

LUMARA

PADONAN — CANGGU, BALI

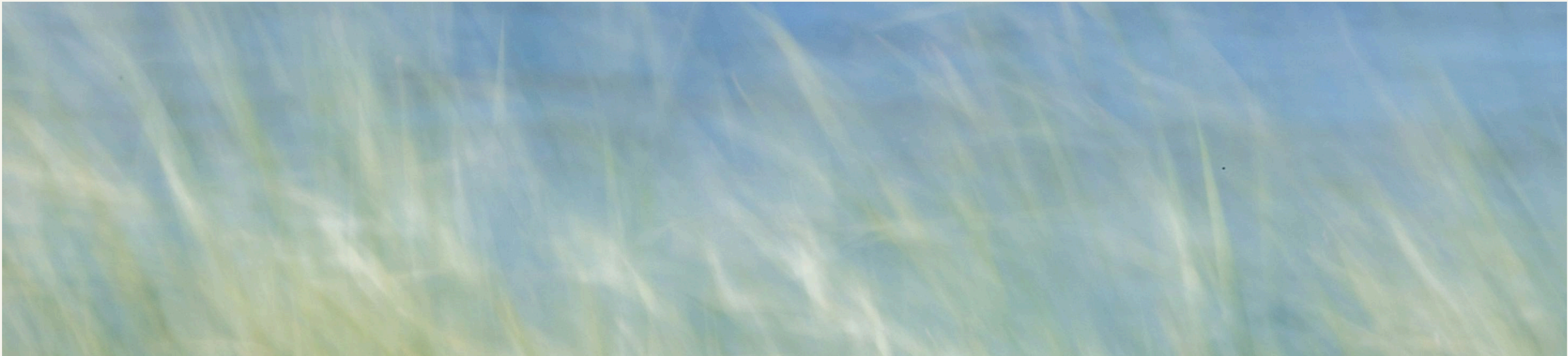
Disclaimer

The information, visuals, concepts, specifications, pricing, designs, renderings, amenities, services, timelines, and other materials presented are for illustrative and informational purposes only and may be subject to change without prior notice.

THE PHILOSOPHY OF

LUMARA

Lumen + Amara — Light & Eternity. Inspired by the ancient rhythm of Bali. Designed as a sanctuary of calm, clarity, and inner peace. A space to slow down and return to light.



Design with
Purpose

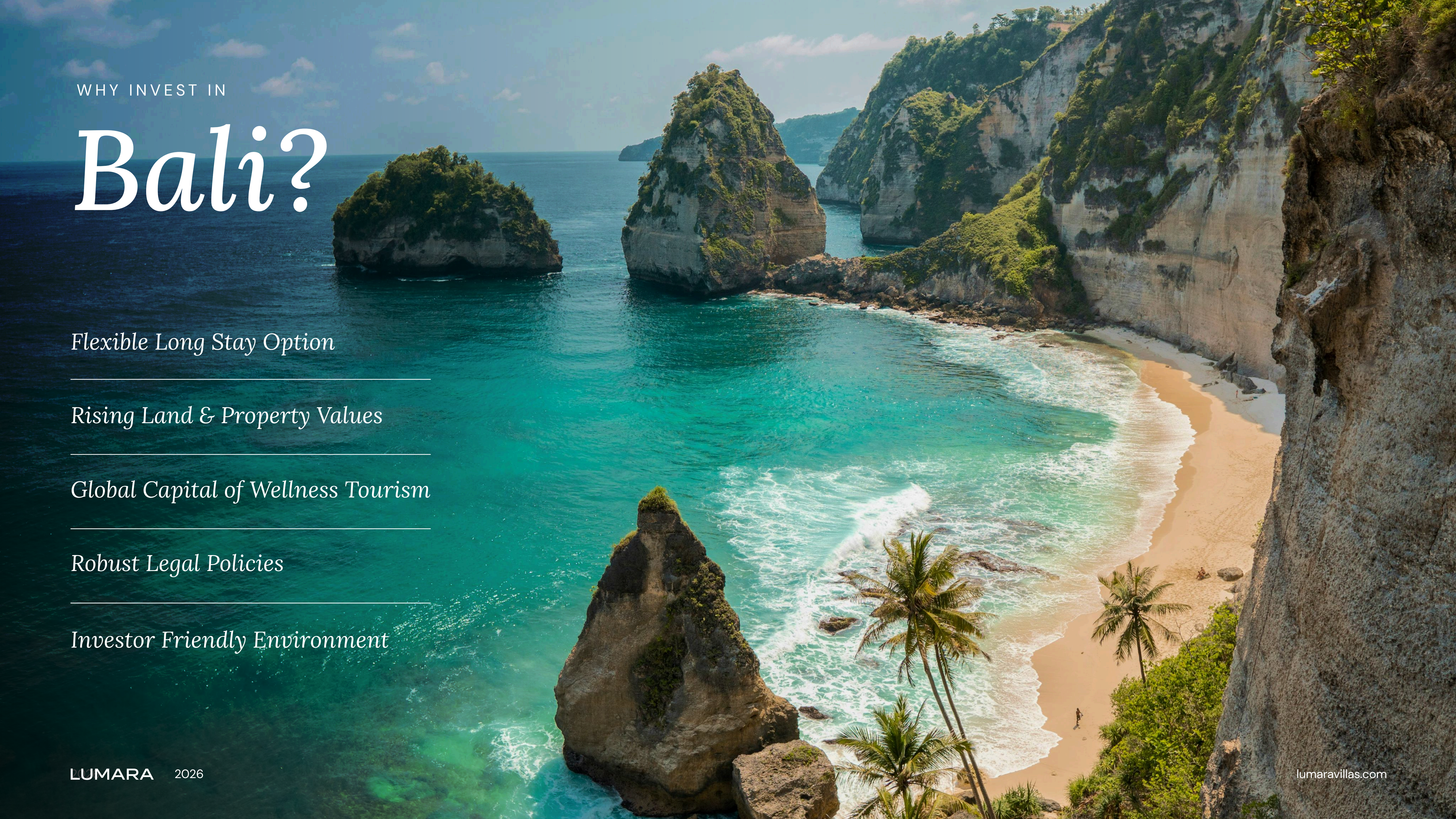
Natural light, open spaces, seamless indoor–outdoor living. Sunlight and air become part of everyday life.

