



LUMARA

PADONAN - CANOGU, BALI

<https://lumaravillas.com/>



*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

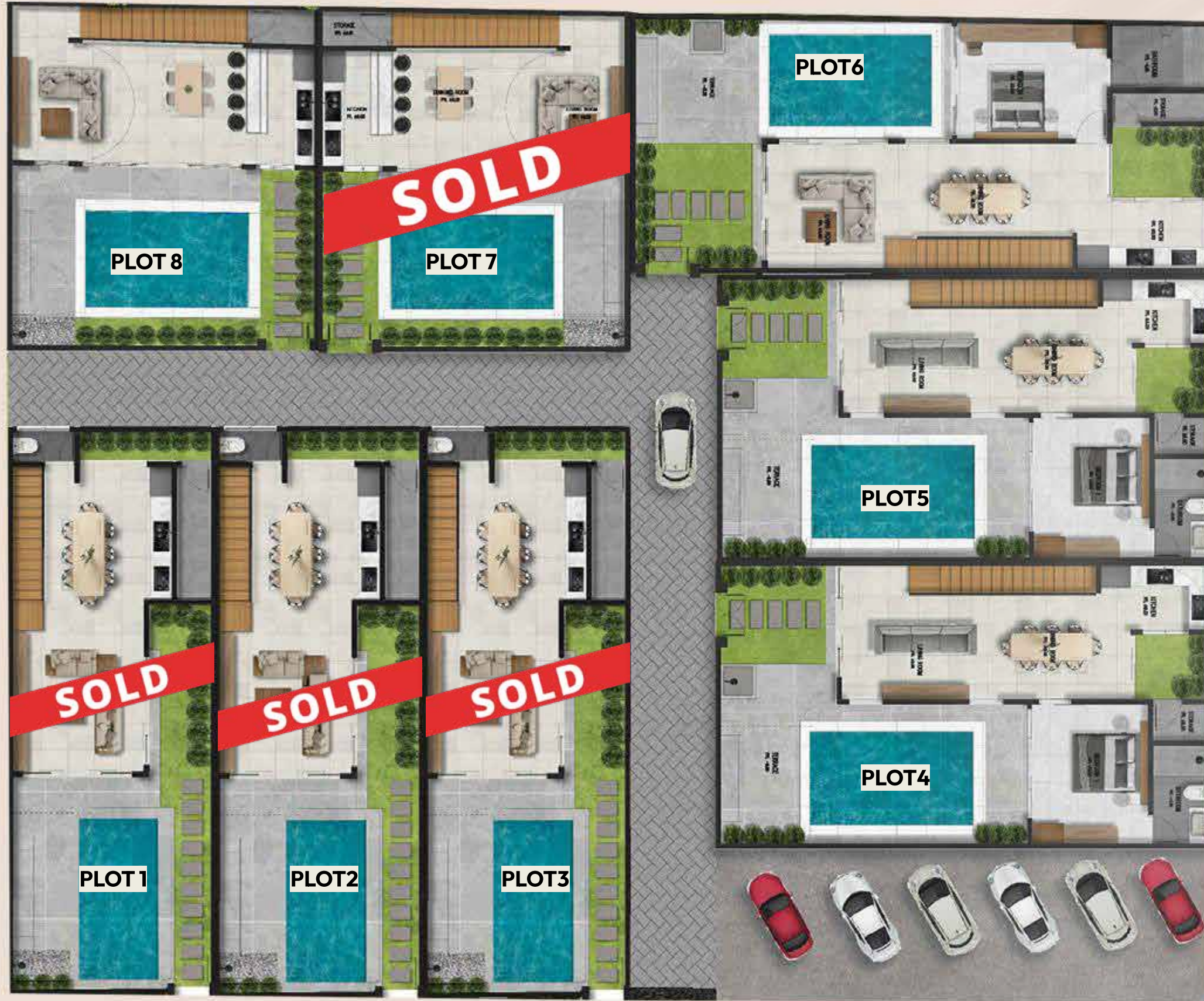
/// Global Capital of Wellness Tourism

/// 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

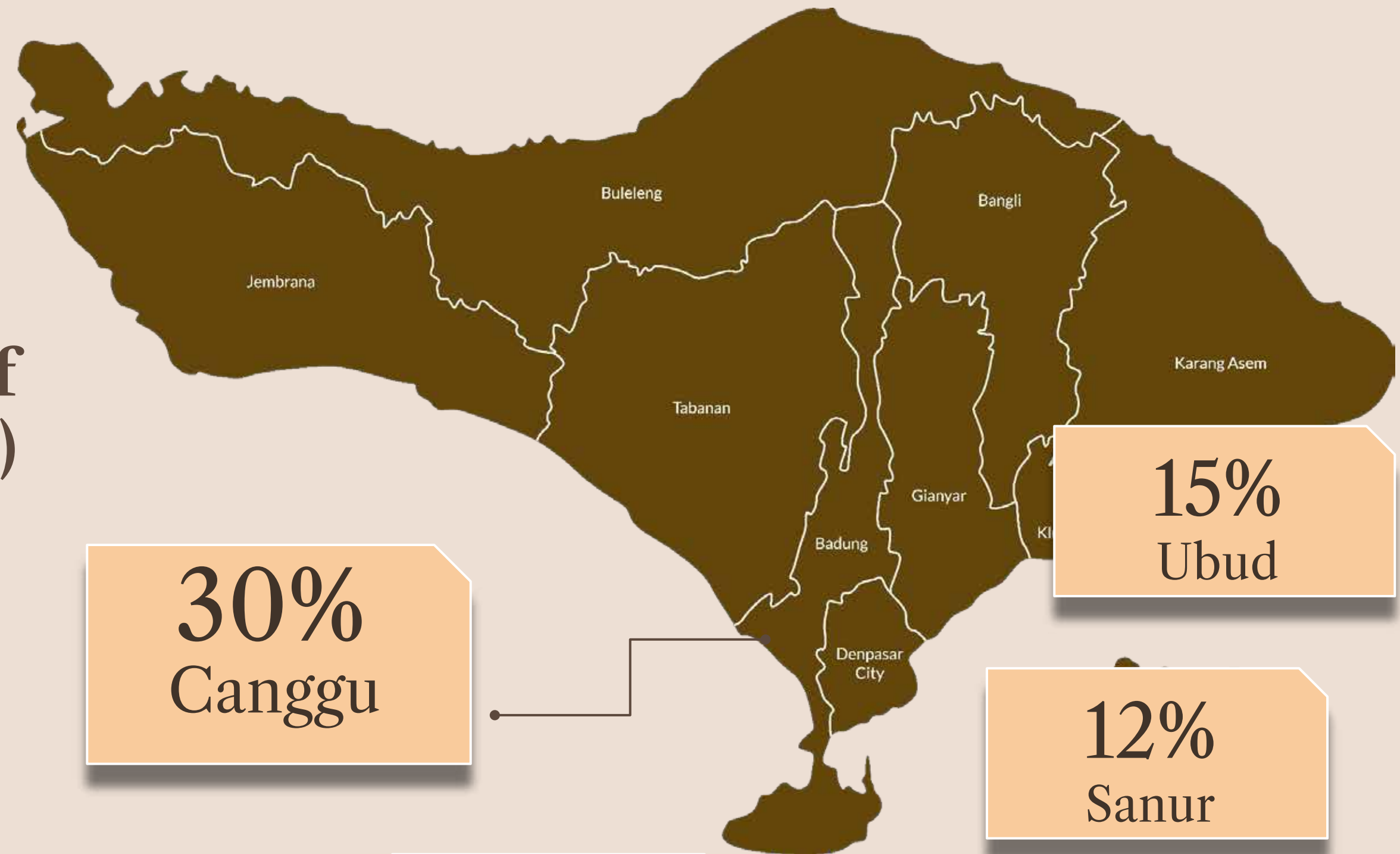
1000 SQM





# Estimated Share of Tourism Activity (2025)

Source : Asian Journal of Education

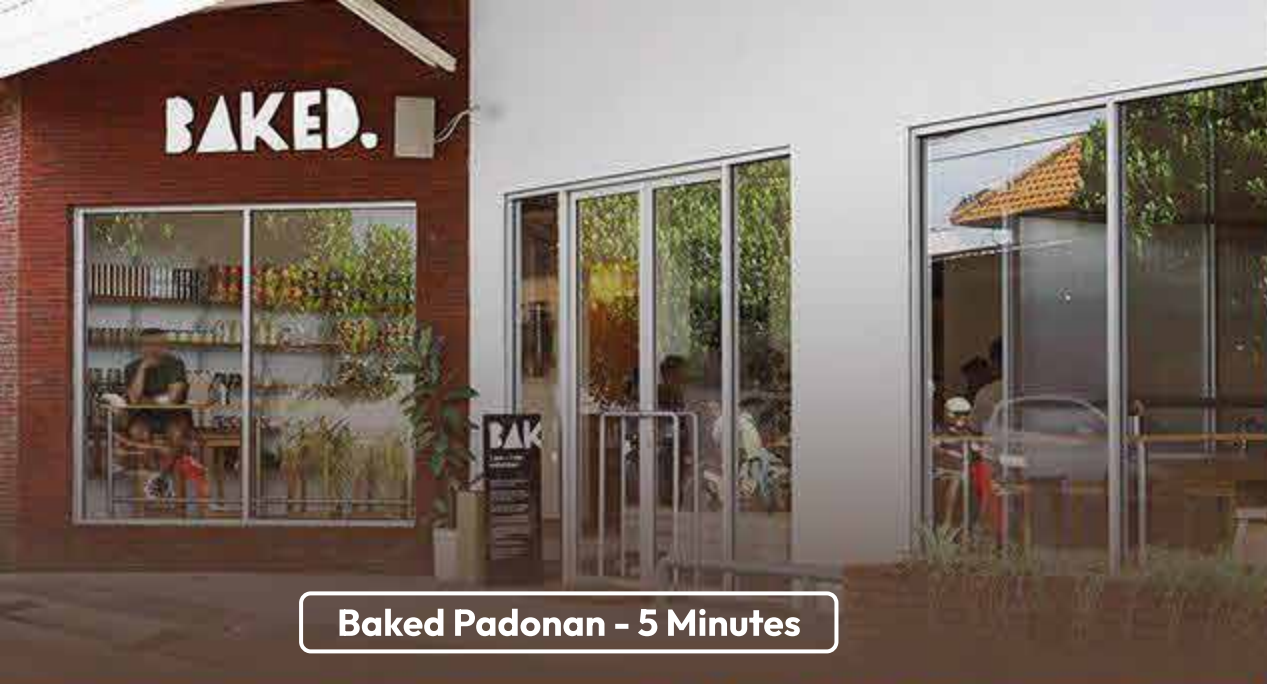


# Location

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







Baked Padonan - 5 Minutes



Nirvana Fitness - 2 Minutes



