

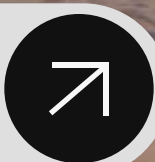
• Investment project

Resort near
the center of Ubud

Pistachio Villas

The perfect place for those seeking
a harmonious blend of comfort, nature,
and the unique culture of Ubud.

Learn more



Luxurious villas built with bamboo and natural materials



Main feature of the resort

Exclusive eco-design made from expensive natural materials, where comfort harmoniously combines with natural aesthetics, creating the perfect space for the most sophisticated guests.

8 two-bedroom villas

175 m²

pool

1 three-bedroom villas

197 m²

pool

BBQ

Development Plan



Recreation area

Communal pool

Type B - 175 m²

Type A - 175 m²

Transfer to the European cuisine restaurant

Type B - 175 m²

Type A - 175 m²

Type C - 197 m²

Type A - 175 m²

Type B - 175 m²

Type A - 175 m²

Indonesian cuisine restaurant

Reception

Type B - 175 m²

Parking

Architectural Concept

The design of Pistachio Villas is inspired by the elegant silhouette of a pistachio, symbolizing harmony with the environment. The modern comfort of the villas is combined with natural beauty.

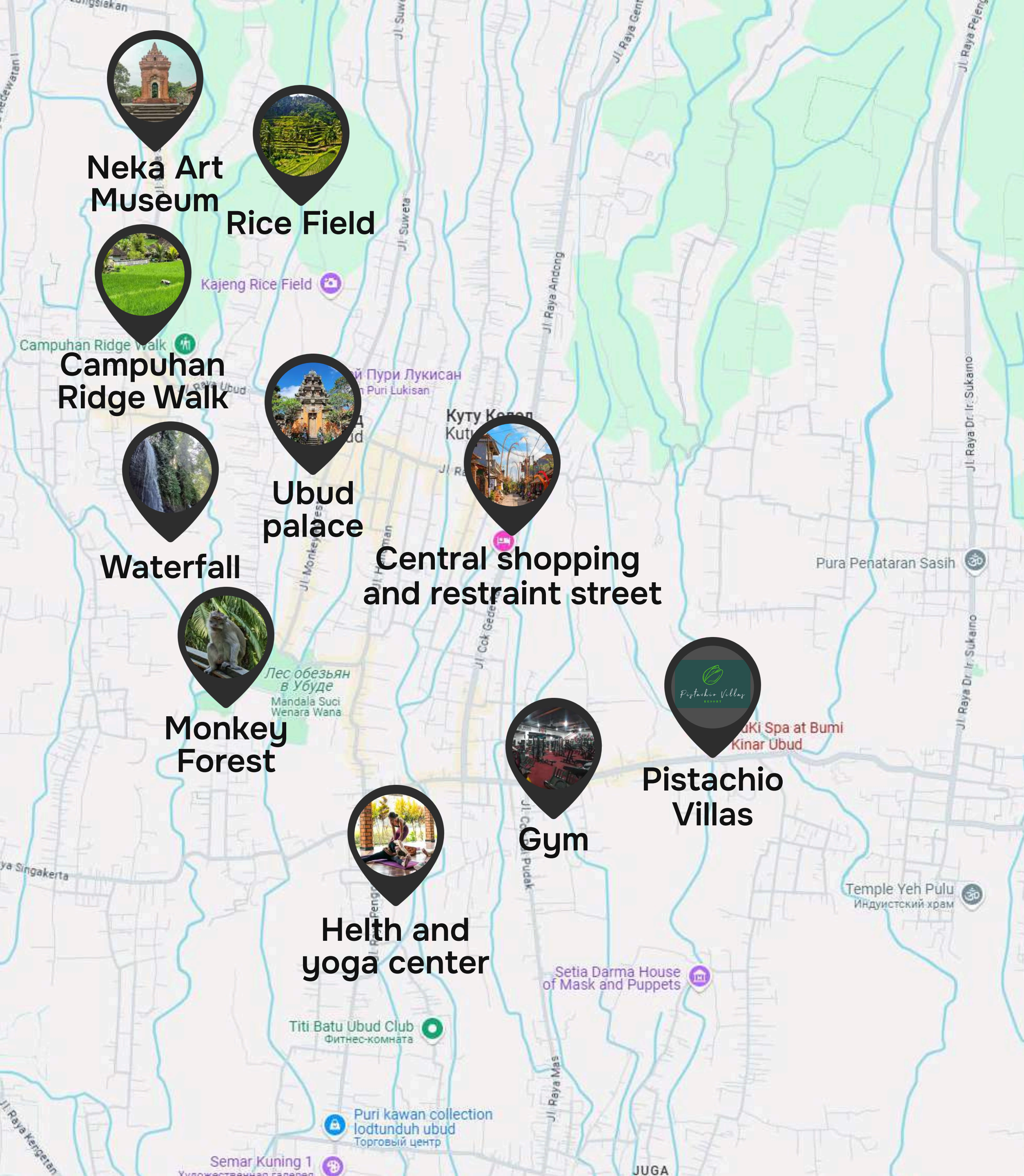
Silhouette of a pistachio



Unity with nature



Inspired by natural forms



- Investment project

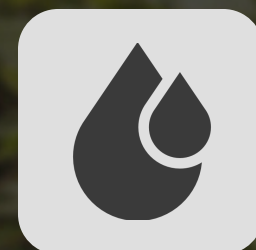
Resort near the Center of Ubud

Proximity to the tourist infrastructure, restaurants, retreat centers, shops, fitness clubs, with privacy and seclusion amidst jungles and rice fields.