Nature as
a Healer

Local stone, organic textures, lush greenery. The villa doesn't sit in its surroundings. *It belongs to them.*

Stillness as
Luxury

Every space is made for rest, reflection, and a deeper connection with nature, and with yourself.



WHY INVEST IN

Bali?

Flexible Long Stay Option

Rising Land & Property Values

Global Capital of Wellness Tourism

Robust Legal Policies

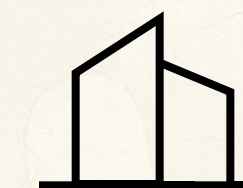
Investor Friendly Environment



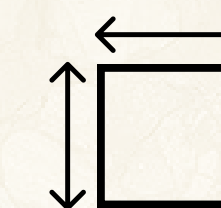
6 OUT OF 8
SOLD OUT

Master Plan

Designed as a harmonious sanctuary where architecture, nature, and light exist in balance. Inspired by the peaceful rhythm of Bali, every space is thoughtfully arranged to create privacy, openness, and a seamless connection between indoor and outdoor living.



8
Total Unit



1000 SQM
Total Project Area

2 VILLAS
of 1-Bedroom Villa

3 VILLAS
of 2-Bedroom Villa

3 VILLAS
of 3-Bedroom Villa

LUMARA VILLAS

Location

Peaceful Atmosphere

Strategically located between Canggu, Pererenan and Seseh

40 Minutes

From Ngurah Rai Airport

Surrounded By

Exotic beach, lifestyle & leisure hubs.

Easy Access

To Bali key points

TANAH LOT

PERERENAN

CANGGU

UBUD

LUMARA

KEROBOKAN

SEMINYAK

DENPASAR
CITY

SANUR

KUTA



NGURAH RAI
AIRPORT

JIMBARAN

NUSA DUA

ULUWATU

UNGASAN

THE NEIGHBOURHOOD

Canggu's Best All Around You

Beaches, beach clubs and lifestyle landmarks.
Minutes from your door, in every direction.

