



griya santhi

VILLAS UBUD-BALI



content

01. Development Overview

02. Location Overview

03. The Amenities

04. The Griya Santhi Villas

01. The

Development Overview





the development snapshot



**29 LUXURY VILLAS IN PAYANGAN
AVAILABLE**

**EARLY BIRD DISCOUNT APPLIED.
PRICE INCLUDE ALL TAXES AND VAT**

VILLA BUILT-UP AREA

45 sqm

VILLA LAND AREA

60 sqm

AMENITIES

Public Pool
Clinic
Restaurant & Bar
Yoga
24 Hour Security
Service Staff Office
Buggy Car Access

LEASEHOLD - 30 YEARS (WITH GUARANTEED EXTENTIONS)

Option to purchase a 30 year leasehold. Future extension set at the market price of land value only

EXTENDED WARRANTIES

High quality build supported with extended warranties.
3-Year maintenance after the building finished.

Design & Architecture

Uniquely designed contemporary Bali villas blending with nature and tropical Ubud aesthetics, forest, with premium fittings and picturesque interiors

WELLNESS AND CULTURE

- 24-hour on-site clinic with professional doctors and nurses
 - Weekly health checks for ongoing wellness
 - Relaxing yoga sessions and gentle jogging paths
 - Therapeutic programs and traditional Balinese healing
 - Immersive experiences in Balinese culture and medicine
 - Engaging activities like gardening and rice planting
 - Peaceful moments relaxing on the beach or in nature
- 

The background of the entire page is a dark teal color. It features two stylized topographic maps in a light beige or cream color. One map is located in the upper left quadrant, and the other is in the lower left quadrant. Both maps consist of concentric, irregular lines that represent contour lines on a map, creating a sense of depth and terrain.

02.

