

AURA



ROOTS

The synergy of Bali's authenticity and modern design

R

aura.realestate • 2025



ISLAND OF DREAMS

Bali is a magnet for investors

Beyond geopolitical risks

Safe capital investment

High tourist flow

Stable passive income

Resort real estate

Appreciates in value faster than urban properties

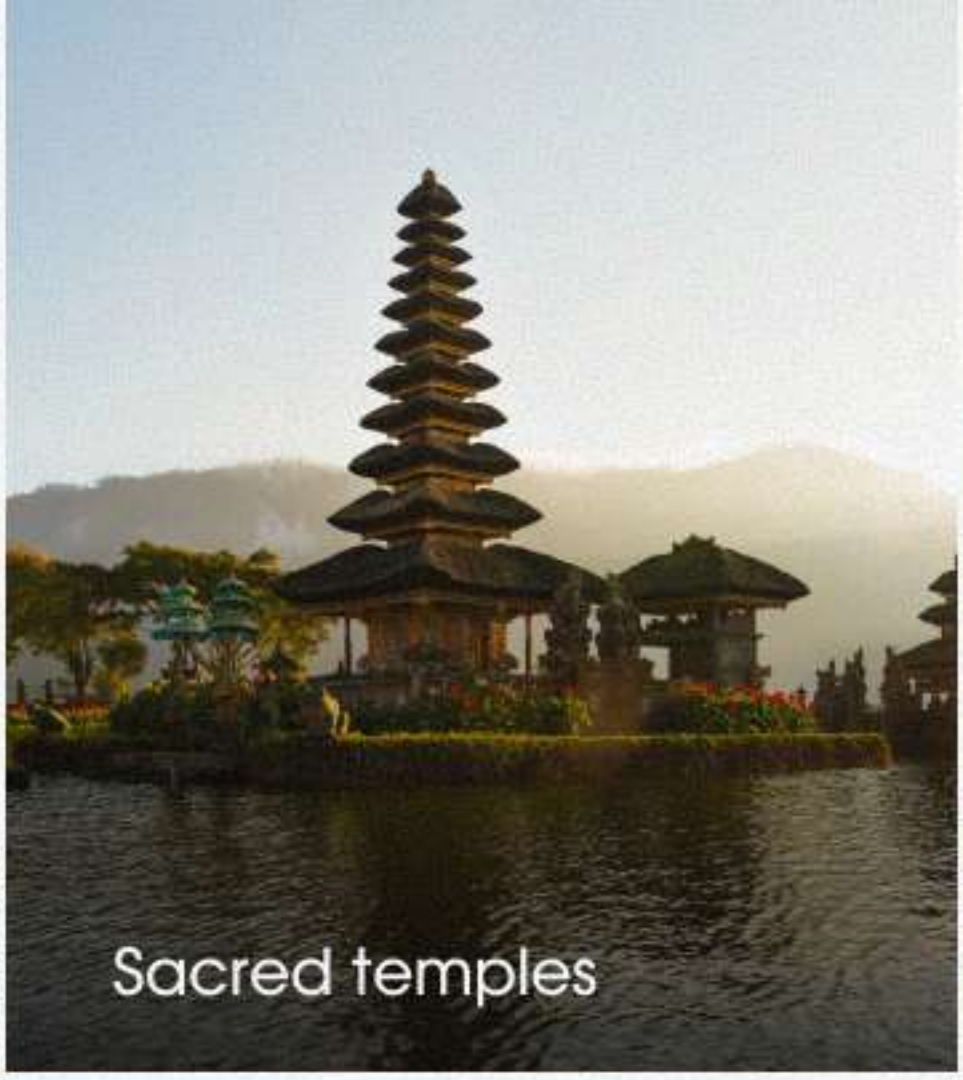
Limited land supply

Ensures stable price growth

Awards and Recognitions for Bali

 Tripadvisor 2025 In the TripAdvisor rankings, Bali is placed at:  No 2 2nd place in the world after London	Forbes 2025  No 4 4th place in the world: "Investment Attractive Destination"	BBC TRAVEL 2024  No 1 "Best Island in the World"
Daily Mail 2025  No 1 TOP-1 "Best Honeymoon Destination in the World."	 Instagram 2024/2025  No 3 TOP-3 Most Popular Travel Destinations Among Young People	TRAVEL+ LEISURE 2024  No 1 Bali – No.1 Among Asian Resorts
 NATIONAL GEOGRAPHIC 2025  No 1 Best Eco-Tourism Destination in the World	Booking.com 2024  No 1 "Most Desired Tourist Destination After Lifting Restrictions"	DestinAsian 2024  No 1 "Best Island in the World"

PLUS 11 MORE



Sacred temples



Volcanoes



Rice terraces in Jatiluwih



Waterfalls



Caves



Cliffs

PARADISE CORNER

Unique nature and landscape

Picturesque tropical forests



Bali —

The only 'Hindu island' in Asia

86%

The of residents in Bali practice a rare form of Hinduism. This unique faith is woven into daily life.

3000

Active temples and daily offerings turn the island into a 'living stage' for traditional rituals.

365-day demand

Bali knows no 'low season': ceremonies, festivals, and retreats maintain a constant interest in the island.



THE HOMELAND OF THE MOST
HOSPITABLE PEOPLE IN THE WORLD

Traditions

Kindness is an integral part of Balinese culture,
where every guest is considered a blessing.

Unity

It is not just a part of the culture, but a way of life
based on mutual respect and connectedness.

Facts and figures

+5% to Indonesia's GDP

Over the past 50 years.

WORLD BANK – INDONESIA ECONOMIC PROSPECTS 2024

₹ stable currency

The Indonesian rupiah is one of the most stable currencies with an inflation rate of 2%.

TRADING ECONOMICS – INDONESIA CURRENCY 2024

16.8mill

People visited the island of Bali in 2024.

BPS STATISTICS INDONESIA 2024

2% inflation rate for the year

Reflecting stable economic growth.

BANK INDONESIA 2024

+30

Holiday scenarios: from retreats and volcano hikes to surfing and cozy cafes.

UNESCO ON BALI HERITAGE

365 days

Temperature ranges from 26°C to 29°C with no significant seasonal fluctuations.

CLIMATEDATA.ORG – BALI OVERVIEW



INFRASTRUCTURE FACILITIES

Growth of new attractions for tourists



International Airport
at the North of Bali



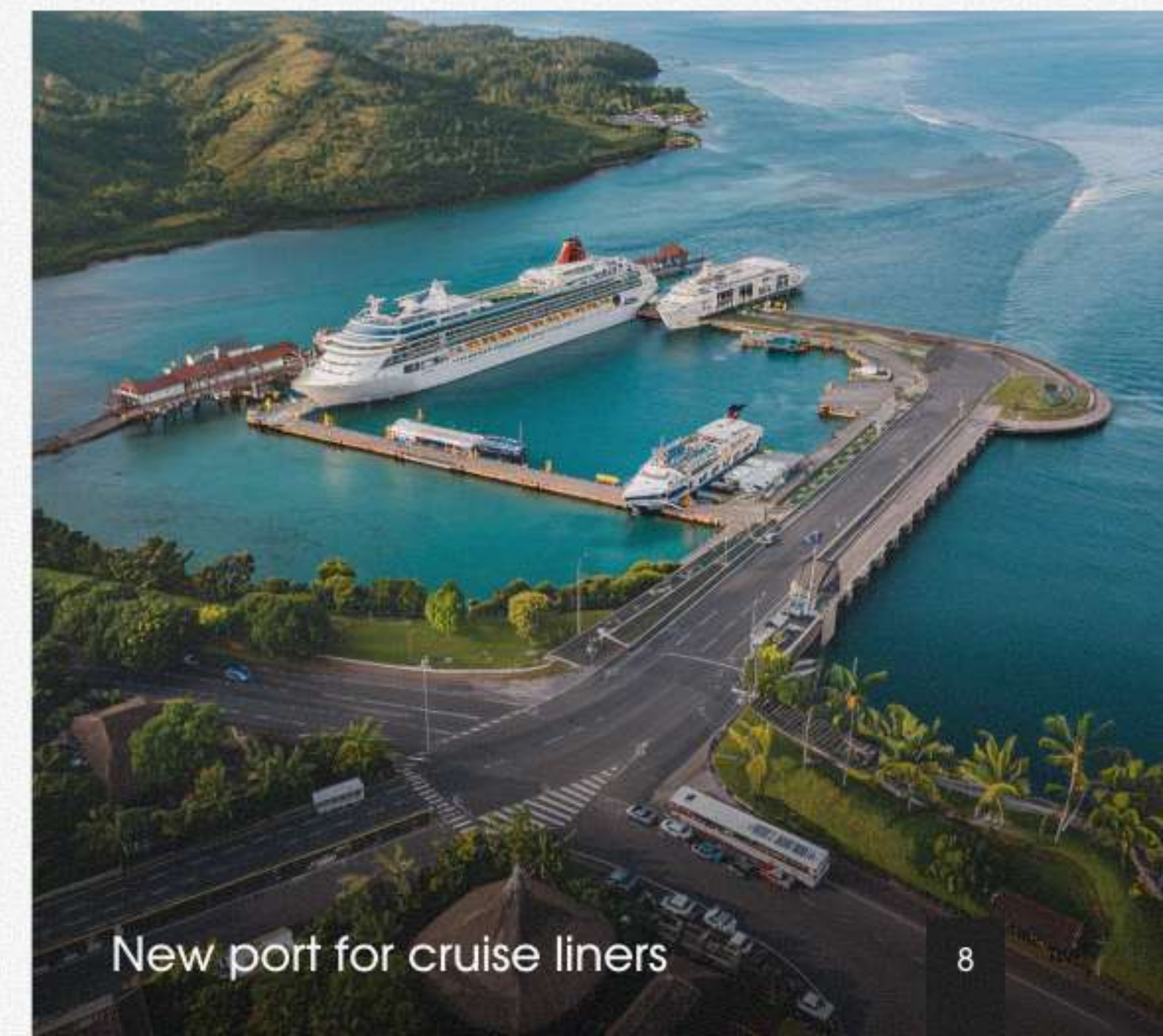
Icon Bali — shopping centre
with direct access to the ocean