- ◆ Seseh Beach
- ◆ Pererenan
- ◆ Batu Bolong Beach
- ◆ Batu Belig Beach
- ◆ Canggu
- ◆ Nuanu Creative City

NUANU
CREATIVE
CITY

PERERENAN

LUMARA
CANGGU

CANGGU

SESEH BEACH

BATU BOLONG
BEACH

BATU BELIG
BEACH

TO DENPASAR →

The Lumara Design Language

Theme

A Modern Serenity
to Meet Simplicity
and Nature

Mood

Calm, grounded
Design to Create
Stillness

Texture

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

Style

Sleek Lines, Minimalism,
Subtle Luxury, Modern
Balinese



LUMARA VILLAS

2 Bedroom



GROUND FLOOR



FIRST FLOOR

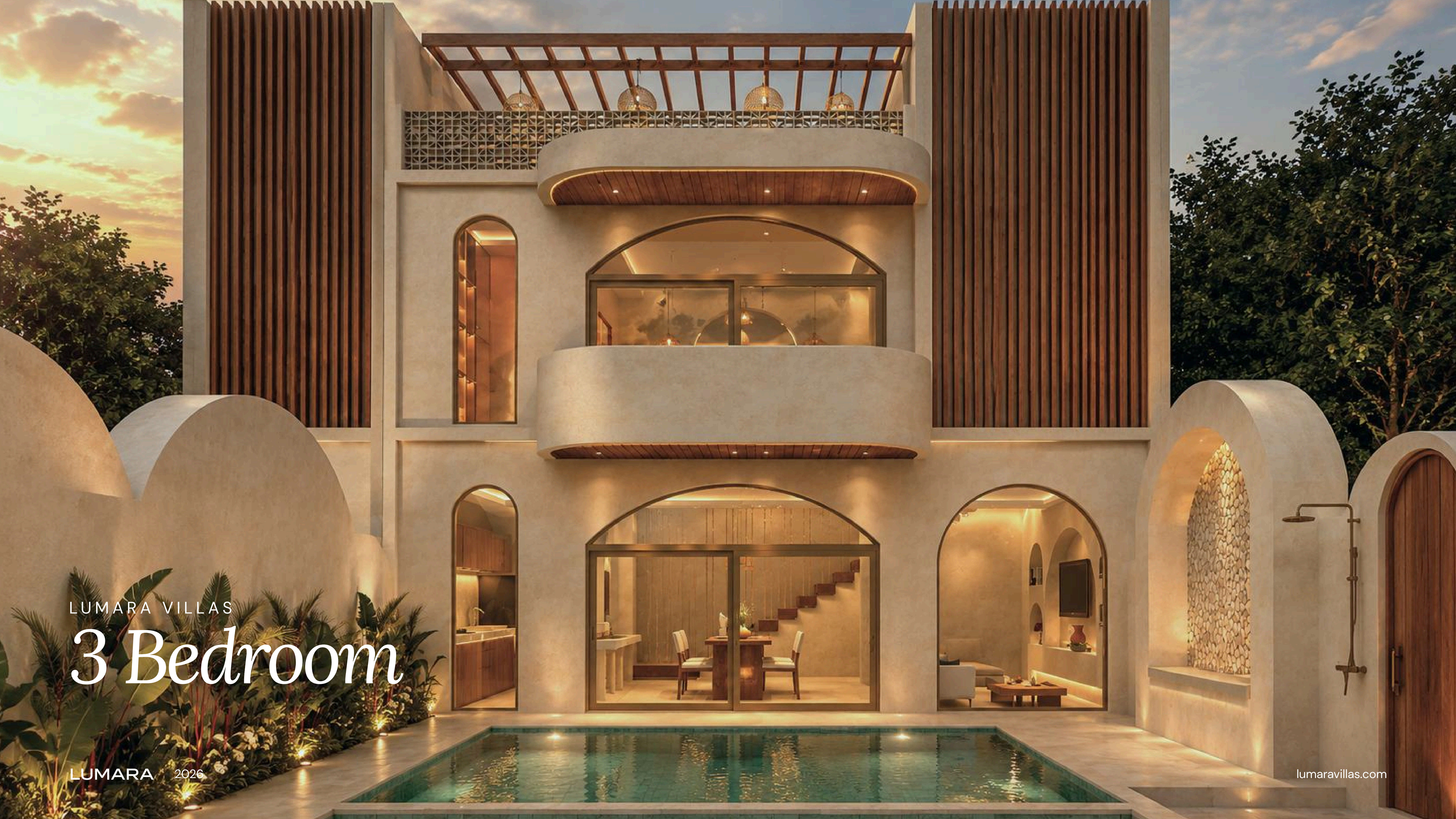


ROOFTOP

LUMARA VILLAS

2 Bedroom

	Land Size	100sqm		Build Size	150sqm
	Private Pool	Yes		Rooftop	Yes
	Floor	2		Parking Space	Yes



