

Experience Bali's Unmatched Luxury Living

LEAF





RESPONSIBLE LUXURY

We don't use the word "luxury" loosely - our idea of luxury goes beyond opulence and extravagance. It's about creating exquisite spaces that blend tranquillity, functionality and sustainability.

A LABOR OF LOVE

Our passion for design is evident in every detail of our villas - each one a labor of love. No stone is left unturned in our meticulous approach to design. From the layouts to the finishes, every detail has been carefully thought through to ensure that we deliver the highest standard of living.

SUSTAINABLE INVESTMENT

Our villas are developed to minimize their impact on the environment, offering sustainable dream homes that serve as exquisite retreats or investment properties, generating effortlessly high returns

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The Location

Quietly located just 500m to Berawa
Surf Beach

LEAF



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Leaf. Ideally positioned in the tropical beach escape – Berawa

Our strategic location offers:

30 minutes drive to Ngurah Rai International Airport

5 minutes drive to Supermarkets

10 minutes walk to Berawa Beach

10 minutes walk to Beach Clubs and Yoga Studios

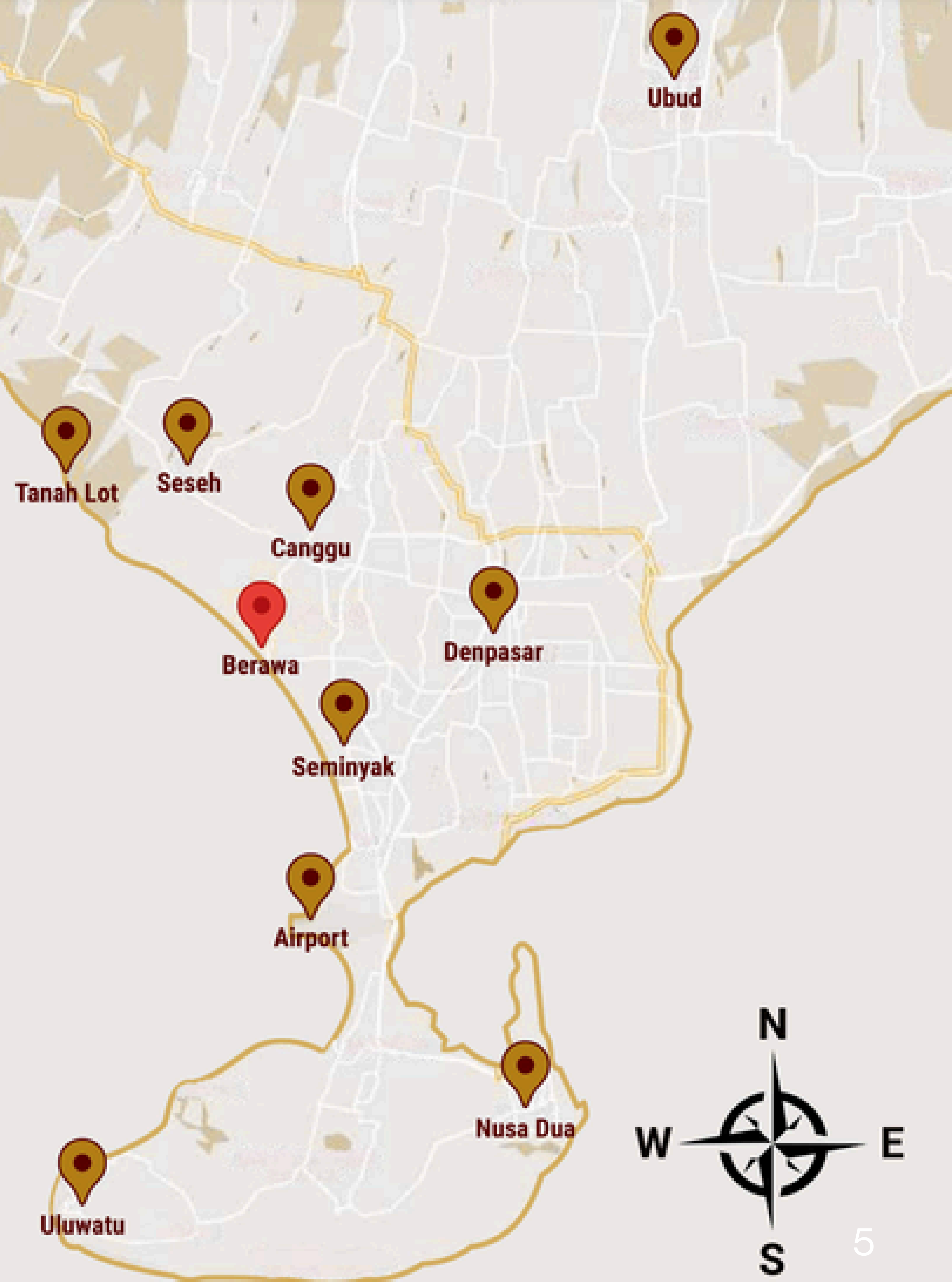
5 minutes drive to Shops and Boutiques

Other local attractions

5 minutes drive to Canggu

30 minutes drive to Ubud

15 minutes drive to Seminyak



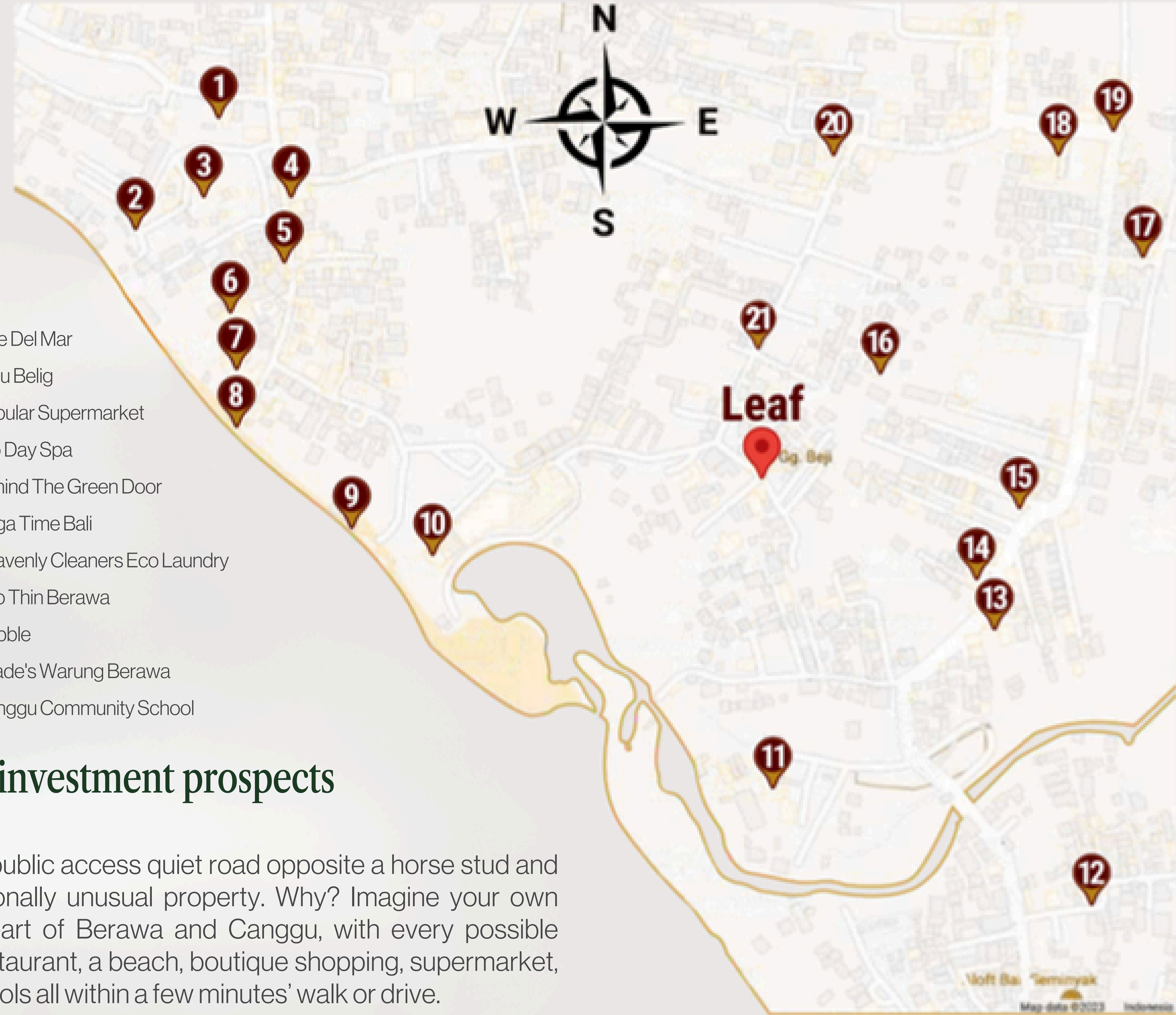
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Surrounding