The largest park of Paramount Pictures
in all of Southeast Asia



The largest medical centre Mayo Clinic
for tourists from around the world

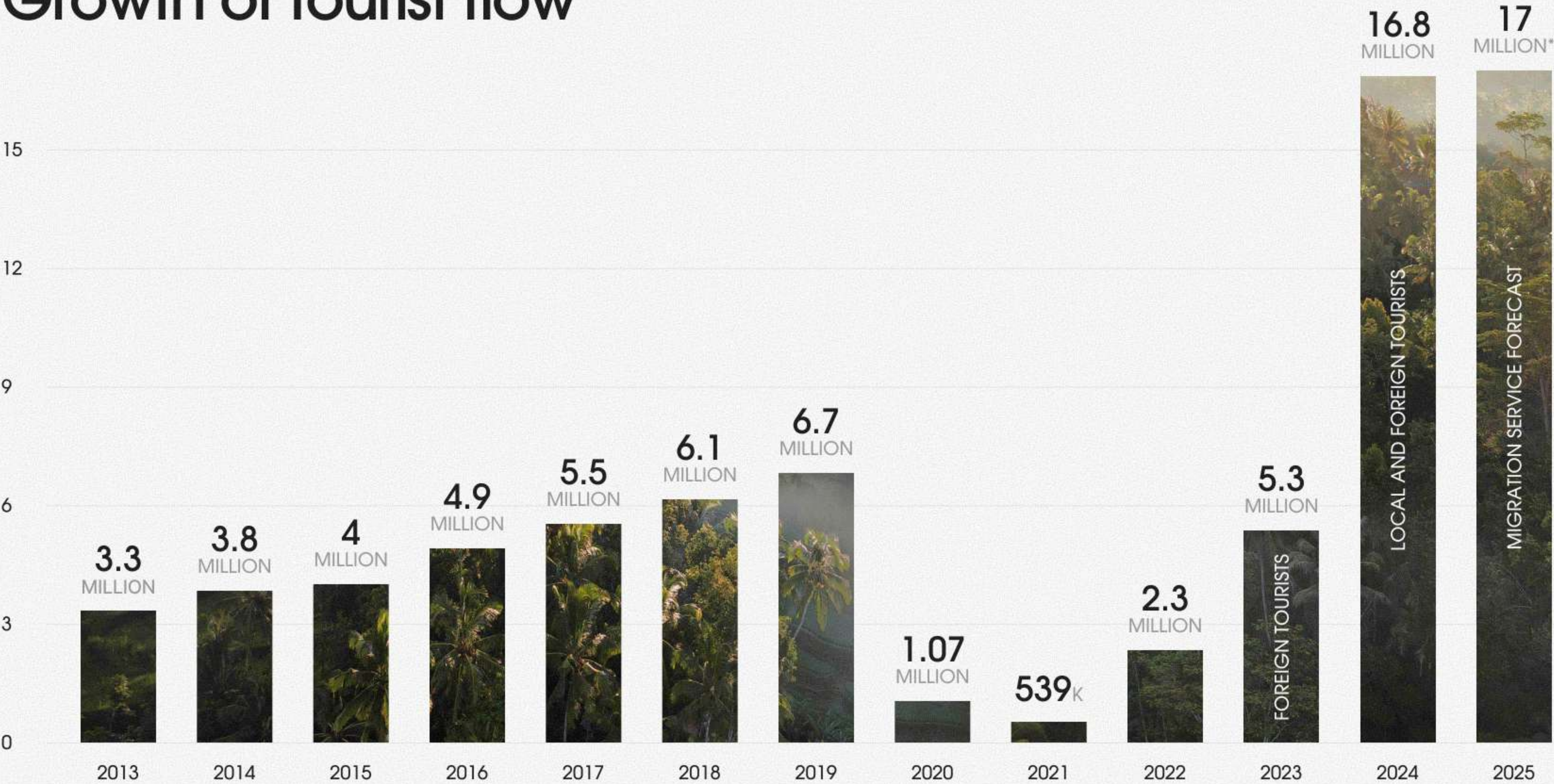


New port for cruise liners

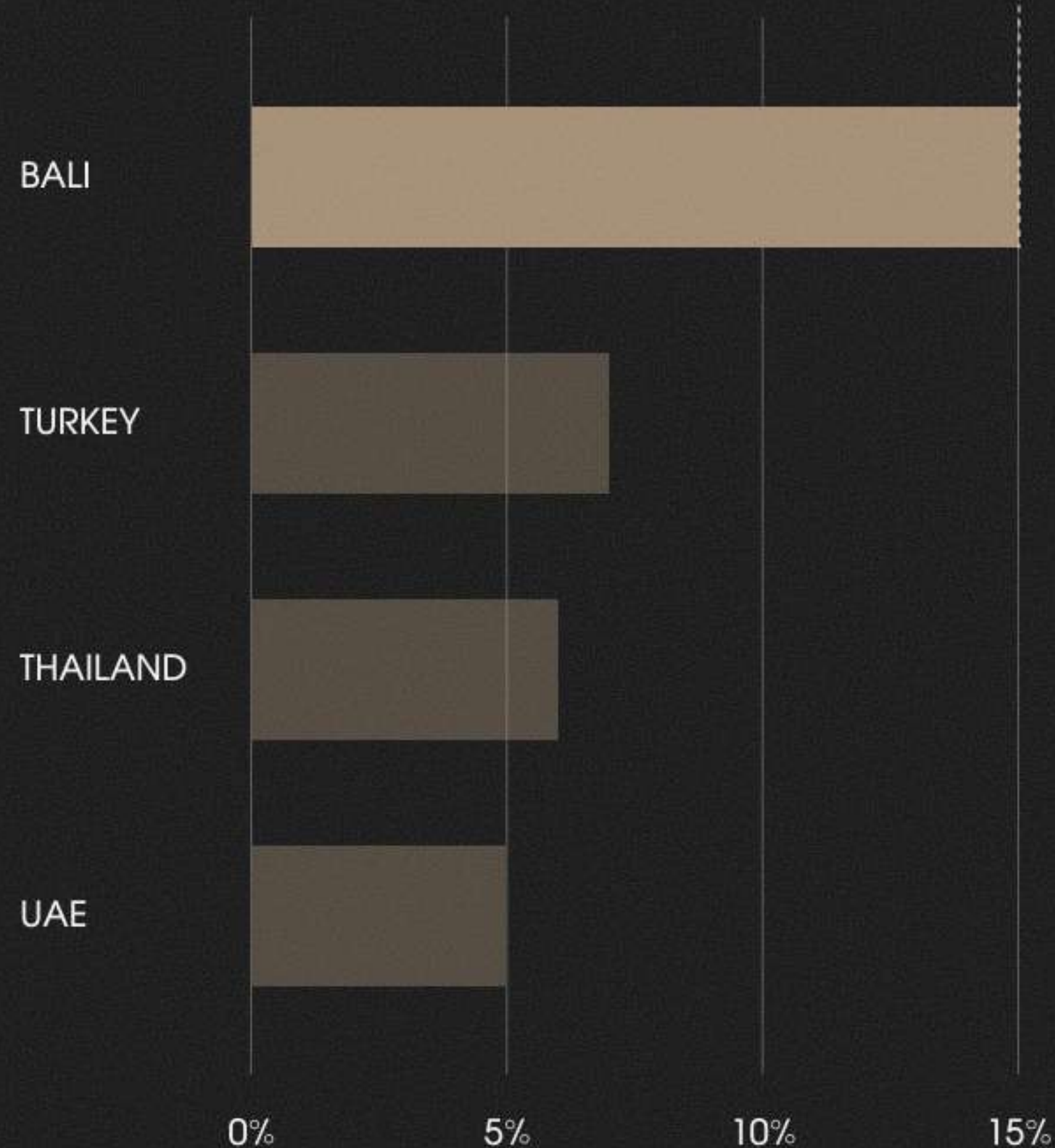
DATA FROM THE LAST 10+ YEARS

SOURCE CNN INDONESIA

Growth of tourist flow



TOURIST LOCATION RANKING BY RETURN
ON INVESTMENT



DATA FOR 2024

Bali through the eyes of *an investor*

by **20%**
annual land price growth

70-85%
average annual occupancy
rate for short-term rentals

4th place
Indonesia ranks 4th in the world
by population (273 million)

7th place
Indonesia ranks 7th
in the world by GDP growth

by **2030**
Indonesia is a leader among
developing economies

2-3% per year
one of the lowest inflation
rates in the world



Our location

After a record 16+ million tourists in 2024, travellers are increasingly leaving the noisy beaches of Bukit and Canggu for the tranquil heart of the island – Ubud.

→ [View GOOGLE MAPS](#)

🚗 9 minutes from the centre of Ubud



Millions of viewers have seen these very paths
and terraces of Tegallalang — just 5 minutes
from the ROOTS location.

"Eat, Pray, Love"

— a film that forever changed the fate of Ubud.

Why Ubud?

The green rice terraces flow into the jungle like waves, and the air is filled with the rich scent of sandalwood.

At every turn, there are temples, fiery dances, and the sound of gamelan in the evenings. During the day — yoga, tea ceremonies, and leisurely walks among the palm trees.

Here, culture and nature merge into a single rhythm that is impossible to tire of.



Iconic places in Bali are located in Ubud.

100%



Of tourists visiting Bali come to Ubud.

≈99%



Annual growth rate of average rental prices in Ubud.

