



HERA RESIDENCE

UNGASAN



LOCATION

HERA is strategically located in one of Bali's most sought-after areas, known for its stunning beaches, exotic surf waves, and world-class cliff-front resorts and golf courses. Situated Ungasan, this prime location offers the perfect blend of breathtaking natural beauty and topnotch amenities, making it an ideal place for a holiday or long-term residency.

- ★ 3 mins walk to Klive Beach Club
- ★ 5 mins to Karma Kandara Private Beach
- ★ 5 mins to Sundays Private Beach
- ★ 7 mins to Melasti Beach
- ★ 10 mins to Green Bowl Beach
- * 8 minutes to Savaya Beach Club
- ★ 12 minutes to Oneeighty Beach Club
- ★ 20 minutes to El Kabron
- ★ 25 mins to Unu Cliffhouse
- ★ 15 mins to Uluwatu Temple
- ★ 12 minutes to GWK Cultural Park
- 30 mins to Ngurah Rai International Airport



THE DEVELOPMENT

15 Villas with Private Pool

14 x Two-Bedroom & 1 x One-Bedroom

PRICE STARTS from USD 220,000

24 Years Leasehold

Construction Completion February 2026

Warranties:

1- Year MEP

1-Year Finishings

5- Years Structure

Amenities:

24/7 Security

Private Car Parking

Lobby

Air-Conditioned Gym

Co-working area













2 bedrooms



2 ½ bathrooms



Private pool



Sea View



2-bedroom villa

24 YEARS LEASEHOLD

Starting from USD 250,000 *

Completion of construction February 2026

14 units

Ground Floor: Open-concept, fully enclosed, air-conditioned

living room and kitchen; includes a service bathroom

First Floor: Two air-conditioned bedrooms, each with en-suite

bathroom

Rooftop Terrace: Panoramic sea views and space for

relaxation

Total Built Area: Starting from 146sqm

Interior Built Area: 118 sqm

Land Size: Starting from 80 sqm

Pool: Starting from 8 sqm

Sea View: Available from the bedrooms and rooftop terrace

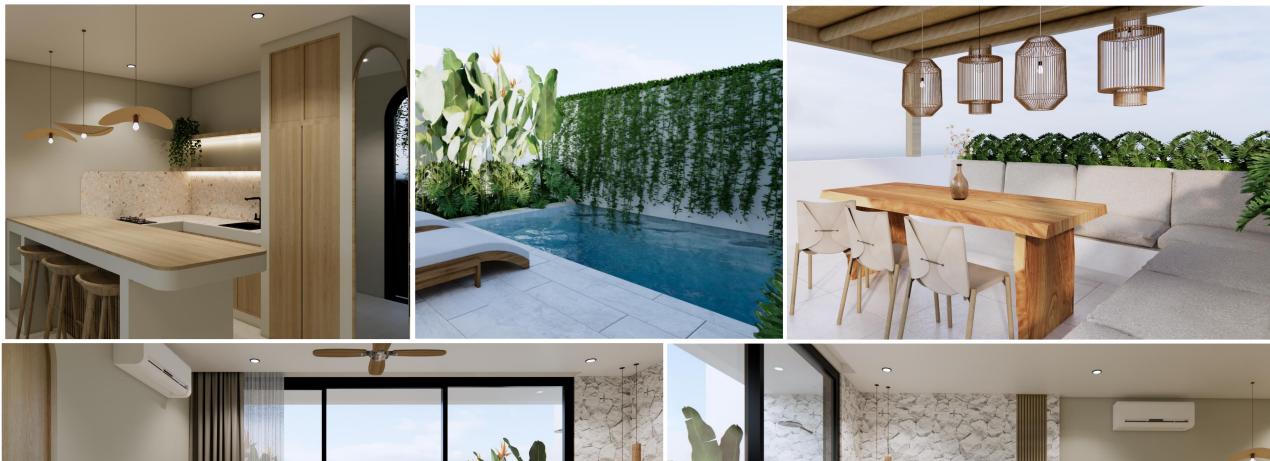
Modern tropical design **

Furniture, Sanitary, Kitchen appliances included

Car park

^{*} Early Bid Price

^{**} The design can be slightly adjusted to accommodate customer preferences.









