



VALORA SANUR VILLAS PROJECT

Type

Villa Complex

Bedroom

3 Bedroom

Leasehold

26 Years + Extension



WELCOME TO : VALORA SANUR

Valora Sanur is created for a different way of living, one that feels calmer, more comfortable, and easier to enjoy every day. Inspired by the relaxed rhythm of Sanur, these villas are thoughtfully designed to support long stays, meaningful routines, and peaceful moments at home. Here, mornings begin gently, spaces feel open and practical, and daily life moves at a pace that allows you to truly settle in.

More than just a holiday property, Valora is built for those who value lasting comfort and smart living. Whether you plan to live here, spend extended time with family, or use it as a well-balanced investment, Valora offers a place that feels warm, secure, and ready for the future.





WHY INVEST IN SANUR - BALI?

1



Calm Coastal Atmosphere

Sanur is known for its peaceful beachfront setting and relaxed daily rhythm, making it ideal for long-term living.

2



Walkable & Easy Lifestyle

Shaded streets, seaside paths, cafés, and daily necessities are all within comfortable reach.

3



Established & Mature Area

A well-developed community with a stable environment, suitable for families and retirement living.

4



Access to Healthcare & Amenities

Hospitals, wellness centers, supermarkets, and lifestyle facilities are conveniently located nearby.

5

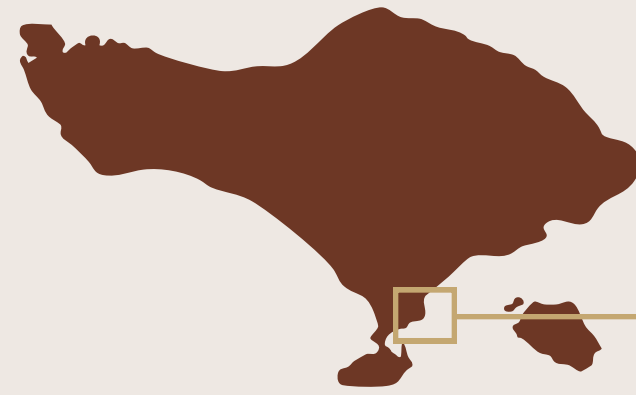


Balanced Living & Investment

Sanur offers a rare combination of tranquil living and steady long-term property value.



