



SUNIA PROPERTY DEVELOPMENT

SUNIA UBUD RESORT

TEGALLALANG, UBUD - BALI

Now is your time to take pride in owning a **premium resort business** in the heart of Ubud.

RARE OPPORTUNITY!

STARTING FROM

IDR 2.5B

OWN A 5-STAR STANDARD BUSINESS IN UBUD



PREMIUM RESORT INVESTMENT

FEATURING PRIVATE POOLS & RESORT FACILITIES

A boutique resort featuring private pools and an on-site restaurant, nestled in the pristine jungles of Tegallalang. Experience the crisp mountain air and explore nearby caves and natural springs—all with the luxury of 5-star hotel comfort.



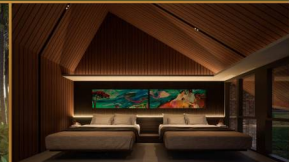
STRATEGIC LOCATION
Tegallalang, Ubud



RESORT FACILITIES
Comprehensive & Premium



PRIVATE POOL
Private & Exclusive



EXOTIC DESIGN
Comfortable & Luxurious



PREMIUM RESORT CONCEPT
Nature-Inspired Living with 5-star Comfort



PRIVATE POOL
Each Unit Is Equipped With A Private Swimming Pool



RESORT FACILITIES
Restaurant, Spa, Lounge, and More



INVESTMENT RETURN (ROI)
High Yield Potential With Maximized Occupancy Rates



PREMIUM LOCATION
Tegallalang, Ubud - Bali, a world-class tourist destination



UNIT INFORMATION & SITE INSPECTION
Contact Us Now!

SECURE LEGALITY
LEASEHOLD 25 YEARS

PROFESSIONAL MANAGEMENT
MANAGED BY AN EXPERIENCED TEAM

SMART INVESTMENT
SUSTAINABLE FUTURE WITH STRONG GROWTH POTENTIAL

Disclaimer: All information contained in this brochure is based on the planning phase and current conditions. Specifications and designs are subject to change without prior notice at the developer's discretion. Illustrations are for representative purposes only and do not constitute part of the formal sales and purchase agreement.



SUNIA
UBUD RESORT

EXCLUSIVE LIVING IN NATURE,
MADE FOR YOUR SOUL



Features & Activities

- Secluded Terrace Resort: Experience unparalleled peace in a pristine natural terraced forest setting.
- Unique Nature Trails: Curated trekking to sacred natural springs and secluded caves for a distinct exploration.
- Refreshing Mountain Climate: Enjoy a cool, crisp atmosphere, a rare experience in this region.
- Aesthetic Photo Spots: Explore curated trails and capture iconic moments at scenic jungle swings.



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SUNIA
UBUD RESORT

WHERE PRESTIGE MEETS SERENITY

Private pools in every unit

privacy & luxury



Hotel-standard restaurant

featuring local & international cuisine.

Enjoy comfortable, pristine, and fully-appointed, resort-standard facilities.





SUNIA
UBUD RESORT

EXPERIENCE LUXURIOUS LOUNGE IN NATURE'S PRESENCE



*Boasts a premier dining venue with a signature
sunrise view, capturing the exclusive beauty
and serenity of Sunia Ubud.*

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STRATEGIC LOCATION



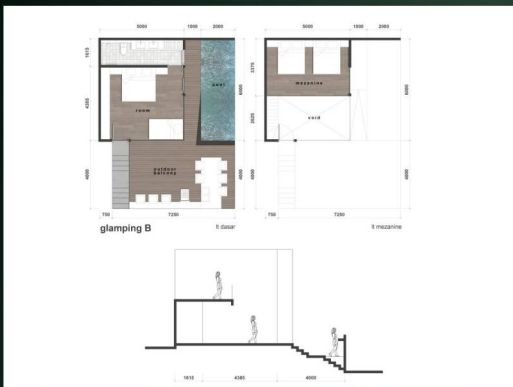
*Nestled in Tegallalang, Sunia Ubud
is perfectly positioned between North and South Bali,
offering a premier destination for travelers seeking a refined
retreat after exploring the island's diverse regions*

