

# Resort Ubud Bali Indonesia For Sale

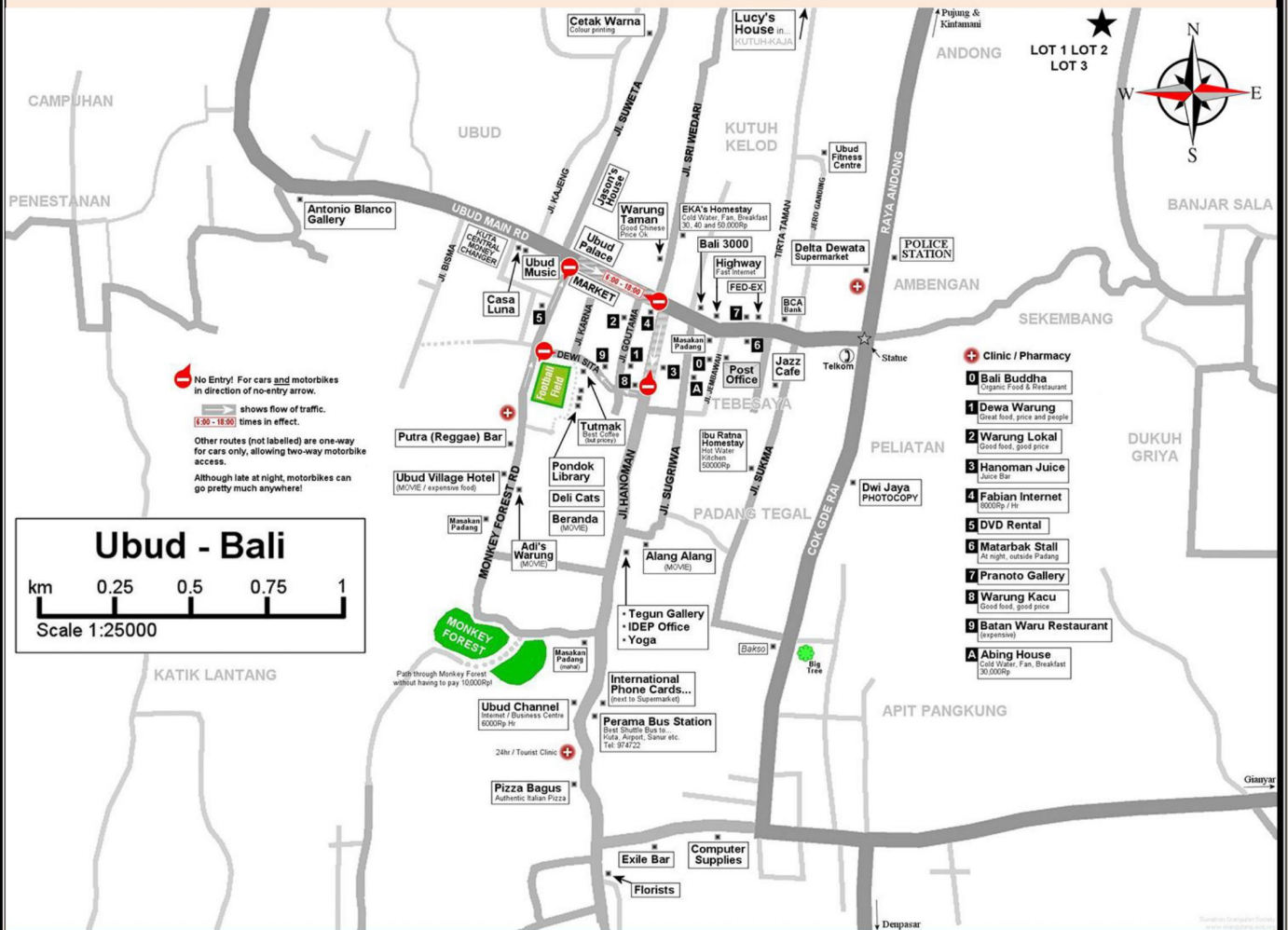


“Laplapan Rice Field”

**Land Size:** 233 Are (23,330 m<sup>2</sup> or 5.75 USA Acre)

**Distance:** 10 mins by car to Ubud center

# Map Direction



LOT 1 LOT 2 LOT 3 are facing west to east direction with morning sunlight and evening sunset panorama. The ravine river valley offers extensive morning moisture to sustain a tropical diversity of trees, flowers, and birds on the property.