AROUND VALORA SANUR



Valora Sanur 2026

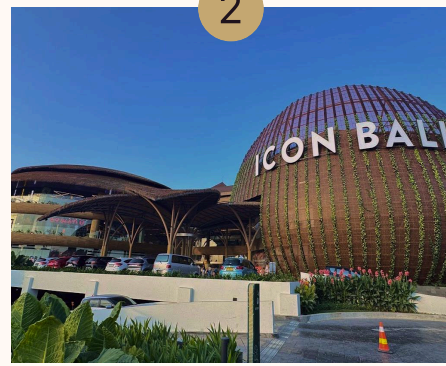
Lifestyle



Sanur Beach

1,8 km

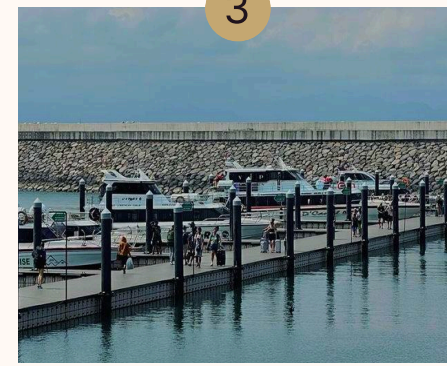
🚲 6 Min / 🚗 8 Min



Icon Mall

1,2 km

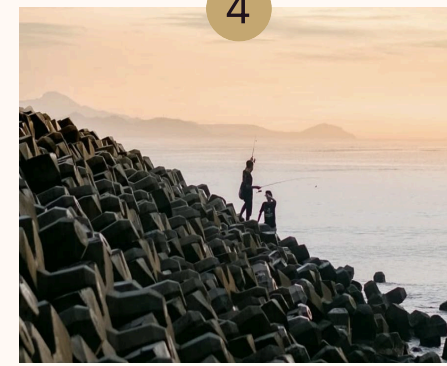
🚲 5 Min / 🚗 7 Min



Sanur Harbour

3,3 km

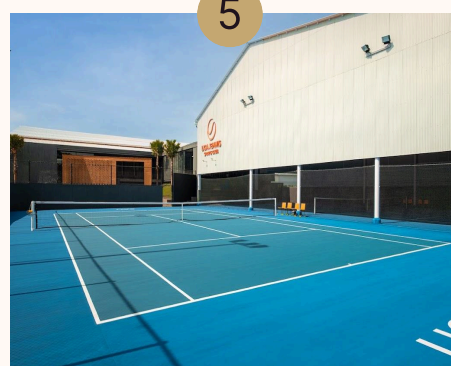
🚲 15 Min / 🚗 20 Min



Sunrise Beach

3,3 km

🚲 13 Min / 🚗 15 Min



Liga Tennis & Padel

2,0 km

🚲 5 Min / 🚗 7 Min



Fitness Plus Sanur

2,4 km

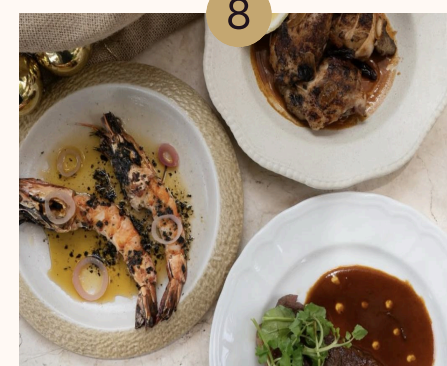
🚲 8 Min / 🚗 11 Min



Kaluma Sanur

900 m

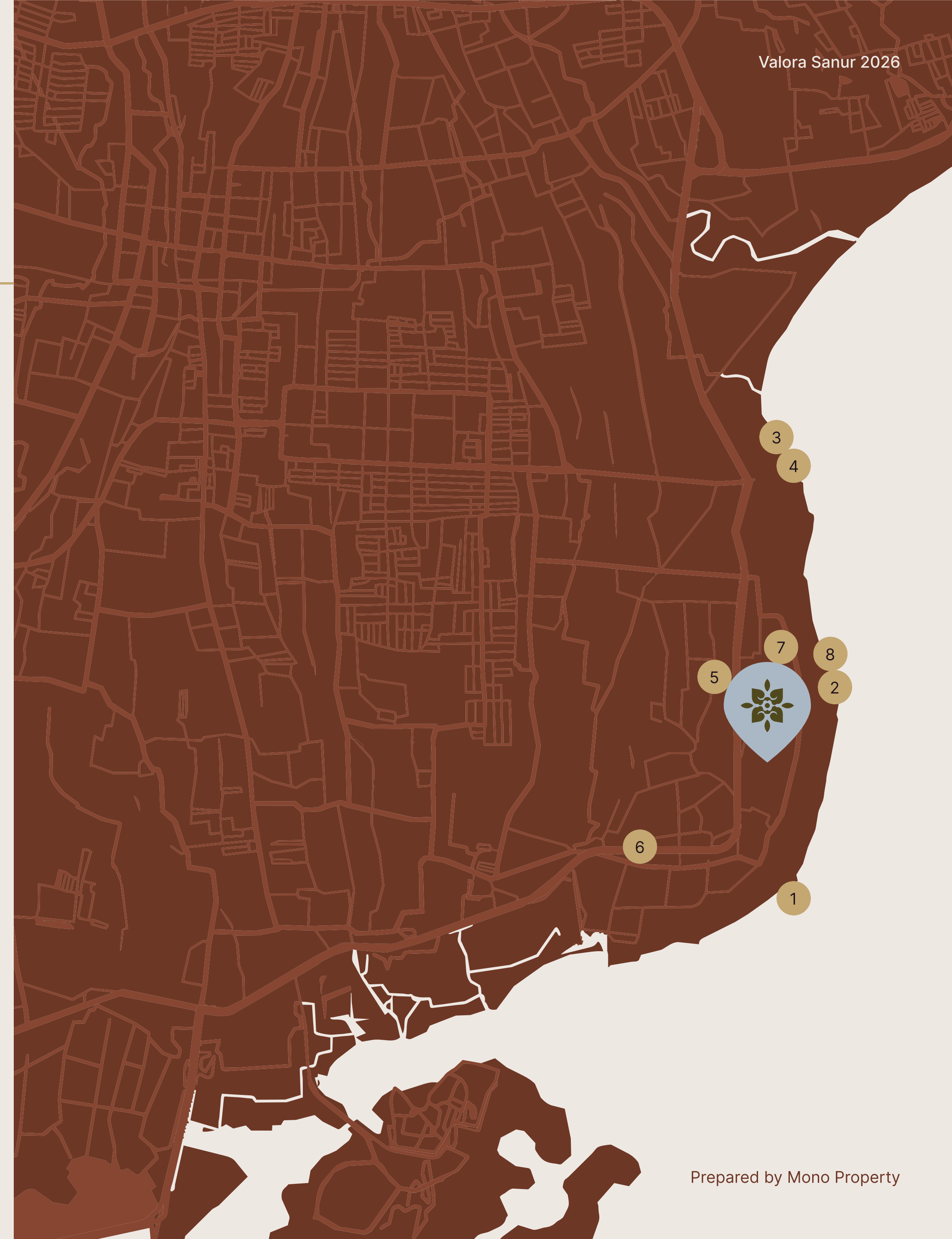
🚲 3 Min / 🚗 5 Min



Moreno Beach Bali

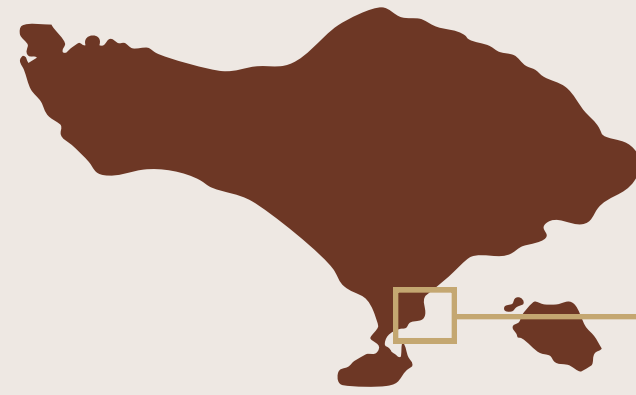
1,7 km

🚲 6 Min / 🚗 8 Min





AROUND VALORA SANUR —



Healthcare



Bali International Hospital

2,7 km

🛵 8 Min / 🚗 12 Min



Bali Mandara Hospital

3,6 km

🛵 8 Min / 🚗 15 Min

Daily Essentials



Grand Lucky Sanur

1,9 km

🛵 6 Min / 🚗 9 Min



Pepito Mkt. Sanur Intaran

2,3 km

🛵 6 Min / 🚗 8 Min

Education



Bali Island School

2,3 km

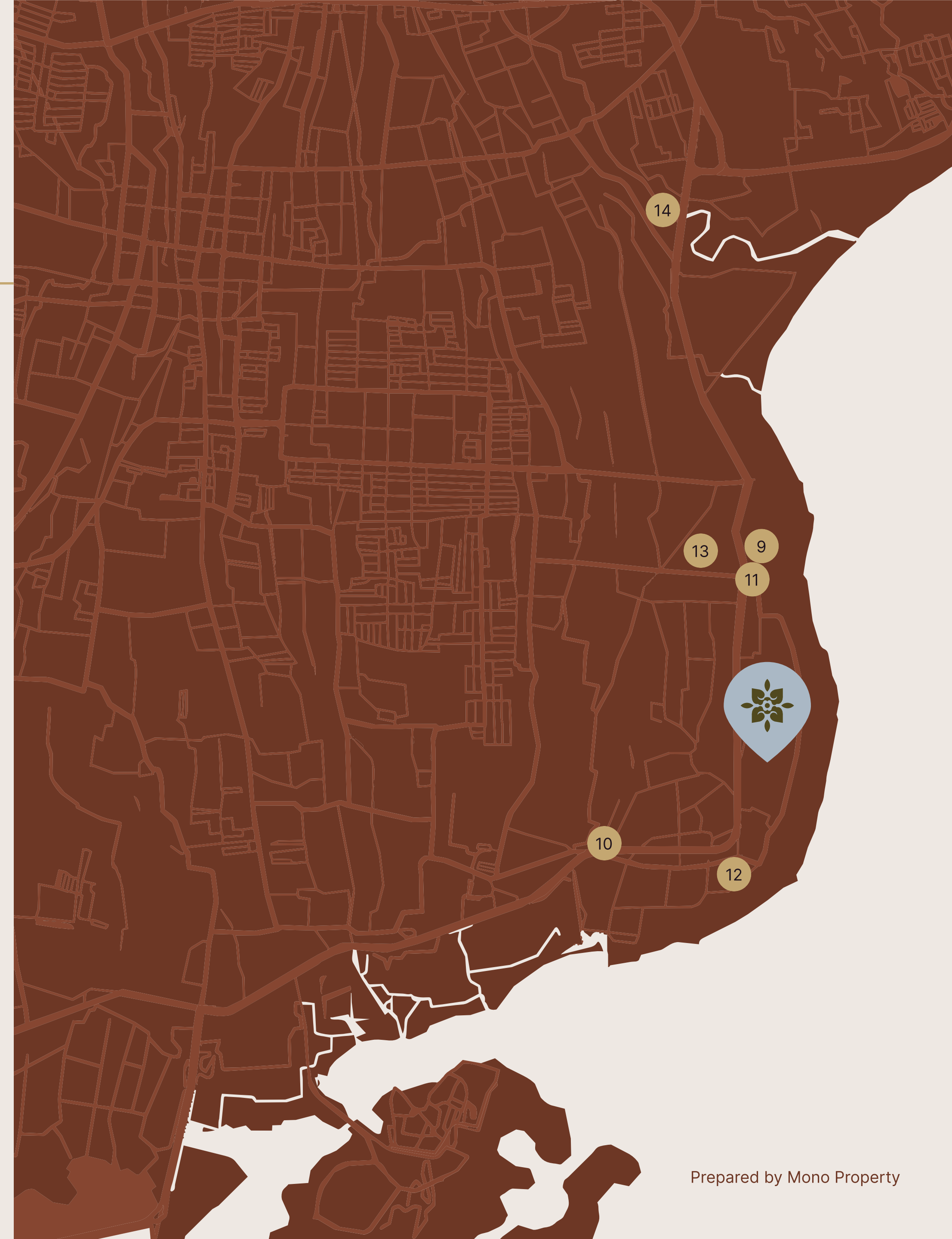
🛵 7 Min / 🚗 10 Min



Regents Secondary School

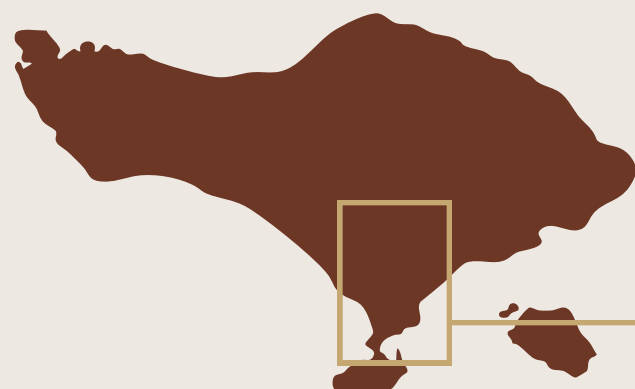
3,8 km

🛵 10 Min / 🚗 15 Min





AROUND VALORA SANUR —



Lifestyle



I Gusti Ngurah Rai Airport

16,1 km

🛵 33 Min / 🚗 30 Min (Toll)