LUMARA VILLAS

3 Bedroom

LUMARA 2026

lumaravillas.com



GROUND FLOOR



FIRST FLOOR



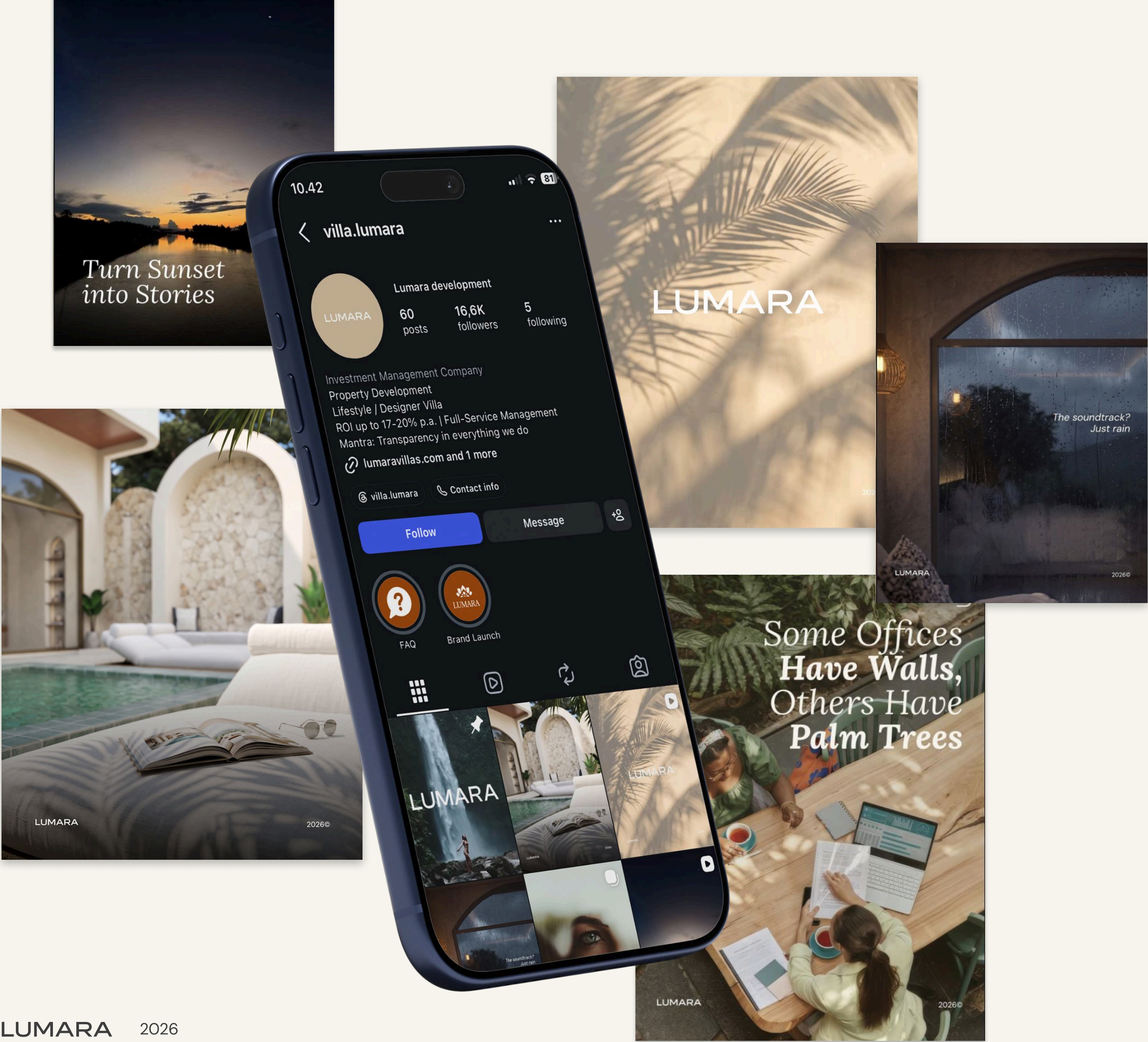
ROOFTOP

LUMARA VILLAS

3 Bedroom

	Land Size	125sqm		Build Size	220sqm
	Private Pool	Yes		Rooftop	Yes
	Floor	2		Parking Space	Yes

Highly Followed
Developer in Bali



LUMARA VILLAS

Happy Homeowners.
Happy Investors.



