



LUMARA

The Light of Bali, Reimagined



The Philosophy of **LUMARA**

Lumara weaves from Lumen & Amara. **Light + Eternity** symbolizing the illumination of the mind and spirit. Light: As its root suggests, Lumara is a brand that glows — both literally in design (sun, sunrise, warmth) and metaphorically in what it offers: clarity, inspiration, and inner peace. The design are focused on the core concept of interconnecting light & eternity in the modern architecture that meets the ancient rhythm of Bali — creating a sanctuary of balance, clarity, and radiant calm. Lumara isn't just a villa. It's a state of stillness, a space to return to light.

Design with Purpose: Lumara embraces natural light as the central design element. A gentle transition between the indoor and outdoor living invite sun & sky to become part of everyday experience

Natures as a Healer: The villa is positioned to harmonize with its environment— using local stone, organic textures and greenery. The design reflects balance, unity and international calm

Stillness as a Luxury: At Lumara stillness is not emptiness — it is clarity, space, breath. The villa experience is designed to be an invitation to slow down, reconnect with your senses and awaken internal light

Why invest in Bali?

Investing in Bali offers a hybrid both invest and personal holiday home . Bali draws 15 - 16 million visitors annually, ensuring a steady demand for hospitality and accommodation businesses, which can lead to lucrative returns on investment. Bali boast the highest villa rental yields in Southeast Asia often reaching 15-20% annual returns. The destination is known for welcoming millions of digital nomads and long stay travellers

FLEXIBLE LONG STAY OPTIONS

RISING LAND & PROPERTY VALUES

GLOBAL CAPITAL OF WELLNESS TOURISM

ROBUST LEGAL POLICIES

INVESTOR FRIENDLY ENVIRONMENT

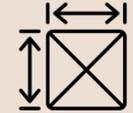




MASTER PLAN

- 2 x One Bedroom**
- 3 x Two Bedrooms**
- 3 x Three Bedrooms**


TOTAL UNIT
8


TOTAL PROJECT AREA
1000 SQM

DEDICATED PARKING SPACE

LOCATION



Located between Canggu and Mengwi, Padonan offers a peaceful atmosphere while still being close to bustling areas. It is only 15 minutes from Echo Beach and 40 minutes from Ngurah Rai Airport, making access to key points in Bali very convenient



Ngurah Rai
International Airport
40 Mnts



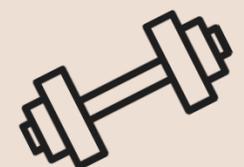
Restaurants, Baked Cafe
5-10 Mnts



Berawa Beach, Finns
Beach Club
10 Mnts

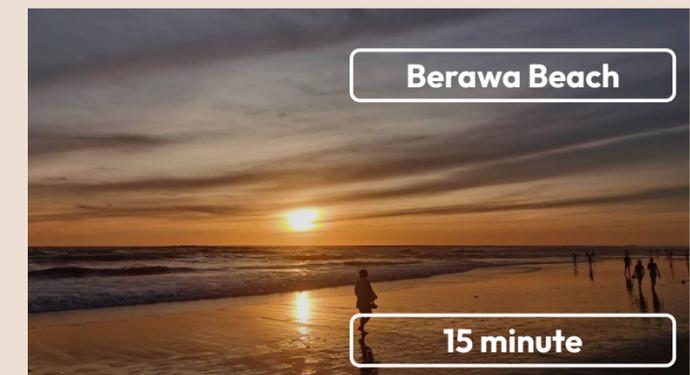
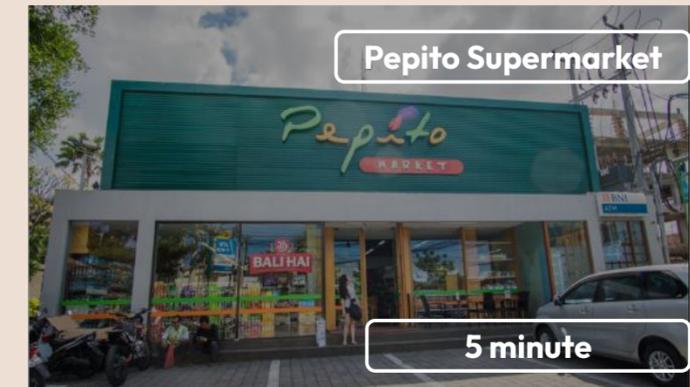
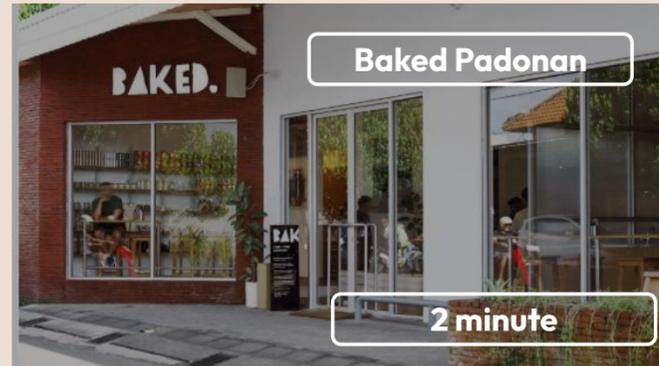


