

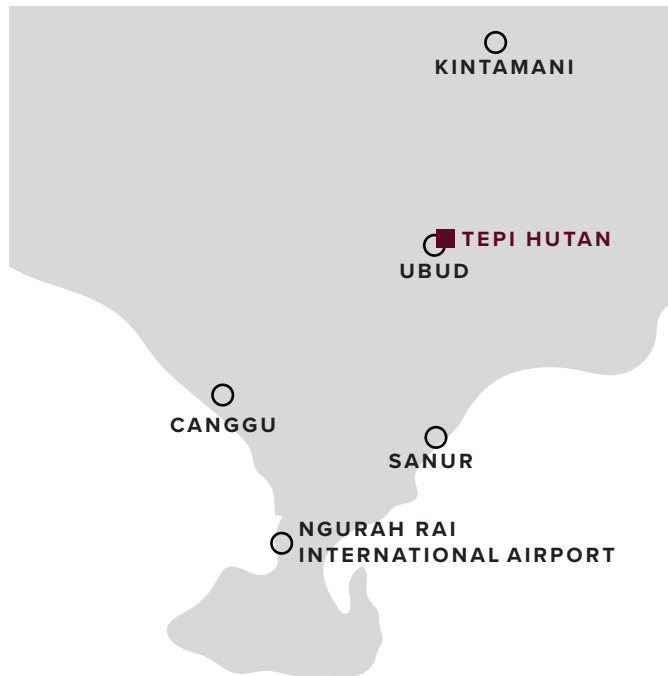


TEPI HUTAN

Discover **TEPI HUTAN**, an exclusive villa development nestled on the edge of a lush Balinese forest near Ubud. Blending traditional Balinese architecture with modern design, each villa offers a seamless indoor-outdoor living experience. Positioned near top international schools and vibrant amenities, **TEPI HUTAN** is an idyllic investment in Bali's coveted real estate market.