As the new hospitality industry standard requires Social Distancing, the extensive landscape of the property offers the perfect solution for a short or long-term stay. With full occupancy of 120 persons for LOT 1 and LOT 2 (excluding undeveloped land of LOT 3), available open space would be more than 15m<sup>2</sup> (18 US Yards) for each guest. The property is located at an elevation of 280 meters with mountains in the distance and a fresh east-west breeze 24/7.

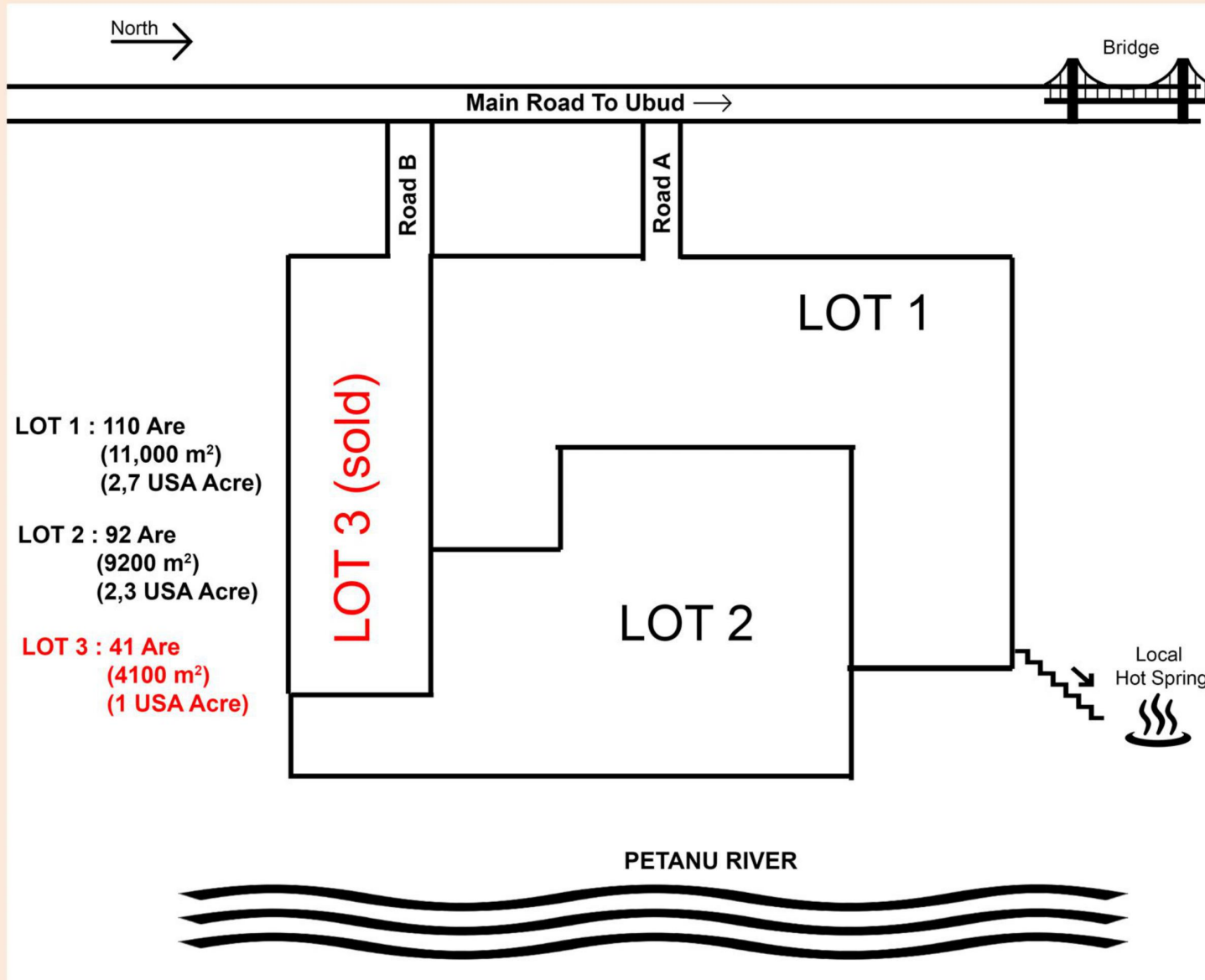
The property offers shuttle services to Ubud and Ngurah Rai Airport. Car rental with driver is available.

