

Leasehold 27 years  
+ 30 extension

# BALIX LOFTS UBUD

Designed for those who appreciate the  
perfect synergy of tranquility, elegance,  
and Ubud's unique heritage

learn more





# TWO-LEVEL APARTMENTS

# 66 m<sup>2</sup>

**Balix Lofts Ubud** – a complex of stunning two-level lofts in the heart of Ubud, seamlessly blending modern architecture, the perfect harmony of style, sustainability, and ultimate comfort in Bali's most serene and culturally rich destination

## Main feature of the lofts

- ✓ Sophisticated European design with Balinese charm – a perfect fusion of natural wood, sleek concrete, panoramic glass, and contemporary minimalism.
- ✓ Move-in ready comfort – fully furnished with stylish designer finishes, quality appliances, modern furniture, and thoughtfully selected décor, all included.
- ✓ Breathtaking views & expansive spaces – soaring 5-meter ceilings and private terraces that immerse you in the beauty of nature, creating a sense of freedom and tranquility in every loft.

**ONLY 2350\$/ m<sup>2</sup>**





# LOFTS IN THE CENTER OF UBUD

A prime location in the heart of Ubud keeps you connected to its vibrant cultural and culinary scene while offering a serene and private retreat. Enjoy easy access to top restaurants, art galleries, yoga studios, and the iconic rice terraces—all just steps away from your peaceful sanctuary.

## Features

2 min Restaurants	3 min Supermarket	4 min Campuhan Brigde Wak
4 min Rafting   ATV	8 min Temples	10 min Monkey Forest
15 min Waterfalls	55 min Airport	2 min School



# GUEST AMENITIES

- ✓ Relaxation area with the pool
- ✓ Chillout and BBQ zone
- ✓ Concierge service and 24/7 security for comfort and safety
- ✓ Fully - furnished stylish apartments

- ✓ Proximity to all tourist spots in Ubud ( waterfalls, rice fields, rafting, restaurants etc )
- ✓ Terraces with views and spacious areas – ceilings up to 5 meters high, a feeling of freedom and nature in each loft.




# LEGAL INFORMATION

The construction of the project is carried out in compliance with the procedure for obtaining PBG ( building permit ) , provided by Indonesian legislation

Balix Lofts Ubud is strategically located in a Pink Zone, an area officially designated for tourism-related developments.

This zoning classification ensures that our loft complex is positioned within a high-demand area, offering significant advantages for both investors and future residents.



**PEMERINTAH REPUBLIK INDONESIA**  
**PERSETUJUAN BANGUNAN GEDUNG**

**NOMOR: SK-PBG-510405-04092024-01**

<b>Membaca</b>	<b>: Permohonan Persetujuan Bangunan Gedung</b>
Nomor	: PBG-510405-04092024-01
Pemilik Bangunan Gedung	: PT.SCAPITAL BALI GROUP
Alamat Pemilik	: Jl.Raya Kesambi No.9, Desa/Kelurahan Kerobokan Kel. Kerobokan Kec. Kuta Utara Kab. Badung Bali
Untuk	: Mendirikan Bangunan Gedung Baru
Nama Bangunan Gedung	: REAL ESTAT BALIX LOFTS UBUD
Fungsi bangunan gedung	: Bangunan Gedung Kepentingan Umum
Sub Fungsi	: Perkantoran
Klasifikasi Kompleksitas	: Bangunan Tidak Sederhana
Luas Bangunan Gedung	: Total Luas : 1058.95 m <sup>2</sup> Luas Lantai : 1058.95 m <sup>2</sup> Luas Basemen : 0.0 m <sup>2</sup>
Jumlah Lantai Bangunan Gedung	: 2 Lantai
Tinggi Bangunan Gedung	: 11.4 m
Jumlah Lapis Basemen	: 0 Lapis
Jumlah Unit Bangunan	: 1 Unit
Diatas Tanah	: (tercantum dalam lampiran A)
Luas Tanah	: (tercantum dalam lampiran A)
Pemilik Tanah	: (tercantum dalam lampiran A)
Terletak di	: (tercantum dalam lampiran A)
<b>Menimbang</b>	<b>: Bahwa setelah memeriksa (mencatat/meneliti), mengkaji, dan menilai/evaluasi serta menyetujui dokumen rencana teknis bangunan gedung sebagaimana dimaksud di atas dengan ini disahkan, maka terhadap permohonan persetujuan bangunan gedung yang dimaksud dapat diberikan persetujuan dengan ketentuan sebagaimana dalam lampiran keputusan ini.</b>
<b>Mengingat</b>	<b>: 1.Undang-Undang Nomor 28 Tahun 2002 tentang Bangunan Gedung (Lembaran Negara Republik Indonesia Tahun 2002 Nomor 134, Tambahan Lembaran Negara Republik Indonesia Nomor 4247); 2.Undang-Undang Nomor 6 Tahun 2023 Tentang Penetapan Peraturan Pemerintah Pengganti Undang-Undang Nomor 2 Tahun 2022 tentang Cipta Kerja menjadi Undang-Undang (Lembaran Negara Republik Indonesia Tahun 2022 Nomor 238, Tambahan Lembaran Negara Republik Indonesia Nomor 6841); 3.Pemerintah Nomor 16 Tahun 2021 tentang Peraturan Pelaksanaan Undang-Undang Nomor 28 Tahun 2002 tentang Bangunan Gedung (Lembaran Negara Republik Indonesia Tahun 2021 Nomor 26, Tambahan Lembaran Negara Republik Indonesia Nomor 6628);</b>