1-bedroom villa

24 YEARS LEASEHOLD

USD 220,000 *

Completion of construction February 2026

1 unit

Ground Floor: Open-concept, fully enclosed, air-conditioned

living room and kitchen; includes a service bathroom

First Floor: One air-conditioned bedroom with en-suite

bathroom

Rooftop Terrace: Panoramic sea views and space for

relaxation

Total Built Area: 119sqm

Interior Built Area: 83 sqm

Land Size: 65 sqm

Pool: 13 sqm

Sea View: Available from the bedrooms and rooftop terrace

Modern tropical design **

Furniture, Sanitary, Kitchen appliances included

Car park

^{*} Early Bid Price

^{**} The design can be slightly adjusted to accommodate customer preferences.



ROI CALCULATION

Investing in our exceptional villas provides a compelling opportunity for substantial returns. With an expected annual occupancy rate of at least 70%, you can achieve a remarkable ROI of 17% or higher—well above the average net rental yields in Bali, which range between 11-12%.

2-Bedroom Villa

Investment of USD 250,000*

Occupancy	50 %	60%	70 %	80 %	90%
Average Day Rate (USD)	<i>2</i> 50	250	250	250	250
Gross Rental Income	45,750	54,750	64,000	73,000	82,250
Electricity	1,920	1,920	1,920	1,920	1,920
Wifi	600	600	600	600	600
Maid	1,200	1,200	1,200	1,200	1,200
Gardener + Swimming Pool	1,200	1,200	1,200	1,200	1,200
Total Yearly Cost	4,920	4,920	4,920	4,920	4,920
Management fee (20%)**	9,150	10,950	12,800	14,600	16,450
Total Expenses	14,070	15,870	17,720	19,520	21,370
Net Income	31,680	38,880	46,280	53,480	60,880
Net Rental Yield (Annual ROI)	13%	16 %	19%	21%	24%
Break-even Point (years)	7.89	6.43	5.40	4.67	4.11

1-Bedroom Villa
Investment of USD 220,000*

50 %	60%	70 %	80 %	90%
210	210	210	210	210
38,430	45,990	53,760	61,320	69,090
1,680	1,680	1,680	1,680	1,680
600	600	600	600	600
1,200	1,200	1,200	1,200	1,200
1,200	1,200	1,200	1,200	1,200
4,680	4,680	4,680	4,680	4,680
7,686	9,198	10,752	12,264	13,818
12,366	13,878	15,432	16,944	18,498
26,064	32,112	38,328	44,376	50,592
12 %	15 %	17 %	20%	23%
8.44	6.85	5.74	4.96	4.35
	210 38,430 1,680 600 1,200 1,200 4,680 7,686 12,366 26,064 12%	210 210 38,430 45,990 1,680 1,680 600 600 1,200 1,200 1,200 1,200 4,680 4,680 7,686 9,198 12,366 13,878 26,064 32,112 12% 15%	210 210 210 38,430 45,990 53,760 1,680 1,680 1,680 600 600 600 1,200 1,200 1,200 1,200 1,200 1,200 4,680 4,680 4,680 7,686 9,198 10,752 12,366 13,878 15,432 26,064 32,112 38,328 12% 15% 17%	210 210 210 210 38,430 45,990 53,760 61,320 1,680 1,680 1,680 1,680 600 600 600 600 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 4,680 4,680 4,680 4,680 7,686 9,198 10,752 12,264 12,366 13,878 15,432 16,944 26,064 32,112 38,328 44,376 12% 15% 17% 20%

^{*} The calculation is made for the Early Bird Price.

^{**} Prices may be subject to subsequent changes.

MANAGEMENT SERVICES

The complex is powered by a management company with over five years of experience, renowned in Bali for specialising in vibrant, lifestyle-oriented properties.