INVESTMENT IN LIGHT

Own a Piece of Lumara

2 Bedroom

AVAILABLE

\$220,000

Leasehold
Key Handover
Management

25 + 5 Years
December 2026
Fully Managed

3 Bedroom

AVAILABLE

\$260,000

Leasehold
Key Handover
Management

25 + 5 Years
December 2026
Fully Managed

Your Investment, Protected

BUILT TO LAST FOR BALI, AND FOR YOU

Reserve

Your funds go into
escrow, never to us

Own

25 + 5 years lease,
in your name

Build

Released only as work
is verified

Secure

Notarised, with full
legal due diligence

Leasehold is the established,
legally recognized route for investors in Bali.

*Specific terms — land title, escrow provider, notary and contracting
entity are confirmed in your purchase agreement. Independent legal
review welcomed.*

LUMARA VILLAS

Construction Progress



2026 Q2 - June

Structure in Progress



2026 Q3 - August

Building Progress



2026 Q4 - December

Handover

LUMARA

TURNKEY MANAGEMENT

15% All-inclusive fee

Own the villa, We manage everything else

A truly hands-off investment, your villa earns while we handle it all

Bookings

Daily & Monthly
Rental

Marketing

Digital reach for
your villa

Guest

Service & Satisfaction

Upkeep

Maintenance &
Operations

2 Bedroom Financial Model

Daily Rental

Per villa / year	Low	Medium
Purchase Price	\$220,000	\$220,000
Gross Annual Rental	\$58,242	\$67,949
Less: Management (15%)	-\$8,736	-\$10,192
Less: Operations (10%)	-\$5,824	-\$6,795
Less: Tax (10%)	-\$5,824	-\$6,795
Net Annual Income	\$37,857	\$44,167
Net Yield on Price	17.2%	20.1%
Break-even (Years)	5.8	5

WHAT IT TAKES TO GET THERE

To achieve this, the villa must earn	Low	Medium
Equivalent Monthly Income	\$4,853	\$5,662
Rental Strategy Required	Short-term managed	Short-term managed

3 Bedroom Financial Model

Daily Rental

Per villa / year	Low	Medium
Purchase Price	\$260,000	\$260,000
Gross Annual Rental	\$63,736	\$74,359
Less: Management (15%)	-\$9,560	-\$11,154
Less: Operations (10%)	-\$6,374	-\$7,436
Less: Tax (10%)	-\$6,374	-\$7,436
Net Annual Income	\$41,429	\$48,333
Net Yield on Price	15.9%	18.6%
Break-even (Years)	6.3	5.4

WHAT IT TAKES TO GET THERE

To achieve this, the villa must earn	Low	Medium
Equivalent Monthly Income	\$5,311	\$6,197
Rental Strategy Required	Short-term managed	Short-term managed

LUMARA VILLAS

At a Glance

Daily Rental

2 BEDROOM

Net Annual Income	\$37,857
Net Yield	17.2%
Break-even (Yrs)	5.8

3 BEDROOM

Net Annual Income	\$41,429
Net Yield	15.9%
Break-even (Yrs)	6.3

2 Bedroom Financial Model

Monthly Rental

Per villa / year	Low	Medium
Monthly Rent	\$2,500	\$3,000
Gross Annual Rental	\$30,000	\$36,000
Less: Management (15%)	-\$4,500	-\$5,400
Less: Operations (10%)	-\$3,000	-\$3,600
Less: Tax (10%)	-\$3,000	-\$3,600
Net Annual Income	\$19,500	\$23,400
Net Yield on Price	8.9%	10.6%
Break-even (Years)	11.3	9.4

\$2,500/month the 2-bedroom nets \$19,500/year — a 7.4% yield, breaking even in 13.6 years. At \$3,000/month it nets \$23,400/year (8.8%), breaking even in 11.3 years.

3 Bedroom Financial Model

Monthly Rental

Per villa / year	Low	Medium
Monthly Rent	\$3,500	\$4,000
Gross Annual Rental	\$42,000	\$48,000
Less: Management (15%)	-\$6,300	-\$7,200
Less: Operations (10%)	-\$4,200	-\$4,800
Less: Tax (10%)	-\$4,200	-\$4,800
Net Annual Income	\$27,300	\$31,200
Net Yield on Price	10.5%	12.0%
Break-even (Years)	9.5	8.3

LUMARA VILLAS

At a Glance

Monthly Rental

2 BEDROOM

Net Annual Income	\$19,500
Net Yield	8.9%
Break-even (Yrs)	11.3

3 BEDROOM

Net Annual Income	\$27,300
Net Yield	10.5%
Break-even (Yrs)	9.5



A REAL VILLA, REAL NUMBERS

Already Delivering in *Padonan*

A villa managed by LUMARA Group, Aug 2024 – Jul 2025. Audited owner statement.



