

Rise Collection
UNGASAN



The Rise Collection
Your Uluwatu Sanctuary

**Exceptional craftsmanship.
Luxurious finishes.
Infinite possibilities.**

Contents

- 01 WELCOME TO BALI
- 02 ABOUT THE AREA
- 03 DEVELOPMENT OVERVIEW
- 04 INTRODUCING THE RISE COLLECTION
- 05 DESIGN BRIEF
- 06 VILLA FLOOR PLANS
- 07 THE VILLAS
- 08 PAYMENT PLAN & BUYING PROCESS
- 09 ROI CALCULATIONS
- 10 THE BUILDING TEAM
- 11 ABOUT US
- 12 CONTACT US



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Welcome to Bali

The Island of the Gods

Bali, Indonesia, known as the "Island of the Gods," stands out as a premier tourist destination, enchanting millions of visitors each year with its unique blend of natural beauty, rich culture, and diverse attractions.

This tropical paradise offers something for every traveler, from serene landscapes to vibrant cultural experiences, making it a magnet for tourists from around the globe.

One of the primary reasons tourists flock to Bali is its breathtaking natural landscapes. The island is world renowned for its pristine white-sand beaches, making it a haven for sun-seekers and water sports enthusiasts.

The iconic rice terraces of Ubud and Jatiluwih offer stunning views and a glimpse into the island's traditional agricultural practices, while the volcanic mountains, such as Mount Batur and Mount Agung, provide opportunities for adventurous hikes and spectacular sunrise views.

Bali's rich cultural heritage is another significant draw for visitors. The island is dotted with thousands of temples, including the famous Tanah Lot and Uluwatu Temple, showcasing unique Hindu culture and architecture.



For adventure seekers, Bali presents a wide array of options, from surfing and diving in crystal-clear waters to white-water rafting and jungle trekking. For those seeking wellness and relaxation, Bali is home to world-class spas and yoga retreats, providing a serene escape for rejuvenation.

Surfers from around the world find Bali particularly attractive, thanks to its world-class surfing beaches. With consistent swells, warm water, and stunning backdrops of dramatic cliffs and pristine beaches, Uluwatu has become a surfing mecca, making Bali a top destination for surfing enthusiasts.



Economic Growth

Bali is currently experiencing robust economic growth, with a predicted expansion rate of 7.7% annually until 2045.

This positive economic trajectory is supported by significant infrastructure developments across the island, including the construction of a new airport, a modern harbour, a national road, and an underground railway system.

These projects are set to enhance connectivity and accessibility, further boosting Bali's attractiveness as a global destination. Additionally, the island welcomes over 400,000 tourists each month, driving demand across various sectors and contributing to the dynamic growth of Bali's economy.

This combination of infrastructure investment and high tourist arrivals positions Bali as a thriving hub for business and investment opportunities.



Tourism Economics



The economics of tourism in Bali are thriving, with an impressive 80% occupancy rate for accommodations, reflecting the island's strong appeal to global travelers.

Tourists typically spend an average of \$200 USD per night on lodging, underscoring the premium that Bali commands as a luxury destination.

The real estate market in Bali offers an average return on investment of 25%, which is 1.5 times higher than the returns seen in the US and Australian markets.

This remarkable ROI highlights the lucrative nature of investing in Bali's tourism-driven economy, making it an attractive proposition for investors looking to capitalize on the island's booming tourism sector.

Prime Travel Destination

Bali has firmly established itself as a prime tourist destination, earning numerous accolades that highlight its global appeal.

In 2023, Bali was ranked as the world's second most popular destination by TripAdvisor, a testament to its allure and the unforgettable experiences it offers.

Additionally, it was recognized as the Top Traveler's Choice Destination in Asia, underscoring its status as a must-visit location on the continent.

Beyond its appeal to vacationers, Bali is also a top choice for digital nomads, ranking among the top five best places to work remotely according to Nomad List.

These distinctions reflect Bali's unique blend of stunning natural beauty, rich cultural heritage, and modern amenities, making it an ideal destination for both leisure and work.



About the Area

Ungasan, Uluwatu

Uluwatu is considered one of Bali's most prestigious areas, surrounded by breathtaking ocean vistas, striking cliffs, and pristine white sand beaches. Its charm and allure are undeniable.

Living in Ungasan situates you close to the stunning Melasti Beach, offering access to top-notch cafes, restaurants, and beach clubs.

The picturesque scenery and vibrant culture are right at your fingertips when you reside at the Rise Collection.



The demand for property in the Ungasan and Melasti Beach area is on the rise, driven by its proximity to premier tourist attractions and the exceptional beachside lifestyle it offers.

The surge in interest has led to significant growth and property development, aiming to accommodate the increasing demand.

Despite this expansion, the area remains ripe with untapped investment opportunities, promising substantial returns for those looking to invest in this flourishing region.

CAFES & RESTAURANTS

The cave - 12 mins
Di Mare - 9 mins
Commune - 15 mins
Sangkar - 12 mins
Cliff Bar - 11 mins
Olivera - 16 mins
Nourish Cafe Wholefoods - 8 mins
Ohana Bali - 8 mins
My.Berry - 11 mins

BEACHES

Melasti - 14 mins
Nunggalan - 14 mins
Pandawa - 21 mins
Green Bowl - 16 mins
Gunung Payung - 22 mins
Bingin- 20 mins
Uluwatu - 23 mins
Dreamland - 20 mins
Padang Padang - 18 mins
Nyang Nyang - 16 mins
Balangan - 21 mins

BEACH CLUBS

White Rock - 11 mins
Savaya - 4 mins
Sundays - 5 mins
Tropical Temptation - 13 mins
Minoo - 13 mins
Palmilla - 11 mins
Karma Kandara - 8 mins
Klive - 9 mins
Surga - 10 mins
Oneeighty - 11 mins
The Edge - 12 mins
Single Fin - 23 mins
El Kabron - 19 mins