Ubud is located at longitude 115.264379 latitude -8.5078075 elevation 213 M / 699 Feet. In the southern hemisphere.

Ngurah Rai International Airport CODE : DPS  
 Driving distance from Bali Airport to Ubud center : 36 KM or 22.3 US Miles  
 Helicopter services DPS -UBUD on request

# Property for sale

## Including Road A and Road B



# LOT 1

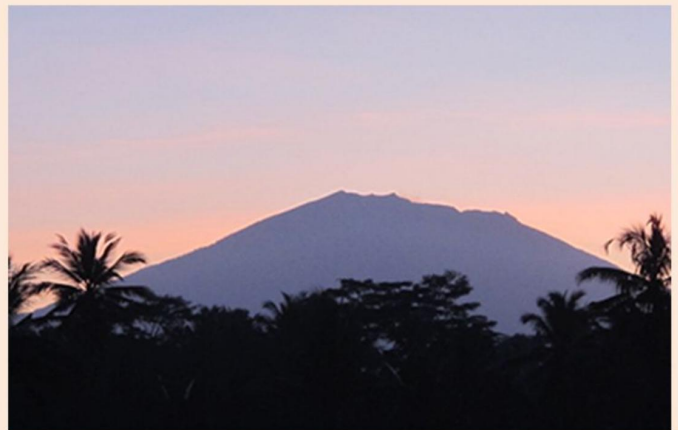
## LOT 1 Features

Perched high above the magnificent Petanu river gorge with breathtaking tropical rainforest views and private access to the river and waterfall, Lot 1 offers an unmatched experience of artistic indulgence and blissful tranquility.



This enchanting art resort features 31 artistically designed villas and luxury studios which have been dressed in the warm colors of the genuine Bali and lovingly decorated with exquisite Indonesian art, antiques, and furniture.

Ubud is just a ten-minute drive away on one of Bali's most scenic routes with panoramic views of the iconic rice terraces and majestic volcanoes.



The resort consists of 13 villas (3 with private pool), 6 large Studio rooms, and 12 large newly build rooms. There is also 2 large public pools, Sky Bar Terrace and Restaurant

## LOT 1 Facilities

### 2x Timor Cottages

The two Timor Cottages at LOT 1 originate from the island of Timor in Eastern Indonesia and are beautifully decorated with traditional designs by master woodcarvers



### 6x Deluxe Studios

Each of the 6 spacious and luxurious Deluxe Studios at LOT 1 are decorated with exquisite antiques personally collected by the owner during decades of travel to some of the most remote regions of Indonesia



### Villa Gladak

Villa Gladak is an antique wooden house from Java. This charming villa is set in peaceful tropical gardens close to the resort's infinity pool and main restaurant.



## LOT 1 Facilities

### Villa Gardenia

Named after the same fragrant white flower, this intimate villa with a small veranda is set in a peaceful tropical garden and offers breathtaking views of the Petanu river valley over our infinity pool.



### 2x Bali Villas

The 2 Bali Villas is inspired by traditional Balinese building techniques, they are reminiscent of simpler times on the island of Bali.



### Villa Bintang

Villa Bintang is another Star Villa at LOT 1 it has two separate suites both with a breathtaking view, decorated with genuine Balinese antiques. One at garden level has a private pool.



