

Park Poseidon Development

Pera Villas



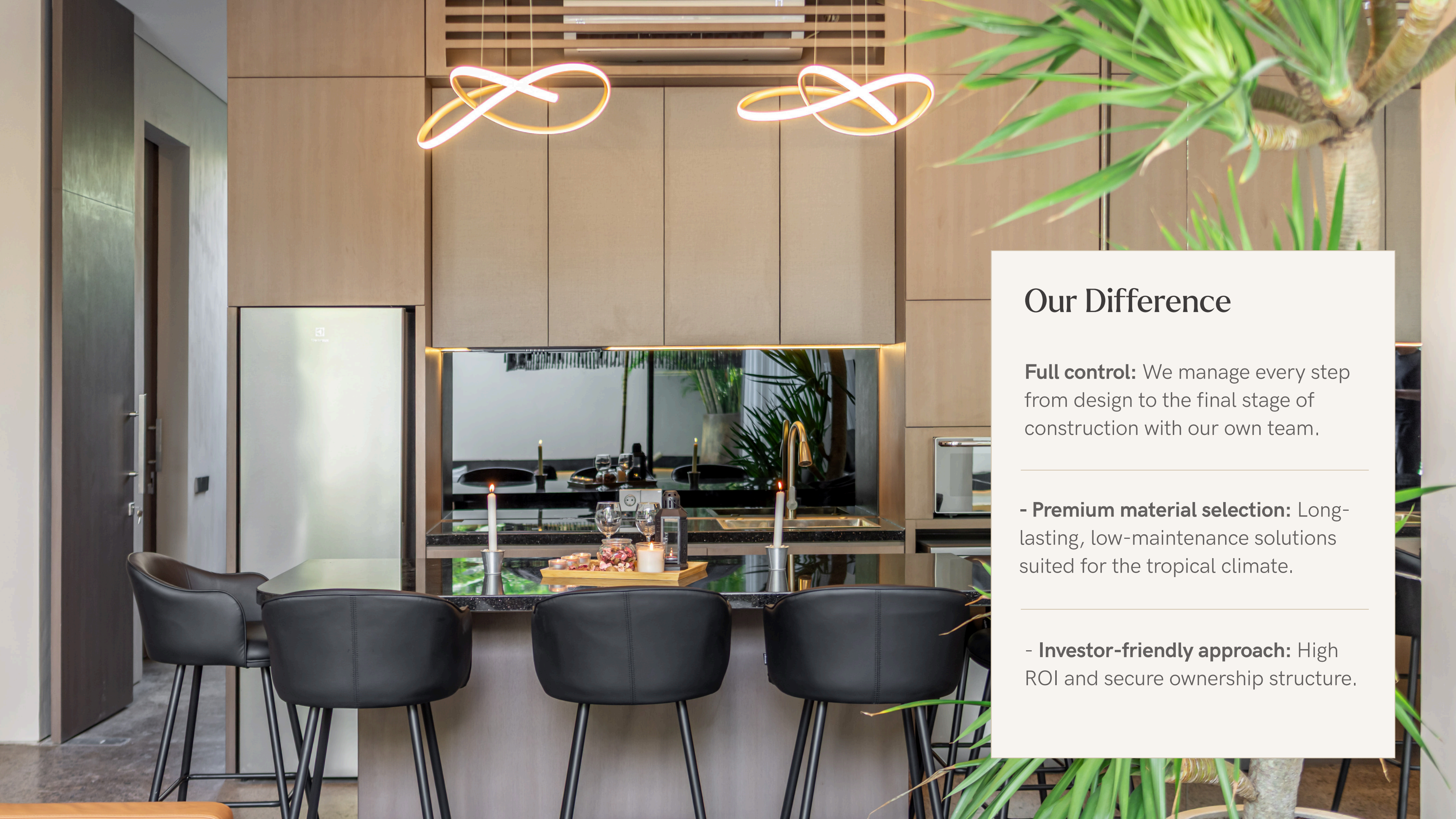
Discover a high-end villa investment
in Ubud, Bali's most promising market for
long-term returns.



Who Are We?

We are a company with experienced partners, building our own projects with a strong focus on quality and long-lasting structures.

In every project, we prioritize not only high engineering standards but also timeless design and strong investment value.



Our Difference

Full control: We manage every step from design to the final stage of construction with our own team.