Our team of professionals meticulously oversees every detail of villa operations, offering property owners a seamless, worry-free experience while maximizing revenue and enhancing guest experience.

- 24/7 Security & Concierge services
- Hotel-Standard Operations with Daily Procedures (housekeeping, pool & garden cleaning)
- Personalised Guest Relations for a Tailored Experience
- Marketing services
- Monthly Operational and Tax Reports
- Ongoing Maintenance Monitoring
- Local Tax Compliance
- Full Accounting Support

For a single monthly fee, you'll receive comprehensive villa management and maintenance, all delivered with the utmost care and professionalism.

GET IN TOUCH!



ADDRESS: Jl. Villa Kandara, Banjar Wijaya Kusuma, Ungasan, Kec. Kuta Sel., Kabupaten Badung, Bali 80362, Indonesia



PHONE: +62 812 2986 7719



WHATSAPP: +62 812 2986 7719



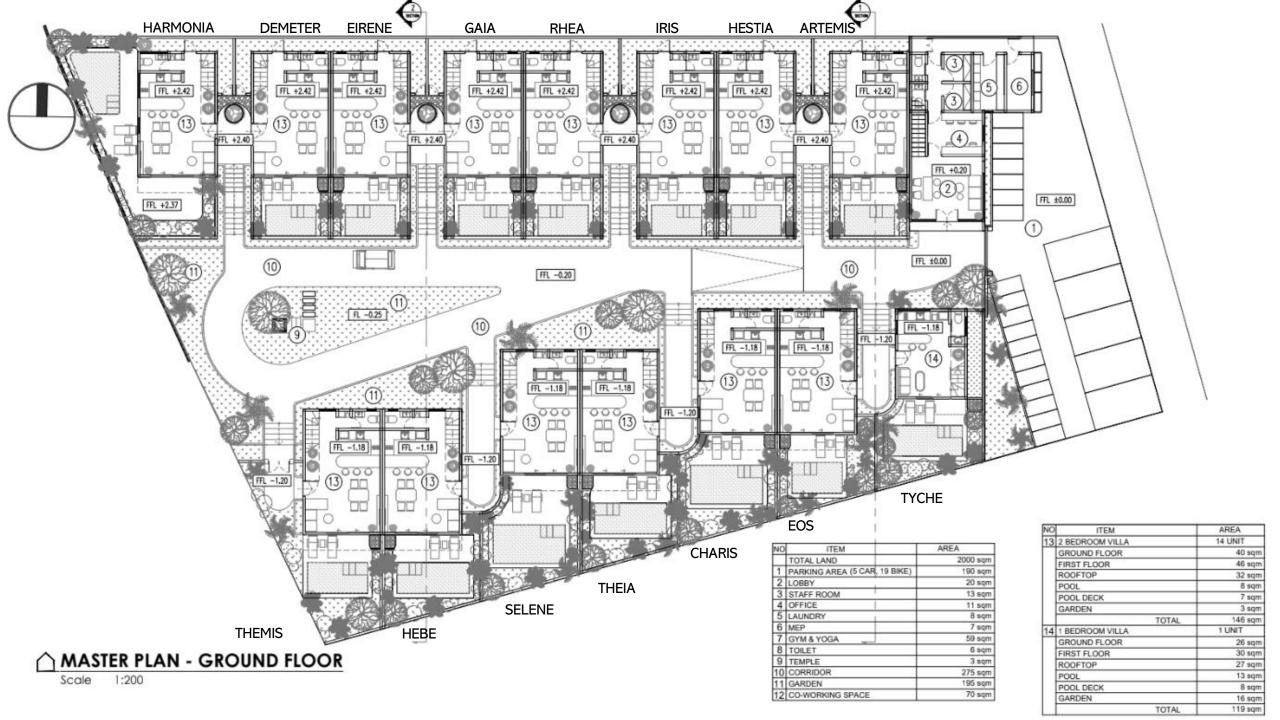
EMAIL: heraungasan@gmail.com



ANNEXES

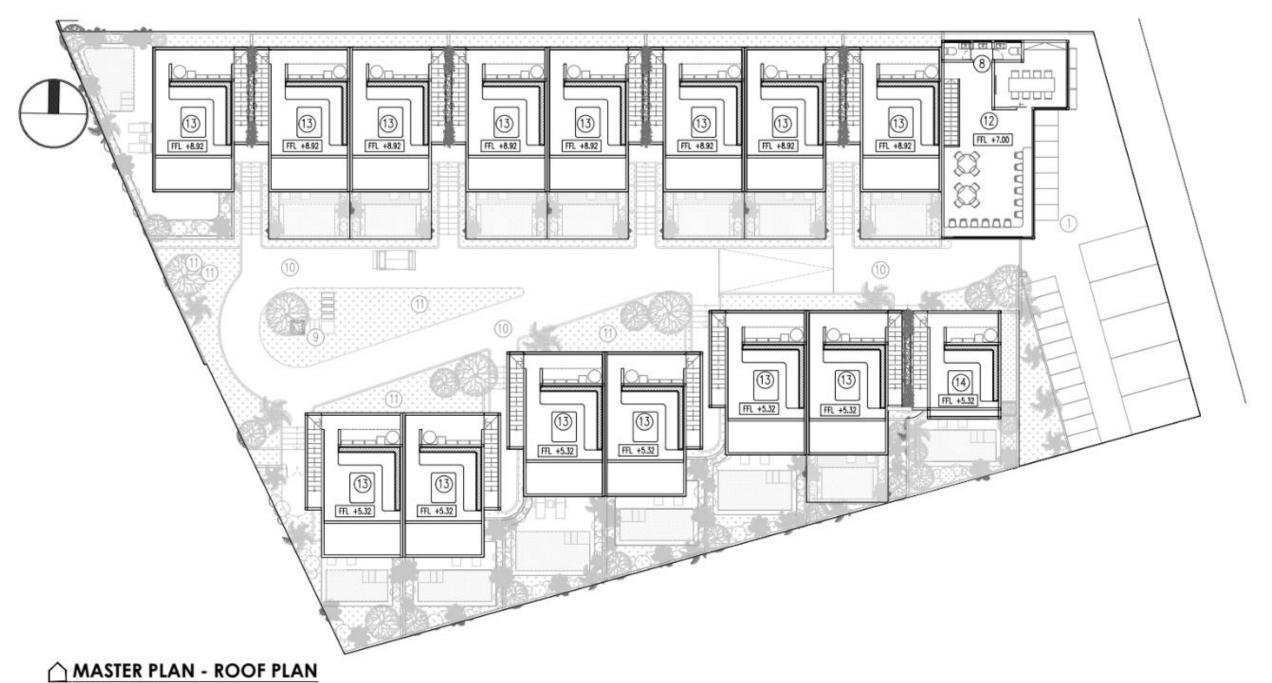
		Ground floor	First floor	Rooftop	Pool	Garden			Ground floor	First floor	Rooftop	Pool	Garden
_		sqm	sqm	sqm	sqm	sqm	_		sqm	sqm	sqm	sqm	sqm
1	Artemis	40.12	45.87	44.93	6.50	28.98	9	Themis	40.12	45.87	44.93	7.80	50.67
2	Hestia	40.12	45.87	44.93	6.50	28.98	10	Hebe	40.12	45.87	44.93	9.41	35.03
3	Iris	40.12	45.87	44.93	6.50	28.9 8	11	Selene	40.12	45.87	44.93	11.62	36.80
4	Rhea	40.12	45.87	44.93	6.50	28.98	12	Theia	40.12	45.87	44.93	9.40	36.80
5	Gaia	40.12	45.87	44.93	6.50	28.98	13	Charis	40.12	45.87	44.93	11.68	39.70
6	Eirene	40.12	45.87	44.93	6.50	28.9 8	14	Eos	40.12	45.87	44.93	6.50	30.73
7	Demeter	40.12	45.87	44.93	6.50	28.9 8	15	Tyche	25.45	29.87	30.13	9.66	41.16
8	Harmonia	40.12	45.87	44.93	9.41	68.2 3							