Kuta Beach

14,6 km

🛵 28 Min / 🚗 41 Min



Kura Kura Bali

9,2 km

🛵 18 Min / 🚗 20 Min



Renon

4,4 km

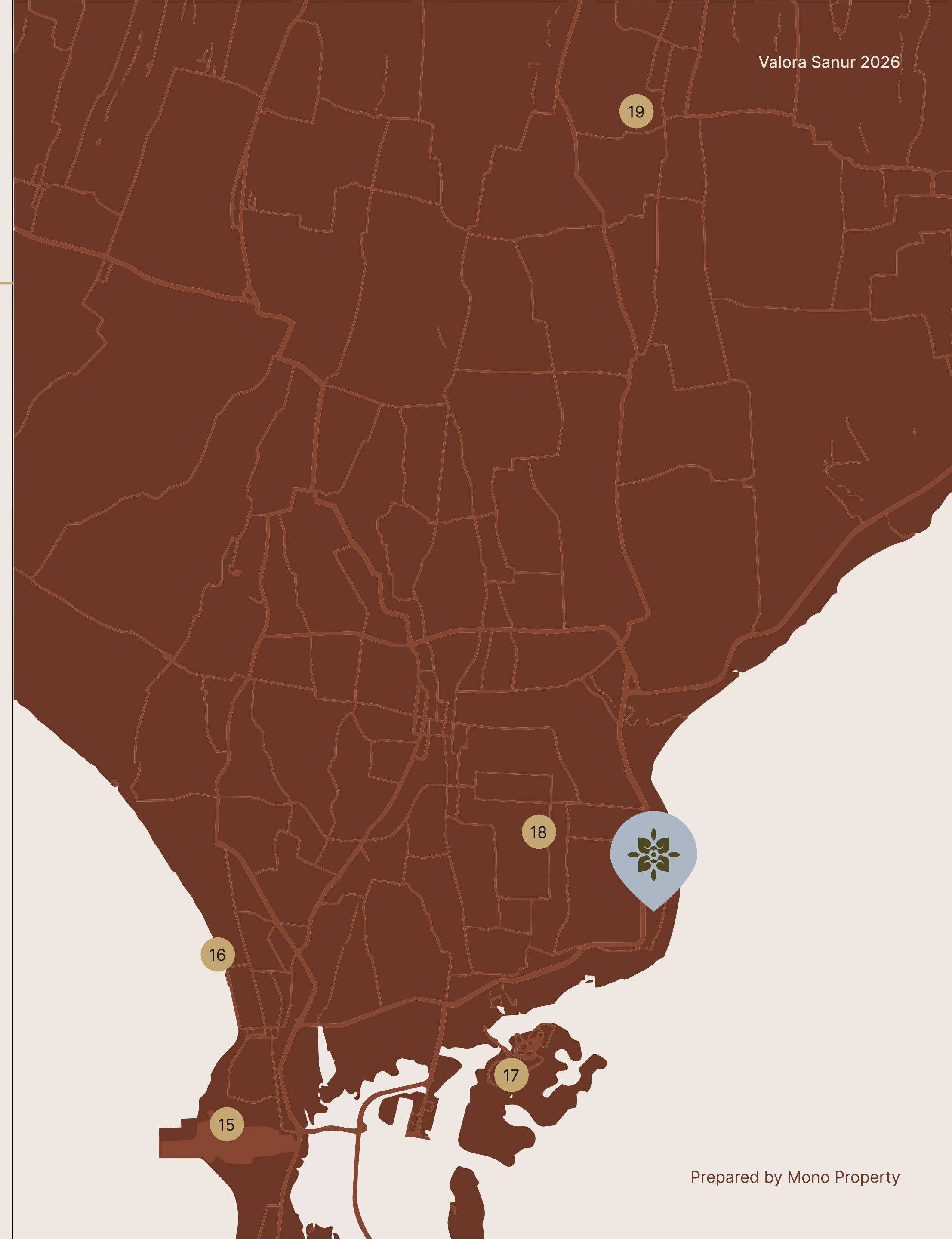
🛵 15 Min / 🚗 16 Min



Ubud

22,9 km

🛵 50 Min / 🚗 1H 15M

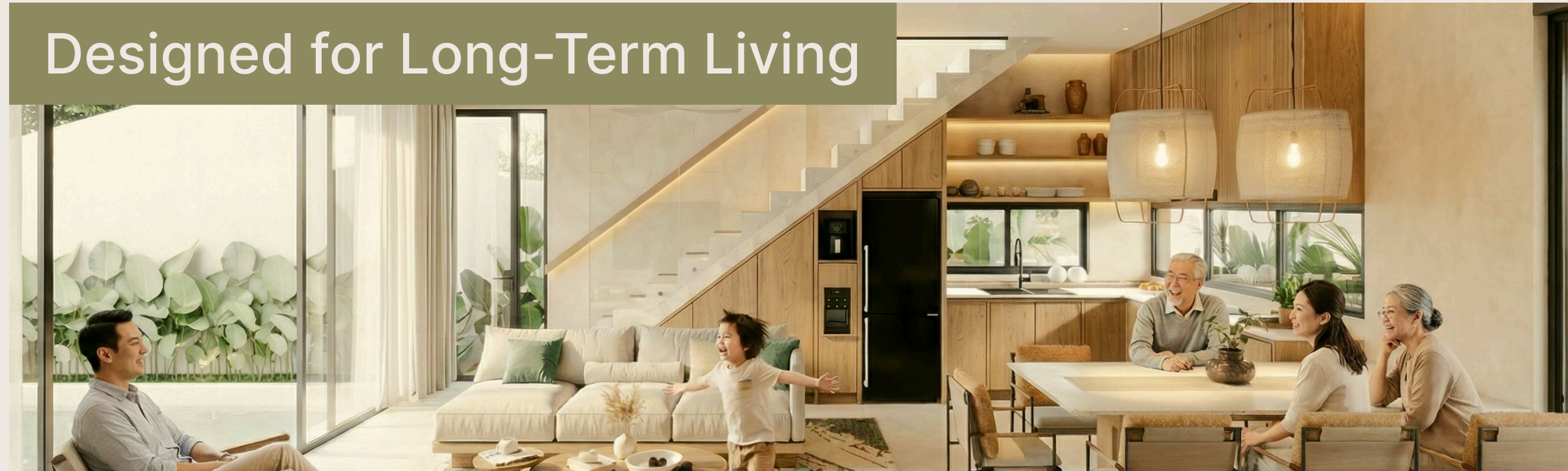




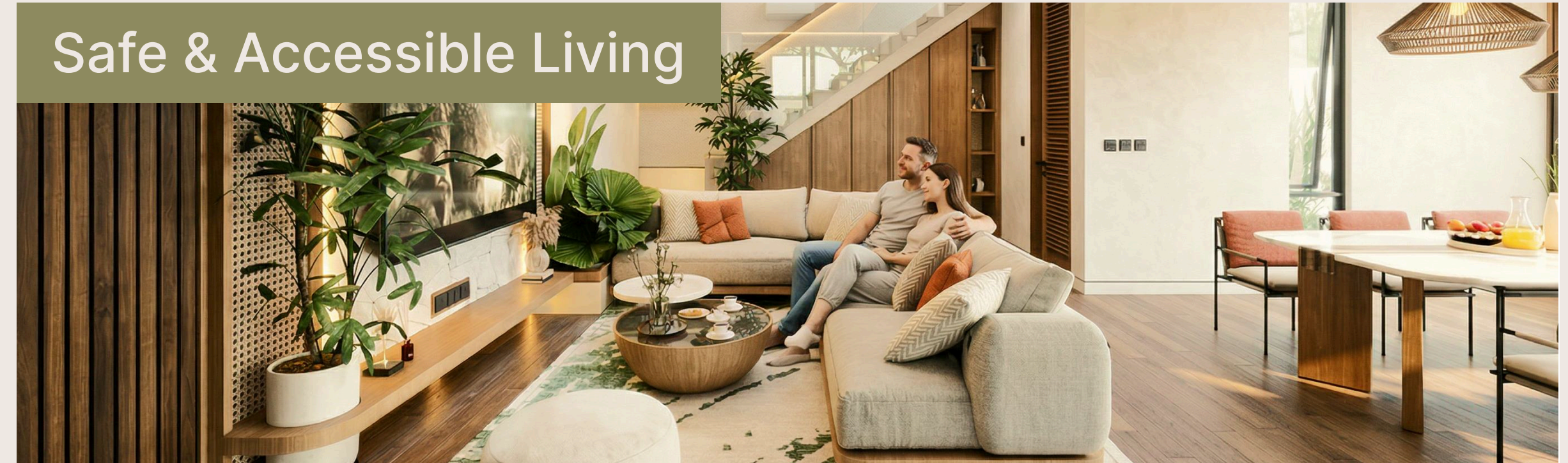
WHY VALORA SANUR IS THE PERFECT VILLA?

Welcome to Valora Sanur: set within one of Bali's most established coastal areas, where calm living meets everyday convenience.

Designed for Long-Term Living



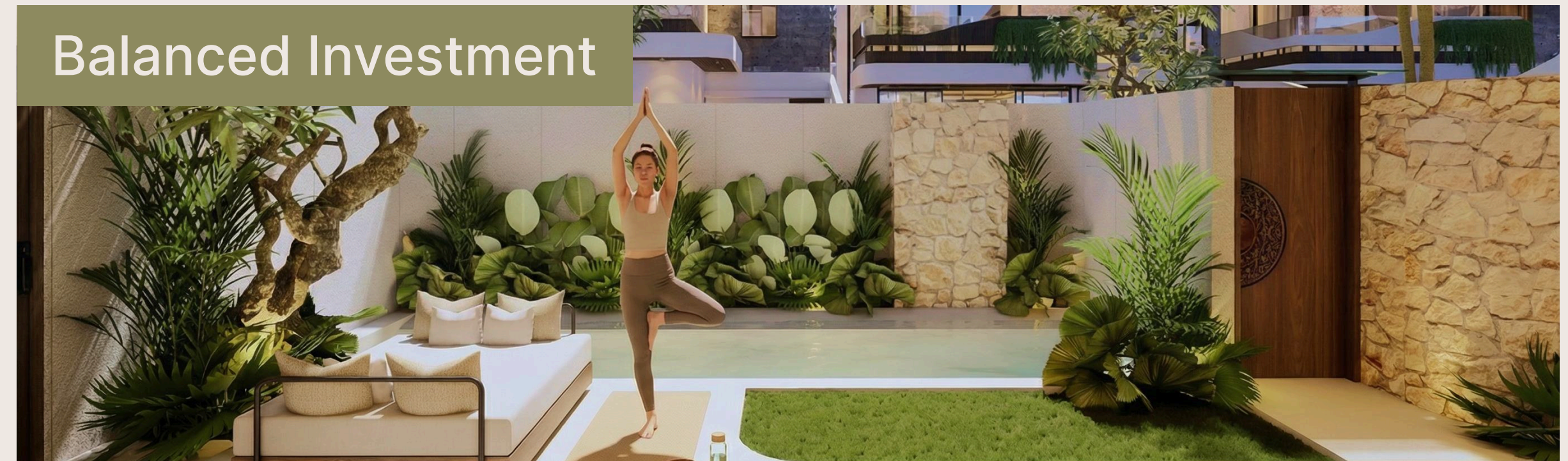
Safe & Accessible Living



Slow & Intentional Lifestyle



Balanced Investment





A VILLA DESIGNED TO BE LIVED IN COMFORTABLY FOR YEARS

Valora Sanur is designed for long-term comfort, not just short stays. Every space is planned to feel practical, bright, and easy to enjoy every day.

