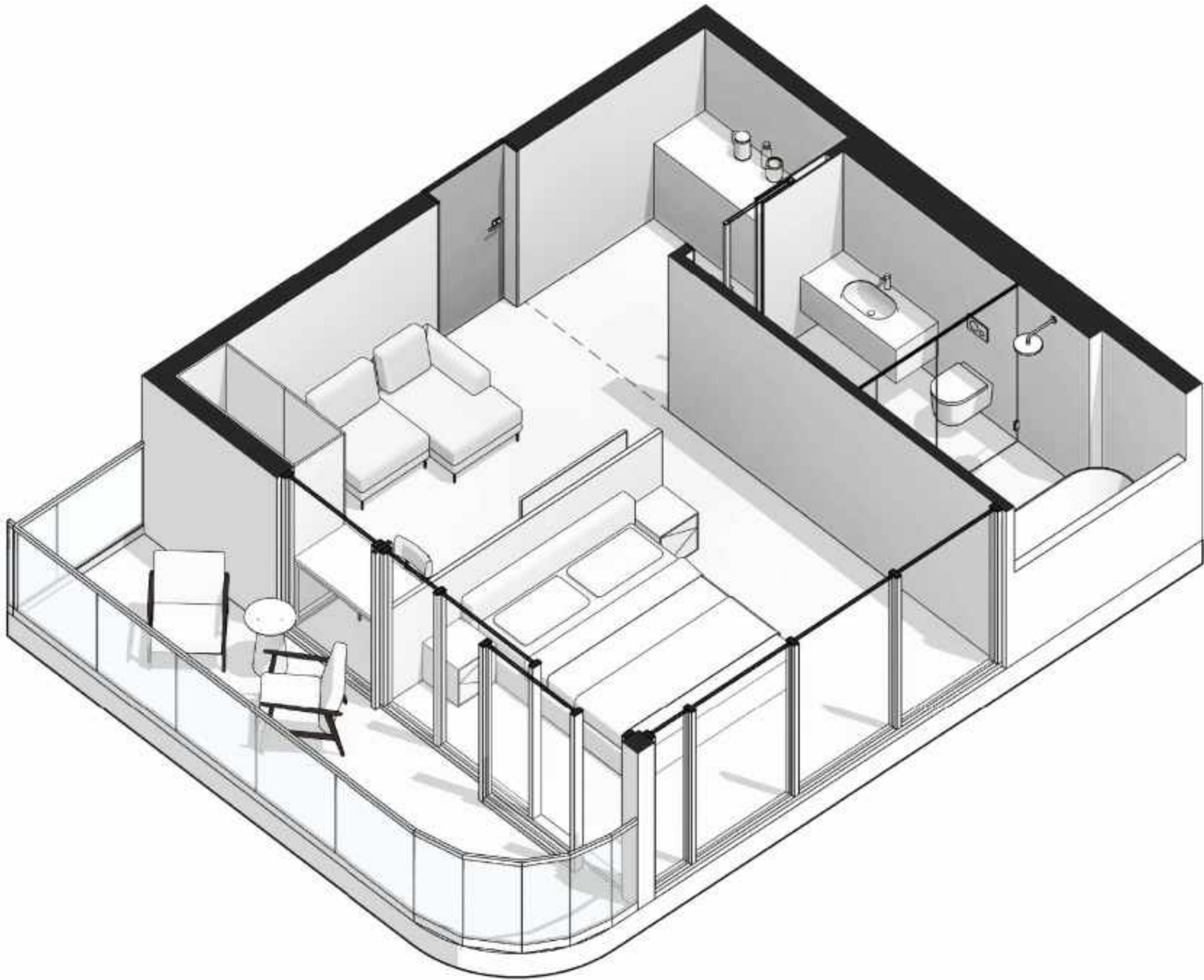


# HORIZON FLOW

Panoramic 44,6 m<sup>2</sup> with terrace

10,6%	\$36,803	\$3,066
ROI	Annual income	Monthly income
3 guests	8	
Maximum capacity	Total number	

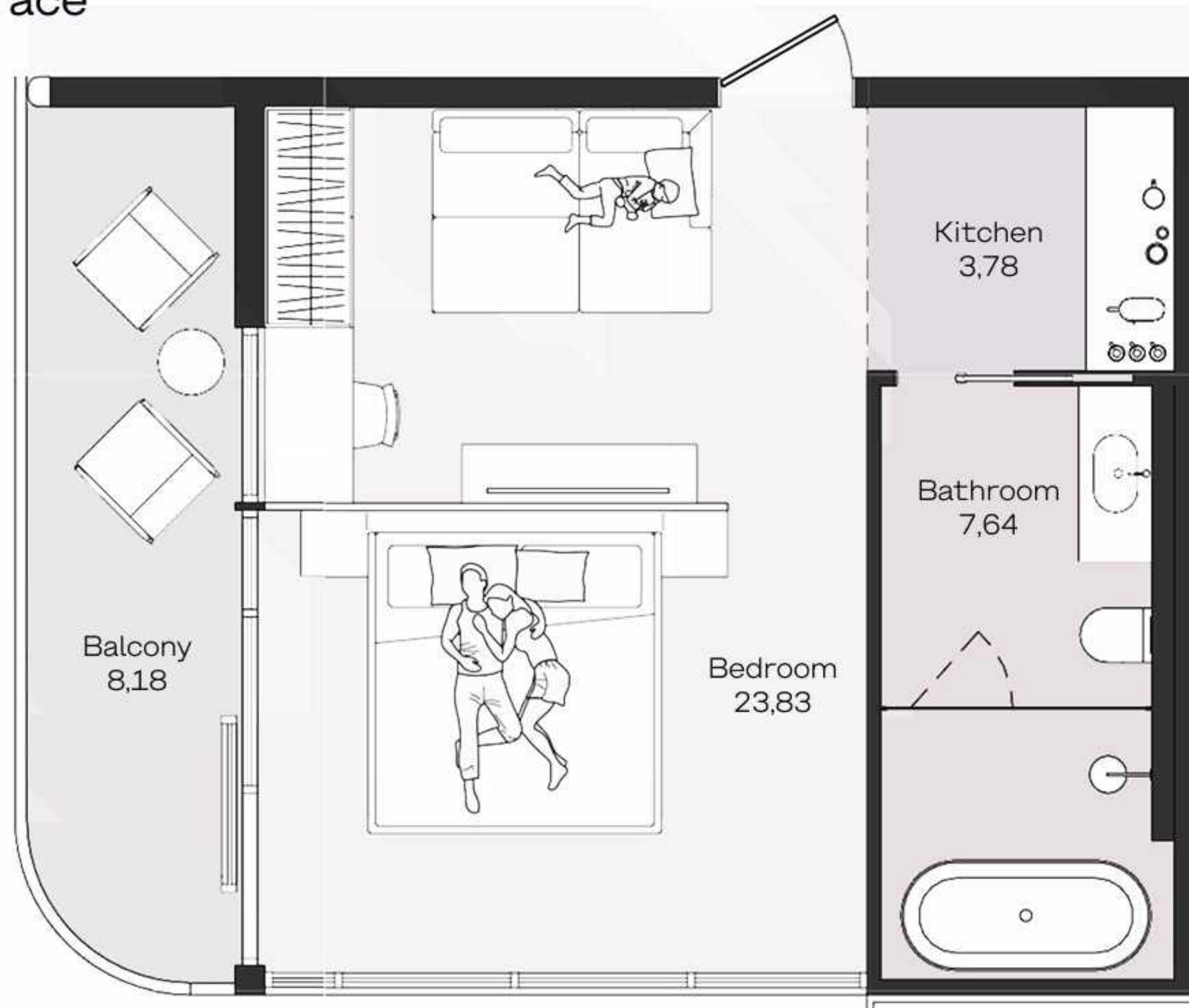
FLOOR	DOWN PAYMENT FOR INSTALLMENT PLAN	PRICE WITH FULL PAYMENT	PRICE IN INSTALLMENTS
1	\$22,485	\$137,908	\$149,900
2	\$24,405	\$149,684	\$162,700
3	\$25,485	\$156,308	\$169,900
4	\$26,235	\$160,908	\$174,900





