

AURA

WELLNESS RESORT

BY
SAMOLET
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 m²
Plot area

1.150 m²
Infrastructure

160 m²
Infinity pool

up to 30%
Capitalization

Ubud
Bali
[View on map](#)



16.8M

tourists in 2024

30+

activity categories

-1% to USD

currency for 2024

~2%

inflation

+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 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

The best wellness destination on the planet

BUSINESS INSIDER

#2

The best place in the world for a honeymoon in 2025

Tripadvisor

#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

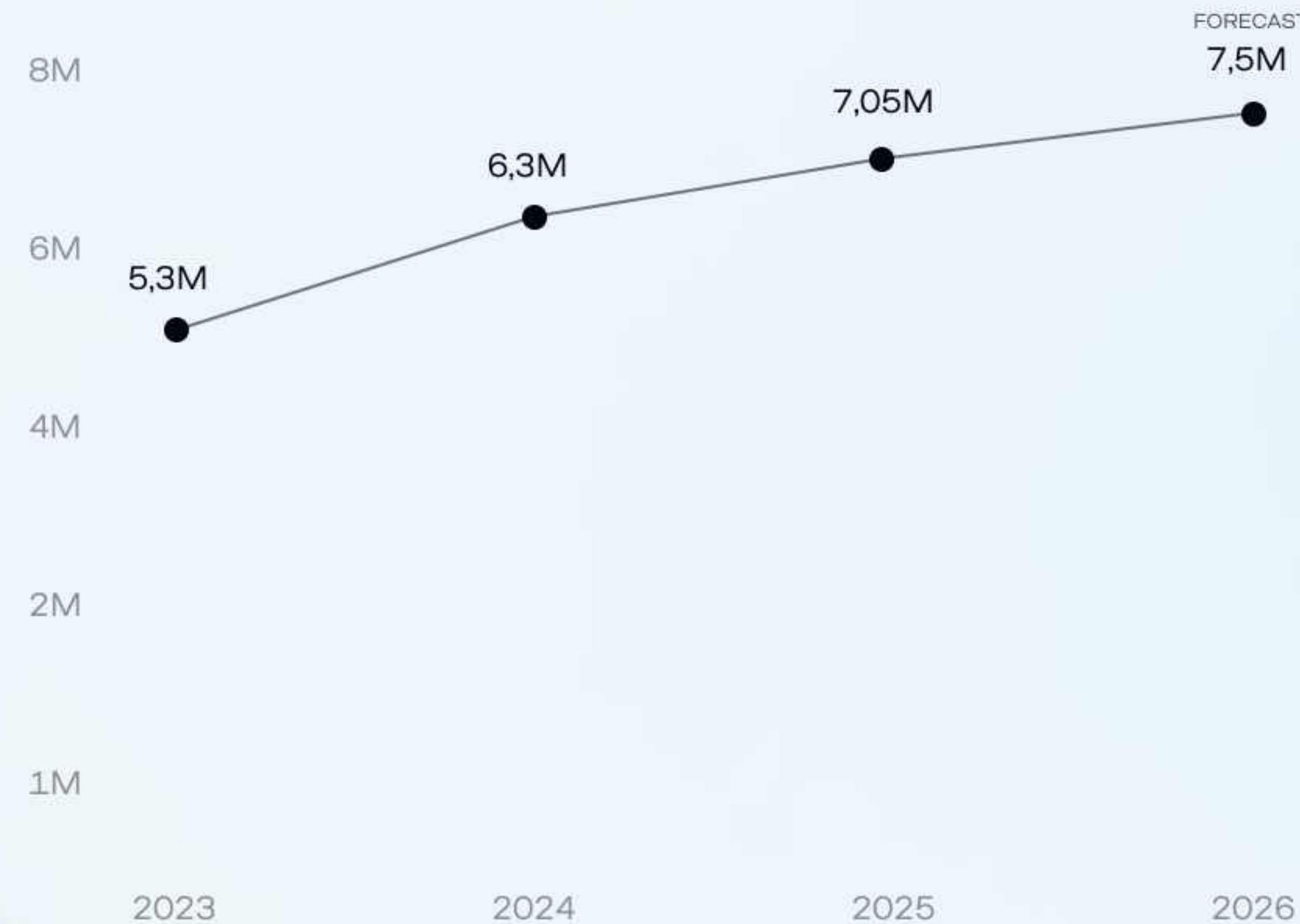
DATA

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



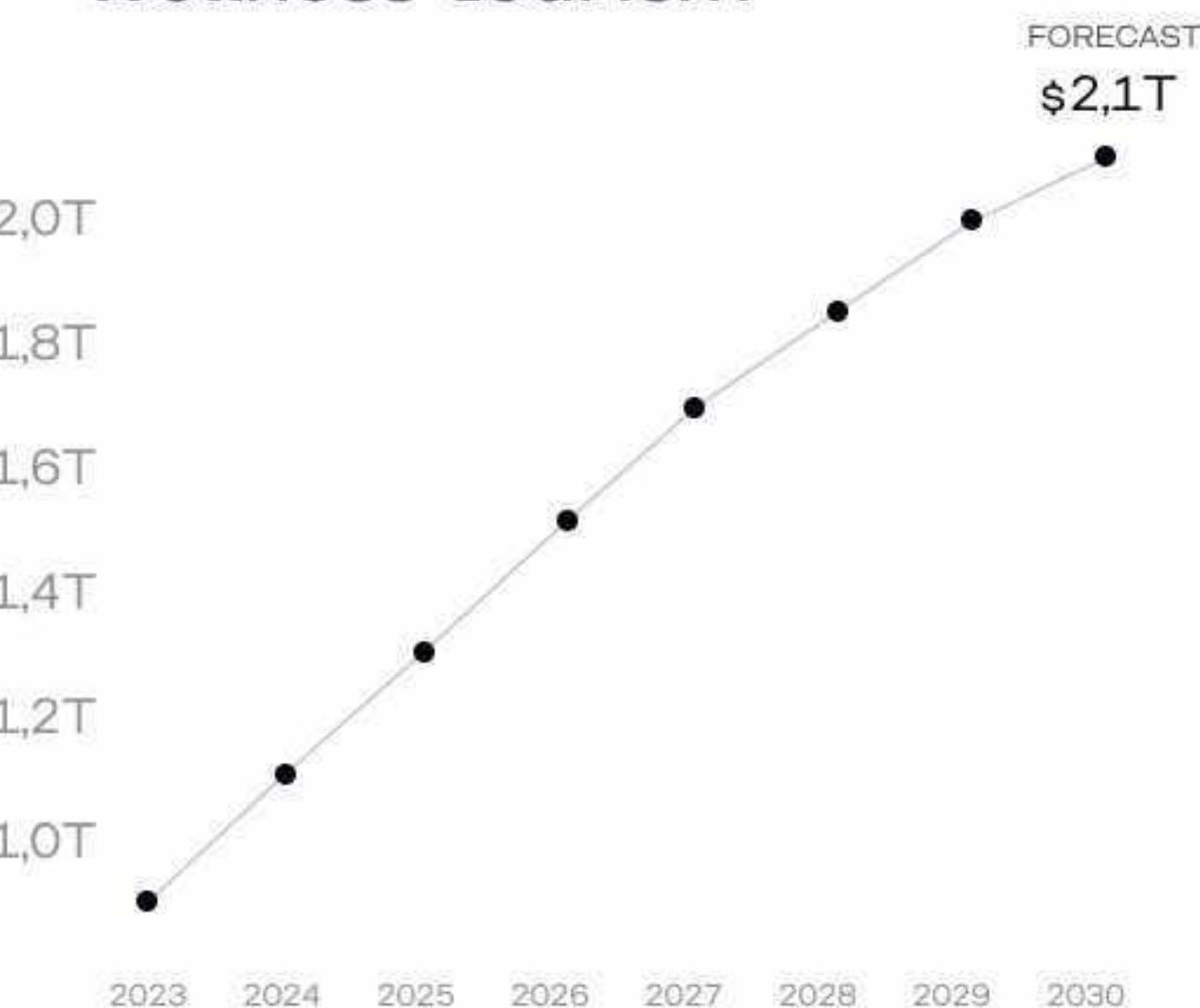
DATA

BPS Statistics Indonesia
AirDNA
Airbtics
Booking.com

+169%
growth over 4 years



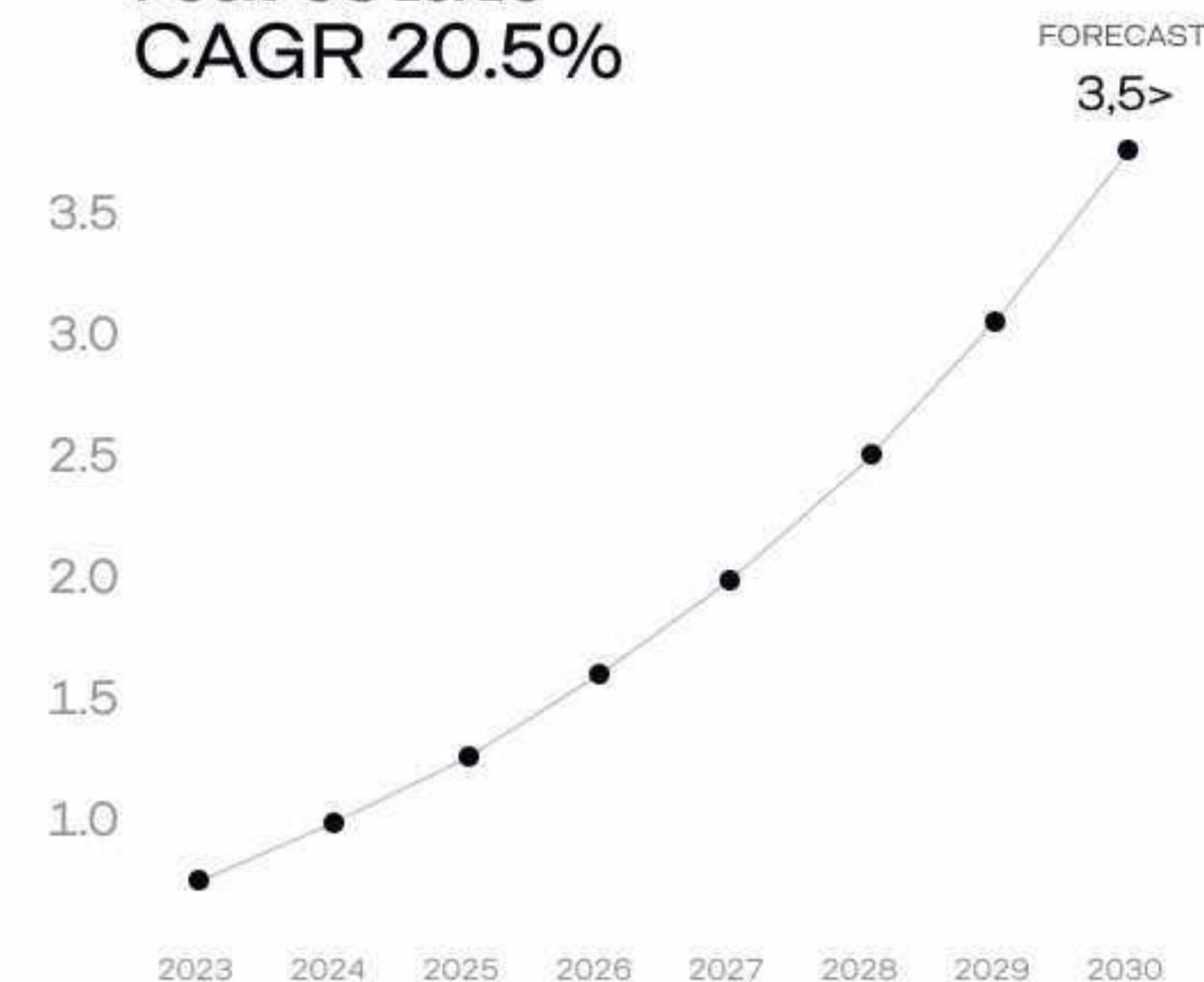
Growth of global wellness tourism



DATA

Grand View Research
Global Wellness Institute

Growth of wellness real estate CAGR 20.5%



EVERY 4TH

tourist travels to Bali for wellness

IN THE HEART OF THE ISLAND

between two oceans

Indian Ocean

Pacific Ocean

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](#)

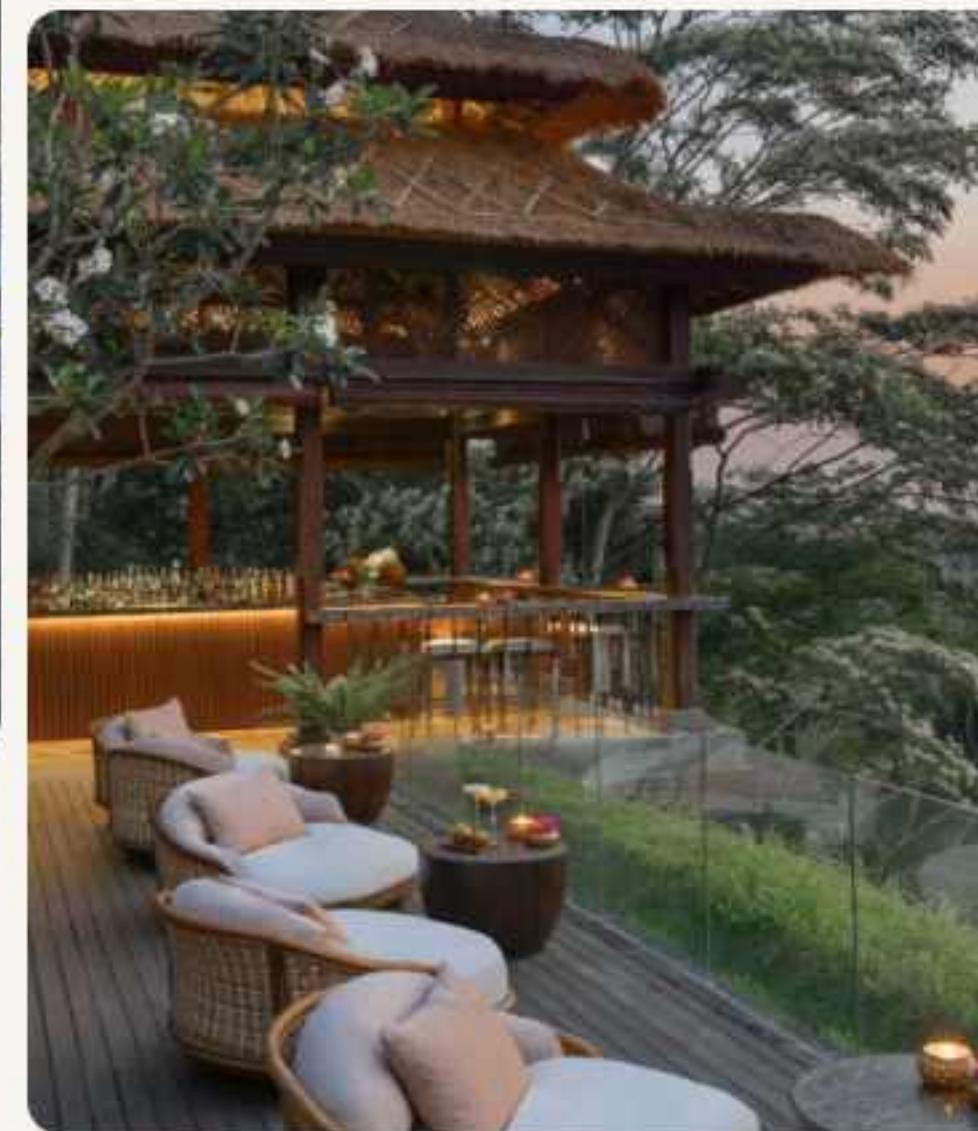
HARMONY

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

360B

by 2030, the volume of global
wellness tourism

\$6—7T

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



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

Felix Demin



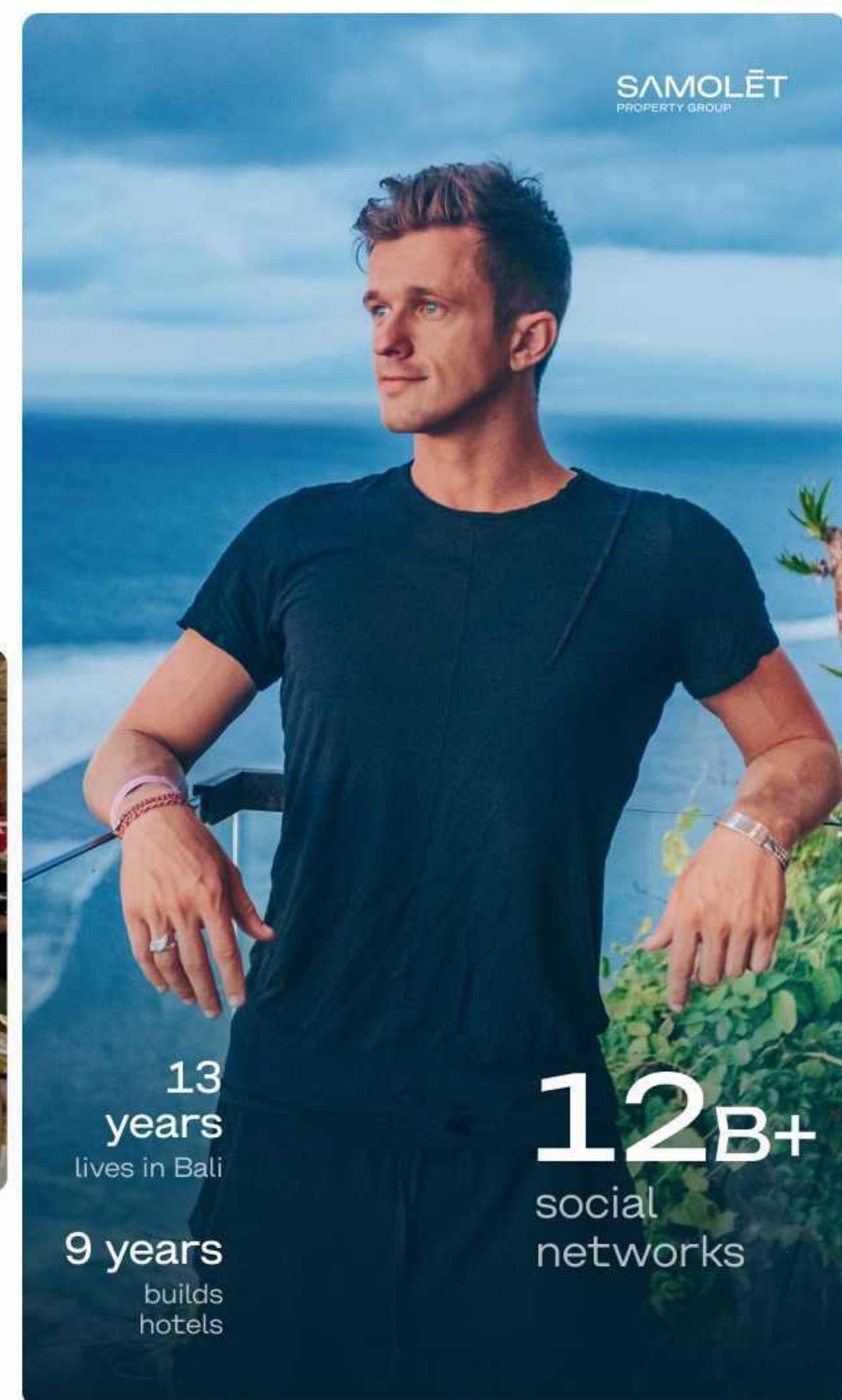
Alexander Lebedev

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



Bubble Hotel Bali

Top 10 Unique Hotels
in the World by Airbnb



Private Jet Villa

The world's 1st villa made from a Boeing 737 fuselage,
10B+ views, featured in Forbes, CNN, GQ & more