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UBUD RESORT



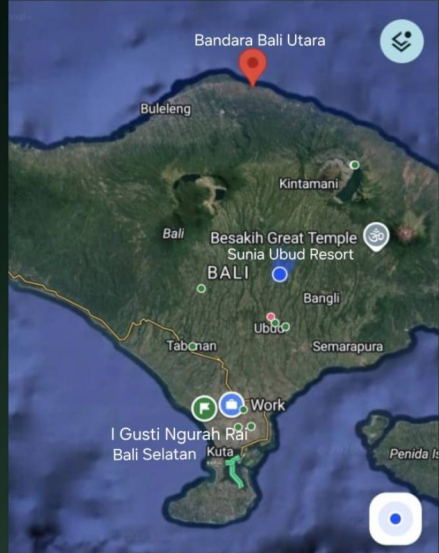
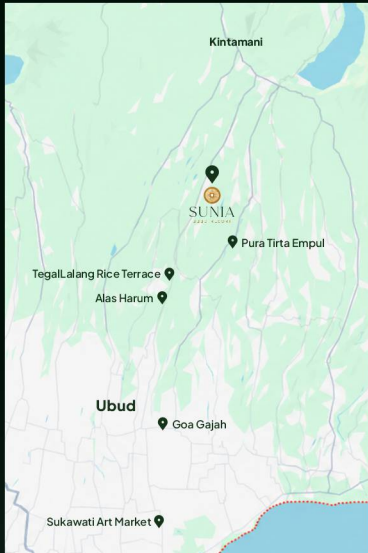
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LOCATIONS





SUNIA
UBUD RESORT

NEAR FROM

Tegallalang, Ubud

TegalLalang Rice Terrace (11 km, 17 minutes)



Alas Harum (12 km, 18 minutes)



Pura Tirta Empul (12 km, 20 minutes)



Kopi Luwak along the Tegallalang main road



Goa Gajah (23 km, 40 minutes)



Ubud culinary & art center, Sukawati Art Market



WHY INVEST IN SUNIA UBUD?



- Unique concept (Resort + private pool + resort amenities)
- Strategic location (25 mins to Ubud center, close to popular destinations)
- Wellness & nature tourism trends are steadily rising
- Operated by a professional management team (branding & full-service management)
- Passive income + property appreciation

MARKET OPPORTUNITY

Global Resort trend grows +15–20%/year.

BALI WORLD-CLASS DESTINATION

UBUD CENTER FOR WELLNESS & CULTURAL TOURISM

Tegallalang famous for rice terraces, natural forests, sunrise views of Mount Agung

Competitor Resort in Bali:

IDR 2–4 million/night, 50–70% occupancy

TARGET MARKET FOR INVESTORS

Local & national market

Entrepreneurs, professionals, and families seeking assets in Bali

International market

Expats / foreign investors accustomed to buying villas in Ubud & Canggu

They typically seek 2 things:

5–7 year ROI & a unique, non-generic concept



SUNIA

UBUD RESORT

MATERIAL SPECIFICATIONS

Wall

GRC Double Layer
with Insulation

Interior Wall Finishes

General Wall:
Plaster Textured Paint

Bathroom:
Powder Room Granite Tiles

Exterior Wall Finishes

General:
Wall Textured Paint

Secondary:
WPC Panel Board

Ceiling

Gypsum Board:
In Paint Finish

Wood:
UPVC Wood Mood

Roof

Bitumen Roof

Door

Main Entrance:
Solid Engineering Wood

Interior Door:
Engineering Wood

Sliding Door:
Finished Good Aluminum
Powder Coating

Window

Finished:
Good Aluminum
Powder Coating

Sanitary

Bathroom:
Toto Mix Kohler
Equivalent

Floor Finishes

Terrace:
WPC Deck Flooring

Bedroom:
Stone Plastic
Composite
Wood Mood

Bathroom:
Granite Tiles

Pool:
Mozaic Motif Tiles

Electrical

6600 KWH

Water

PDAM – Main Hole
Underground Water Tank
Torrent