RESORTS

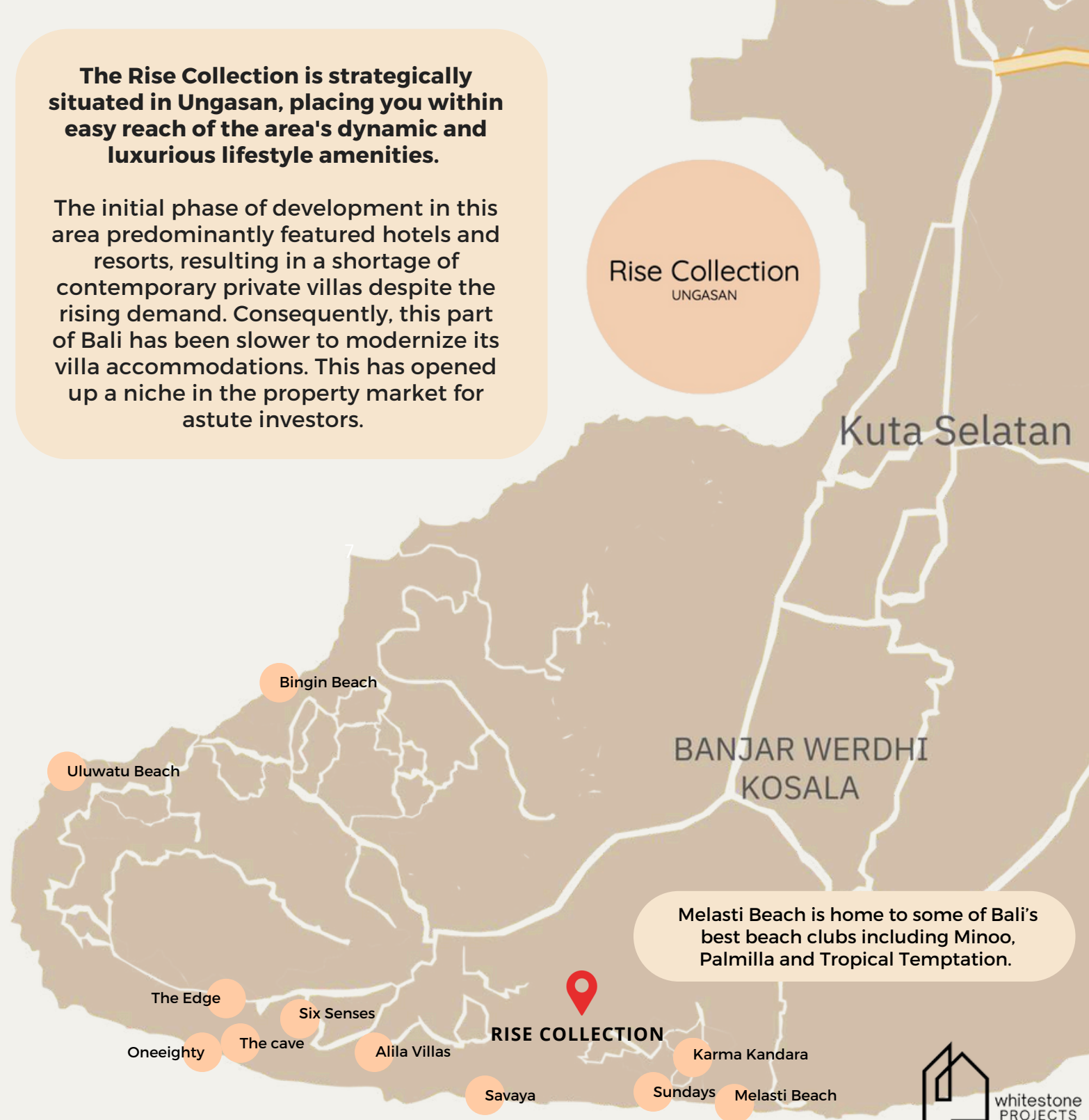
Six Senses - 11 mins
Bvlgari - 13 mins
The Ungasan Clifftop - 5 mins
Alila Villas - 4 mins
Umana Bali - 15 mins
Private Jet Villa- 16 mins
Renaissance Bali - 13 mins
Radisson Blu - 20 mins
Anantara - 20 mins

TOURIST ATTRACTIONS

New Kuta Golf - 14 mins
GWK Culture Park - 21 mins
Bukit Pandawa Golf & Country Club - 20 mins
Uluwatu Temple - 16 mins

The Rise Collection is strategically situated in Ungasan, placing you within easy reach of the area's dynamic and luxurious lifestyle amenities.

The initial phase of development in this area predominantly featured hotels and resorts, resulting in a shortage of contemporary private villas despite the rising demand. Consequently, this part of Bali has been slower to modernize its villa accommodations. This has opened up a niche in the property market for astute investors.



