



Najaa Padma

U B U D



Living with Nature

Captivating landscapes, sustainable conservation, eco-tourism, and spiritual awareness converge. Immerse yourself in a destination that celebrates the harmony between humans and nature, offering a profound and transformative experience rooted in the natural wonders that abound.

Healing and Rejuvenation

Incorporates Modern Tropical Architecture to create a calming, refreshing, and healing experience. Through connection with nature, Najaa Padma Ubud offers opportunities to heal the body, rejuvenate the mind, and renew energy.



Greatness of Ubud



UNESCO Creative City (2012): Ubud was designated as a UNESCO Creative City in the field of Crafts and Folk Arts. This recognition was given by UNESCO (United Nations Educational, Scientific and Cultural Organization) in 2012.



Tripadvisor Travelers' Choice Destination Awards: Ubud has consistently been recognized as a top travel destination by Tripadvisor. It has received various Travelers' Choice awards over the years.



Top 25 Destinations in the World: Ubud has been featured in the top 25 destinations list multiple times.



Top 10 Destinations in Asia: Ubud has been ranked among the top 10 destinations in Asia by Tripadvisor users.



Conde Nast Traveler Readers' Choice Awards: Ubud has been featured in the Conde Nast Traveler Readers' Choice Awards. While specific years may vary, the recognition indicates that Ubud has been highly regarded by the readers of Conde Nast Traveler magazine.



Travel + Leisure World's Best Awards: Ubud has been listed in the prestigious Travel + Leisure World's Best Awards. The specific years and rankings may vary, but the recognition signifies Ubud's popularity and positive reviews among Travel + Leisure readers.



Green Tourism Awards: Ubud has been honored with various Green Tourism awards for its commitment to sustainable practices. These awards recognize Ubud's efforts in promoting eco-friendly tourism and maintaining a balance between human, natural, and spiritual elements. Examples include the Tri Hita Karana Tourism Award, which focuses on sustainable tourism development.

Strategic Location



- Ubud Monkey Forest
- Ubud Art Market
- Goa Gajah (Elephant Cave)
- Campuhan Ridge Walk
- Tegenungan Waterfall
- Pura Tirta Empul (Holy Water Temple)
- Blanco Renaissance Museum
- Bali Zoo



Surrounding Attractions

- Pison
- Tegalalang Rice Terrace
- International Airport
- Kintamani
- Seminyak
- Canggu



Discover Rejuvenation Experience

Project Facts

Profitable Guarantee

Investments are returned in 5-7 years with proper property management due to the constant high demand in Bali.

Paddy Field Views

Experience a natural Paddy field views.

Freehold Villas

Unconditional ownership property rights. Freehold is the most substantial and entire title that can be obtained.

Strategic Location

The convenient location of the villas allows you to get to the critical areas of the island quickly.

The Best Price on The Market

Extensive experience and well-established construction processes allow us to guarantee the best prices.

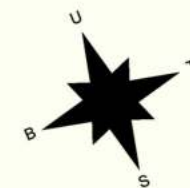


Site Plan

Site Area : 1.900 sqm

- N-01 : 162 sqm
- N-02 : 153 sqm
- N-05 : 150 sqm
- N-06 : 147 sqm
- N-07 : 144 sqm
- N-08 : 140 sqm
- N-09 : 136 sqm
- N-10 : 134 sqm
- N-11 : 137 sqm

Total : 1.303 sqm
Road & Garden : 597 sqm



MASTER PLAN

SCALE 1 : 300

Unit Details





Land Size :
134 sqm to 162 sqm

Building Size :
128 sqm

- 2 Bedrooms
- 2 Bathrooms
- 2 Storey
- Semi Furnished
- Powder Room
- Living Room
- Dining Room & Kitchen
- Private Pool
- Electricity 5.500kwh
- Artesian Well

UPPER FLOOR PLAN

SCALE 1 : 100



GROUND FLOOR PLAN

SCALE 1 : 100



Disclaimer :

The design picture shown is for illustration purpose only. It may not be an exact contract and could be vary due to agreed adjustment based on actual condition.

