



LUMARA

PADONAN - CANGGU, BALI

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 Option

/// Rising Land & Property Values

/// Global Capital of Wellness Tourism

/// Robust Legal Policies

/// Investor Friendly Environment





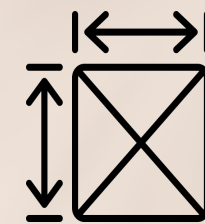
Master Plan

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



TOTAL UNIT

8



TOTAL PROJECT AREA

1000 SQM



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





why PADONAN?

Ideal for expats

Away from the hustle of main Canggu but more peaceful and green for family-friendly. Proximity to **international schools** like ProEd, and Canggu Community School

Long-term rental income seekers

Rapid real estate growth and growing demand for monthly & annual rental.
20% yield.

Lower entry point

Affordable off-plan and ideal for dipping into the Bali property market with minimized risk.

Those eyeing capital appreciation

Padonan is still developing and expects value growth in **2 years time**





Baked Padonan - 5 Minutes



Nirvana Fitness - 2 Minutes



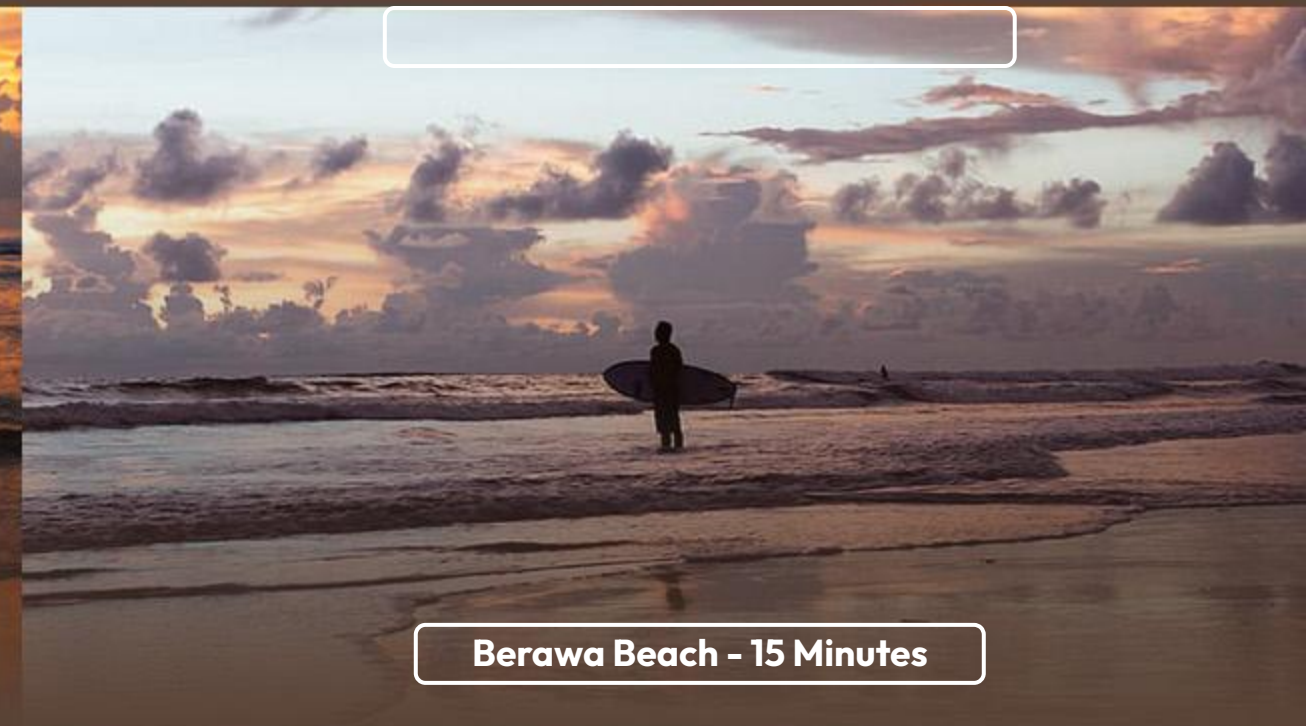
Pepito Supermarket - 5 Minutes



FINNS Beach Club - 15 Minutes



Canggu Beach - 10 Minutes



Berawa Beach - 15 Minutes

SURROUNDINGS



PAYMENT PLAN

PERIOD - 1 YEAR



Theme

A Modern
Serenity to Meet
Simplicity and
Nature

Mood

Calm, grounded
Design to Create
Stillness

Textures

Earthy Tone,
Calming colours,
Neutrals,
Off-white, Light
wood

Style

Sleek Lines,
Minimalism,
Subtle Luxury,
Modern Balinese





LUMARA

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.