The villas combine contemporary tropical design with low-maintenance materials and thoughtful details for all ages. Master bedrooms are positioned closer to the entrance for easier access, bathrooms include handle bars for added safety, and the enclosed living and kitchen areas create a comfortable environment for daily life. Together, these details make Valora feel calm, functional, and ready to support life for years to come.



DESIGNED WITH ELDER LIVING IN MIND

Valora Sanur is thoughtfully designed to support comfort and ease for older residents. From master bedrooms positioned closer to the entrance to safer bathroom details such as handle bars, every element is planned to make daily life feel more practical and secure.

Valora Sanur is thoughtfully designed to support comfort and ease for older residents. From master bedrooms positioned closer to the entrance to safer bathroom details such as handle bars, every element is planned to make daily life feel more practical and secure.

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A SMART WAY TO INVEST

Finding a well-priced, thoughtfully developed villa in Bali is becoming increasingly rare in today's market.

Valora Sanur offers a more considered approach, designed for long-term living, with a focus on usability, durability, and balanced rental potential. Set in one of Bali's most established areas, it brings together steady demand, lasting value, and a lifestyle that remains relevant over time.

A smart balance between living and investment, built with clarity and intention.



MASTER PLAN

(I) NOVA + | Building Size : 200 sqm | Land Size : 200 sqm

(H) NOVA | Building Size : 200 sqm | Land Size : 183 sqm

(G) NOVA | Building Size : 200 sqm | Land Size : 183 sqm

(F) NOVA | Building Size : 200 sqm | Land Size : 183 sqm

(E) NOVA ++ | Building Size : 240 sqm | Land Size : 191 sqm

(D) TERRA + | Building Size : 240 sqm | Land Size : 186 sqm

(C) TERRA | Building Size : 240 sqm | Land Size : 180 sqm

(B) TERRA | Building Size : 240 sqm | Land Size : 180 sqm

(A) TERRA + | Building Size : 240 sqm | Land Size : 186 sqm



VALORA SANUR: VILLA TYPE - TERRA & TERRA +





VILLA TYPE - TERRA & TERRA + SPECIFICATION



Bedroom

3



Bathroom

4



Building Size

Terra
240 sqm

Terra +
240 sqm



Land Size

Terra
180 sqm

Terra +
Plot A 180 sqm
Plot D 186 sqm

- Laundry Area
- Storage Room
- Private Pool
- Living Room
- Dining Room
- Parking Area
- Maintenance Area
- Fully Equipped Kitchen
- Master Bedroom Balcony

Start From

IDR 7,500,000,000

Approx. USD 440,000

Approx. AUD 611,407

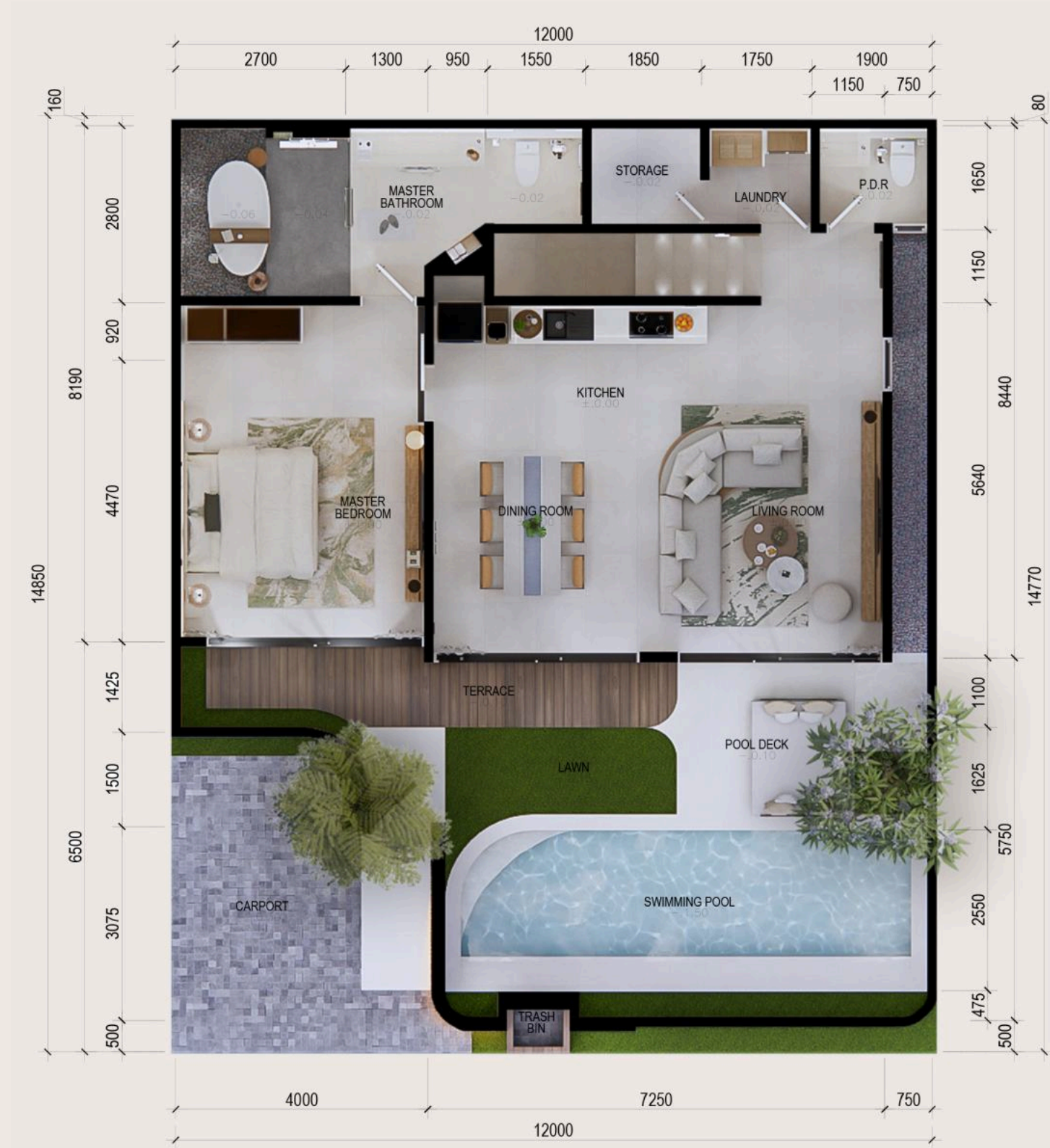
Leasehold Ownership 26 years + Extension