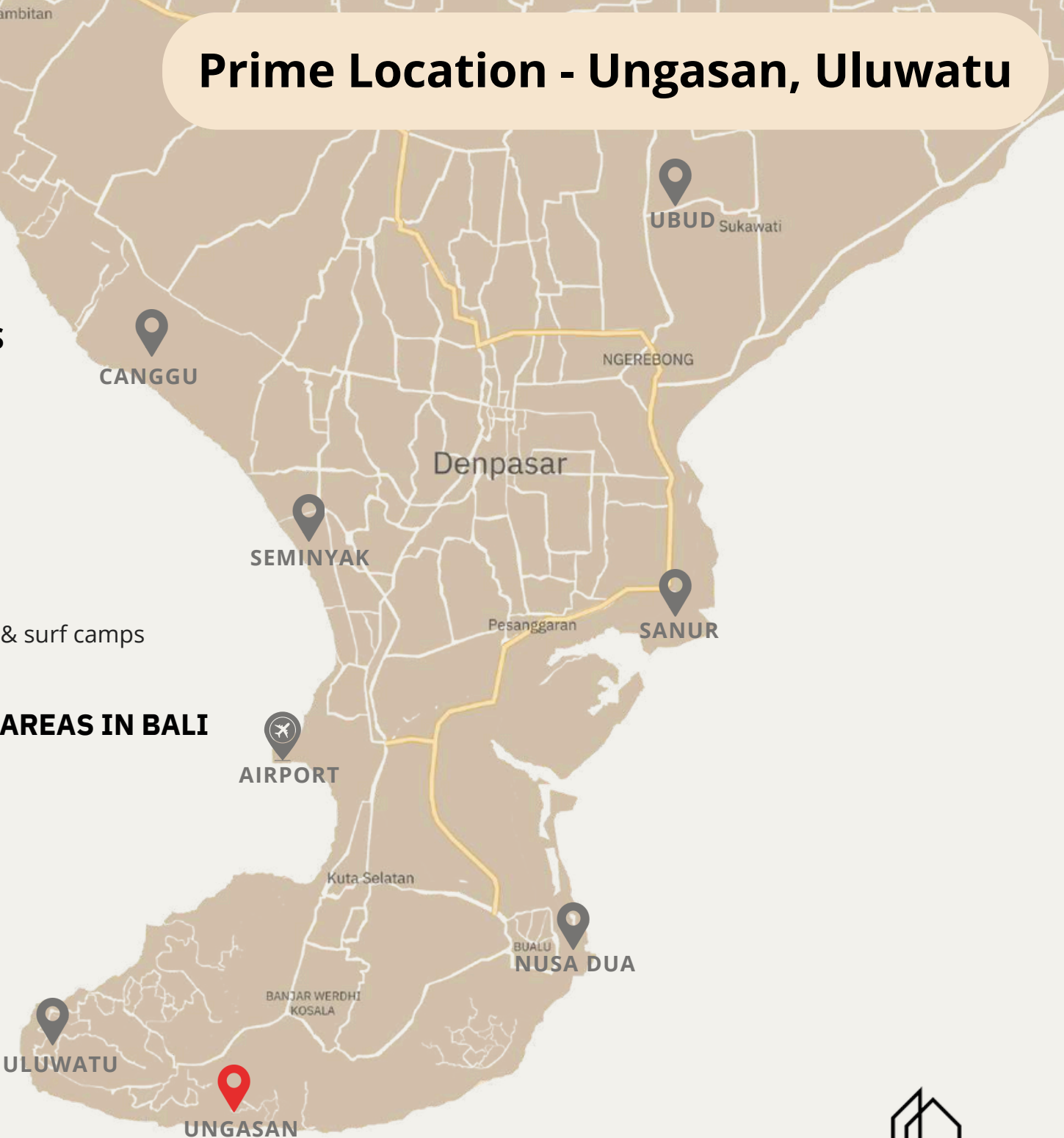
Prime Location - Ungasan, Uluwatu

PROXIMITY TO KEY LOCATIONS

- 45 mins to Bali International Airport
- 40 mins to BIMC Hospital
- 10 mins+ to supermarkets
- 10 mins+ to multiple beaches
- 3 mins+ to iconic beach clubs
- 4 mins+ to resorts and spas
- 8 mins+ to yoga studios, fitness centres & surf camps

DISTANCE TO OTHER POPULAR AREAS IN BALI

- 28 mins to Jimbaran
- 34 mins to Nusa Dua
- 43 mins to Kuta
- 60 mins to Denpasar
- 50 mins to Legian
- 55 mins to Seminyak
- 75 mins to Canggu
- 65 mins to Sanur



*All travel times provided are by scooter & subject to traffic conditions.



Development Overview

VILLAS

Ten luxurious, two story villas in the heart of Ungasan, Uluwatu.
5 x 1 bedroom, 2 bathroom
5 x 2 bedroom, 2 bathroom
All with ocean views.
PRICE FROM USD \$149,000
20% + ROI
12 month payment plan available

VILLA LAND SIZES

Total 1 ARE (100sqm) per villa

DESIGN & ARCHITECTURE

Our villas showcase a luxurious tropical design with contemporary elements, offering a five-star hotel ambiance.

LEASEHOLD - 25 YEARS (WITH GUARANTEED EXTENSION)

Initial 25 year leasehold included with a guaranteed option to extend for another 30 years.

BUILD QUALITY

The Rise Collection is engineered to withstand the elements by leveraging the expertise of Indonesia's premier construction groups, working alongside experienced Australian construction project managers, and utilizing top-tier materials.

EXTENDED WARRANTY

1 year warranty for building/MEP covered by builder

TURNKEY DEVELOPMENT

Every villa is delivered fully furnished, equipped with all fixtures and appliances.

CONSTRUCTION COMMENCEMENT

Construction of all villas will commence upon sale.

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The images are CGI for illustrative purposes only.

Welcome to the Rise Collection.

**Introducing the Rise
Collection, an exclusive
development nestled in
the scenic heart of
Ungasan, Bali.**

This exceptional project features 10 luxurious villas, including 5 one-bedroom and 5 two-bedroom villas, all thoughtfully designed with a Mediterranean style infused with bohemian influences. Each villa is two-story, providing spacious and stylish living spaces that blend elegance and relaxed charm.

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Tranquil beachside living

Nestled along the pristine shoreline of Melasti Beach in Uluwatu, these luxurious beachside villas overlook a clear aqua pool, perfect for relaxing on sunny afternoons.

Lush landscaped gardens provide a vibrant burst of greenery, blending seamlessly with the natural beauty of the coast.

Striking limestone features add a touch of natural, rustic elegance, complementing the villa's sophisticated design.

Premier beachside location



Situated just 3 minutes from the vibrant Savaya Beach Club and 5 minutes from the serene Sundays Beach Club, Rise Collection offers a prime location with panoramic ocean views.