Bars, Club
10 Mnts



Gym, Spa, & Wellness
Centre
10 Mnts

SURROUNDINGS



PAYMENT PLAN

PERIOD - 1 YEAR



*FULL PAYMENT 5% DISCOUNT



THEME

**A MODERN SERENITY TO MEET
SIMPLICITY AND NATURE**

MOOD

**CALM, GROUNDED DESIGN TO CREATE
STILLNESS**

TEXTURES

**EARTHY TONES, CALMING COLOURS,
NEUTRALS, OFF-WHITES, LIGHT WOOD**

STYLE

**SLEEK LINES, MINIMALISM, SUBTLE LUXURY,
MODERN BALINESE**



VILLA MANAGEMENT

WE HELP YOU MANAGE YOUR VILLA, STAY WORRY FREE!

15% Management Fees

Managing a villa can be a daunting task, but with our expert services, you can stay worry-free and enjoy the peace of mind you deserve. We offer comprehensive villa management solutions tailored to your specific needs, ensuring every aspect of your property is meticulously cared for. From routine maintenance and landscaping to security and guest services, our dedicated team handles it all with professionalism and attention to detail. Whether you're using your villa as a vacation home or a rental property, we aim to enhance its value and provide a seamless experience for you and your guests.



ads.bali

Our Services Include

DRIVING DAILY/MONTHLY RENTAL BOOKINGS

GUEST SERVICES AND SATISFACTION

VILLA MAINTENANCE AND OPERATION

DIGITAL MARKETING FOR YOUR VILLA

FOCUSED ON DRIVING ROI FOR YOUR INVESTMENT

ROI
15%-20%

ROI



RESALE PRICE
3X - 4X



LEASEHOLD
25 YEARS
(+5 YEARS EXTENSION)



BREAK EVEN PERIOD
5 - 7 YEARS



ANNUAL TOURIST TO BALI
15 - 16 MILLION

Gross Villa Revenue	
Investment Value	\$165,000
Estimated Monthly Rental Revenue	\$3,500
Estimated Yearly Rental Revenue	\$42,000

Villa Management Fees		
Estimated Yearly Management Cost (Deducted from rental revenue)	15%	\$6,300
Estimated Operational Cost	15%	\$6,300
Estimated tax	10%	\$4,200
Total Management Fees		\$16,800

ROI	
Net Yearly Revenue (Yearly Rental - Total Management Fees)	\$25,200
Years to break even	7
Annual ROI	15% -20%

*Currency in USD



GROUND FLOOR PLAN
1 : 75

~~\$145.000~~
\$125.000
 25 + 5 years



2nd FLOOR PLAN
1 : 75



ROOF TOP PLAN
1 : 75

Land Size
90sqm

Building size
98sqm

Bedroom
1

Bathroom
1.5

Private pool
Yes

Rooftop
Yes

Floor
2

Parking Space
Yes



~~\$194.000~~
\$165.000
 25 + 5 years

Land Size
 100sqm

Building size
 145sqm

Bedroom
 2

Bathroom
 2.5

Private pool
 Yes

Rooftop
 Yes

Floor
 2

Parking Space
 Yes



GROUND FLOOR PLAN 1:75



2nd FLOOR PLAN 1:75



ROOF TOP PLAN 1:75

Land Size

125sqm

Building size

168sqm

Bedroom

3

Bathroom

3.5

Private pool

Yes

Rooftop

Yes

Floor

2

Parking Space

Yes

~~\$235.000~~
\$205.000
 25 + 5 years

PRICE LIST

1 Bedroom

Presale Price

\$125.000

Normal Price

~~\$147.000~~

3 Bedroom

Presale Price

\$205.000

Normal Price

~~\$235.000~~

2 Bedroom

Presale Price

\$165.000

Normal Price

~~\$194.000~~

COMPETITOR PRICE

Great value with Lumara	 Cheaper Price	 Roof Top	 Better Land Size	 Dedicated Parking Space
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Project	Location	Land Size	Building Size	Price	Lease Period
Lumara	Padonan	90m2	98m2	\$125,000	25 + 5 Years
Amari Villas		49m2	34.3m2	\$109,000	
Temple Height		60m2	80m2	\$130,000	
Maya Townhouse		70m2	80m2	\$155,000	

*Currency in **USD**

SWIMMING POOL



LIVING ROOM



BEDROOM



BEDROOM



ROOFTOP



TEAM LUMARA

Karthic and Komang co-founded Ads Bali, and together we also run a Villa Management company that services properties in Bali. Our latest project, The Lumara, aims to provide a distinctive experience for buyers seeking not merely a villa but cultivating lifestyle around the property. Karthic brings 15 years of experience in marketing, having worked with companies such as Google and Grab. Komang brings 20 years of expertise in property development and villa management. We trusted our combined experiences to create a powerful synergy that enhances the effectiveness of both fields. Together, we aspire to build something truly valuable that evokes deep emotions, fosters longevity, and enriches lifestyles.



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AWAKEN
LIGHT.
EMBRACE
STILLNESS
IN YOUR
HOME

LUMARA

THANK YOU