



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

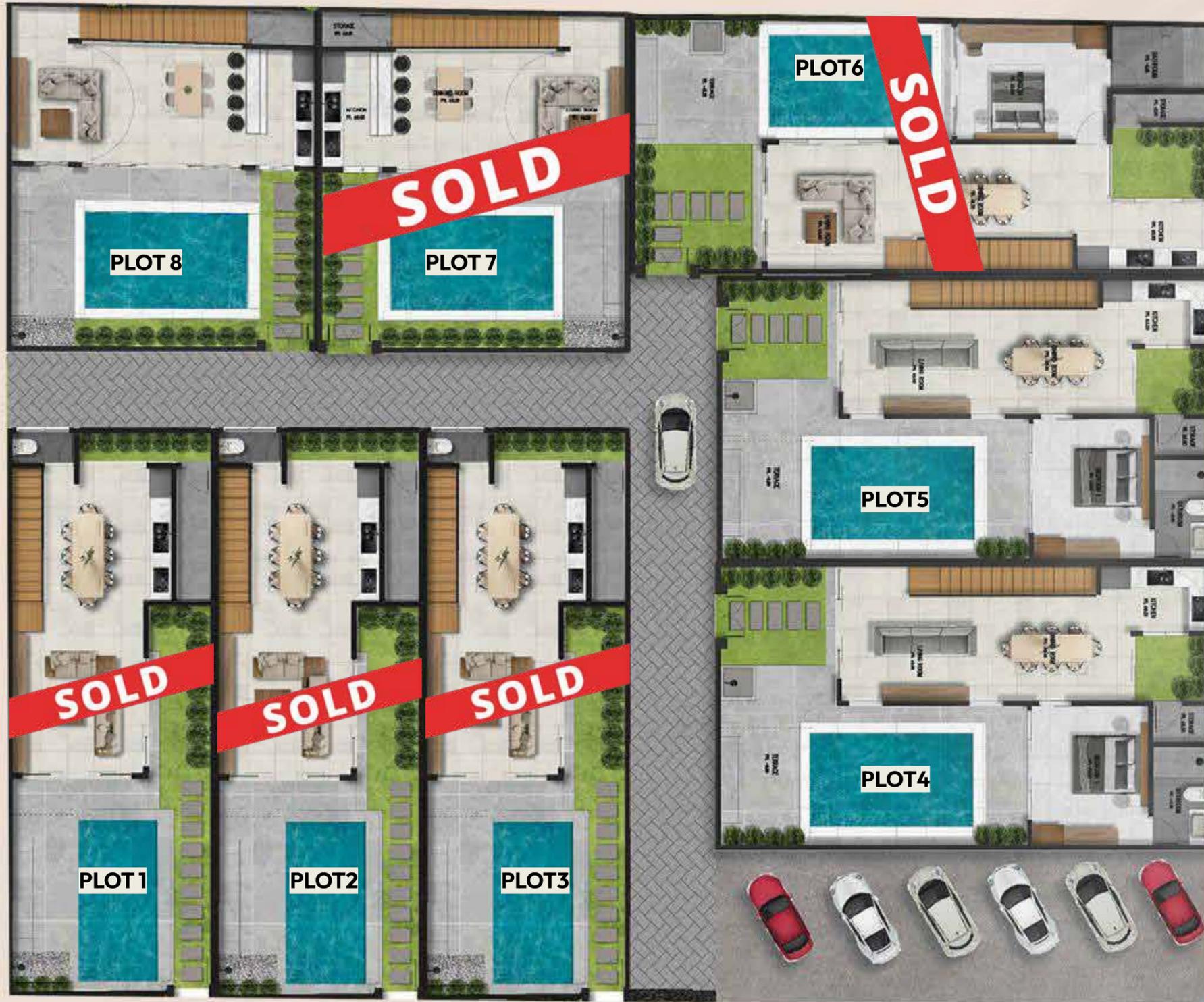
/// Rising Land & Property Values

/// Global Capital of Wellness Tourism

/// Robust Legal Policies

/// Investor Friendly Environment

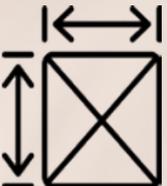