the Location

griya santhi

is strategically and conveniently
located in payangan

proximity to key location

60+ Mins to Bali International Airport

40+ Mins to Beach

15+ Mins to Central Ubud

5 + Mins to Iconic river club

5+ Mins to supermarkets

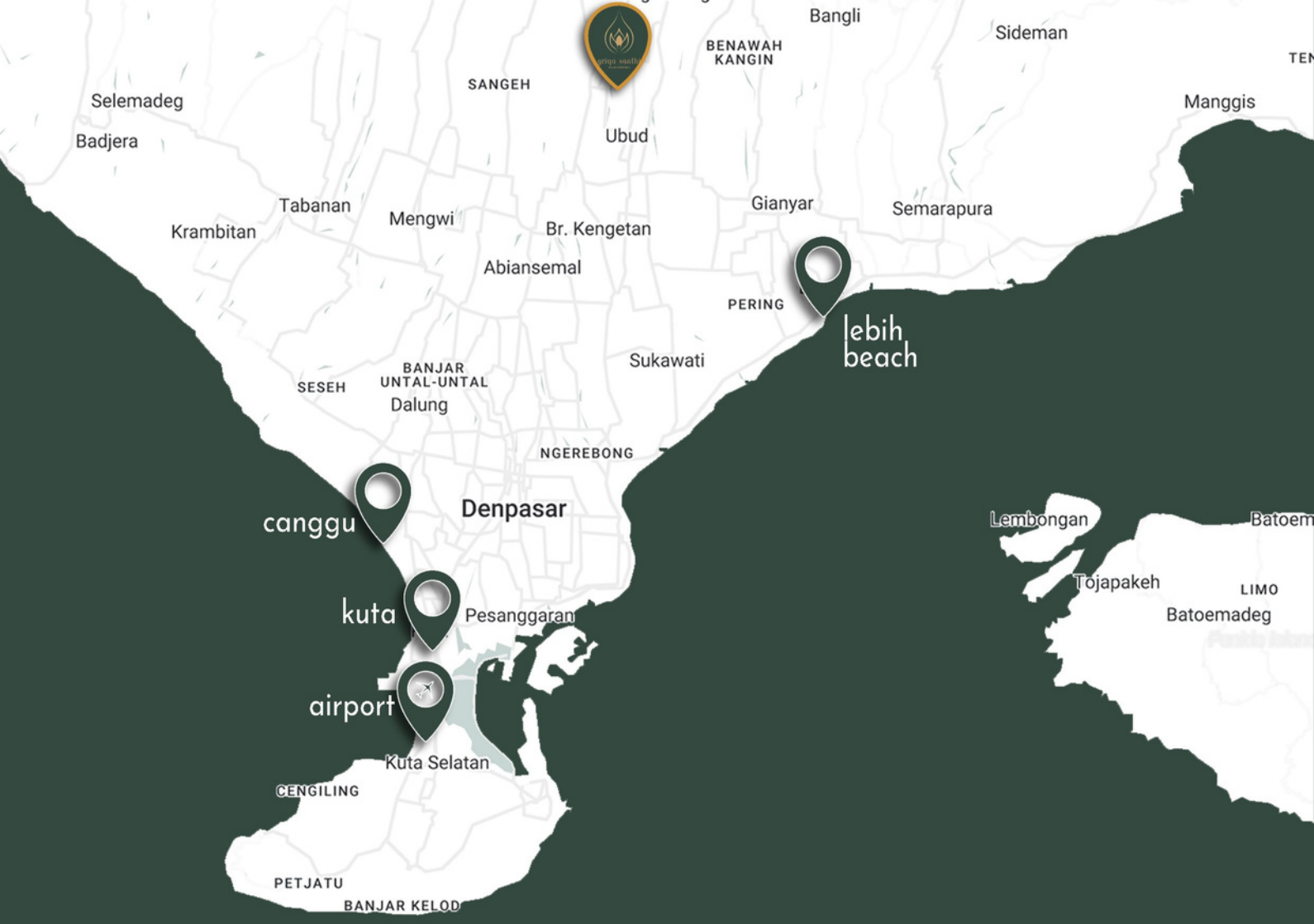
distance to other popular areas in bali

60+ Mins to Kuta

60+ Mins to Canggu

60+ Mins to Kintamani

60+Mins to Besakih Great Temple





03. The Amenities

yoga

restaurant

public pool



Private villas with resort amenities - a Public Pool. Restaurant. with relaxing space yoga. Clinic. Lobby
24 hour security and on-site staff office