Features

1 min Gym	12 min Ubud palace	17 min Campuhan Ridge Walk
8 min Helth and yoga center	12 min Monkey Forest	20 min Rice Field
8 min Central shopping and restraint street	16 min Waterfall	25 min Neka Art Museum

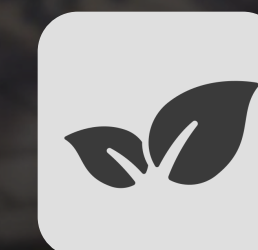
Guest Amenities



Relaxation area with a pool, designed in a natural beach concept



Concierge service and 24/7 security for comfort and safety



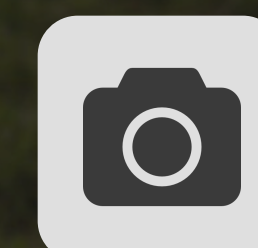
Access to a restaurant with scenic walking terraces



Spacious reception area where guests are greeted by friendly staff



Exclusive eco-style villas



Proximity to all tourist spots in Ubud (waterfalls, rice fields, etc.)

Villa Layouts



First Floor

Open-plan living room with access to a spacious terrace.

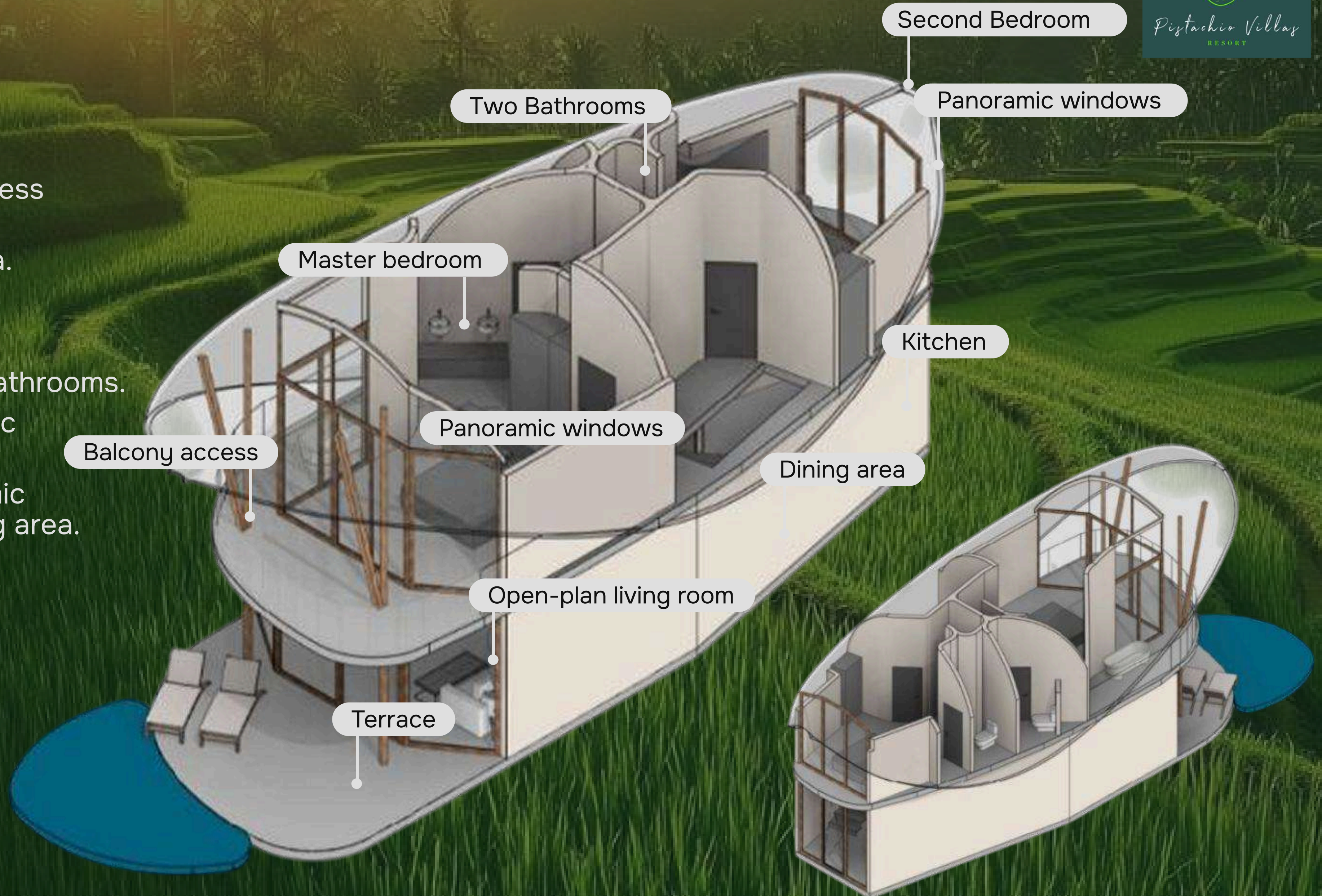
Modern kitchen and dining area.

