



K Club Expansion

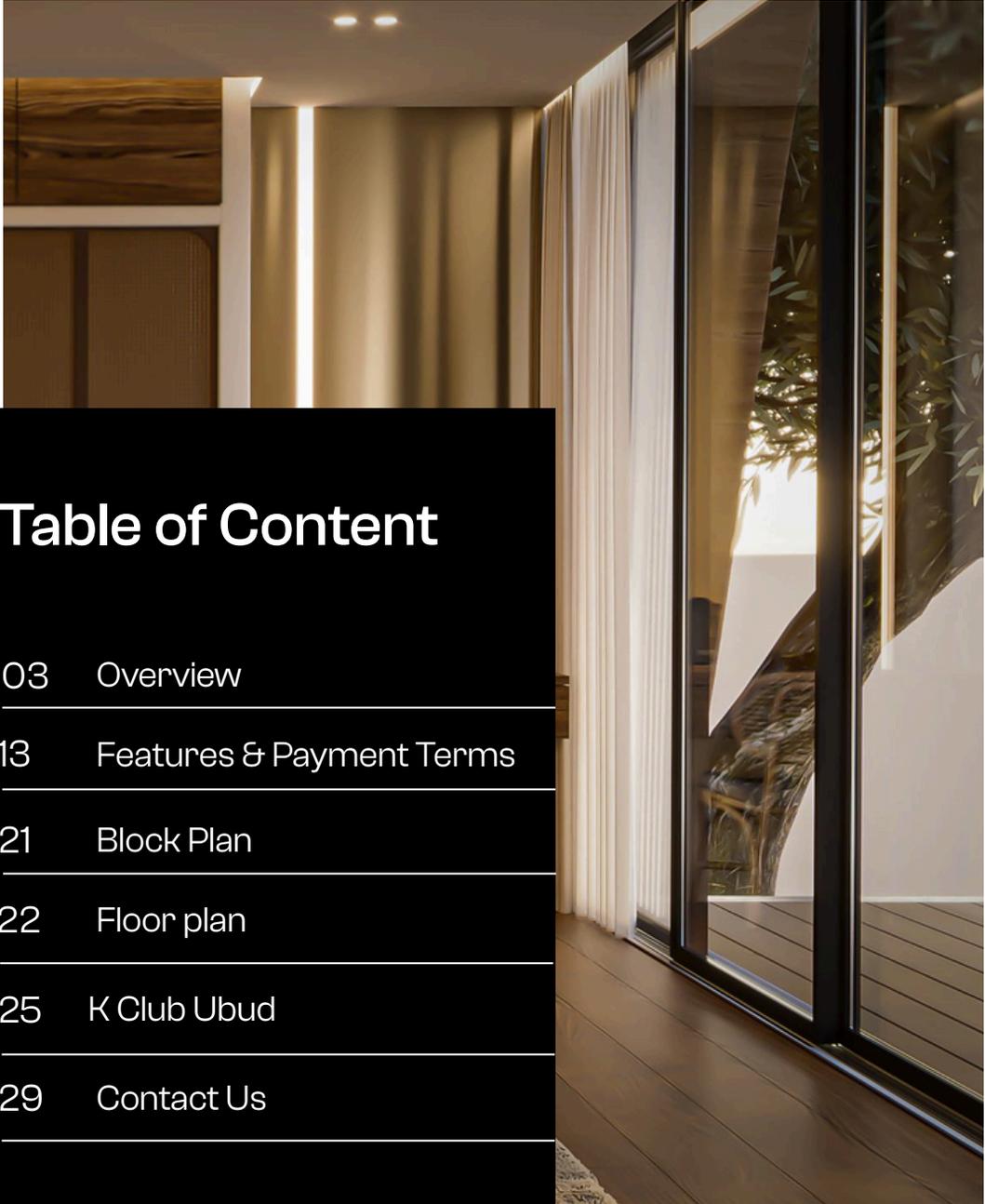


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A sanctuary sculpted into the jungle,
where architecture flows with nature.



Featuring the iconic curved rooftops, floor-to-ceiling glass, and elevated living spaces overlooking lush tropical greenery. Warm natural materials, stone textures, and organic lines create a seamless balance between modern elegance and earthy serenity.

Presidential Cocoon



Nestled amidst lush greenery, this cocoon-shaped villa embodies organic luxury and tropical serenity.