Living Room



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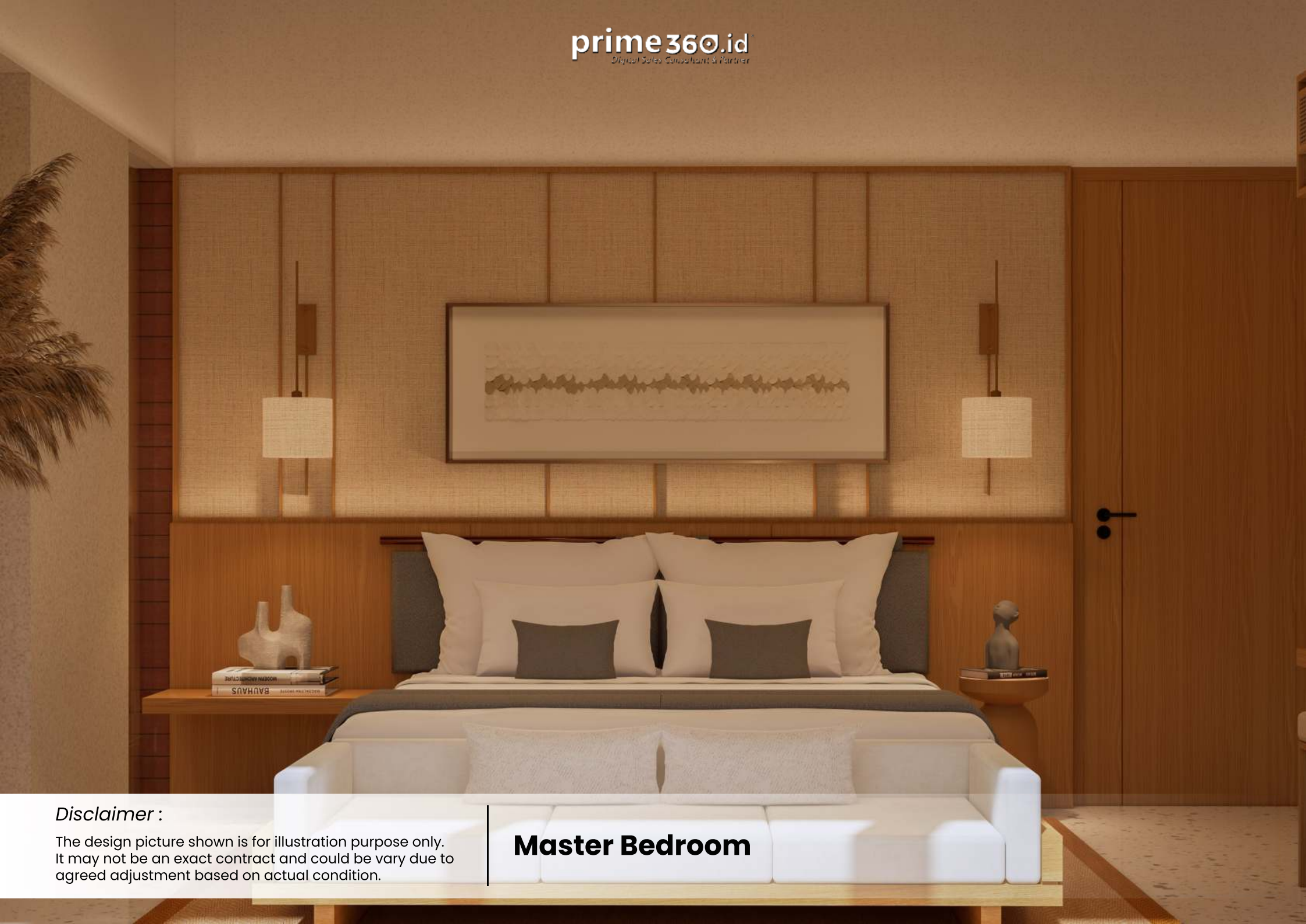
Kitchen & Dining Area