Second Floor

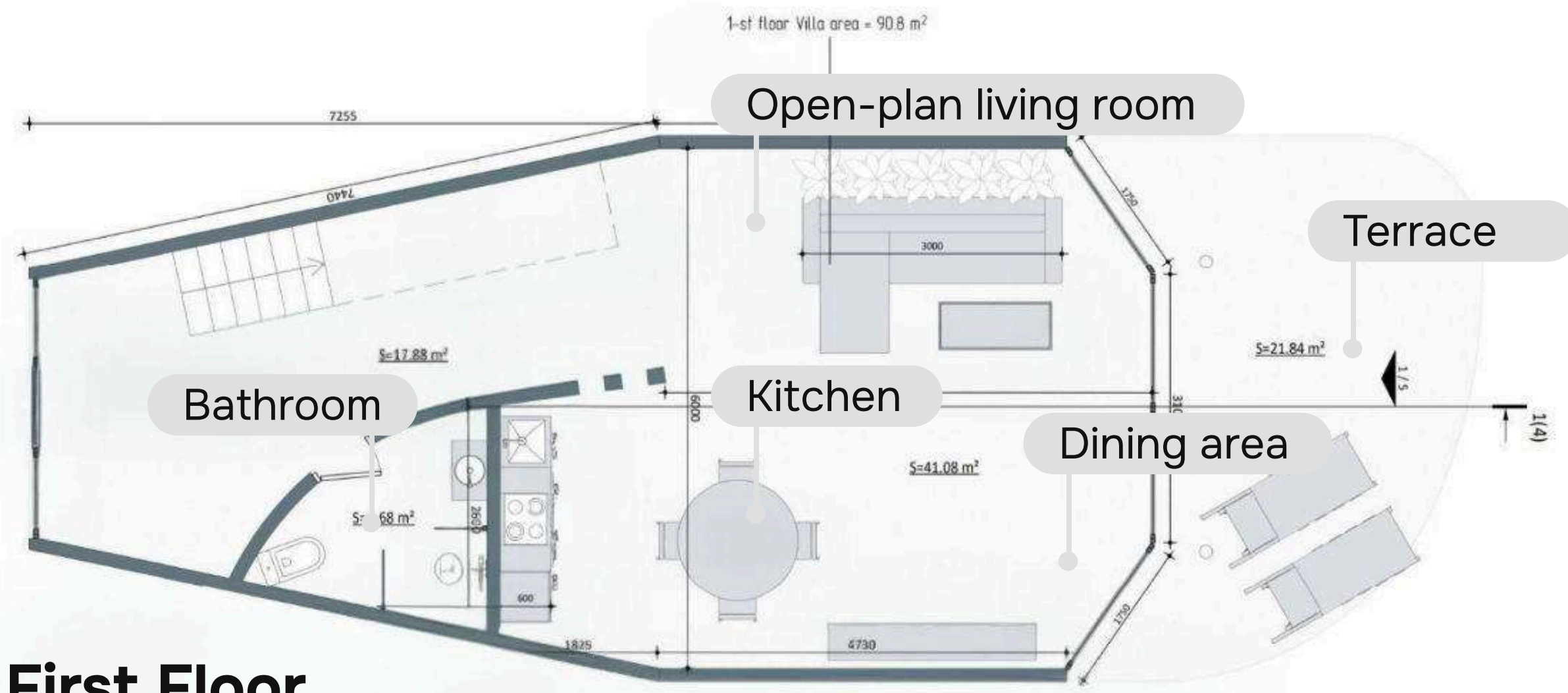
Two bedrooms with en-suite bathrooms.

Master bedroom with panoramic windows, high ceilings.

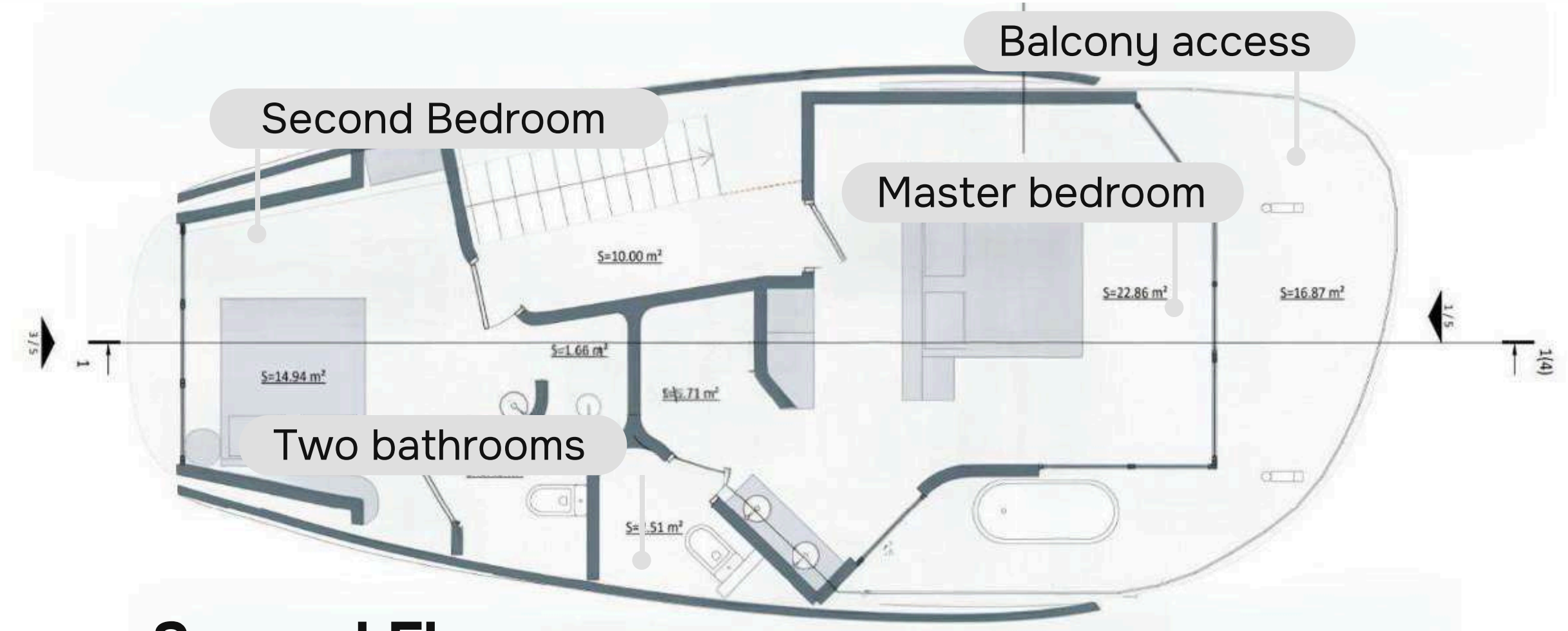
Second bedroom with panoramic windows and spacious sleeping area.