LUMARA

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



RESALE PRICE
3X - 4X



LEASEHOLD
25 YEARS
(+5 YEARS EXTENSION)



BREAK EVEN PERIOD
5 - 7 YEARS



ANNUAL TOURIST TO BALI
15 - 16 MILLION

ROI
15%-20%

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%



Land Size
90sqm



Bedroom
1



Building size
98sqm



Bathroom
1.5

Private pool
Yes

Rooftop
Yes

Floor
2

Parking Space
Yes

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





Land Size
100 sqm



Bedroom
2



Building size
145 sqm



Bathroom
2.5

Private pool
Yes

Rooftop
Yes

Floor
2

Parking Space
Yes

~~**\$194.000**~~

\$165.000
25 + 5 years





Land Size
125sqm



Bedroom
3



Building size
168sqm



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~~



WHY CHOOSE LUMARA FOR PROPERTY INVESTMENT

Project	Location	Land Size	Building Size	Price	Price Per m2	Lease Period
Lumara	Padonan	90m2	98m2	\$125,000	\$1,275	25 + 5 Years
Amari Villas	Padonan	49m2	34.3m2	\$109,000	\$3,305	25 + 5 Years
Temple Height	Padonan	60m2	80m2	\$130,000	\$3,823	25 + 5 Years
Maya Townhouse	Padonan	70m2	80m2	\$155,000	\$1,937	25 + 5 Years

*Currency in USD

Crafted for value



GREAT VALUE WITH LUMARA



Cheaper Price



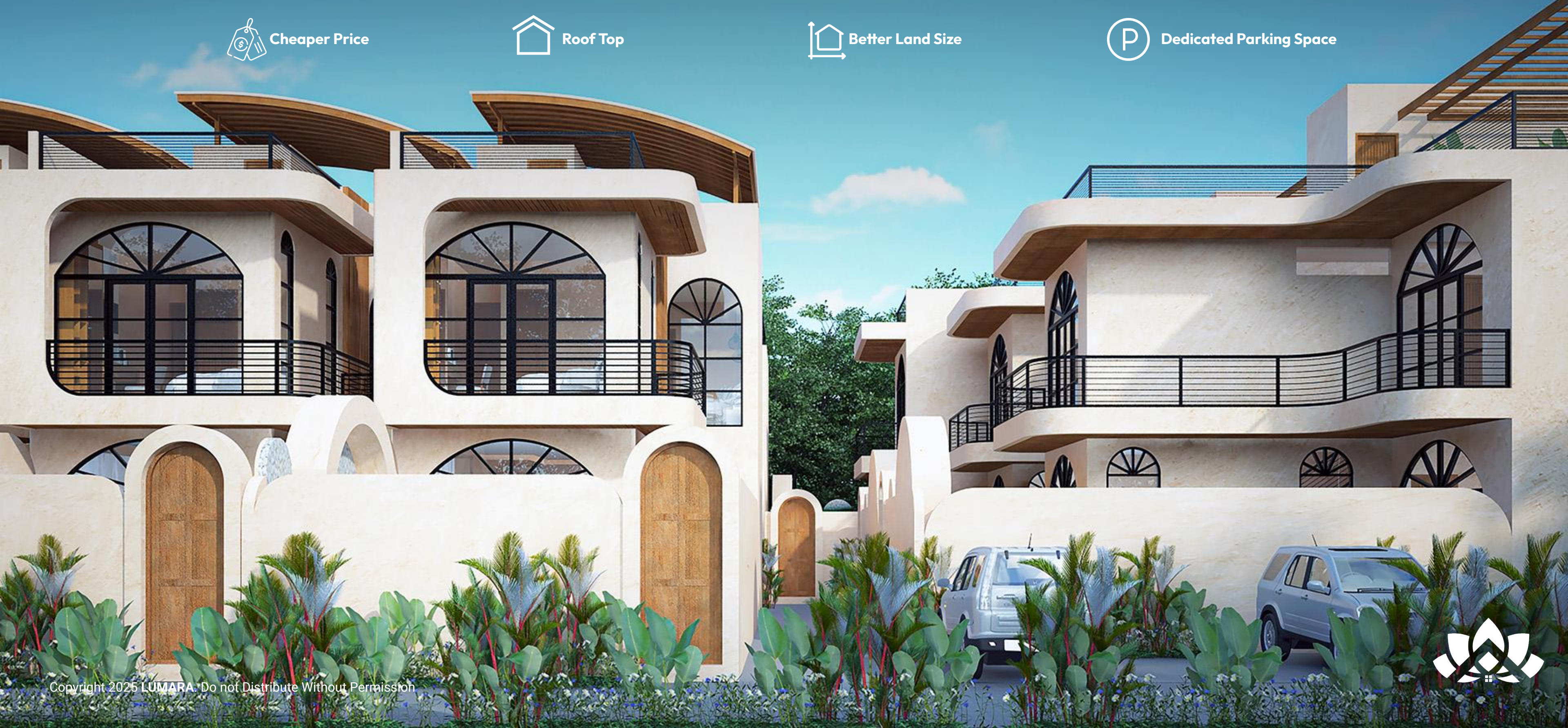
Roof Top



Better Land Size



Dedicated Parking Space











TEAM LUMARA



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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.

<https://adsbali.com/>



AWAKEN
LIGHT.
EMBRACE
STILLNESS
IN YOUR HOME

THANK YOU.