Embracing the lush jungle with effortless grace. Its organic curves and earthy tones evoke both modern elegance and natural harmony. A tranquil escape where design meets the soul of Bali.

Premium Cocoon



Soft lighting and natural textures create a warm, elevated environment. The space feels both sophisticated and effortlessly inviting.

Beautifully curated living space defined by sculptural curves, warm textures, and an iconic circular opening that floods the room with natural light.





Thoughtfully crafted to offer a sense of calm and comfort. The Cocoon Signature blends natural wood, soft fabrics, and curated lighting to create a warm, enveloping atmosphere.

Floor-to-ceiling glass connects the serenity inside with the lush jungle outside, while bespoke furnishings and seamless storage ensure both elegance and practicality. A space where luxury feels organic, and every detail whispers tranquility.

Interior



Designed for inspired minds and serene moments, the Cocoon signature blends refined minimalism with the warmth of nature. From sculptural furnishings to tactile finishes, each element encourages focus, clarity, and calm. Overlooking your private pool and surrounded by jungle stillness, it's more than a workspace: it's a sanctuary for ideas and introspection.



Interior



Serenity in Every Detail

A space to connect, unwind, and breathe. The Cocoon Living Room invites nature inside through expansive glass walls and organic textures, blurring the line between indoor elegance and outdoor serenity.

Curved lines, tactile materials, and ambient lighting create a welcoming atmosphere that transforms every gathering into a quiet celebration of comfort and design.