GRIYA SANTHI VILLA

INVEST IN THE RETIREMENT YOU DESERVE

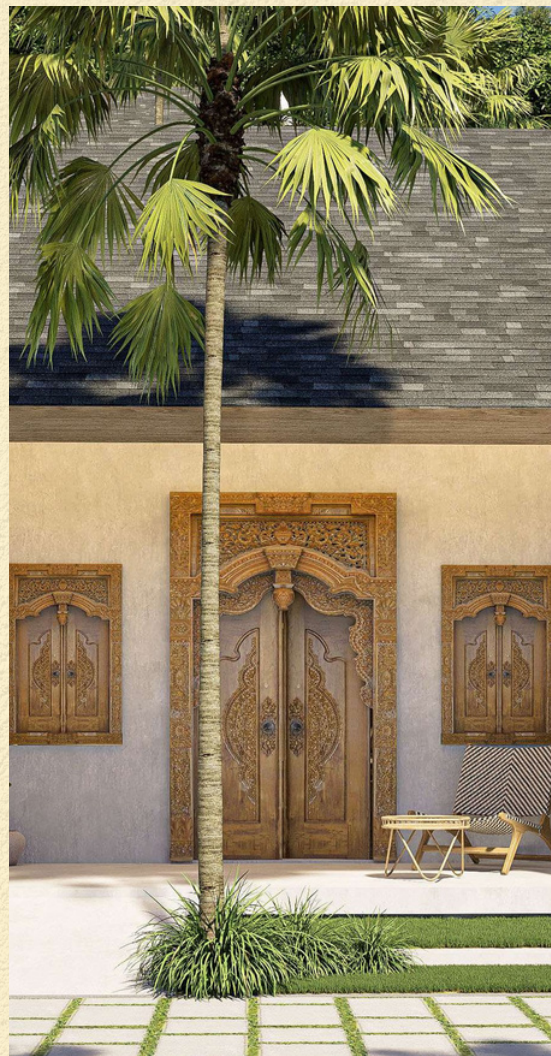
ROI

**UP TO 6%
per annual**

**BOOK
AND PAY
NOW**

get discount

15%





GRIYA SANTHI VILLA

LEASEHOLD PERIOD & ROI

No	VILLA TYPE	LEASEHOLD	HANDOVER	RATE	ROI PERIOD	ROI	ROOM SIZE	LAND SIZE
1	1 Bedroom Villa	3 Month	1 December 2025	From IDR 405 M/\$25,000*	-	-	45sqm	60sqm
2	1 Bedroom Villa	6 Month	1 December 2025	From IDR 810M/\$50,000*	-	-	45sqm	60sqm
3	1 Bedroom Villa	1 Year	1 December 2025	From IDR 1B/\$61,605*	-	-	45sqm	60sqm
4	1 Bedroom Villa	5 Year	1 December 2025	From IDR 1.2B/\$73,928*	-	-	45sqm	60sqm
5	1 Bedroom Villa	10 Year	1 December 2025	From IDR 1.7B/\$105,000*	5-7 years	Up to 6%	45sqm	60sqm
6	1 Bedroom Villa	20 Year	1 December 2025	From IDR 3.1B/\$192,000*	10-12 years	Up to 6%	45sqm	60sqm
7	1 Bedroom Villa	30 Year	1 December 2025	From IDR 4.0B/\$247,000*	15-20 years	Up to 6%	45sqm	60sqm

15% DISCOUNT APPLICABLE FOR FULL PAYMENT ONLY. THIS PROMO OFFER VALID FOR BOOKING IMMEDIATELY-AUGUST 2025

Why Should You Invest in Our Retirement Villa in Bali?

1. Growing Demand for Senior Living

The global population is aging, and more retirees are looking for peaceful, health-focused lifestyles in beautiful, affordable locations. Bali has become a top destination for retirement — your investment taps into this growing market with long-term potential.

2. Prime Location in Bali

Our villa is located in one of Bali's most serene areas, offering a perfect mix of tropical beauty, modern infrastructure, and a peaceful atmosphere that appeals to retirees from around the world.

3. Fully Integrated Health Facilities

Unlike many properties, our villa includes comprehensive medical and wellness services on-site. From daily health monitoring to emergency care, we offer the full spectrum of elderly support — a key factor that makes this property unique and highly attractive.



4. Rehabilitation and Therapy Service

- Physical therapy
- Drug therapy
- Speech-language pathology

5. Stable Income & High Occupancy Potential

With the rise in medical tourism and retirement migration, our villa is designed to maintain high occupancy rates. This means steady rental income and strong ROI for investors.

6. Ethical, Impactful Investment

Investing in a retirement villa isn't just financially rewarding — it's also socially meaningful. You're contributing to the well-being and quality of life of seniors who deserve the best care and comfort in their golden years.

Important Notes Related to Medical coverage benefits :

- Coverage Limits: Some services may be limited to a certain number of visits per year.
- Network Restrictions: Many plans only cover services provided by approved healthcare providers (in-network).

04.
the
griya santhi villas





the griya santhi villas

Reserve your villa now at early bird prices.
Prices include all taxes and VAT.

VILLA BUILT-UP AREA

45 sqm

VILLA LAND AREA

60 sqm

Price (30 year lease) : Start From USD \$ 450

FEATURES

1. The floor features granite with a wood-grain texture
2. Terrace ceiling made of teak wood
3. Bitumen roofing
4. High-quality TOTO sanitary ware
5. Built with a solid concrete structure for long-term stability and safety
6. Lightweight steel roof frame for durability and efficiency
7. Smart door lock for safe and seamless access
8. Comfort and safety with grip bars and accessible features



legend

1. Front yard
2. Terrace
3. Bedroom
4. Mini pantry
5. Wardrobe
6. Bathroom



the
griya santhi villas



04.
the
griya santhi villas















Contact Us



+62 852 666 633 72
+62 852 166 888 26



www.griyasanthivilla.com

thank
you.

Property by



Pt. Sejahtera Balindo Property