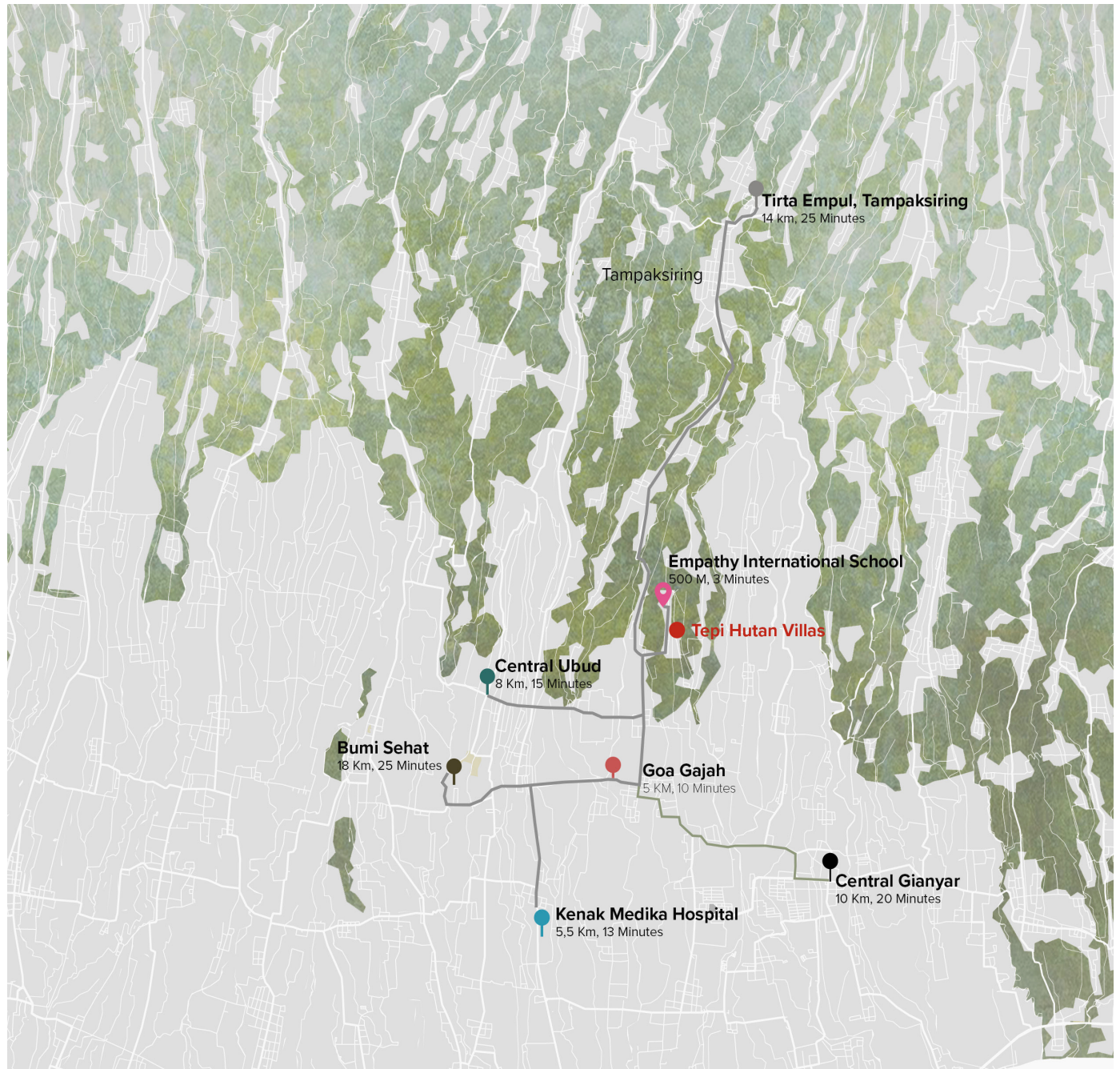
LOCATION

The **TEPI HUTAN** Villas are located 15 minutes east of central Ubud and close to numerous International Schools, amenities and tourist attractions.



TEPI HUTAN VILLA

<https://maps.app.goo.gl/pCQ3RZRKjZafUkqKA>



INTRODUCTION

Introducing **TEPI HUTAN**, an exclusive development of five luxury villas in Pejeng, set on the edge of a lush forest and tranquil river valley. This unique location offers ultimate privacy and a deep connection with nature, just minutes from Ubud, Bali's cultural heart. Tepi Hutan, meaning "the edge of the forest," perfectly captures the serene atmosphere, where modern living blends seamlessly with the surrounding natural beauty. Close to international schools and local amenities, this is your chance to transform your life and experience Bali's rich culture from your own private sanctuary. For further information, contact us today!

FLUID DESIGN

COMBINING INDOORS AND OUTDOORS SEAMLESSLY



At **TEPI HUTAN**, the design of each villa is a beautiful amalgamation of Balinese tradition and modern aesthetics, creating a seamless blend of indoor and outdoor spaces. The architecture incorporates local materials and cultural motifs, reflecting the rich heritage of Bali while adding a contemporary twist. Expansive gardens and lush natural surroundings are integral to the living areas, enhancing the sense of openness and tranquility. The design facilitates a fluid transition between the indoors and the outdoors, with the ability to merge or separate the spaces using sliding glass doors. This feature allows for open, airy living during cooler times and comfortable, enclosed spaces when needed for privacy or climate control.

FAMILY LIVING

At **TEPI HUTAN**, we understand families and meticulously design and construct each villa to maximize family enjoyment. Positioned close to top international schools and exceptional amenities, our villas cater perfectly to family needs. Each space is crafted not only as a potential dream family home but also as a valuable asset in the short and long-term rental markets. The strong demand in this popular area of Bali ensures that your investment remains robust, offering both a sanctuary for your family and a lucrative investment opportunity.

QUALITY AND COMFORT

At **TEPI HUTAN**, each villa reflects quality design with a touch of Balinese inspiration, combining traditional elements with modern sophistication. Every detail, from the architecture to the interiors, showcases exceptional craftsmanship and tasteful elegance. Built to the highest standards, these villas offer both durability and luxury, creating a serene yet refined living experience. The harmonious blend of natural materials and thoughtful design ensures that each space exudes timeless beauty and comfort.