Green Flow

Number 1 in ROI in Ubud,
Advisors Investment Consulting

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 m²

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 m² 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

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



Rice terraces on 3 sides

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



Shopping Mall

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



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





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"

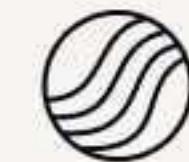


25+

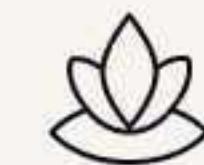
wellness practices in one place



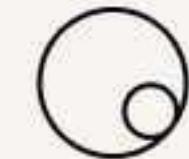
YOGA
MEDITATION
BREATHING PRACTICES
SOUND HEALING
PRANAYAMA



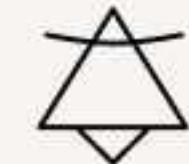
SAUNA
HAMMAM
ICE BATH
HYDROTHERAPY
FLOAT THERAPY



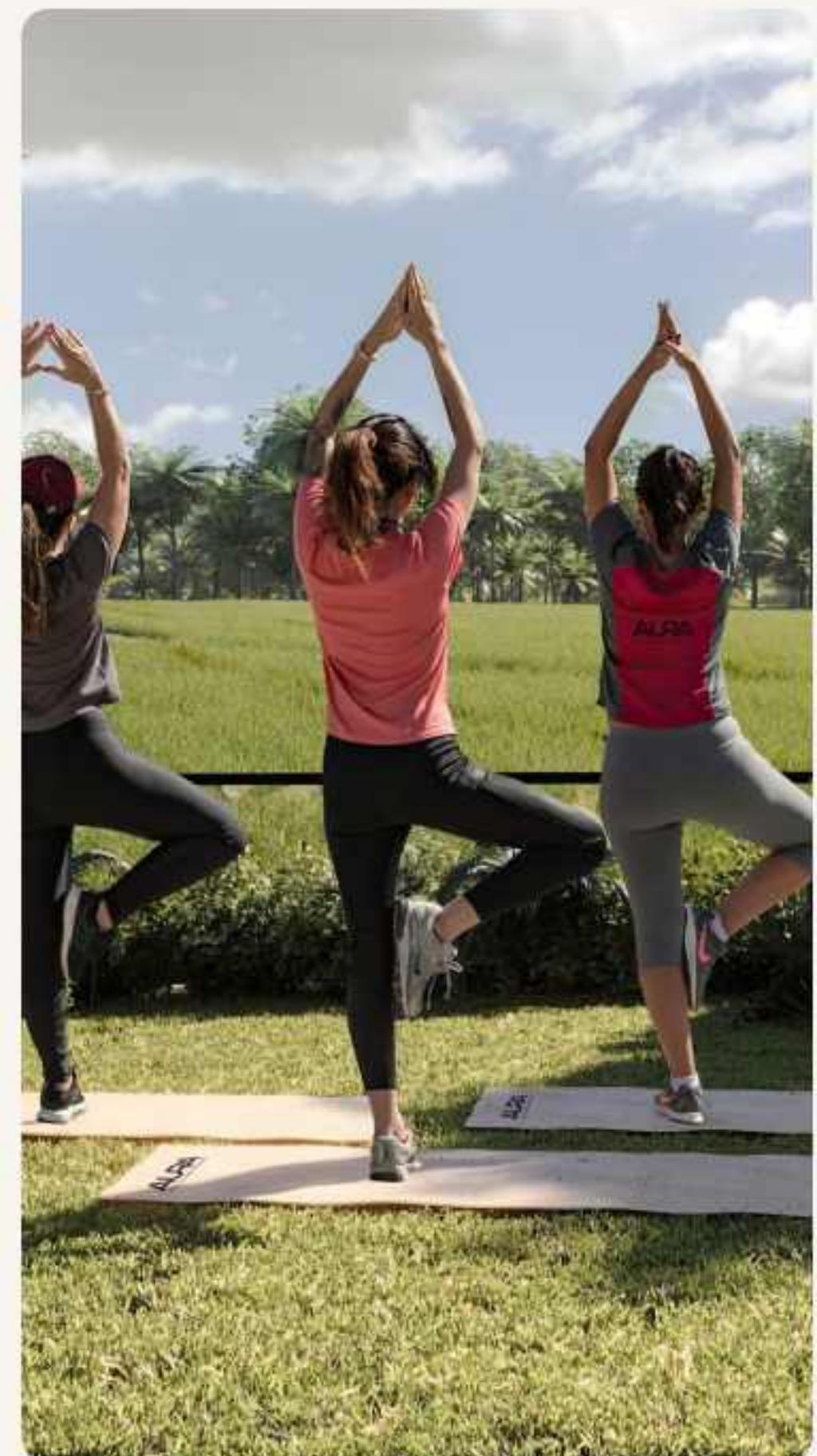
DETOK PROGRAMS
AYURVEDA
ORGANIC FOOD
NUTRITION SCIENCE
FITNESS



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