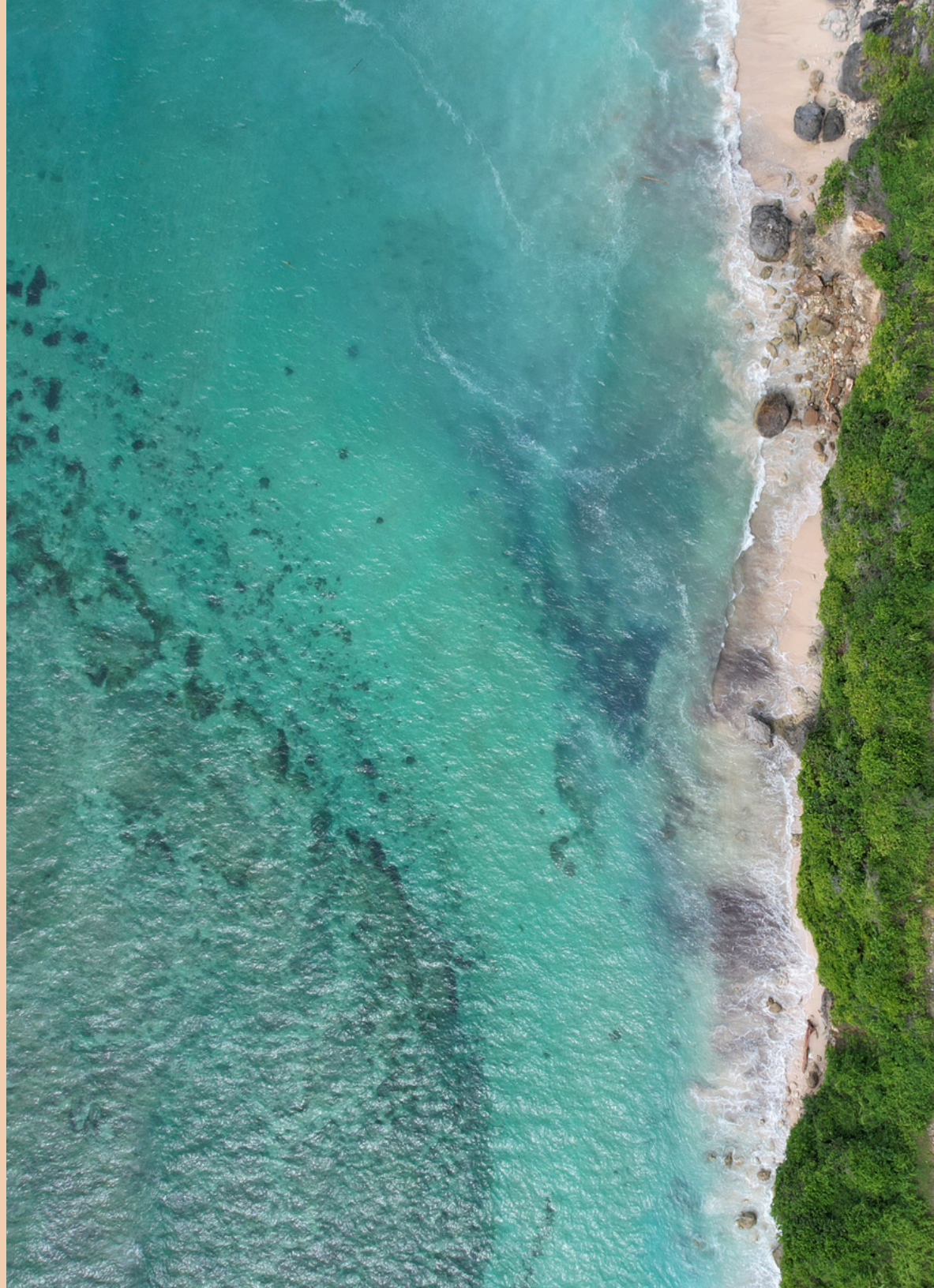
All villas overlook the stunning southern coastline, capturing the essence of Bali's natural beauty.

The pristine beaches of the Bukit peninsula are just a short distance away, offering residents easy access to some of Bali's most beautiful locations.



The villas are sold off-plan, allowing you the unique opportunity to personalize finishes and interiors to suit your tastes.

With expansive windows and terraces designed to maximize natural light and enhance the breathtaking ocean views, each villa promises an unparalleled living experience.



The double-height ceiling in our one bedroom villa design creates a sense of opulent spaciousness, while hand-crafted ceramic pendant lights and a sunken lounge area provide an intimate yet open atmosphere, perfectly blending luxury and comfort.



Enjoy a gourmet kitchen that features top-of-the-line appliances and custom cabinetry.

Elegant pendant lights cast a warm, inviting glow over the space, highlighting the exquisite terrazzo bench tops that offer both durability and style.

The seamless integration of high-quality materials and sophisticated design elements ensures that every cooking experience is a luxurious one.





The open-plan living design enhances the sense of spaciousness, creating a seamless flow between the kitchen, dining, and lounge areas.

This thoughtful layout fosters a greater connection among family members and guests, making it ideal for entertaining and social gatherings.

The unobstructed sightlines allow for easy communication and interaction, ensuring that the cook in the kitchen remains part of the conversation in the dining or lounge areas.

This harmonious integration of spaces also maximizes natural light, contributing to a bright and airy ambiance throughout the villa.



Every aspect has been meticulously crafted to offer guests the ultimate in-home luxury experience.

Stylish, contemporary furnishings combined with plush textiles that elevate comfort to the next level.

Expansive floor-to-ceiling windows that flood the interiors with natural light.

High-end finishes and materials for a sophisticated aesthetic.

Open-plan living space that seamlessly blends indoor and outdoor areas.

Spacious bedrooms with private balconies and breathtaking views.

Step into luxury and comfort.

The sunken lounge provides a distinct and intimate seating area, creating a sense of comfort and relaxation.



Design Brief

Flooring Materials



White porcelain tiles

We use white porcelain tiles throughout all internal spaces to ensure durability and maintain a clean, modern aesthetic. These tiles are highly resistant to wear and tear, making them ideal for high-traffic areas. Their sleek, polished finish enhances the overall elegance of our interiors, while the neutral color palette seamlessly complements a variety of design elements, creating a timeless and versatile foundation for any decor style.

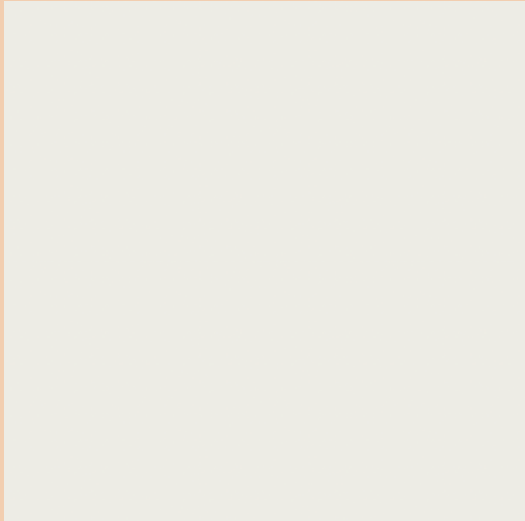


White Palimanan stone tiles

Our outdoor spaces feature white Palimanan stone pavers with a natural stone finish, enhancing and complementing the natural, tropical aesthetic of our villas. These pavers provide a durable and slip-resistant surface and add a touch of organic elegance to the landscape. Their natural texture and subtle color variations blend seamlessly with the lush greenery and tropical surroundings. The stone pavers help to create a cohesive look that ties together the beauty of nature with the sophistication of our design.

Design Brief

Wall Materials



Natural white paint



White limestone

We take great pride in our choice of paints, ensuring both durability and a flawless finish for our villas. For external spaces, we use Weathershield paint, renowned for its exceptional durability and protection against the elements. This high-quality paint is designed to withstand harsh weather conditions, maintaining its vibrant color and integrity over time. Internally, our finishes are executed to the highest standards, using premium paints that offer both aesthetic appeal and long-lasting performance.