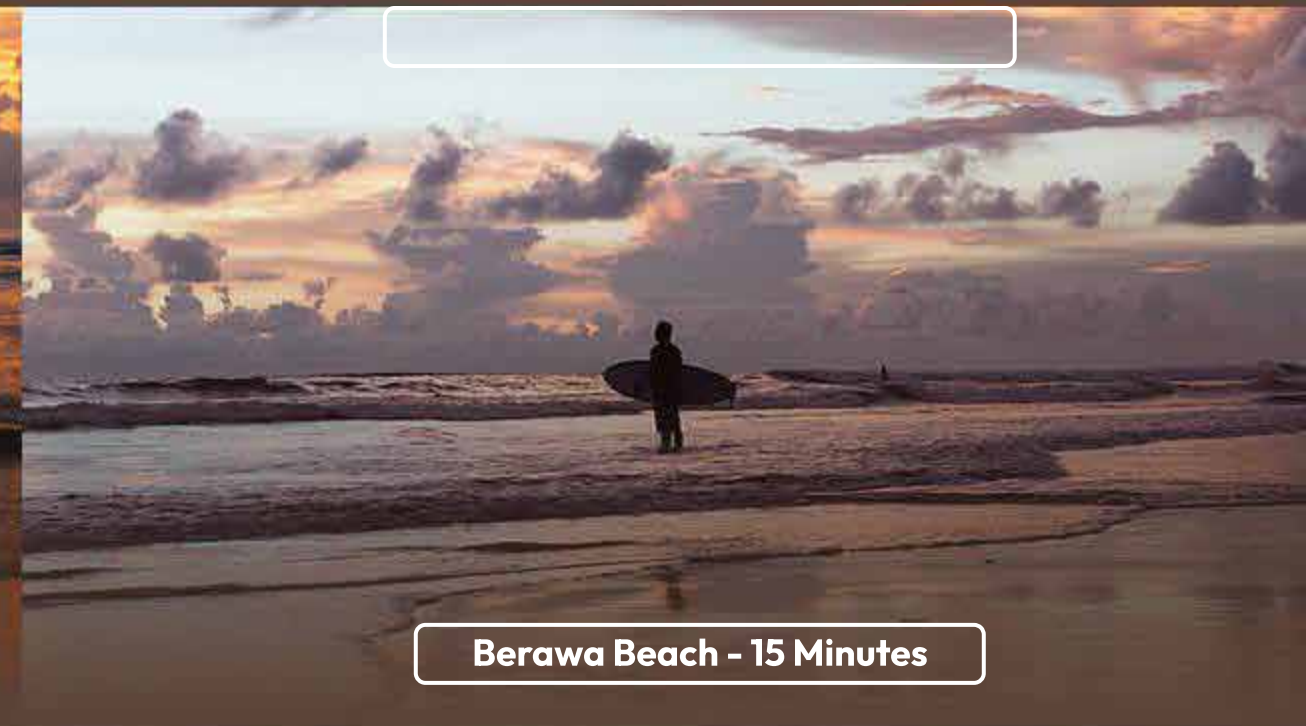
Pepito Supermarket - 5 Minutes



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	IDR 3,2 BILLION
Estimated Monthly Rental Revenue	IDR 58,5 MILLION
Estimated Yearly Rental Revenue	IDR 702,5 MILLION

Villa Management Fees		
Estimated Yearly Management Cost (Deducted from rental revenue)	15%	IDR 105,3 MILLION
Estimated Operational Cost	15%	IDR 105,3 MILLION
Estimated tax	10%	IDR 70,2 MILLION
Total Management Fees		IDR 281 MILLION

ROI	
Net Yearly Revenue (Yearly Rental - Total Management Fees)	IDR 421,5 MILLION
Years to break even	7
Annual ROI	15% -20%