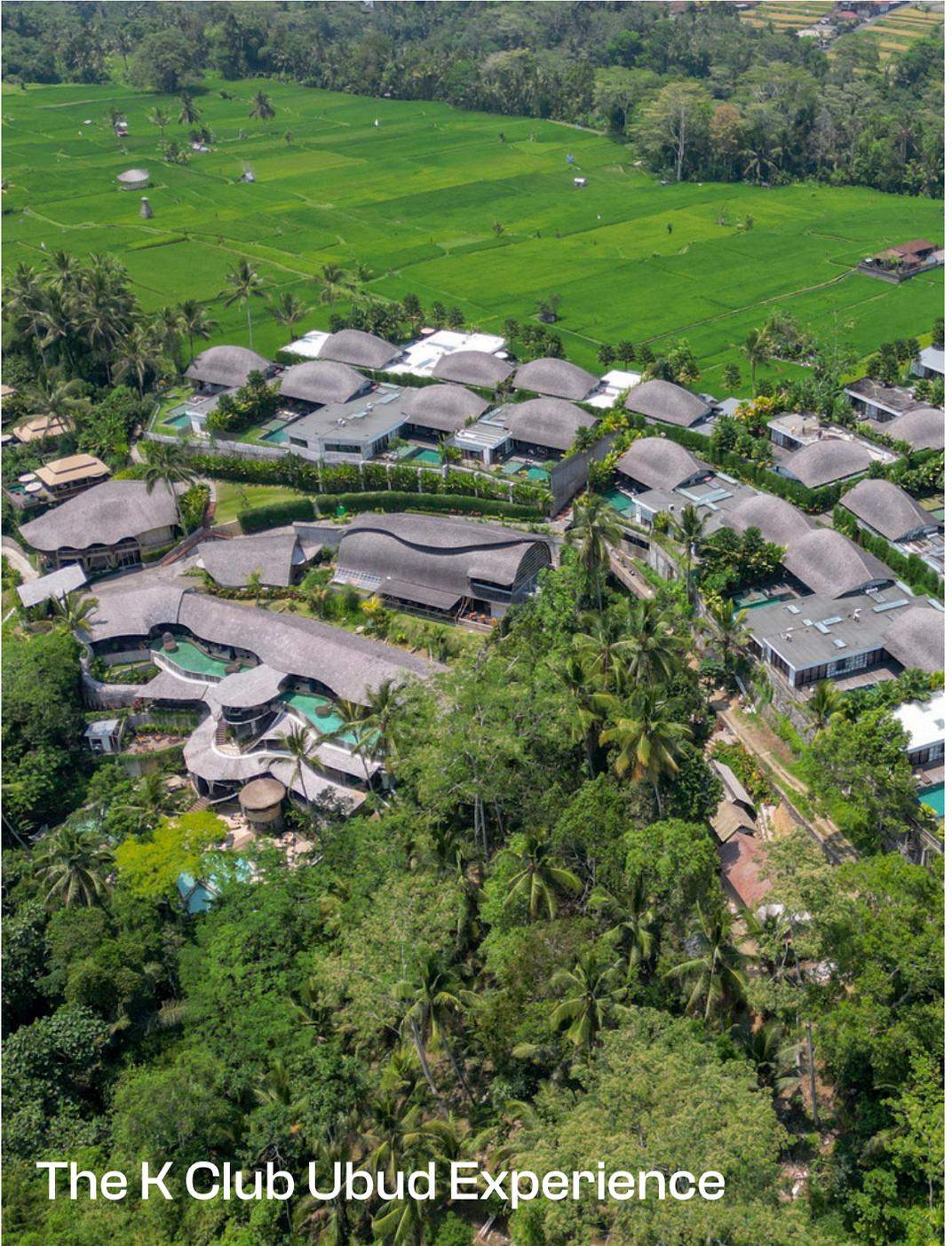




Designed for rest and reflection, the Cocoon bedroom combines natural materials with soft light and quiet geometry. Every detail invites calm and balance.

Warm timber tones, textured fabrics, and sculptural lighting define an interior that feels timeless and effortless. The seamless connection between bedroom and bath creates a sense of retreat; a space where simplicity meets comfort.





The K Club Ubud Experience

SEVEN

K-CLUB

SEVEN Wellness & Gym by K Club offers a premium fitness and wellness experience in perfect harmony with nature.



Designed to welcome up to 100 guests daily, this elevated sanctuary goes beyond the gym—blending movement, mindfulness, and recovery into a refined daily ritual.



KRATON

THE GRAND ROOM BY KCLUB

A celebration space like no other.
Rooted in nature, elevated by luxury

Surrounded by Tegallalang's lush greenery and just steps from our award-winning villas and restaurant, Kraton is a refined wedding and event chapel where nature meets elevated luxury.

Designed to host up to 300 guests, it offers a seamless destination experience with on-site accommodations, allowing the guests to stay, celebrate, and connect in one extraordinary setting.





Presidential Cocoon

NIGHT RATE PRICE

€ 450

PRICE

€ 329K

PROJECTED NET REVENUE

€ 45,049

Floor Space

207.4 m²

Features

- Bedroom
- Work Station
- TV
- Equiped Kitchen
- Pool
- Bathroom

Payment Terms - Immediate

Notary Booking Fee	1%
Deposit after due diligence	10%
Agreement signed	80%
Project Delivery	10%

Freehold Ownership

Payment Terms

Presidential Cocoon

Freehold Ownership

Immediate

Notary Booking Fee	1%
Deposit after due diligence	10%
Agreement signed	80%
Project Delivery	10%

Price: € 329,000

12 Months

Notary Booking Fee	1%
Deposit after due diligence	10%
Agreement signed	40%
After 6 Months	20%
After 12 Months	20%
Project Delivery	10%

Price: € 349,000

24 Months

Notary Booking Fee	1%
Deposit after due diligence	10%
Agreement signed	20%
First Installment	20%
Second Installment	20%
Third Installment	20%
Project Delivery	10%

Price: € 369,000



Premium Cocoon - 1 Bedroom

NIGHT RATE PRICE

€ 450

PRICE

€ 349K

PROJECTED NET REVENUE

€ 45,948

Floor Space

160 m²

Features

Bedroom

Work Station

TV

Equiped Kitchen

Pool

Bathroom

Payment Terms - Immediate

Notary Booking Fee	1%
Deposit after due diligence	10%
Agreement signed	80%
Project Delivery	10%

Freehold Ownership

Payment Terms

Premium Cocoon - 1 Bedroom

Freehold Ownership

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Project Delivery	10%

Price: € 399,000



Revenue Projections

Premium Cocoon - 1 Bedroom

Item	Value	Notes
Gross Revenue	€ 114,975	€ 450/ night, occ 70%
Deduction:		
Service Charge	€ 9,502	10%
Tax	€ 10,452	10% after Service Charge
TA Fee (Commission)	€ 18,539	16% - Average
Management Fee	€ 22,995	20%
Operating Expenses	€ 7,537	6.56%
Total Deduction	€ 69,026	
Selling Price	€ 349,000	Based on € 349 K, excluding
Net Revenue	€ 45,948	buyer's tax gross up
ROI	13.17%	