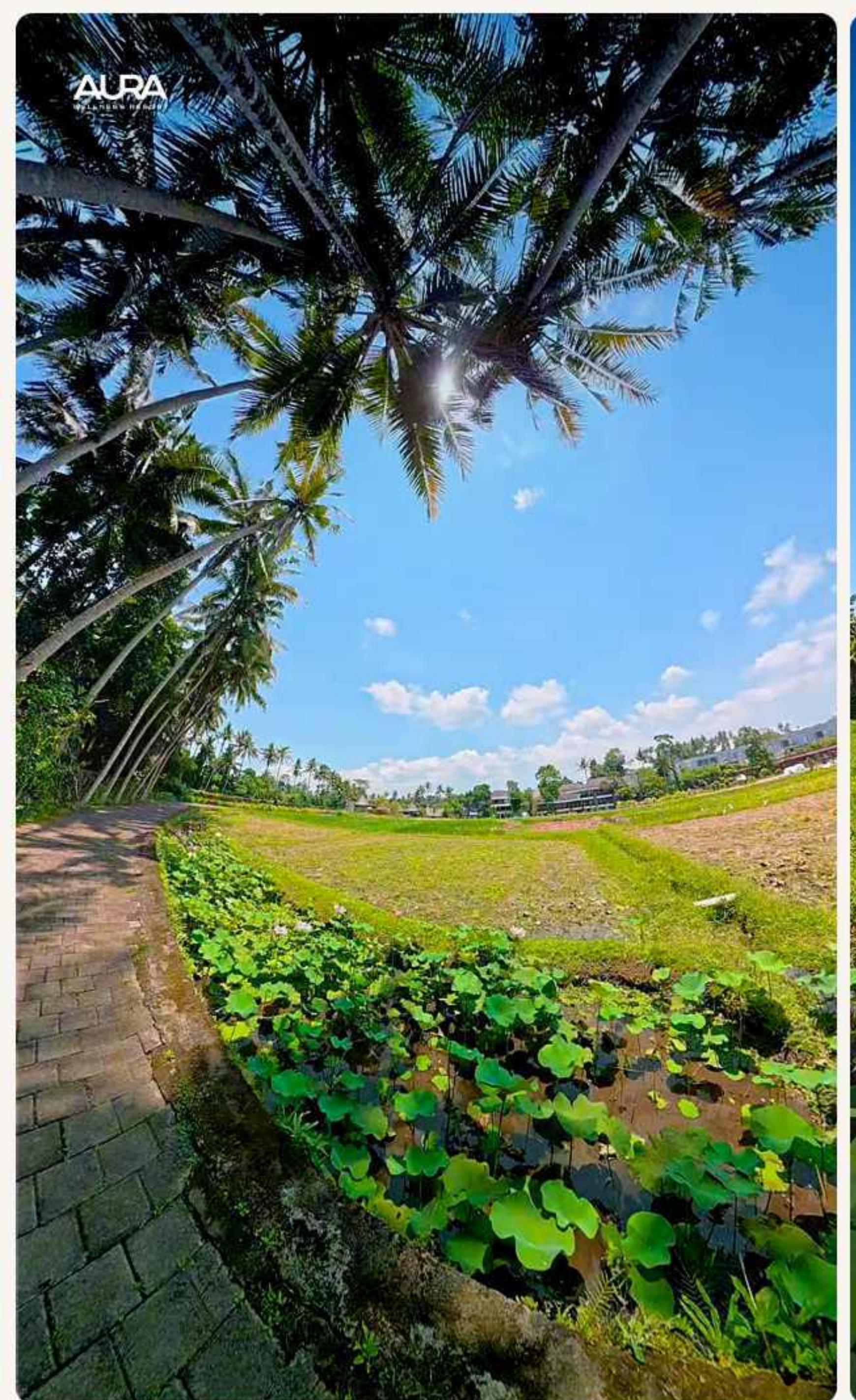


Yoga Session
outdoors



Walks

among tropical greenery
at any time



AURA PARK

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

2000 m^2





160 m² 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



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



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

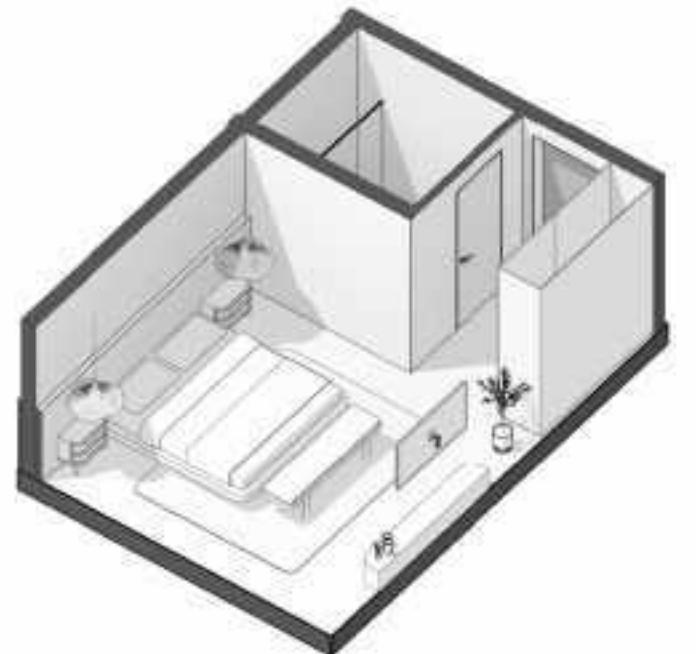


YOUR BATHTUB WITH A VIEW OF THE STARRY SKY,

jungles & rice terraces



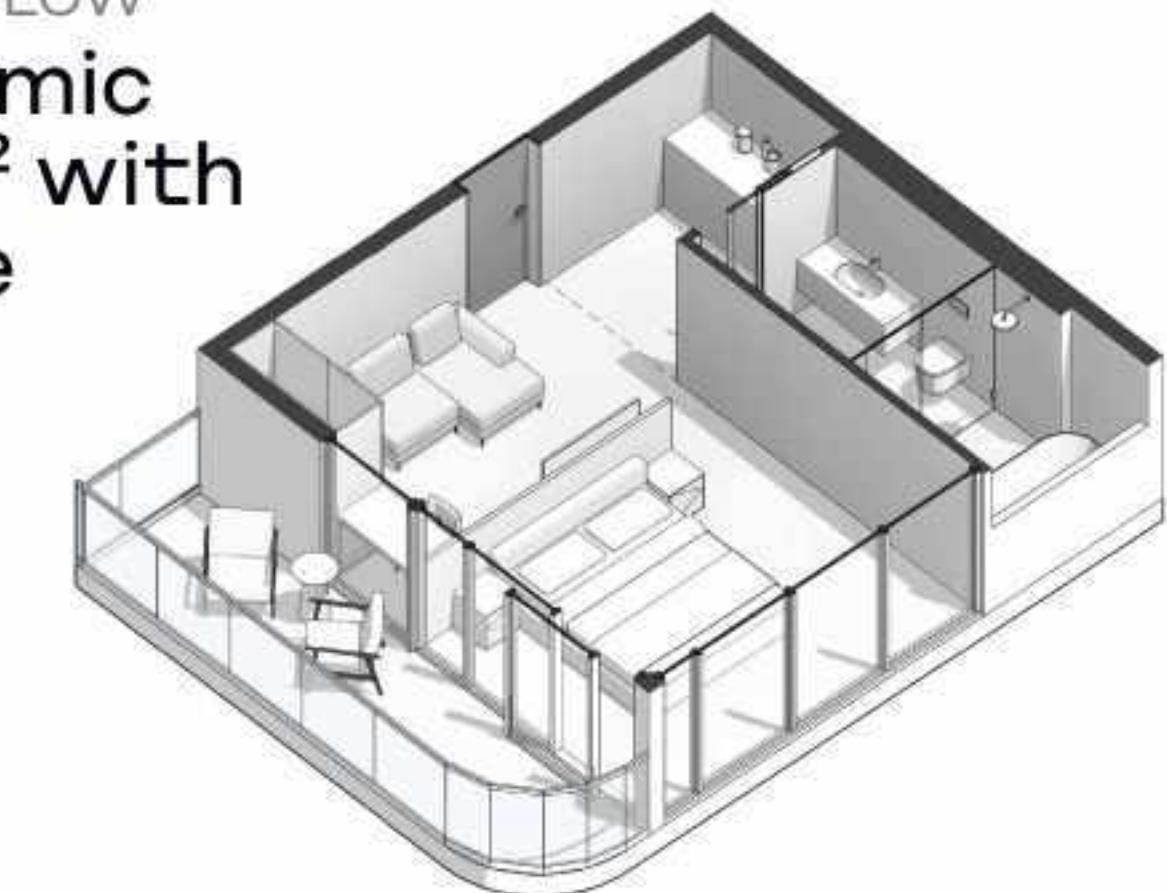
AURA ZEN
Studios
23,1 m²



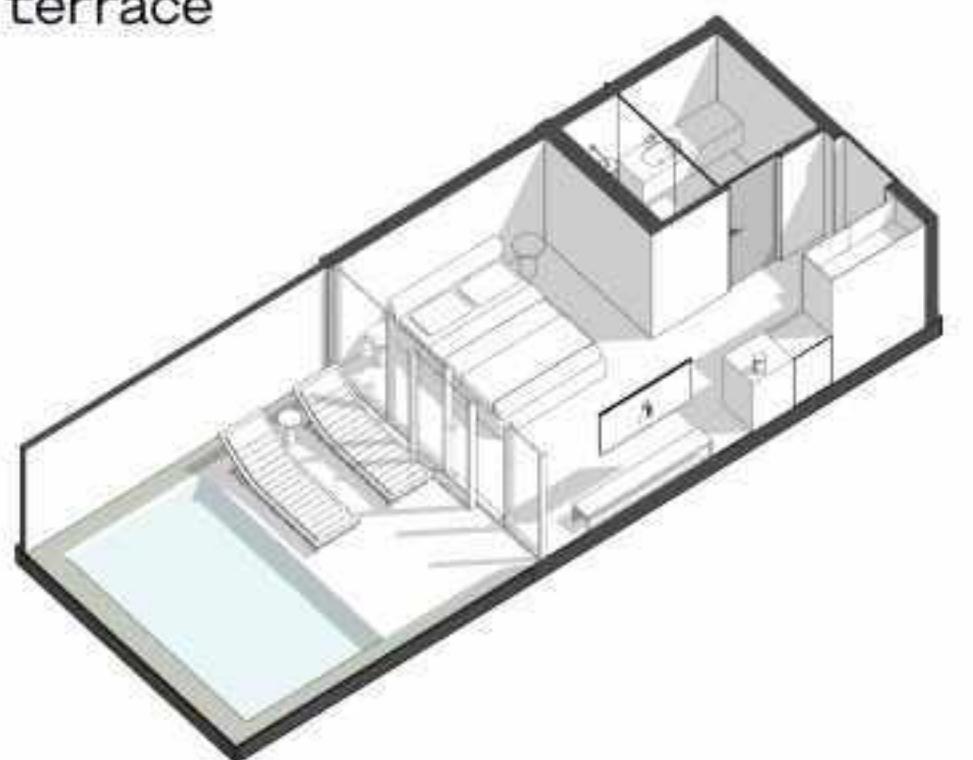
MONO AURA
Studios
35,7 m²



HORIZON FLOW
Panoramic
44,6 m² with terrace



ZEN TEMPLE VILLA
Studio villas
from 35,2 m²
including terrace or plot



JUNGLE TEMPLE VILLA
1BR villas
from 64,7 m²
including terrace or plot



EARTH TEMPLE VILLA
2-story
2BR, 3BR villas
170,4 m²
including the plot



APARTMENTS



AURA ZEN

Studios 23,1 m²

12,6%

ROI

\$23,269

Annual income

\$1,939

Monthly income

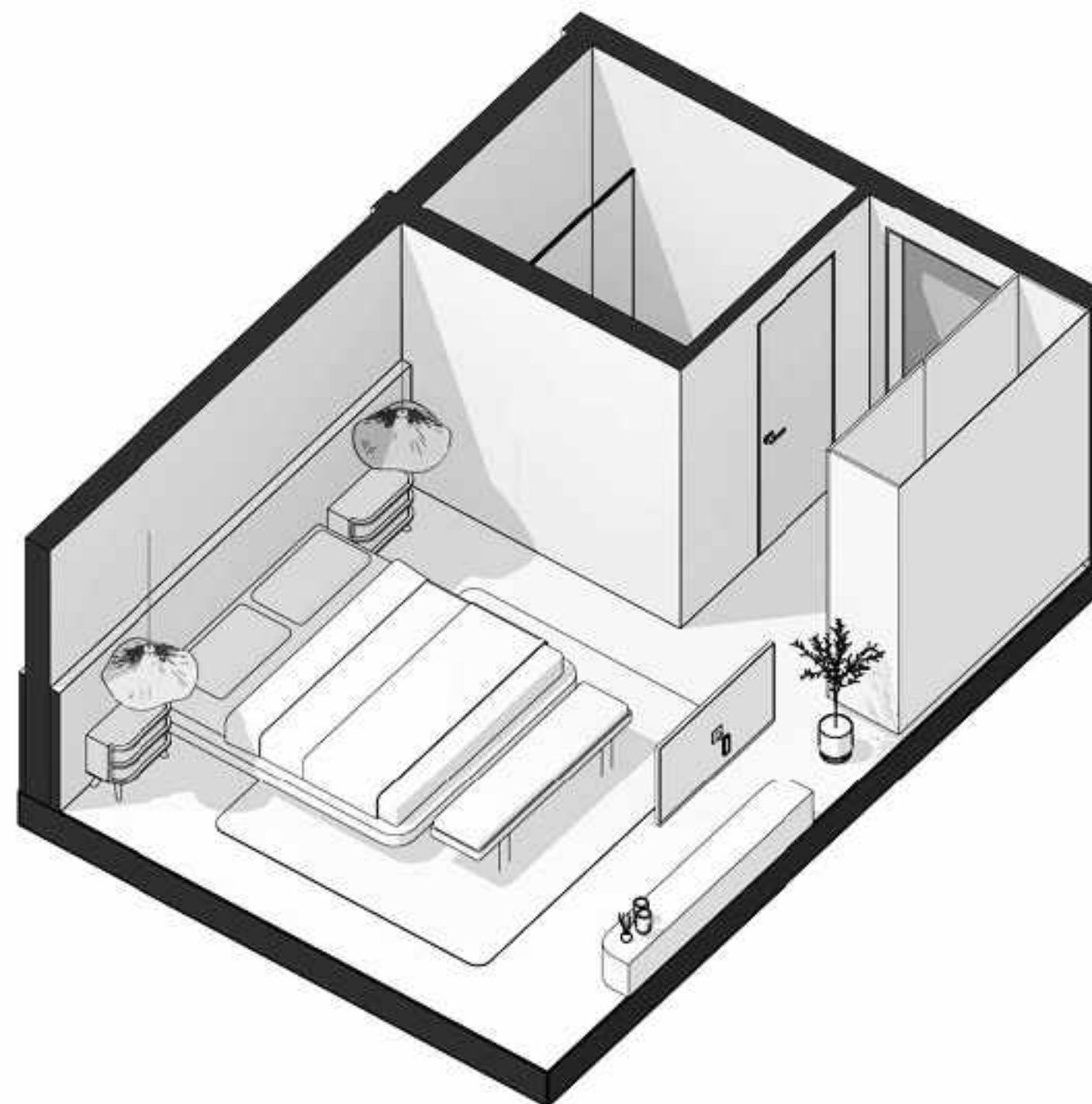
