

SILAWANA

BOUTIQUE INVESTMENT SANCTUARY IN UBUD, BALI

Villas on the edge of a jungle canyon
where the whole valley opens in front of the room

UBUD

NOT JUST A PLACE TO SEE — A PLACE TO STAY

NATURE & PRIVACY | WELLNESS & RETREATS | CULTURE & ATTRACTIONS

Ubud has become one of Bali's strongest markets for extended, experience-led travel.

$210
BENCHMARK ADR
for 2BR villas

111,000
ROOM/NIGHTS
recorded in Aug 2024

+25%
ADR GROWTH
since 2021

+10.9%
TOURIST ARRIVALS
in 2025

8–10
NIGHTS GUEST STAY
average

Ubud is Bali's cultural and wellness capital — the single stop every premium itinerary includes. Demand is structural and growing; supply is physically constrained by terrain and zoning regulation.

WHY EVDEKIMI

WE MAKE BETTER USE OF WHAT ALREADY EXISTS

EVDEkimi turns existing real-estate opportunities into better-performing, responsibly developed assets.

18	2	51	50+	87%
Completed projects	On going development	Units Planned for 2027	Investors Received their units Since 2022 in Bali	average annual occupancy across the Ubud portfolio

LEGAL & TRANSPARENCY

BUILT ON CLARITY

Straightforward structures.
Transparent numbers.
Documented ownership.

- **PINK ZONE LAND**
  residential and commercial use legally permitted
- **LEASEHOLD AGREEMENTS ISSUED DIRECTLY**
  to the investor upon full payment
- **CONTRACTS EXECUTED**
  in the presence of a certified notary
- **OPEN FINANCIAL MODEL**
  every number transparent and verifiable

MANAGEMENT & RENTAL STRATEGY

WE STAY IN THE ASSET WITH YOU

After the deal, EVDEkimi keeps managing the asset – and earns only when you earn.

- **ON THE BALI MARKET SINCE 2022**
  being present and continuing to operate/support the Bali market through all stages or periods of change.
- **FULL-CYCLE MANAGEMENT**
  residences and commercial under one control: we hire and oversee the operator, replace those who don’t deliver, run occupancy, numbers and payouts. The owner receives net income.
- **OUR INTERESTS ALIGN WITH YOURS**
  EVDEkimi’s fee is tied to the asset’s performance.
- **CONSISTENT RESULTS**
  87% average annual occupancy across our Ubud projects since 2022.

OUR VISION

RE-CREATION

We don’t alter Bali. We make it home.

RECONTINUE

1

Restart what was left unfinished.

REIMAGINE

2

Create a better story and experience.

REBUILD

3

Improve design, quality and execution.

RETURN

4

Make it a place people want to call home.

Re-Creation is our guiding philosophy: turning existing properties in Bali into sanctuaries of deep rest and well-being. By re-creating real estates, we cultivate environments where people can feel home

SILAWANA RESIDENCE



32
RESIDENTIAL UNITS

60
BEDROOMS

12000m²
LAND SIZE

582m²
COMMERCIAL BUILDING

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Real Estates

THE LOCATION

CONNECTED TO UBUD. SURROUNDED BY NATURE.

8 min	**to Ubud Art Market**
10 min	**to Ubud Palace**
15 min	**to Campuhan Ridge Walk**
12 min	**to Sacred Monkey Forest**
12 min	**to Goa Gajah**
14 min	**to Tegallalang Rice terace**



SILAWANA RESIDENCE
by EVDEkimi

EVDEkimi
Real Estates

INVESTMENT

DEAL TERMS

LEASEHOLD

30 YEARS

+ Guaranteed extension

ZONING

PINK ZONE

PAYMENT — OPT 1

100% UPFRONT

EXTRA DISCOUNT

PAYMENT — OPT 2

INSTALLMENTS

Payment plan to be discussed upon purchase

Projected ROI

9 - 12%

Based on conservative scenario

Handover

Q1 2027

- All construction works completed
- Integrated into EVDEkimi management

COMPLEX LAYOUT MASTERPLAN



AVAILABLE UNITS

Villa 1 / Villa 7-8
Villa 16 / Villa 9
Villa 13 / Villa 3
Hillside Pavilions / 3 pairs

COMMUNITY FACILITIES

Lobby
Restaurant
GYM
Main Pool
Yoga Chalet

AVAILABLE PROPERTIES

PROPERTY	BEDROOM QTY	LIST PRICE
VILLA 1	4 BR	$850,000
VILLA 7-8	5 BR	$1,000,000
VILLA 16	4 BR	$770,000
VILLA 9	3 BR	$465,000
VILLA 13	3 BR	$441,000
VILLA 3	3 BR	$465,000
HILLSIDE PAVILIONS	1 BR + Studio	$220,000 PER PAIR

Hillside Pavilions: 3 pairs available / 6 pavilions / $660,000 total.
Total residential inventory: $4,651,000.