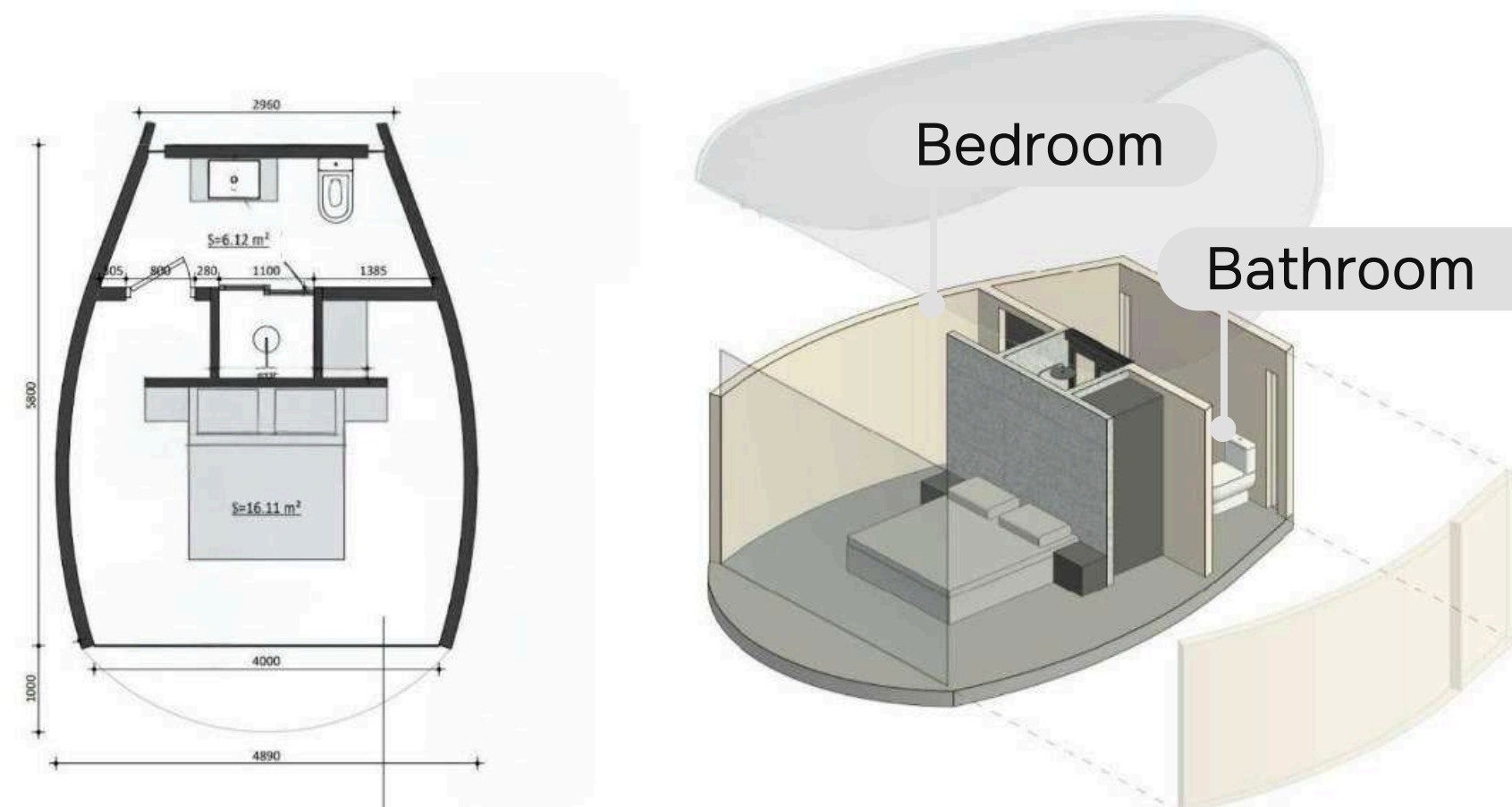
Detailed Villa Layout Scheme



First Floor



Second Floor



Additional House for Villa Type C

Pistachio Villas project has high potential for rental income growth



Statistics based on up-to-date aggregator data

Comparative Table of Short-Term Rentals in the ECO Housing Segment

hotel	Пл.	Комн.	Февр.	Янв.	Март	Апр.	Май	Июнь	Июль	Авг.	Сент.	Окт.	Нояб.	Дек.	Average price for the period
Eco Six Bali	160 m ²	1	\$328	\$328	\$310	\$310	\$310	\$425	\$447	\$447	\$425	\$425	\$307	\$307	\$364,08
Jungleight Bali	150 m ²	2	\$410	\$410	\$410	\$410	\$410	\$531	\$552	\$562	\$531	\$531	\$437	\$437	\$469,25