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# LOFT PRICE

includes:

- Fully - furnished apartment ready to move-in
- Land lease for 27 years with 30 years priority renewal right
- Furniture package
- Shared pool 3x8 m
- Garden
- BBQ area

# 160 000\$

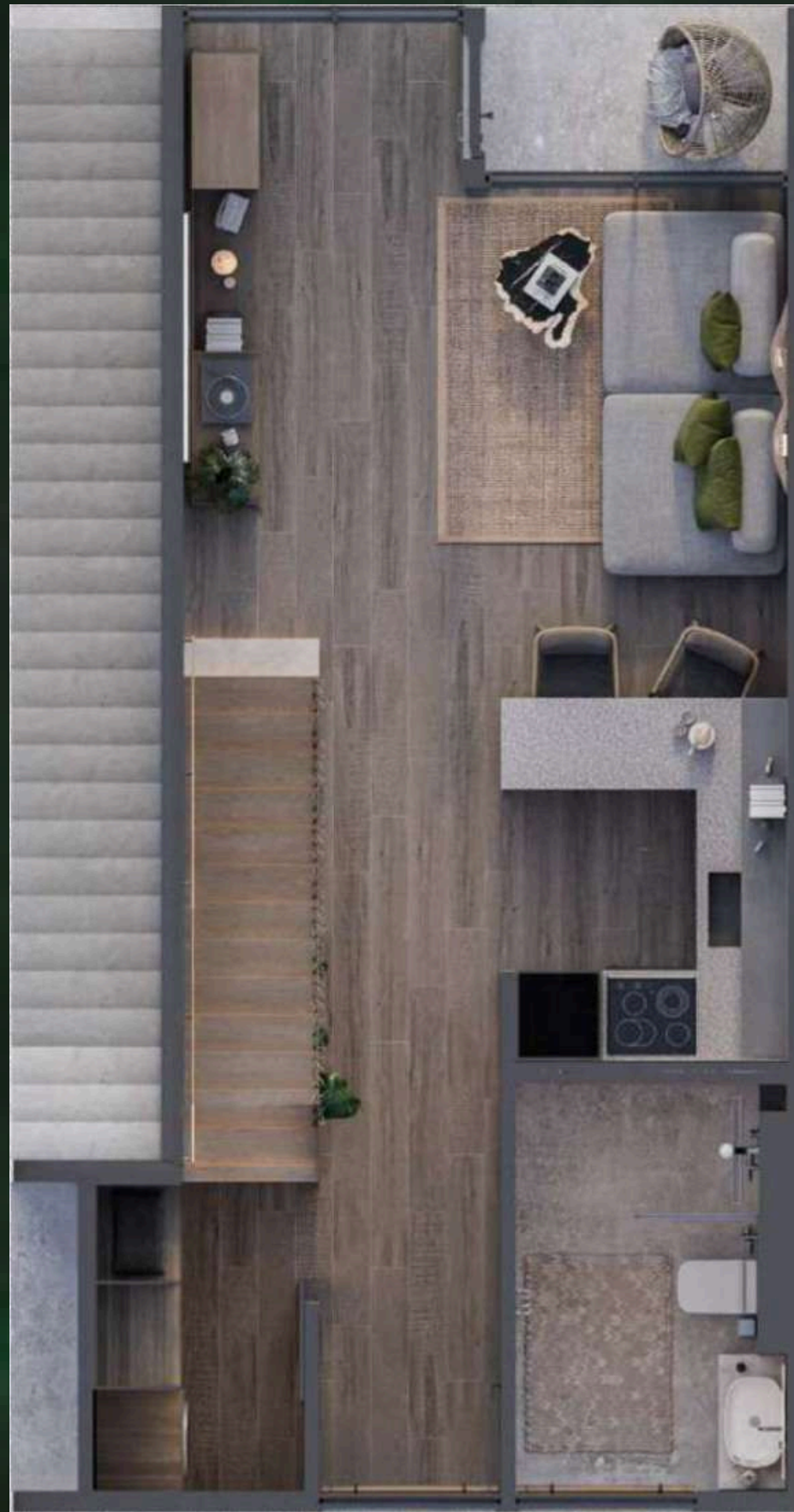




# LOFT LAYOUTS

- Kitchen/living room 32m<sup>2</sup>
- Wardrobe 3 m<sup>2</sup>
- Bathroom 5 m<sup>2</sup>
- Bedroom 21 m<sup>2</sup>
- Terrace 5 m<sup>2</sup>

