



AKYRA
DEVELOPMENTS

Making Dreams Reality

ELYSIA VILLAS UBUD

IN PARTNERSHIP WITH

DL GROUP

WELCOME TO ELYSIA,

In a world that seems increasingly uncertain, we all need a Plan B we can count on.

At Akyra Developments, our vision was to create a project that combines both, a tranquil retreat for you and your family, and at the same time, a high-yield investment opportunity for diversifying your assets with professional management, that allows you to focus on what you do best.

The name **Elysia** is drawn from Elysium in Greek mythology — a paradise reserved for heroes and the virtuous, known also as the Elysian Fields. It signifies bliss, perfection, and heavenly tranquility.

Here, in the middle of the lush rice fields of Ubud, modern Balinese architecture meets innovative luxury, offering you a sanctuary of peace and a legacy of prosperity.

At Akyra Developments, we are **MAKING DREAMS REALITY**

Best Regards,

Ivan De Nuzzo
CEO of Akyra Developments

 **AKYRA**
DEVELOPMENTS

EXPERIENCE LUXURY LIVING IN UBUD, BALI

Premium Villas with Full Crypto Integration

Introducing an exclusive collection of 4 premium luxury villas nestled in the heart of Ubud, Bali — each offering panoramic views of lush rice fields and a seamless blend of modern sophistication and Balinese elegance.

Designed for discerning investors and lifestyle buyers, these mid to high-end villas are available off-plan, with the option of a fully managed short-term rental program for effortless income generation and a Plan B for you and your loved ones.



WHAT SETS THIS DEVELOPMENT APART?



60 years - double the market standard lease time



3 payment plans - attractive solutions to fit your requirement



Crypto - End to end blockchain solutions available, from buying to property management and rental returns



Bali Residency - your next Plan B with optional company setup and bank account

WHY UBUD?



Cultural & Wellness Hub

Known as Bali's spiritual and artistic heart, attracting high-end travelers, wellness seekers, and remote workers.



Strong Luxury Rental Market

High occupancy rates for premium villas & boutique resorts, driven by eco-conscious and long-stay visitors.



Surrounded by Nature

Lush rice terraces, rainforests, and rivers create a unique retreat-like experience.



Growing Infrastructure & Connectivity

Improved roads, co-working spaces, and boutique developments catering to upscale investors.



Exclusive & Limited Land Availability

Increasing demand for private, tranquil properties makes it a prime investment opportunity.





BENEFITS OF BALI



World-Class Lifestyle & Infrastructure

Stunning beaches, vibrant culture, and an expanding luxury hospitality scene.



High ROI on Real Estate

Strong rental yields and increasing property values.



Government Support & Development

Infrastructure projects enhancing accessibility and long-term growth potential.



Favorable Investment Climate

Foreign-friendly ownership structures and growing investor confidence.



Booming Tourism & Expat Demand

Over 6 million annual visitors and a growing digital nomad & luxury expat community.

LAND & LOCATION



Prime Locations 7 minutes away

Just a 7-minute drive from villa ELYSIA, making oversight and coordination effortless.



Seamless Management

A well established and dedicated team ensuring consistent service across the properties.