- Premium material selection: Long-lasting, low-maintenance solutions suited for the tropical climate.

- Investor-friendly approach: High ROI and secure ownership structure.

INTRODUCING

Villa Pera

5 villas spread over 600 sqm in Ubud, Bali

Completed in August, 2025





Bali: Where Lifestyle Meets Investment Opportunity

- Why Bali? Why now?

- 9–14% net yield
- 80%+ occupancy
- Demand from 6M+ tourists + remote workers

- Future-proof growth

- New international airport (30M+ pax capacity planned)
- Paramount / global IP theme park
- Cruise & yacht hub / Benoa luxury marina
- MotoGP & upcoming global sports events

- Macro safety

- Indonesia = 4th most populous country (~285M people)
- ~5% GDP growth outlook, low inflation (~2–3%)
- Biggest economy in SE Asia

- Lifestyle that sells itself

- Year-round warm climate (24–30°C)
- 8–10h sunshine most days
- Private-pool villa culture = Instagrammable, premium, repeatable

WHY UBUD?



Higher ROI, lower costs

Real estate in Ubud pays off faster than in coastal areas. Land rental prices are significantly lower than in Canggu or Seminyak, yet the profit margins remain the same.

Cultural and wellness capital of Bali

Ubud is one of the island's oldest cities and the spiritual heart of Bali, attracting travelers seeking nature, art, and retreat experiences.

Year-round demand

Home to most of Bali's touristic attractions and retreat centers, Ubud enjoys consistent occupancy throughout the year.

Growing luxury segment

The rise of premium villas and wellness tourism is making Ubud a hotspot for high-end investors.

Pera Villas

Pera Villas are designed to offer the perfect harmony of modern comfort and tropical living in the cultural heart of Ubud, Bali.

Its location provides quick access to the peaceful nature of the city as well as the conveniences of daily life.

