



## 15-Villa Wellness Project near Ubud | USD 1.7M



### Info Agente

|                 |                   |
|-----------------|-------------------|
| Nombre:         | Vitaliy Shestak   |
| Nombre empresa: |                   |
| País:           | Tailandia         |
| Specialties:    | Commercial R.E.   |
| Teléfono:       | +66 (92) 776-6410 |
| Languages:      | English, Russian  |
| Sitio web:      |                   |

### Detalles del anuncio

|                 |               |
|-----------------|---------------|
| Propiedad para: | Venta         |
| Precio:         | USD 1,700,000 |

### Ubicación

|                          |                                         |
|--------------------------|-----------------------------------------|
| País:                    | Indonesia                               |
| Estado/Región/Provincia: | Bali                                    |
| Ciudad:                  | Ubud                                    |
| Dirección:               | Pejeng Kangin, near Ubud, Gianyar, Bali |
| Código postal:           | 80552                                   |
| Publicado:               | 18/08/2026                              |

### Descripción:

Turnkey 15-villa wellness development near Ubud, Bali, at a fixed USD 1,700,000. This is the mutually exclusive alternative for the same 2,124 sqm leasehold site also offered as a 27-key boutique resort. It is not a second independent property: the buyer selects one route. No separate buyer-side commission.

### CONCEPT

- 15 private-pool studio villas
- 8 villas of approx. 27 sqm
- 7 villas of approx. 37.3 sqm
- Private pool for every villa
- Lobby and café/restaurant
- Sauna and cold-plunge area

### READY TO PROGRESS

The master plan uses the existing foundation. No demolition is required; additional foundation works are needed. The leasehold land is paid for 30 years with approx. 28 years remaining, plus a stated route to a further 25-year extension. The PBG is issued, project documentation is available, approvals are stated as signed, the site is prepared, and the existing foundation is laboratory certified. Approx. 24% of the original hotel construction scope is reported complete.

The project consultant has confirmed the villa route can proceed within the current approval pathway,



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with SLF conversion and final adjustments during construction, subject to independent verification.

## TRANSACTION

- 100% turnkey delivery
- Fixed price: USD 1,700,000
- Completion: up to 10 months from first payment
- Funding can follow verified construction milestones
- Leasehold acquisition; no freehold transfer is advertised
- Pre-opening project; no current operating revenue is claimed

Qualified buyers can review the master plan, layouts, land and approval materials, foundation records and current-site media. Concept drawings show the proposed layout; drone photos show the current site.

Contact Vitaliy, Independent Owner-Authorized Representative. WhatsApp preferred. English preferred; Russian available. Bangkok time UTC+7.

Developer-supplied information, subject to independent legal, technical, tax, commercial and financial due diligence.

|           |    |
|-----------|----|
| Nuevo:    | Sí |
| Tenanted: | No |

## Común

|                  |         |
|------------------|---------|
| Dormitorios:     | 15      |
| Baños:           | 15      |
| Tamaño del lote: | 2124 m2 |

## Room details

|              |    |
|--------------|----|
| Total rooms: | 15 |
|--------------|----|

## Building details

|                    |             |
|--------------------|-------------|
| Outdoor Amenities: | Pool, Sauna |
| View:              | Territorial |

## Lease terms

Date Available:

## Información adicional

|                |                                                                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| URL sitio web: | <a href="https://jualbeliproperti.id/property/alternative-15-villa-wellness-development-near-ubud-usd-1-7m/">https://jualbeliproperti.id/property/alternative-15-villa-wellness-development-near-ubud-usd-1-7m/</a> |
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## Contact information

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|-----------|-------------------|
| Teléfono: | +66 (92) 776-6410 |
| IMLIX ID: | IX8.821.935       |



# IMLIX

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