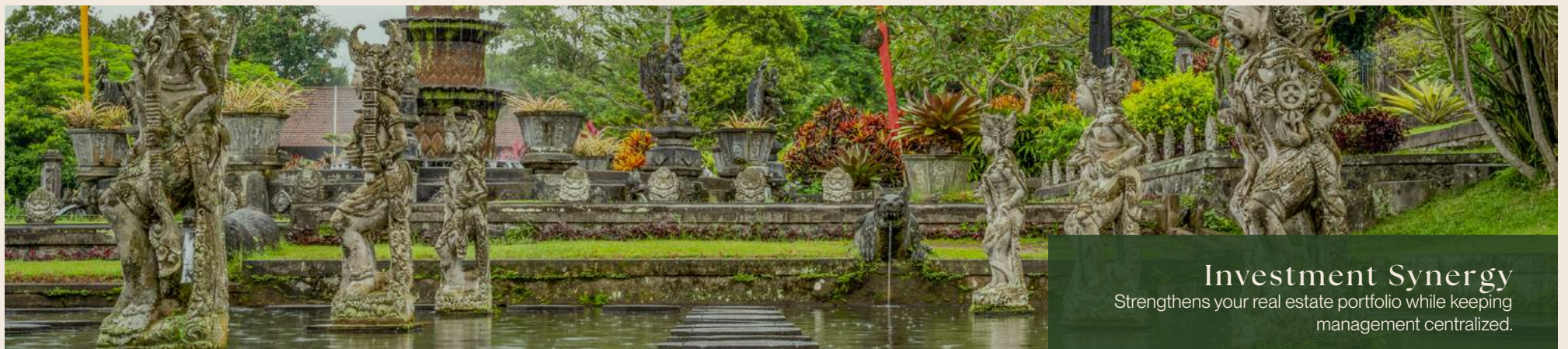
Strategic Proximity

Close enough for convenience yet offers a distinct experience for guests.



Enhanced Efficiency

Shared resources, staff, and maintenance can optimize costs and streamline operations.



Investment Synergy

Strengthens your real estate portfolio while keeping management centralized.

LOCATION

Ubud, Gianyar, Bali.



SCAN THE QR TO VIEW AERIAL
VIDEO & PHOTO OF THE LAND



PROJECT INFORMATION

SIZES OF THE LAND: **2039 SQM**



BLOCK 1
373 sqm (Villa type A)



BLOCK 2
364 sqm (Villa type A)



BLOCK 3
382 sqm (Villa type A)



BLOCK 4
576 sqm (Villa type B)

VILLA	AREA	BEDROOM	BATHROOM	POOL AREA
Type A	442 sqm	3	4	56 sqm
Type B	697 sqm	4	5	96 sqm