Kokoon - 1 Bedroom [3 UNITS SOLD]

NIGHT RATE PRICE

€ 400

PRICE

€ 329K

PROJECTED NET REVENUE

€ 45,948

Floor Space

133 m²

Features

- Bedroom
- Work Station
- TV
- Equiped Kitchen
- Pool
- Bathroom

Payment Terms - Immediate

Notary Booking Fee	1%
Deposit after due diligence	10%
Agreement signed	80%
Project Delivery	10%

Freehold Ownership

Payment Terms

Kokoon - 1 Bedroom

Freehold Ownership

Immediate

Notary Booking Fee	1%
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Project Delivery	10%

Price: € 329,000

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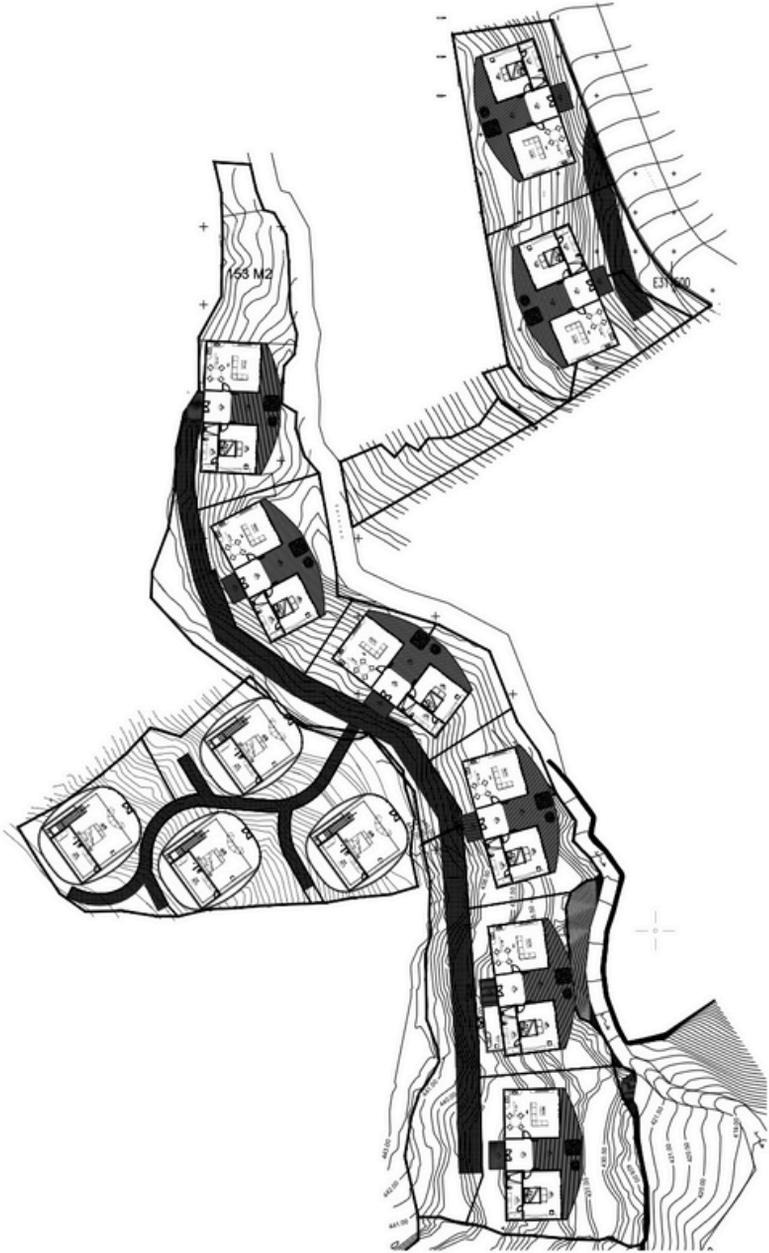
Price: € 369,000