SILAWANA RESIDENCE

VILLA 1

$850,000 USD
LIST PRICE

4-BDR Canyon Residence | Level I Area | Pink Zone

LIVING AREA: 220.18 m^2	TOTAL AREA: 653,46 m^2

Bedroom X 4
Bathroom X 5
Kitchen
Infinity Pool
Outdoor BBQ

Garden
Gazebo
Outdoor Bathtub
Canyon View

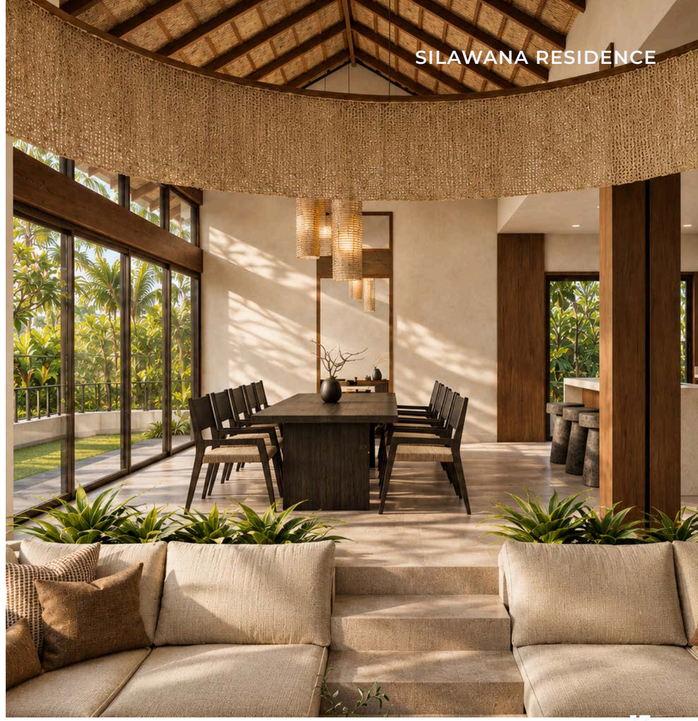
THE PROPERTY

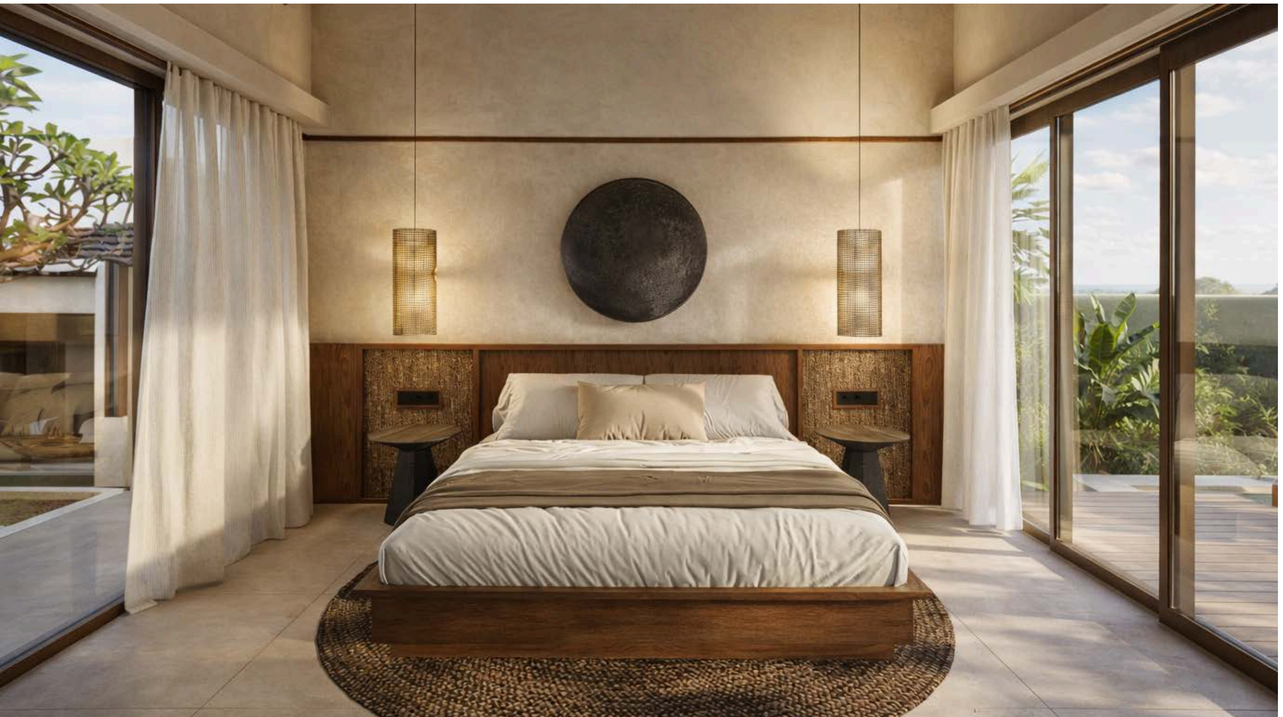
AXONOMETRY VIEW















SILAWANA RESIDENCE

VILLA 3



$465,000 USD

3-BDR Canyon Villa | Level I Area | Pink Zone

LIVING AREA: 97.5 m^2

TOTAL AREA: 293.08 m^2

Bedroom X 3
Bathroom X 4
Kitchen
Swiming Pool

Garden
Poolside sunbed
Outdoor shower
Canyon View