>16.5%



Hindu temples
and sacred sites

76



The sacred Agung volcano
and North Bali



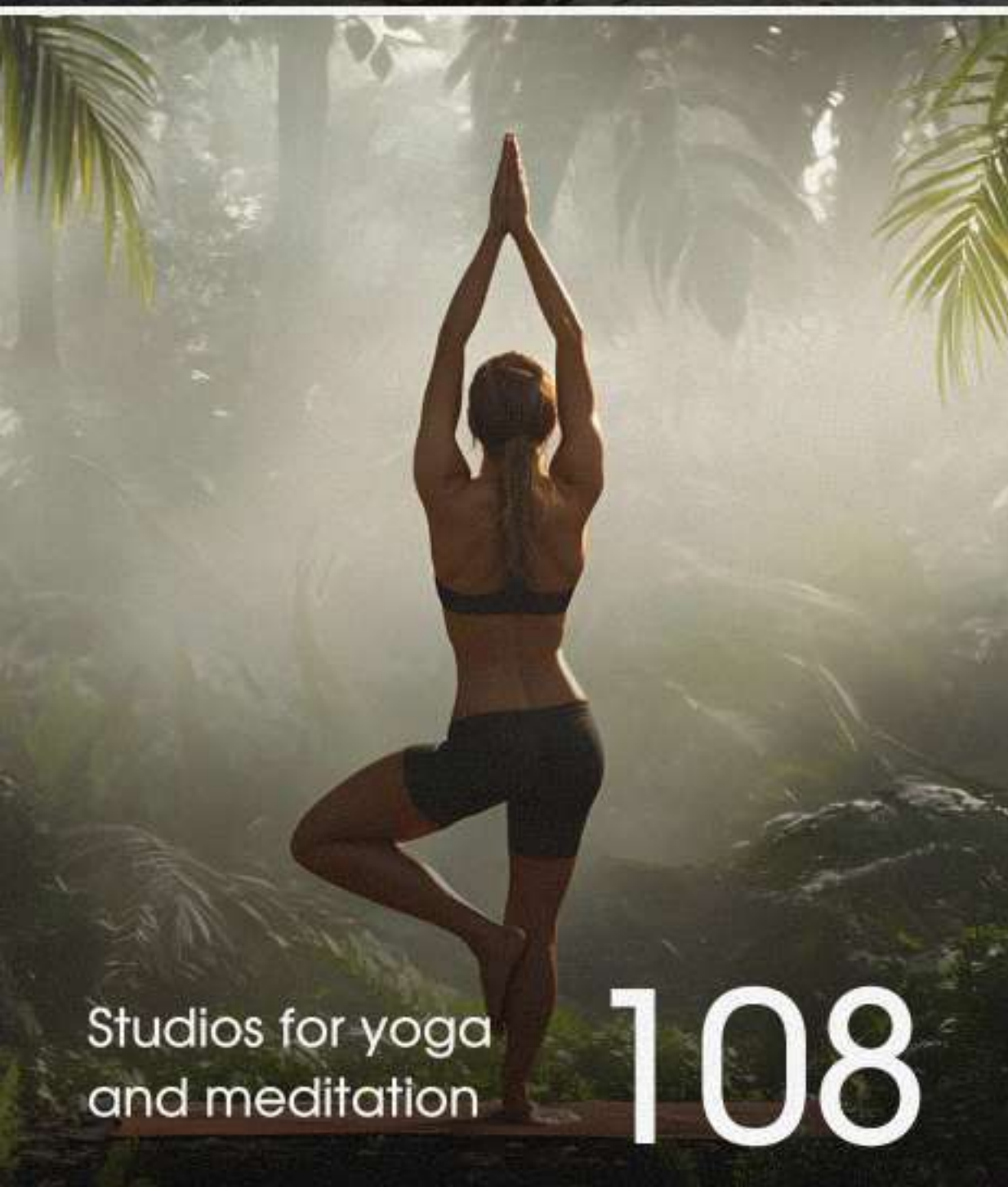
Waterfalls

46



Signature
restaurants

120

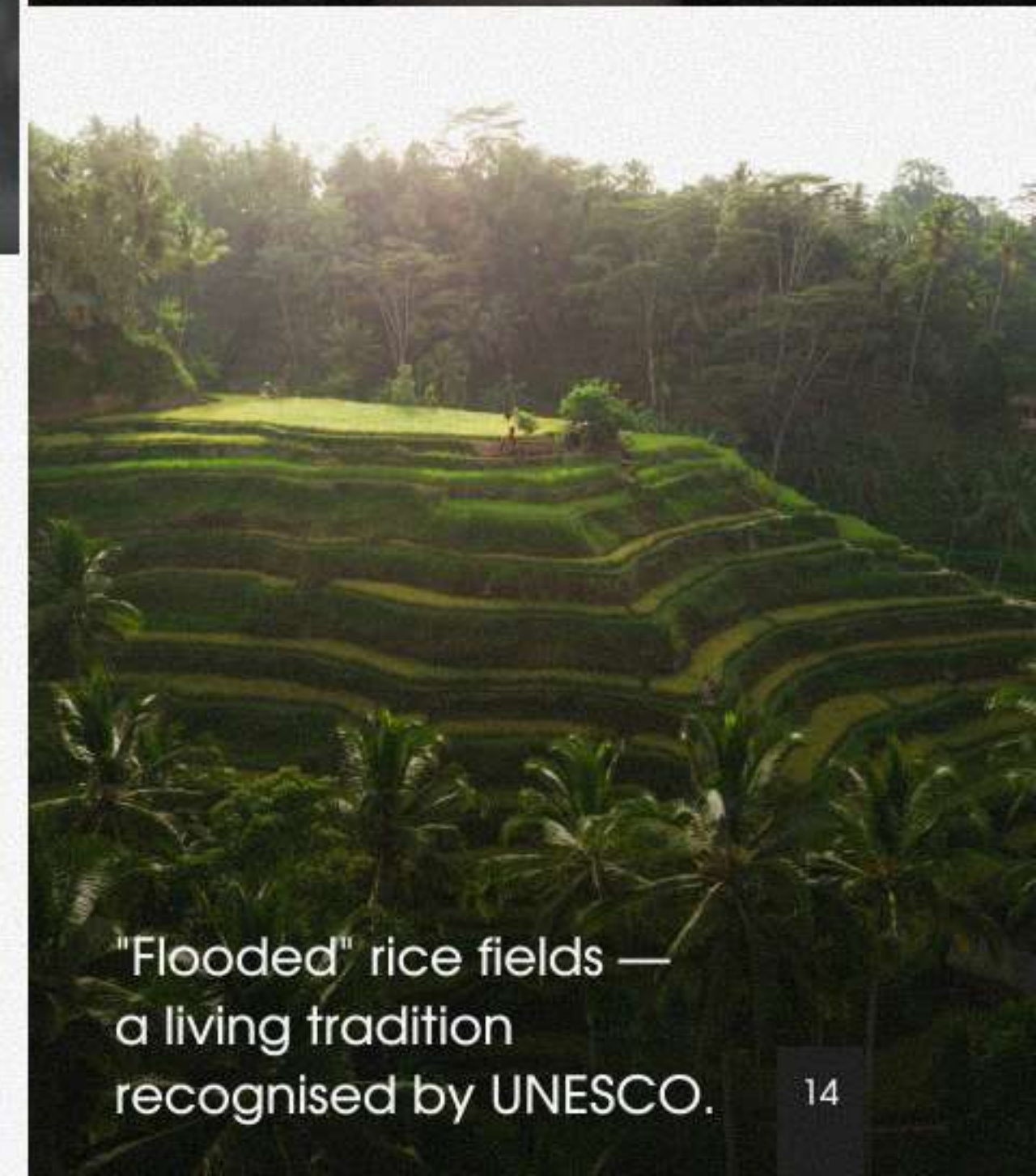


Studios for yoga
and meditation

108

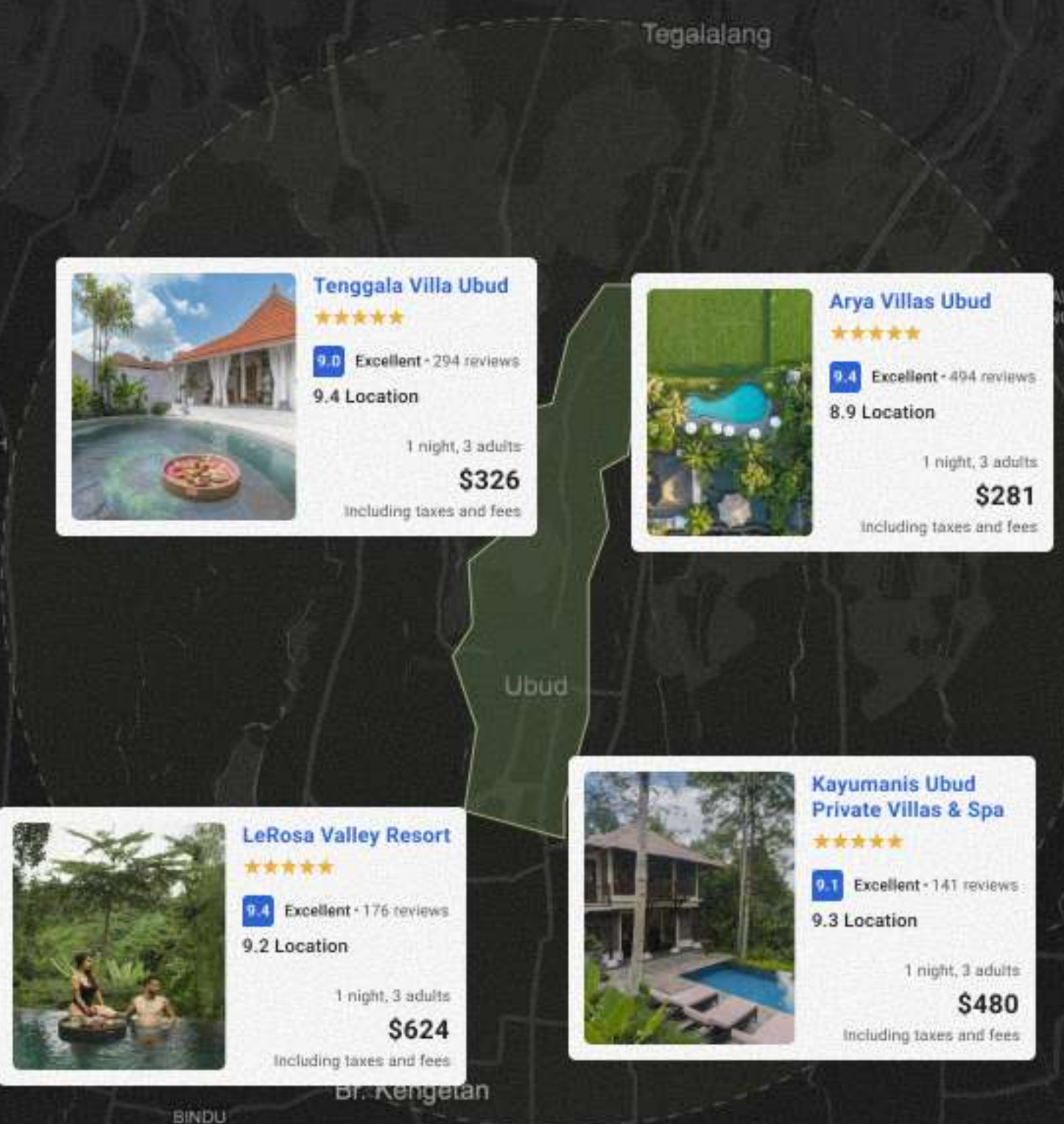
The natural infrastructure of Ubud

In 2024, Ubud received the ASEAN Tourism Awards for its contribution to sustainable gastronomic tourism and the promotion of eco-friendly practices in the hospitality industry in Bali.

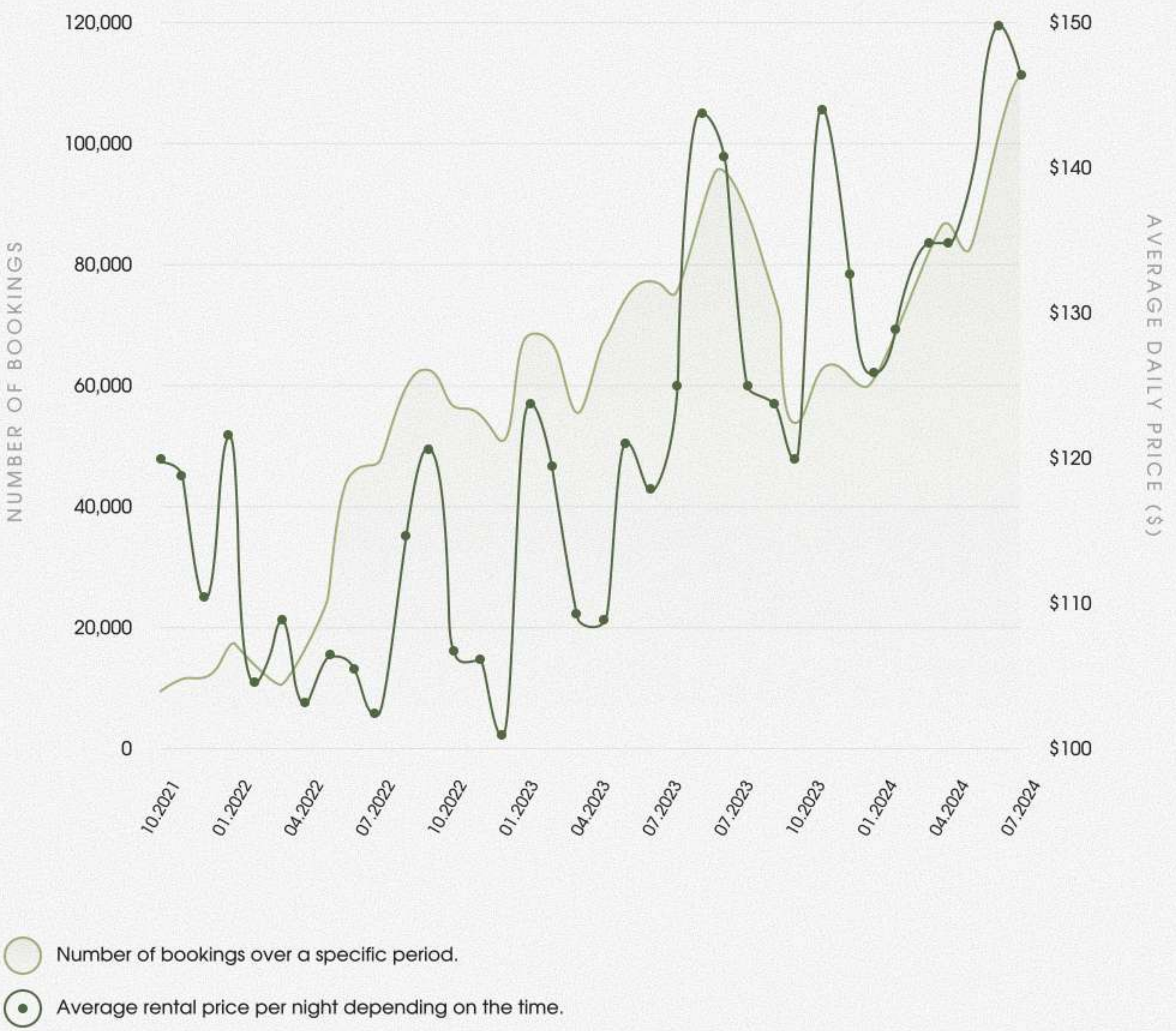


"Flooded" rice fields —
a living tradition
recognised by UNESCO.

Increase in *rental prices*



DATES: NOVEMBER 2025, 3 PEOPLE



Pajangan



Tagallalang Rice Terrace

🚗 13 min. 🎫 11 min.



Kuber BALI ADVENTURE

🚗 27 min. 🎫 25 min.



Aloha Ubud Swing

🚗 5 min. 🎫 5 min.