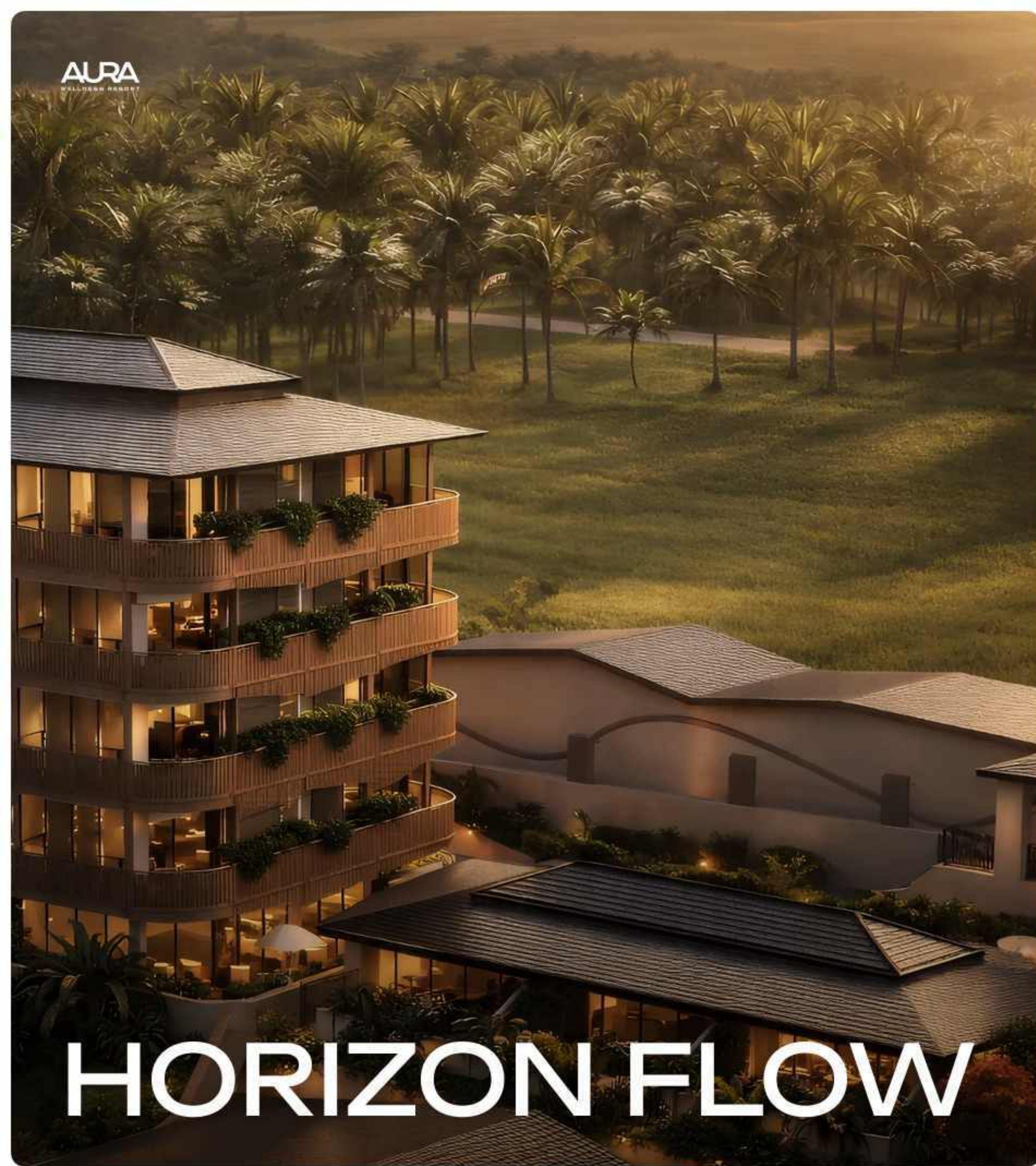
# HORIZON FLOW

Panoramic 44,6 m<sup>2</sup> with terrace



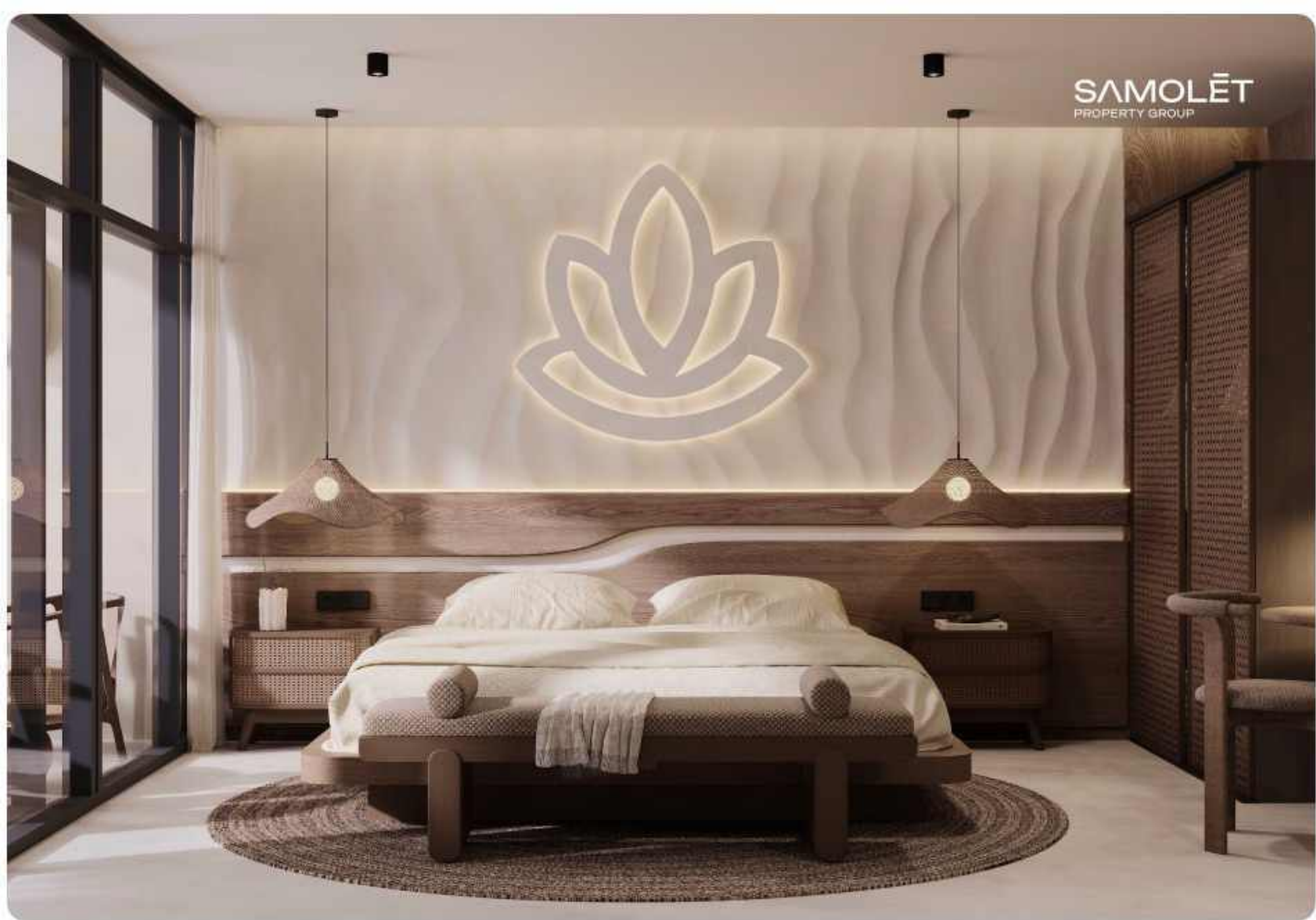


ALRA  
WILLSON RESORT



# HORIZON FLOW

SAMOLET  
PROPERTY GROUP





# VILLAS





# ZEN TEMPLE

Studio villas 35,2 m<sup>2</sup> with a bathtub

**14,8%**

ROI

**\$30,131**

Annual income

**\$2,511**

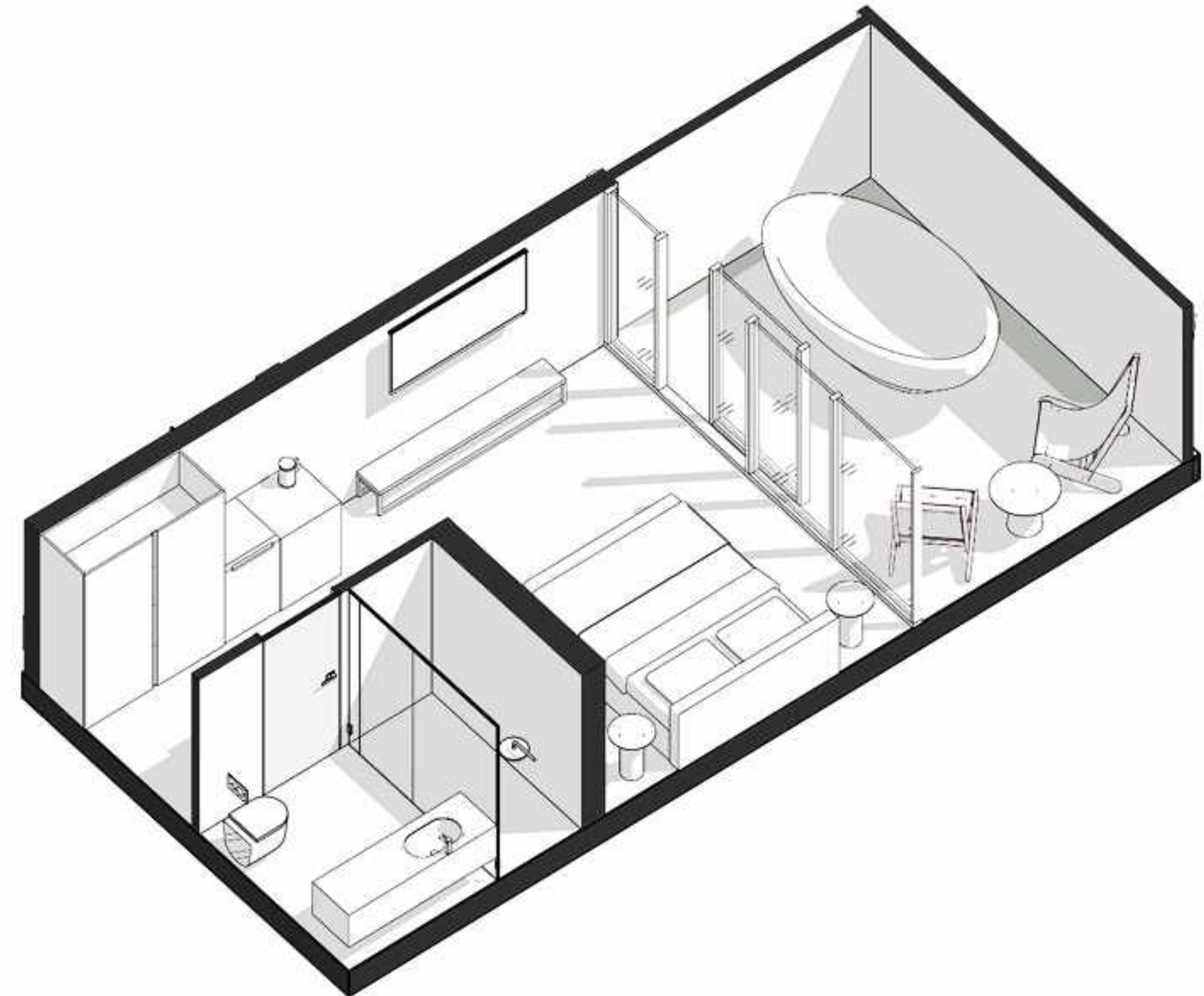
Monthly income

**2 guests**

Maximum capacity

**2**

Total number



DOWN PAYMENT FOR  
INSTALLMENT PLAN

**\$15,885**

PRICE WITH  
FULL PAYMENT

**\$97,428**

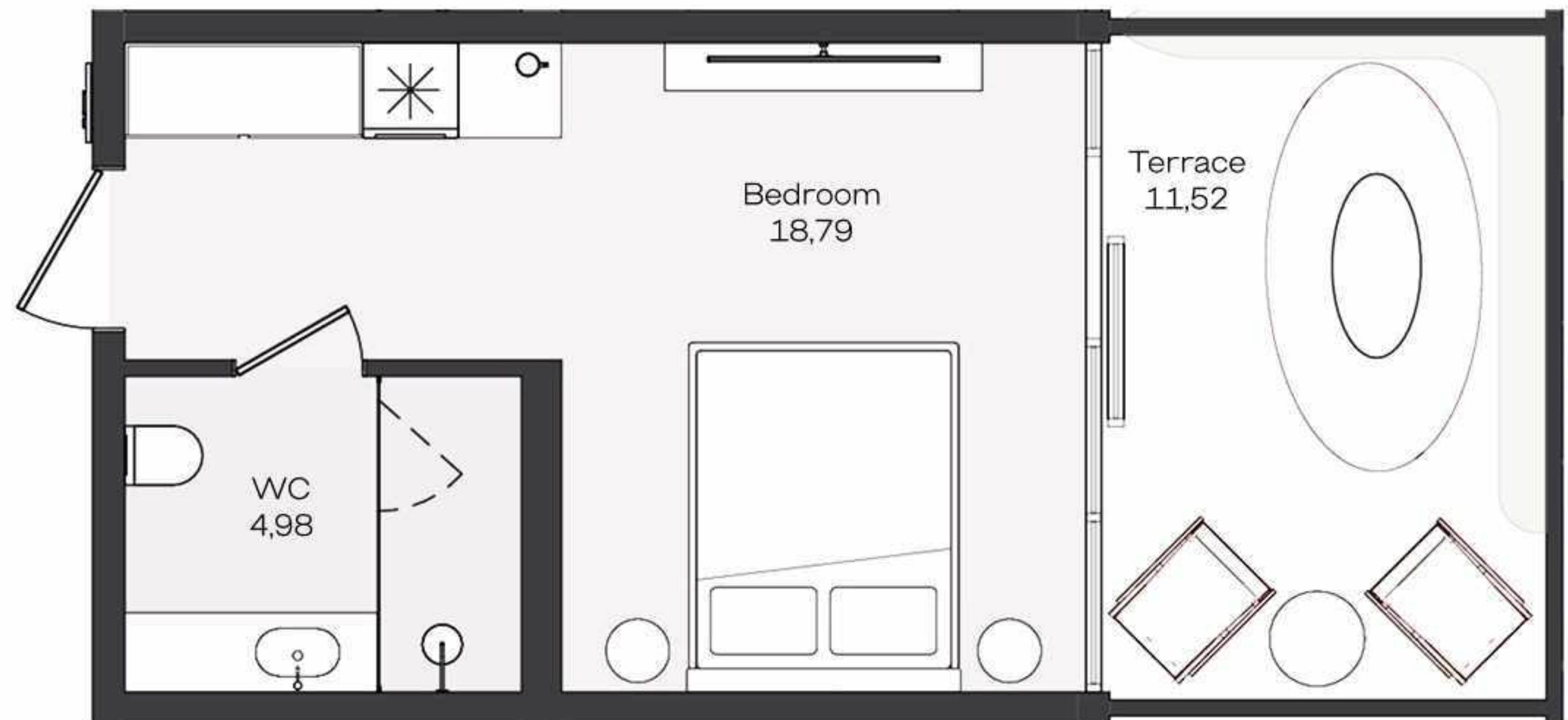
PRICE  
IN INSTALLMENTS

**\$105,900**



# ZEN TEMPLE

Studio villas 35,2 m<sup>2</sup> with a bathtub





# ZEN TEMPLE

Studio villas 44,2 m<sup>2</sup> with a swimming pool

**16,2%**

ROI

**\$36,827**

Annual income

**\$3,069**

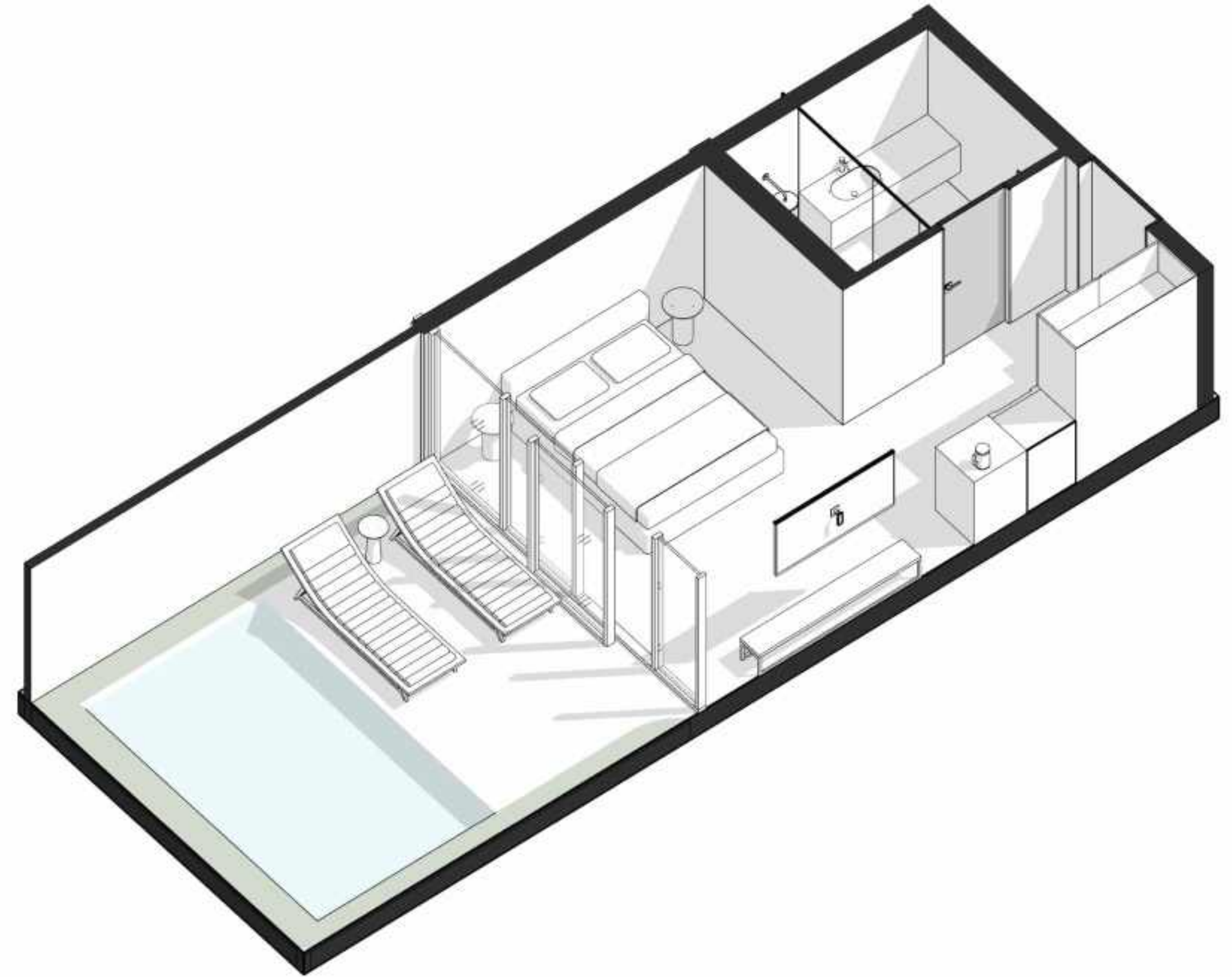
Monthly income

**2 guests**

Maximum capacity

**9**

Total number



DOWN PAYMENT FOR  
INSTALLMENT PLAN