ARCHITECTURAL DESIGN

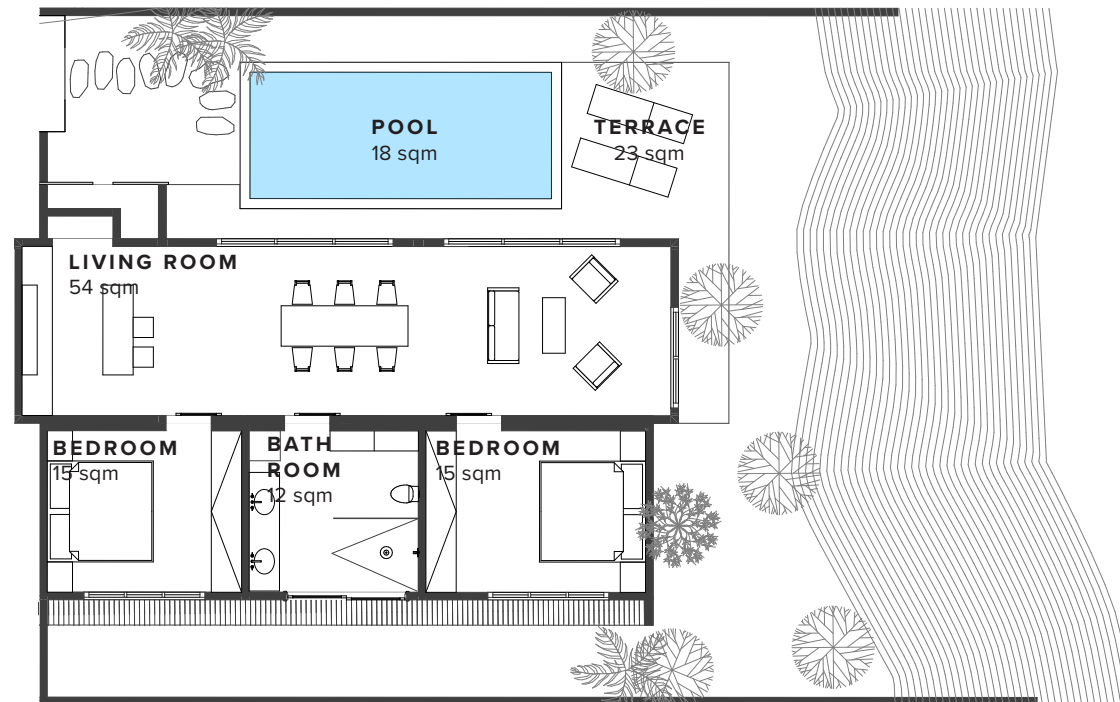
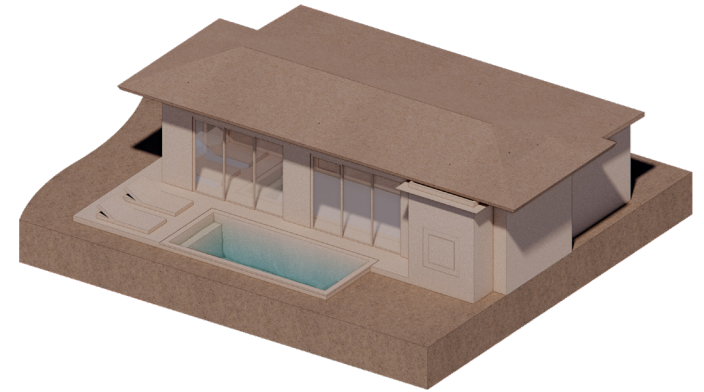
Each villa at **TEPI HUTAN** is a masterpiece of architectural design, blending traditional Balinese influences with modern elegance. The spacious open-plan living area connects seamlessly with the natural surroundings through large sliding glass doors, which, when opened, dissolve the boundaries between indoors and outdoors. This design allows for an immersive experience, where natural light, fresh air, and the sounds of the forest become part of your living space. The layout includes two 3-bedroom villas, each with an en-suite and a main bathroom, and three 2-bedroom villas, each with a family bathroom.

Outside, each villa boasts a large family swimming pool, perfect for relaxation and play. The expansive terrace is ideal for entertaining guests or enjoying meals with loved ones, while the extended gardens provide quiet areas for personal space and reflection, offering a balance of social and private living. Thoughtfully crafted with high-quality materials and attention to detail, these villas offer not only beauty but comfort, making **TEPI HUTAN** a true sanctuary where nature, luxury, and space coexist.