**Total area 66 m<sup>2</sup>**



1 floor



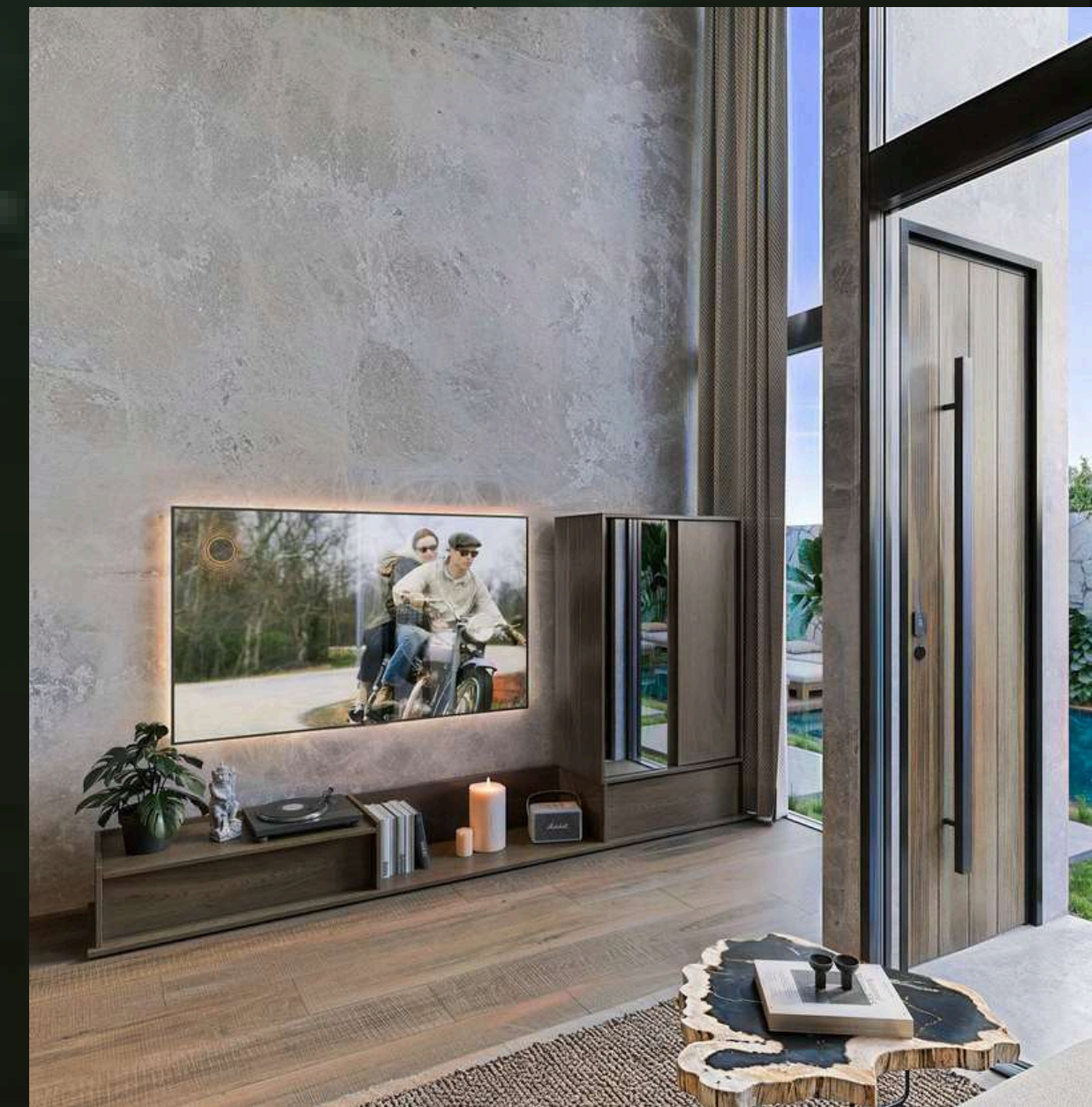
2 floor



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# FIRST FLOOR

The first level of your loft is designed for seamless living and relaxation. The open-concept living area flows effortlessly into a modern kitchen, creating a welcoming space for dining and entertaining. A sleek bathroom with a walk-in shower adds to the comfort and convenience. Step outside to your private terrace or take a refreshing dip in the pool, where you can unwind and enjoy the tranquil surroundings of Ubud.