The villas are elegantly enhanced by the use of white limestone as a stunning feature in the kitchen, bathrooms, and the outdoor pool area. This natural stone brings a touch of sophistication and timeless beauty to these spaces, reflecting the tropical, beachside vibes that define our aesthetic. The cohesive use of white limestone throughout these key areas enhances the visual appeal and also ties together the indoor and outdoor living spaces, creating a harmonious, elegant environment.

Design Brief



The staircase in each villa is designed to be a striking architectural feature, combining durability and elegance. The robust single concrete structure ensures longevity and stability, serving as a central architectural element within the villa.

This carefully crafted staircase provides functional access between levels and enhances the overall aesthetic with its clean lines and modern design.

Design Brief



The kitchen and dining area of our villas feature light teak wooden beams to enhance the natural atmosphere and bring a touch of warmth and elegance to the space.

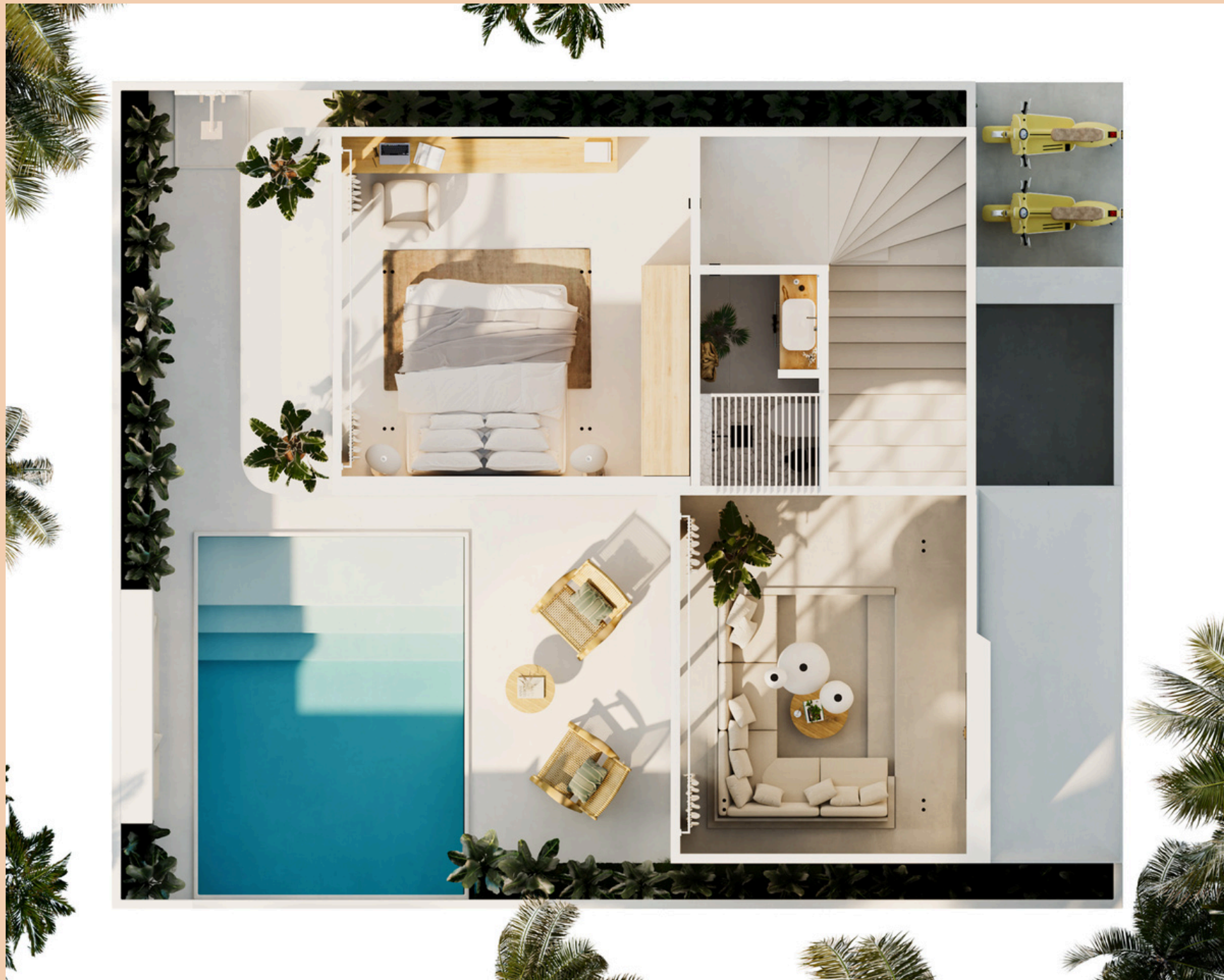
The light teak beams add a rustic yet refined charm, beautifully complementing the modern design elements of the villa. Their natural wood grain and subtle hue create a harmonious blend with the surrounding decor, adding a cozy and inviting ambiance.

These wooden beams serve as a stunning visual feature and also emphasize the tropical, beachside vibe that defines our aesthetic, making every meal and gathering feel like a luxurious retreat.