**Land Size**  
90sqm



**Bedroom**  
1



**Building size**  
125sqm



**Bathroom**  
1.5

**Private pool**  
Yes

**Rooftop**  
Yes

**Floor**  
2

**Parking Space**  
Yes

**IDR 2,4 BILLION**

25 + 5 years







**Land Size**  
100 sqm



**Bedroom**  
2



**Building size**  
150 sqm



**Bathroom**  
2.5

**Private pool**  
Yes

**Rooftop**  
Yes

**Floor**  
2

**Parking Space**  
Yes

**IDR 3,2 BILLION**

25 + 5 years







**Land Size**  
125sqm



**Bedroom**  
3



**Building size**  
220sqm



**Bathroom**  
3.5

**Private pool**  
Yes

**Rooftop**  
Yes

**Floor**  
2

**Parking Space**  
Yes

**IDR 3,9 BILLION**

25 + 5 years





# PRICE LIST

**1 Bedroom**

**SOLD**

**3 Bedroom**

**IDR 3,9 BILLION**

**2 Bedroom**

**IDR 3,2 BILLION**





# WHY CHOOSE LUMARA FOR PROPERTY INVESTMENT

Project	Location	Land Size	Building Size	Price	Price Per m2	Lease Period
Lumara	Padonan	90m2	125m2	IDR 2 BILLION	IDR 21,3 MILLION	25 + 5 Years
Amari Villas	Padonan	49m2	34.3m2	IDR 1,8 BILLION	IDR 55,2 MILLION	25 + 5 Years
Temple Height	Padonan	60m2	80m2	IDR 2,1 BILLION	IDR 63,9 MILLION	25 + 5 Years
Maya Townhouse	Padonan	70m2	80m2	IDR 2,5 BILLION	IDR 32,4 MILLION	25 + 5 Years