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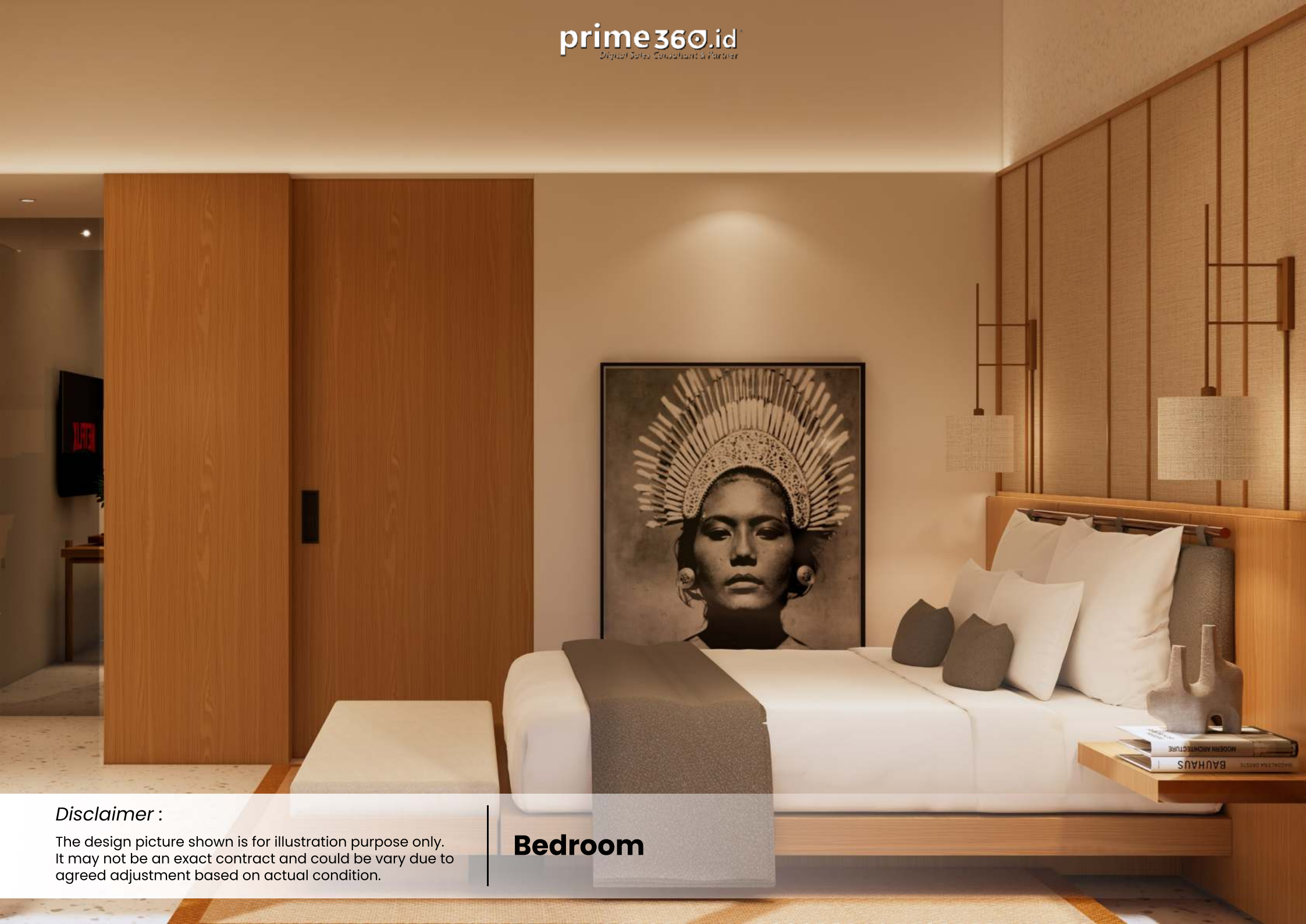
Backyard & Pool



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Master Bedroom



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Bedroom



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Master Bathroom



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Bathroom



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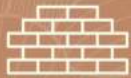
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Powder Room



Foundation

- Foot plat with concrete reinforcement
- Concrete reinforcement slope, column and beam



Wall

- Light brick / hebel wall for external and internal walls, finished with emulsion paint
- Brick wall for wet area & certain area, finished with paint or tile



Special Finishing

- Decorative natural stone on facade and certain area
- Architecture decorative wood panel for certain area
- High quality homogenous tile on bathroom and kitchen



Floor

- High quality homogenous tile
- High quality wooden floor at pool deck area
- High quality ceramic tiles for service area
- Mosaic type high quality tiles



Ceiling

- Gypsum board with frame, finished with emulsion paint – Propan or equal
- Moisture resistant plaster board, finished with emulsion point in bathrooms and wet areas
- Wooden ceiling at living room – Ex Engineering Wood



Roof

- Steel truss structure with concrete roof
- Steel truss structure with engineering roof covering



Windows

- Aluminum framed windows on facade wall
- Tinted glass window



Door & Lockset

- Aluminum framed + wooden door and ironmongery



Sanitary Wares & Fittings

- Toto or equal sanitary set



Kitchen Set & Equipment

- Kitchen cabinet with top, sink, tap and cooker hob



Electric & Water

- Electric – PLN
- Water – PAM / artesian well

Architect and Interior by :

casa studio

architecture + interior

Official Lead Agent :



AJ Realty

SOLUSI HUNIAN IMPIAN ANDA



Najaa Padma

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Developed by :



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P R O P E R T I