## LOT 1 Facilities

### Villa Bojog



A simple entrance flanked by Javanese wooden guardians leads to great surprises inside, a fantastic and spacious villa named after the monkeys playing on the bedpost, and outside a private pool



### Mads Lange Villa



Mads Lange Villa is the crown jewel of the Tanah Merah. With its spectacular panoramic views over the unspoiled Petanu river gorge, it offers a uniquely private and serene ambiance, and with private pool.



### Villa Pohon



Below a small sundeck with an infinity-edge pool overlooking spectacular river valley views, stairs lead down to a private open-air courtyard with table and chairs, a perfect place for relaxing and dining.



## LOT 1 Facilities

### 6x Bintang Kuning

Each of the 6 spacious and luxurious Deluxe Rooms at Tanah Merah Art Resort are decorated with exquisite antiques.



### 6x Bintang Kuning with Balcony

At 3th floor above the 6x Bintang Kuning is another x6 similar rooms but these features an even greater view and a balcony, all decorated with exquisite antiques.



## 2 story Villa Pancoran

The Villa Pancoran in 2 story is hanging on the cliff and offer the most fantastic view from its large terrace.



## LOT 1 Facilities

### Gardenia Restaurant

Gardenia Restaurant seats 30 pers + to enjoy a delightful a-la-carte selection of international cuisine...



### Petanu Restaurant

Petanu Breakfast Restaurant, named after the magnificent river swirling below LOT 1



## Kan Kulak Restaurant

Named after the Balinese master artist from the village of Peliatan near Ubud, whose works have been exhibited internationally and are featured in The Gallery at Tanah Merah Art Resort.

## LOT 1 Facilities

### Wiranata Bar

Wiranata Bar is a wonderful place to relax while enjoying a refreshing drink and a snack between walls decorate



### Sayang Spa

Sayang Spa at Tanah Merah Art Resort is the perfect peaceful setting for guest to indulge in the age-old traditions of spiritual and massage...



## Two Large Public Swimming Pool



## The Gallery



The Gallery consists of 3 Floors with a combined space of 3000 m<sup>2</sup> (US 32291 ft). The art object are NOT FOR SALE and will be moved to a new museum when the property is sold.

The three Floors could be remodeled for :  
additional guest accommodation, yoga studios, health rehabilitation facilities with indoor pools, IT company offices for International online services or call centers, convention and seminars for visiting scientistis and students.

# LOT 1 SKY BAR AND RESTAURANT

LOT 1's iconic Sky Bar & Sky Warung offers a unique place for you to enjoy all the best elements of the real Bali through its amazing 360-degree view. This breezy oasis is the first and only place in the Ubud area with rooftop views of the sunrise over Mount Agung in the early morning, as well as breathtaking evening sunsets over the tropical rainforest surrounding LOT 1.

On clear days, you can even see all the way to the ocean at Nusa Dua with all the ships passing. In the background you will see rice terraces surrounded by coconut palm trees and get the feeling of a real Balinese village.

The romantic roof terrace and cozy Sky Bar are the perfect surroundings to relax and enjoy yourself while trying a variety of delicious local Balinese food from the Sky Warung (restaurant) at local prices. Maybe you even want to treat yourself to an original Danish, home-made ice cream cone. We are open to hotel guests and visitors alike!



# CERTIFICATION



Menteri Pariwisata dan Ekonomi Kreatif/  
Kepala Badan Pariwisata dan Ekonomi Kreatif Republik Indonesia

**INDONESIA**  
**CARE**

Menteri Pariwisata dan Ekonomi Kreatif/Kepala Badan Pariwisata dan Ekonomi Kreatif Republik Indonesia dengan ini menyatakan bahwa  
*The Minister of Tourism and Creative Economy/ Head of Tourism and Creative Economy Agency of the Republic of Indonesia hereby states that*

## Tanah Merah Resort

*di Melayang, Kab. Gianyar, Bali*

Ruang Lingkup Sertifikasi : Hotel  
Scope of Certification : Hotel

Setelah dilakukan penilaian dan verifikasi oleh Lembaga Sertifikasi, berdasarkan Sertifikat Nomor CH5E04260/2020, dinyatakan bahwa telah memenuhi:

*After careful assessment and verification by the Certification Agency, based on Certificate Number CH5E04260/2020, it is officially declared that this organization has fulfilled:*

### CHSE STANDARDS (CLEANLINES, HEALTH, SAFETY, AND ENVIRONMENTAL SUSTAINABILITY)

Pernyataan ini berlaku dengan ketentuan bahwa organisasi tersebut selalu memenuhi kriteria sebagaimana ditetapkan oleh Kementerian Pariwisata dan Ekonomi Kreatif/Badan Pariwisata dan Ekonomi Kreatif Republik Indonesia.

*This statement applies provided that the organization continues to meet the criteria set by the Ministry of Tourism and Creative Economy/the Tourism and Creative Economy Agency of the Republic of Indonesia.*

Jakarta, 30 November 2020

**Wishnutama Kusubandio**

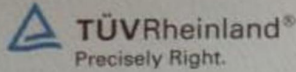
Menteri Pariwisata dan Ekonomi Kreatif/  
Kepala Badan Pariwisata dan Ekonomi Kreatif Republik Indonesia  
*Minister of Tourism and Creative Economy/  
Head of Tourism and Creative Economy Agency of the Republic of Indonesia*



Sertifikat ini berlaku dari 30 November 2020 sampai 29 November 2021  
*This certificate is valid from November 30, 2020 until November 29, 2021*

Certificate No : IL.04.02/3712/M-K/2020

# CERTIFICATION



## CERTIFICATE CHSE

Menyatakan bahwa  
*Certify that*

### Tanah Merah Resort

*Br Melayang, Kab. Gianyar, Bali*

<b>Ruang Lingkup Sertifikasi</b> <i>(Scope of Certification)</i>	<b>: Hotel</b> : Hotel
<b>Kategori Penilaian</b> <i>(Accreditation Ranking)</i>	<b>: Memuaskan</b> : Satisfactory

Pernyataan ini berlaku dengan ketentuan bahwa organisasi selalu memenuhi kriteria sebagaimana ditetapkan oleh Kementerian Pariwisata dan Ekonomi Kreatif / Badan Pariwisata dan Ekonomi Kreatif Republik Indonesia.

*This statement applies provided that the organization always meets the criteria set by Ministry of Tourism and Creative Economy / Tourism and Creative Economy Agency of the Republic of Indonesia.*

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Jakarta, 30 November 2020  
*Jakarta, November 30, 2020*

**Herliana Dewi**  
*Ketua Konsorsium*  
*Chairman of Consortium*



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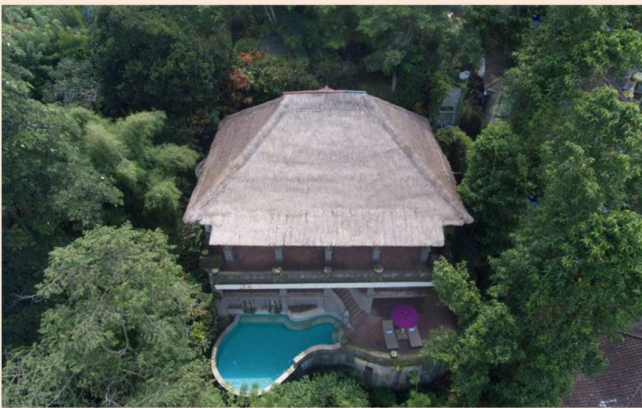
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**Certificate No : CHSE04260/2020**

# LOT 2

## LOT 2 Features

LOT 2 perched dramatically on the edge of a deep ravine with breathtaking views of the sacred Petanu River and the lush tropical forests that clad its banks. Like many others, we fell in love with the 'Island of the Gods' and her people, and we feel privileged to have been able to create this peaceful haven in collaboration with the local village.



Built in 2005 by Balinese architect Ir. Ida Bagus Wiadnyana, the style is calming and under-stated, ensuring that nothing detracts from the extraordinary view. The restful decor comprises unique pieces of antique furniture from Bali, Java and Lombok, local artwork, traditional weavings, carvings, statues and antique shadow puppets.