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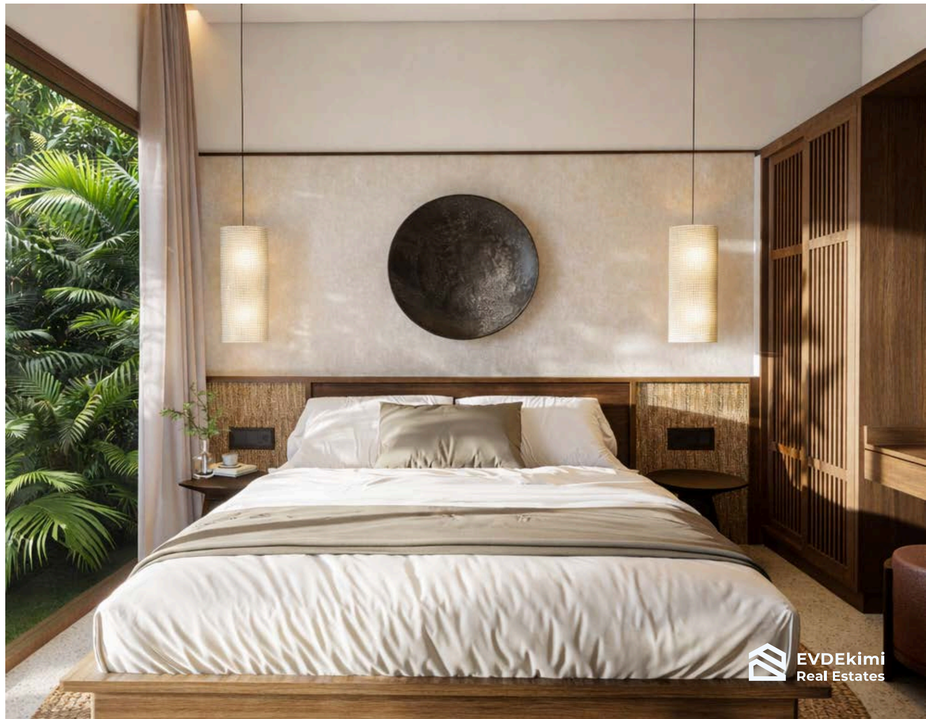
THE PROPERTY

LAYOUT OVERVIEW









SILAWANA RESIDENCE

VILLA 7-8

$1,000,000 USD
LIST PRICE

5-BDR Highline Villa | Level II Area | Pink Zone

LIVING AREA: 286.41 m^2

TOTAL AREA: 419.53 m^2

Bedroom X 5
Bathroom X 6
Kitchen
Exclusive Layout

Garden
Poolside Sunbed
Outdoor Shower
Canyon View

THE PROPERTY

AXONOMETRY VIEW

GROUND FLOOR



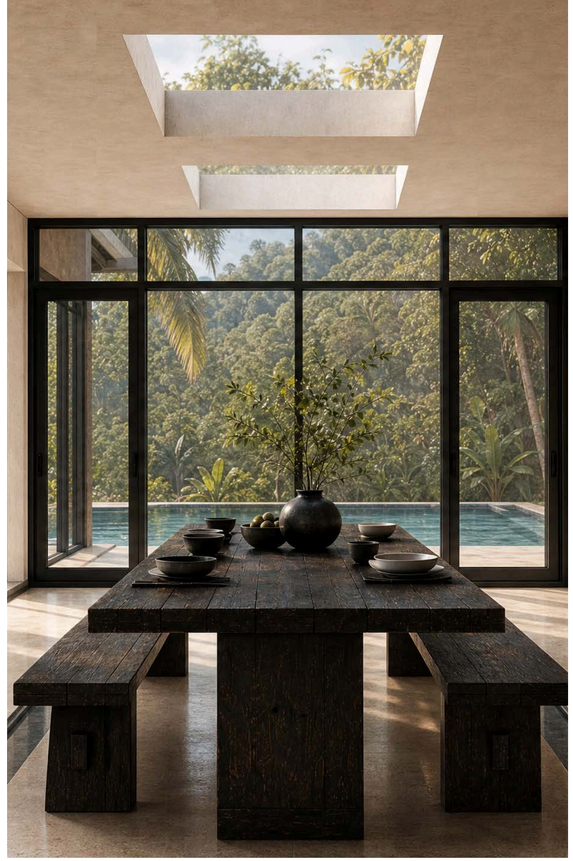
1. ENTRANCE
2. BATHROOM 1
3. BATHROOM 2
4. BEDROOM 1
5. BEDROOM 2
6. BATHROOM 3
7. BATHROOM 4
8. BEDROOM 3
9. OUTDOOR SHOWER
10. POOL DECK
11. TERRACE
12. LIVING ROOM
13. KITCHEN & BAR
14. LIVING ROOM
15. POOL
- DINING