Manuaba Waterfall

🚗 11 min. 🎫 9 min.



Goa Raja Waterfall

🚗 57 min. 🎫 53 min.



Pengempu Waterfall

🚗 44 min. 🎫 40 min.



Real Bali Swing

🚗 38 min. 🎫 34 min.



Taman Beji Griya Waterfall

🚗 38 min. 🎫 33 min.



Monkey Forest, Ubud

🚗 20 min. 🎫 18 min.



Pura Samuan Tiga

🚗 13 min. 🎫 11 min.



Suwat Waterfall

🚗 32 min. 🎫 29 min.



Pura Titra Sudamala

🚗 54 min. 🎫 48 min.



Rafting & Elephant Tour

🚗 47 min. 🎫 41 min.

R

ROOTS

→ [View GOOGLE MAPS](#)

Jl. Suweta

Jl. Raya Sayan

Jl. Uluwatu

AURA

MEET,

ROOTS RESIDENCE

Architecture rooted in tradition

roots-residence.com • 2025

We were inspired by...

the architectural code of Balinese culture —
and expressed it in the forms of the future.

ROOTS is a living culture
embedded in everyday life: not
behind glass, but in your home.

How nature created homes *and civilization*

Even in ancient Bali, a dwelling began with a small inner garden. At the roots of the sacred tree, the family made offerings to the spirits, shared food, and planned for the future.

WALLS

— appeared later — to
shelter the garden.

ROOFS

— to protect it from tropical
rains.

Thus, from the "green heart" grew a home. And from homes
— an entire island civilization.





The living centre fills the entire space with energy, and the investment becomes a sensation — like walking barefoot on the warm wood of the terrace.

WE REPEATED THIS NATURAL ORDER IN THE ROOTS RESIDENCE.

In the centre

Asian courtyard: living earth, stones, a water mirror, and a tree breaking through the roof to connect the roots with the sky.

Around it

Rooms, technologies, and architecture are built; the garden remains the heart that breathes, purifies the air, and unites people.



AVERAGE ANNUAL PRICE GROWTH - 25%.

Your personal 400m² of land

SOURCES:
COLLIERS INDONESIA MARKET REPORT Q4 2023
EXOTIQ REAL ESTATE LAND PRICE INDEX 2024
BALI PROPERTY RESEARCH ANALYTICS

	Canggu USDT	Bukit USDT	Ubud USDT
2019	\$18,000	\$10,000	\$7,000
2020	\$22,000	\$12,500	\$7,800
2021	\$28,000	\$15,000	\$9,200
2022	\$37,000	\$20,000	\$11,000
2023	\$48,000	\$26,000	\$14,200
2024	\$55,000	\$30,000	\$15,000

+100%
potential
still on the way

*1 are = 100 m². Prices averaged from Colliers Indonesia, Exotiq Real Estate, and Bali Property Research (01.2024)

Ubud is the investment growth *point for 2025*

The Canggu and Bukit markets have shown explosive growth - today the entry level is \$300–550k just for the land. Ubud has been more stable, but since 2023 it has started to gain momentum quickly. Now is the best time to enter: prices are lower, growth potential is higher.



In the Gianyar area, restrictions on issuing new permits have already been introduced. Projects with approved documentation (such as ROOTS) are becoming rare. The decrease in supply naturally accelerates the growth of capitalisation.

Architects of the New Era

50 international villa and boutique hotel projects completed

AWARDS AND PUBLICATIONS:



Asia-Pacific Property Awards — winner in the category of 'Best Sustainable Villa Design'.



Architizer A+ Awards — finalists in the 'Residential — Private House' category.



Publications in Dezeen, ArchDaily, and the Italian Domus, where their works were described as 'a benchmark example of contemporary tropical architecture'.



Ruslan Litvinenko

CO-FOUNDER AND CHIEF ARCHITECT OF SHOVK

- He obtained a Master's degree in Architecture from the Polytechnic University of Milan. In 2017, he established a studio with partners, and since then they have completed over 20 projects in Ukraine and abroad. Many of these have received international awards and have been featured in top architectural publications such as Dezeen, ArchDaily, Designboom, AD, and others. He has 8 years of experience as an architect and project manager.



Slava Nozdrikhova

FOUNDER OF 19 BURO

- 11 years of artistic education, including a Master's degree in Interior Design from the Kharkiv Academy of Design and Arts. 7 years of experience and over 130 projects in the portfolio. In 2022, she founded the architectural bureau 19 BURO in Bali. During this time, they have taken on over 30 projects on the island.



Nikita Feoktistov

CO-FOUNDER OF FEOKTISTOV ARCHITECTS,
PARTNER AT 19 BURO

- He has been engaged in architectural design for over 15 years. More than 120 unique projects for businesses and the private sector. Extensive experience in creating interiors for successful restaurants, cafes, spas, showrooms, and cinemas in Ukraine. He has been developing and implementing projects in Europe and Asia for over 6 years.



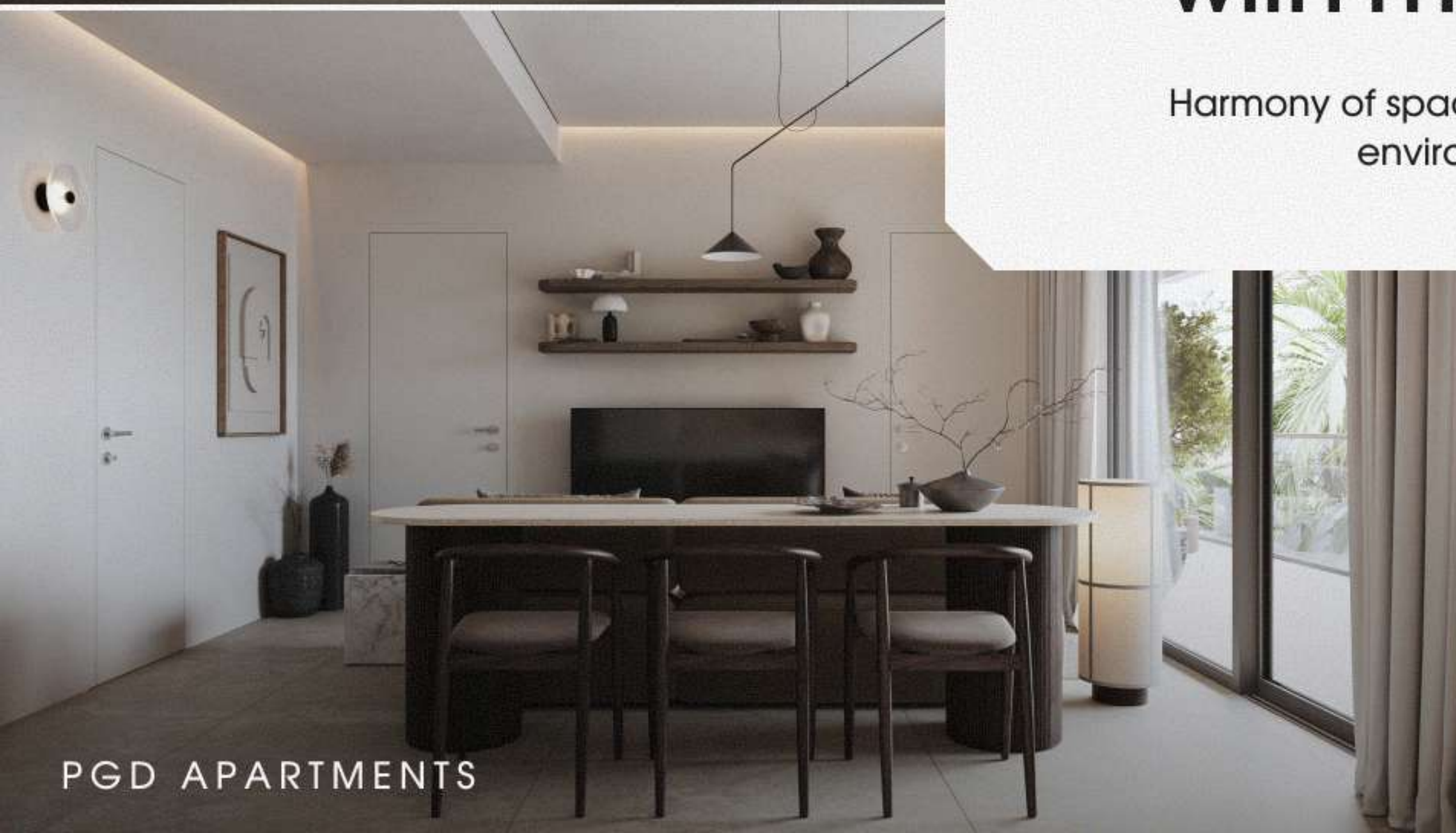
TUME



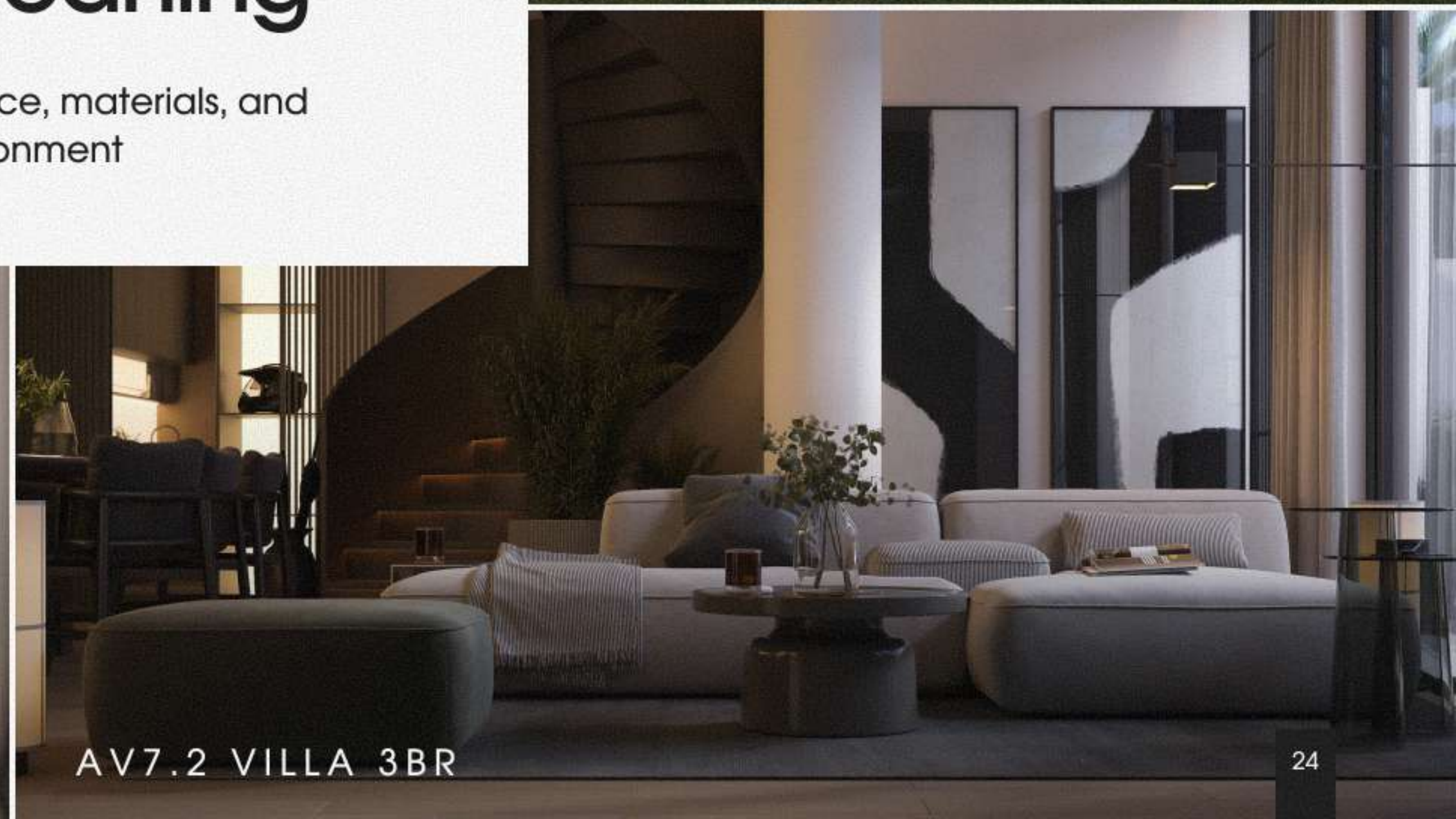
SETTER LIVING COMPLEX

Designing with meaning

Harmony of space, materials, and
environment



PGD APARTMENTS



AV7.2 VILLA 3BR

ROOTS

Your place of power, where time slows down





ROOTS – a place you want to return to

We have combined premium design, natural materials, and a thoughtful income structure.