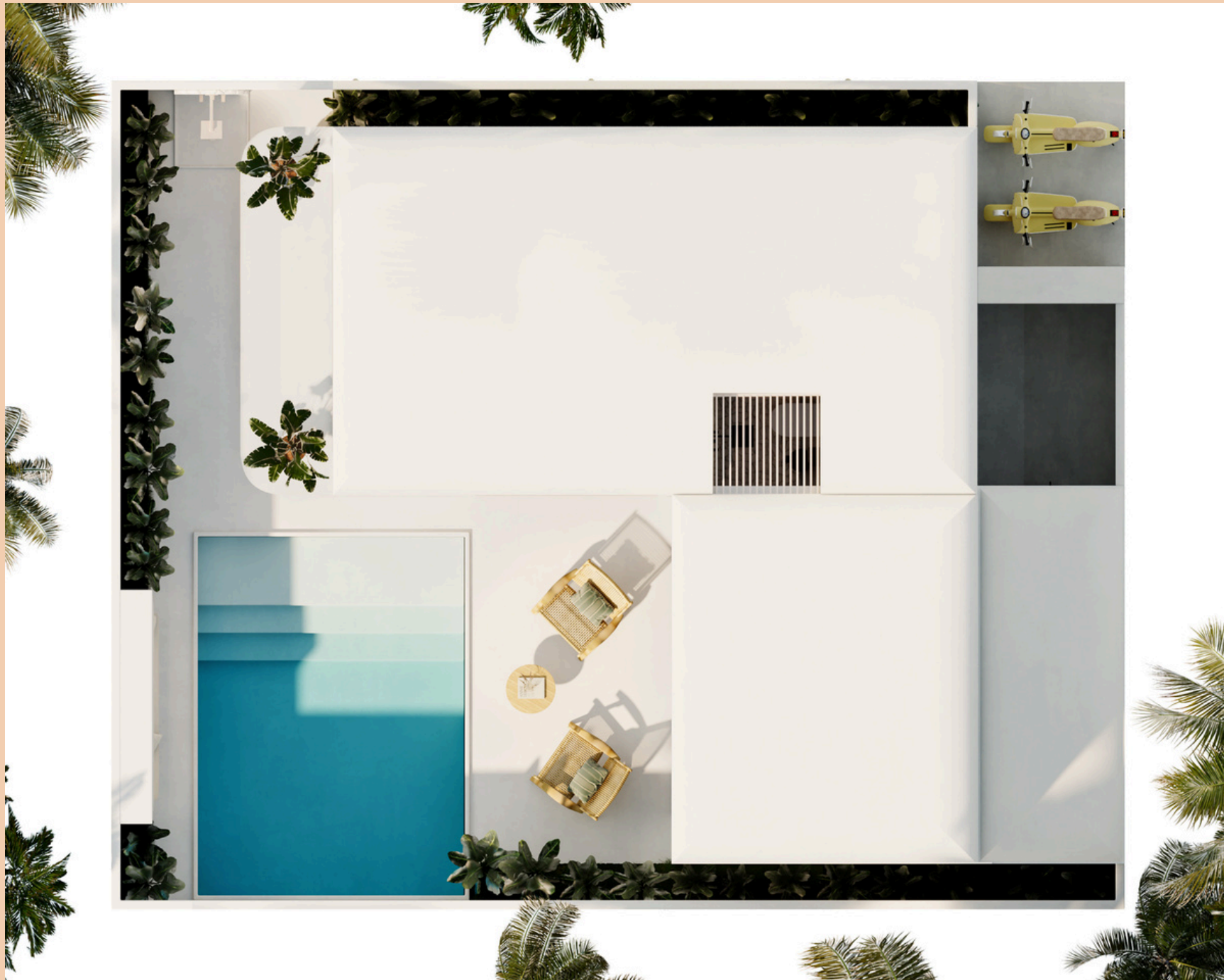
1 Bedroom Villa Floor Plans - Ground Floor



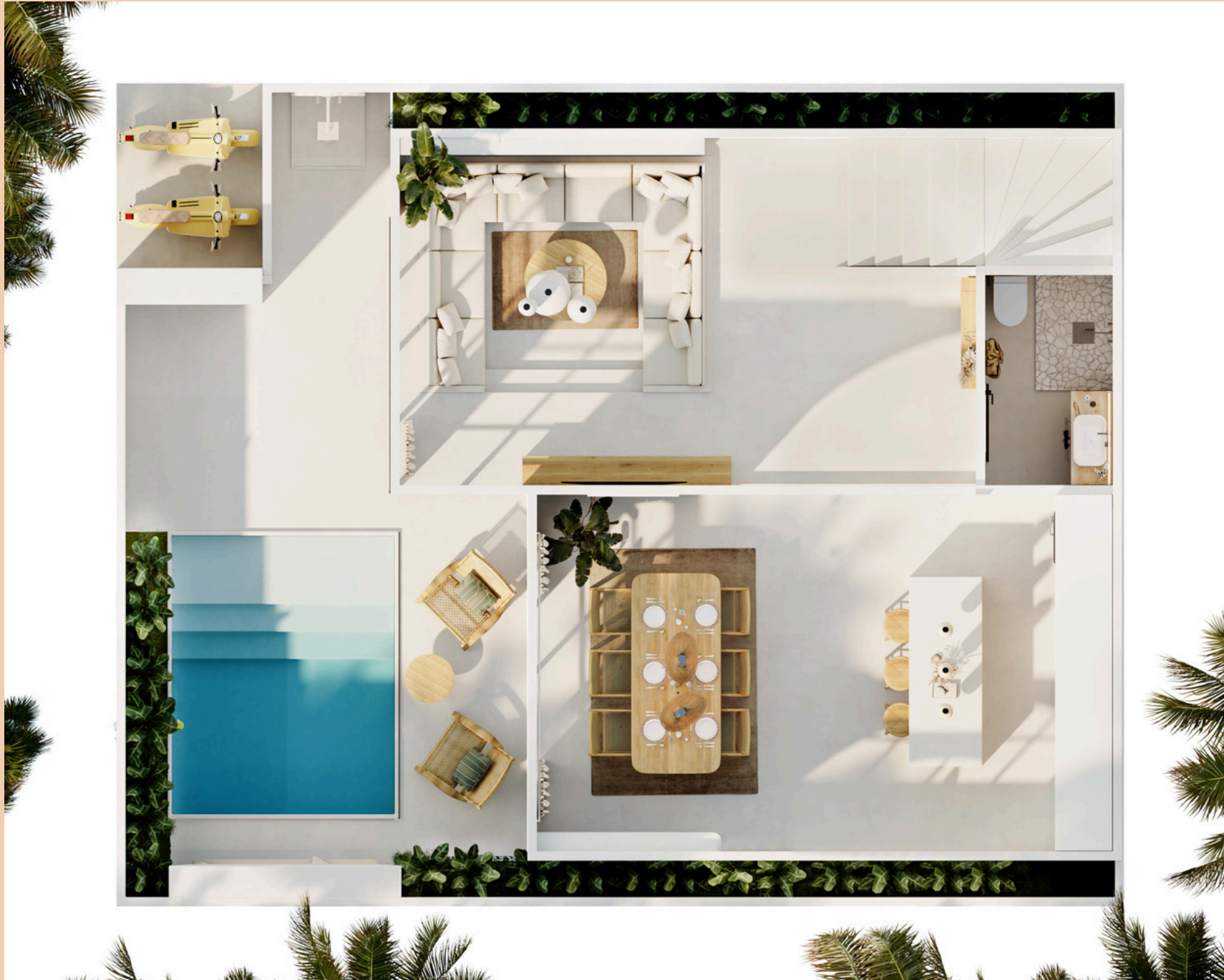
1 Bedroom Villa Floor Plans - First Floor



