Dream Believe Become
Bali - Indonesia
TEPI HUTAN VILLAS
Private forest-edge 15 minutes from central **Ubud**.
Where ***modern family*** life meets timeless **Balinese charm.**

Welcome to Tepi Hutan

a new way of living.

We're **Ian and Franziska**, founders of Dream Believe Become.
After successful international careers in business, we relocated from Europe to Bali with a vision: to build a home that nurtures family, community, and freedom.

When we couldn't find what we were looking for, we decided to create it ourselves. And we approached it the only way we knew how with rigour, professionalism, and the highest standards.

We assembled a team of proven local experts in architecture, construction, engineering, and law each selected for their integrity and track record. Together, we've created Tepi Hutan: a boutique villa community shaped by experience, guided by values, and built to last.

Come join us in building a life less ordinary.

Location

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

PELANGI SCHOOL
15 MIN

WOOD SCHOOL
7 MIN

EMPATHY SCHOOL
2 MIN (WALKING DISTANCE)

AIRPORT
60 MIN

SANUR BEACH
35 MIN

UBUD CENTRAL
15 MIN

Open Google Maps Location

The sweet spot between culture, calm and capital growth.

Located just 15 minutes east of central Ubud, Pejeng is fast becoming Bali's most desirable residential pocket. Close to top international schools and thriving expat communities, yet still surrounded by rice fields and tradition.

With land values rising, the Indonesian Rupiah at historic lows, and increased demand for long-stay family rentals, this is not just a dream lifestyle - it is smart timing.

The Vision

Five villas. One community. Built with purpose.

Tepi Hutan is a gated development of five villas set along a forest ridge and river valley. Each villa is a private sanctuary, designed for fluid indoor-outdoor living, with family-sized pools, gardens, and lush tropical landscaping.

Whether you are moving in full-time, investing for rental, or securing a long-term second home. Tepi Hutan is flexible enough to adapt as your needs evolve.

Functional Design simplicity meets Balinese soul.

Every villa blends local craftsmanship
Functional architecture design:

- Natural materials like wood and stone
- Open-plan living with large sliding glass doors
- Seamless transitions between interior and garden
- Terraces designed for entertaining, relaxing, or both

The result: a space that lives with the seasons
and breathes with the forest.

Designed for Families

Every villa is positioned to offer privacy, shade, and play space. Interiors are smart and flexible. Kitchens are practical. Pools are large enough to actually swim in.

And schools? A short drive away. We have built with real family life in mind - because we live here too.