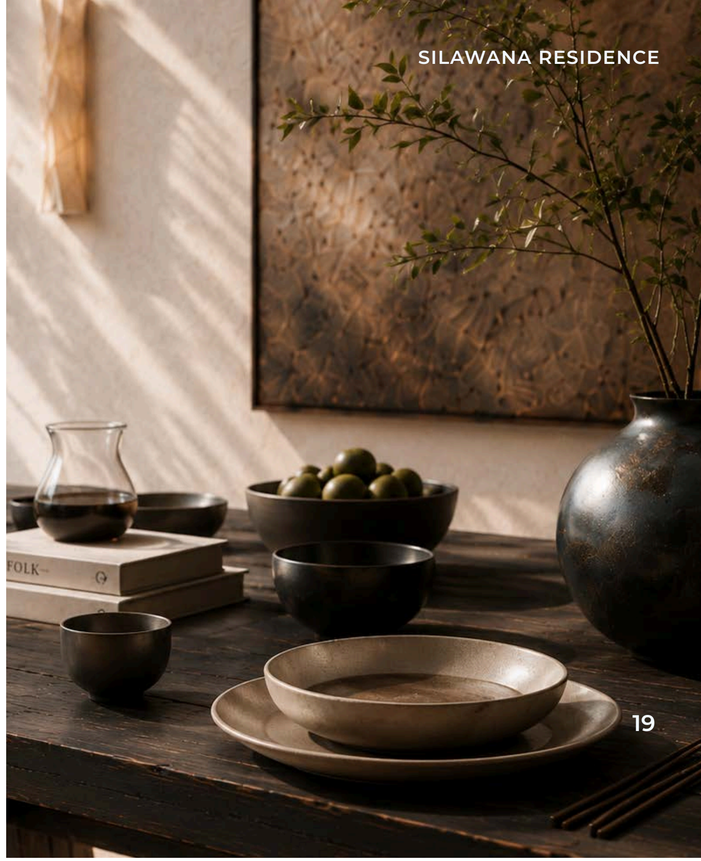
SECOND FLOOR



1. STAIR VOID
2. BEDROOM 4
3. BATHROOM 5
4. BATHROOM 6
5. BEDROOM 5
6. BALCONY













SILAWANA RESIDENCE

VILLA 9

$465,000 USD
LIST PRICE

3-BDR Highline Villa | Level II Area | Pink Zone

LIVING AREA: 112.88 m^2