**\$18,330**

PRICE WITH  
FULL PAYMENT

**\$112,424**

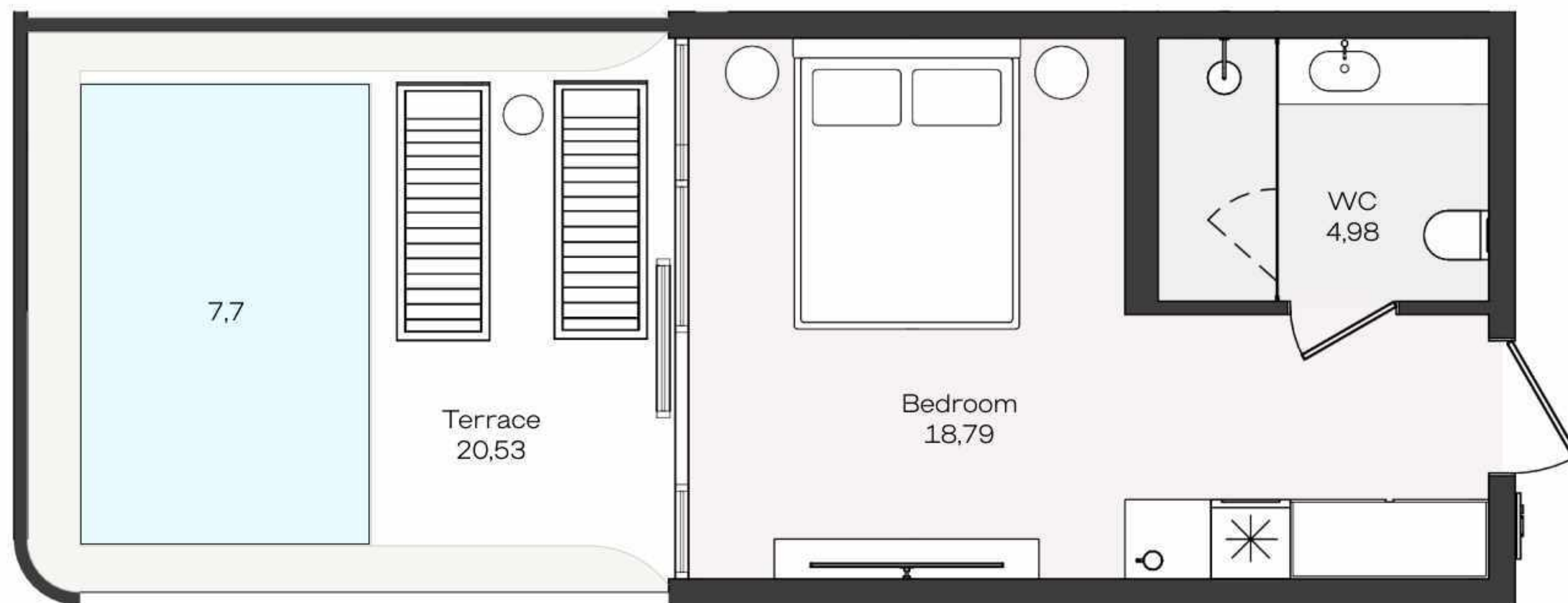
PRICE  
IN INSTALLMENTS

**\$122,200**



# ZEN TEMPLE

Studio villas 44,2 m<sup>2</sup> with a swimming pool





# ZEN TEMPLE

Studio villas 51,3 m<sup>2</sup> with a garden

**13,7%**

ROI

**\$33,479**

Annual income

**\$2,790**

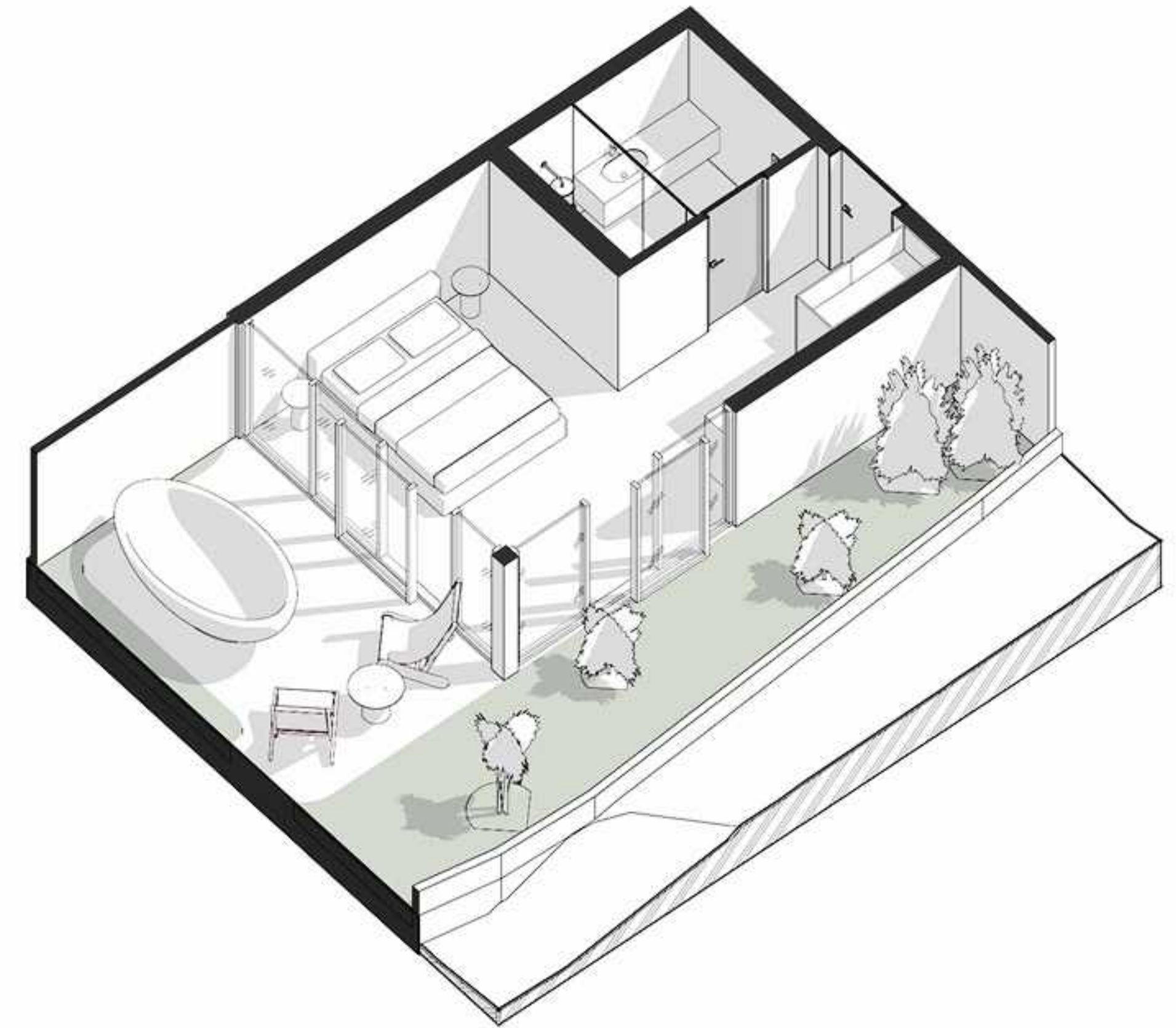
Monthly income

**2 guests**

Maximum capacity

**2**

Total number



DOWN PAYMENT FOR  
INSTALLMENT PLAN

**\$19,155**

PRICE WITH  
FULL PAYMENT

**\$117,484**

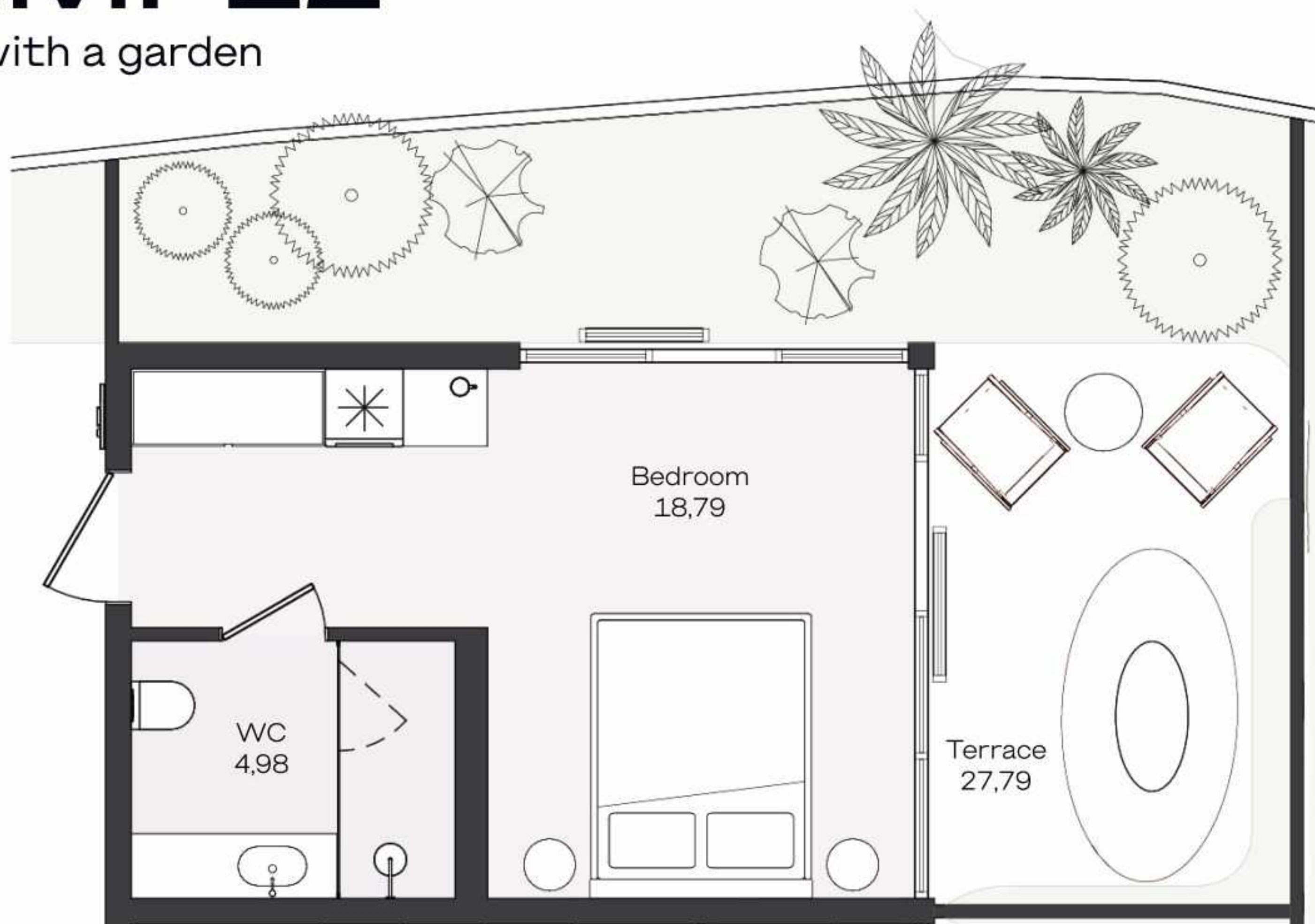
PRICE  
IN INSTALLMENTS

**\$127,700**



# ZEN TEMPLE

Studio villas 51,3 m<sup>2</sup> with a garden





AURA  
WILCHESIA HOMES



# ZEN TEMPLE

SAMOLÈT  
PROPERTY GROUP







ZEN TEMPLE





# JUNGLE TEMPLE

1BR villas 69,8 m<sup>2</sup> with a bathtub

**15,3%**

ROI

**\$40,365**

Annual income

**\$3,363**

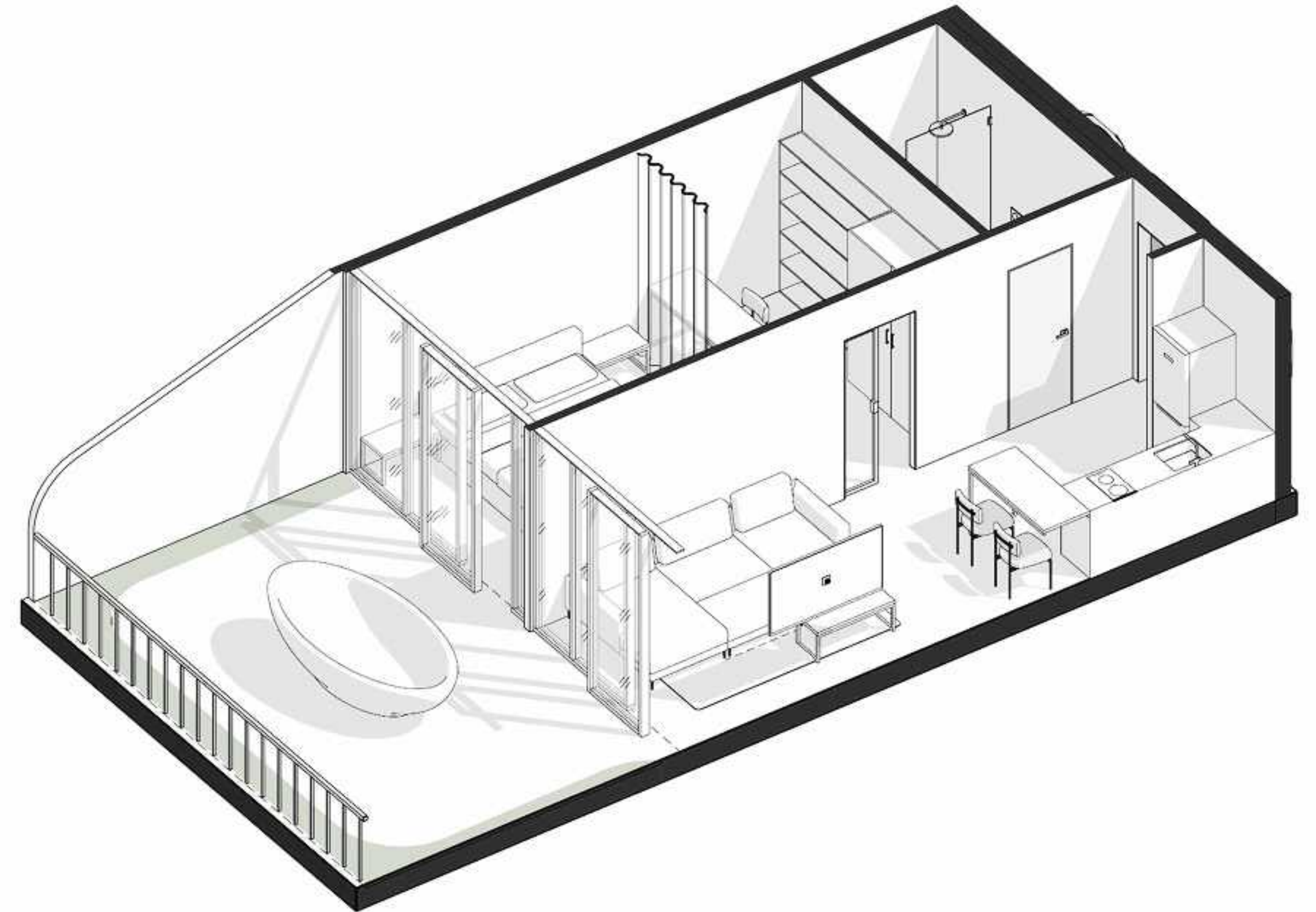
Monthly income

**4 guests**

Maximum capacity