Master Plan

1 X ONE BEDROOMS
4 X TWO BEDROOMS
3 X THREE BEDROOMS

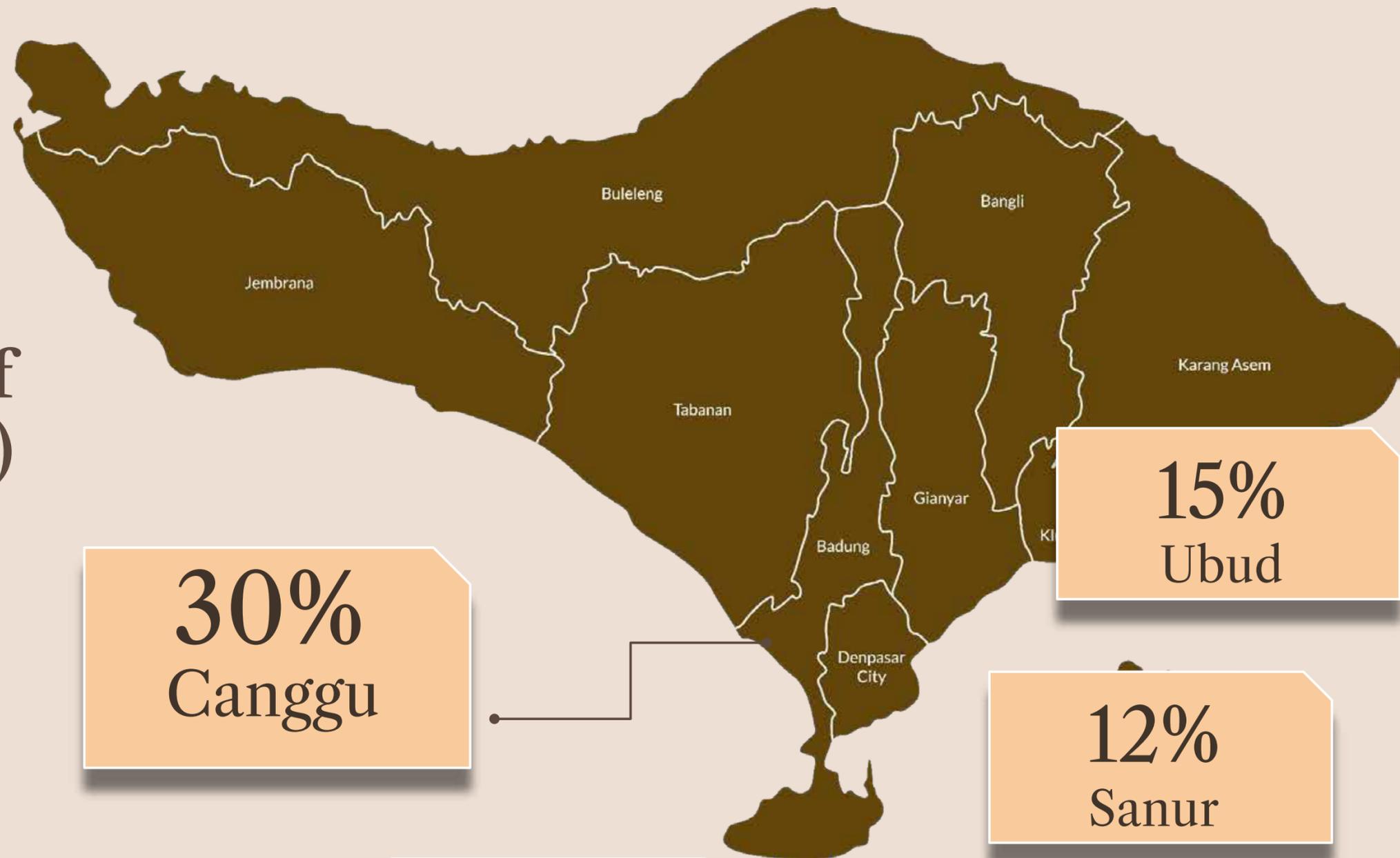
 TOTAL UNIT
8

 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 4,5 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
160 sqm