ROOTS – an investment that works

We have considered every detail of the space so that you earn from every square meter.



Mirrored surface

Natural marble

Brass fittings

Quartz
composite
surface



Glass

Wood and
fabric

Painted wooden
table

Rice paper



Linen curtains

Stainless steel and
marble table

Imported fabric

Rattan rug

Natural veneer

Painted wooden
base

Natural marble



Microcement (plaster)

Rug (cotton)

Linen



Laminated MDF

Microcement plaster

Brass

Reboot, *inspiration,* silence



ROOTS – a location where you can hear nature and yourself.



Living in harmony with nature and the architecture of space.



Comfortable solitude in an eco-friendly space.



A place you want to return to again and again.



BALINESE TRADITIONS

Details of ROOTS

Central Open-space

a space of strength and unity

Open-plan spaciousness

maximum air and light without partitions

Connection with nature

in every space



IRONWOOD

The warmth of wood beneath bare feet

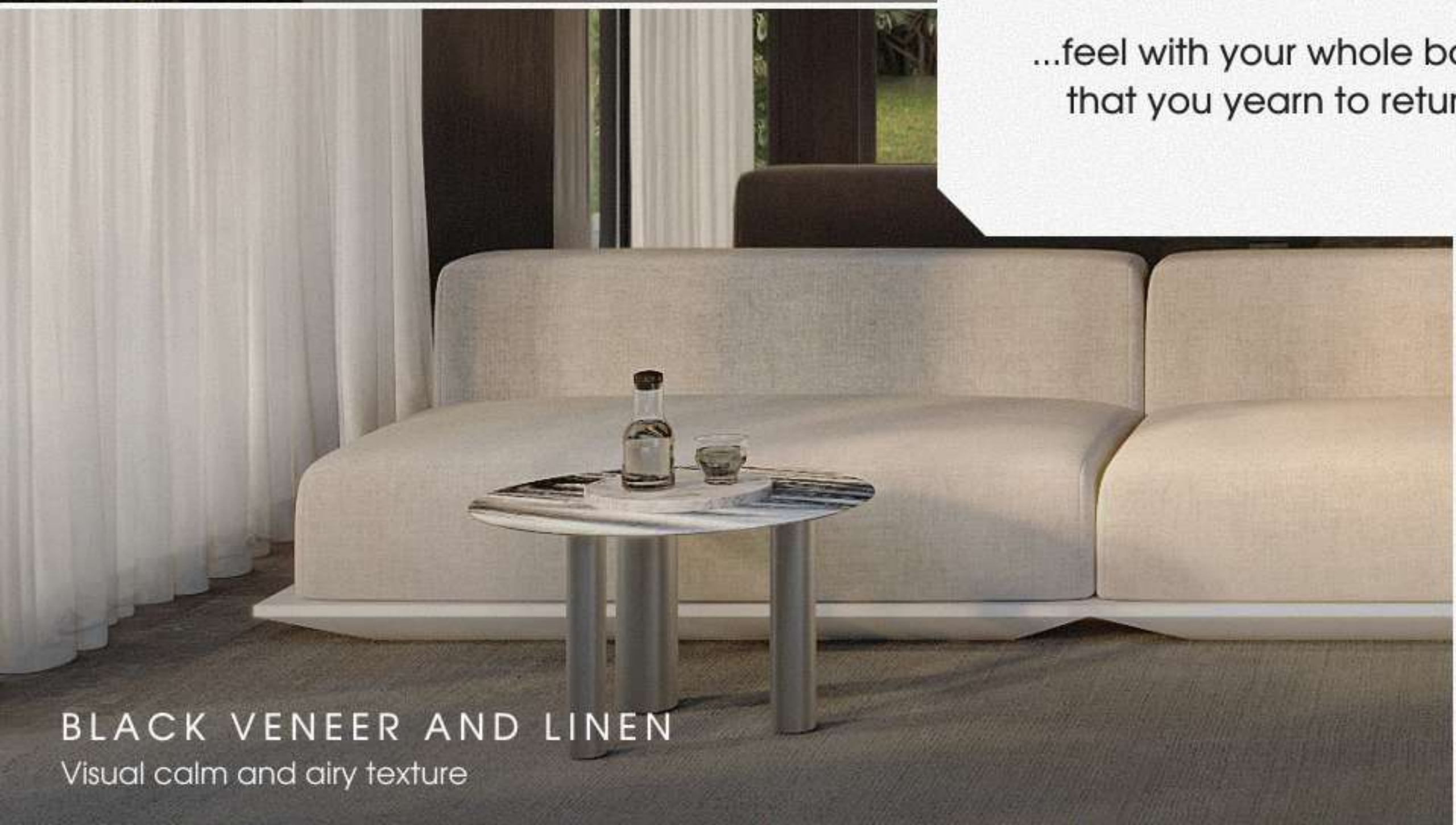


MARBLE TILES

Coolness at dawn

A space *that you...*

...feel with your whole body. A point of attraction that you yearn to return to again and again.



BLACK VENEER AND LINEN

Visual calm and airy texture



PLASTER RESEMBLING CONCRETE

Texture inspired by Balinese temples

The route of your sensations



SIGHT

Thoughtful interplay of shadows and light. In the morning, soft rays glide over textures; in the evening, the warm light of wood creates coziness.



HEARING

Soft acoustics thanks to natural materials. No echoes—only the rustle of palms, the murmur of water, and the wind in the leaves.



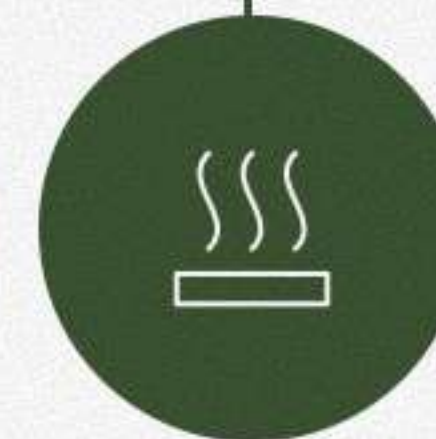
SMELL

The scent of wood, linen, and stone after rain. The space breathes naturally—without artificial fragrances.



TOUCH

Cool marble, warm wood, rough surfaces—inviting to touch, feel, and slow down.



TEMPERATURE

Natural ventilation and living materials create a stable microclimate—without overheating or dry air.



ROOTS

A space that becomes a home from the very first touch...

A home you want to
stay in



ROOTS RESIDENCE

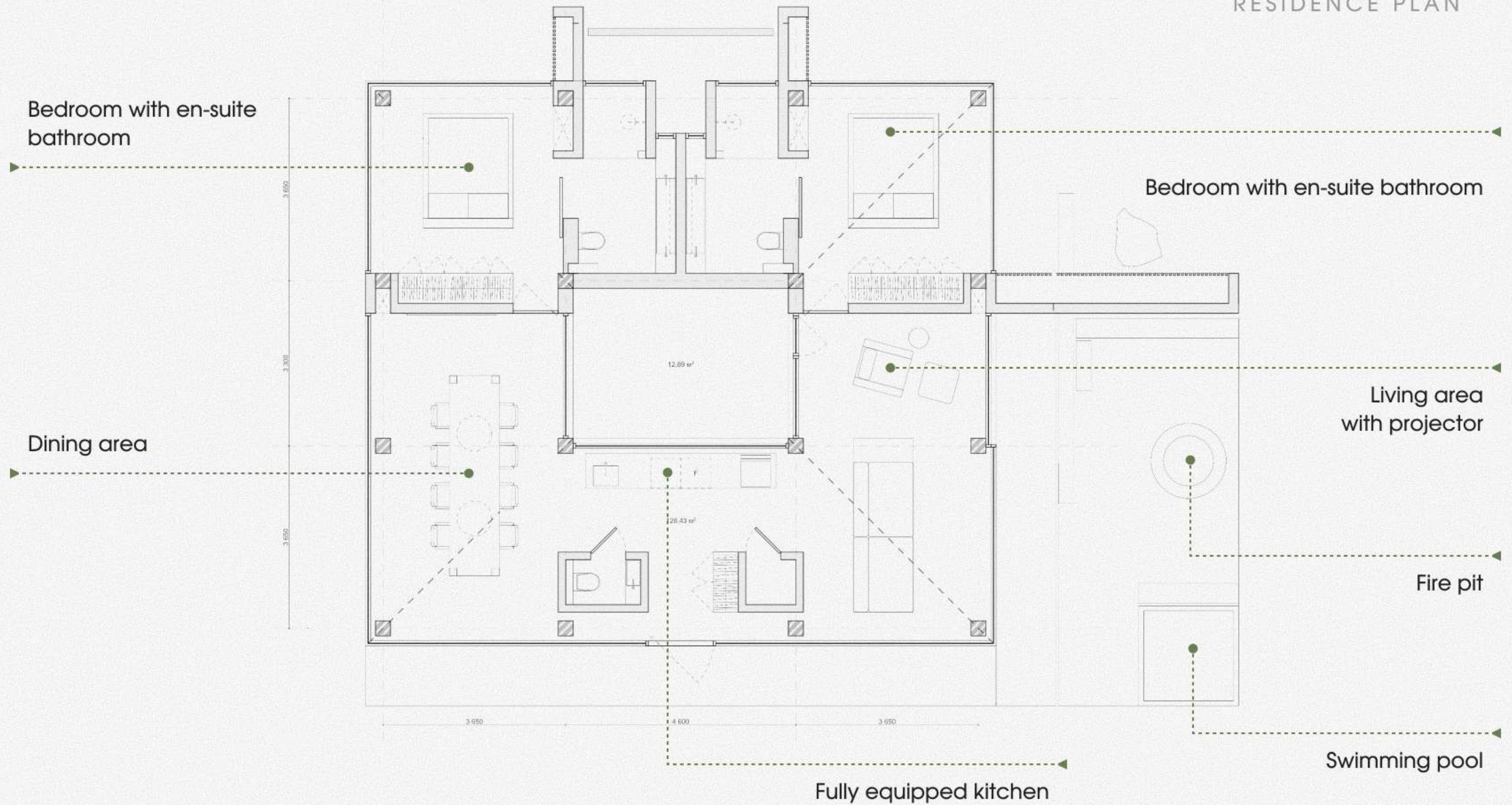
The depth of emotions in simple forms

A space created for slowing down

An elongated pool — reflecting the
sky and the shadows of palms

A fire pit made of black stone — the
centre of evening attraction

RESIDENCE PLAN





400 m²
Total area

3.4 m
Ceiling height

2
Bedrooms

1
Living room

Q3 2026
Completion date

- Panoramic view of the jungle
- Fully equipped kitchen

- Workspace
- Private terrace

- Abundance of greenery
- SPA area with a fire pit and swimming pool

IN EACH VILLA

Comfort *and privacy*

At ROOTS, you will experience the level and security of a luxury hotel — with the privacy and freedom of a private villa.

A place to enjoy a complete holiday with impeccable service.