FLOOR PLAN VILLA TYPE - TERRA & TERRA +

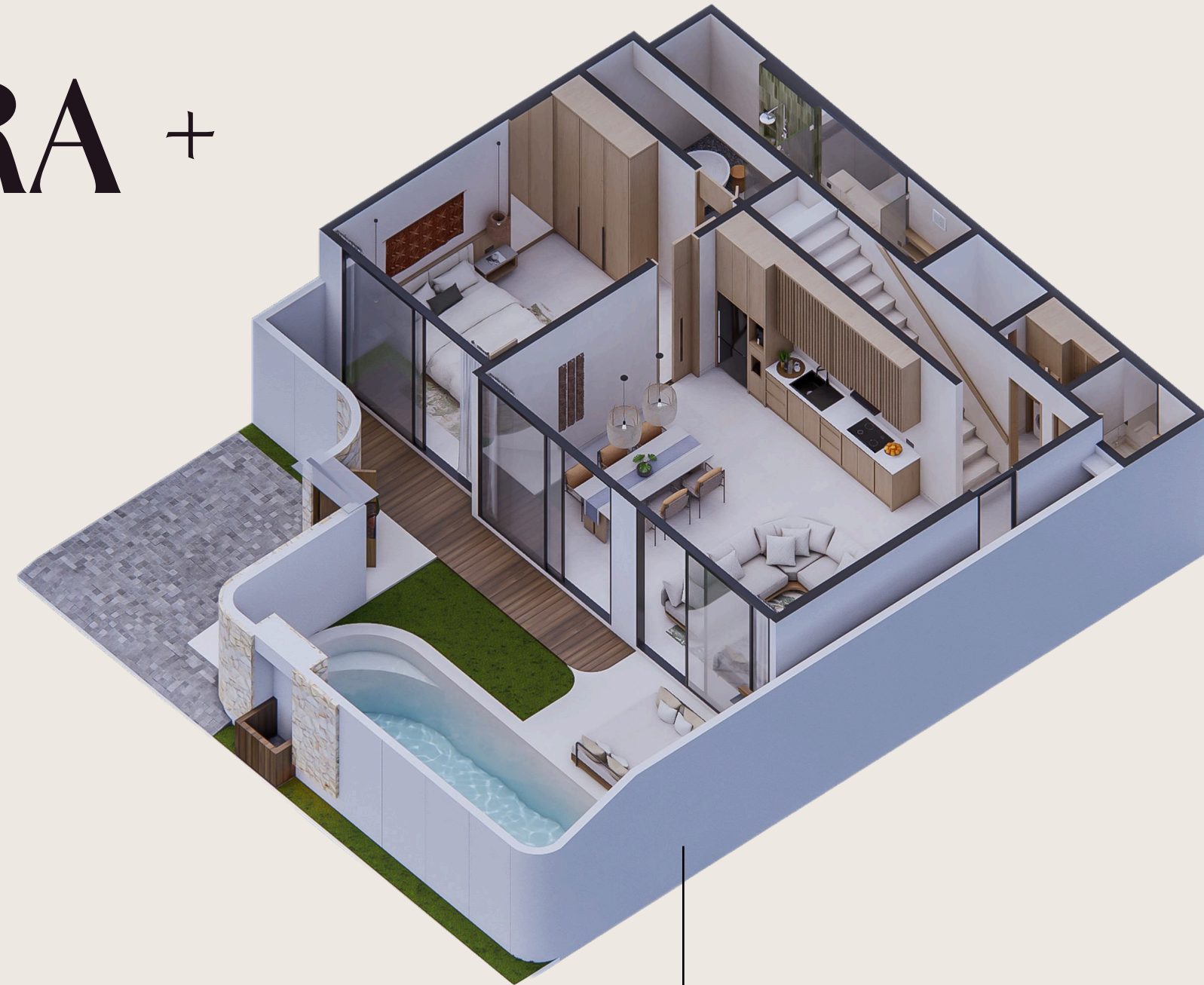
Ground Floor

Upper Floor





LAYOUT OVERVIEW: VILLA TYPE - TERRA & TERRA +



Ground Floor



Upper Floor



TERRA & TERRA +

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DESIGNED FOR LONG-TERM COMFORT

The exterior of Terra and Terra+ is designed with long-term living in mind. The architecture balances tropical warmth with a clean, contemporary look, creating a home that feels calm, timeless, and easy to maintain. Larger plot sizes also provide a greater sense of openness, privacy, and comfort for everyday living.

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TERRA & TERRA +





TERRA & TERRA +

A SPACE TO GATHER AND UNWIND

The living room is designed as a bright and comfortable space where daily life feels calm and connected. A central void helps bring in natural sunlight and better air circulation, creating a more open atmosphere throughout the day. Together with the enclosed layout, it allows the space to feel cooler, brighter, and more enjoyable for long-term living.

The kitchen and dining area are designed to support everyday routines with ease. Durable materials and practical finishes make the space easy to maintain, while the layout allows for comfortable cooking, dining, and spending time together. It is a space made not only for function, but also for shared moments with family and guests.

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TERRA & TERRA +





TERRA & TERRA +





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TERRA & TERRA +

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TERRA & TERRA +

A COMFORTABLE SPACE TO REST

The bedrooms in Terra and Terra+ are designed to feel calm, practical, and comfortable for long-term living. The master bedroom is positioned closer to the entrance for easier access during emergencies, while the overall layout allows for smooth movement and a more restful daily routine.

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TERRA & TERRA +

CLEAN, SAFE, AND COMFORTABLE

The bathrooms are designed with a clean and practical approach, making them easy to use and maintain over time. Natural light enters through overhead glass panels, creating a brighter atmosphere, while features such as handle bars provide additional comfort and safety for older residents.

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TERRA & TERRA +





TERRA & TERRA +





VALORA SANUR: VILLA TYPE - NOVA & NOVA +





VILLA TYPE - NOVA & NOVA + SPECIFICATION



Bedroom

3



Bathroom

4



Building Size

Nova
200 sqm

Nova +
200 sqm



Land Size

Nova
183 sqm

Nova +
200 sqm

- Laundry Area
- Storage Room
- Private Pool
- Living Room
- Dining Room
- Parking Area
- Maintenance Area
- Fully Equipped Kitchen
- Master Bedroom Balcony