1 Bedroom Villa Floor Plans - Top View



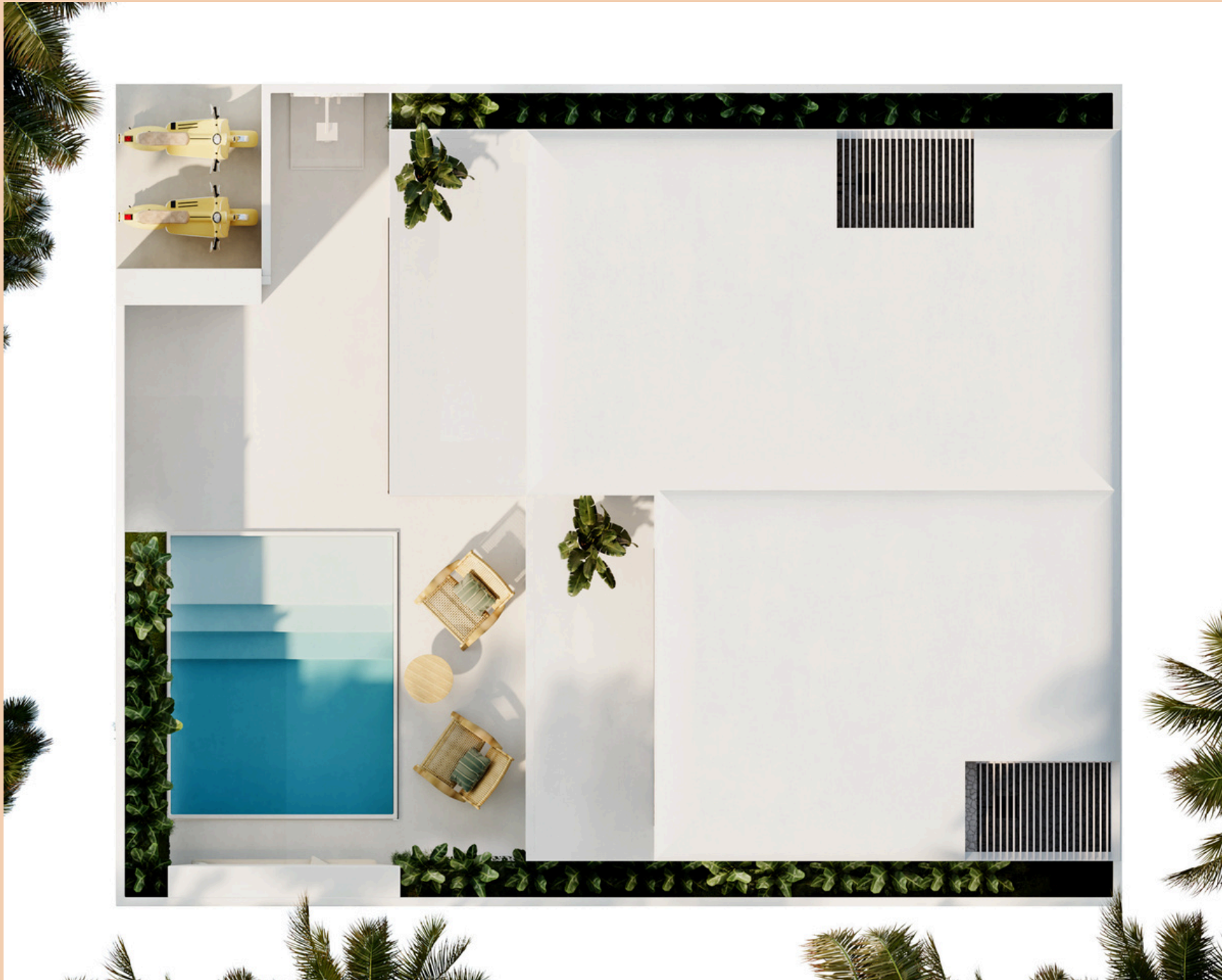
2 Bedroom Villa Floor Plans - Ground Floor



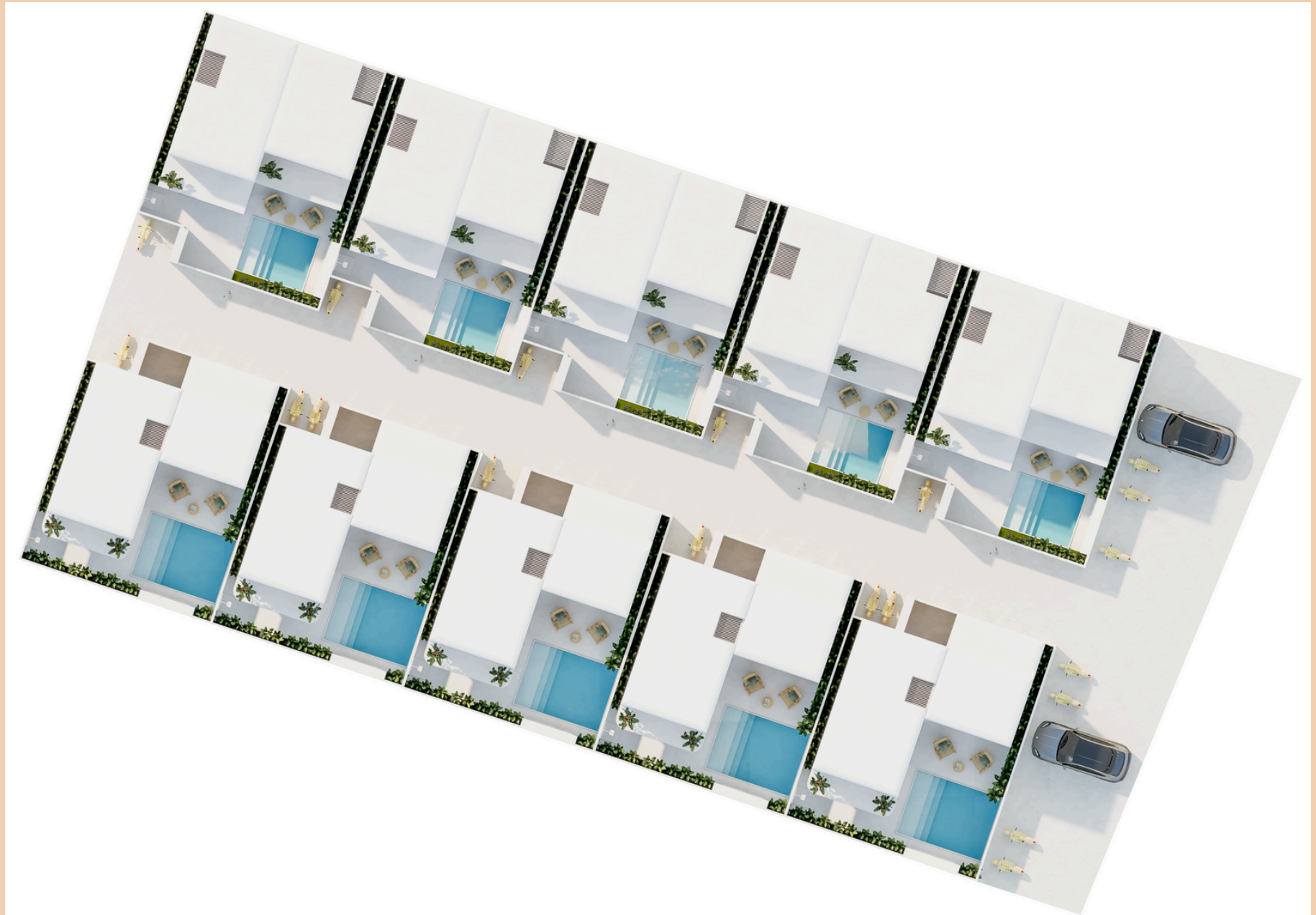
2 Bedroom Villa Floor Plans - First Floor