LOT 2 can be rented in conjunction with the two bed-room Villa Beji, the 4 bedroom Villa Melah, the one bedroom Villa Luwih and/or the one bed-room eco-friendly Villa Pererepan. You therefore have the choice of anything between a one-bedroom and a twelve bedroom renting option, with accommodation for up to 23 guests.



This peaceful retreat is ideal for those in search of culture, nature, relaxation and inspiration, combined with personalised service. Here, you will be surrounded by most of the features that draw people to this unique and beautiful island.

## LOT 2 Facilities

### Villa Awang- Awang

There are 5 bedrooms; three on the upper floor and two on the middle floor. All are accessed by antique Javanese doors and are fan-cooled as you will have no need for air-conditioning in these refreshingly cool highland climates.



### Villa Beji

Built on two levels, the main entry is on the upper level through an ornately carved Balinese doorway set in a slate wall. The upper level consists of 2 air-conditioned bedrooms, each with an en-suite with marble tiled floors, terrazzo bath tub and a natural stone open shower area



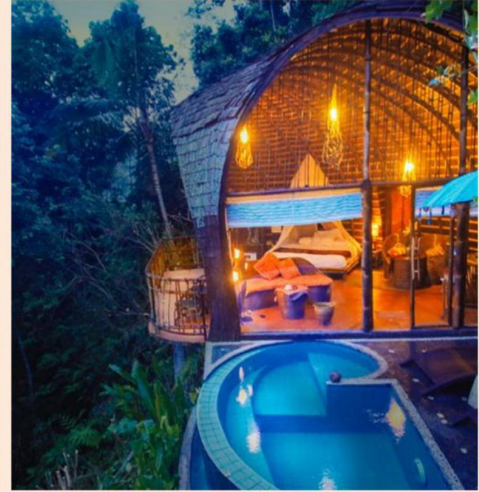
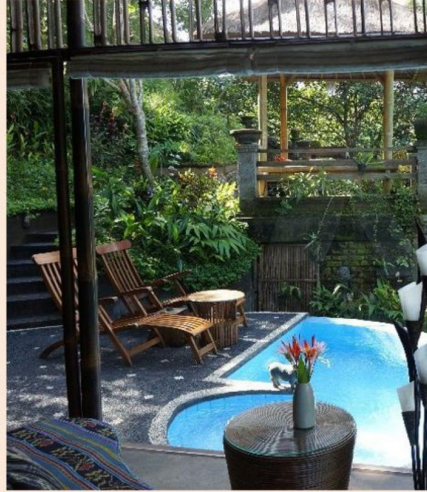
### Villa Luwih

Whichever you desire, this is the perfect spot. Enjoy the stunning views from the infinity edge plunge pool, relax on the front terrace and watch the sunsets, the herons flying over at dawn and dusk and the other rich bird-life. Squirrels and monkeys can be seen foraging in the trees.



## Villa Pererepan

The Eco-villa evolved from a desire to construct a dwelling from natural materials which would blend with nature and have minimal impact on the environment. We were very fortunate that Agung Putradhyana, one of Bali's 'green' architects who is passionate about environmental issues, agreed to take on the project.



## Villa Melah

The rustic main house of over 100 square meters has a spacious loft-like feel with massive carved pillars and a stunning ornate ceiling centre-piece. There is a king-size bed with a dressing area behind carved panels.



# Property Price

## **LOT 1 & LOT 2**

Price Including :

Villas, Rooms, Furniture Fixtures Linen Decorative Art Objects.  
On site Resort Laundry facilities, Restaurants Kitchens Bars Pools,  
Complete Kitchen Supplies, Restaurant Furnitute, Bar Supplies,  
Liquor License, Wine Cellar Stock, Lounge Furniture, Pool Tables,  
Decorative Art Objects, Pool Chairs, Pool Gazebos,

**LOT 1 and LOT 2 are sold together.**

**Sales price : Upon Application. NEGOTIABLE after visiting property.**