

Swasti Villa

EXCLUSIVE RIVERSIDE VILLA COLLECTION
6 EXCLUSIVE VILLAS

2026

www.shiwainfragroup.com





Why Swasti Villa ?

- Limited Collection (Only 6 exclusive villas available)
- Prime Bali Location (Located in Gianyar, one of Bali's fastest-growing tourism destinations)
- Riverside Setting (Natural river environment with lush tropical surroundings)
- Investment Potential (Designed for personal use and rental income)
- Premium Architecture (Modern tropical concept with timeless appeal)

STRATEGIC LOCATION

Ubud, Bali :



Ubud Center

20 Minute



Goa Gajah

15 Minute



Bali Safari

20 Minute

KEY ADVANTAGES

- Riverside Environment
- Easy Access Road
- Peaceful Neighborhood
- Close to restaurants
- Surrounded by Nature
- Close to Tourist Attractions
- Growing Investment Area
- Resort and villa residential area
- near shopping areas
- Near the gym



Sanur Beach

35 Minute



Hospital

15 Minute



Airport

60 Minute



PROJECT OVERVIEW

Boutique Riverside Development

- 6 Exclusive Villas
- Private Pool
- Tropical Landscaping
- Modern Architecture
- Premium Finishes
- Secure Access
- Riverside Concept
- Investment Friendly



MASTER PLAN

SWASTI VILLAS



VILLA-A

Land area : 104 + m2

VILLA-C

Land area : 134 + m2

VILLA-E

Land area : 103 + m2

VILLA-B

Land area : 92 + m2

VILLA-D

Land area : 149 + m2

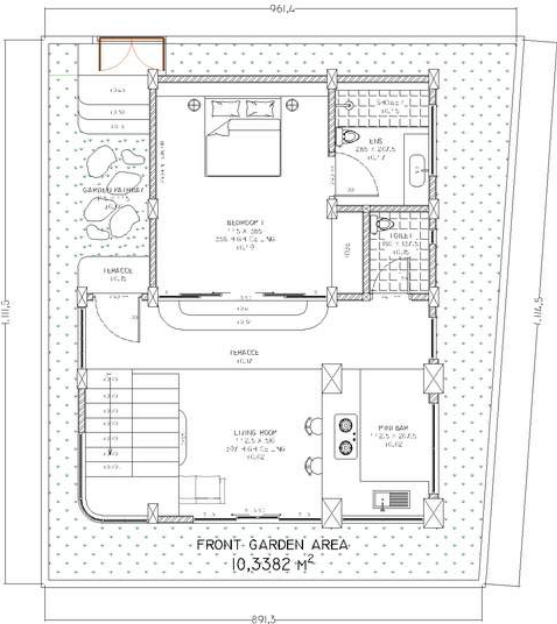
VILLA-F

Land area : 126 + m2



VILLA-A

- Building Area : 123 + m2
- 2 Bedrooms
- 2 Bathrooms
- Living
- Kitchen+Minibar
- Walk-In Closet
- Retreat Lounge
- Private Balcony
- Private Pool



Villa Price
USD 265.000

Average Occupancy
75 %

Average Daily Rate
USD 160

Monthly Revenue
USD 3.650

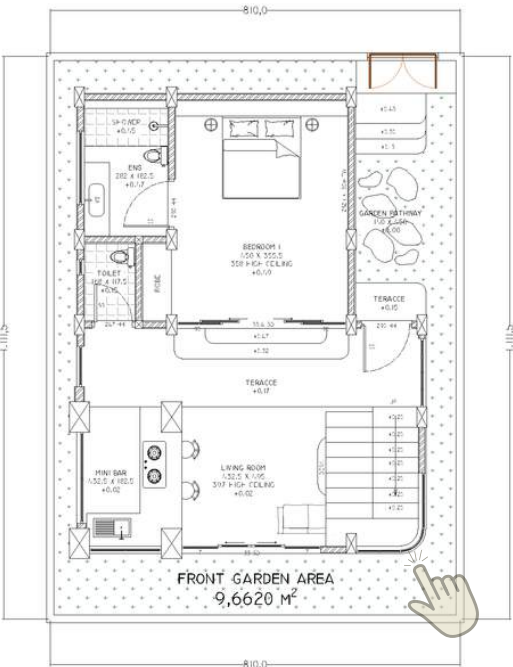
Years Revenue
10.95 %





VILLA-B

- Building Area : 114 + m2
- 2 Bedrooms
- 2 Bathrooms
- Living
- Kitchen+Minibar
- Walk-In Closet
- Retreat Lounge
- Private Balcony
- Private Pool



VILLA-C

- Building Area : 141 + m2
- 2 Bedrooms
- 2 Bathrooms
- Living
- Kitchen+Minibar
- Walk-In Closet
- Retreat Lounge
- Private Balcony
- Private Pool
- Garden