- | | |
|---------------------------|-----------------------------------|
| 1. Atlas Super Club | 11. Cafe Del Mar |
| 2. Atlas Beach Club | 12. Batu Belig |
| 3. Atlas Beach Fest | 13. Popular Supermarket |
| 4. Alma Tapas Bar | 14. Glo Day Spa |
| 5. Lucky Smoothie Bowl | 15. Behind The Green Door |
| 6. Monsoon | 16. Yoga Time Bali |
| 7. Finns Beach Club | 17. Heavenly Cleaners Eco Laundry |
| 8. Berawa Beach | 18. Pho Thin Berawa |
| 9. Caravan | 19. Hubble |
| 10. Vue Beach Club Canggu | 20. Made's Warung Berawa |
| | 21. Canggu Community School |

Location with strong investment prospects

Leaf, located on a private, no public access quiet road opposite a horse stud and open farmland, is an exceptionally unusual property. Why? Imagine your own peaceful sanctuary, in the heart of Berawa and Canggu, with every possible desirable attraction, be it a restaurant, a beach, boutique shopping, supermarket, spa, beach club and even schools all within a few minutes' walk or drive.



What is on offer?

Six architect designed luxurious and spacious tri-level three and four bedroom villas in Berawa, only 500m to the beach and in a private garden setting.