Casa Pohon Ubud	150 m ²	1	\$280	\$285	\$345	\$345	\$345	\$394	\$421	\$421	\$403	\$345	\$345	\$345	\$356,17
Bam bootel Sawah View	157 m ²	2	\$520	\$520	\$520	\$603	\$520	\$573	\$520	\$520	\$603	\$573	\$573	\$573	\$551,50
Fivelements Bali Retreat	200 m ²	2	\$499	\$499	\$482	\$536	\$481	\$461	\$599	\$609	\$539	\$539	\$539	\$539	\$526,83
Buahan, a Banyan Tree Escape Bali	160 m ²	1	\$942	\$892	\$745	\$1141	\$893	\$1005	\$1058	\$1201	\$983	\$1092	\$983	\$1092	\$1002,25
Average Market Price USD/day			\$596	\$587	\$562	\$669	\$592	\$678	\$719	\$752	\$697	\$701	\$637	\$659	\$654

Investment attractiveness



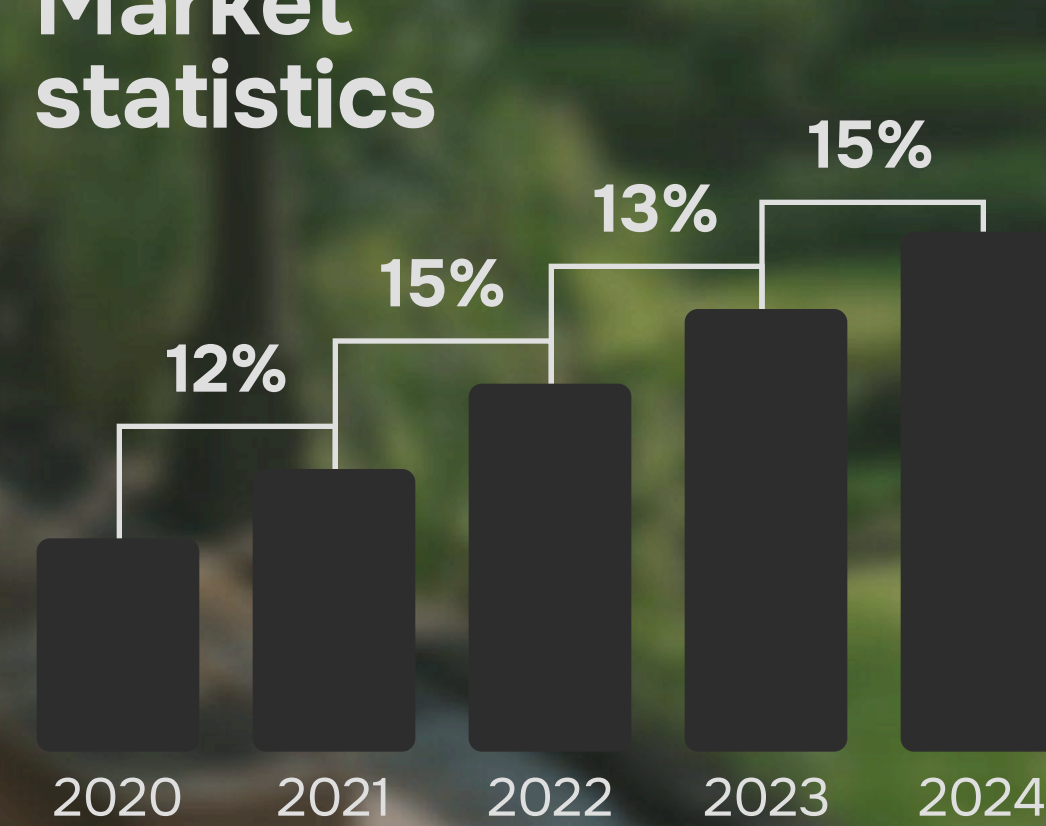
Ubud is located in the central part of Bali known as a cultural and artistic hub.