2 Bedroom Villa Floor Plans - Top View



Villa Siteplan





The Rise Collection

Features & Inclusions

Modern tropical design

Ocean views

Sunken lounge

Outdoor shower

Landscaped gardens

Furniture and kitchen

appliances

Private pool

25 year lease + 30 year extension

Private parking

Construction time 10-12 months



The Villas

VILLA 1

1 Bedroom, 2 Bathroom

Land size : 100 sqm

Build size: 79sqm

SOLD

VILLA 2

1 Bedroom, 2 Bathroom

Land size : 100 sqm

Build size: 79sqm

Price: \$159,000 USD

VILLA 3

1 Bedroom, 2 Bathroom

Land size : 100 sqm

Build size: 79sqm

Price: \$159,000 USD

The Villas

VILLA 4

1 Bedroom, 2 Bathroom

Land size : 100 sqm

Build size: 79sqm

Price: \$159,000 USD

VILLA 5

1 Bedroom, 2 Bathroom

Land size : 100 sqm

Build size: 79sqm

Price: \$159,000 USD

VILLA 6

2 Bedroom, 2 Bathroom

Land size : 100 sqm

Build size: 116sqm

SOLD



The Villas

VILLA 7

2 Bedroom, 2 Bathroom

Land size : 100 sqm

Build size: 116sqm

SOLD

VILLA 8

2 Bedroom, 2 Bathroom

Land size : 100 sqm

Build size: 116sqm

SOLD

VILLA 9

2 Bedroom, 2 Bathroom

Land size : 100 sqm

Build size: 116sqm

Price: \$179,000 USD

The Villas

VILLA 10

2 Bedroom, 2 Bathroom

Land size : 100 sqm

Build size: 116sqm

SOLD

Our villas are strategically priced to provide astute investors with an unrivaled opportunity for a solid return on their investment. With premium amenities and exquisite design, these properties are highly attractive to discerning buyers and vacationers alike.

The increasing demand for upscale accommodations in this prime beachside location ensures strong rental yields and significant capital appreciation. This exceptional combination of opulence and strategic pricing makes our villas a smart choice for those seeking both immediate and long-term financial gains.

Villa Sales



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With half of the Rise Collection development already sold, we only have 5 villas still available.

Get in quickly to secure your own Ungasan sanctuary.

Payment Plan

	Date	Payment %
Payment 1	Upon signing	10%
Payment 2	Start of construction	30%
Payment 3	Structural complete	30%
Payment 4	Lock up	20%
Payment 5	Construction complete	10%

Payment plans can be modified, with full payment within the villa construction timelines. However, adjusting the payment schedule may impact the final price. Please enquire for more information

THE BUYING PROCESS

Step 1: Reserve a villa you are interested in for 14 days with a \$2000 USD refundable reservation fee.

Step 2: Review all contracts and conduct your due diligence during the 14-day reservation period.

Step 3: Sign the purchase contracts and pay the first deposit (with reservation fee counted towards the first deposit); or the \$2000 reservation is refunded if you do not proceed for any reason.



ROI Calculation

\$159,000 USD

	Low	Medium	High
Occupancy	75%	85%	95%
Average day rate	\$120	\$120	\$120
Gross rental income	\$32,760	\$37,200	\$40,560
Management fee	\$5956	\$6763	\$7374
Income	\$26,804	\$30,437	\$33,186
Annual ROI	16.86%	19.14%	20.87%
Years to break even	5.9	5.2	4.8

*Calculations are based on the 1 bedroom villa and do not include taxes, electricity or internet.



Building Team

We work with several leading builders in Bali to ensure the successful delivery of our projects. These top providers of premier design and construction services boast a track record of over 100 successful projects, including luxurious private villas, hotels, apartments, and commercial properties.

Locally recognised for their commitment to quality and timely delivery, our partners have earned the trust of clients and industry peers.

Their teams, which include construction and MEP (Mechanical, Electrical, and Plumbing) experts, are dedicated to all of Whitestone Projects' developments. Providing around-the-clock oversight, they ensure stringent quality control and adherence to the best construction practices.



About Us

Whitestone Projects combines luxury investment and development with the tropical allure of Bali. As a family business, we bring a unique blend of passion, dedication, and over 40 years of combined experience in property development from the shores of Australia to the vibrant landscapes of Bali.

With 12 years of experience in commercial projects building commercial structures in excess of \$100 million, and 10 years as the founder and director of a commercial structural steel company with revenues exceeding \$22 million annually, our expertise is unparalleled.



Passion. Experience. Integrity.



whitestone
PROJECTS



About Us

At Whitestone Projects, our journey is grounded in a profound love for interior design, architecture, and the irresistible charm of tropical destinations. This passion drives our unwavering commitment to crafting architectural masterpieces on this beautiful island. We don't just construct buildings; we meticulously design aesthetically pleasing and comfortable spaces that harmonise with the natural beauty of Bali.

Our philosophy revolves around creating projects that not only captivate the eye, but also hold enduring value for our customers. Whitestone Projects is synonymous with dedication to our craft, an appreciation for tropical beauty, and unparalleled expertise in real estate development. We strive to be the ideal choice for those who seek both luxury and lasting investment opportunities.



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