R



Galvanised steel frame

The villa's shell is installed in six weeks with mathematical precision.



Ironwood

A dense and reliable species of tropical wood, resistant to rot and insect damage.



Local materials

Durable and adapted to the climate.

Construction technologies

TAKING INTO ACCOUNT ALL THE FEATURES
OF THE CLIMATE AND MATERIALS



BREATHABLE ARCHITECTURE

Free from moisture and mould

Natural ventilation runs throughout the building.

Air circulates freely: the house breathes, and the materials work in harmony with the climate.

The metal frame prevents dampness, overheating, and the growth of mould.

Thanks to smart engineering, the house maintains comfort — without overloading air conditioning.



Aesthetics,

WHICH WORKS TOWARDS CAPITALISATION
EVEN BEFORE COMMISSIONING.

An object with media potential

Strong visuals that create a recognisable image on Instagram, architectural collections, and lifestyle media.

Architecture

Designed to evoke emotions.

Ubud – a new place of interest

Affluent Europeans and digital nomads.

*A project with
internal appeal*

ROOTS FORMULA

ROI × Retention

ROOTS - investment property
designed with the potential for a high
percentage of repeat bookings.

Forecast *rental* yield

Investment amount	\$303,000		
	Pessimistic	Realistic	Optimistic
Daily rate	\$260	\$289	\$318
Occupancy rate	71%	76%	81%
Income before expenses	\$67,346	\$80,111	\$93,933
Operating expenses	\$20,571	\$21,703	\$22,928
Management company fee	\$13,469	\$16,022	\$18,787
Net annual income	\$34,731	\$44,098	\$54,244
ROI	11.46%	14.55%	17.90%
Payback period	8.6 years	6.8 years	5.5 years

*CALCULATIONS FOR 2027

THE FINANCIAL MODEL IS PRESENTED SOLELY FOR INFORMATIONAL PURPOSES AS OF THE DATE OF PREPARATION AND IS NOT A PUBLIC OFFER. FINAL TERMS ARE DISCUSSED INDIVIDUALLY.

Projected growth

OF CAPITALISATION AT THE TIME OF RESALE

	Pessimistic	Realistic	Optimistic
Entry price	\$303,000	\$303,000	\$303,000
Down payment	\$55,440	\$55,440	\$55,440
Resale price after 15 months	\$353,000		
Resale price after 24 months		\$390,000	
Resale price after 60 months			\$450,000
Profit without resale commission	\$50,000	\$87,467	\$147,000

Capitalisation Growth Chart



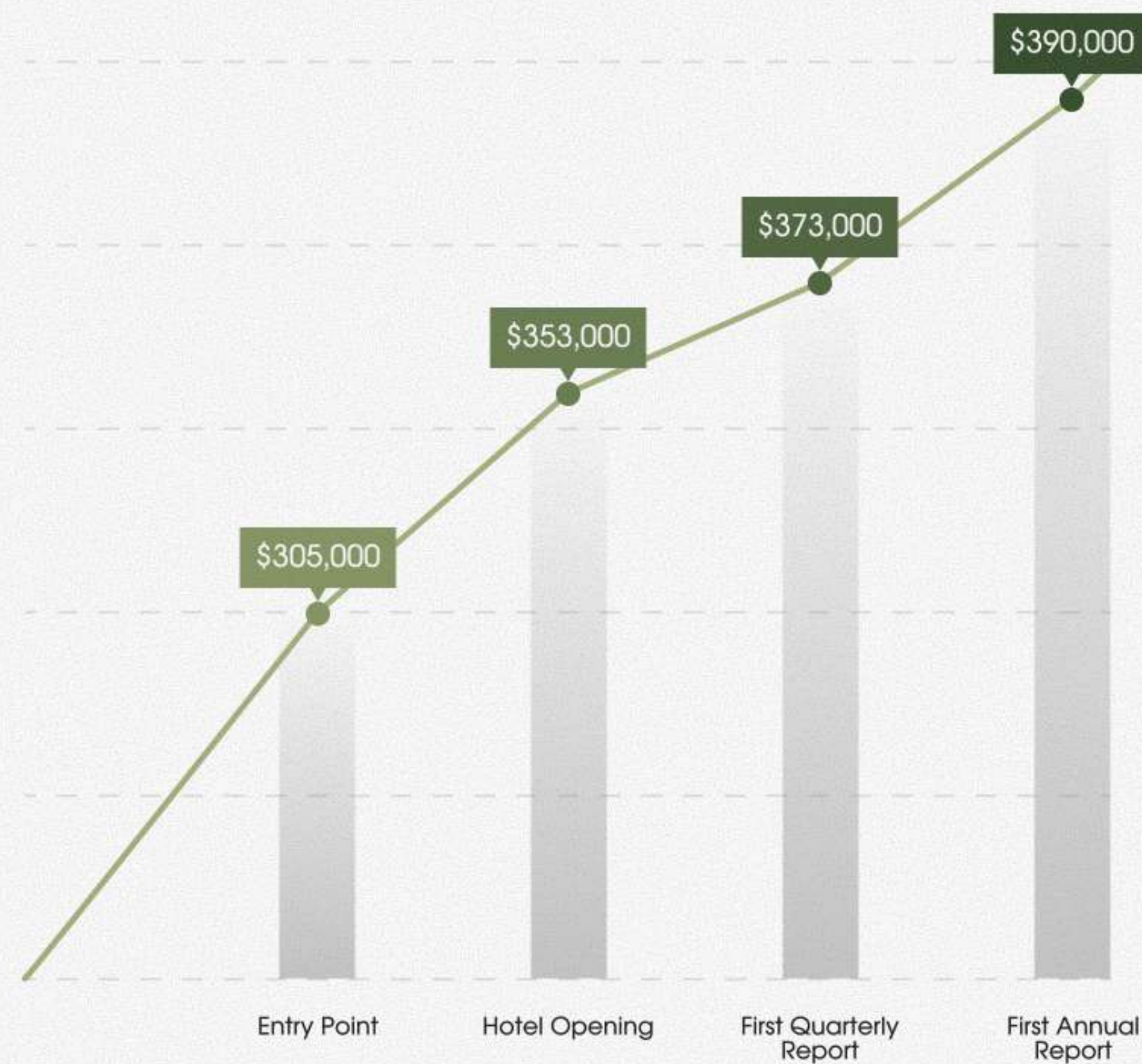
Annual Return for Investor
Entering at \$303,000

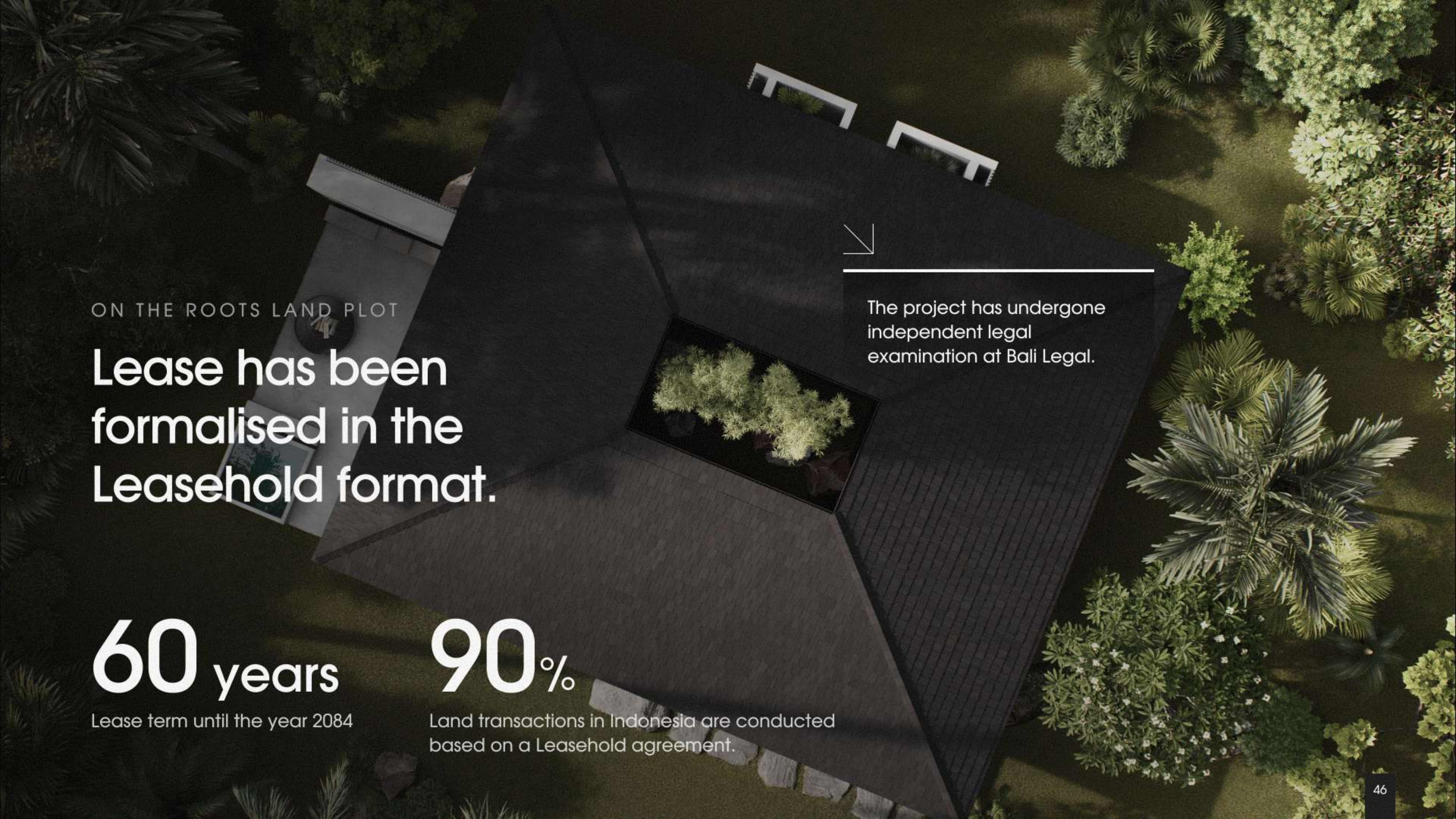
ROI 14.5%



Investor Return on
Secondary Market
Purchase at \$35,300

ROI 12.4%





ON THE ROOTS LAND PLOT

Lease has been
formalised in the
Leasehold format.

60 years

Lease term until the year 2084

90%

Land transactions in Indonesia are conducted
based on a Leasehold agreement.



The project has undergone
independent legal
examination at Bali Legal.



What the price includes:

Furniture

Furnished residence with everything necessary for living.

Bills

Modern utility payment system.

Taxes

Income tax of 11% is included.

Rent

Land lease for 30 years with a guaranteed extension for another 30 years.

Territory

The area around the residence is freely accessible.

Commissioning

Connection of all engineering utilities (water, sewage, electricity).

Purchase conditions

30%

Upon signing the contract

Initial payment, securing the price and terms of the project.

20%

At the start of architectural and construction works

Launch of project documentation and preparation of the site for construction.

25%

After the roof is completed

The object takes shape, the main structure is completed.

20%

After the installation of windows and walls

The premises are sealed from the external environment, internal works begin.

5%

Upon receiving the keys

Final payment — after the completion of the property and handover to the client/customer/buyer.