WHERE THE MONEY GOES



● Net Profit Kept	53%	\$12,513
● Management Fee	18%	\$4,230
● Staff & Salary	11%	\$2,625
● Utilities & Operations	12%	\$2,733
● Repairs, Upgrades & Other	6%	\$1,401

Source: owner's annual revenue & expense statement (Villa Utara, Padonan), Aug 2024–Jul 2025. Converted at IDR 16,000 = \$1.
Gross yield 15.7%; net yield 8.3% after all operating costs. Past performance is not a guarantee of future results.

Exit & Appreciation

Projected Resale Value — 3-Bedroom Villa

Entry \$290,000 | 10% annual appreciation (conservative, Canggu has run 8–20% in recent years)

At Handover

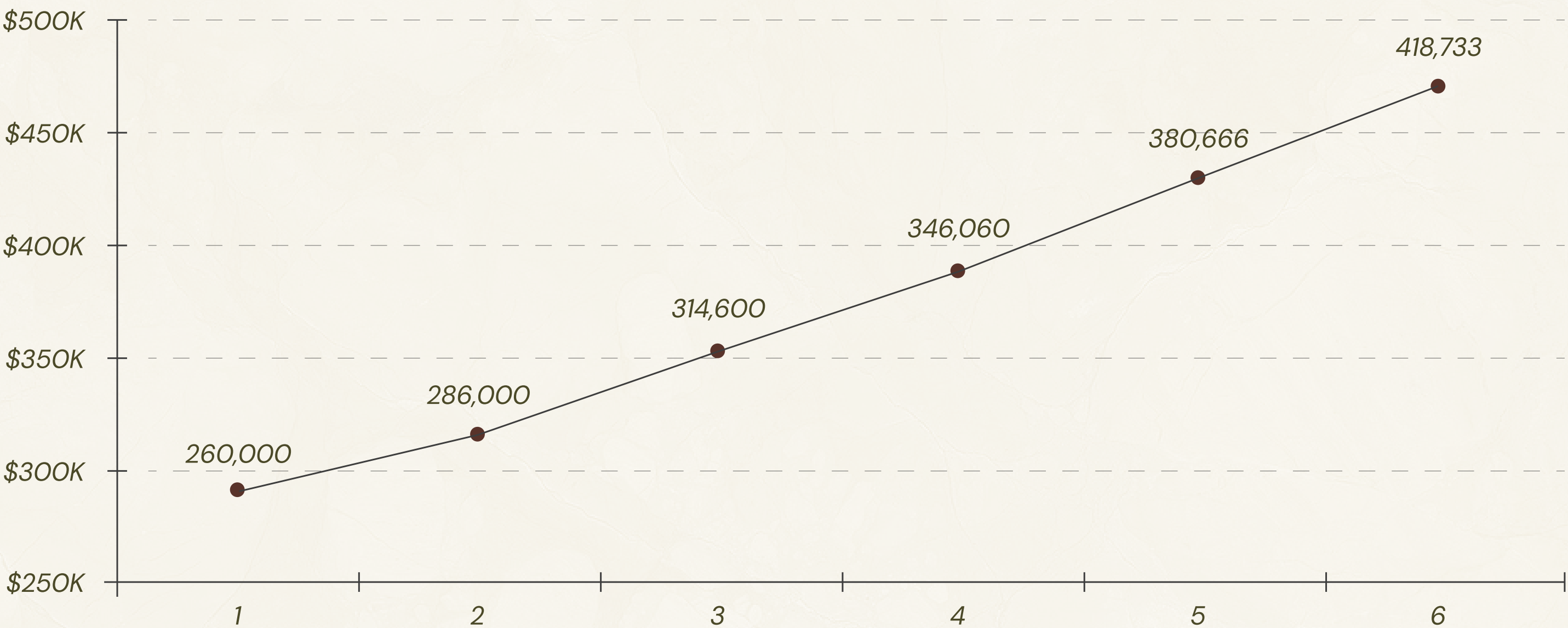
\$260,000

Year 5

\$418,733

Uplift

+61%



Illustrative projection, not a guarantee. Appreciation is unrealised until exit; leasehold resale value reflects remaining term. Sources: Canggu land-value appreciation 8–20% p.a. (2022–2026); off-plan builds appreciate 20–25% during construction.