Start From

IDR 7,300,000,000

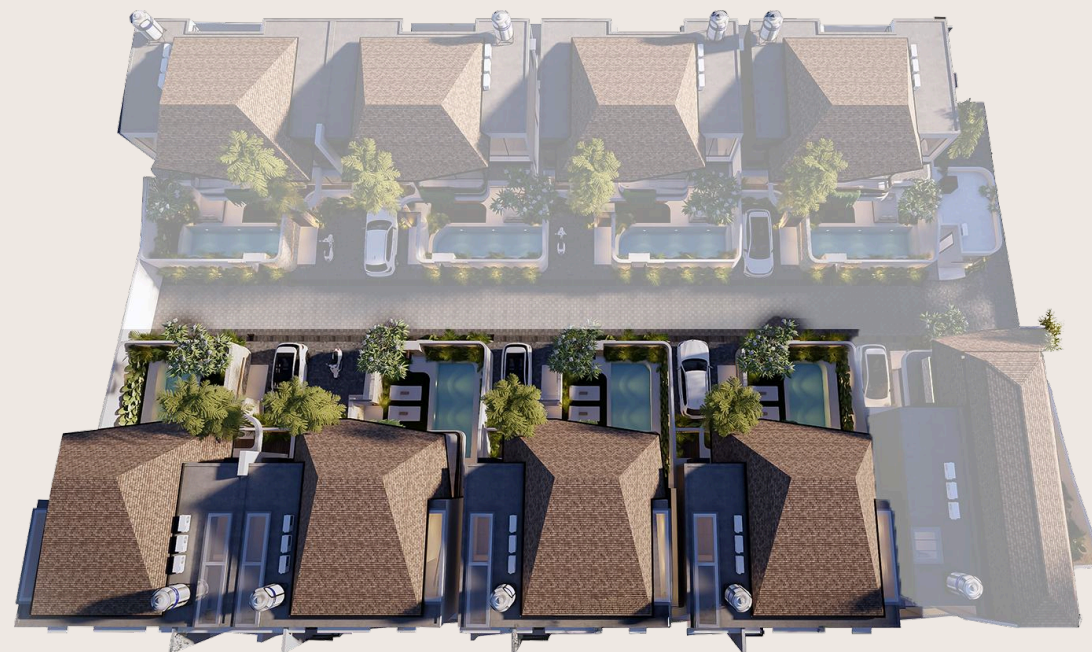
Approx. USD 430,000

Approx. AUD 595,104

Leasehold Ownership 26 years + Extension



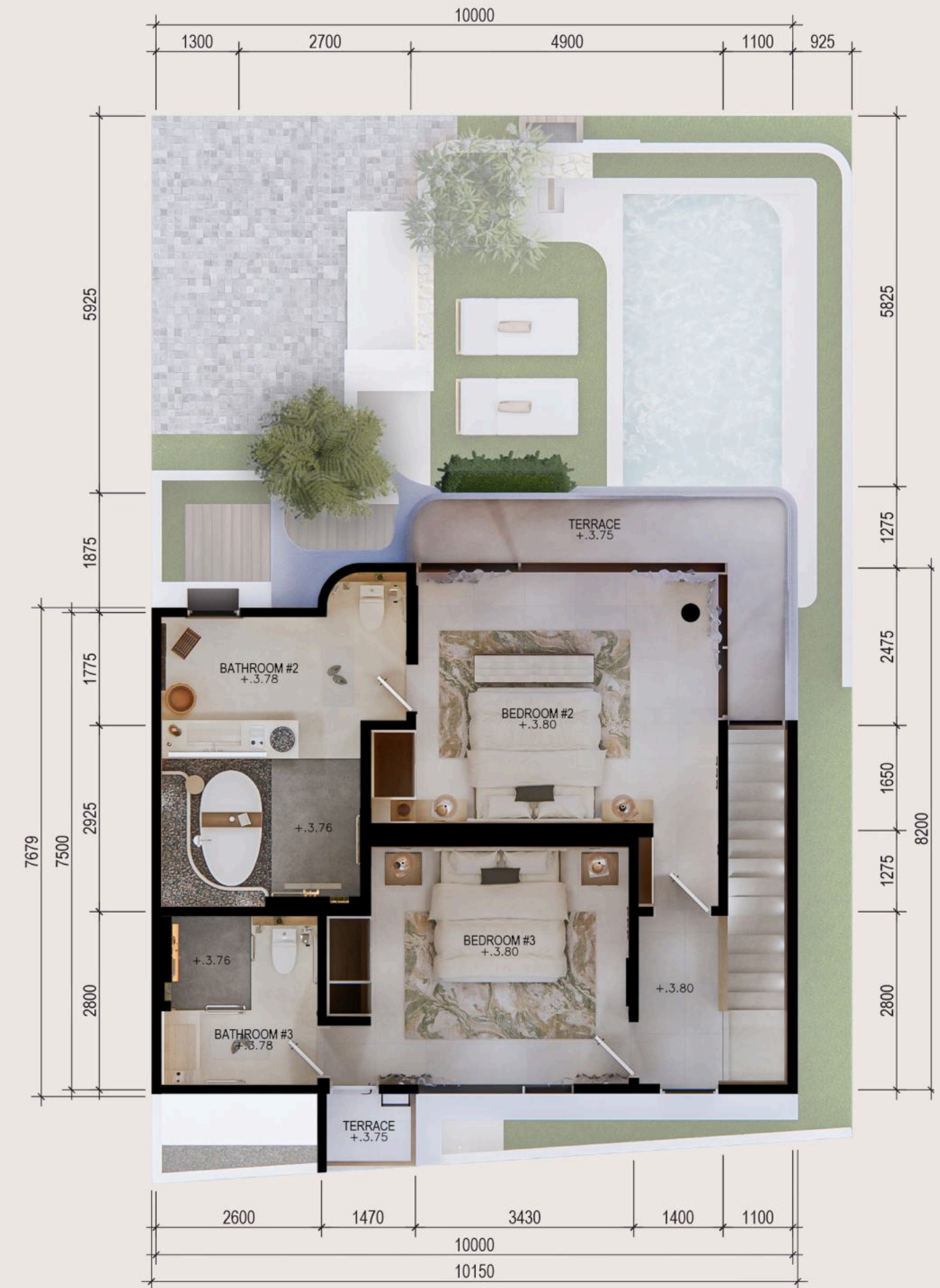
FLOOR PLAN VILLA TYPE - NOVA & NOVA +



Ground Floor

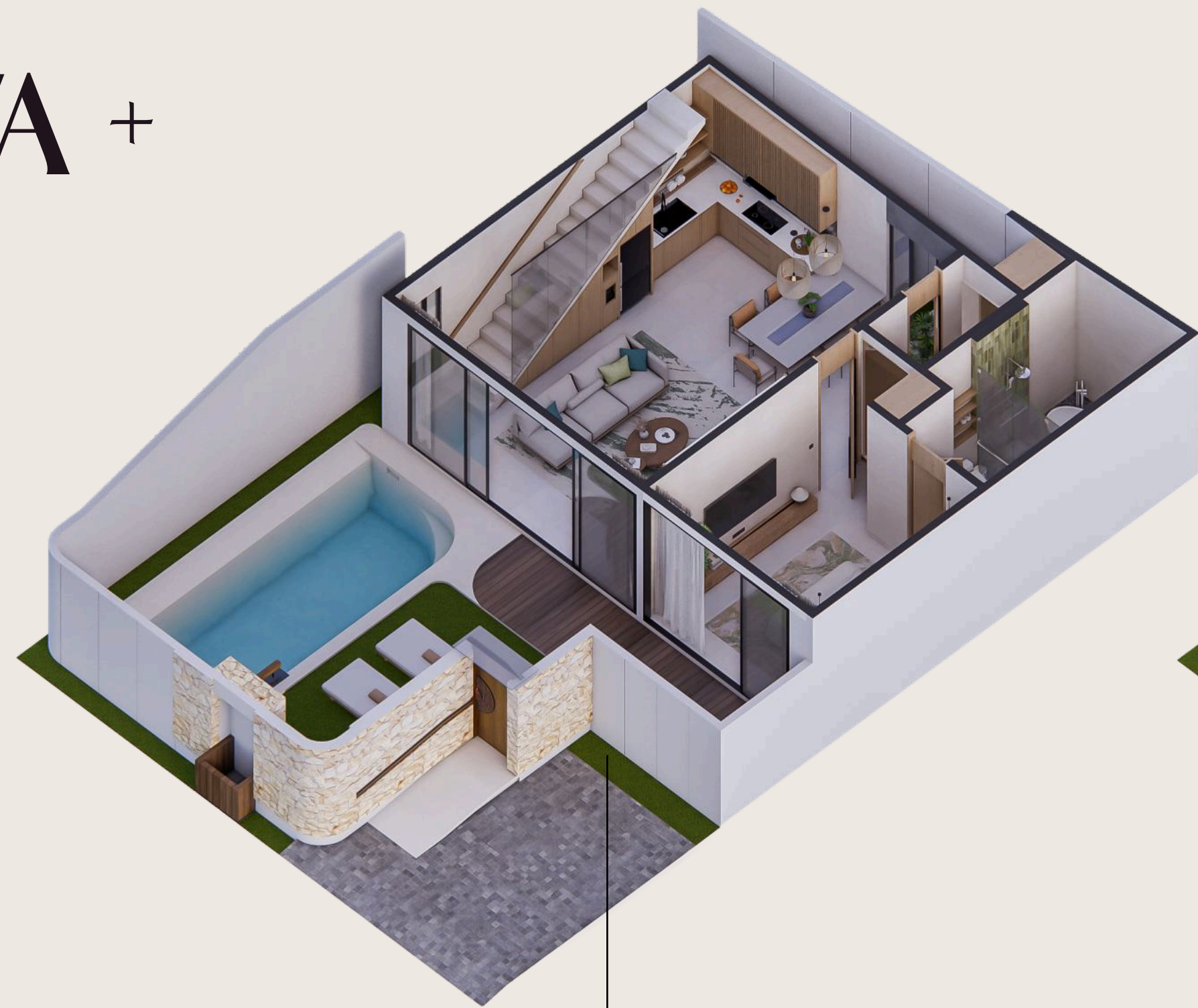


Upper Floor





LAYOUT OVERVIEW: VILLA TYPE - NOVA & NOVA +



Ground Floor



Upper Floor



NOVA & NOVA +

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DESIGNED FOR EVERYDAY LIVING

Nova and Nova+ are designed with a more practical and approachable layout, making them ideal for daily living and long stays. The architecture combines tropical warmth with contemporary simplicity, creating a home that feels clean, comfortable, and easy to maintain. Different plot sizes also give buyers the flexibility to choose a layout that best suits their lifestyle.

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NOVA & NOVA +





NOVA & NOVA +

COMFORTABLE AND PRACTICAL

The living room in Nova and Nova+ is designed to feel calm, comfortable, and easy to enjoy every day. With an enclosed layout and well-balanced proportions, the space feels more private while still remaining bright and welcoming. It is designed to support daily routines, quiet moments, and time spent together at home.

The kitchen and dining area are designed with practicality in mind. Durable materials, efficient layouts, and easy-to-maintain finishes make the space ideal for everyday cooking and dining. It is a warm and functional area where daily routines and shared moments can naturally come together.





NOVA & NOVA +

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NOVA & NOVA +





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NOVA & NOVA +

MADE FOR EVERYDAY COMFORT

The bedrooms in Nova and Nova+ are designed to feel practical, calm, and easy to live in. Like Terra, the master bedroom is positioned closer to the entrance to allow easier access during emergencies, while the overall layout supports comfort and convenience for both long stays and daily living.

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NOVA & NOVA +

SIMPLE, BRIGHT, AND EASY TO USE

The bathroom is designed to be clean, functional, and comfortable for everyday use. Natural light enters through overhead glass panels, helping the space feel brighter and more open. Handle bars and practical layouts also make the bathroom feel safer and more suitable for residents of all ages.





NOVA & NOVA +





NOVA & NOVA +



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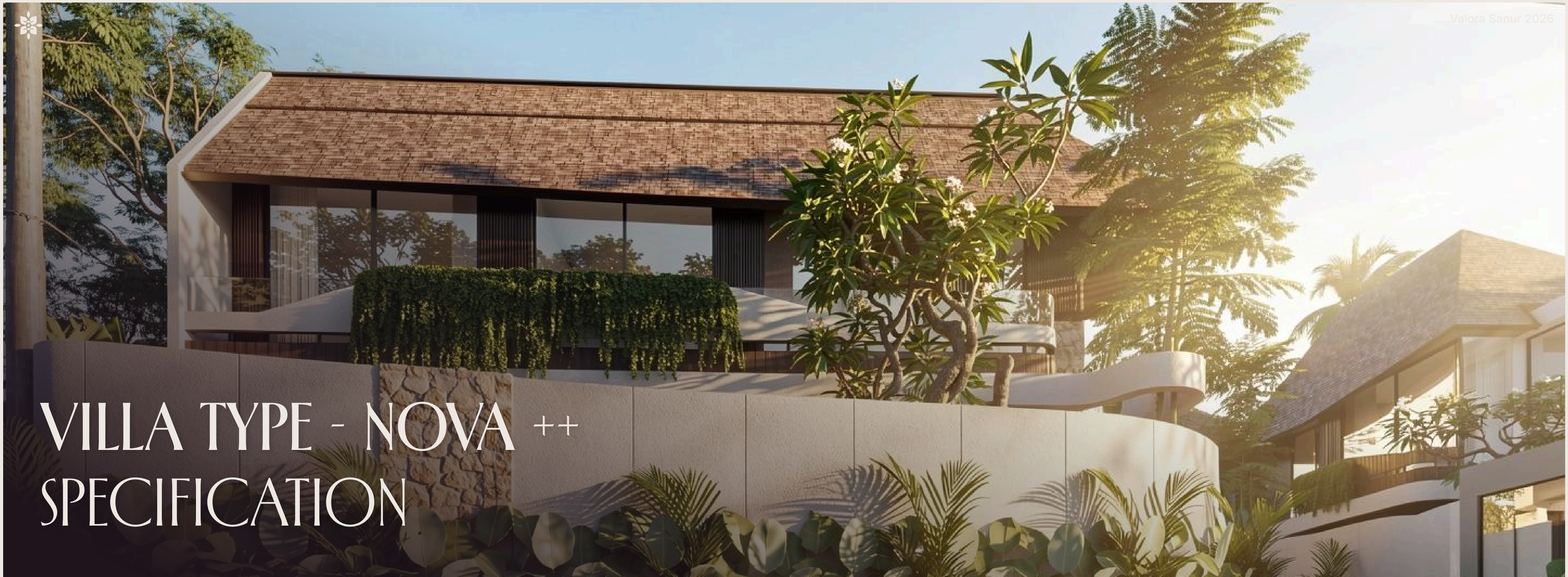