**13**

Total number



DOWN PAYMENT FOR  
INSTALLMENT PLAN

**\$22,395**

PRICE WITH  
FULL PAYMENT

**\$137,356**

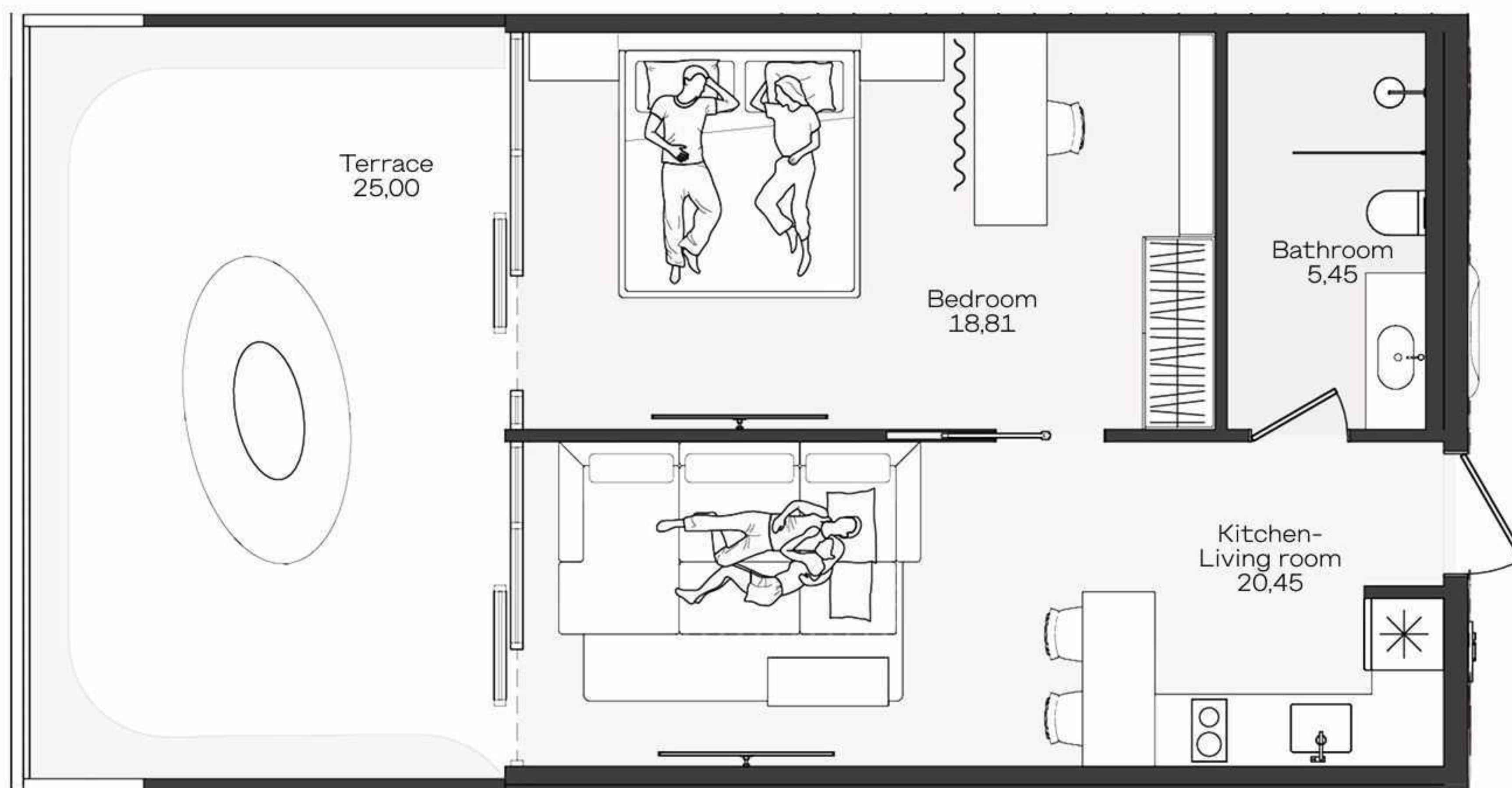
PRICE  
IN INSTALLMENTS

**\$149,300**



# JUNGLE TEMPLE

1BR villas 69,8 m<sup>2</sup> with a bathtub





# JUNGLE TEMPLE

1BR villas 64,7 m<sup>2</sup> with a swimming pool

**15,3%**

ROI

**\$40,365**

Annual income

**\$3,363**

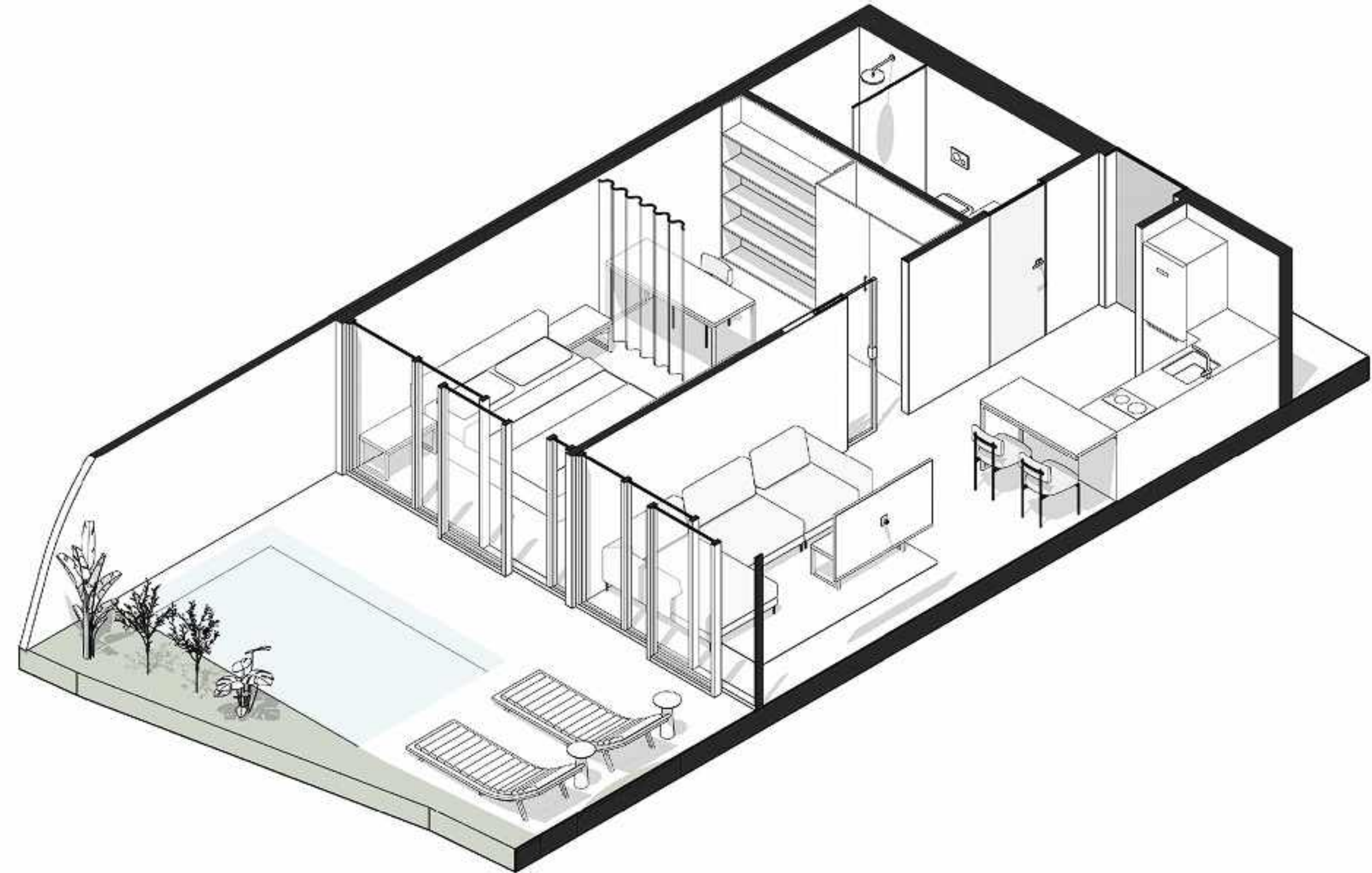
Monthly income

**4 guests**

Maximum capacity

**19**

Total number



DOWN PAYMENT FOR  
INSTALLMENT PLAN

**\$22,395**

PRICE WITH  
FULL PAYMENT

**\$137,356**

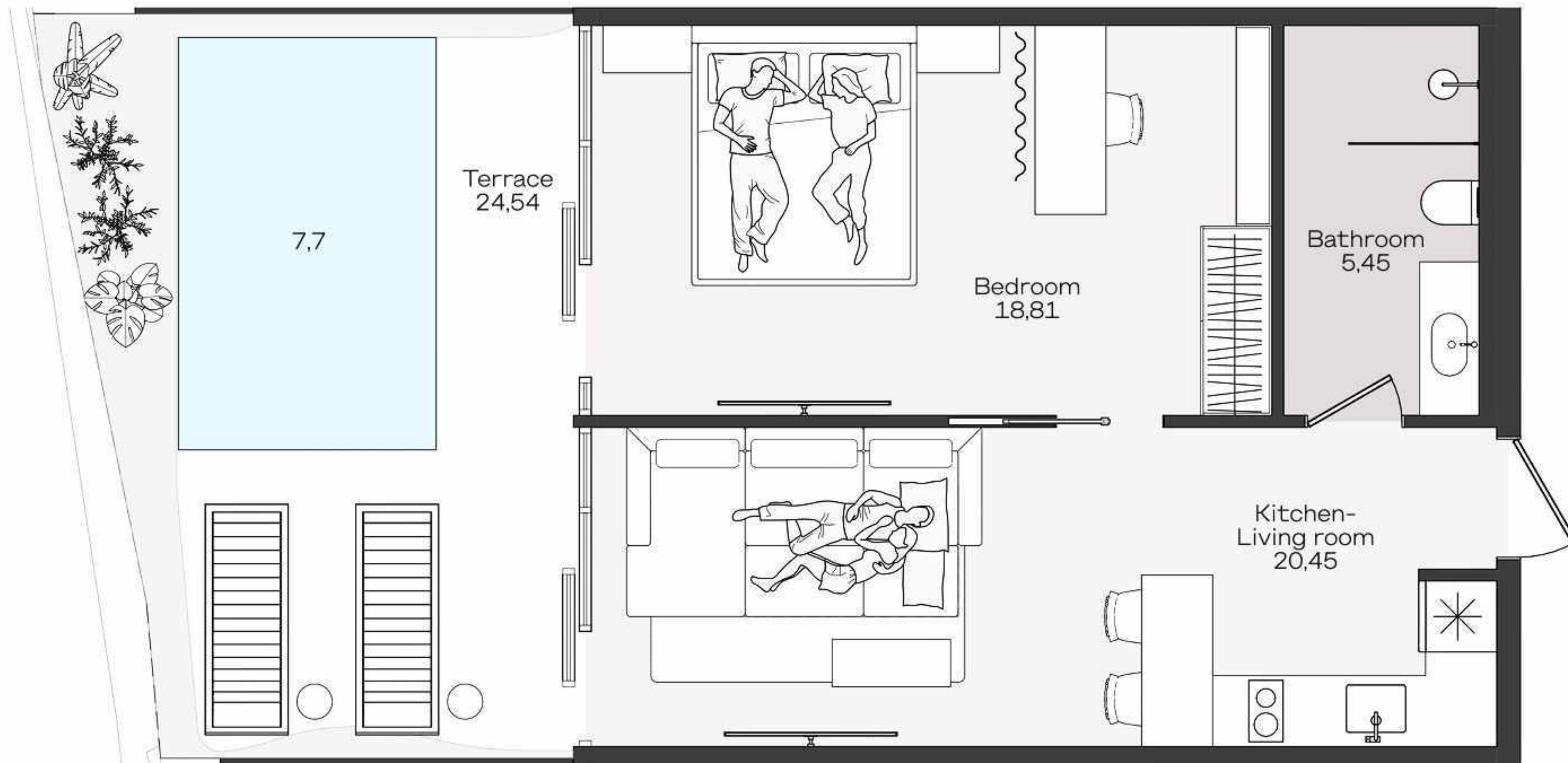
PRICE  
IN INSTALLMENTS

**\$149,300**



# JUNGLE TEMPLE

1BR villas 64,7 m<sup>2</sup> with a swimming pool





AURA  
WELLNESS RESORT



# JUNGLE TEMPLE

SAMOLET  
PROPERTY GROUP





ALRA  
MULDAH RESORT



SAMOLĚT  
PROPERTY GROUP



JUNGLE TEMPLE



# EARTH TEMPLE

2-story 2K villas 170,4 m<sup>2</sup> with a swimming pool

