



15-Villa Wellness Project near Ubud | USD 1.7M



Agent Info

Name: Vitaliy Shestak
Company Name:
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Specialties: Commercial R.E.
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Languages: English, Russian
Website:

Listing details

Property for: Sale
Price: USD 1,700,000

Location

Country: Indonesia
State/Region/Province: Bali
City: Ubud
Address: Pejeng Kangin, near Ubud, Gianyar, Bali
ZIP code: 80552
Posted: Aug 18, 2026

Description:

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,



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.

New: Yes

Tenanted: No

Common

Bedrooms: 15

Bathrooms: 15

Lot Size: 2124 sq m

Room details

Total rooms: 15

Building details

Outdoor Amenities: Pool, Sauna

View: Territorial

Lease terms

Date Available:

Additional information

Website URL: <https://jualbeliproperti.id/property/alternative-15-villa-wellness-development-near-ubud-usd-1-7m/>

Contact information

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IMLIX ID: IX8.821.935



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