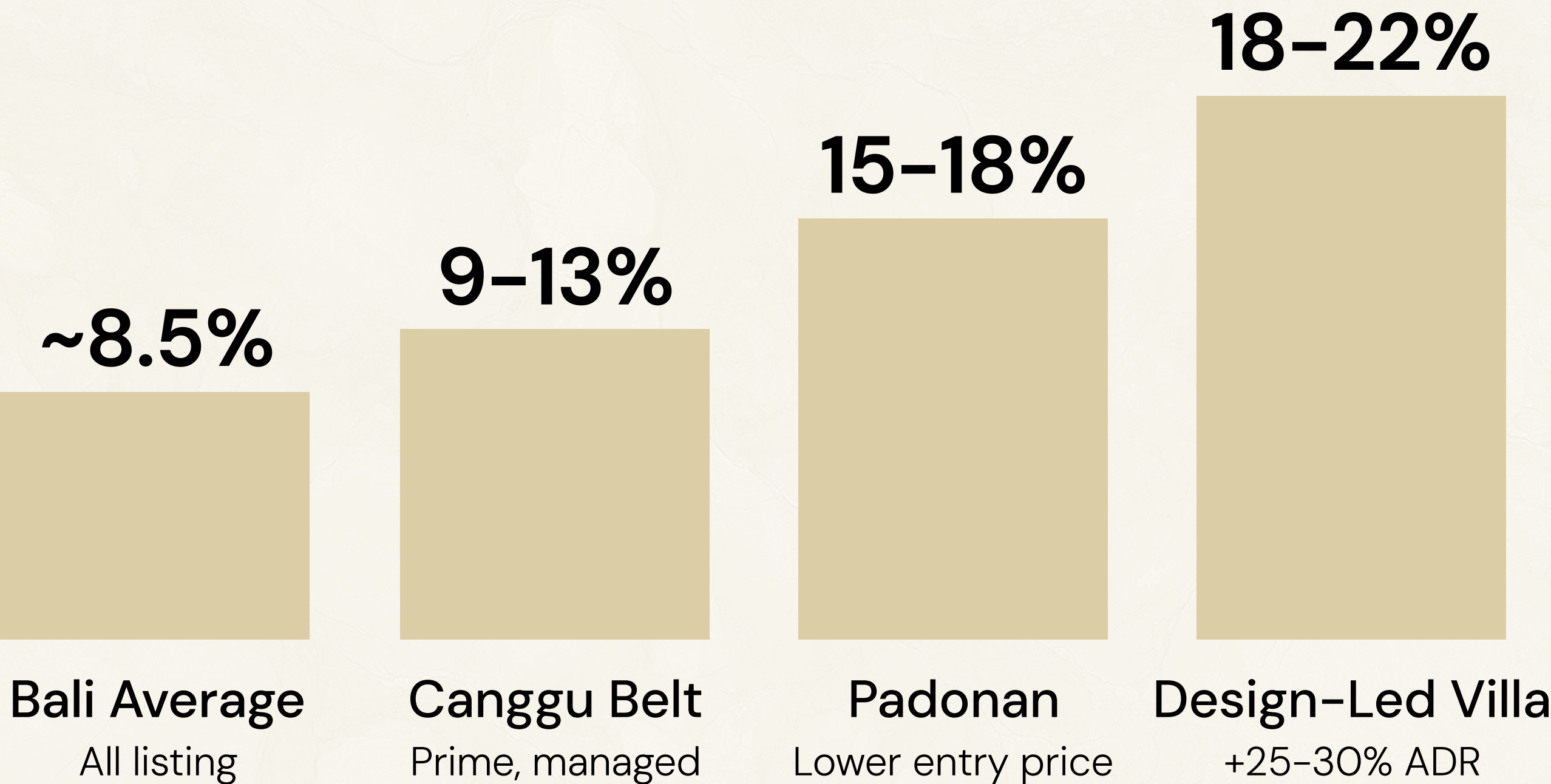
Why Padonan Wins?

THE SMART EDGE OF BALI AND A GROWING OPPORTUNITY.

It offers the same Canggu lifestyle and rental demand beaches, beach clubs, pickleball, cafés at an entry price 20–30% below core Canggu, for rental rates that stay close. Higher yield comes from the lower cost basis, not higher rent.

The lifestyle is proven. The demand is here. The price hasn't caught up yet.