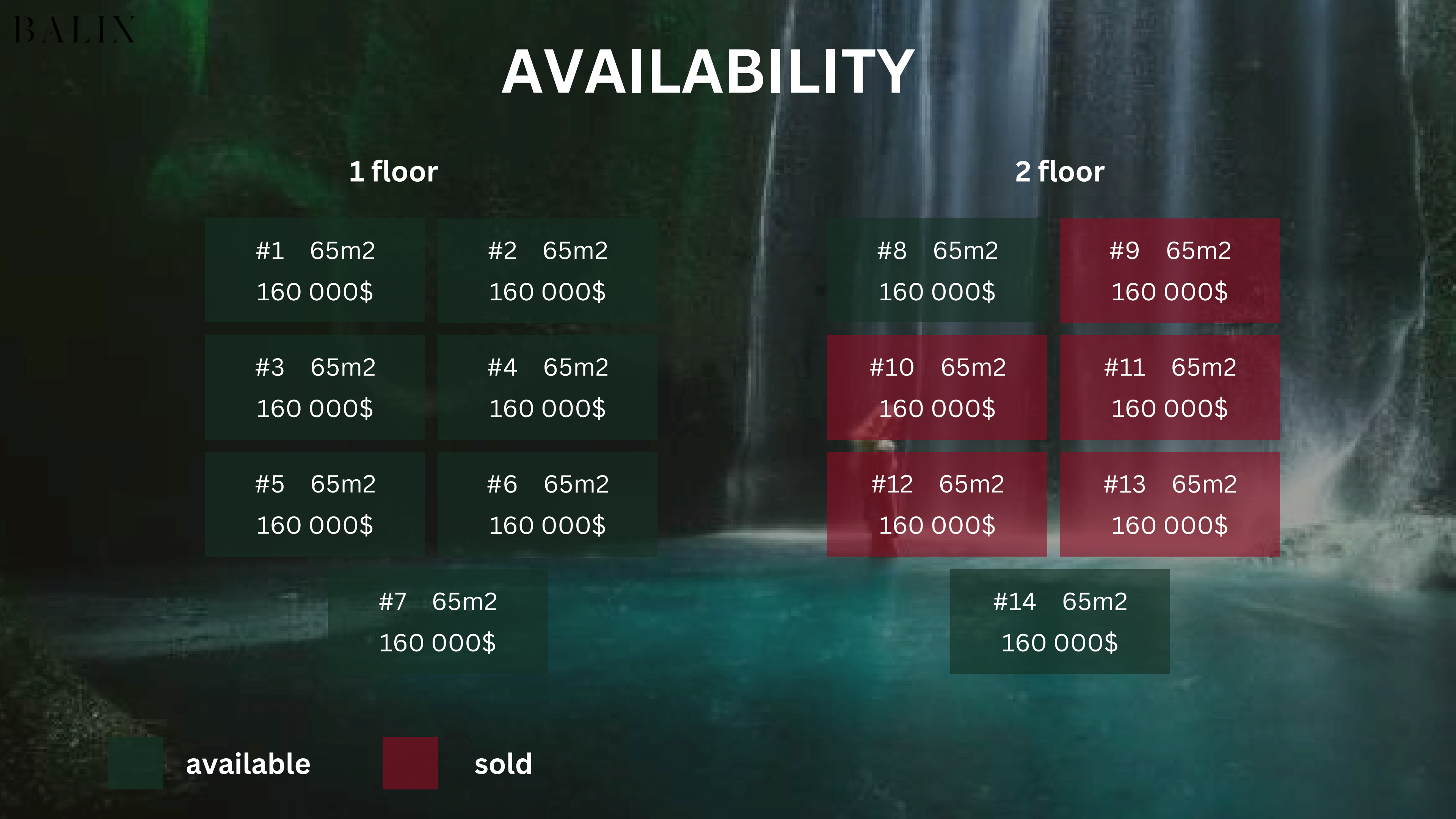
BALIX

# SECOND FLOOR

The second level of your loft is designed as a private sanctuary, blending comfort and functionality. The spacious bedroom offers a serene retreat, while a ventilated walk-in closet ensures optimal airflow and organization. A dedicated workspace with a stylish desk provides the perfect spot for productivity, all framed by a stunning panoramic window that fills the space with natural light and breathtaking views of Ubud's lush surroundings.







# AVAILABILITY

## 1 floor

#1 65m2 160 000\$	#2 65m2 160 000\$
#3 65m2 160 000\$	#4 65m2 160 000\$
#5 65m2 160 000\$	#6 65m2 160 000\$
#7 65m2 160 000\$	

## 2 floor

#8 65m2 160 000\$	#9 65m2 160 000\$
#10 65m2 160 000\$	#11 65m2 160 000\$
#12 65m2 160 000\$	#13 65m2 160 000\$
#14 65m2 160 000\$	