**Crafted for value**





# GREAT VALUE WITH LUMARA



Cheaper Price



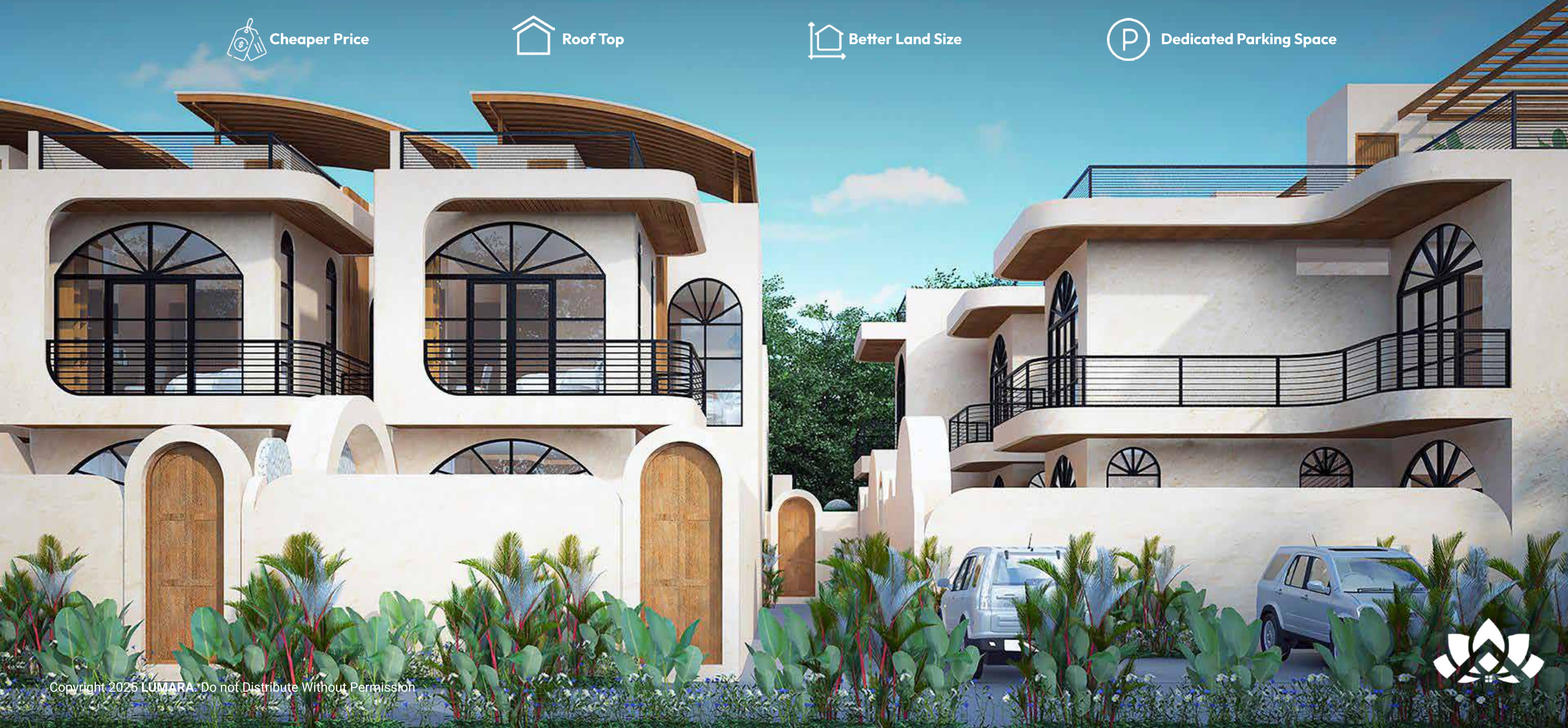
Roof Top



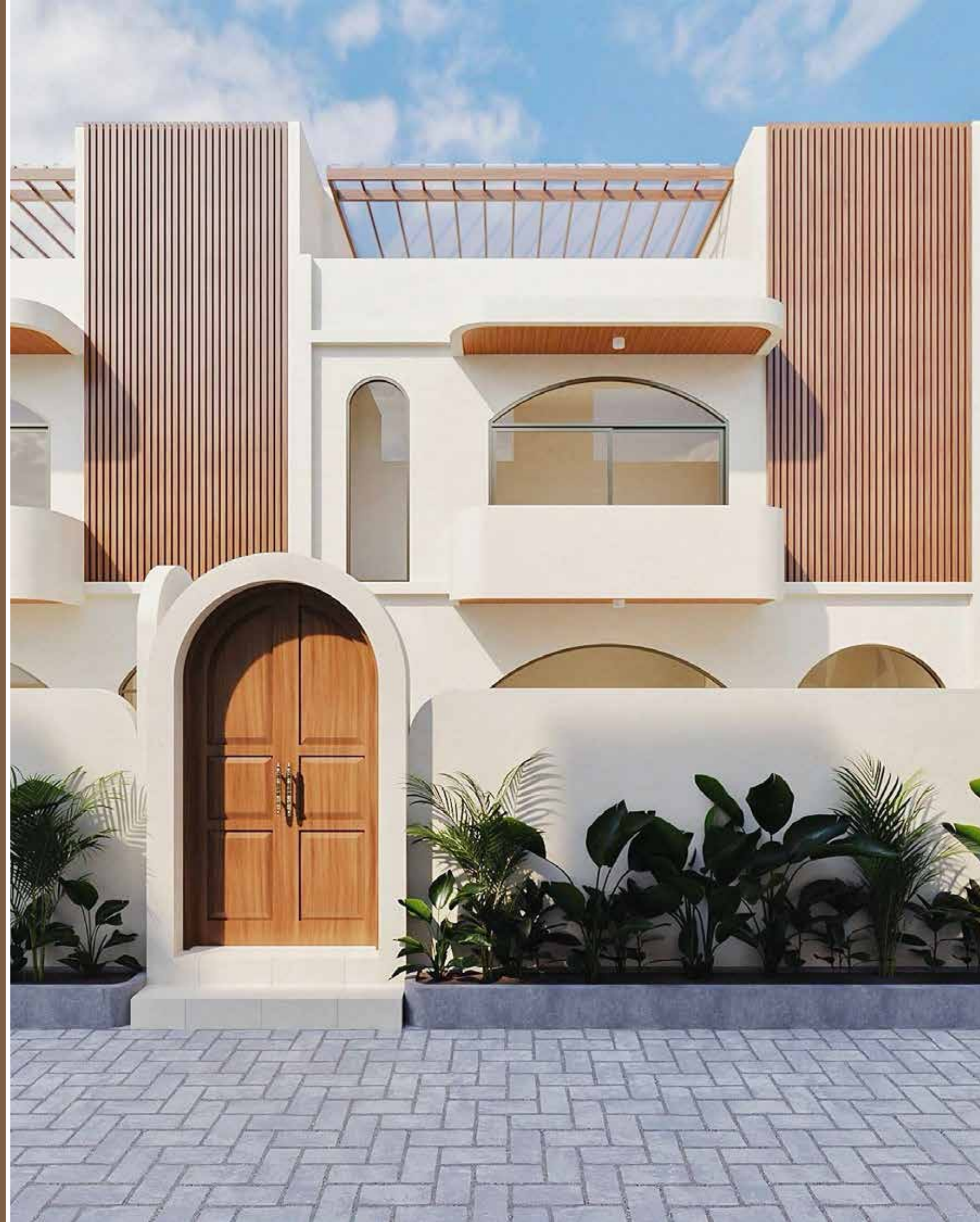
Better Land Size



Dedicated Parking Space





















# The Founders



## Karthic

A **Marketing** leader with 17 years of experience, including key roles at Google and Grab. Karthic brings deep expertise in brand growth, digital performance, and strategic market expansion across Southeast Asia. Based between Singapore and Bali.



## Komang

With 20 years of hands-on experience in Bali's **Property development** and **Villa Management** space, Komang offers unmatched local expertise, operational know-how, and a strong network in the island's real estate ecosystem





# Companies We Manage Together



**LUMARA**  
Property Management



**ads.bali**



**LUMARA**  
Property Development





AWAKEN  
LIGHT.  
EMBRACE  
STILLNESS  
IN YOUR HOME

THANK YOU.