2 guests

Maximum capacity

44

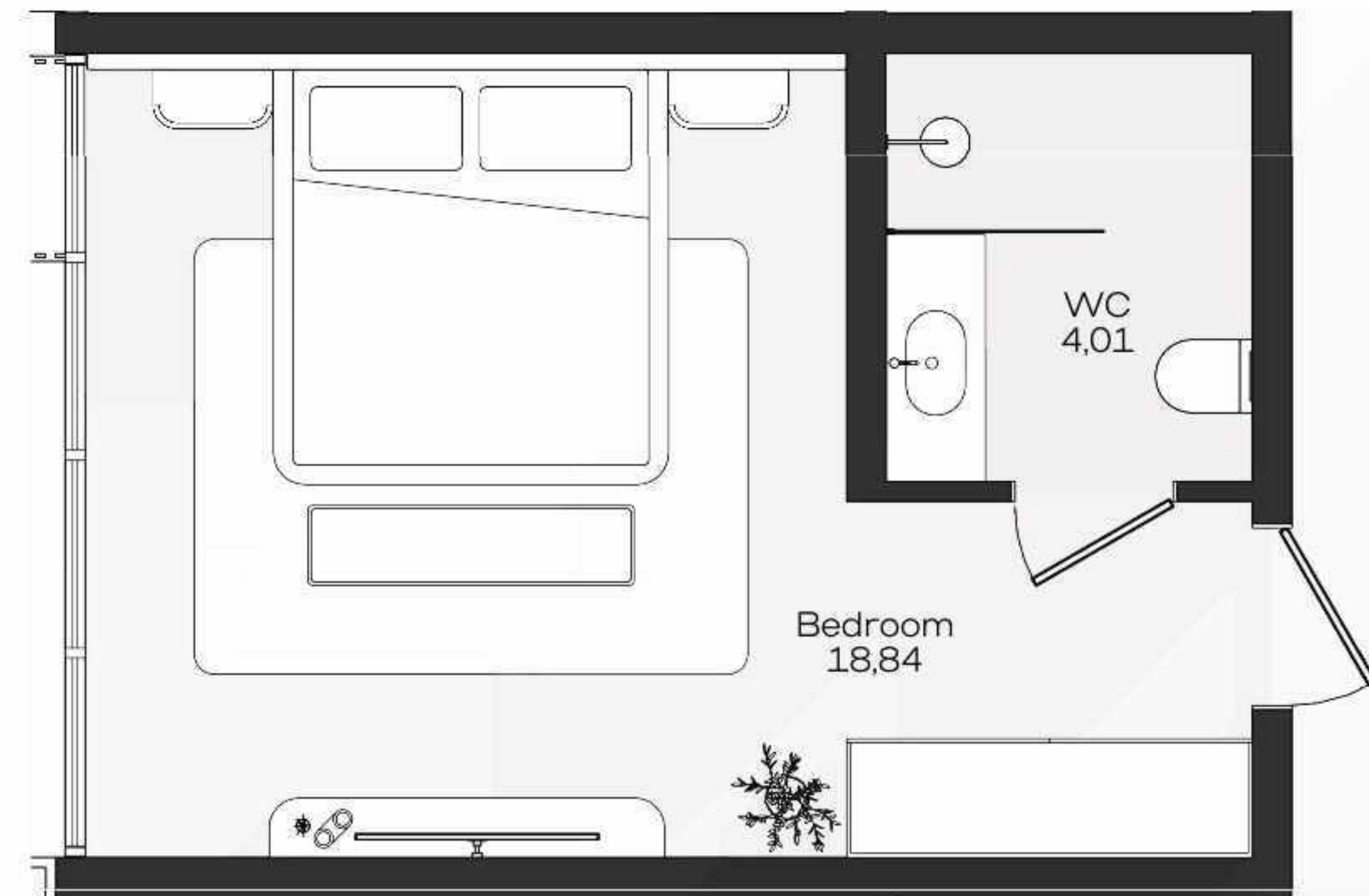
Total number

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 m²



AURA
WELLNESS RESORT



AURA ZEN



SAMOLĒT
PROPERTY GROUP

MONO AURA

Studios 35,7 m²

11,7%

ROI

\$28,968

Annual income

\$2,414

Monthly income

2 guests

Maximum capacity

52

Total number

FLOOR

DOWN PAYMENT FOR
INSTALLMENT PLAN

PRICE WITH
FULL PAYMENT

PRICE
IN INSTALLMENTS

0 **SOLD OUT**

\$80,100

\$87,000

1 \$15,885

\$97,428

\$105,900

2 \$17,295

\$106,076

\$115,300

3 \$18,060

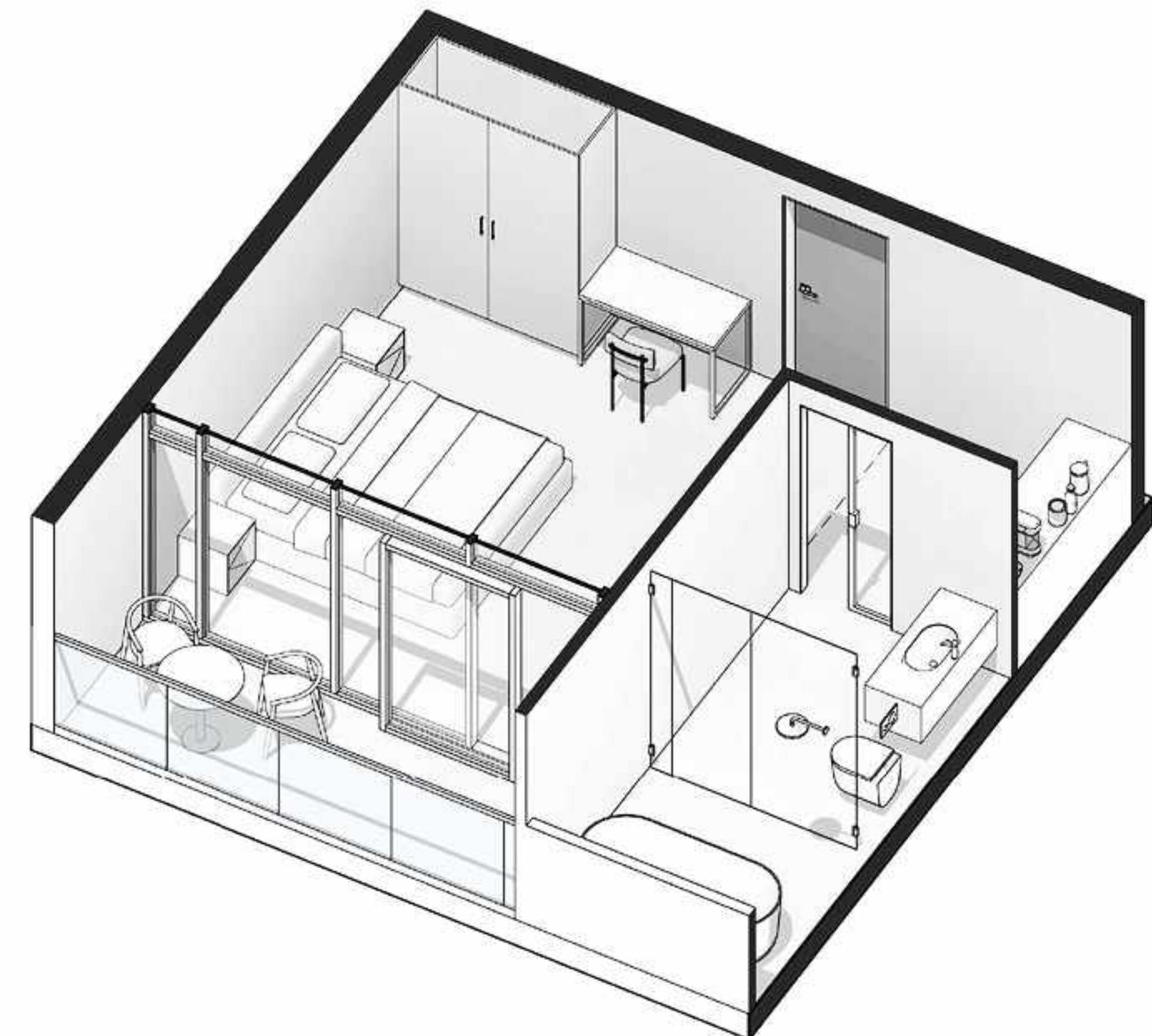
\$110,768

\$120,400

4 \$18,825

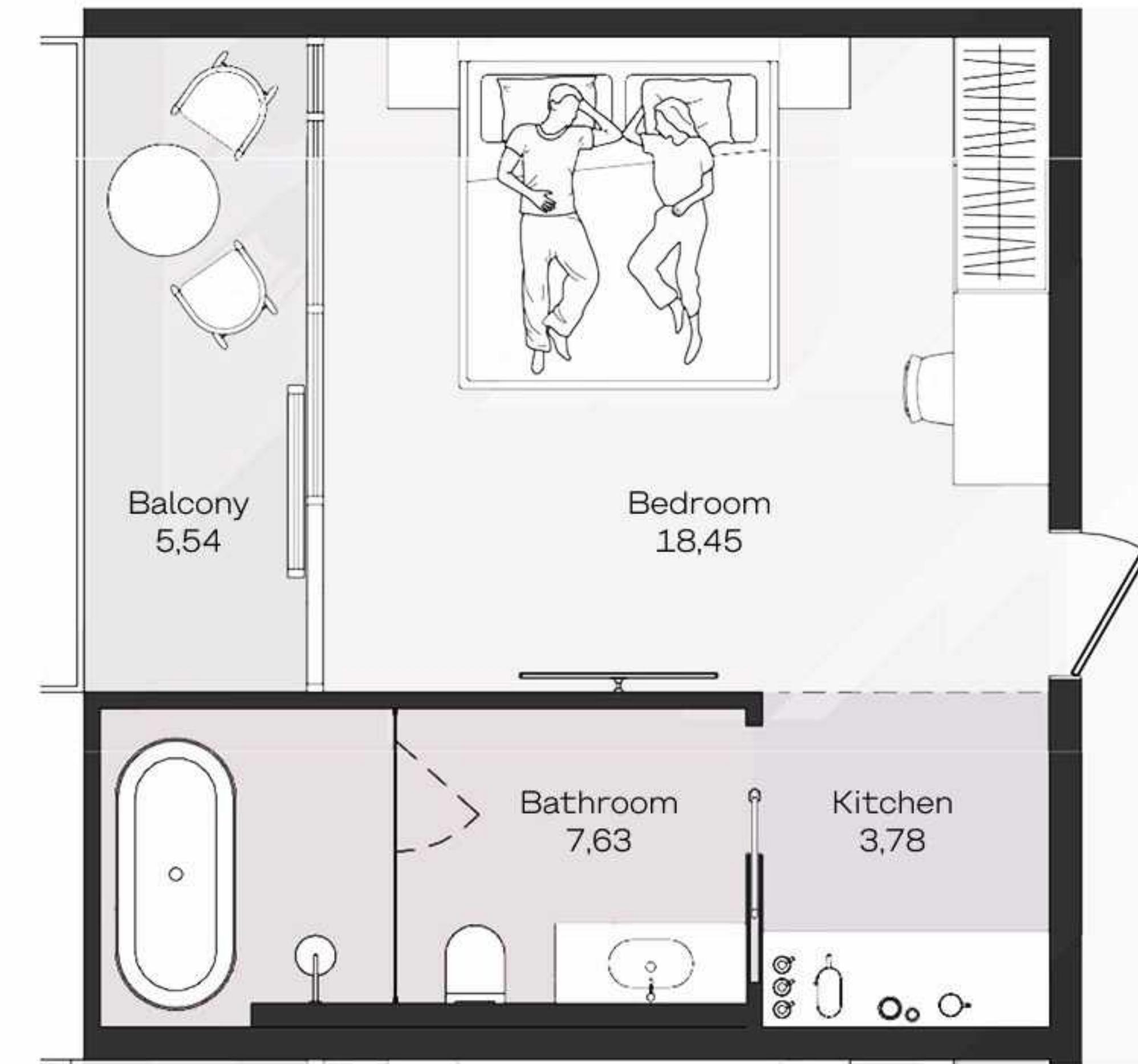
\$115,460

\$125,500



MONO AURA

Studios 35,7 m²





MONO AURA



HORIZON FLOW

Panoramic 44,6 m² with terrace

10,6%
ROI

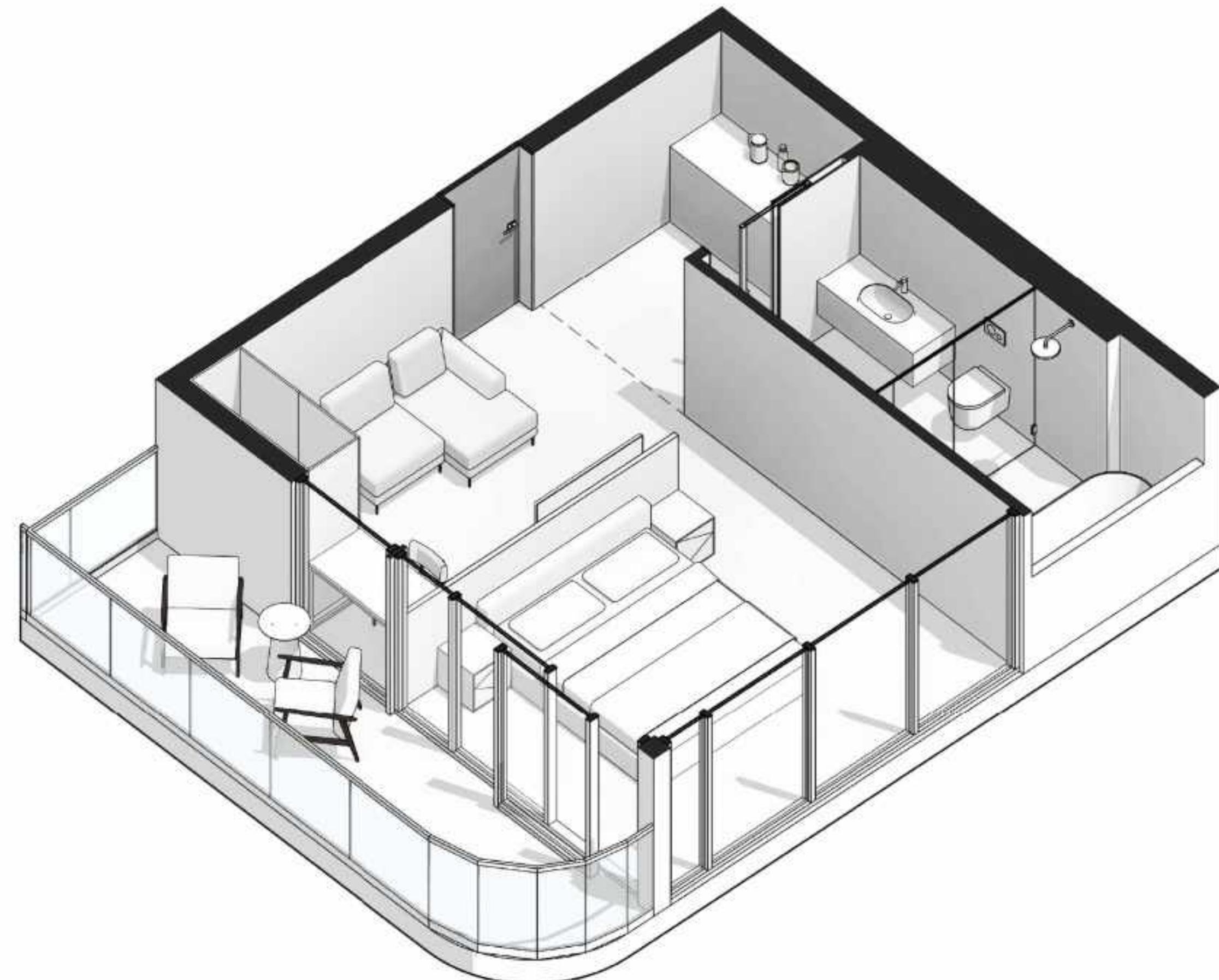
\$36,803
Annual income

\$3,066
Monthly income

3 guests
Maximum capacity

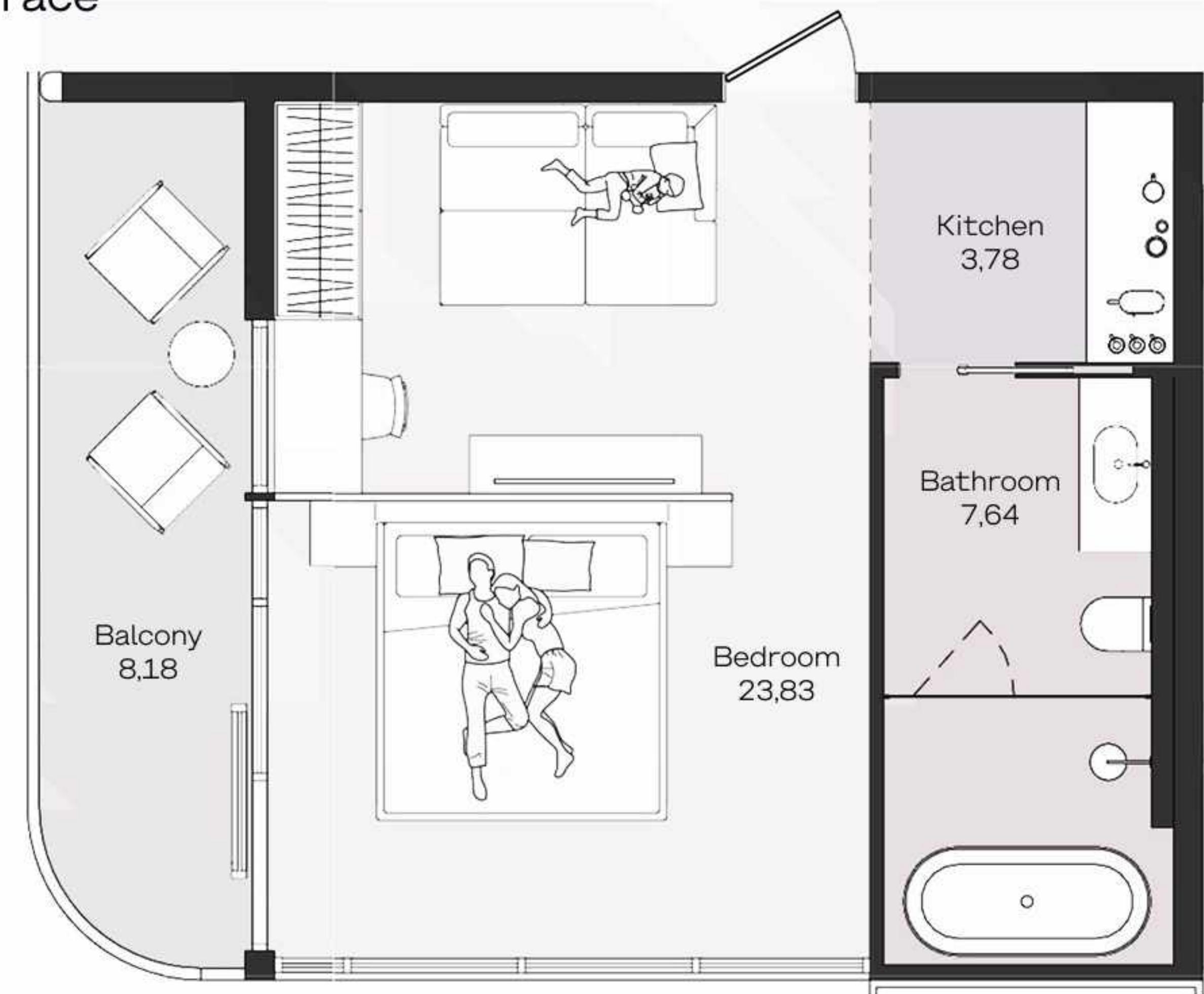
8
Total number

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



