



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.



MULTIPLE INTERNATIONAL SCHOOL
15 MINS



UBUD CENTRAL
15 MIN



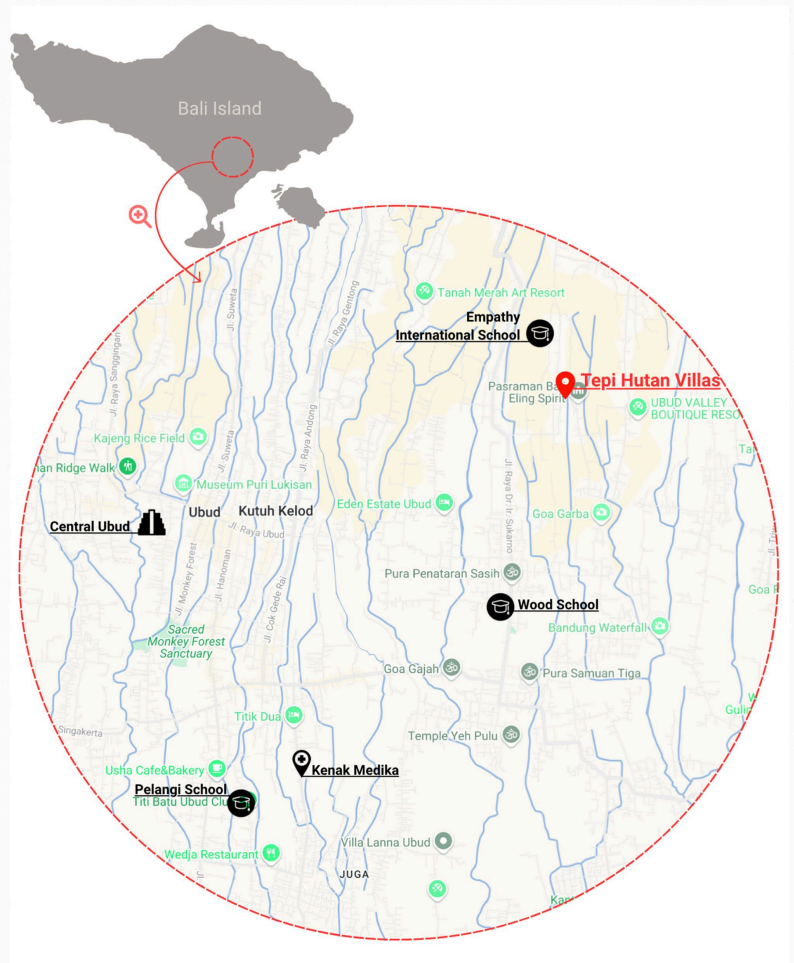
SANUR BEACH
35 MIN



AIRPORT
60 MIN



Open Google Maps Location



TEPI HUTAN - Pejeng Cagan, Ubud, Bali



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.



TEPI HUTAN - Pejeng Cagan, Ubud, Bali





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.



3 Bedroom Villa



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TEPI HUTAN - Pejeng Cagan, Ubud, Bali

Plot 01 : The Sunset View

Imagine a home where every evening is a masterpiece. This exceptional 3-bedroom property, ideally located near the entrance, is perfectly oriented to the west to capture breathtaking, uninterrupted views of the sun setting over the picturesque village. This isn't just a home, it's a front row seat to nature's most spectacular show, a tranquil and beautiful backdrop to your everyday life.



3 bedrooms including master with ensuite



24 sqm private pool



Fully furnished, open-plan living



158 sqm built area on 3.4 are



39 sqm shaded terrace



10500 Kwh



2 Bedroom Villa



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Bali - Indonesia

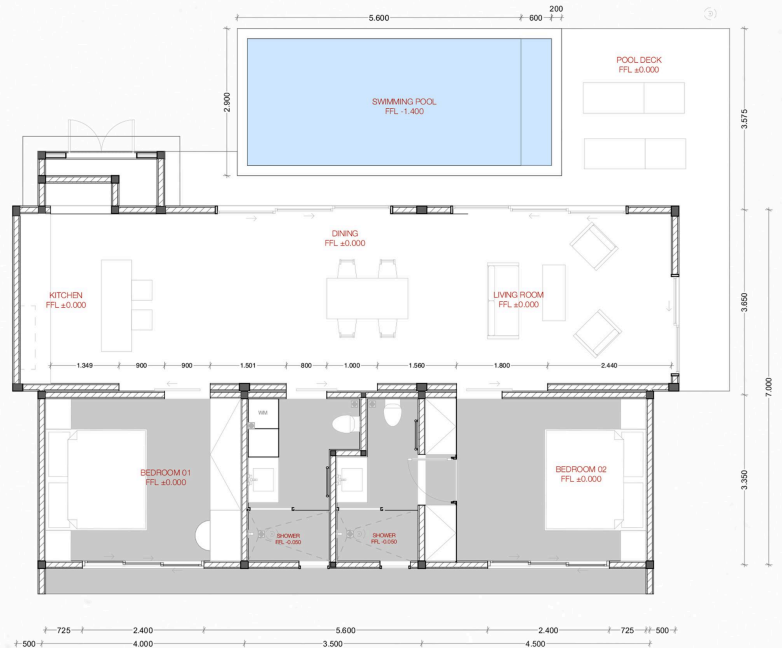


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TEPI HUTAN - Pejeng Cagan, Ubud, Bali

Plot 03 : The Waterfall Sanctuary

The largest 2 Bedroom plot ideal for small families or couples. Step into your own private haven with a spacious garden that leads directly to a breathtaking waterfall view. This isn't just a home; it's a peaceful sanctuary where you can unwind, reconnect, and be inspired by the soothing sounds of nature.