**10,7%**

ROI

**\$63,397**

Annual income

**\$5,283**

Monthly income

**6 guests**

Maximum capacity

**3**

Total number

DOWN PAYMENT FOR  
INSTALLMENT PLAN

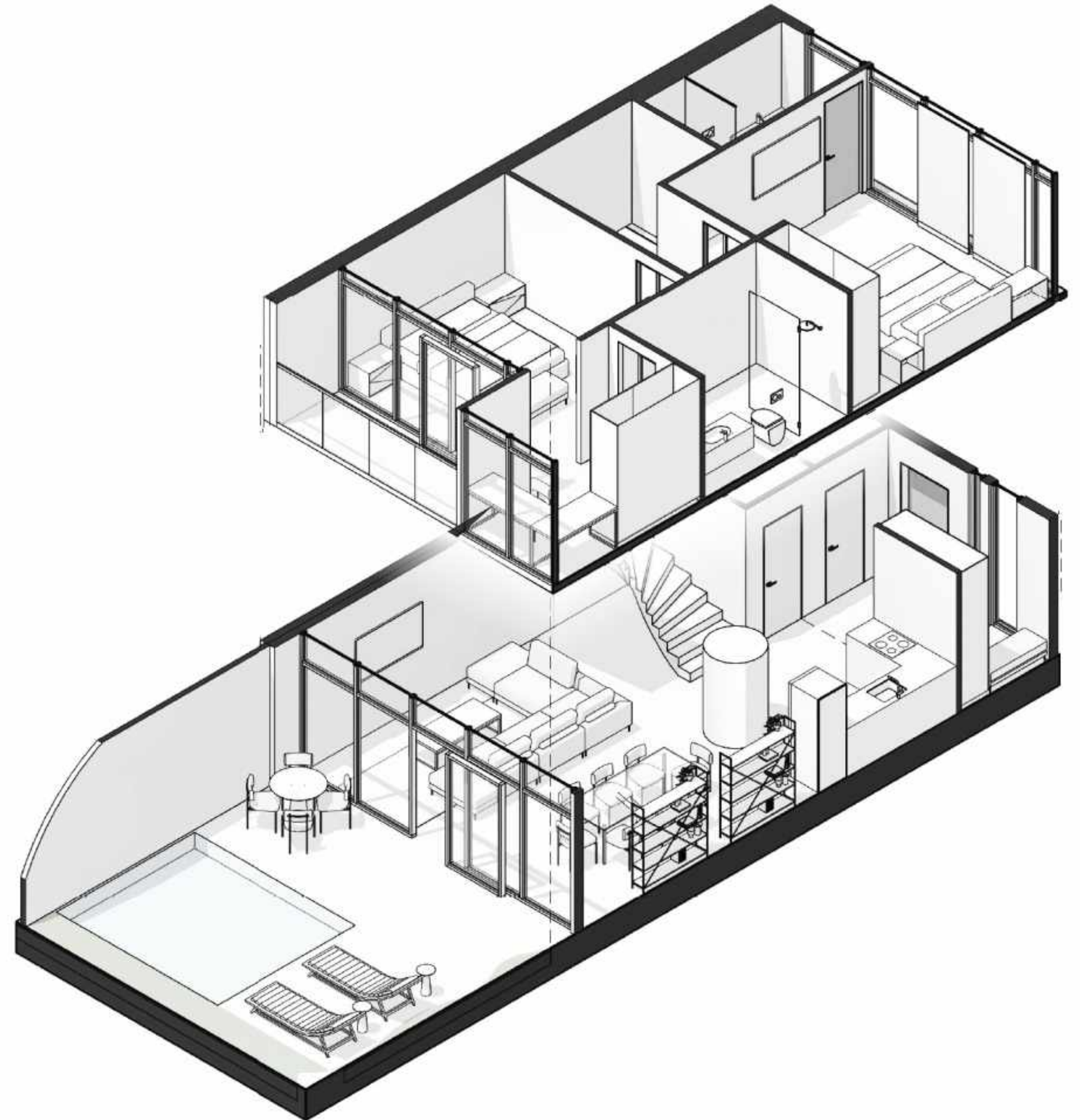
**\$44,325**

PRICE WITH  
FULL PAYMENT

**\$271,860**

PRICE  
IN INSTALLMENTS

**\$295,500**

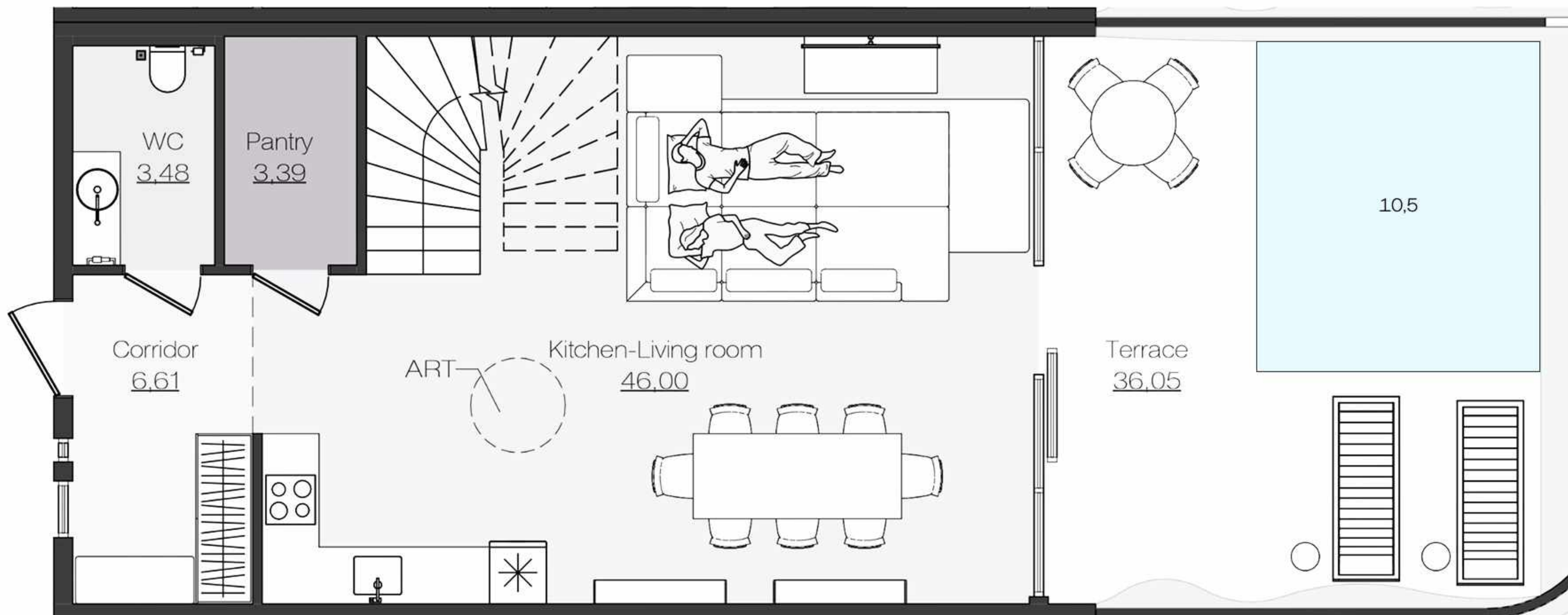




# EARTH TEMPLE

2-story 2K villas 170,4 m<sup>2</sup> with a swimming pool

1st floor

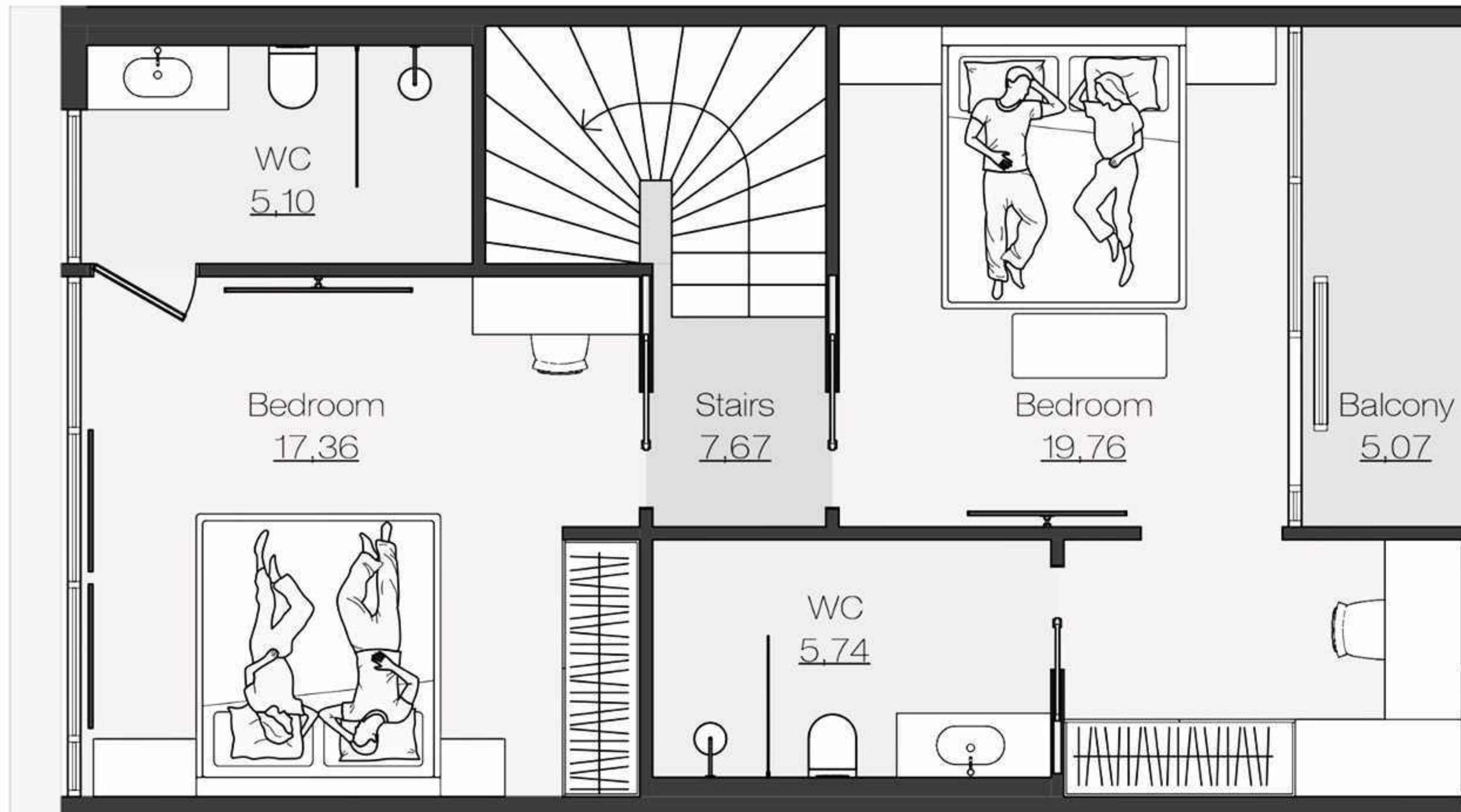




# EARTH TEMPLE

2-story 2K villas 170,4 m<sup>2</sup> with a swimming pool

2nd floor

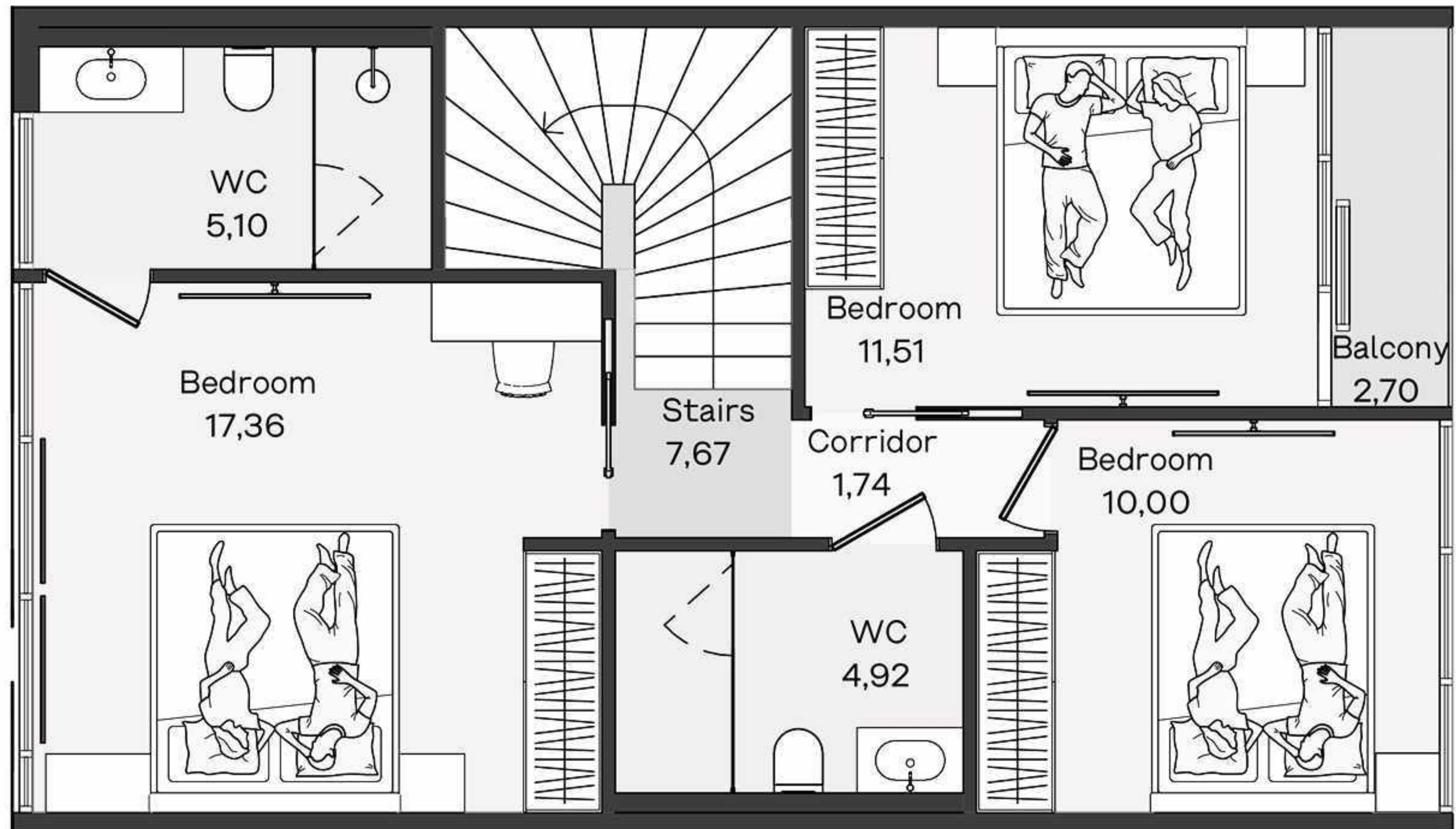




# EARTH TEMPLE

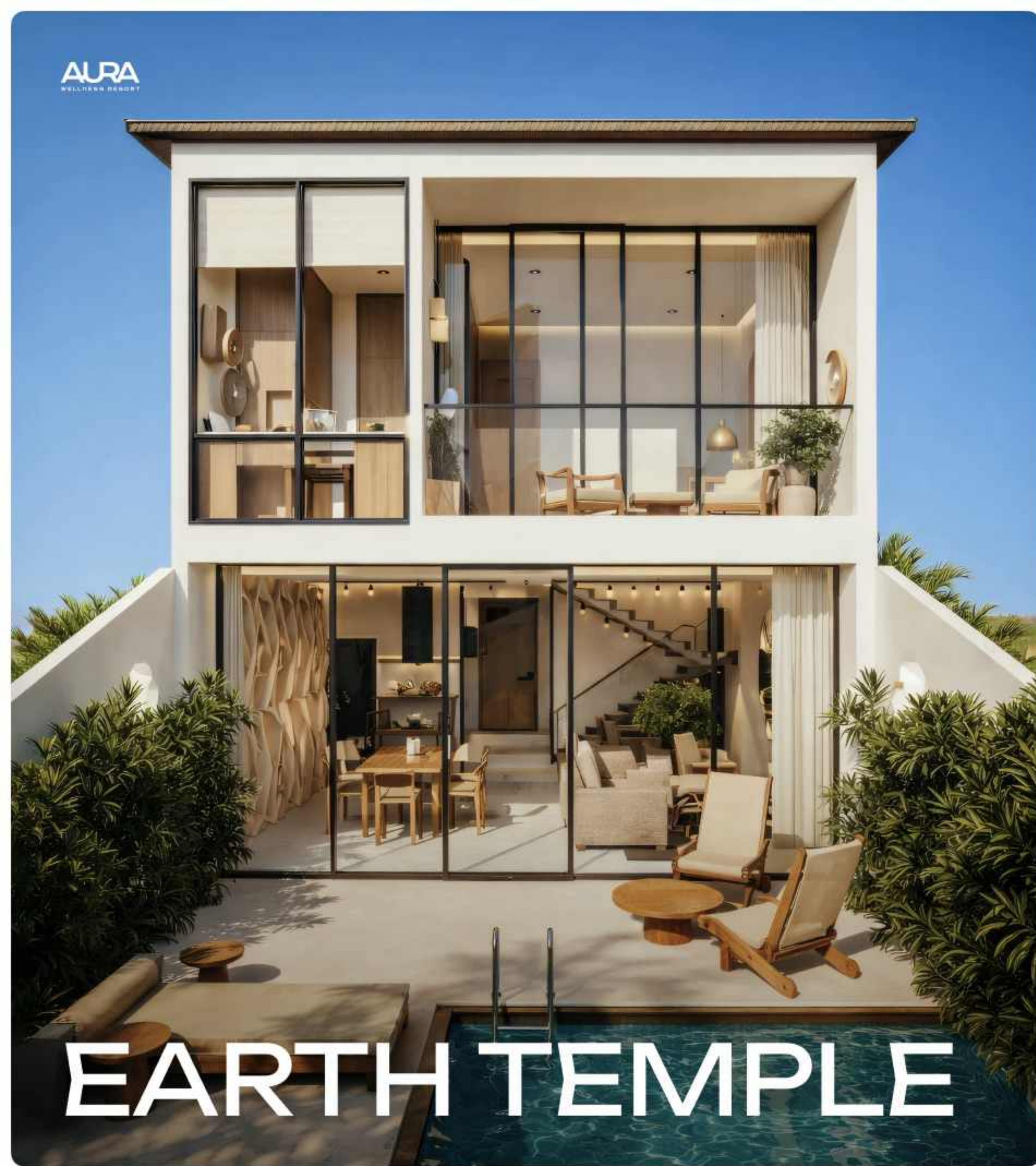
Optional second floor plan — two-story 3BR villa 170,4 m<sup>2</sup> with pool

2nd floor





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EARTH TEMPLE





## CAPITAL GROWTH

**30%+**  
ROI over 2 years

- Resale after construction
- Yield: +40% over 2.5 years
- Example: villa \$145,000 → \$190,000.