EXPERTS IN PROPERTY MANAGEMENT

Management company IJI HOME

10+ years

In the hospitality sector

>80%

Complex occupancy

>90%

Guest NPS

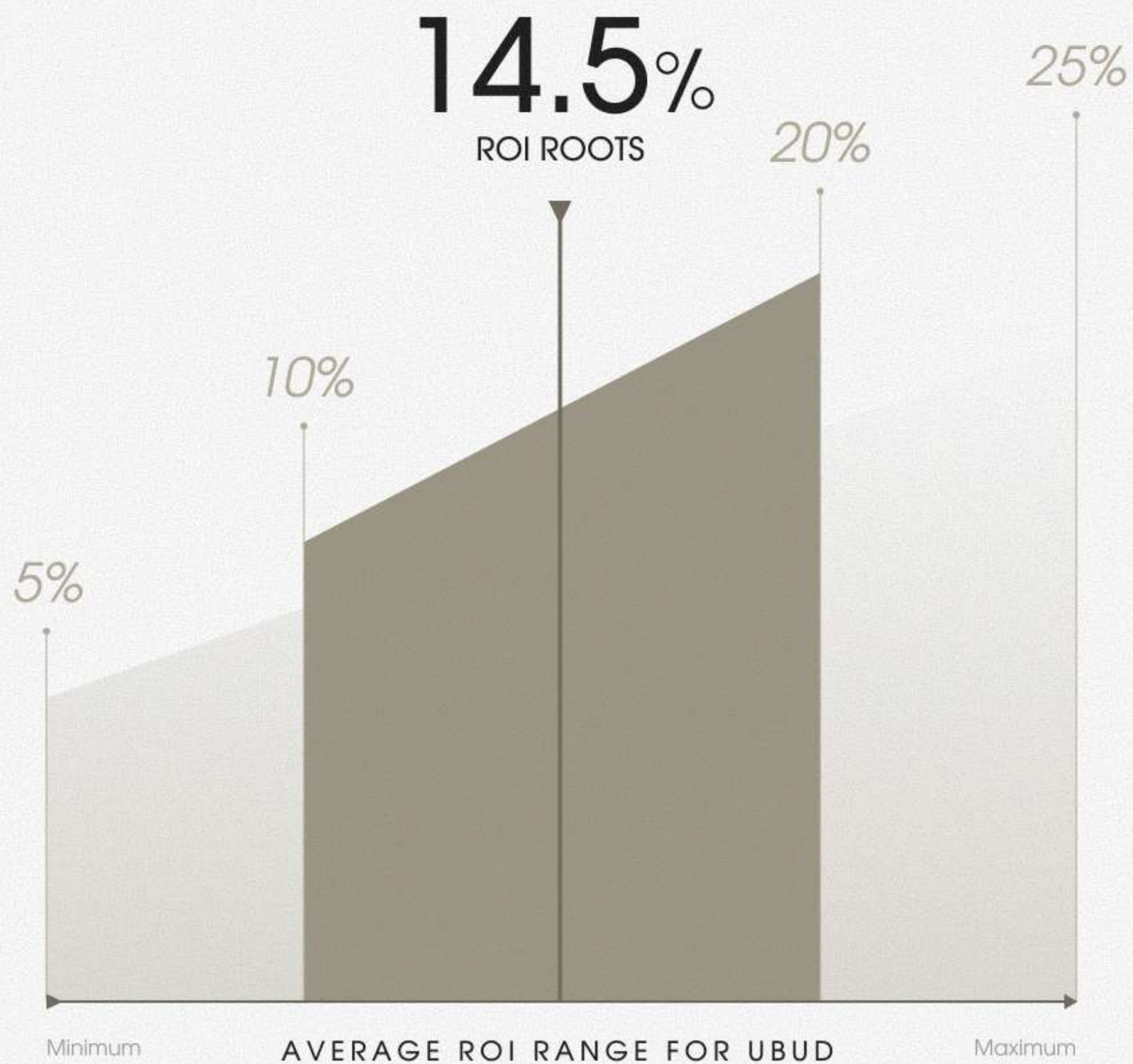
Project manager at Reikart*.

Bringing objects to operational profit from the first month of operation.

* THE LARGEST HOTEL OPERATOR IN UKRAINE



PROJECT PROFITABILITY ANALYSIS



Vladislav Tronov

CEO IJI HOME

We conducted an independent analysis of the potential profitability of the ROOTS project, taking into account all current conceptual and infrastructural parameters.

Based on the results, I can confidently say: a return of 14.5% under a realistic scenario is achievable in the current market conditions.



ONLY THE BEST CONTRACTORS

Construction company AURA x JEP

A team with international experience

And completed projects in Bali.

Own construction equipment

Ensures a stable construction rhythm and precise adherence to the schedule.

Implementation of construction volumes

6 villas.

Own importing company

Verified components from Indonesia and China: from materials to plumbing and furniture.

Guarantees and legal transparency

Official IUJK license

- Class BG-M ("Bangunan Gedung – Menengah"): a license for the construction of projects worth up to 5 million USD.
- Verified in the registry of the Indonesian Ministry of Public Works.

Transparent EPC + SLA contract

- The estimate and deadline are fixed in the contract text.
- Penalties are 0.1% per day for delays; budget overruns are our expense.
- Payments are made in stages through BCA escrow; online reporting 24/7.

Standards and calculations

- Seismic: SNI 1726-2020 (magnitude IX MSK, designed for 50 years).
- Wind and precipitation: SNI 1727-2020 / SNI 2833-2008.
- Concrete: SNI 2847-2019, strength control at each pour.

1 year for finishing and engineering systems (MEP) / 3 years for load-bearing structures

- We retain 5% of the "defect fund" until the end of the warranty period.
- The service team responds within ≤ 48 hours.

Liability insurance Rp 10 billion

- The PT Asuransi XYZ policy covers liability to third parties.
- Separate equipment insurance during the construction period.

Team qualifications

- Workers are certified by LSP Konstruksi; re-certification every 6 months at JEP Academy.
- Membership in GAPENSI and the Indonesian Institute of Architects (through FAM).

Triple quality control JEP™

- Daily technical supervision by foremen.
- Independent verification of structures by FAM engineers.
- Weekly audit by the founder (Ivan Andrus).

CONCLUSION:

One contract — fixed figures, umbrella coverage insurance, and up to 5 years of structural warranty. We secure the result legally, not just verbally.

We design, build,
equip, and hand over
— *as if for ourselves*

ACHIEVEMENTS:

- 25+ premium villas.
(\$250K – \$1M).
- Restaurant Mie Ami in Jakarta.
CLIENT: NIKITA MIRZANI, 16 MILLION FOLLOWERS
- Personal site inspections — every week



Ivan Andrus

CO-FOUNDER AND PARTNER AT JEP

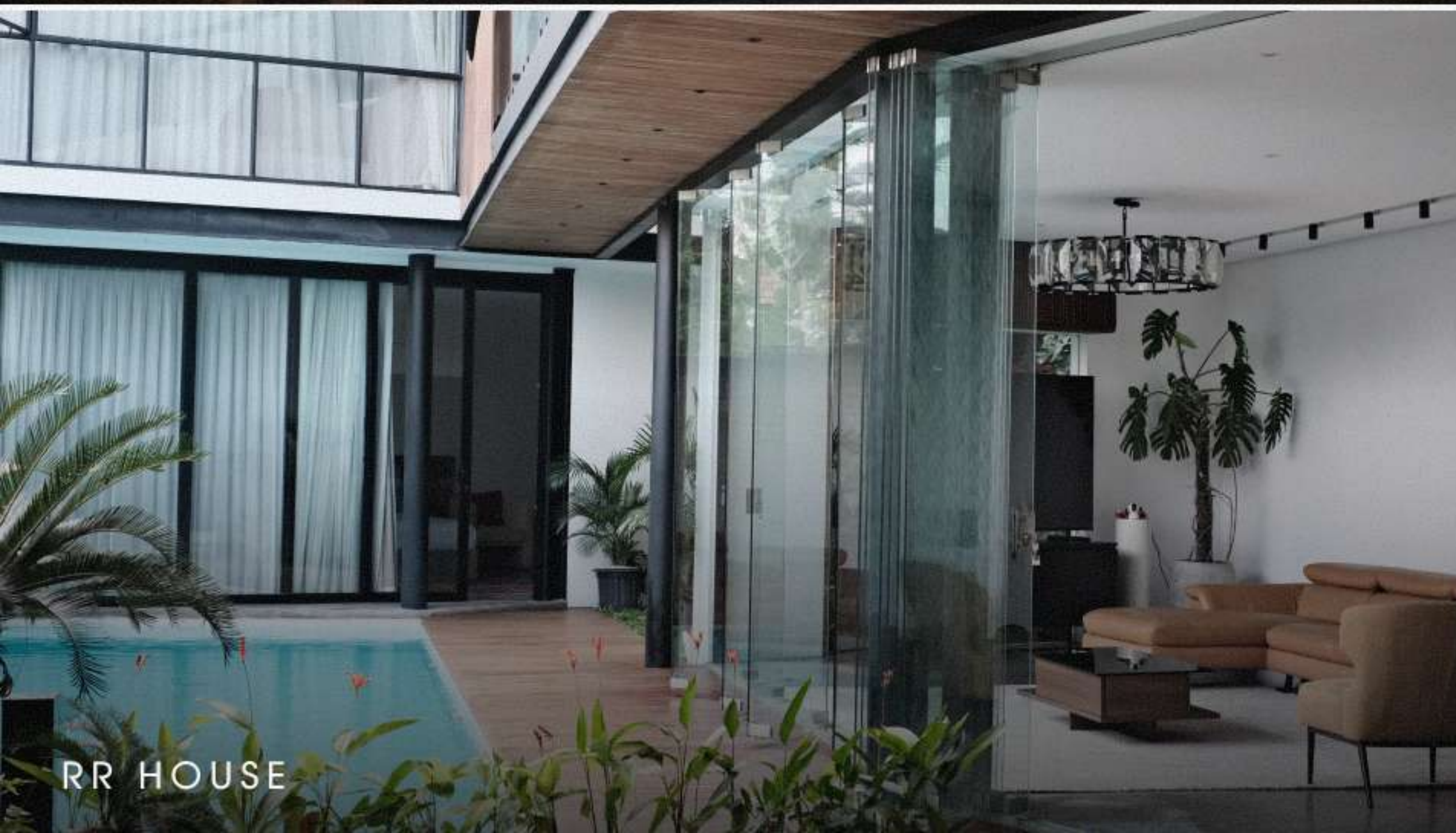
- 13 years in construction: Ukraine, Sweden, Indonesia.
- A particular pride is turning your ideas into profitable projects, without delays or disruptions.



REDU HOUSE



SEVEN HOUSE UMALAS



RR HOUSE



RESTAURANT SHOWROOM



CAVALI 54 LA

With respect for culture, local customs, *and a genuine love for the local population.*



We strive to preserve nature by relocating trees to new locations.



We implement waste and wastewater management technologies.



We use construction technologies that do not harm the environment.



We employ modern water filtration methods that do not harm nature.



Construction technology

We preserve the mango grove by transplanting trees to new locations

A well-thought-out natural ventilation system protects against mould and drying out

Water filtration without harming nature

General ventilation and air cooling minimise harm to nature and energy costs

Metal structures ensure resistance to external influences

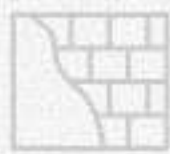
Aerated concrete blocks and concrete ceilings provide a high level of sound insulation, moisture resistance, and an excellent microclimate

Solutions we used for each category:



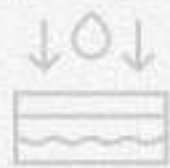
Ventilation

Provides fresh air and normal humidity in ROOTS RESIDENCE.



Concrete quality

No cracks will form in the foundation due to increased humidity.



Drainage

Groundwater will not affect the stability of the foundation.



Materials

Custom orders from trusted suppliers Woodara.