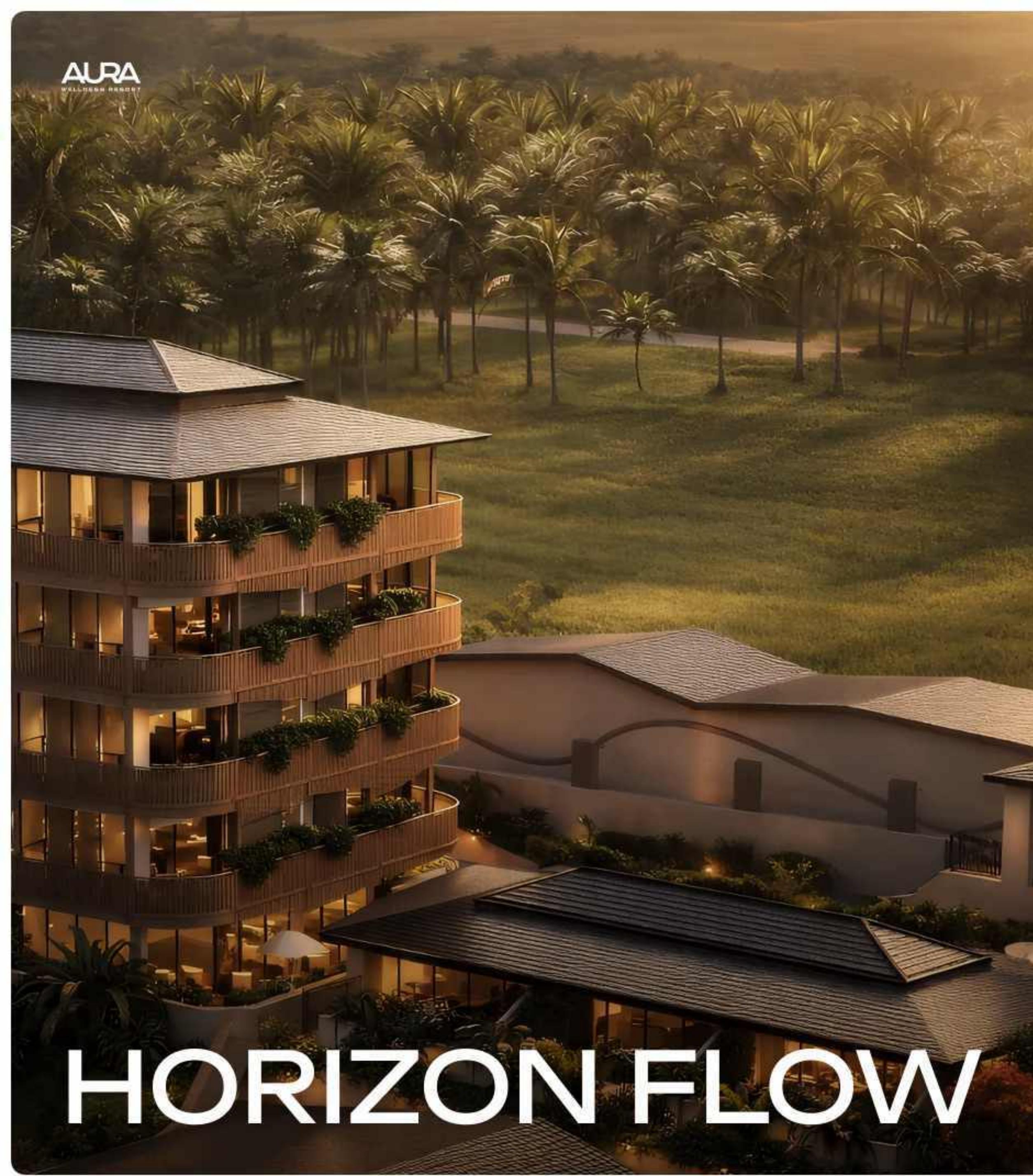
HORIZON FLOW

Panoramic 44,6 m² with terrace



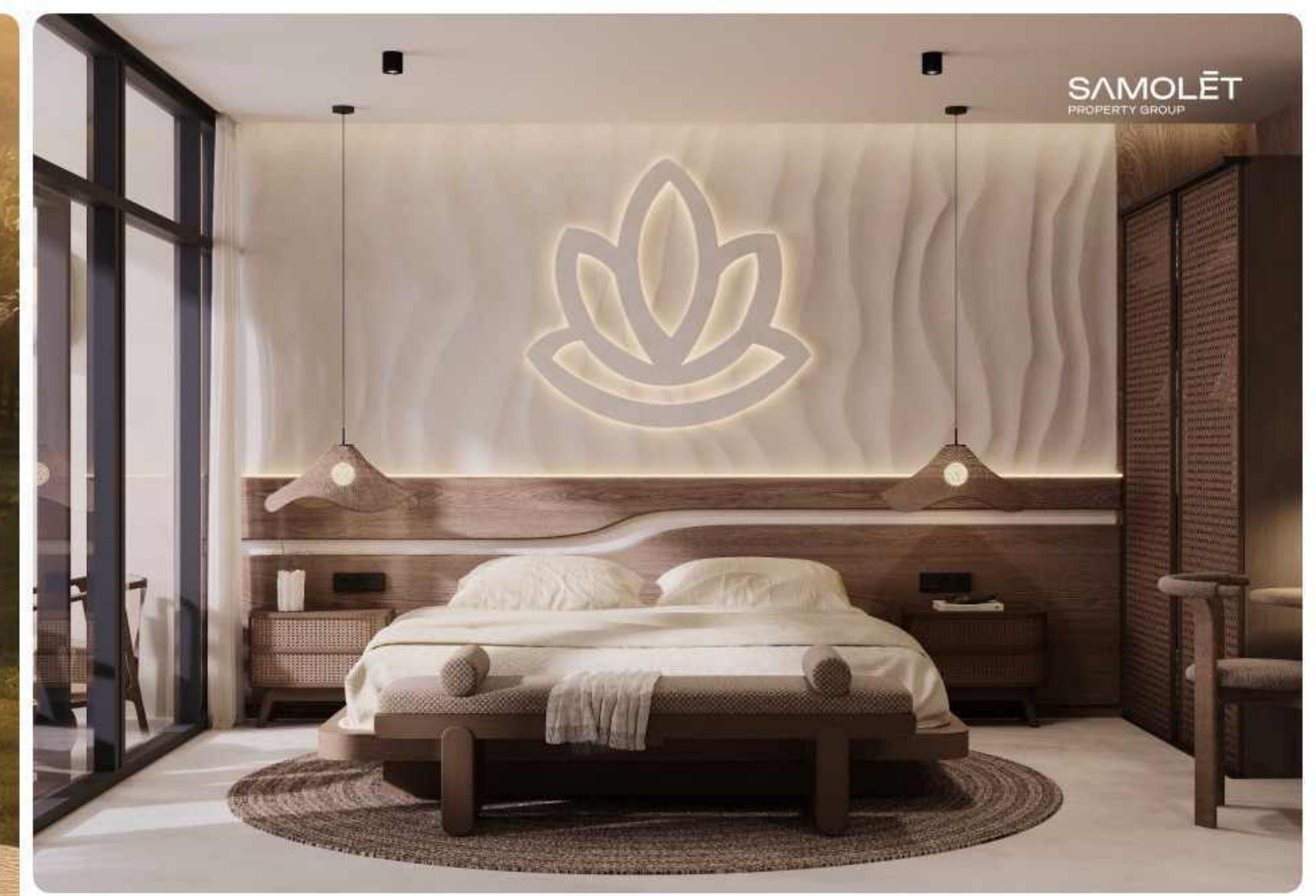
AURA

WALL DECK RESORT



SAMOLĒT

PROPERTY GROUP



VILLAS

ZEN TEMPLE

Studio villas 35,2 m² 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

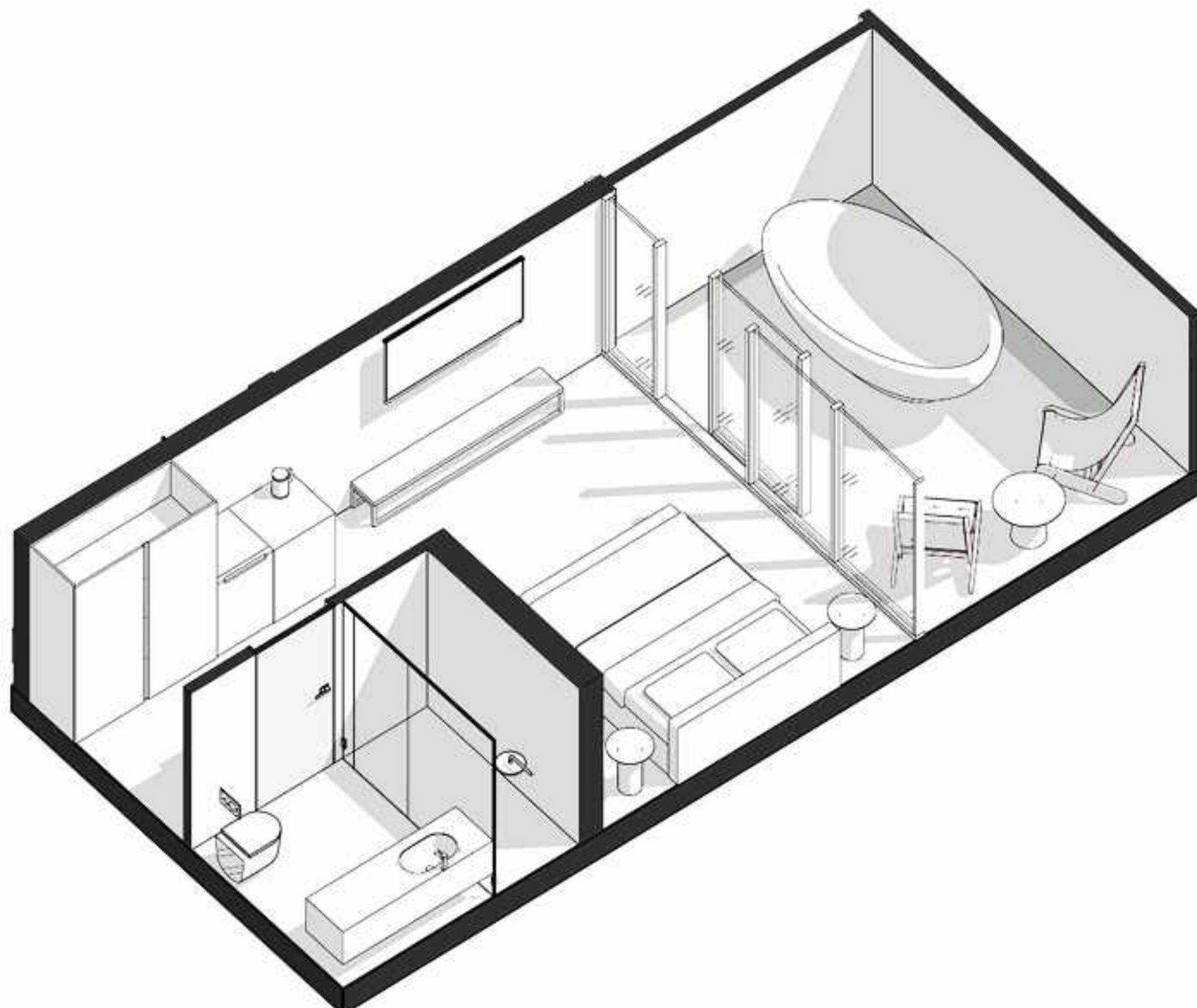
PRICE WITH
FULL PAYMENT

PRICE
IN INSTALLMENTS

\$15,885

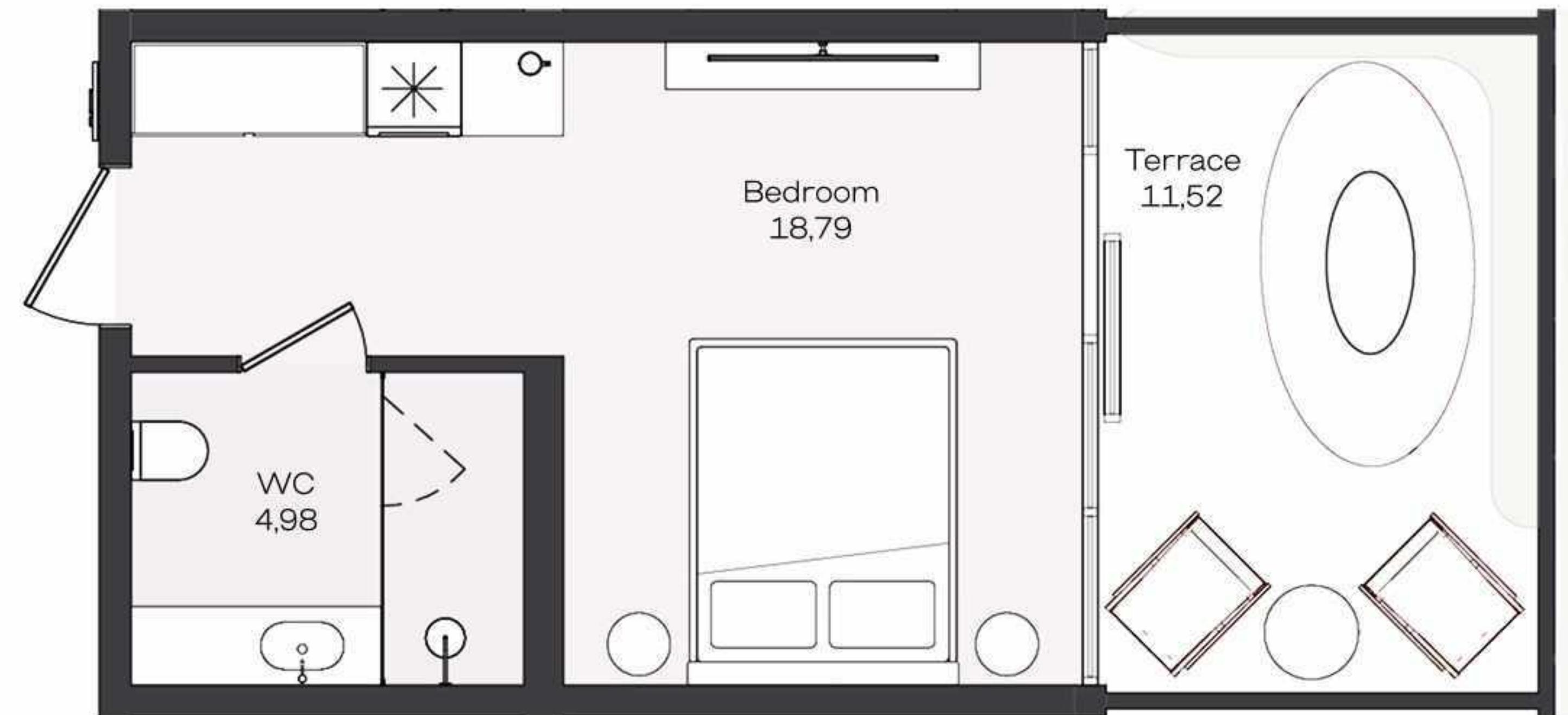
\$97,428

\$105,900



ZEN TEMPLE

Studio villas 35,2 m² with a bathtub



ZEN TEMPLE

Studio villas 44,2 m² with a swimming pool

16,2%
ROI

2 guests
Maximum capacity

\$36,827
Annual income

9
Total number

\$3,069
Monthly income

DOWN PAYMENT FOR
INSTALLMENT PLAN

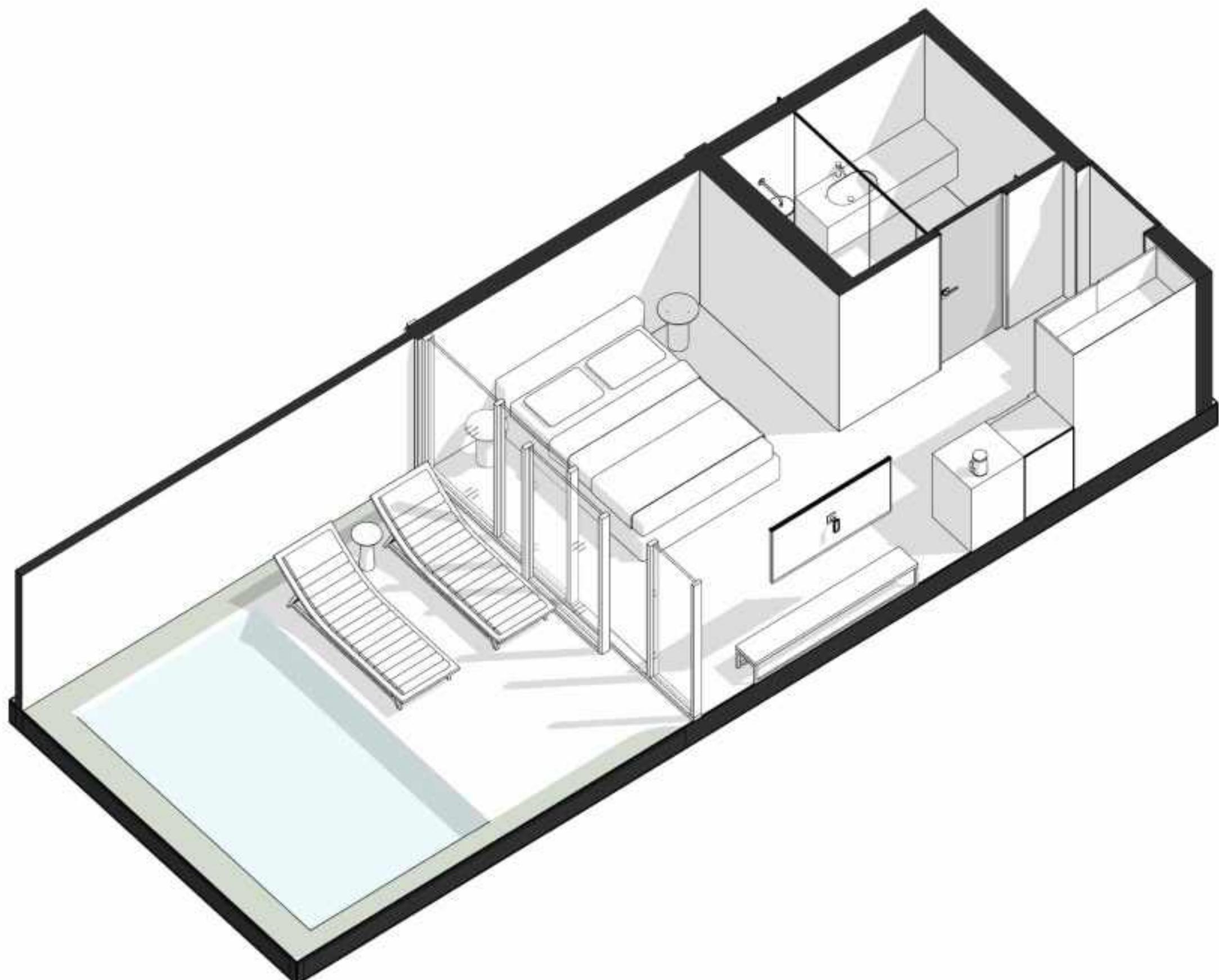
PRICE WITH
FULL PAYMENT

PRICE
IN INSTALLMENTS

\$18,330

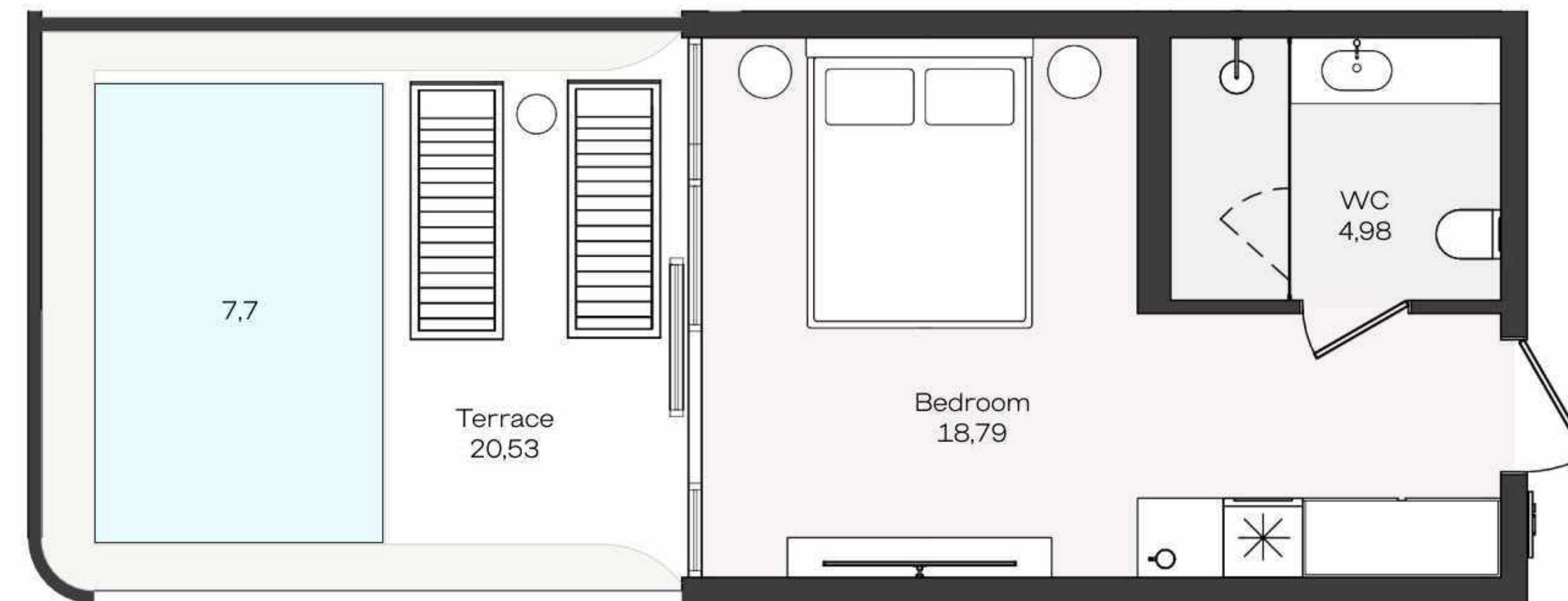
\$112,424

\$122,200



ZEN TEMPLE

Studio villas 44,2 m² with a swimming pool



ZEN TEMPLE

Studio villas 51,3 m² 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

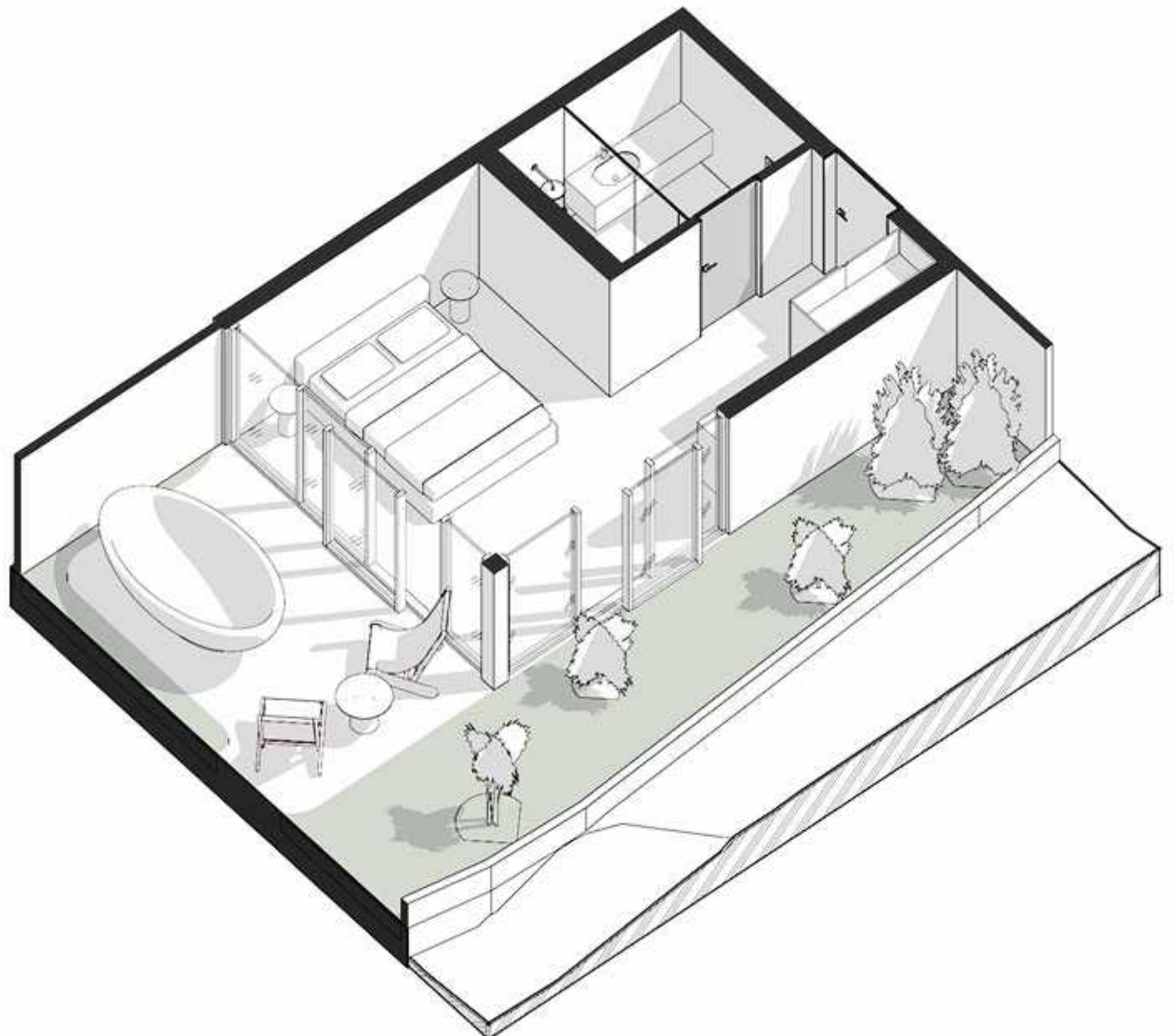
PRICE WITH