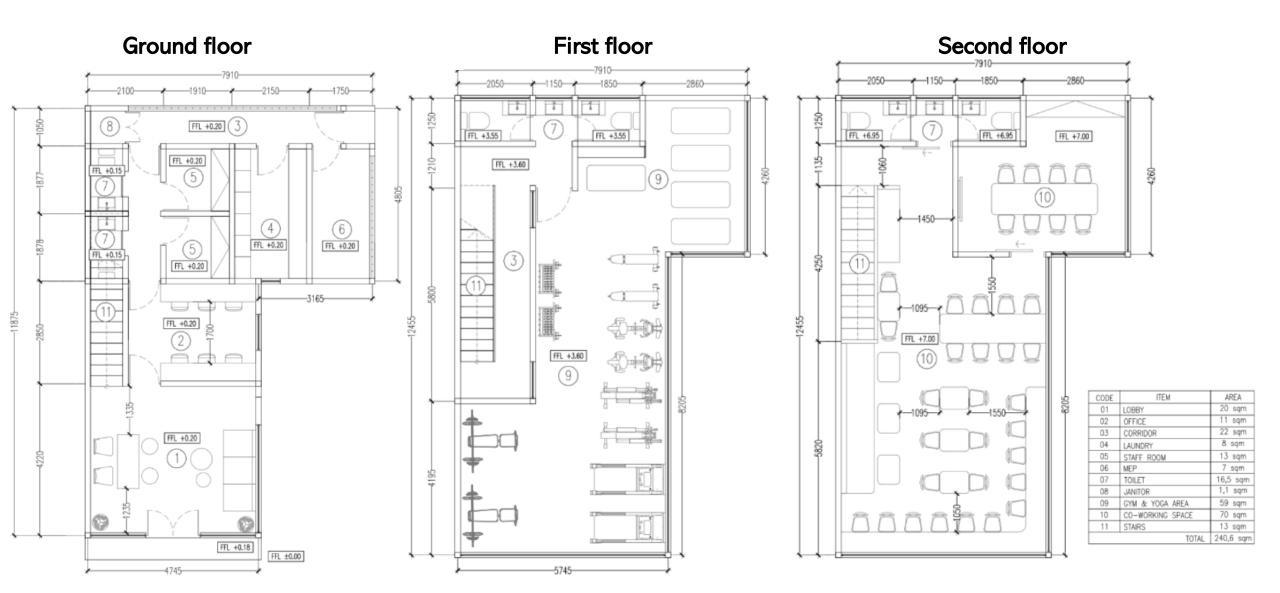


Scale 1:200

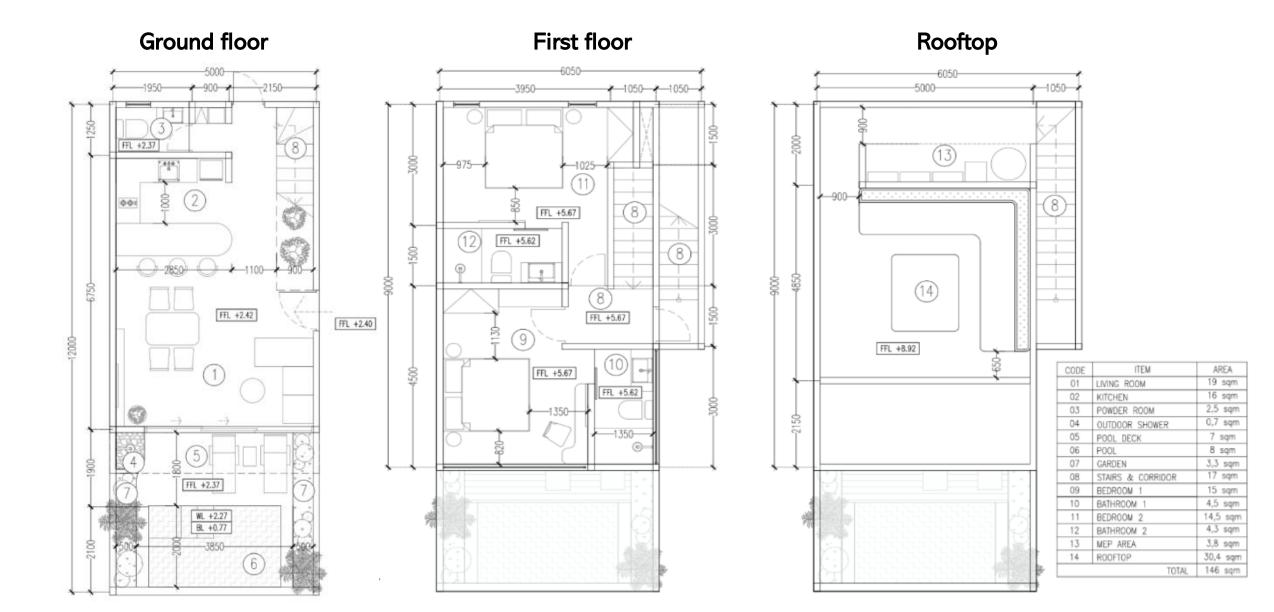


Scale 1:200

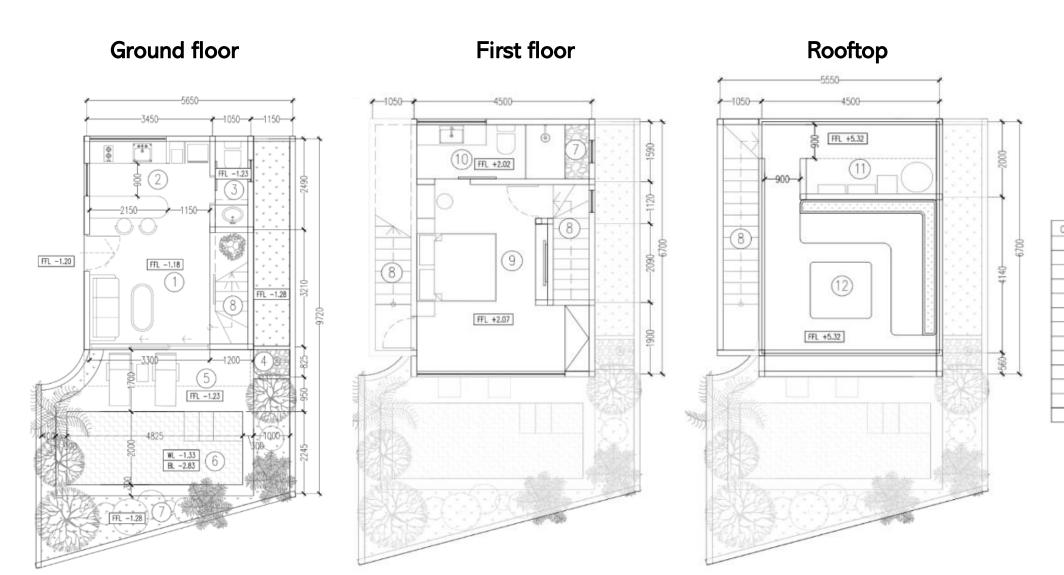
Lobby, Gym & Co-Working Layout



2-Bedroom Villa Layout



1-Bedroom Villa Layout



CODE	ITEM	AREA
01	LIVING ROOM	10,5 sqm
02	KITCHEN	8,2 sqm
03	POWDER ROOM	2,5 sqm
04	OUTDOOR SHOWER	0,7 sqm
05	POOL DECK	8 sqm
06	P00L	13 sqm
07	GARDEN	16 sqm
08	STAIRS & CORRIDOR	9 sqm
09	BEDROOM	19 sqm
10	BATHROOM	6 sqm
11	MEP AREA	3,2 sqm
12	ROOFTOP	23,5 sqm
	TOTAL	119,6 sqm