available



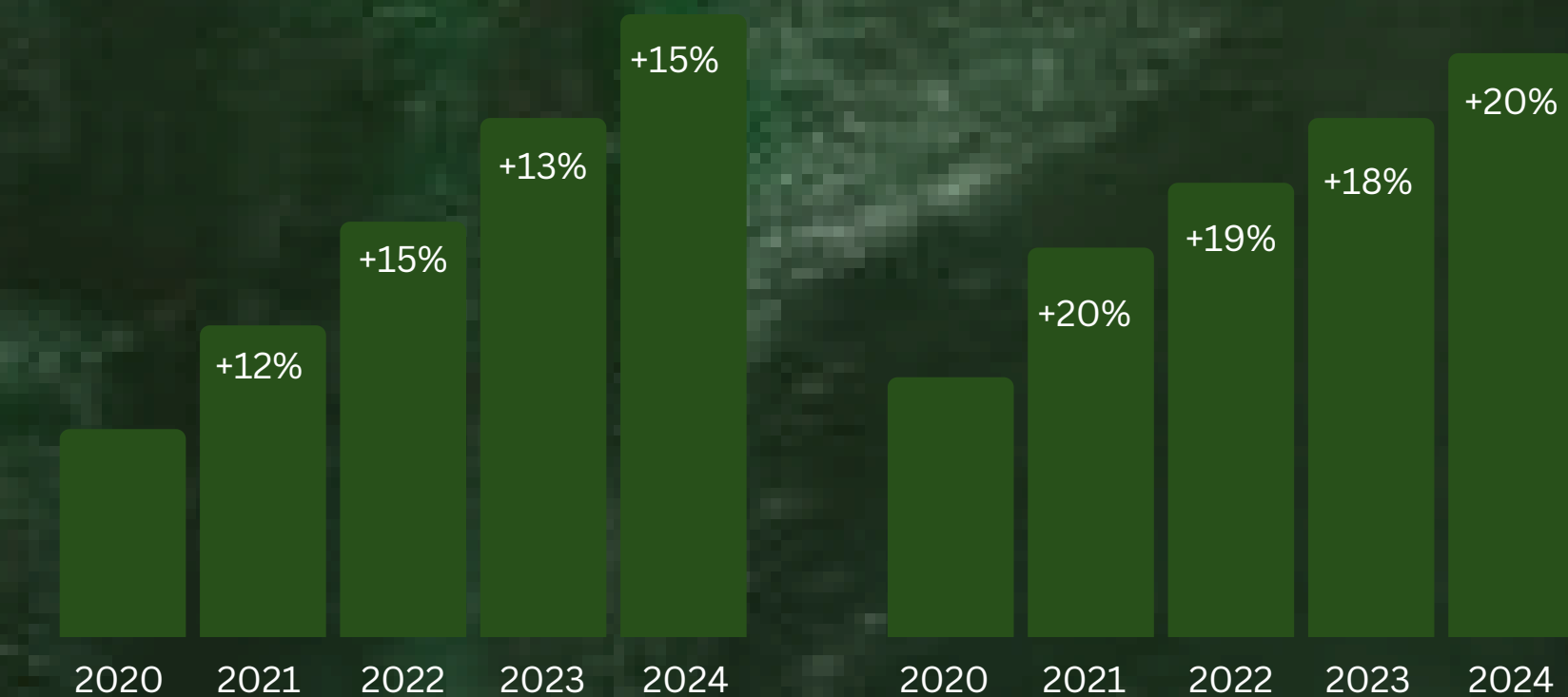
sold



# INVESTMENT ATTRACTIVENESS

Ubud is located in the central part of Bali  
known as cultural and artistic hub

## Market statistics



an increase in the cost of  
RE by 12-15%

tourism increases by 20%  
annually

## Statistics of tourists

**>3** millions  
foreign tourists visit  
Ubud annually

## Data by accommodation

**80%**

average appatrment  
occupancy in Ubud



# INVESTMENT STRATEGIES

## FLIPPING

Investing in real estate at the early stages of construction and subsequent sale after the project is completed

**25%**

capital growth during the construction cycle

## SECOND HOME

Use the apartments for personal residence for 3-6 months a year and rent it out during your absence