FULL PAYMENT

PRICE
IN INSTALLMENTS

\$19,155

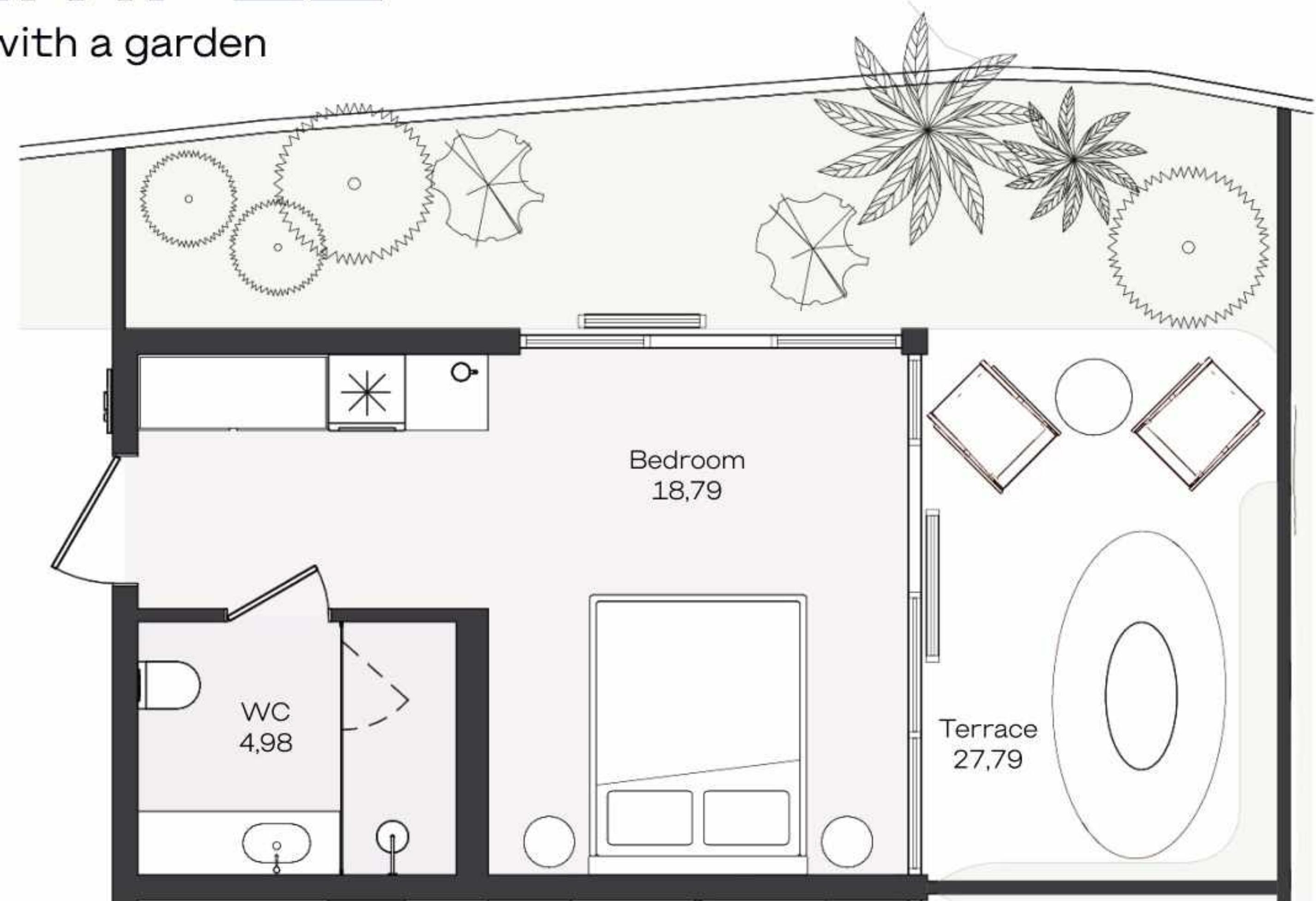
\$117,484

\$127,700



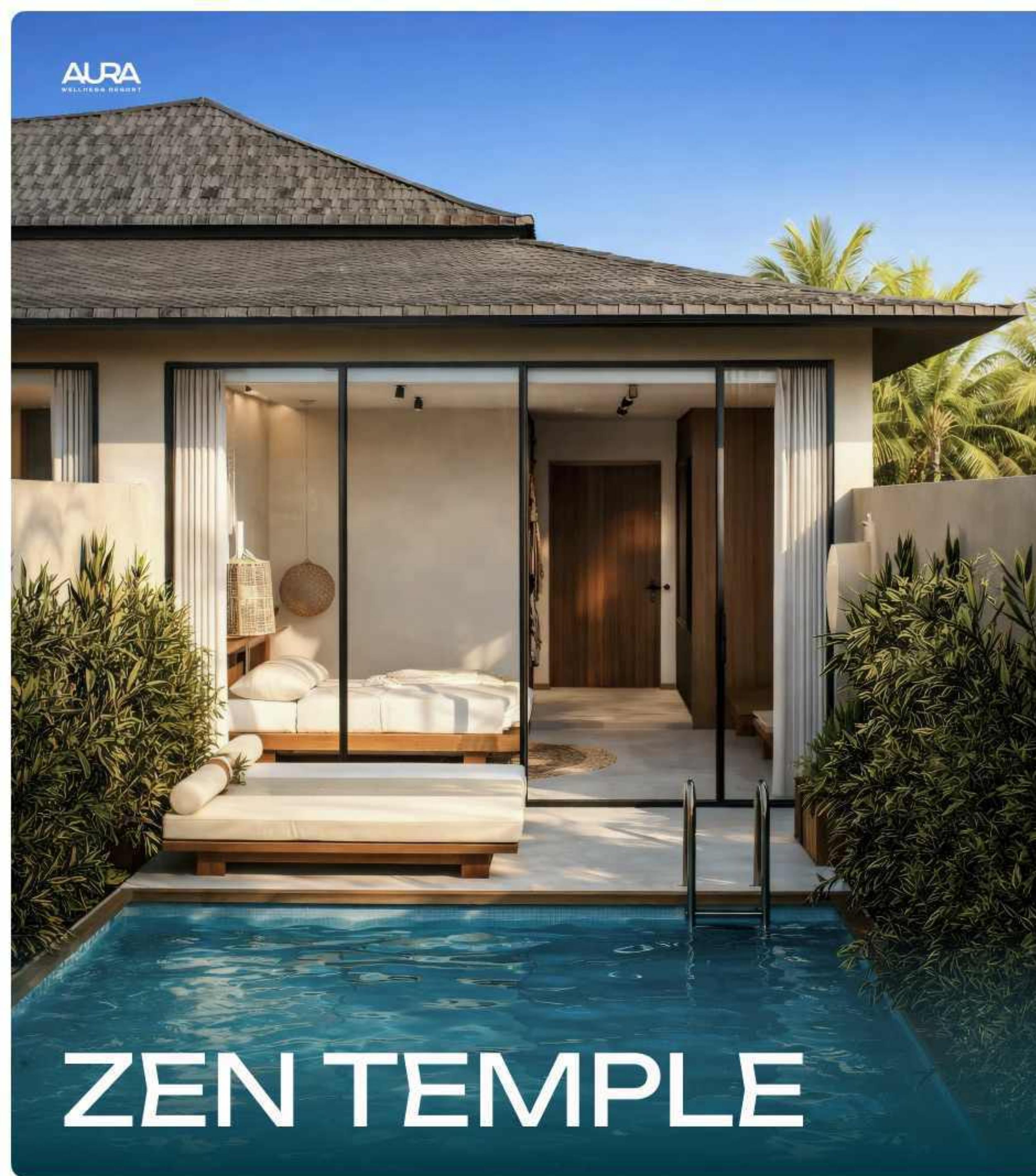
ZEN TEMPLE

Studio villas 51,3 m² with a garden



AURA

WELLNESS RESORT



AURA

WELLNESS RESORT

SAMOLET

PROPERTY GROUP



ZEN TEMPLE

JUNGLE TEMPLE

1BR villas 69,8 m² with a bathtub

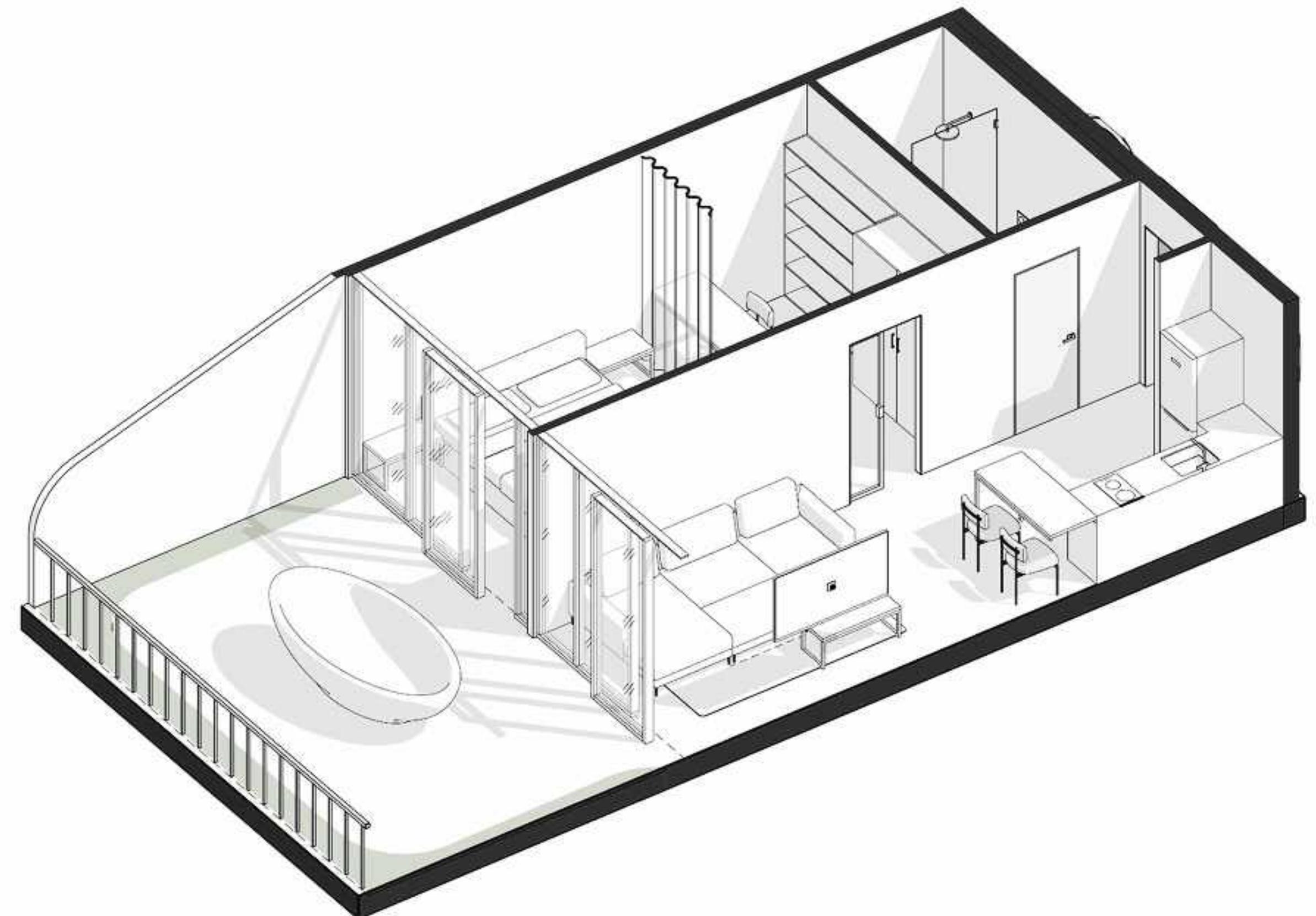
15,3%
ROI

4 guests
Maximum capacity

\$40,365
Annual income

13
Total number

\$3,363
Monthly income



DOWN PAYMENT FOR
INSTALLMENT PLAN

\$22,395

PRICE WITH
FULL PAYMENT

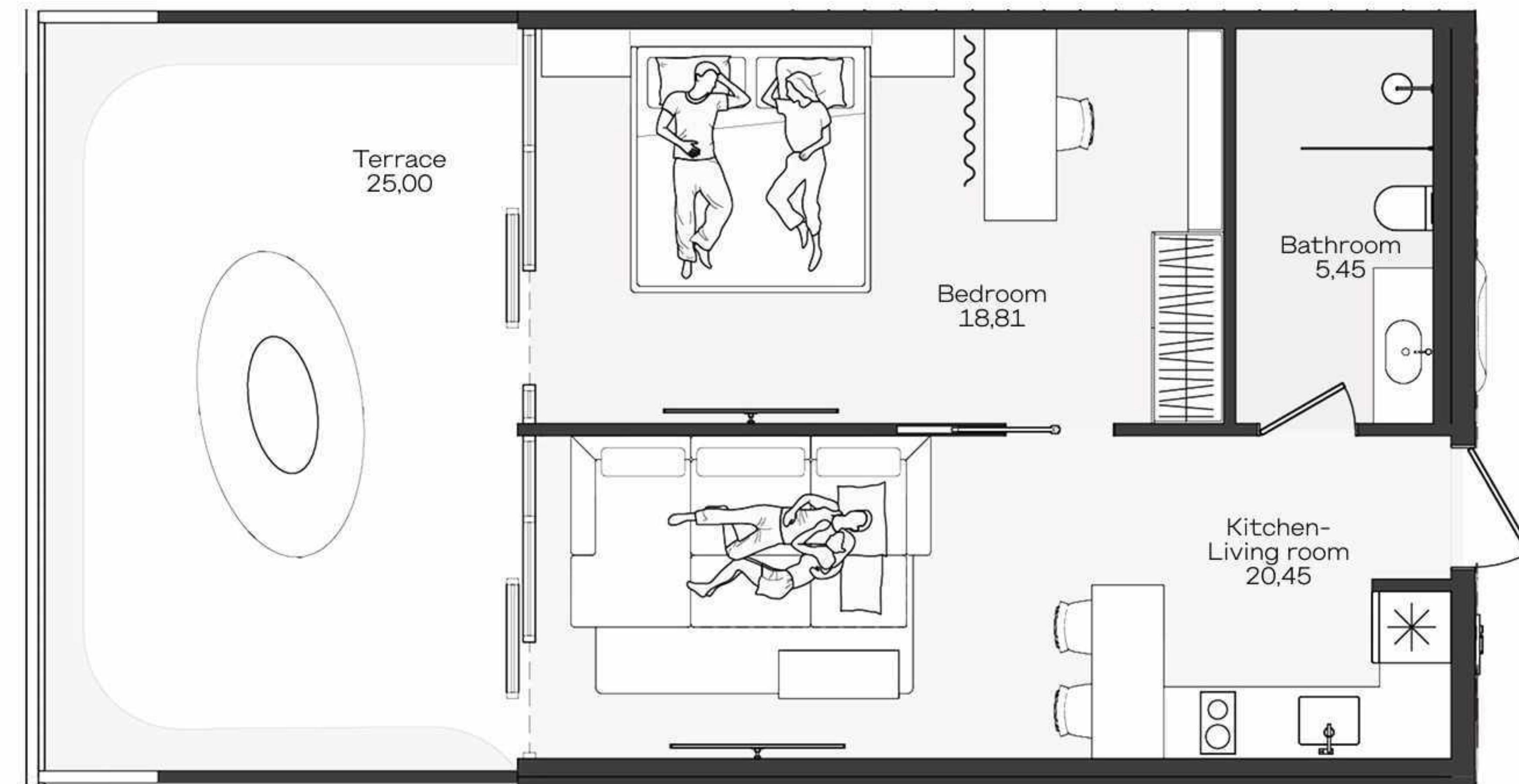
\$137,356

PRICE
IN INSTALLMENTS

\$149,300

JUNGLE TEMPLE

1BR villas 69,8 m² with a bathtub



JUNGLE TEMPLE

1BR villas 64,7 m² with a swimming pool

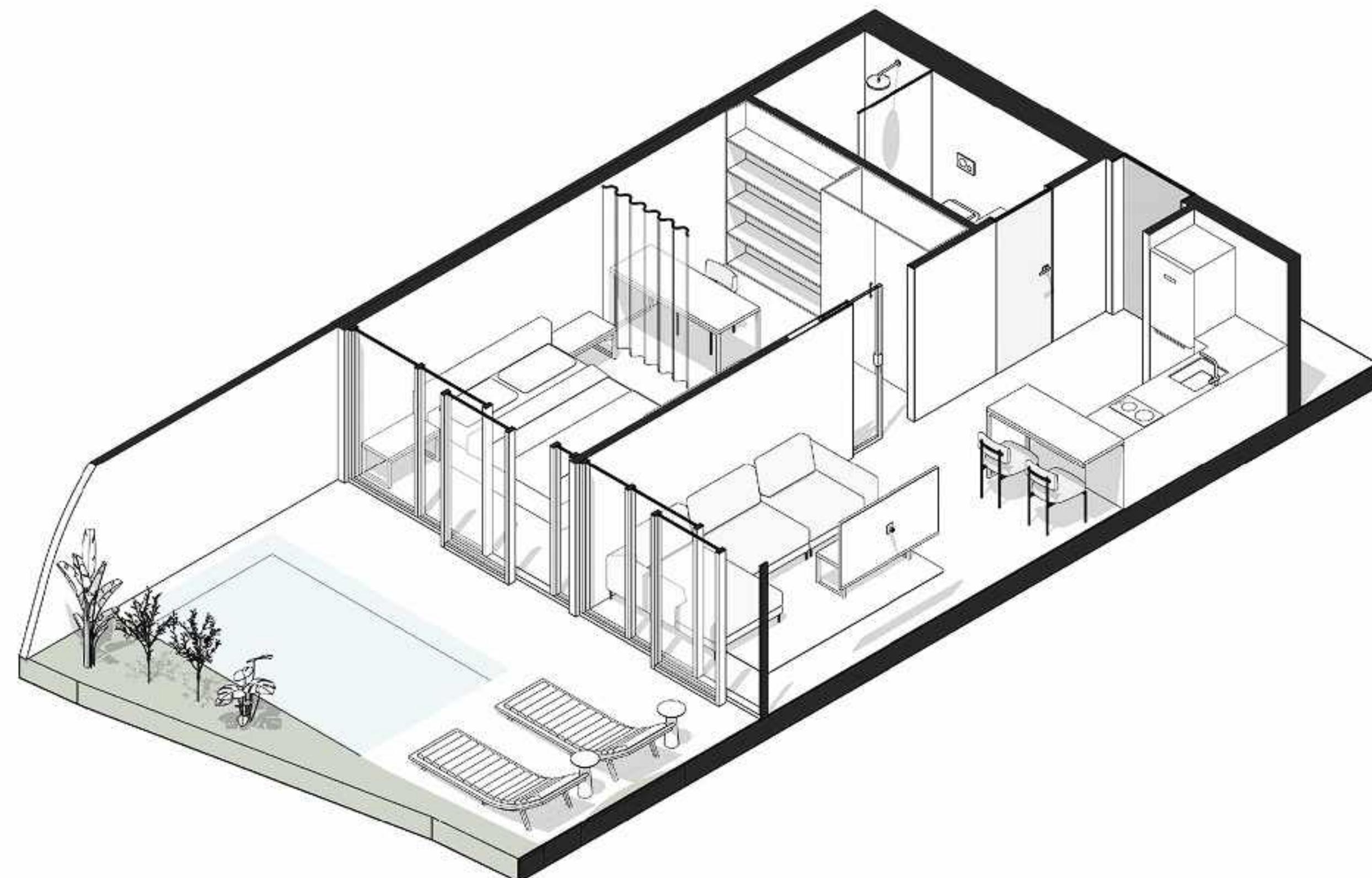
15,3%
ROI

4 guests
Maximum capacity

\$40,365
Annual income

19
Total number

\$3,363
Monthly income



DOWN PAYMENT FOR
INSTALLMENT PLAN

\$22,395

PRICE WITH
FULL PAYMENT

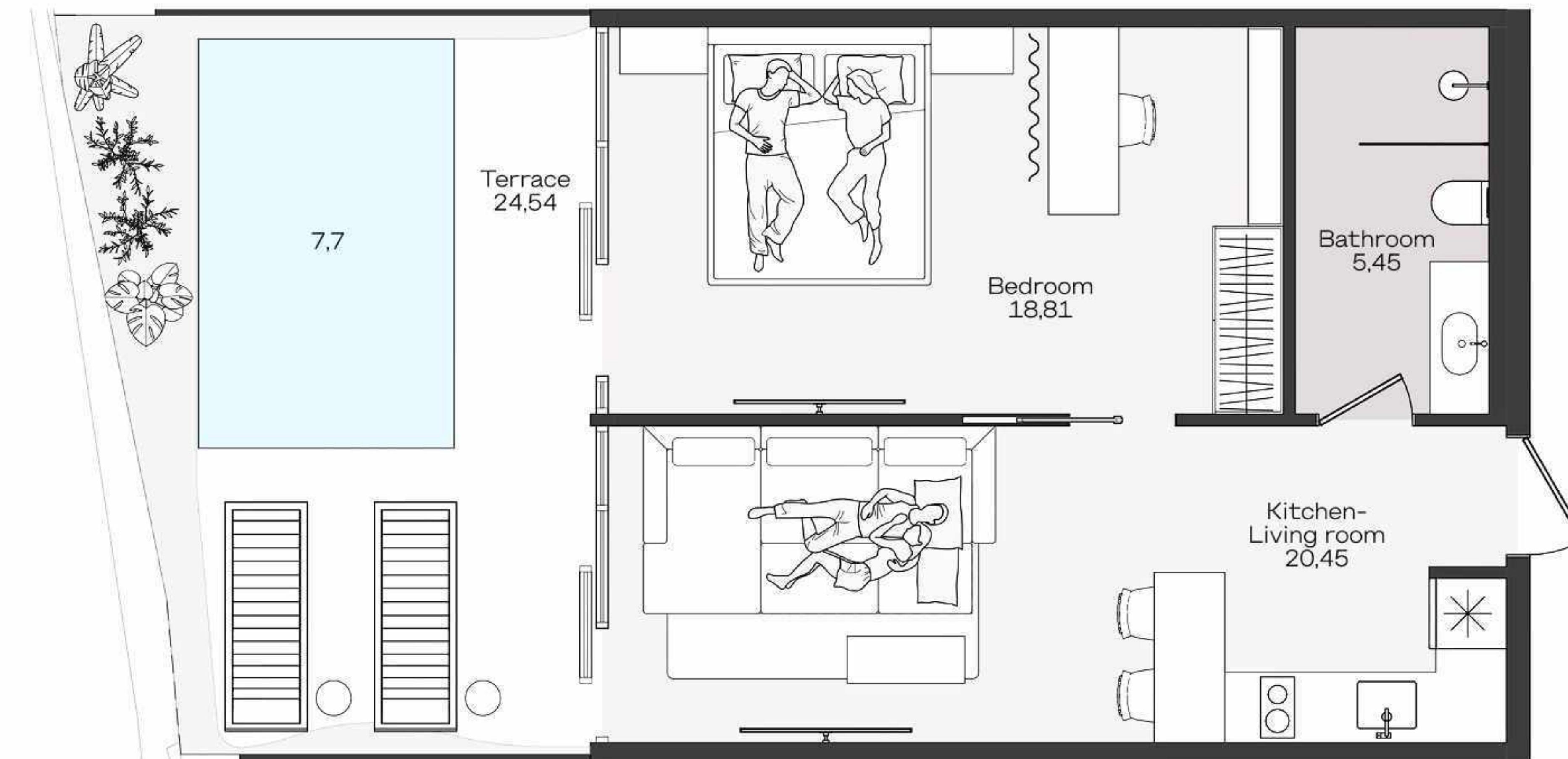
\$137,356

PRICE
IN INSTALLMENTS