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VALORA SANUR: VILLA TYPE - NOVA ++





VILLA TYPE - NOVA ++ SPECIFICATION



Bedroom

3



Bathroom

4



Building Size

240 sqm



Land Size

191 sqm

- Laundry Area
- Storage Room
- Private Pool
- Living Room
- Dining Room
- Parking Area
- Maintenance Area
- Fully Equiped Kitchen
- Master Bedroom Balcony

Start From

IDR 7,770,000,000

Approx. USD 460,000

Approx. AUD 633,418

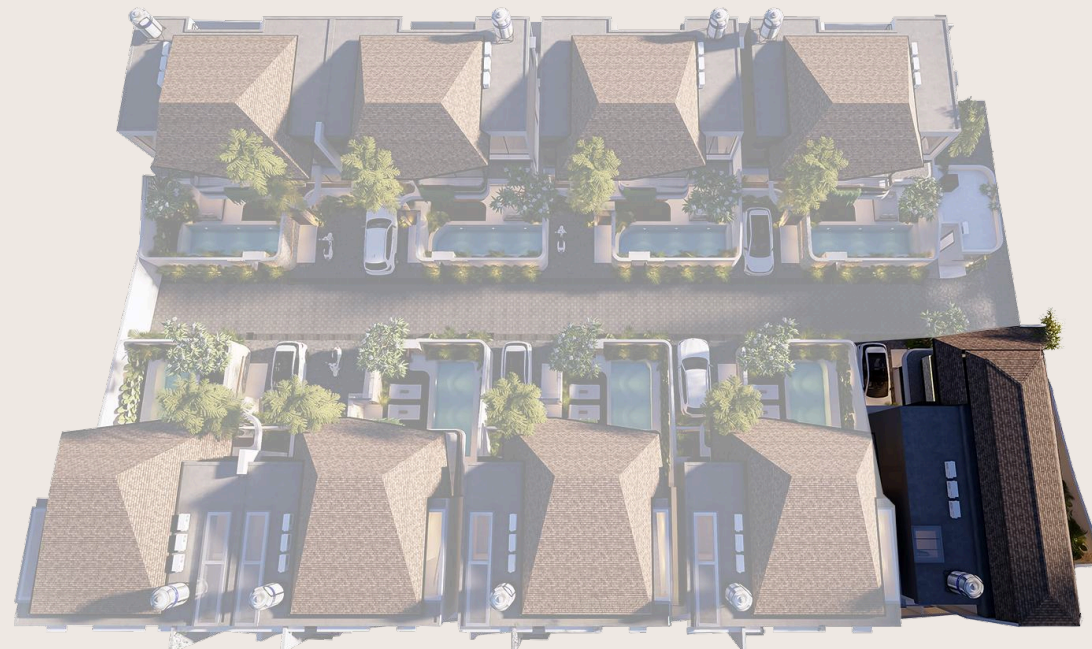
Leasehold Owndership 26 years + Extension



FLOOR PLAN VILLA TYPE - NOVA ++

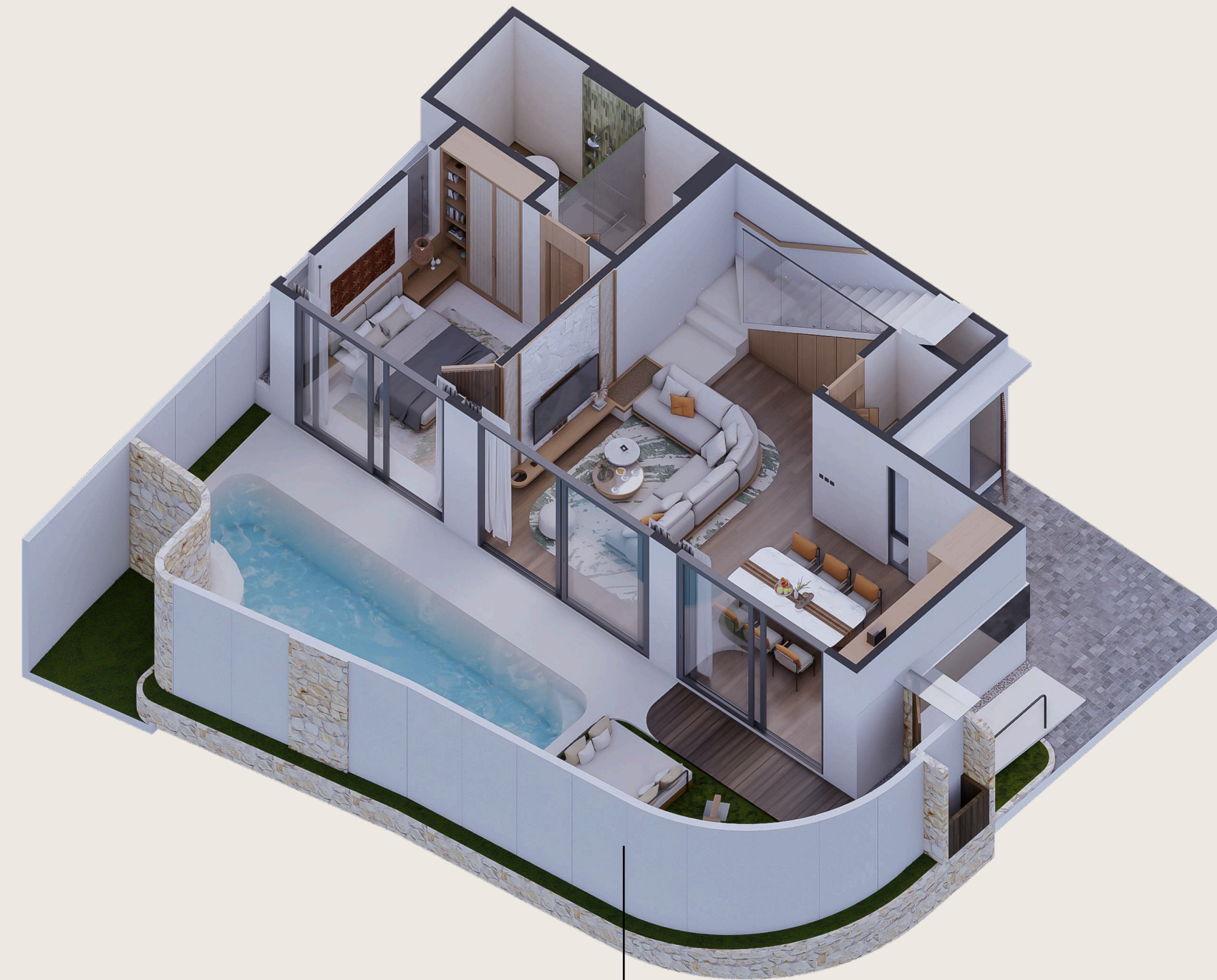
Ground Floor

Upper Floor





LAYOUT OVERVIEW: VILLA TYPE - NOVA ++



Ground Floor



Upper Floor



NOVA ++

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MADE FOR BIGGER FAMILY LIVING

Nova++ is designed for families who need more room to live, gather, and grow. With a larger overall layout and a stronger architectural presence, the villa feels more spacious while still maintaining the calm and contemporary character of Valora. It is designed to support long stays, multi-generational living, and everyday comfort.

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NOVA ++

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NOVA ++

MORE SPACE, MORE COMFORT

The living room in Nova++ features a larger central void, allowing even more natural light and air circulation to flow through the home. This creates a brighter, more open atmosphere that feels comfortable throughout the day, while also making the space feel larger and more connected.

The kitchen and dining area are designed to support larger families and longer stays. Durable finishes, practical layouts, and comfortable dining spaces make it easier to cook, gather, and spend time together. Nova++ also includes easier access for maintenance, making the home more practical to care for over time.





NOVA ++

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NOVA ++

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NOVA ++

DESIGNED FOR FAMILY COMFORT

The bedroom in Nova++ is designed as a more spacious retreat, offering a sense of privacy and calm within the villa. With a focus on comfort, flow, and subtle details, the space creates a quiet environment for rest while still feeling warm and connected to the overall home.



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NOVA ++





NOVA ++

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NOVA ++

COMFORTABLE FOR EVERY GENERATION

The bathrooms in Nova++ are designed to feel bright, clean, and easy to use. Natural light enters through overhead glass panels, helping the space feel more open and comfortable throughout the day. Safety features such as handle bars also make the bathrooms more practical for both older residents and younger family members.