Bathroom
2.5

Private pool
Yes

Rooftop
Yes

Floor
2

Parking Space
Yes

IDR 4,5 BILLION

25 + 5 years





-  **Land Size**
105-120 sqm
-  **Bedroom**
3
-  **Building size**
196-220 sqm
-  **Bathroom**
3.5

- Private pool**
Yes
- Rooftop**
Yes
- Floor**
2
- Parking Space**
Yes

FROM
IDR 5,8 BILLION
 25 + 5 years



PRICE LIST

PLOT	NO. OF BEDROOMS	LAND SIZE	BUILDING SIZE	PRICE
PLOT 8	2	100 SQM	160 SQM	IDR 4,5 BILLION
PLOT 4	3	105 SQM	196 SQM	IDR 5,8 BILLION
PLOT 5	3	120 SQM	220 SQM	IDR 6,2 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



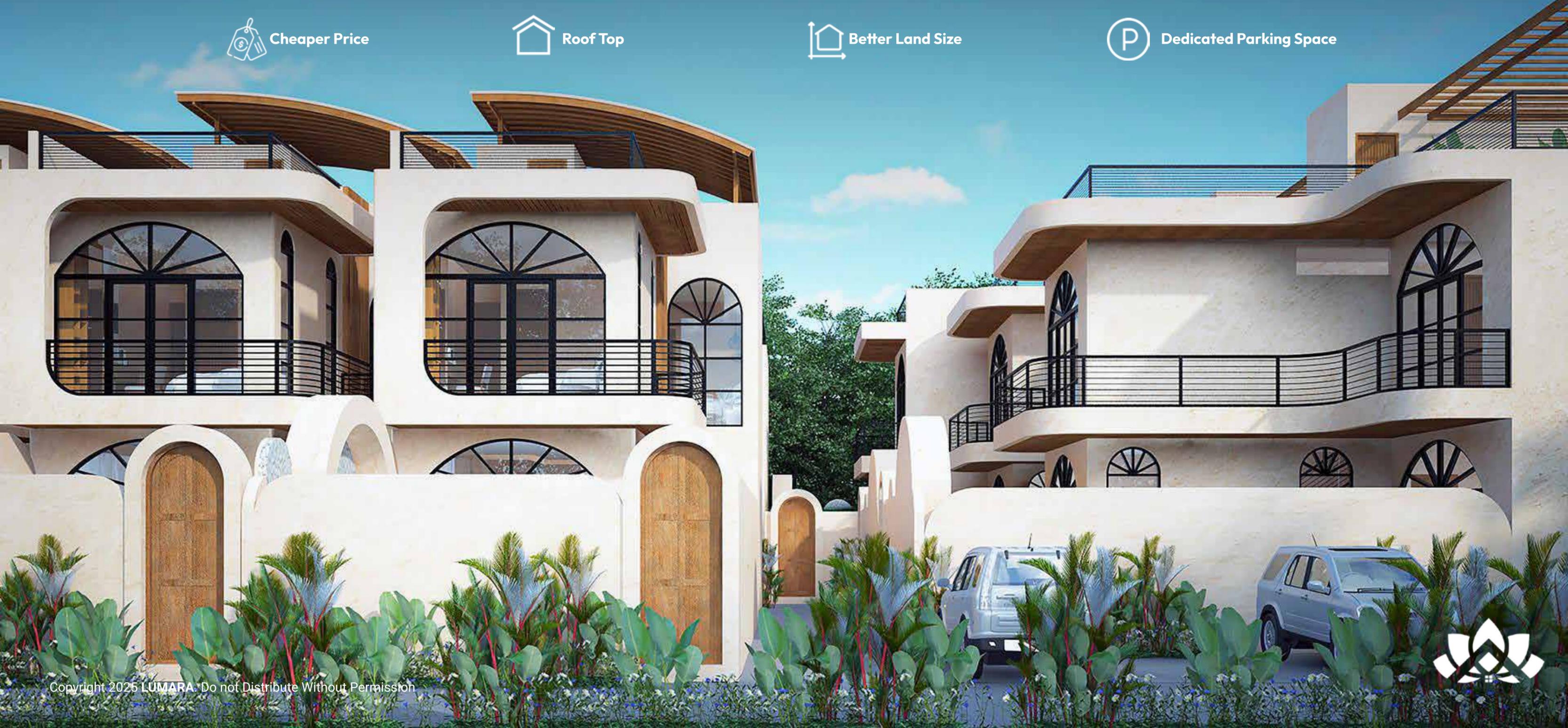
Roof Top

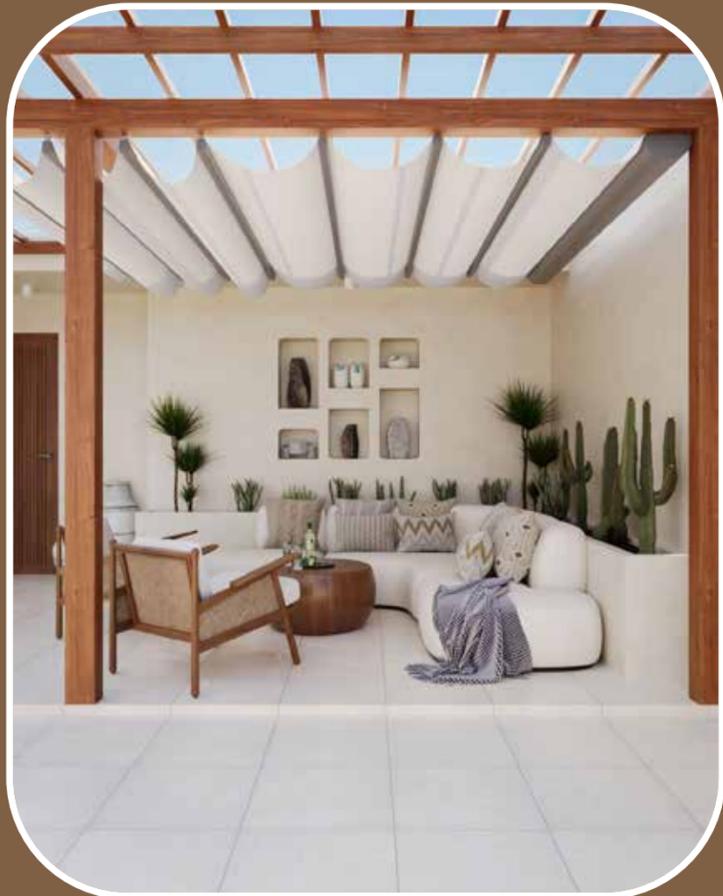
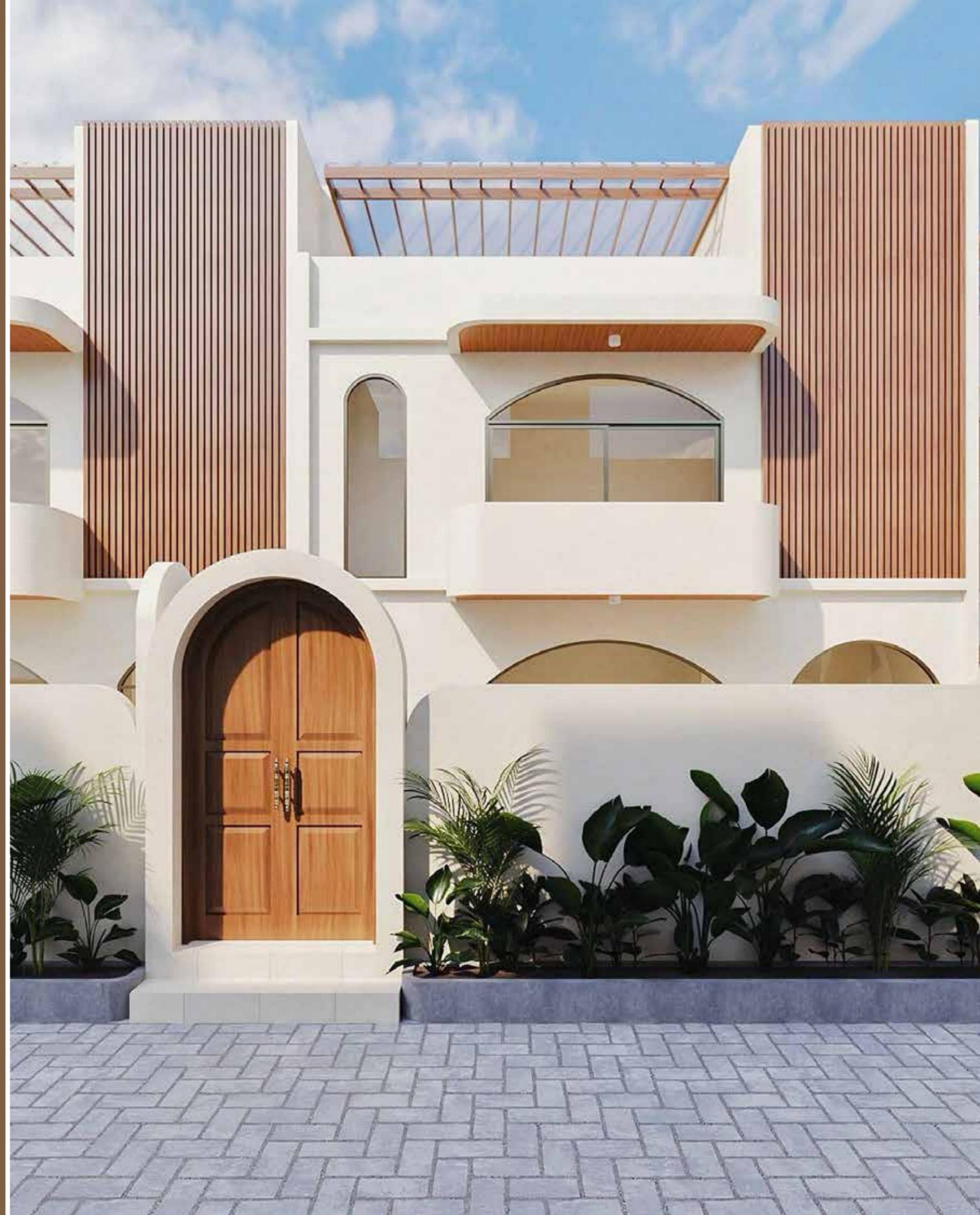
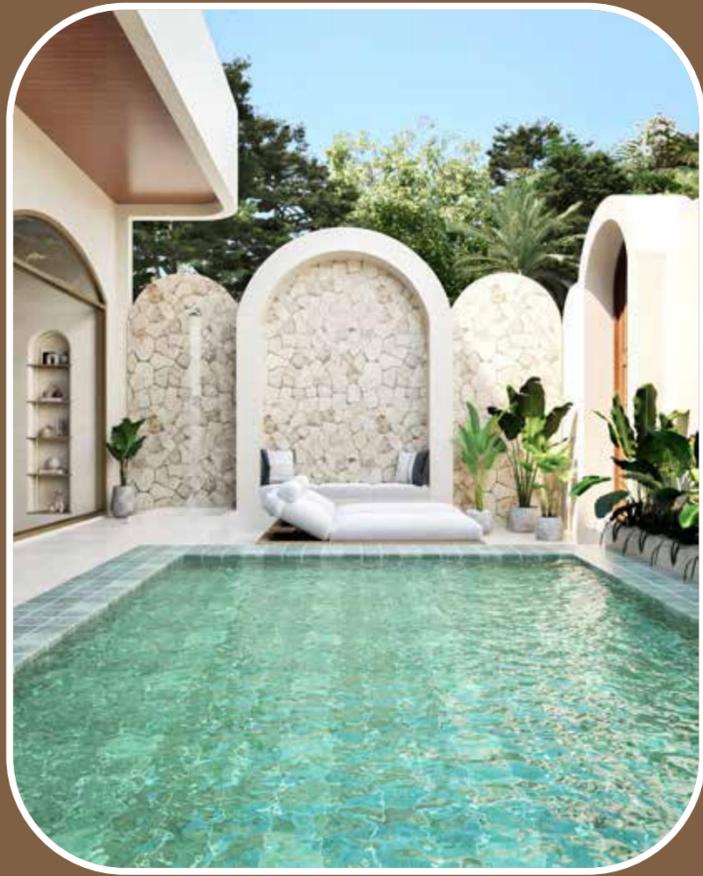


Better Land Size



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.