\$149,300

JUNGLE TEMPLE

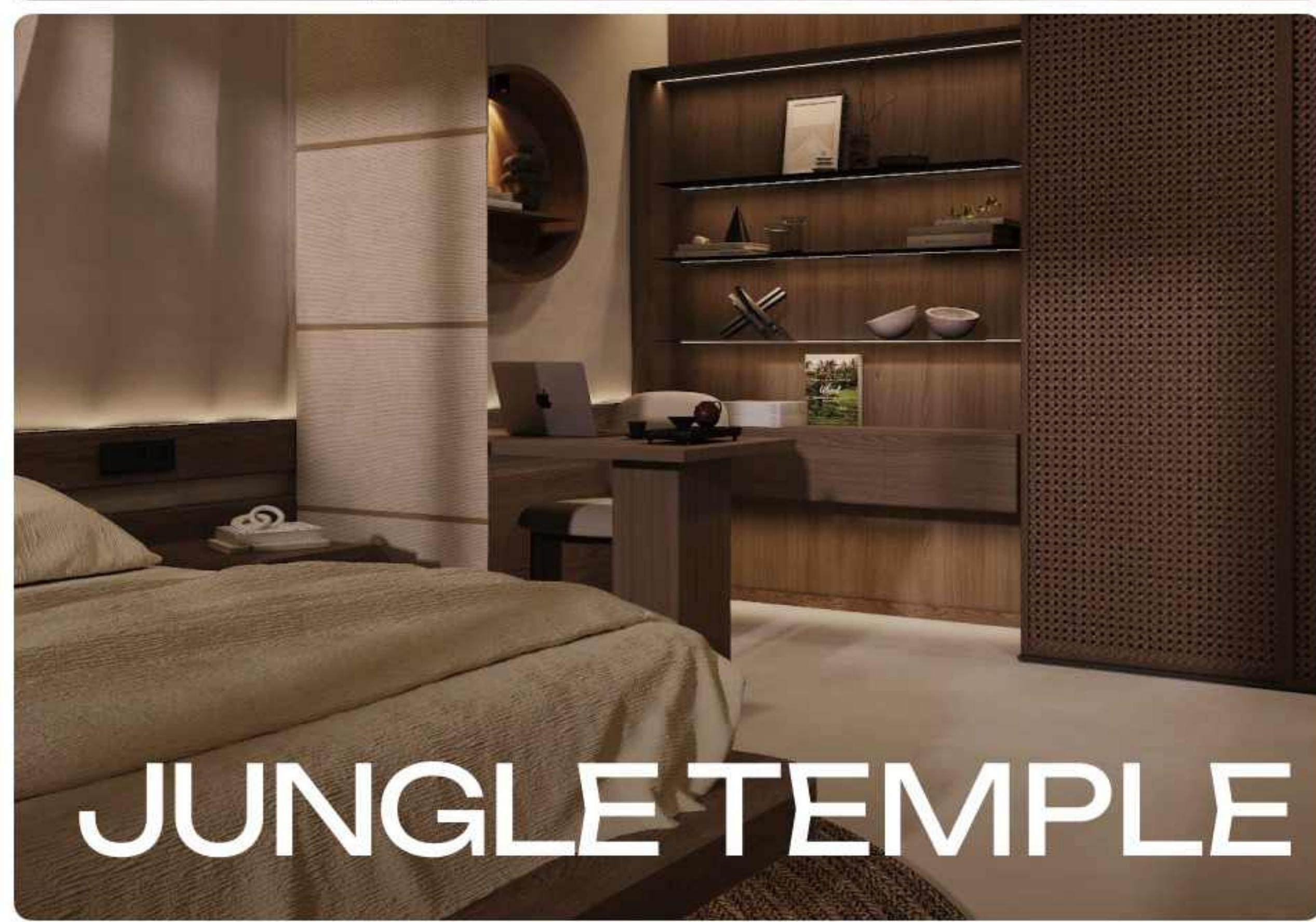
1BR villas 64,7 m² with a swimming pool





JUNGLE TEMPLE





JUNGLE TEMPLE



EARTH TEMPLE

2-story 2K villas 170,4 m² with a swimming pool

10,7%

ROI

6 guests

Maximum capacity

\$63,397

Annual income

3

Total number

\$5,283

Monthly income

DOWN PAYMENT FOR
INSTALLMENT PLAN

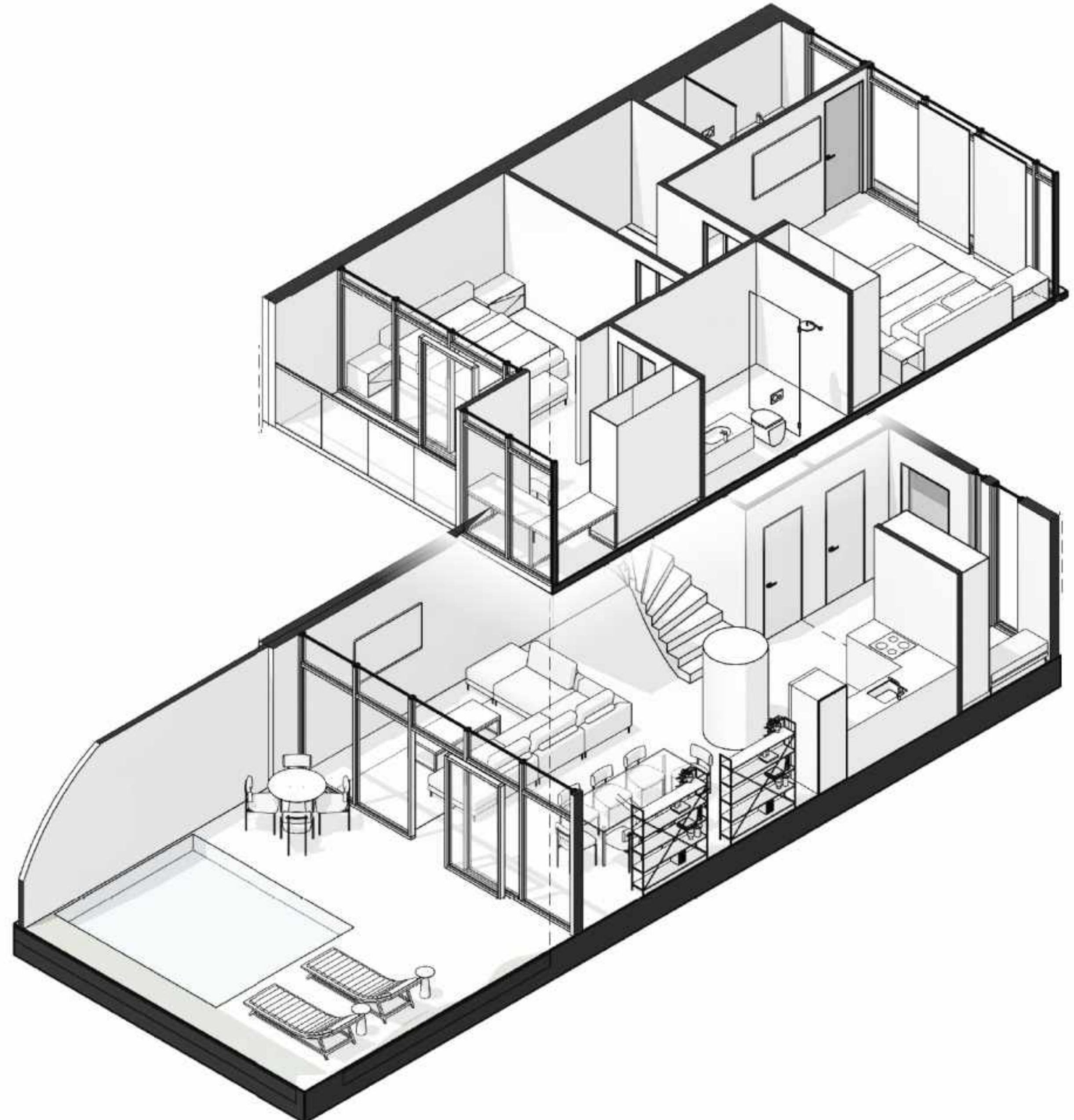
PRICE WITH
FULL PAYMENT

PRICE
IN INSTALLMENTS

\$44,325

\$271,860

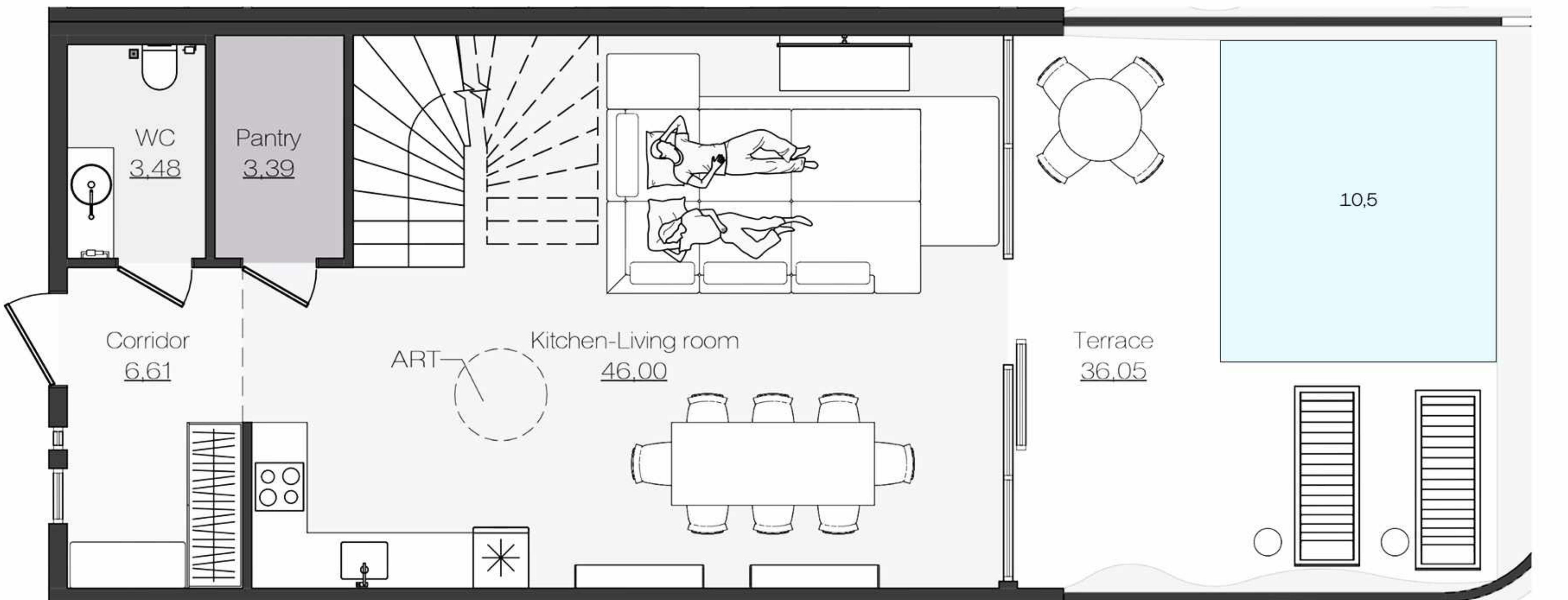
\$295,500



EARTH TEMPLE

2-story 2K villas 170,4 m² with a swimming pool

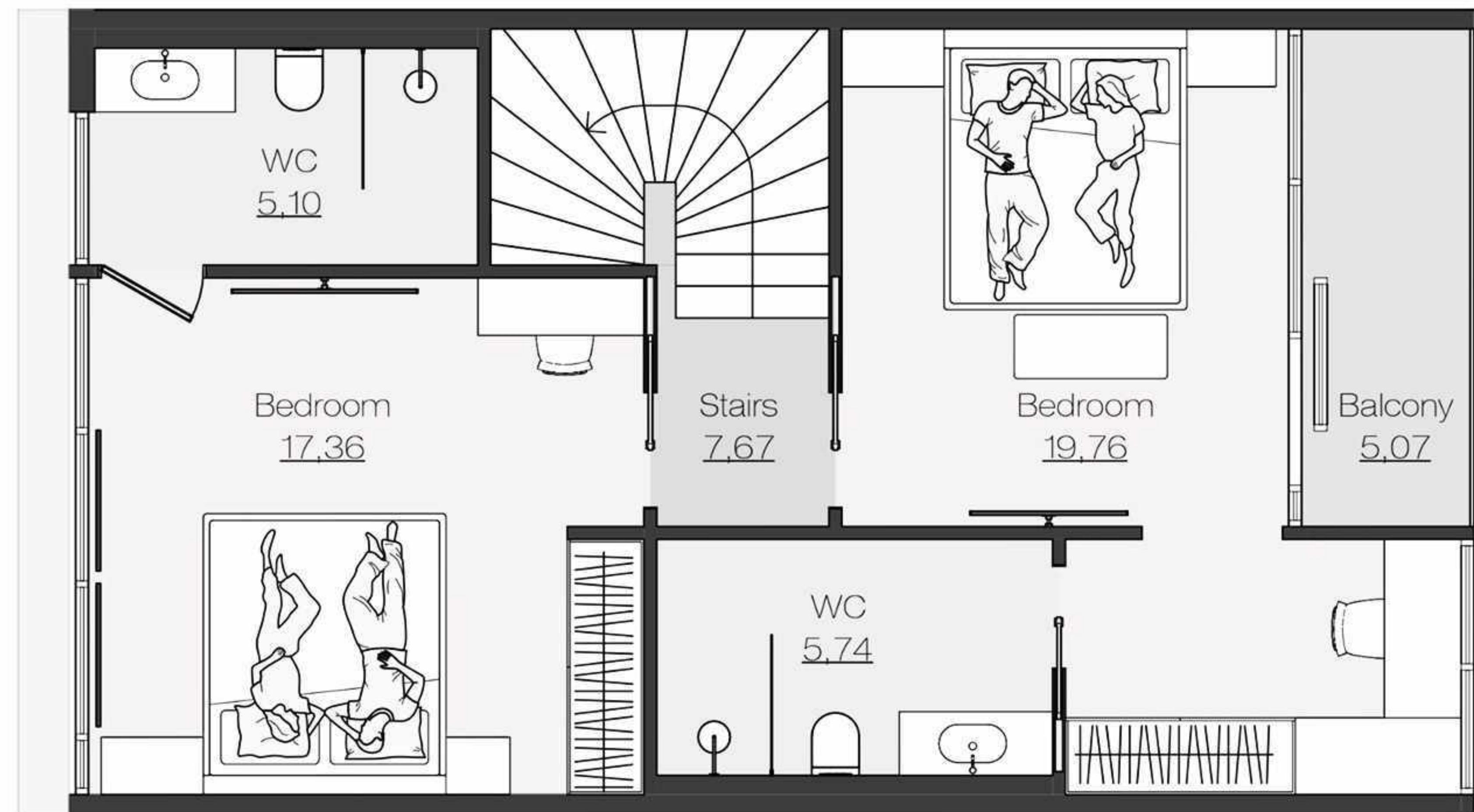
1st floor



EARTH TEMPLE

2-story 2K villas 170,4 m² with a swimming pool

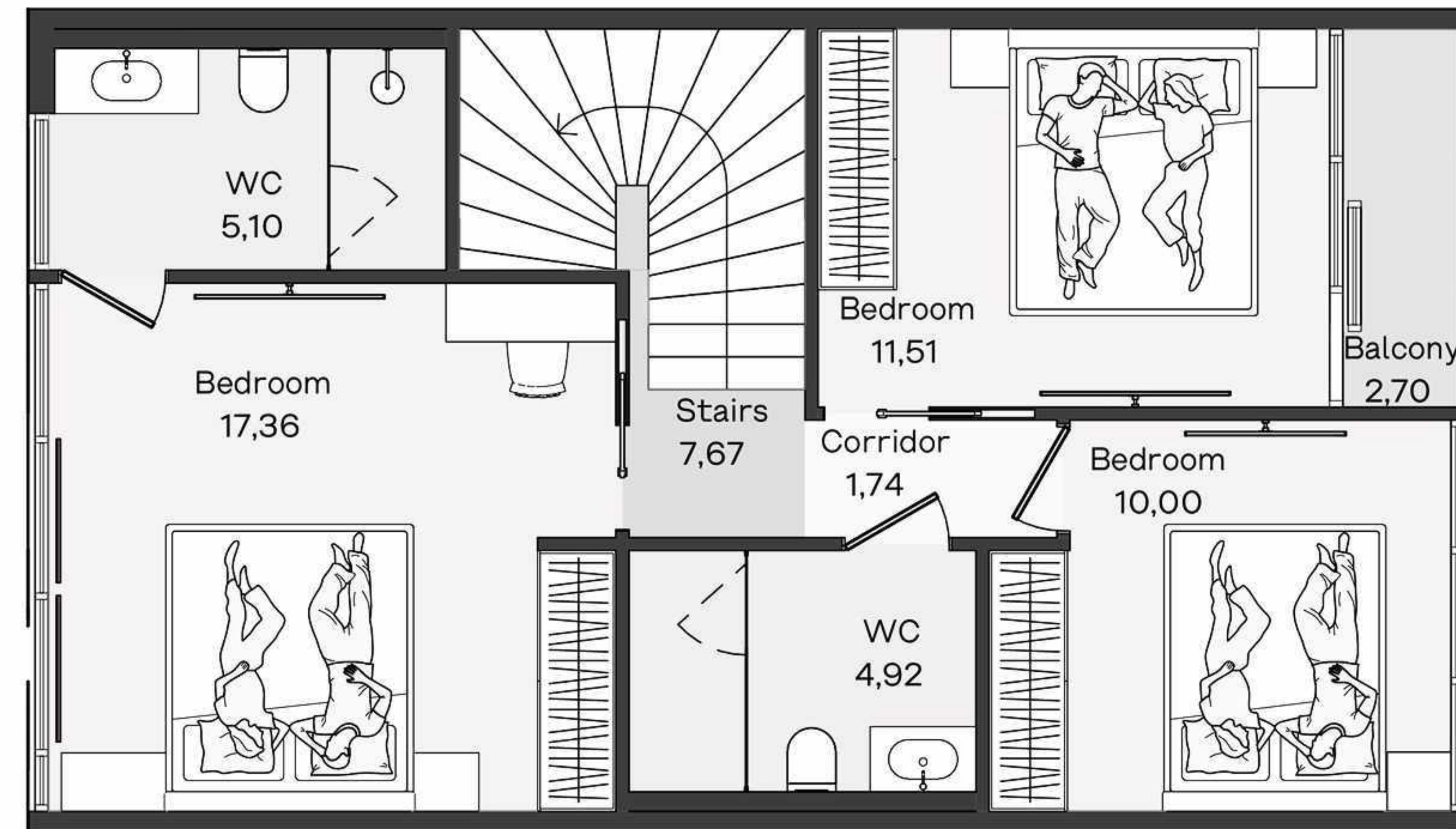
2nd floor



EARTH TEMPLE

Optional second floor plan – two-story 3BR villa 170,4 m² with pool

2nd floor



AURA

WELLNESS RESORT



EARTH TEMPLE



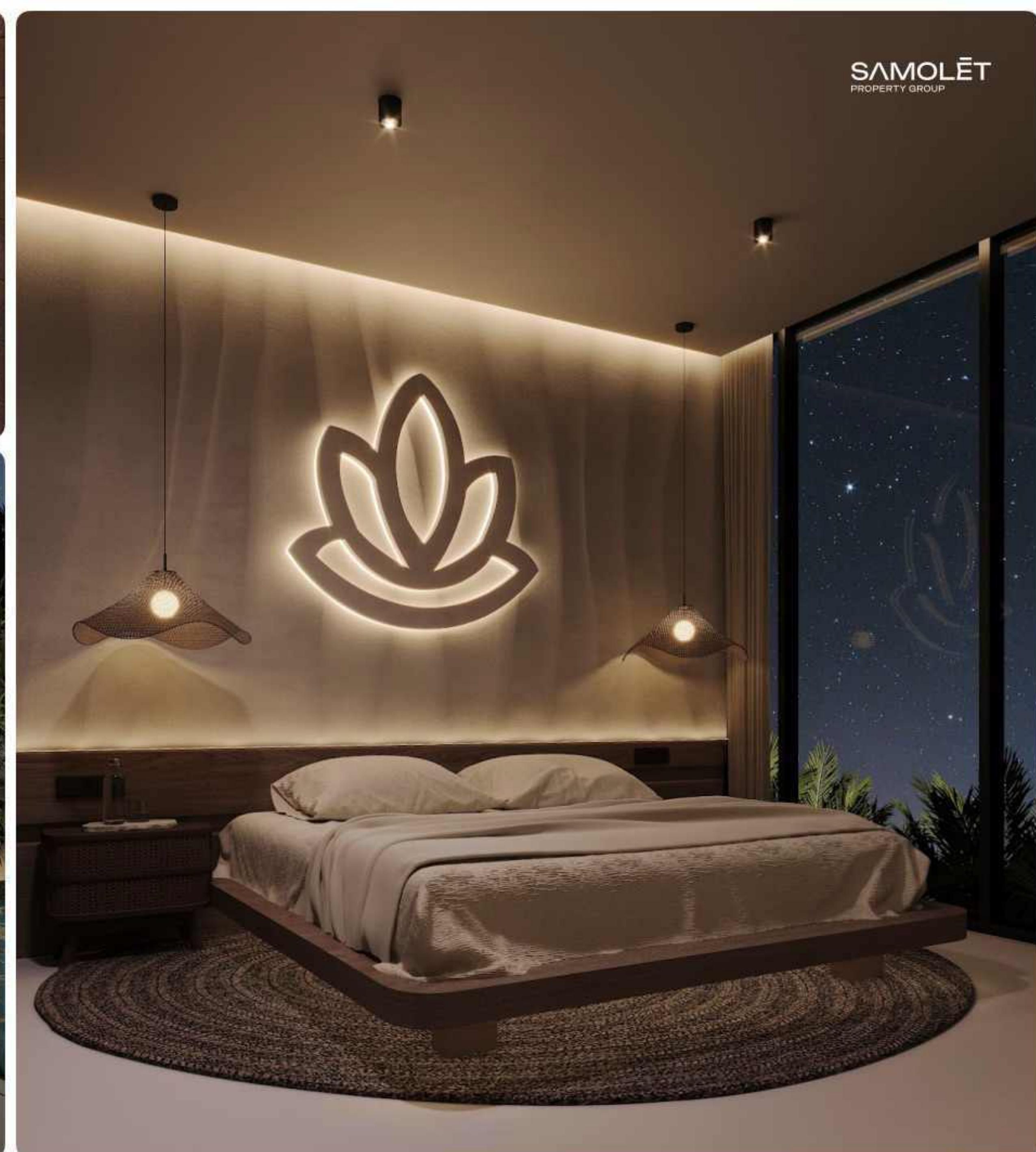
SAMOLET

PROPERTY GROUP





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