3 BR | 130 sqm | Garden and Pool View

247,000 USD

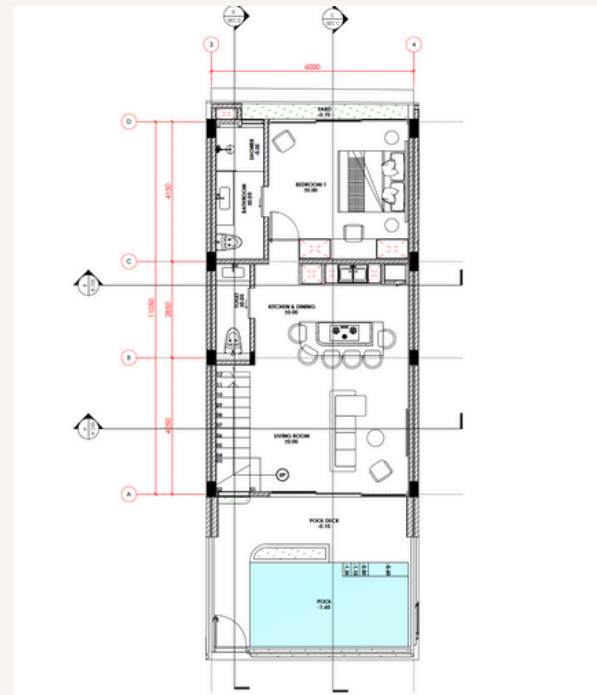


Villa Overview



Location

Ubud (Lodtunduh)
Colour of Land: Yellow



Size

Building Size: 130 m²
Land Size: 106 m²



Private Pool

±2.5 m × 4.7 m



Bedrooms

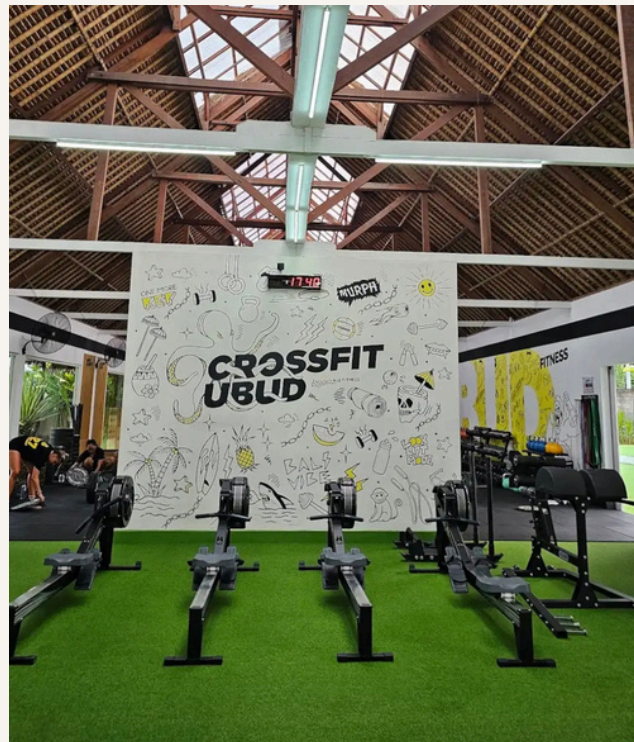
3 Spacious bedrooms



Bathrooms

3 Bathrooms +
1 Guest bathroom

Prime Location Advantages



Gym

CROSSFIT UBUD

1-minute scooter ride

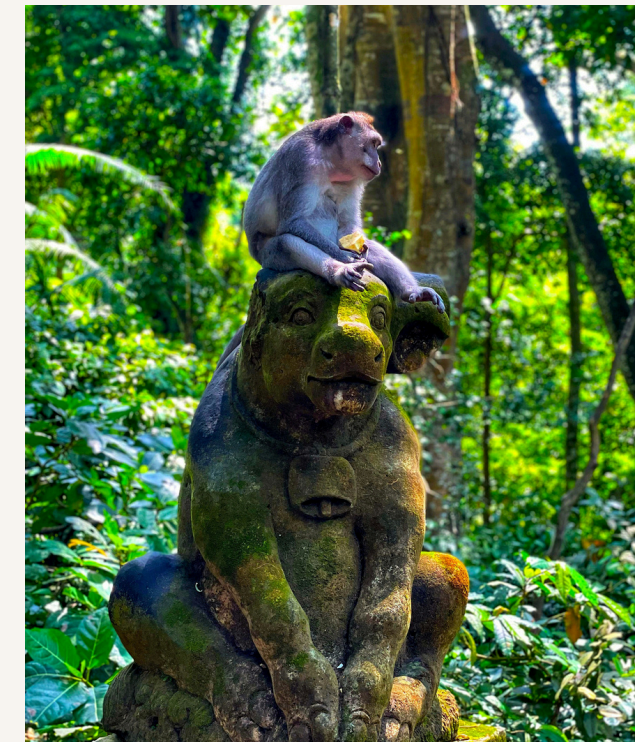


Restaurants

7 AM -7 PM Restaurant

USHA Restaurant

-> 1-minute scooter ride



Sightseeing

MONKEY FOREST

-> 10 minutes scooter ride



Center

Very close to Ubud's vibrant center of art, culture, and nature

Interior Excellence

Premium Furniture Craftsmanship

- All furniture crafted from A-grade multiplex with HPL Taco finish
- Minimalist style with a harmonious design palette
- Durable and suited for tropical climate conditions



Interior Excellence

Fully Furnished Move-in Ready

- Price includes all furniture, appliances, and air conditioners
- Bedrooms, kitchen, living areas, and bathrooms - fully equipped
- Designed for a complete 'turnkey' living experience



Interior Excellence

Trusted Brand Partnerships

- Electronics and appliances by Beko and Electrolux
- Energy-efficient, modern design devices
- Reliable performance and easy maintenance



Construction Excellence

Deep Foundation Engineering

- Project-wide deep foundation with 39 bore piles
- 35 cm diameter & ~ 10 m depth
- Certified 16 mm rebar + K250 concrete
- Engineered for Ubud's soft soil & earthquake resilience

Thermal & Acoustic Comfort

- XPS thermal insulation on exterior walls
- Rockwool sound insulation on interior walls
- Cool, quiet, and energy-efficient interiors

Multi-Layer Waterproof & Moisture Protection

- 0.5 mm geomembrane moisture barrier under the entire building
- Five-layer roof waterproofing system:
 1. Concrete roof
 2. Aquaproof coating
 3. XPS thermal insulation
 4. Slope screed
 5. Waterproof membrane

Exclusive Flooring

- Special blend of concrete + natural stone
- Polished & exposed aggregate finish - terrazzo-like look with high durability