Villa Price

USD 285.000

Average Occupancy

75 %

Monthly Revenue

USD 4.106

Average Daily Rate

USD 180

Years Revenue

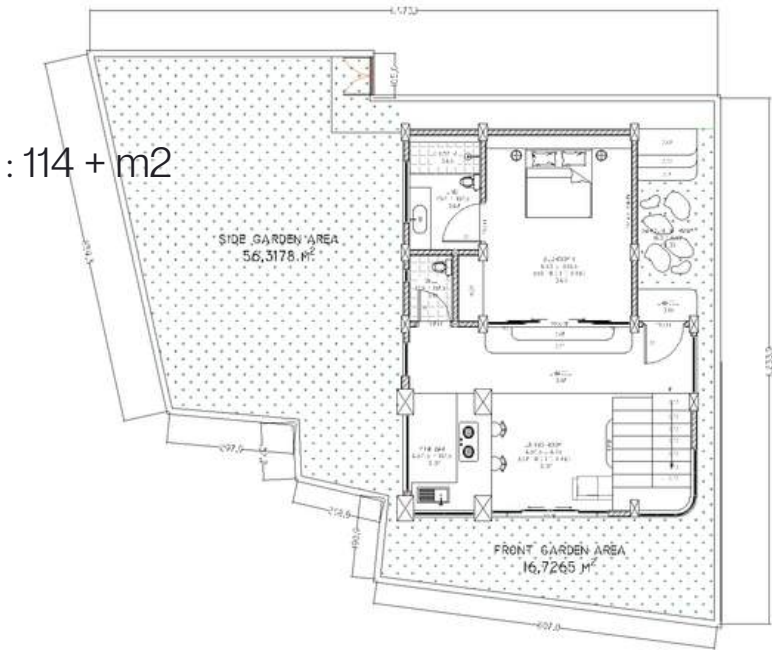
11.24 %





VILLA-D

- Building Area : 114 + m2
- 2 Bedrooms
- 2 Bathrooms
- Living
- Kitchen+Minibar
- Walk-In Closet
- Retreat Lounge
- Private Balcony
- Private Pool
- Garden



Villa Price
USD 280.000

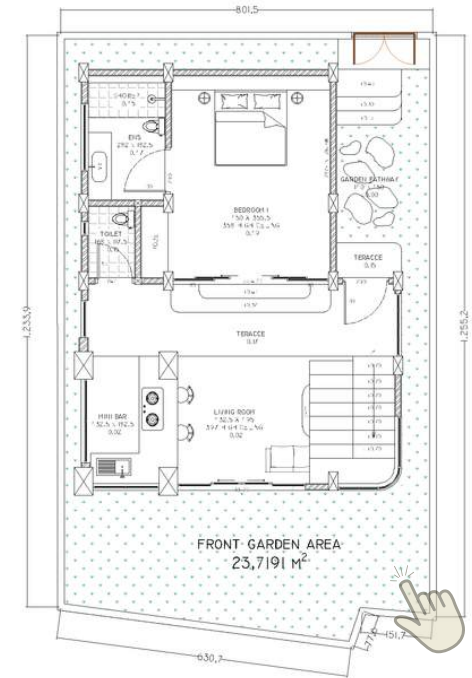
Average Occupancy **75 %**
 Average Daily Rate **USD 190**

Monthly Revenue **USD 4.334**
 Years Revenue **11.66 %**



VILLA-E

- Building Area : 114 + m2
- 2 Bedrooms
- 2 Bathrooms
- Living
- Kitchen+Minibar
- Walk-In Closet
- Retreat Lounge
- Private Balcony
- Private Pool
- Garden



Starting Price

Villa Price

USD 270.000

Average Occupancy

75 %

Monthly Revenue

USD 3.878

Average Daily Rate

USD 170

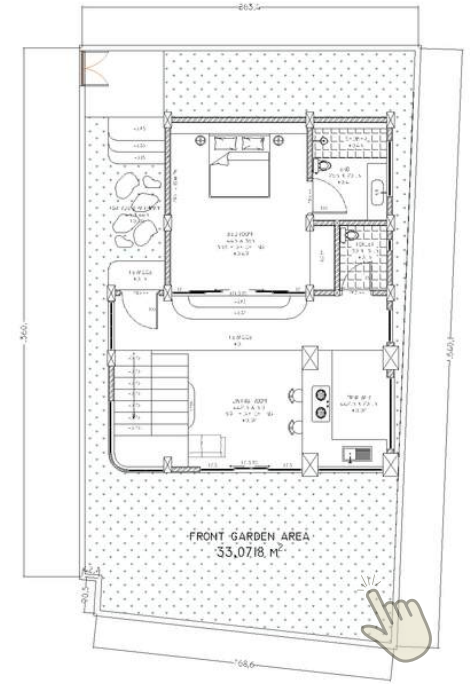
Years Revenue

11.20 %



VILLA-F

- Building Area : 123 + m2
- 2 Bedrooms
- 2 Bathrooms
- Living
- Kitchen+Minibar
- Walk-In Closet
- Retreat Lounge
- Private Balcony
- Private Pool
- Garden



Starting Price

Villa Price

USD 275.000

Average Occupancy

75 %

Monthly Revenue

USD 3.992

Average Daily Rate

USD 175

Years Revenue

11.32 %



INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

Why It Matters :

- Bali Tourism Growth
- High Rental Demand
- Limited Villa Supply
- Prime Location
- Asset Appreciation



PAYMENT PLAN

START PRICE

50%

50% down payment, installments up to 12 months.

SUPER START

80%

80% down payment, with the remaining balance settled upon handover.

COMPLEX'S COMPLETION

100%

100% Full Payment. Obtain full ownership rights to the property.

INSTALLMENT OPTIONS

10%

Deposit

Down payment of 10% of the villa's price is paid to secure the purchase.

40%

Contract Agreement

40% of the villa cost must be paid upon signing the contract.

20%

Completion of structural

20% of the villa's cost is due upon completion of the building structure

20%

Completion of MEP

20% of the villa's cost must be paid once the building's MEP works are completed.

10%

Hand Over

10% of the villa cost must be paid upon handover.



NEXT STEP

OWN YOUR VILLA IN BALI

Management

Fully villa management option.
available upon request

Lifestyle + Investment

Lifestyle + Investment
Enjoy your villa while earning rental income

Passive Income

Professional rental
Management.

Long-Term Asset

Growing value in Bali
Property market.

www.shiwainfragroup.com



ContactUs

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Office

Bali, Indonesia

Project Location

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