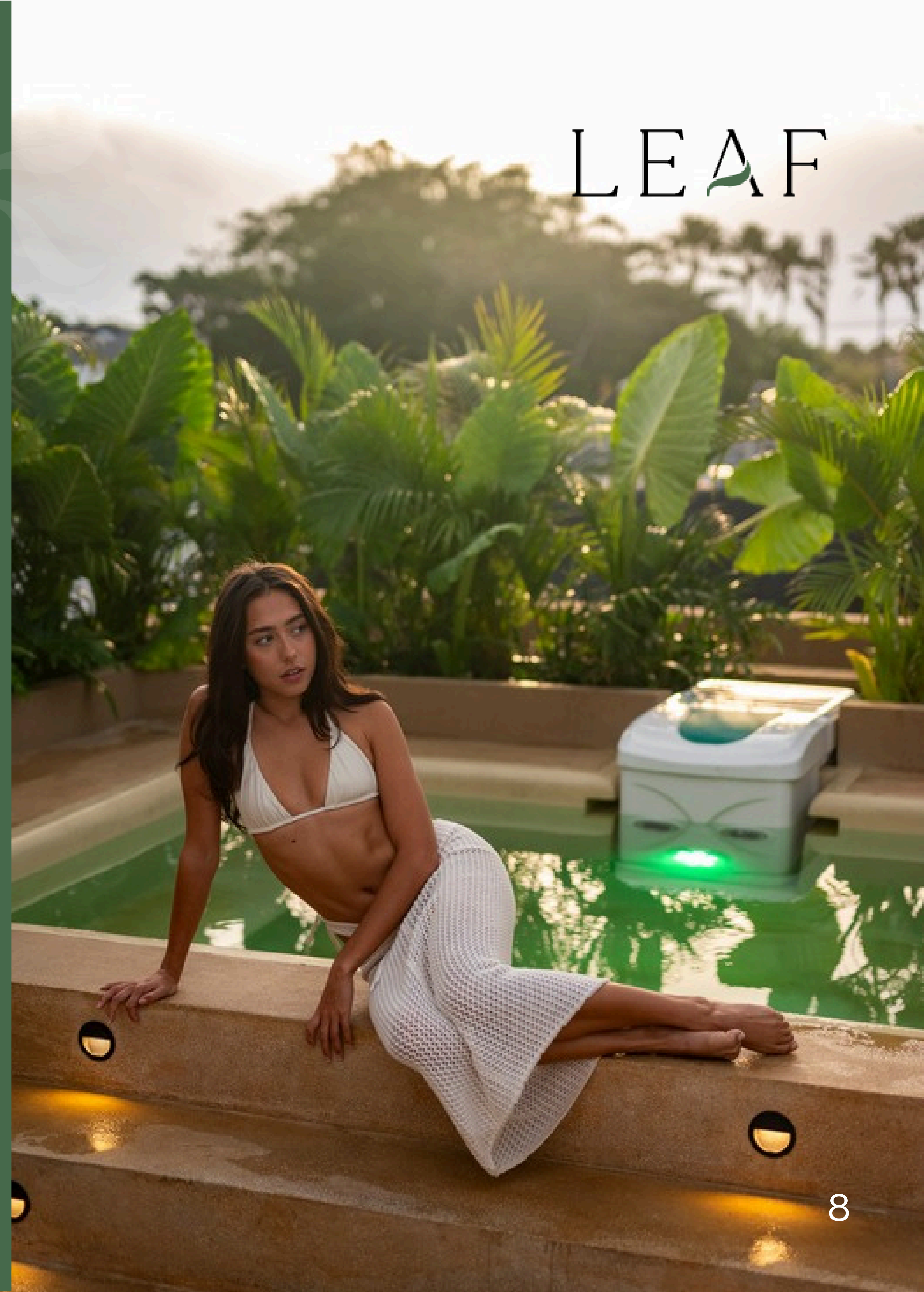
Amenities

Each villa is designed to be secured with no need for a security team. Each villa is fully airconditioned and has been designed to offer short term visitors a variety of potential offerings in terms of number of bedrooms – you can secure one or more bedrooms and thus provide flexibility and attractive rates for couples and smaller families, particularly in quieter times of the year.

Unique features include the overall size of each villa – up

to 350m²; the finishes and inclusion of two pools including one on the rooftop Panorama Deck. The inclusion of a home office is intended to make working from Leaf an easy and practical proposition.

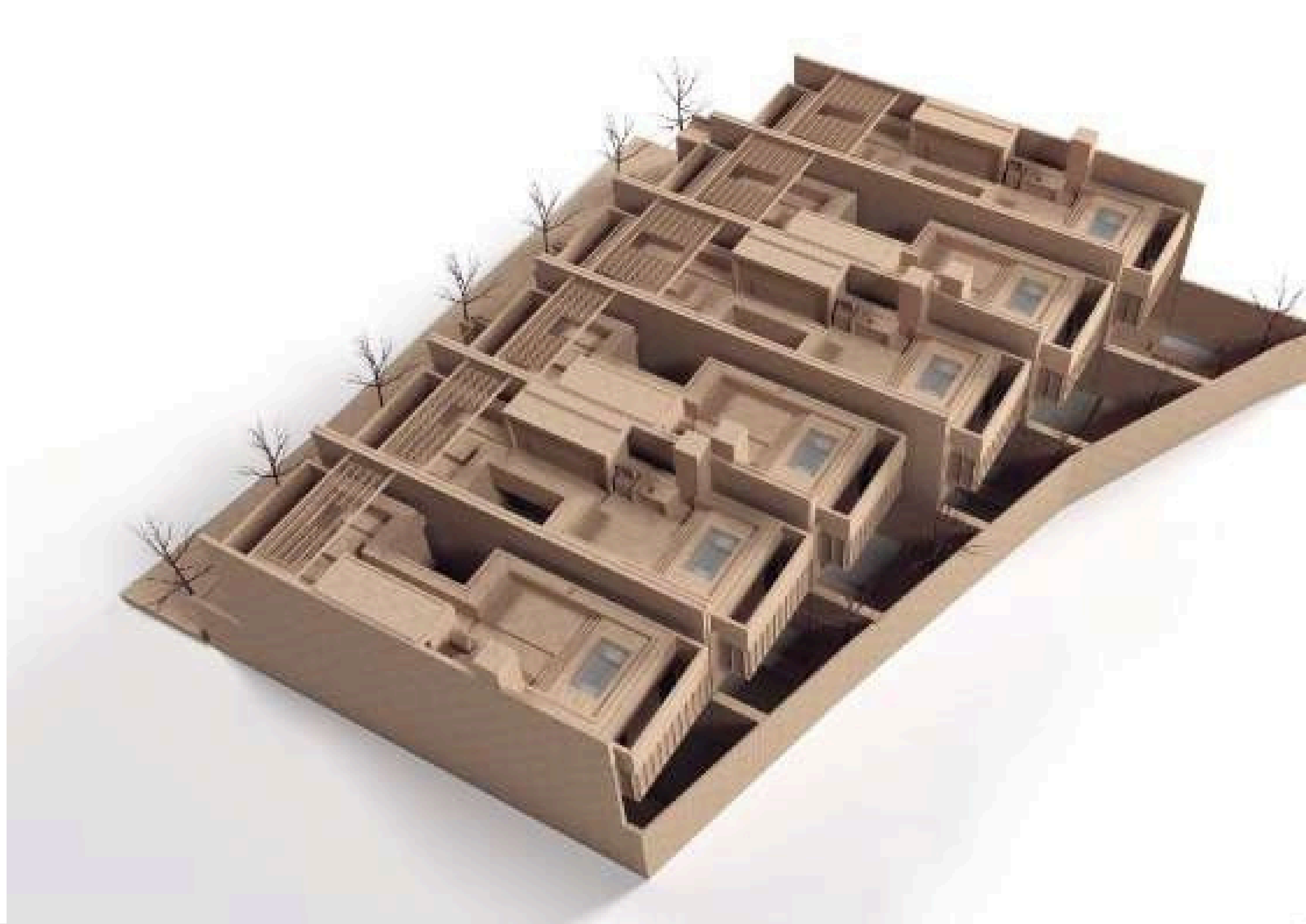
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Architecture