**Both Villa Type A & B include an Outdoor sunken area and a Sunbed pool area*





VILLA A

FLOOR PLAN

VILLA A

GROUND FLOOR



FIRST FLOOR





VILLA B

FLOOR PLAN

VILLA B

GROUND FLOOR



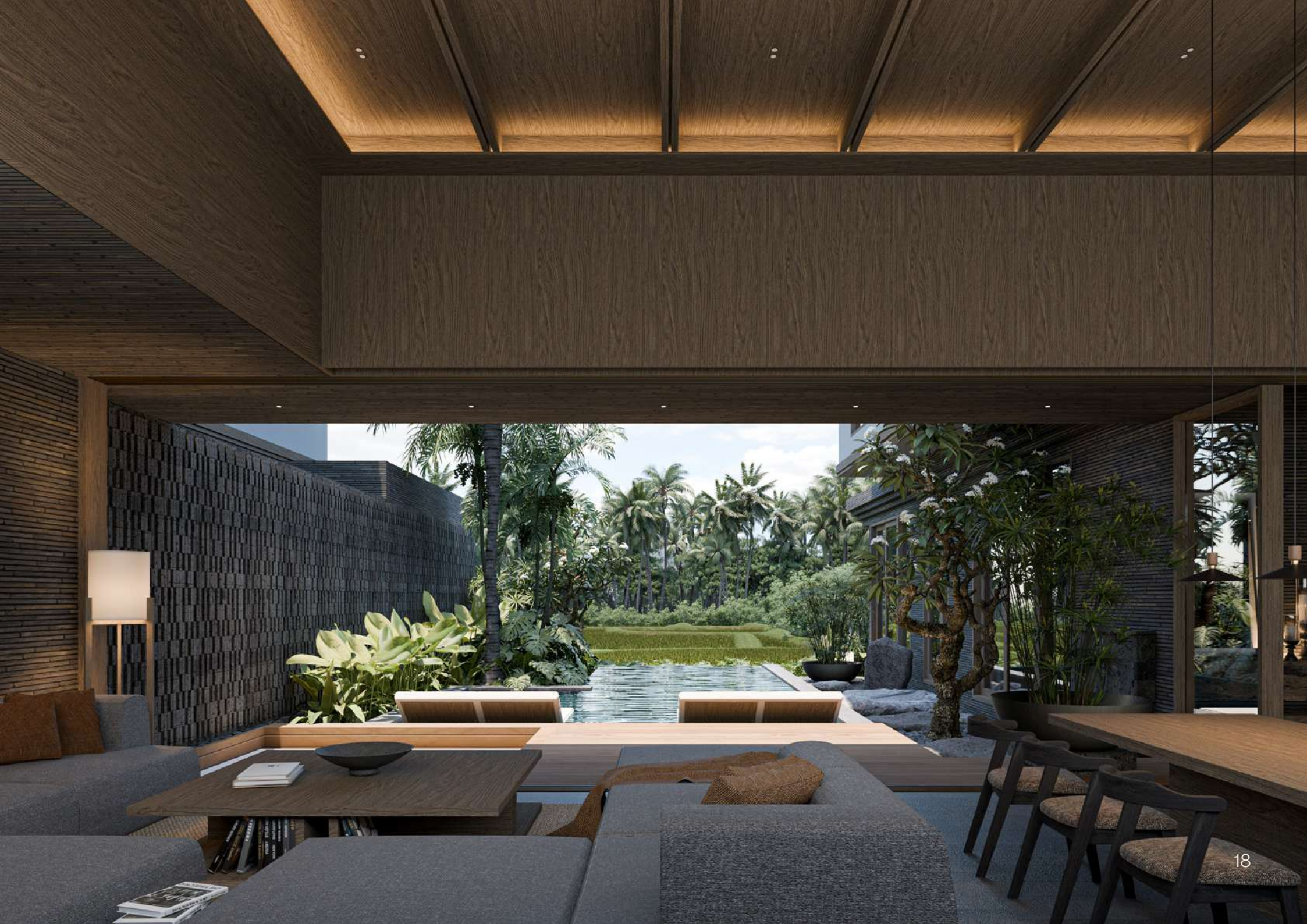
FIRST FLOOR















INVESTMENT OVERVIEW

Unique Investment Edge

- Rare 60 year lease: double the market standard
- Modern architecture & finishes
- Turn key rental management option for truly passive income
- Located in serene yet accessible parts of Ubud, highly sought after by long stay guests and digital nomads.

Long Term Appreciation Potential

- Ubud villas have historically seen capital appreciation of 7–10% per annum, fueled by tourism recovery, digital nomads, and new infrastructure (toll roads, expanded airport)
- A 60 year lease offers significantly stronger resale liquidity, as the villa still holds 40–50 years lease after 10–20 years of ownership.

LIFESTYLE & LEGACY

Beyond numbers, your villa offers:

- Sanctuary in Bali's cultural heart
- Space to host family & friends
- A real asset that can be passed on or resold with confidence