- Suitable for those who want to lock in profits on value growth

## PASSIVE INCOME

**\$20,000**  
annual income  
≈13,8% per annum

- Rental with a management company
- Income: \$20,000 per year ≈16% per annum
- All maintenance is handled by the management company
- Can be sold later at a higher price

## SALE OF AN EXISTING RENTAL BUSINESS

**5 years**  
guaranteed return

For strategic investors seeking maximum returns. Combines two key scenarios:

- Purchase at an early stage of construction
- Rental management through a management company
- Sale after 5 years of operation with proven income



## Payment options

Analog methods

Payment at the office

SWIFT bank transfer

Cash offline/online

STAGE 3

### Remaining Payments

Paid throughout the entire construction period once per quarter

STAGE 2

**10%**

Installment payment in 3 months from the date of the first payment

STAGE 1

**15%**

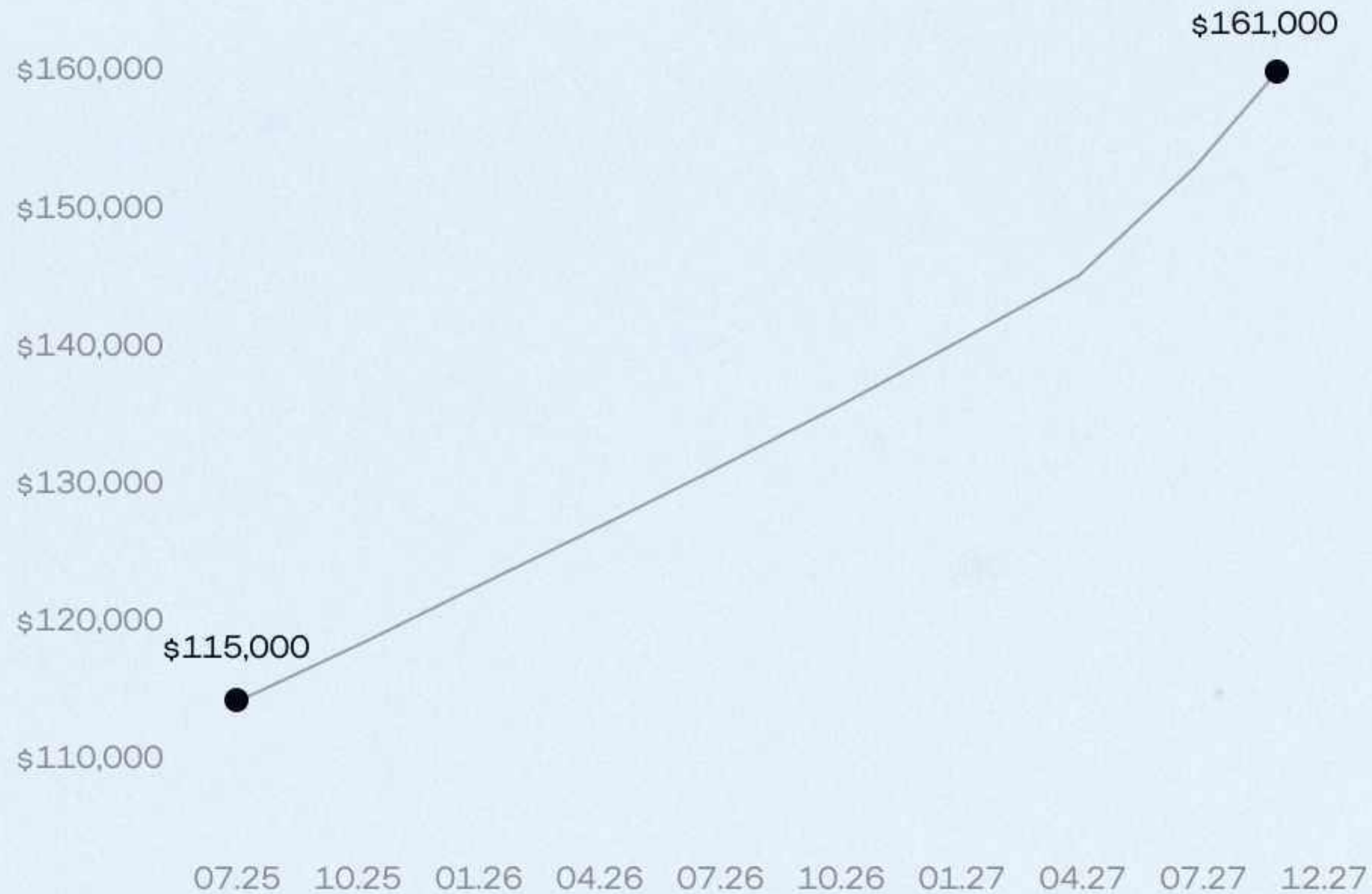
Down payment upon signing the contract