Statistics of tourists

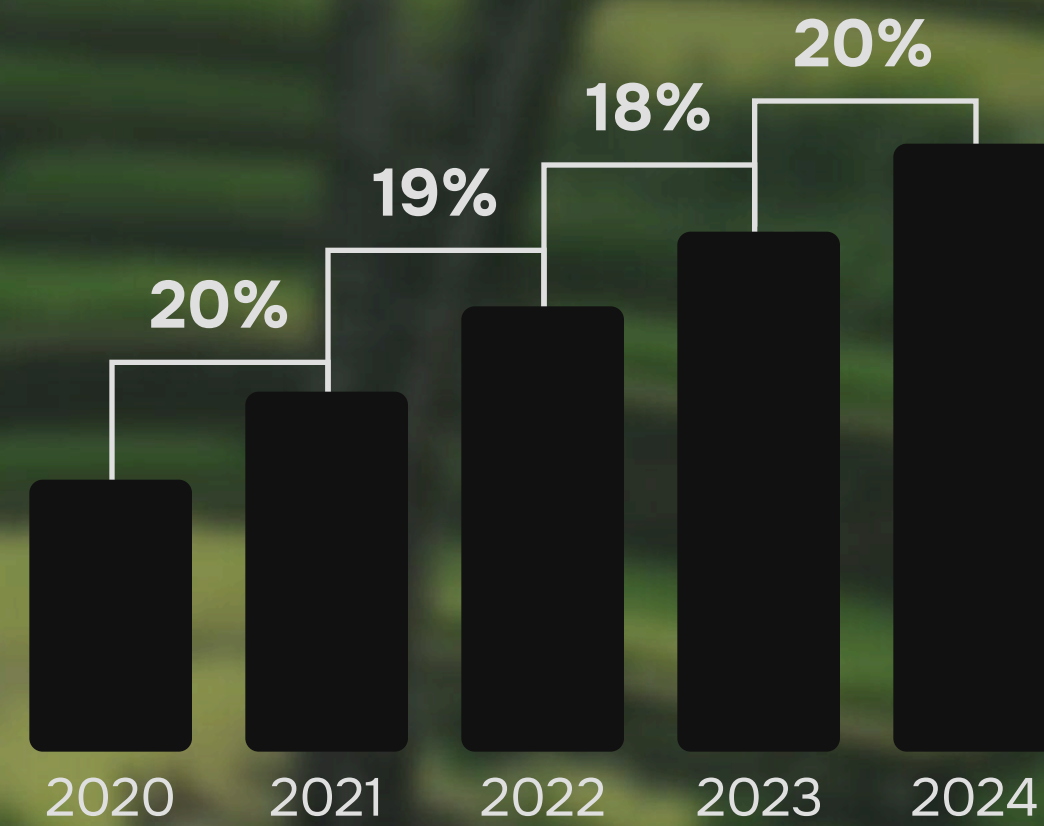
> **3** millions

Foreign tourists visit Ubud annually.

Market statistics



An increase in the cost of objects by 12-15%



Tourism increases by 20% annually

Data by accommodation

80%

Average hotel occupancy Accommodation

Investment flexibility

You can choose an investment strategy that suits your goals and lifestyle.



Income property with passive income

The villas are managed by a management company and are rented out under a hotel brand.

**15-19%
ROI**

Suitable for investors

Who are looking for a passive source of income
They do not plan to live in the villa permanently

Combining personal residence with investment

The villas are managed by the Management Company and can be used by the owner for a maximum stay of 3 months per year. They are rented out in his absence.

**13-17%
ROI**

Suitable for investors

Who wants to spend their holidays in their own villa in a tropical paradise
He strives to earn income from renting out the villa when he does not use it himself.