Plot 1 - Three Bedroom Villa

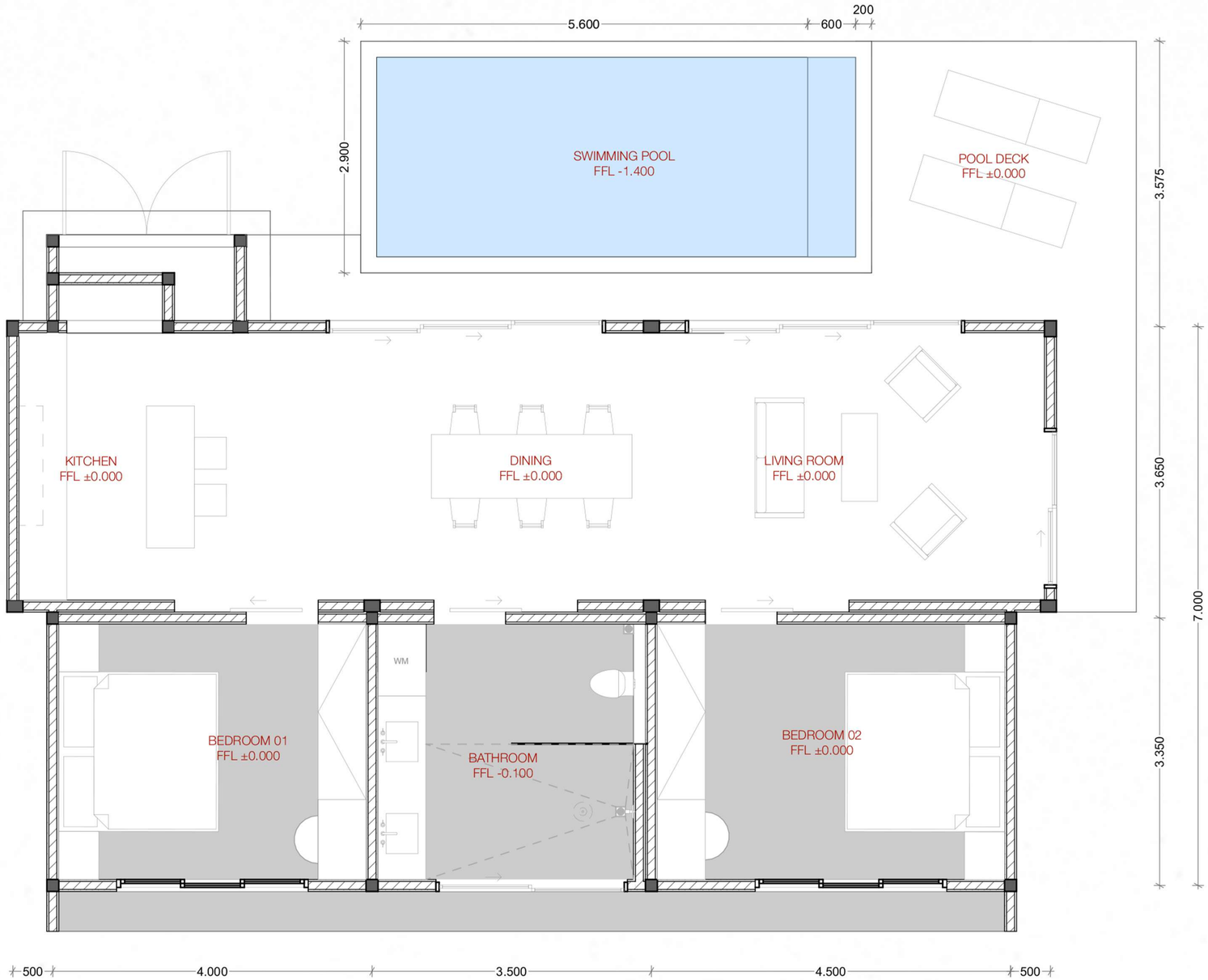
Your Front-Row Seat to Bali's Golden Hour

The signature three bedroom villa at Tepi Hutan, ideally positioned at the front of the development with sweeping sunset views over a canopy of palm trees.

- 3 bedrooms including master with ensuite
- 158 sqm built area on 3.4 are
- 24 sqm private pool
- 39 sqm shaded terrace
- Fully furnished, open-plan living
- Completion: August 2025

Lease until February 2049
+10 Years Extention Availaible

Plots 3, 4 & 5 - Two Bedroom Villas



Each villa, uniquely framed by nature.

- Plot 3: Extra garden space on 2.5 are

- Plot 4: Natural waterfall backdrop - Amazing view of the jungle canopy.
- Plot 5: At the edge of the site - ultimate privacy.

All include:
- 115 sqm build
- 2 bedrooms + family bathroom
- 18 sqm pool, 23 sqm terrace
- Fully furnished
- Completion: December 2025

Lease until February 2049
+10 Years Extention Availaible

Life in Pejeng Cagaan a Warm Balinese Village

Daily ceremonies and temple life

Built in a yellow-zoned area, surrounded by a local community, and scenic walking paths just outside your gate

Five-minute walk to Empathy International School

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 & Availability

Plot	Bedrooms	Prices (IDR)	Handover
1	**3 bed**	**4.85B**	**September 2025**
2	**3 bed**	**RESERVED**	**Agustus 2025**
3	**2 bed**	**3.5B**	**December 2025**
4	**2 bed**	**3.5B**	**December 2025**
5	**2 bed**	**3.5B**	**January 2026**

Return on Investment

Key Numbers

	2-bed	3-bed
Price	3,500,000,000	4,850,000,000
Scenario	Base	Base
Occupancy Rate(%)	76	67
Average Daily Rate - USD	112	218
Annual Revenue - USD	31,245	53,780
Total Expenses - USD	11,466	16,869
Nett Income - USD	19,779	36,911
Nett Income - IDR	321,554,479	599,960,207
Annual ROI	9.2%	12.4%
Years to Breakeven	10.9	8.1

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Let us talk.

Dream Believe Become

Phone: +62 853-3377-2032
Email: Info@dbb.asia

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