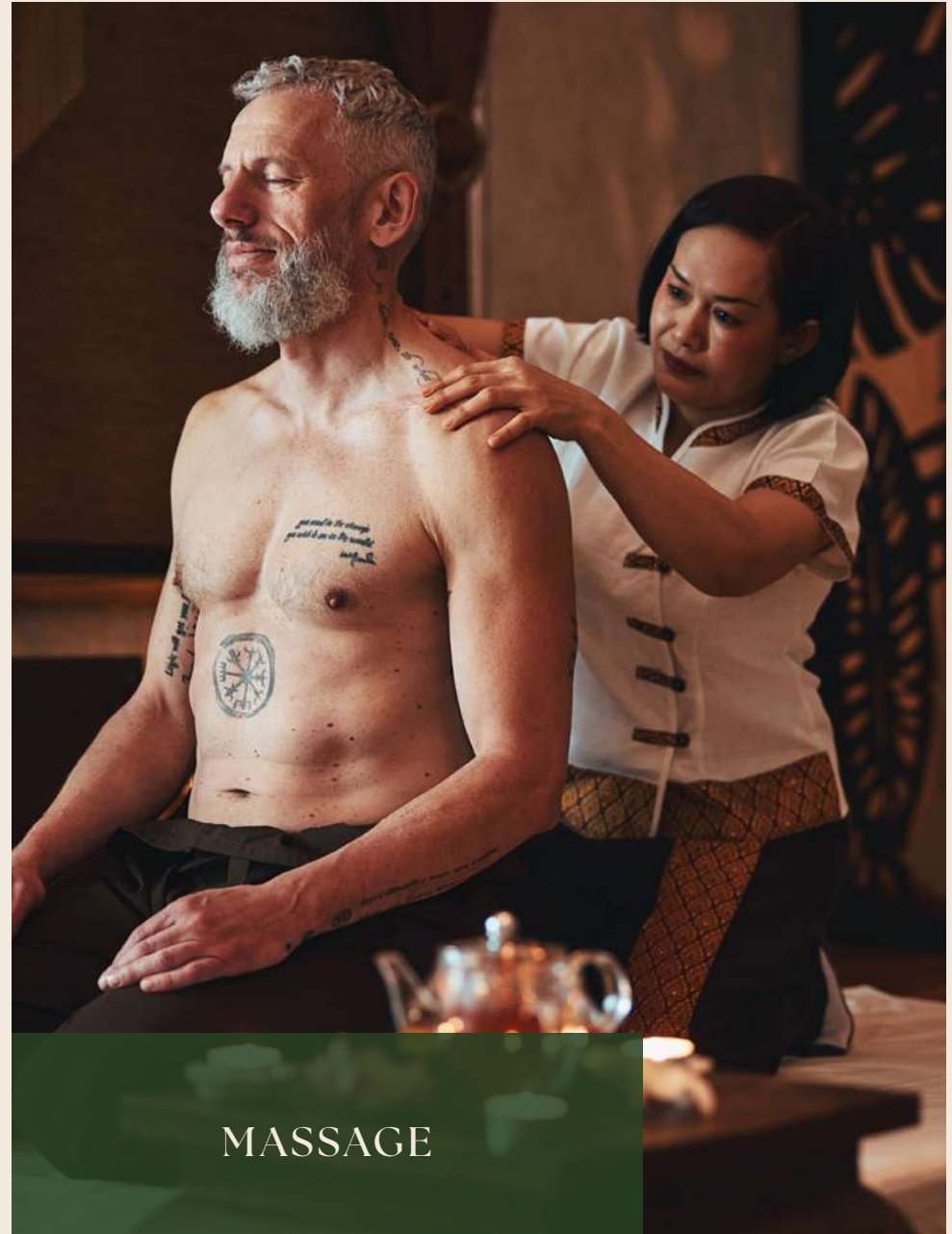
Main benefit:

- Our lease term is **60 years**, whereby all others are only 30 years.
- Secure crypto payment options, fully integrated from purchase through to property returns.

Additional Services that Akyra Real Estate Developments is offering, that will boost your income on top of the generous rental returns.



AIRPORT PICKUP



MASSAGE



YOGA SESSIONS



ATTRACTIONS / TOURS



PRIVATE COOK

Ubud Villa Payment Plans

PLAN 1 Full Upfront Payment

Discount: 8%
Payment: 100% at SPA signing

VILLA TYPE	FINAL PRICE (USD)
3 BR	\$ 579,600
4 BR	\$ 644,000

PLAN 2 Milestone with 50% Downpayment

Discount: 4%
Structure: 50% downpayment, 4 milestone steps

VILLA TYPE	FINAL PRICE (USD)	STEP	PAYMENT
3 BR	\$ 604,800	1	30% – At SPA signing
		2	20% – Completion of foundation
4 BR	\$ 672,000	3	20% – Completion of structure
		4	15% – Completion of finishing
		5	15% – Handover


PLAN 3 Milestone with 30% Downpayment


Discount: None
Structure: 30% downpayment, 4 milestone steps


VILLA TYPE	FINAL PRICE (USD)	STEP	PAYMENT
3 BR	\$ 630,000	1	50% – At SPA signing
		2	15% – Completion of foundation
4 BR	\$ 700,000	3	15% – Completion of structure
		4	10% – Completion of finishing
		5	10% – Handover




MAKING DREAMS REALITY

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