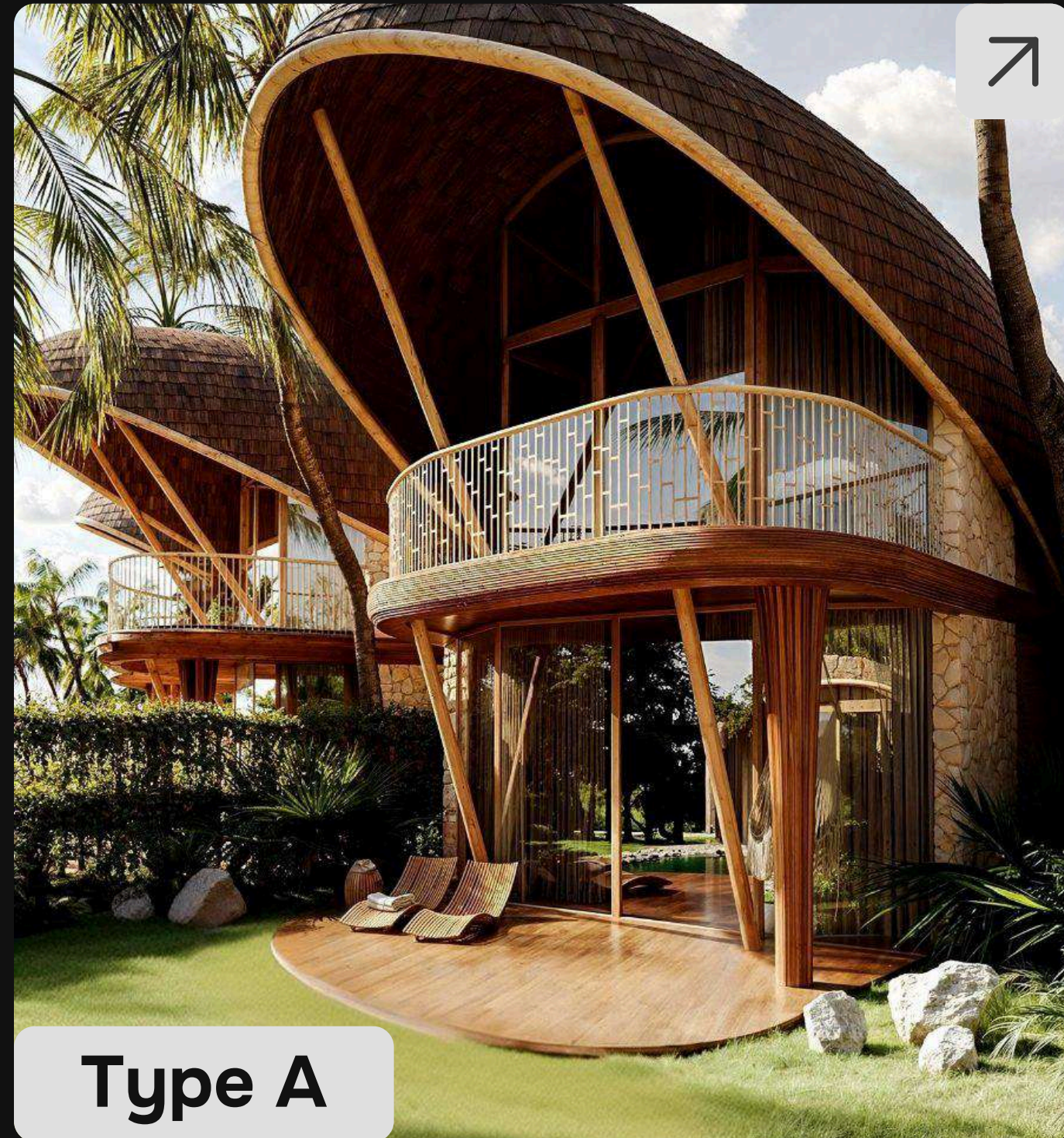
Private residence for personal use

The villas are used by the owner for their own living. Maintenance costs are paid.

Suitable for investors

Who plans to live in the villa permanently or most of the year
Appreciates privacy and comfort

Villa Cost



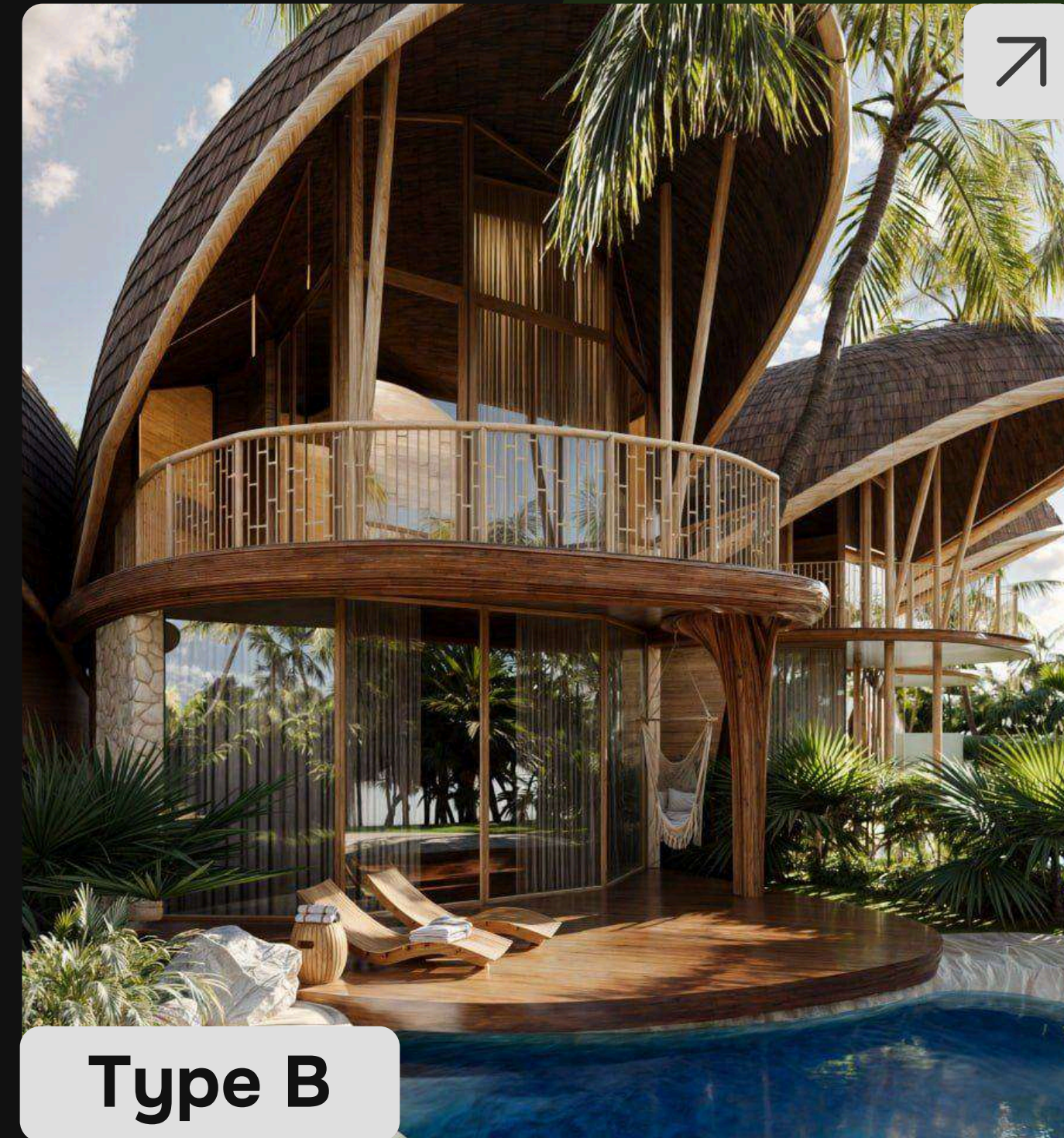
Type A

● **375 000 USD**

175 m²

Shared pool

Villa price includes:



Type B

● **390 000 USD**

175 m²

Private pool

Fully furnished villa ready for move-in
Land lease for 25 years with priority renewal right
Furniture package