INDICATIVE GROSS RENTAL YIELD BY MARKET TIER



Sources: Bamboo Routes / AirDNA /ASA Group / Airroi / PriceLabs

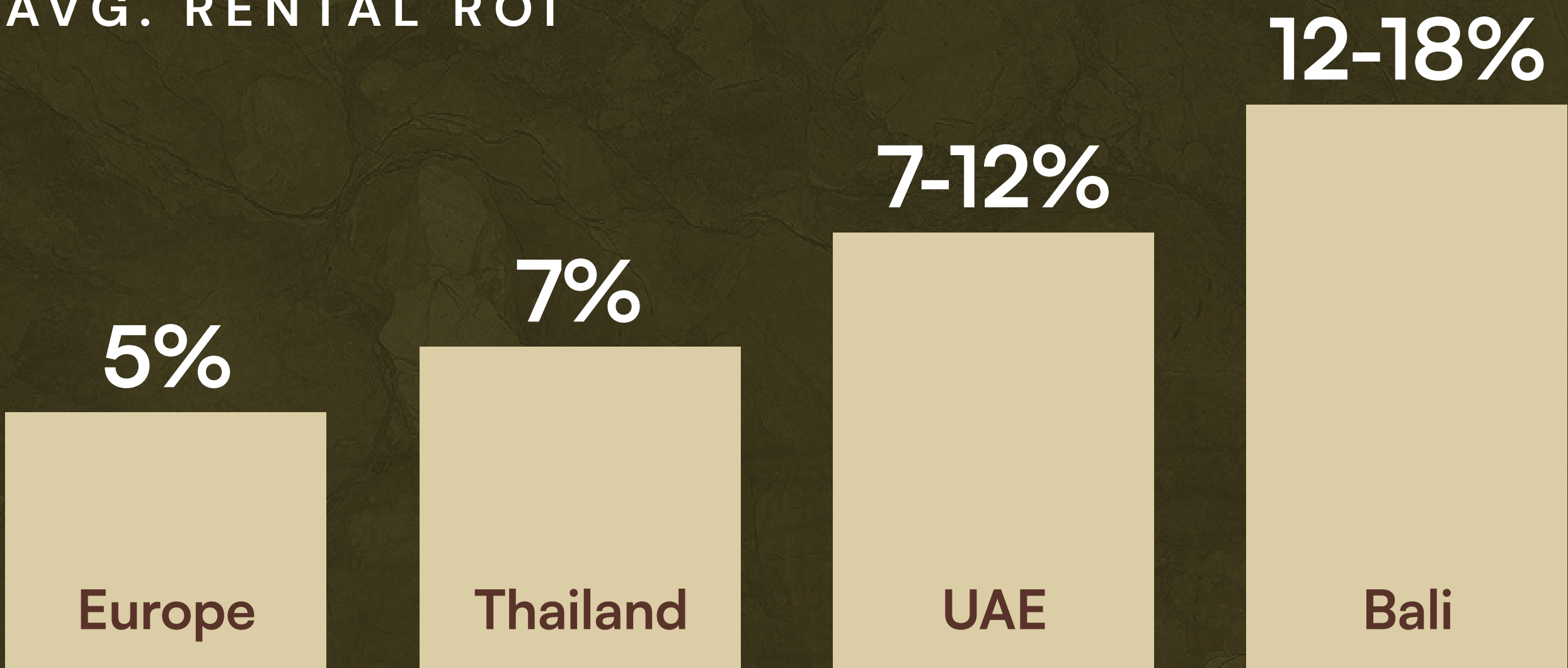
Why Now?

Bali rarely sees only one-time visitors. In 2025, the island welcomed 6.9 million international arrivals, with a 9.72% jump year-on-year. (Source: BPS)

And they don't leave quickly. The average visitor spends 6.85 nights, with many extending their stay through private villas. (Source: BPS immigration records)

The demand is growing. And the time is right.

AVG. RENTAL ROI



- #1 Trending Destination Globally – Airbnb
- 16.1 Million Tourist by 2026 (Ministry of Tourism)
- Padonan = Bali’s Top – Performing ROI Region (AirDNA)



BBC Travel: Voted Bali as the “Best Island in the World”



1st Place Globally “The Best Tourist Destination in the World”



4th in the World “Investment Attractive Destination”



Rising Hotspot for International Investors

Why Lumara Wins

Villa Benefits Lumara vs Other		
Managed Rental	✓	X
Rooftop	✓	Sometimes
Turnkey	✓	Often Extra
Modern Balinese Design	✓	Varies
Airport Access	✓	Varies
Investment Support	✓	Rare

The Founders

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 on the island’s real estate ecosystem.



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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.















LUMARA

Your Home in The Light of Bali.

Only 2 Villas Remaining. Let's Talk

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