110 Sqm
build



18 s q m pool,
23 s q m terrace



7700
Kwh



2 bedrooms
+ family bathroom

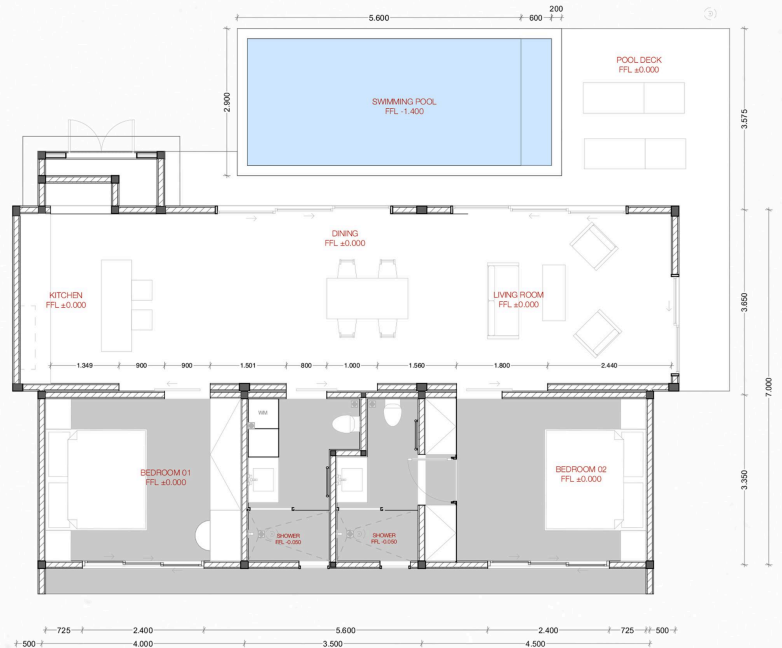


Fully
furnished



Plot 04 : Your Private Forest View

Discover a sanctuary where sight and sound combine to create a perfect retreat. This charming 2-bedroom villa places you right in the heart of nature. Your windows become a living portrait of the lush forest, while the soothing sounds of a nearby waterfall and the cheerful calls of birds fill the air. This is more than a home; it's a sensory escape, designed for those who want to be completely enveloped by nature's beauty.



110 Sqm
build



18 s q m pool,
23 s q m terrace



7700
Kwh



2 bedrooms
+ family bathroom

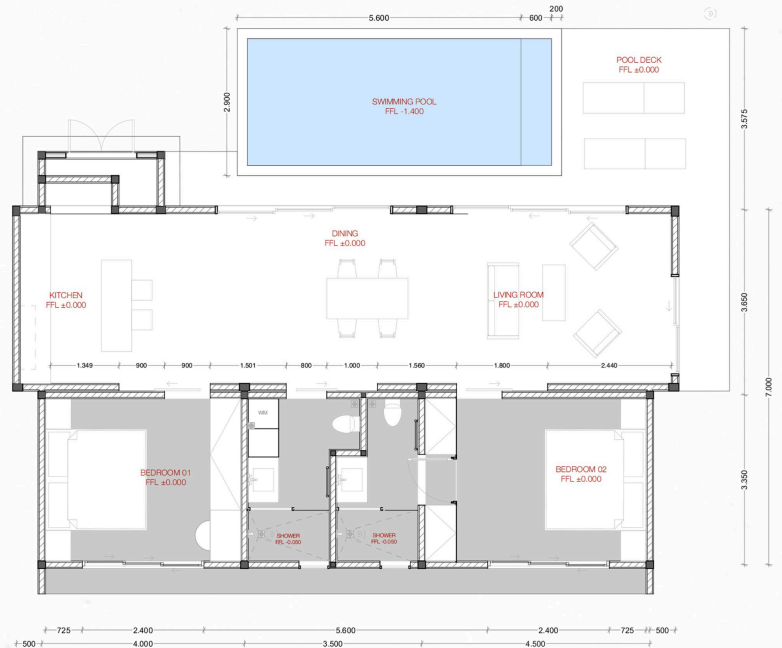


Fully
furnished



Plot 05 : A Glimpse of Bali

Step into a truly unique living experience at this secluded 2-bedroom villa. Located in a private plot with stunning cliff and tree views, this home offers a deep connection to Balinese culture. With a nearby temple and the constant, comforting scent of incense, you will feel a part of the local way of life. This serene villa is not just a place to live; it's an invitation to embrace a lifestyle of peace and spiritual harmony.



110 Sqm
build



18 s q m pool,
23 s q m terrace



7700
Kwh



2 bedrooms
+ family bathroom



Fully
furnished



Life in Pejeng Cagaan a Warm Balinese Village



Daily ceremonies and temple within the garden



Surrounded by a local community, and scenic walking paths just outside your gate



- 17.8 are Total area
- 3.4 are Plot 1
- 4.3 are Plot 2
- 2.5 are Plot 3
- 2.2 are Plot 4
- 2.3 are Plot 5
- 3.2 are Communal area

- Plot Border
- - - Land Border



Pricing & Availability

Plot	Bedrooms	Prices (IDR)	Handover
1	3 bed	4.85B	December 2025
2	3 bed	RESERVED	COMPLETE
3	2 bed	3.7B	December 2025
4	2 bed	3.6B	January 2026
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









Let's talk.

Dream Believe Become

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