Revenue Projections

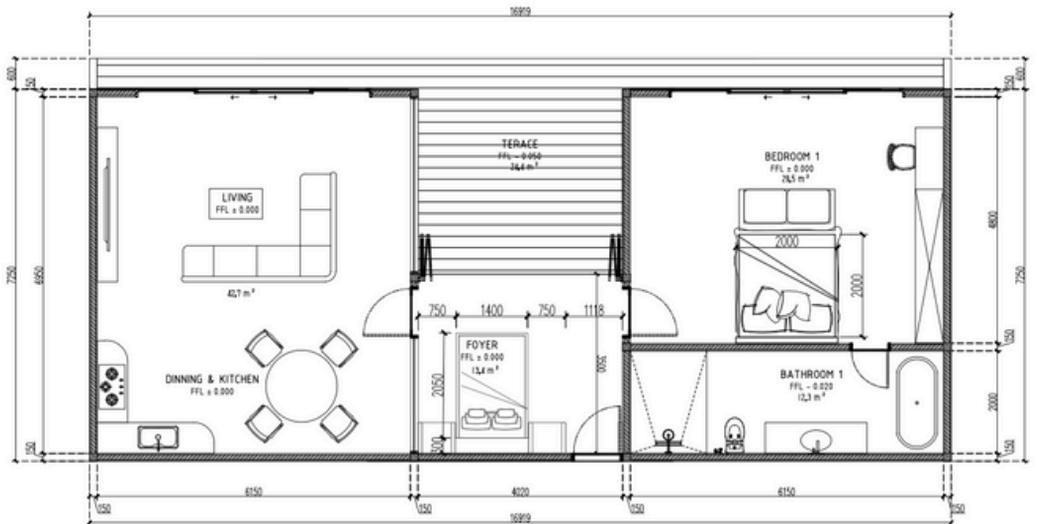
Kokoon - 1 Bedroom

Item	Value	Notes
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TA Fee (Commission)	€ 18,539.72	16% - Average
Management Fee	€ 22,995	20%
Operating Expenses	€ 7,537.92	6.56%
Total Deduction	€ 69,026.98	
Selling Price	€ 329,000	Based on € 329K, excluding
Net Revenue	€ 45,948	buyer's tax gross up
ROI	13.97%	