Type C

● **490 000 USD**

197 m²

Private pool

BBQ

Project Economics



Scenario	Optimistic	Baseline	Conservative
Occupancy Rate	85%	77%	66%
Average Annual Rental Rate	431 USD/day	382 USD/day	332 USD/day
Average Annual Rental Rate (Adjusted for Occupancy)	384 USD/day	300 USD/day	227 UUSD/day
Management Costs	23%	23%	23%
Aggregator Fees	17%	17%	17%
Net Annual Income	72 782 USD	66 182 USD	57 578 USD
ROI, %	19%	17%	15%
Payback Period	5,2 years	5,9 years	6,8 years

Purchase Plan

A discount of up to 10% is provided for full payment

Interest-Free Installment Plan:

30% down payment

30% upon foundation completion

30% upon structural completion

10% upon project handover



Purchase process

01

Villa selection
and booking

02

Legal due
diligence

03

Signing the
investment
agreement

04

Payment
according to
the chosen plan

05

Project
commissioning

06

Notarization of
ownership rights

07

Management of
your property and
profit distribution

What is included in the price

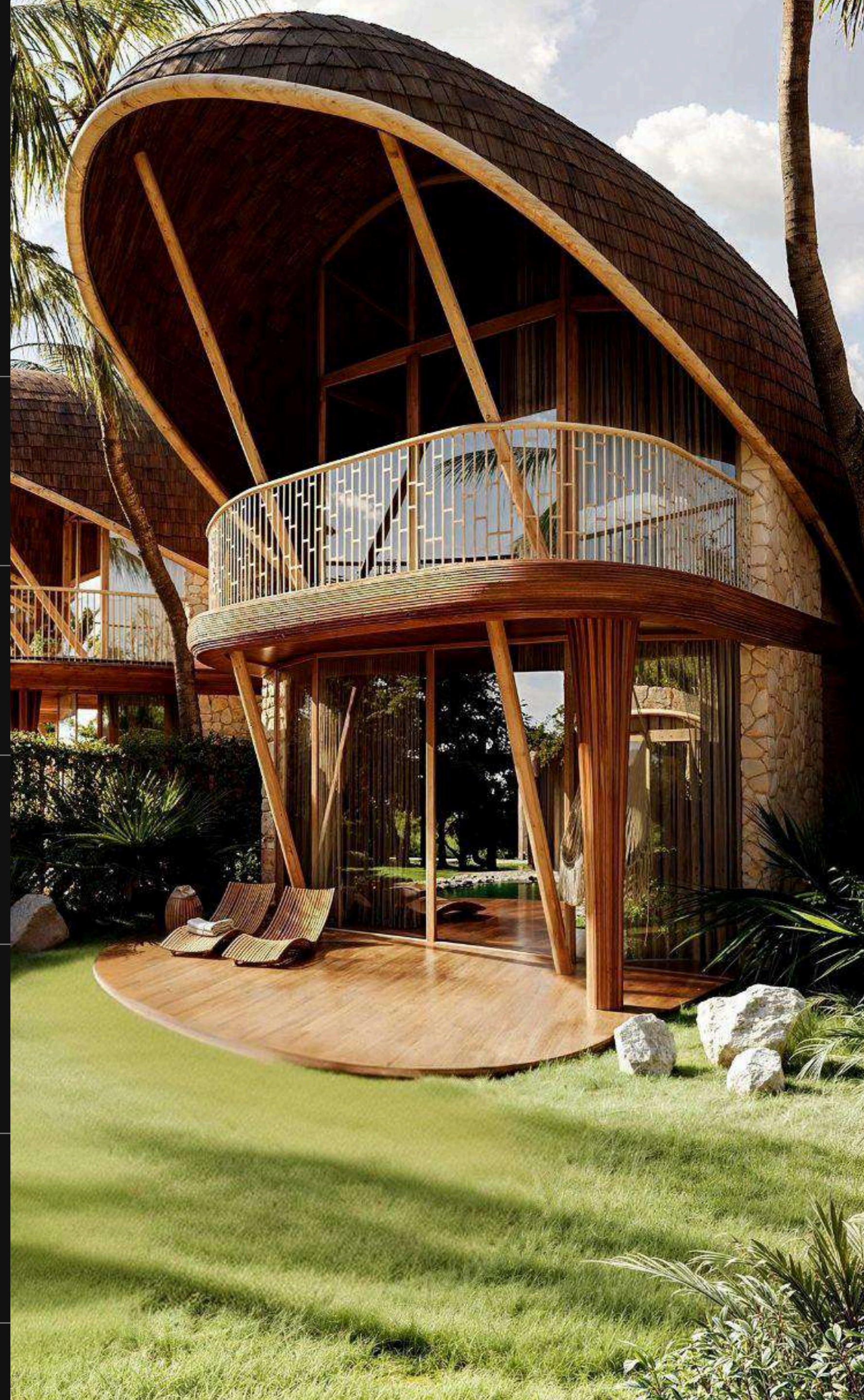
A fully furnished villa with everything necessary for living

Land lease for 25 years with the possibility of extension for 25 years

The infrastructure of the complex is freely available

Connection to utilities (water, electricity, sewerage)

Income tax is included in the amount of 11%



The management company will provide for you

- Guest service, concierge service
- 24/7 security guarantee
- Care of your facility and territory
- Providing reports on profitability
- Occupancy rate of your facility
- Payment of your profit



The project was developed by PT the Mountara Group

15 years
in the field of
development

>30
completed projects
in Spain and Thailand

Company address:

Jalah Raya Goa Gajah, Desa/Kelurahan Peliatan,
Kec. Ubud, Kab. Gianyar, Provinsi Bali
Kode Pos: 80571



For more information and inquiries
about purchasing a villa, please
contact our representative