# ONE OF THE BEST PAYMENT PLANS

Our own investment capital allows us to build without delays & offer investors the lowest entry threshold in the Bali real estate market



+30% increase in the cost of MONO AURA during construction



The cost of apartments & villas at AURA Wellness Resort will increase gradually throughout the construction period. The closer the complex is to completion, the higher the entry price. This guarantees additional profits for early investors

## A TRANSPARENT & PREDICTABLE STRATEGY FOR INVESTORS

All stages & deadlines  
for price increases are  
approved in advance

PRICE GROWTH  
CHART FOR  
ALL UNITS

[Learn more](#)





# ROI CALCULATION

UNIT	AREA	PRICE	PRICE PER NIGHT	OCCUPANCY	INCOME BEFORE EXPENSES	NET INCOME	ROI	FULL RETURN ON INVESTMENT
AURA ZEN	23,1 m <sup>2</sup>	\$97,800	\$83	77%	\$23,269	\$11,918	12,6%	7,9 years
MONO AURA	35,7 m <sup>2</sup>	\$125,500	\$104	77%	\$28,968	\$14,205	11,7%	8,5 years
HORIZON FLOW	44,6 m <sup>2</sup>	\$174,900	\$132	77%	\$36,803	\$17,983	10,6%	9,4 years
ZEN TEMPLE VILLA WITH A BATHTUB	35,2 m <sup>2</sup>	\$105,900	\$108	77%	\$30,131	\$15,248	14,8%	6,7 years
ZEN TEMPLE VILLA WITH A SWIMMING POOL	44,2 m <sup>2</sup>	\$122,200	\$132	77%	\$36,827	\$19,273	16,2%	6,1 years
ZEN TEMPLE VILLA WITH A GARDEN	51,3 m <sup>2</sup>	\$127,700	\$120	77%	\$33,479	\$17,000	13,7%	7,2 years
JUNGLE TEMPLE VILLA	from 64,7 m <sup>2</sup>	\$149,300	\$144	77%	\$40,365	\$22,102	15,3%	6,5 years
EARTH TEMPLE VILLA	170,4 m <sup>2</sup>	\$295,500	\$227	77%	\$63,397	\$30,765	10,7%	9,3 years

**Price per night.** To calculate the price per night, complexes in similar locations with a similar concept & level of service were analyzed. The indicated figure is an annual average & may vary depending on the season

**Occupancy.** Thanks to the absence of pronounced seasonality & stable demand, the average occupancy rate of leased real estate is 77%



# AURA

WELLNESS RESORT

SAMOLĒT  
PROPERTY GROUP