TOTAL AREA: 212 m^2

Bedroom X 3
Bathroom X 3
Kitchen

Garden
Poolside Sunbed
Outdoor Shower

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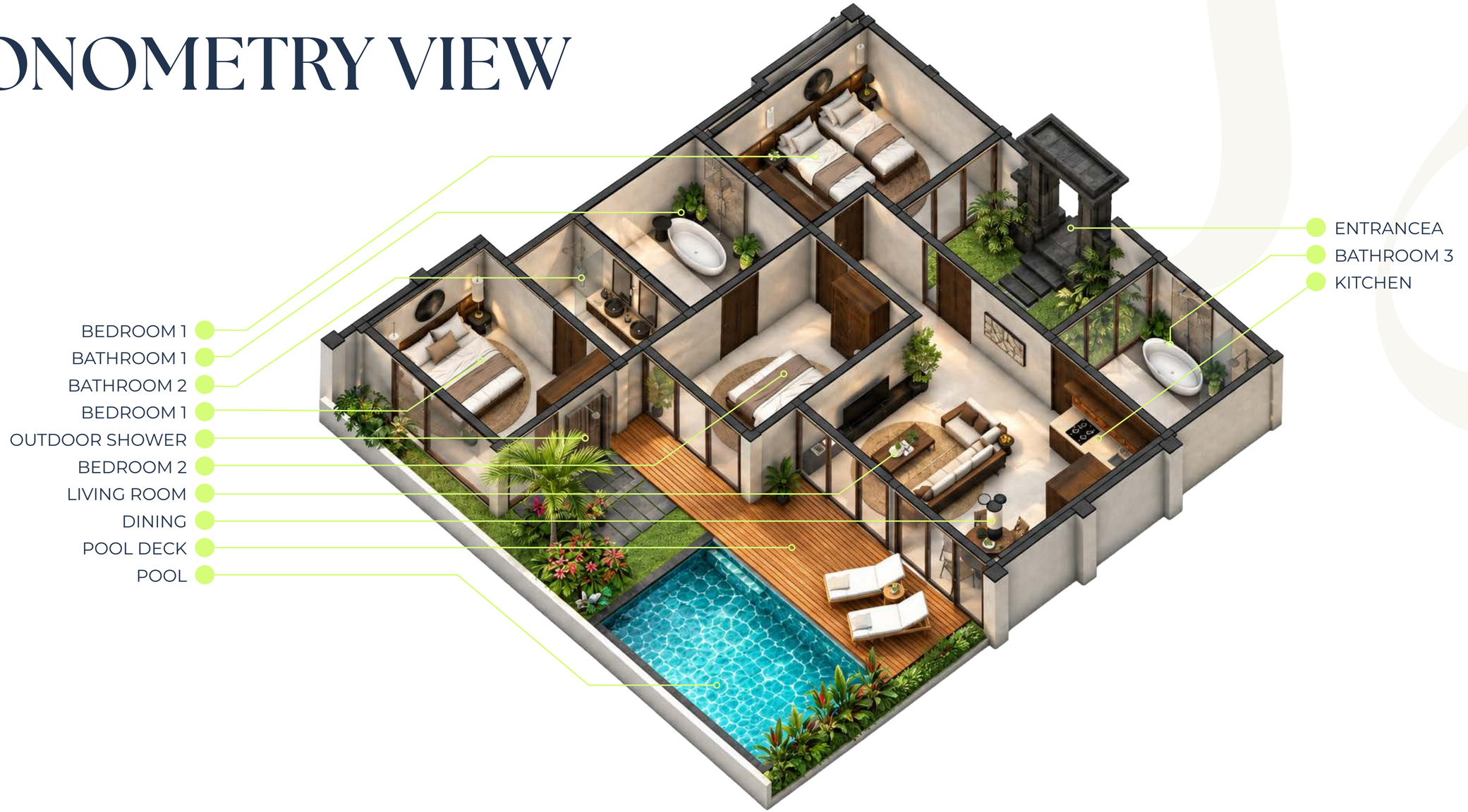
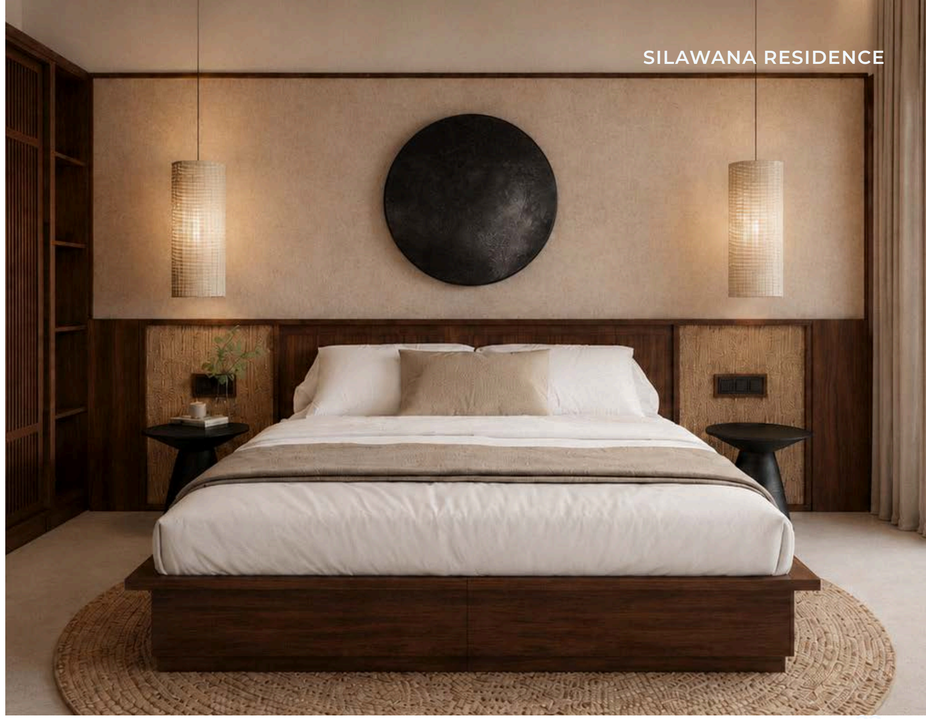
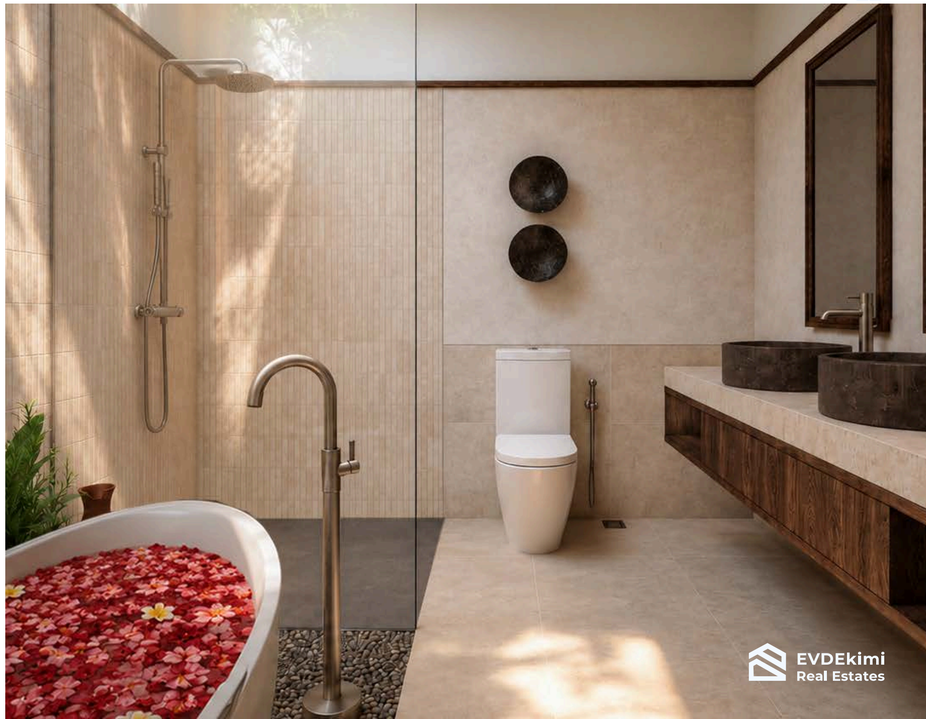
THE PROPERTY