\$20,000annual 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 1

15%

Down payment upon
signing the contract

STAGE 2

10%

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

STAGE 3

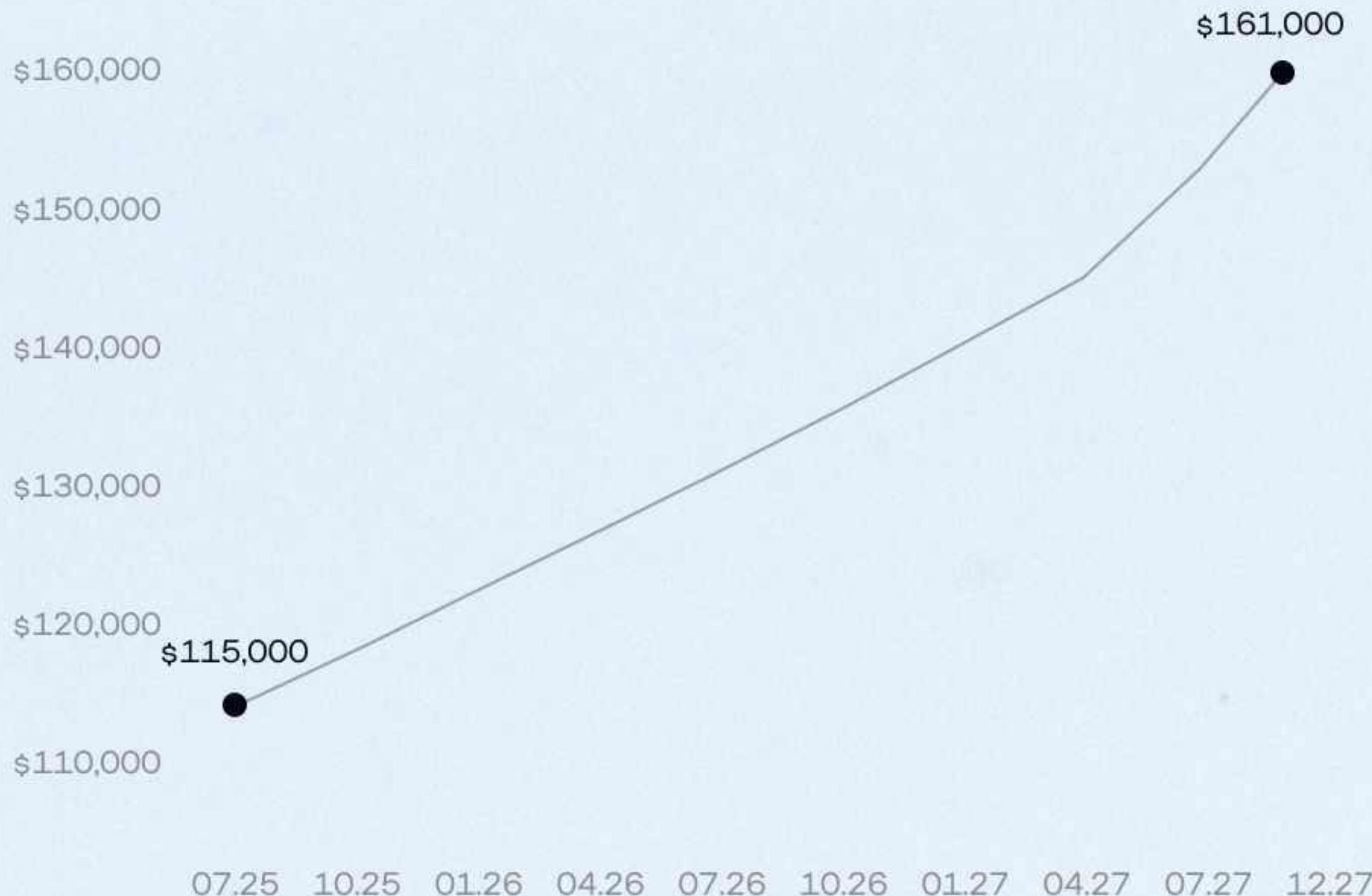
Remaining Payments

Paid throughout the
entire construction
period once per quarter

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 ²	\$97,800	\$83	77%	\$23,269	\$11,918	12,6%	7,9 years
MONO AURA	35,7 m ²	\$125,500	\$104	77%	\$28,968	\$14,205	11,7%	8,5 years
HORIZON FLOW	44,6 m ²	\$174,900	\$132	77%	\$36,803	\$17,983	10,6%	9,4 years
ZEN TEMPLE VILLA WITH A BATHTUB	35,2 m ²	\$105,900	\$108	77%	\$30,131	\$15,248	14,8%	6,7 years
ZEN TEMPLE VILLA WITH A SWIMMING POOL	44,2 m ²	\$122,200	\$132	77%	\$36,827	\$19,273	16,2%	6,1 years
ZEN TEMPLE VILLA WITH A GARDEN	51,3 m ²	\$127,700	\$120	77%	\$33,479	\$17,000	13,7%	7,2 years
JUNGLE TEMPLE VILLA	from 64,7 m ²	\$149,300	\$144	77%	\$40,365	\$22,102	15,3%	6,5 years
EARTH TEMPLE VILLA	170,4 m ²	\$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



SAMOLET
PROPERTY GROUP