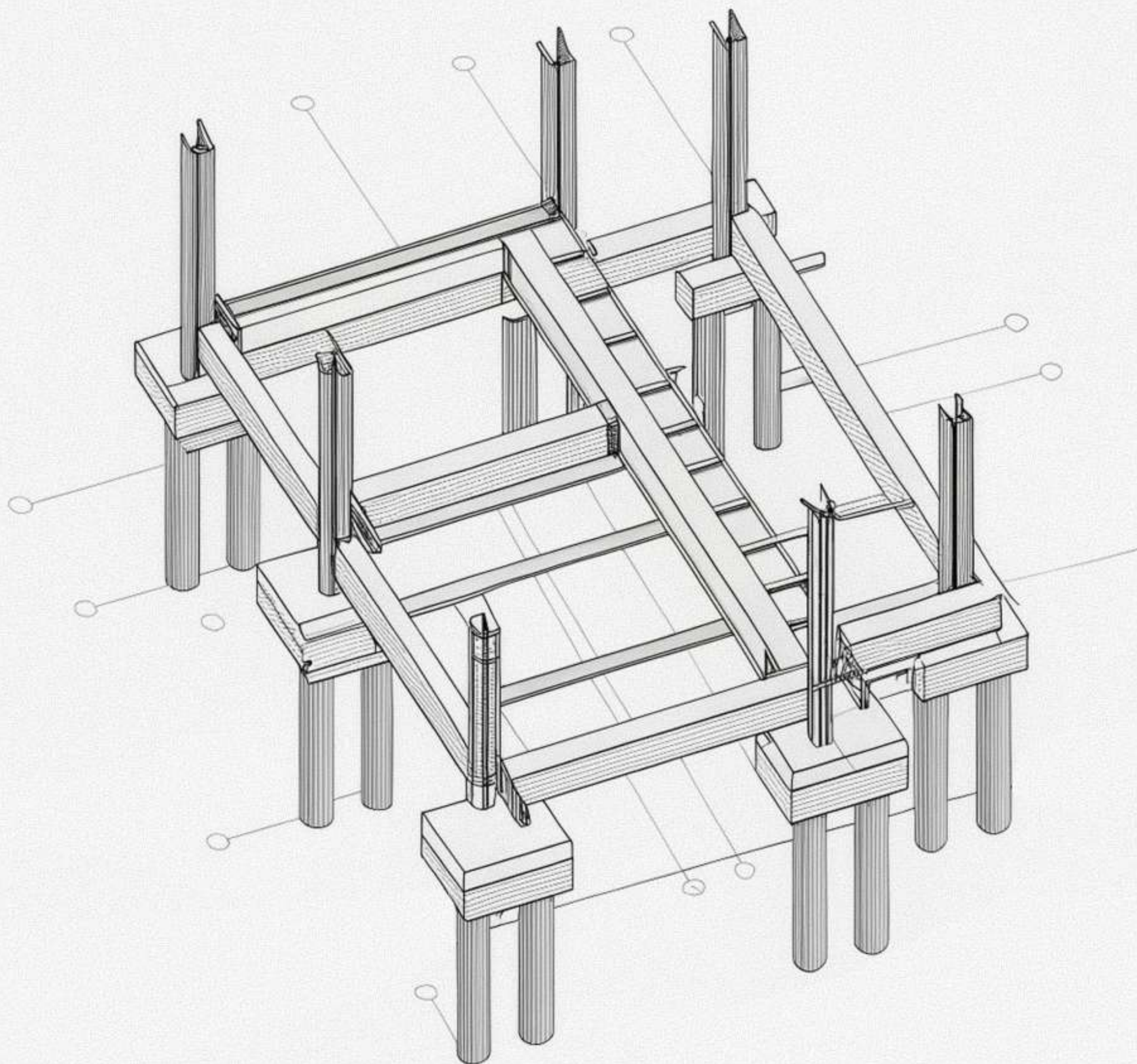
Technical supervision

Control according to international standards while adhering to all construction technologies.



Metal structure

Like in skyscrapers — the lifespan of the structure is over 100 years.



3D MODEL OF THE FOUNDATION

ONLY AT ROOTS RESIDENCE

A reliable foundation means *reliable* *investments*

A pile foundation with 16 supports ensures the building's stability even in seismic activity and challenging weather conditions in Bali.

By elevating the house above the ground, the issue of excess moisture is eliminated — this provides a significant safety margin, guaranteeing the durability of the structure.



Verified partner
factories

443

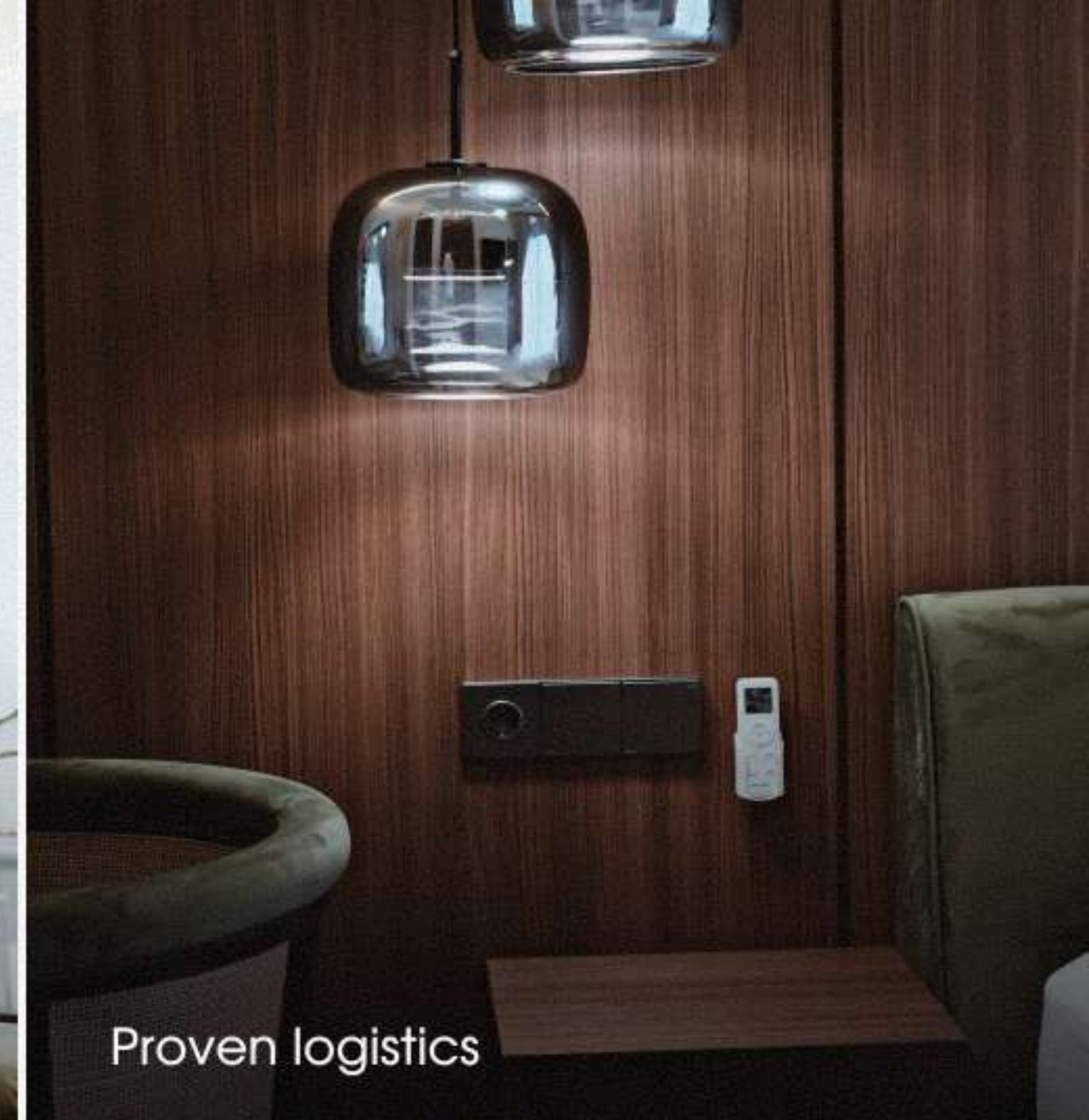


Production and supply
guarantees as per contract



Years in the market

6



Proven logistics



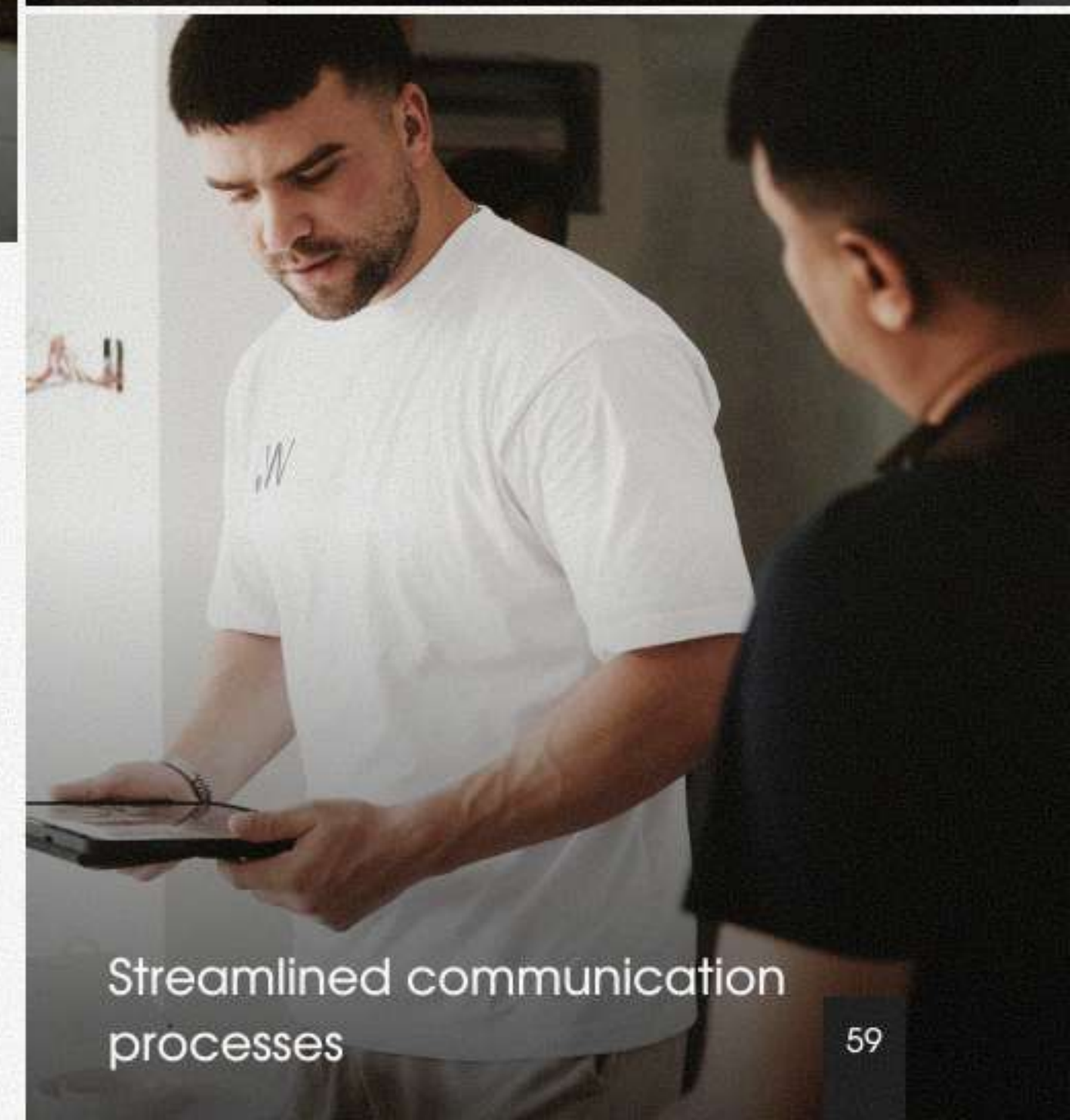
Eco-friendliness

Woodara

EST 2019

WOODARA — our logistics ecosystem

We do not seek contractors — we are contractors ourselves.
WOODARA is part of the JEP group and handles the entire
task of turnkey supply.



Streamlined communication
processes

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