AXONOMETRY VIEW









SILAWANA RESIDENCE

VILLA 13

$441,000 USD
LIST PRICE

3-BDR Villa | Level III Area | Pink Zone

LIVING AREA: 155 m^2	TOTAL AREA: 129.22 m^2

Bedroom X 3
Bathroom X 4
Kitchen

Garden
Poolside Sunbed
Outdoor Shower

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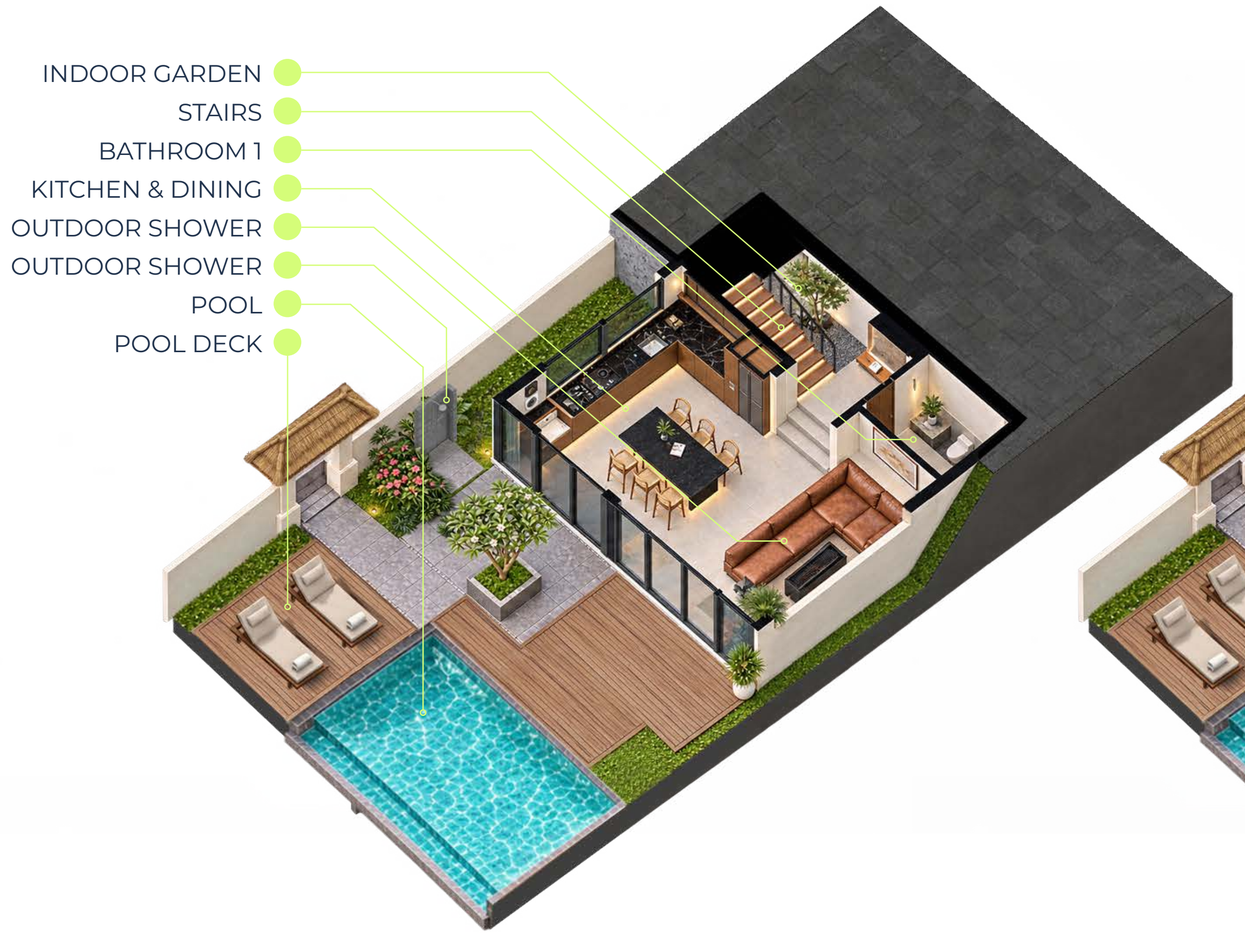
THE PROPERTY