**8% - 13%**

average profitability from rental income

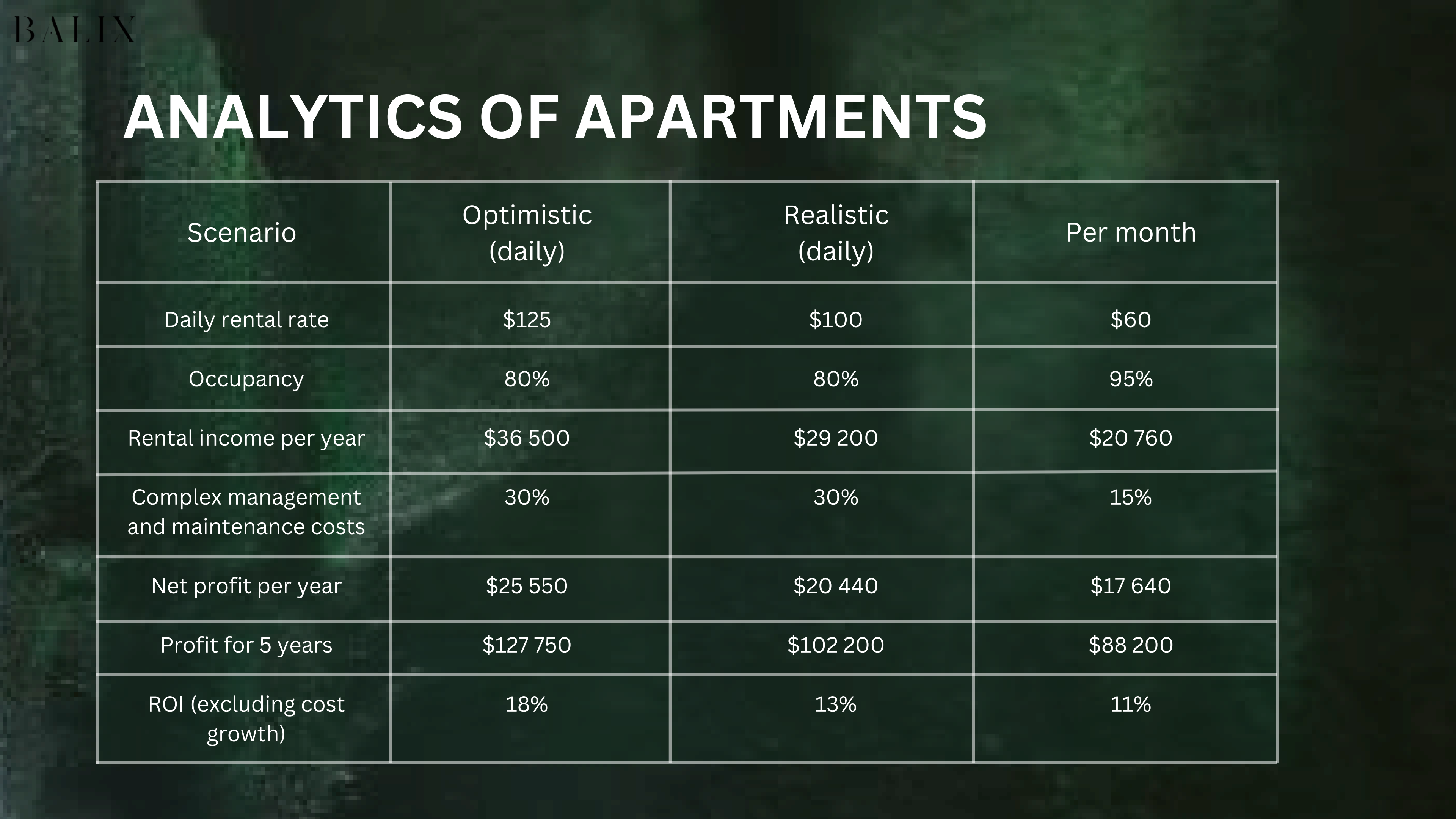
## RENTAL STRATEGY

The apartments are managed by a management company and are rented out under a hotel brand

**12% - 17%**

annual return from renting through our management company





# ANALYTICS OF APARTMENTS

Scenario	Optimistic (daily)	Realistic (daily)	Per month
Daily rental rate	\$125	\$100	\$60
Occupancy	80%	80%	95%
Rental income per year	\$36 500	\$29 200	\$20 760
Complex management and maintenance costs	30%	30%	15%
Net profit per year	\$25 550	\$20 440	\$17 640
Profit for 5 years	\$127 750	\$102 200	\$88 200
ROI (excluding cost growth)	18%	13%	11%



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# PURCHASE PLAN

**30%** discount is provided for full payment

## Interest-free installment plan:

- 30% down payment
- 30% upon structural completion
- 30% finishing work completed
- 10% upon project handover

\*individual conditions are possible



During the construction period you will be provided with reports on all stages accompanied by photos



Upon completion of construction you will receive keys and documents





# BALIX The Project was developed by

## PT SCAPITAL BALI GROUP (BALIX DEVELOPMENT)

**Balix Development** is a rapidly growing division of the Spanish construction and investment company GBH, founded in 2023. We specialize in real estate development and investment in Bali, offering unique properties with high investment potential and exceptional quality.



## Our Projects in Bali:

### Completed Properties:

HEART VILLA– a luxurious two-bedroom villa in Berawa, Canggu  
DREAM MONE VILLA– an elegant three-bedroom villa in Berawa, Canggu

### Ongoing Developments:

Balix Lofts Ubud – stylish two-level lofts in the heart of Ubud's cultural district

### Upcoming Projects:

A large-scale residential complex on a 55-acre plot with breathtaking panoramic views in Ubud





# ABOUT GBH

With over 10 years of expertise, GBH has established itself as a trusted developer in the European real estate market. We have successfully delivered more than 100,000 m<sup>2</sup> of high-quality residential and commercial properties and continue to expand globally.

Our Key Projects in Spain:

- Four fully developed and managed hotels with exceptional ratings (9.1–9.2) on Booking.com
- A premium residential complex featuring 22 apartments on the Spanish coastline
- Renovation of a prestigious hotel in El Campello

We take pride in our reputation as a reliable developer and investment partner, delivering highly liquid and profitable real estate assets. Our extensive experience and commitment to quality allow us to offer secure and lucrative investment opportunities for our clients and partners.

Explore Our Completed Projects and Investment Opportunities:

 [www.gbhotel.es](http://www.gbhotel.es)

 [gbhsi.com](http://gbhsi.com)



## CONTACT US

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