K Club Expansion Block Plan



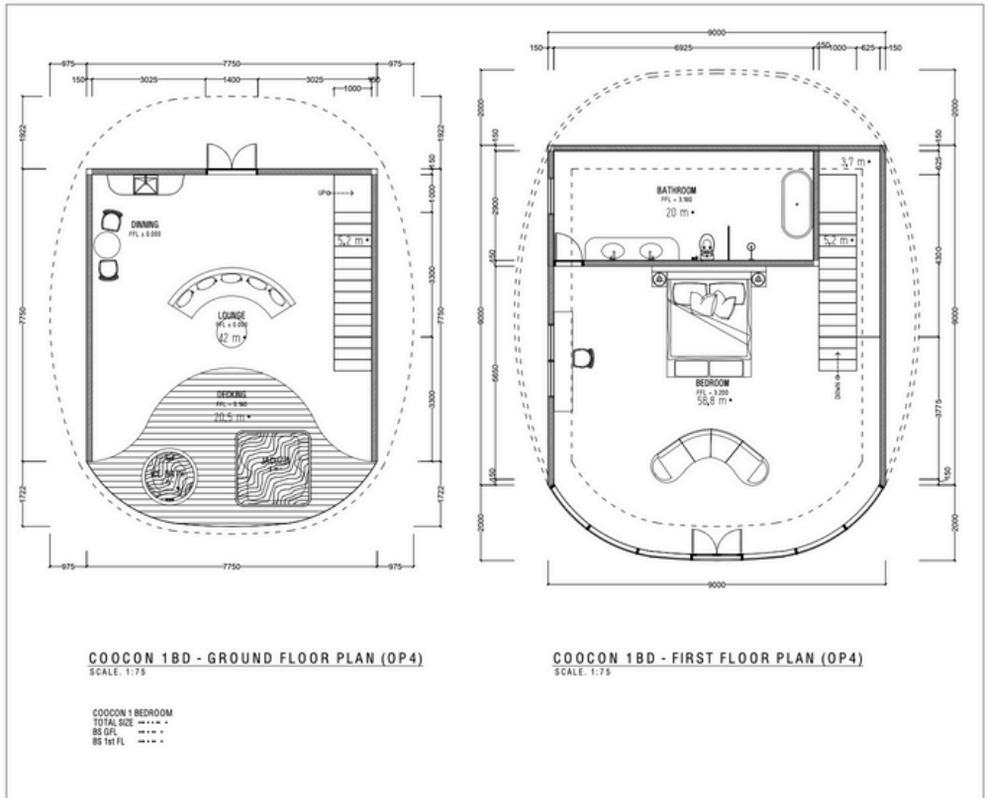
Presidential Cocoon Floor Plan



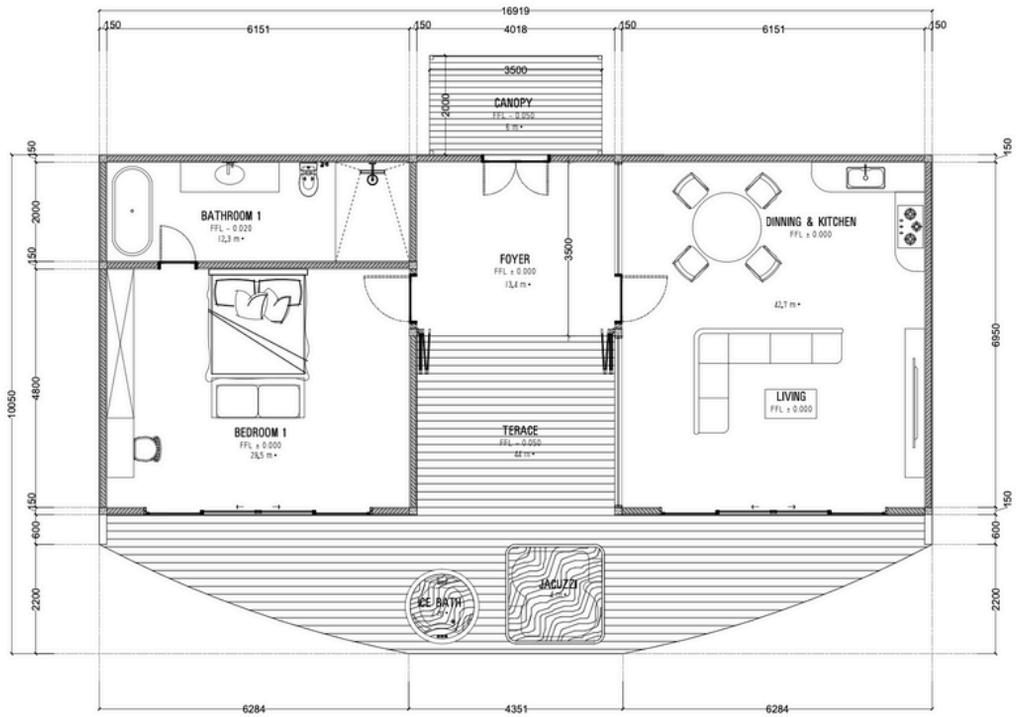
BS : 108,2 m²
TERRACE : 24,4 m²

FLOOR PLAN (OPSI MURPHY BED)
SCALE 1:75

Premium Cocoon Floor Plan



Kokoon Floor Plan



K Club Ubud

A Tropical Paradise Amidst
the Stunning Beauty of Ubud.

Nestled in the heart of Ubud, K-Club is a luxury resort featuring 30 serviced villas ranging from two to five bedrooms. Each villa showcases breathtaking views of tropical jungles, rice terraces, and beautifully landscaped gardens. Combining modern sophistication with traditional Balinese charm, K-Club offers a tranquil escape designed for both comfort and elegance.



Akar invites guests to rediscover the magnificence of nature's bounty through contemporary and artfully crafted food and drink experiences.

Spanning across two floors, the restaurant offers an elegant yet inviting ambiance. It features two distinct bars on separate levels and a fully equipped main kitchen to cater to every guest's needs.



KABANA



Where culinary savoir-faire meets the enchantment of the jungle. Lounge, swim, and unwind in Bali's most vibrant pool club experience

Kabana Jungle Pool is an oasis nestled in the heart of the jungle, with four floors and eight breathtaking pools overlooking the jungle.





MEKAR

Ubud JUNGLE SPA Bali

Mekar offers a Balinese-inspired spa experience with serene treatments rooted in regional wellness traditions. Skilled therapists blend techniques for relaxation and renewal, using natural ingredients in personalized programs. The focus is on beautiful, inspiring escapes that tap into the therapeutic powers of nature.





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