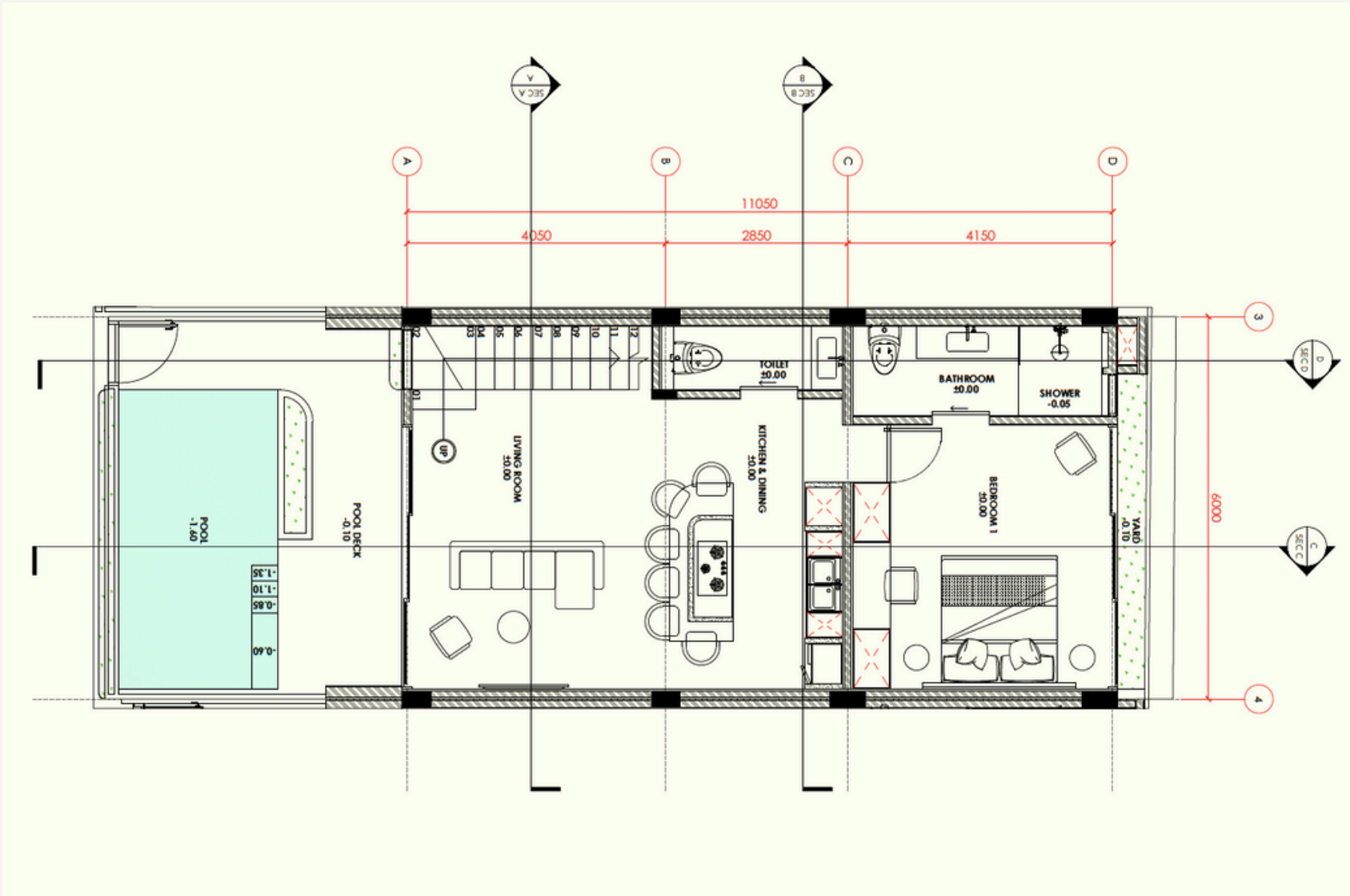
Premium Woodwork

- Ironwood (Borneo) - superior to Bengkirai, extremely durable in tropical climate
- Used in pool decks and exterior wooden finishes