AXONOMETRY VIEW

VILLA 13



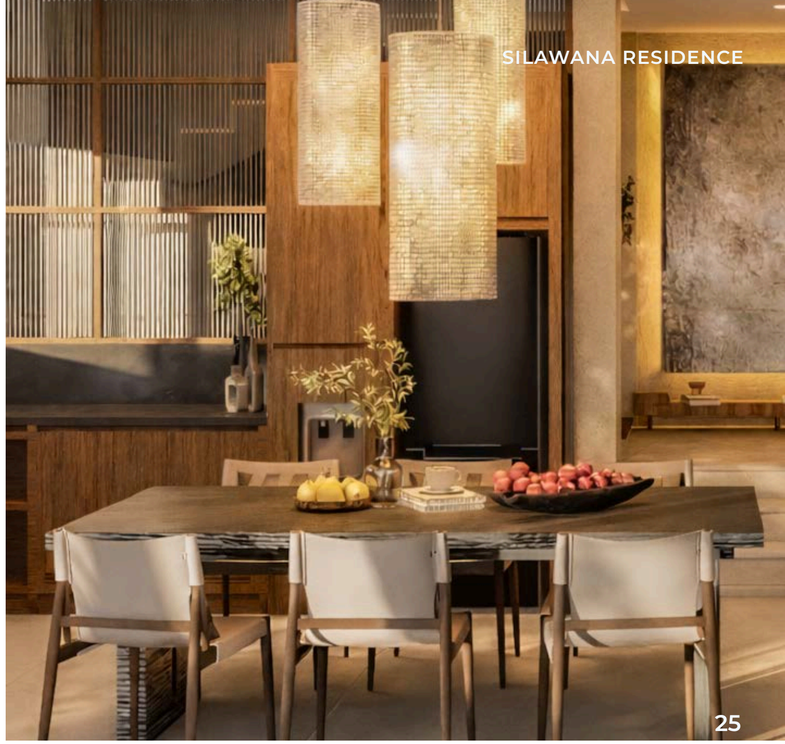
GROUND FLOOR



SECOND FLOOR

EVDEkimi Real Estates









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SILAWANA RESIDENCE

VILLA 16

$770,000 USD
LIST PRICE

4-BDR Villa | Level III Area | Pink Zone

LIVING AREA: 174.22 m^2	TOTAL AREA: 318.94 m^2
Bedroom X 4	Garden
Bathroom X 5	Poolside Sunbed
Kitchen	Outdoor Shower
Outdoor Fireplace	Rici Field View

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THE PROPERTY

AXONOMETRY VIEW

GROUND FLOOR



1. BATHROOM 1
2. OUTDOOR BATHTUB 1
3. BEDROOM 1
4. BATHROOM 2
5. KITCHEN & BAR
6. DINING
7. LIVING ROOM
8. TERRACE
9. POOL
10. OUTDOOR FIRE PIT
11. OUTDOOR BATHTUB 2
12. BEDROOM 2
13. BATHROOM 3
14. STAIRS
15. BBQ AREA
16. GARDEN
17. ENTRANCE