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NOVA ++

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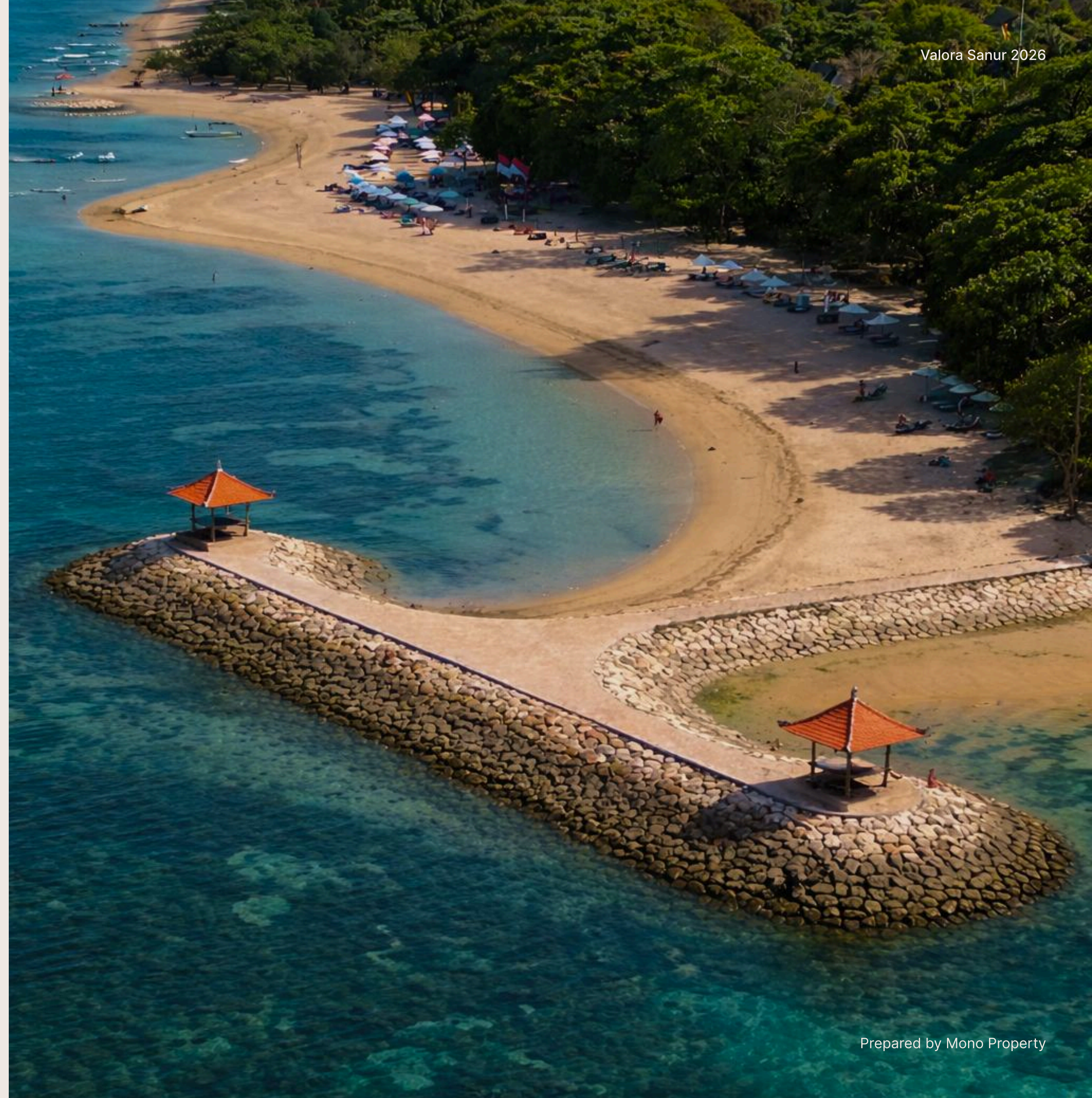
PROJECT OVERVIEW

Property Type	Zoning	Number of Unit
Villa	Touristic	9 Plot

Property Status	Living Room	Kitchen
Leasehold	Enclosed	Yes

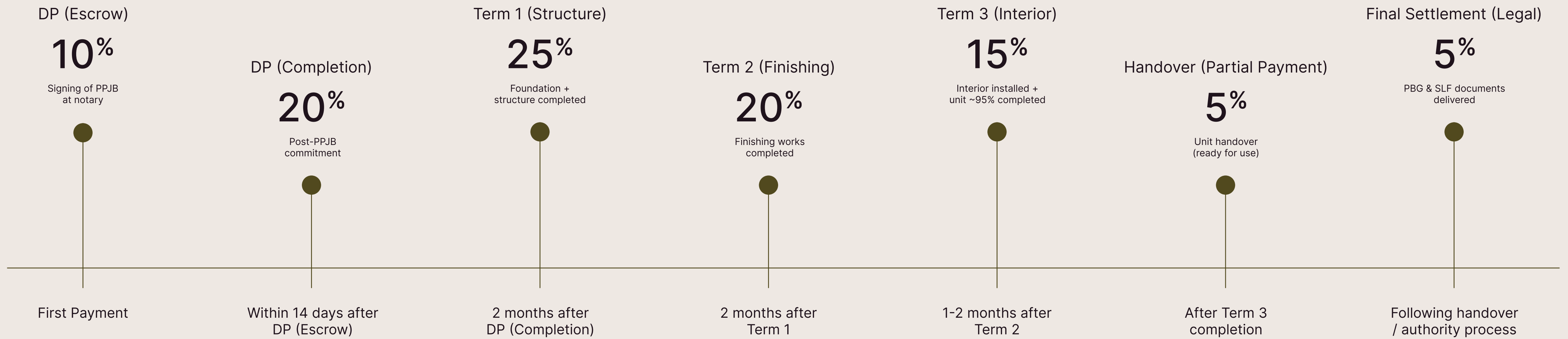
Pool Type	Google Maps Link	Levels
Private Pool	Click Here	2

Road Access	Parking Type
4.5 meters	Private (Car & Bike)





VALORA SANUR PAYMENT PLAN





VALORA SANUR FINANCIAL MODEL (IN USD)

Category Rate	Sellable rooms night (SRN)	Used/Booked rooms night (BRN)	ADR	Publish Rate	OCC	Gross Forecast	Minimum Gross Income
High Season	92	70	\$279.77	\$324.53	76.09%	\$19,583.91	\$25,738.85
Normal Season	153	107	\$262.16	\$304.11	69.93%	\$28,051.18	\$40,110.57
Low Season	105	70	\$249.33	\$289.22	66.67%	\$17,452.93	\$26,179.39
Holiday Season	15	14	\$422.89	\$490.55	93.33%	\$5,920.47	\$6,343.36
Total	365	261	\$260.72	\$328.51	71.51%	\$68,049.12	\$95,164.48

ROI UP TO
12.70%

Charges	Base Scenario	Optimistic Case Scenario	Stressed Scenario
Yearly Income	\$68,049	\$82,212	\$55,035
Total Expense	\$22,433	\$28,138	\$21,392
(-) Management & Marketing fee	\$11,404	\$16,442	\$11,007
(-) Operational Expenses	\$9,668	\$10,052	\$9,284
(-) Maintenance & Renovations	\$1,361	\$1,644	\$1,101
Owner Net Income	\$45,616	\$54,074	\$33,643
ROI %	10.72%	12.70%	7.90%
ROI Yearly	9.39	7.92	12.73



VALORA SANUR FINANCIAL MODEL (IN IDR)

Category Rate	Sellable rooms night (SRN)	Used/Booked rooms night (BRN)	ADR	Publish Rate	OCC	Gross Forecast	Minimum Gross Income
High Season	92	70	Rp4,798,408	Rp5,566,153	76.09%	Rp335,888,536	Rp441,453,505
Normal Season	153	107	Rp4,496,382	Rp5,215,803	69.93%	Rp481,112,871	Rp687,946,441
Low Season	105	70	Rp4,276,279	Rp4,960,483	66.67%	Rp299,339,521	Rp449,009,282
Holiday Season	15	14	Rp7,253,100	Rp8,413,596	93.33%	Rp101,543,394	Rp108,796,494
Total	365	261	Rp4,471,753	Rp5,634,408	71.51%	Rp1,167,127,470	Rp1,632,189,757

ROI UP TO
12.70%

Charges	Base Scenario	Optimistic Case Scenario	Stressed Scenario
Yearly Income	Rp1,167,127,470	Rp1,410,039,988	Rp943,911,066
Total Expense	Rp384,753,353	Rp482,609,387	Rp366,894,395
(-) Management & Marketing fee	Rp195,593,529	Rp282,007,998	Rp188,782,213
(-) Operational Expenses	Rp165,817,275	Rp172,400,589	Rp159,233,961
(-) Maintenance & Renovations	Rp23,342,549	Rp28,200,800	Rp18,878,221
Owner Net Income	Rp782,374,116	Rp927,430,601	Rp577,016,671
ROI %	10.72%	12.70%	7.90%
ROI Yearly	9.39	7.92	12.73

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