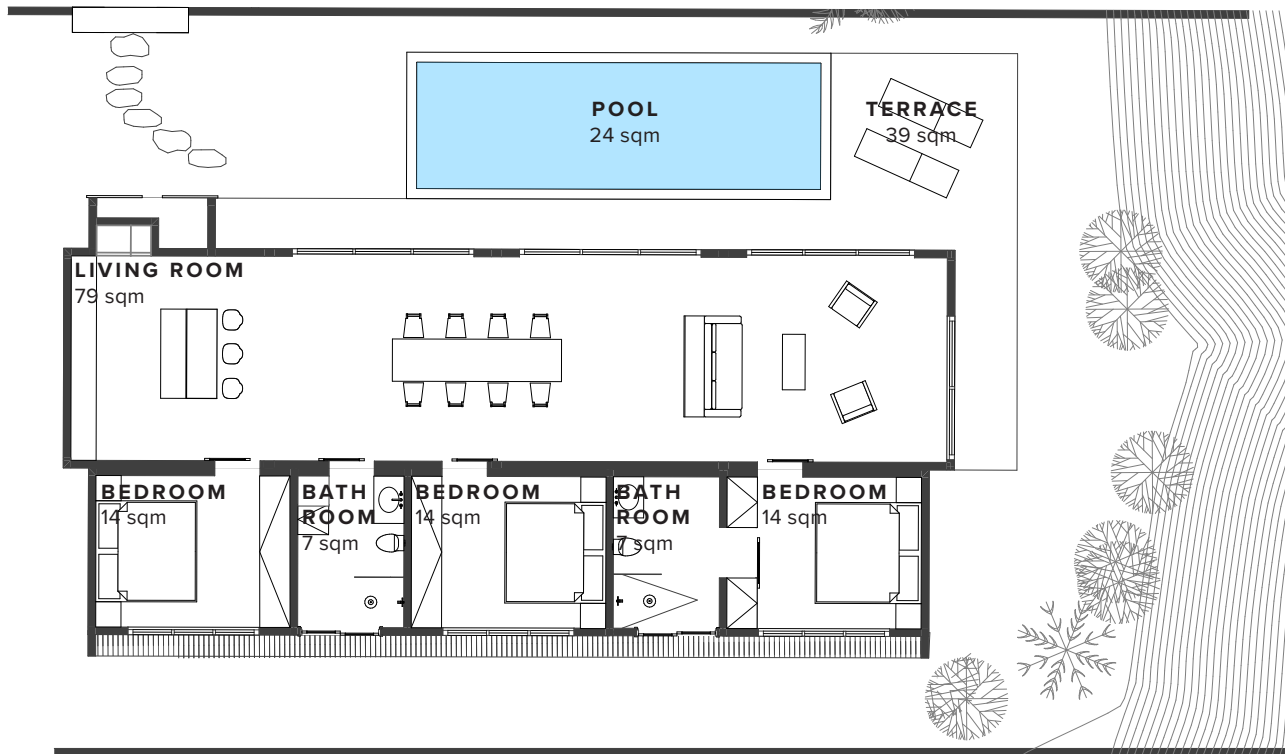
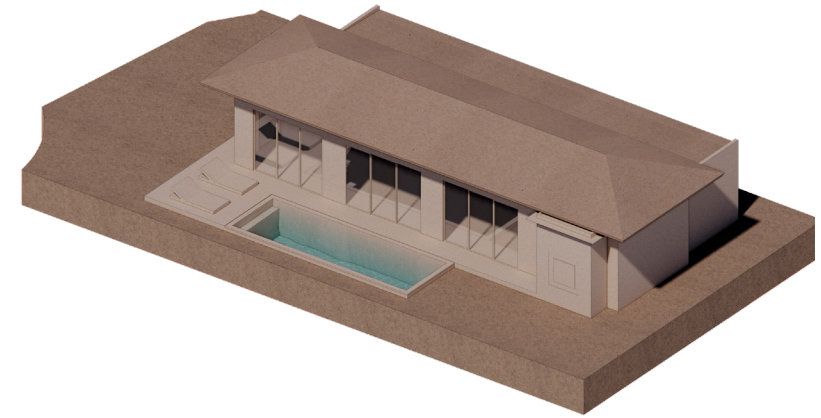
TWO BEDROOM VILLA

138 sqm total area
97 sqm inside
18 sqm pool
23 sqm terrace



THREE BEDROOM VILLA

198 sqm total area
 134 sqm inside
 24 sqm pool
 39 sqm terrace



SITE PLAN

17.8 are	total area
3.4 are	Plot 1
4.0 are	Plot 2
2.5 are	Plot 3
2.2 are	Plot 4
2.3 are	Plot 5
3.4 are	common areas, access



PRICING AND POTENTIAL RENTAL RETURNS

Priced competitively, these villas are not only the perfect family home but also a solid financial investment, offering strong rental yields in both the long-term and short-term rental markets. This flexibility ensures the property remains an excellent option as your objectives evolve over time.

				INVESTMENT	YEARLY RENT	ROI	AVAILABLE
PLOT 1	3.4 ARE	3 BEDROOM VILLA	158 SQM	USD 320.000	USD 35.000	12%	APRIL 2025
PLOT 2	3.3 ARE	3 BEDROOM VILLA	158 SQM	USD 320.000	USD 35.000	12%	APRIL 2025
PLOT 3	2.5 ARE	2 BEDROOM VILLA	115 SQM	USD 230.000	USD 28.000	12%	APRIL 2025
PLOT 4	2.1 ARE	2 BEDROOM VILLA	115 SQM	USD 223.000	USD 27.000	12%	APRIL 2025
PLOT 5	2.1 ARE	2 BEDROOM VILLA	115 SQM	USD 223.000	USD 27.000	12%	APRIL 2025

Additionally, Bali’s growing reputation as a global tourism destination, combined with the villa’s prime location near Ubud, makes it likely that property values will continue to rise, enhancing long-term returns. This presents a unique opportunity for both income generation and capital appreciation. Villa management services are available for both short and long-term rentals. The villa is offered on a 25-year leasehold, with a 15-year extension available at a fixed price, and priority for further extensions. Whatever your requirements, we will be able to help you create the dream home or investment you’ve been seeking.

GET IN TOUCH

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