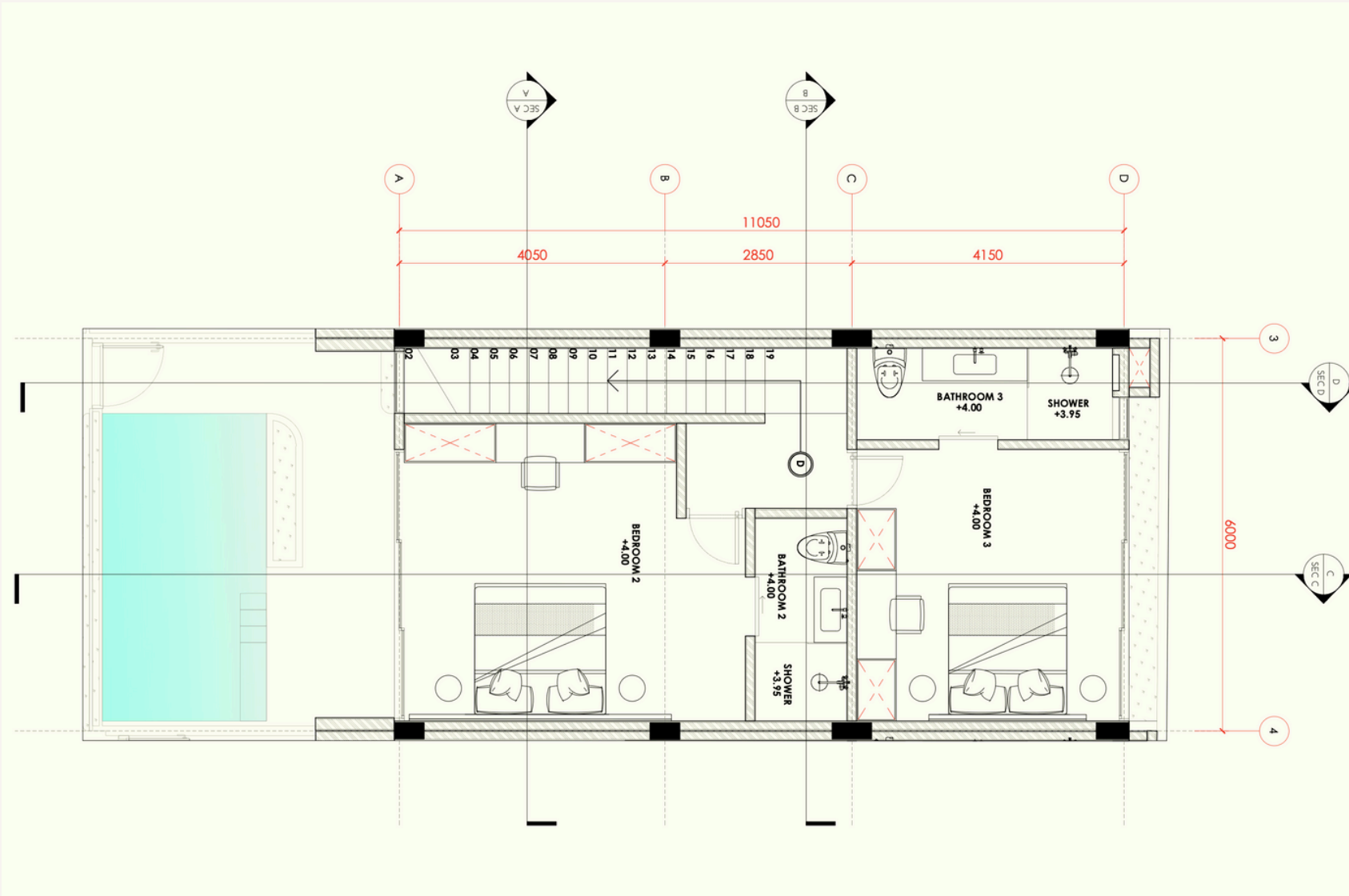
Superior Aluminium & Glazing

- YKK (Japan) aluminium frames
- Corrosion-resistant, long-lasting
- Large glass panels for maximum natural light

Designed for Living



1st Floor



2nd Floor

LIVING ROOM

34 sqm



LIVING ROOM

34 sqm



KITCHEN



KITCHEN



BEDROOM 1

31 sqm



BEDROOM 2

25 sqm



BEDROOM 3

25 sqm



BATHROOMS

3 BR+1 GUEST BR



POOL

Private pool $\pm 2.5 \text{ m} \times 4.7 \text{ m}$





Financial Projection

Rental Rates	\$150–\$200 per night depending on season and villa tier.
Term of leasehold	24 years - Extendable
Annual Revenue (Per Villa)	\$30,000–\$40,000 per villa/year
Investor ROI	Projected 9–14% annually, break-even in 7–10 years.