SECOND FLOOR



1. BATHROOM 4
2. BEDROOM 3
3. BILLIARD AREA
4. WORKING SPACE
5. BEDROOM 4
6. BATHROOM 5

















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SILAWANA RESIDENCE

HILLSIDE PAVILIONS

One-bedroom pavilion + studio

$220,000
LIST PRICE PER PAIR

$660,000
TOTAL PRICE 3 PAIR

1-BDR Bungalow | Level III Area | Pink Zone

3 pairs available — **6 pavilions**

Bedroom X 1
Bathroom X 1
Kitchen

THE PROPERTY

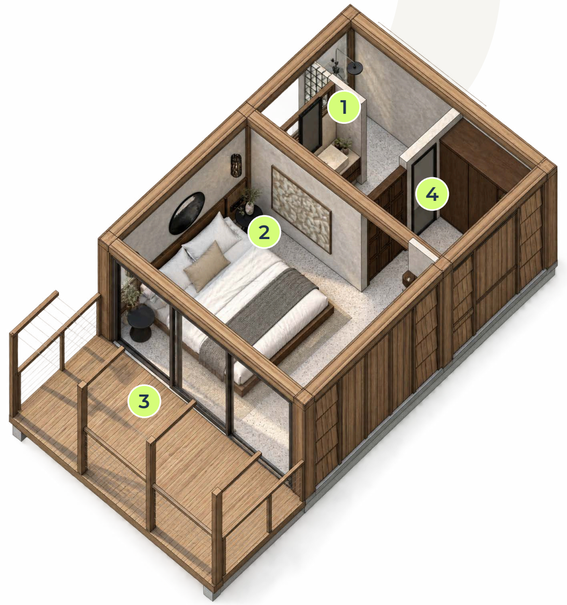
AXONOMETRY VIEW

ONE-BEDROOM PAVILION



1 KITCHEN
2 LIVING ROOM
3 TERRACE
4 BATHROOM
5 BEDROOM

STUDIO



1 BATHROOM
2 BEDROOM
3 TERRACE
4 CLOSET / WARDROBE



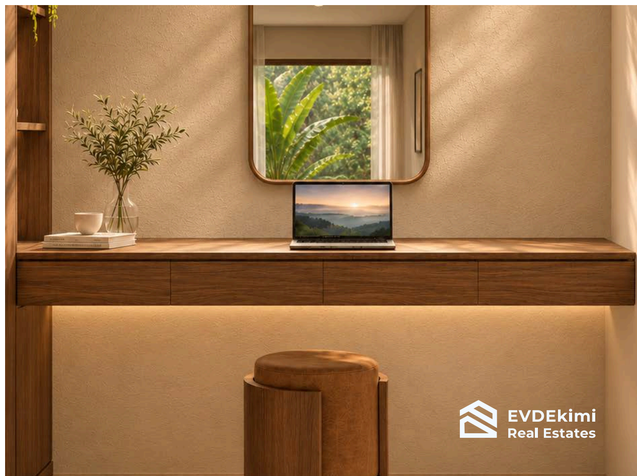












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COMMON AREAS

LOBBY



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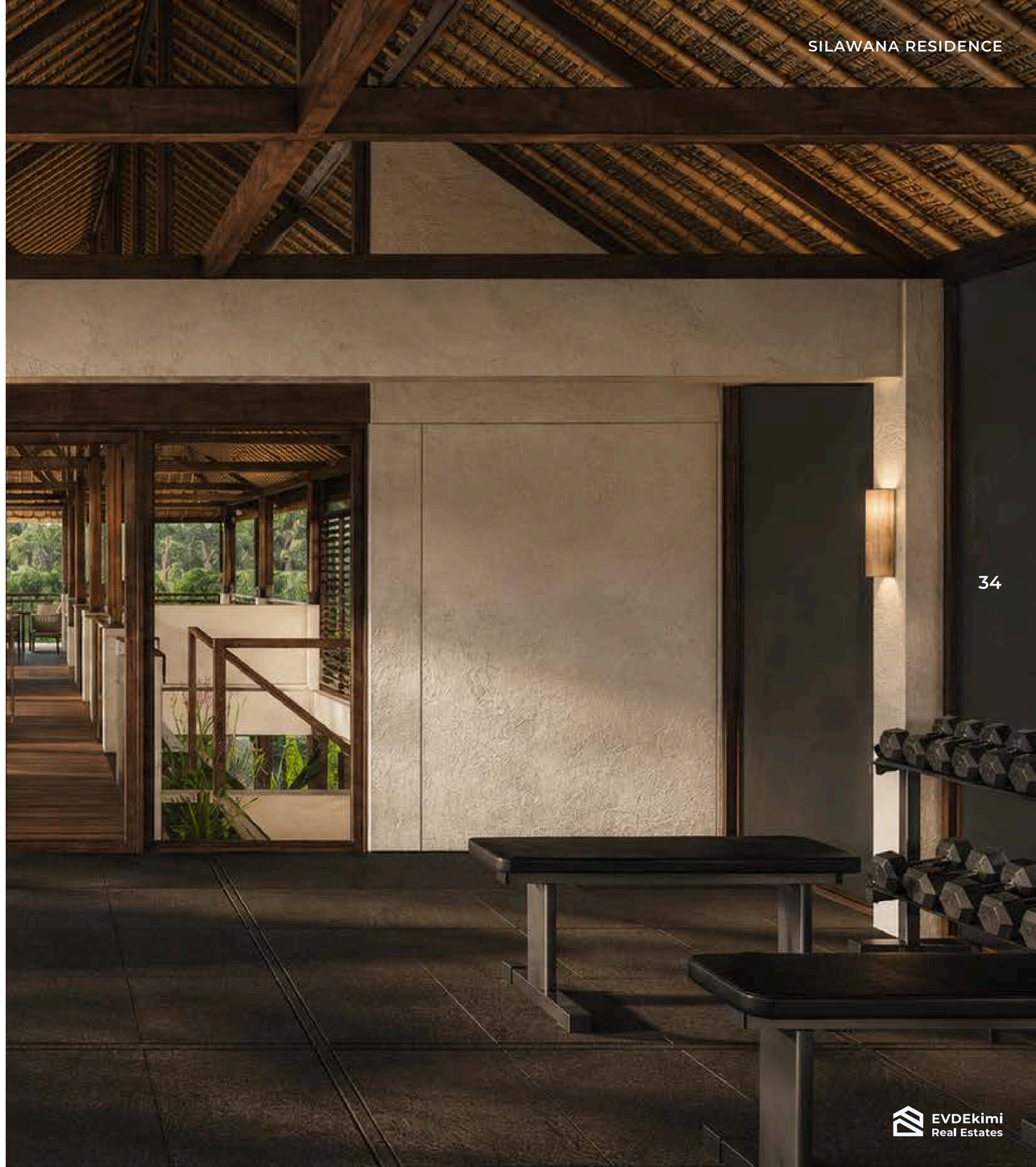
COMMON AREAS

RESTAURANT

COMMON AREAS

GYM





COMMON AREAS

MAIN POOL



COMMON AREAS

YOGA CHALET



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WHY BUY NOW

THE WINDOW IS OPEN — BUT IT WON'T STAY OPEN FOREVER

Demand is accelerating. Supply remains constrained. Proven operations reduce execution risk.

ADR growth

+25%

since 2021

Tourist arrivals

+10.9%

in 2025

Portfolio

87%

Occupancy Average

Constraint

PINK ZONE

supply cannot respond to demand



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REAL ESTATES

REACH OUT
TO DISCUSS THE DETAILS

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