Ba da Studios is an emerging star architectural practice based in Ubud. You can learn more about them and their work here- <https://www.bada-studio.com/>. Sanctum (the developer) specified a high-end, spectacular design, that references traditional Balinese building materials, that ensure access to the afternoon ocean breezes, natural light and air.

The results speak for themselves.



Leasehold

28 years + an option to extend
another 20 years

Ensuring long-term viability and re-sale
value, Sanctum has entered into a head
lease that provides you with up to 48 years
of ownership of your villa.





GUEST MANAGEMENT AND VILLA MAINTENANCE

We've partnered with Nova Escapes, an Australian-managed villa and short-term rental specialist with a dedicated hospitality team based in Bali, to ensure every LEAF Bali villa is managed with consistency, care, and precision. Their on-the-ground team handles all aspects of daily operations, from guest communication and housekeeping to maintenance, concierge services, and quality control, ensuring each property is always guest-ready. Instead of relying solely on high-fee booking portals such as Airbnb and Booking.com, Nova Escapes adopts a multi-platform strategy that combines direct bookings, local travel partnerships, and targeted digital marketing across Facebook, Instagram, and TikTok. This approach maximises occupancy, maintains strong guest satisfaction, and reduces reliance on third-party channels, giving owners transparent reporting, reliable returns, and peace of mind that their investment is managed with professionalism and local expertise.

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The Villas





VILLAS 1, 2 & 3

Villas 1, 2 & 3 include 4 bedrooms (with one on the ground floor), each with its own private bathroom, along with a fitted home office or nursery. Each has secure parking for a car and motorcycles, which are secured behind a remote-controlled sliding gate. On the ground floor, guests enjoy a full-sized bathroom, along with a split-level living and dining space with floor-to-ceiling sliding doors admitting the sea breezes throughout this area. The private rear gardens with a fully tiled saltwater pool, a private zen garden with a large pond and water feature, and a magnificent rooftop entertaining Panorama Deck with a built-in BBQ, sink, fridge, powder room, plunge pool, sunbathing deck, and shaded entertainment lounge with views towards the ocean and a semi-rural landscape. Included are a separate laundry, lockable storage, automatic gates, digital entry, ducted air-conditioning, security camera network (not in operation during guest visits) and extensive lighting.

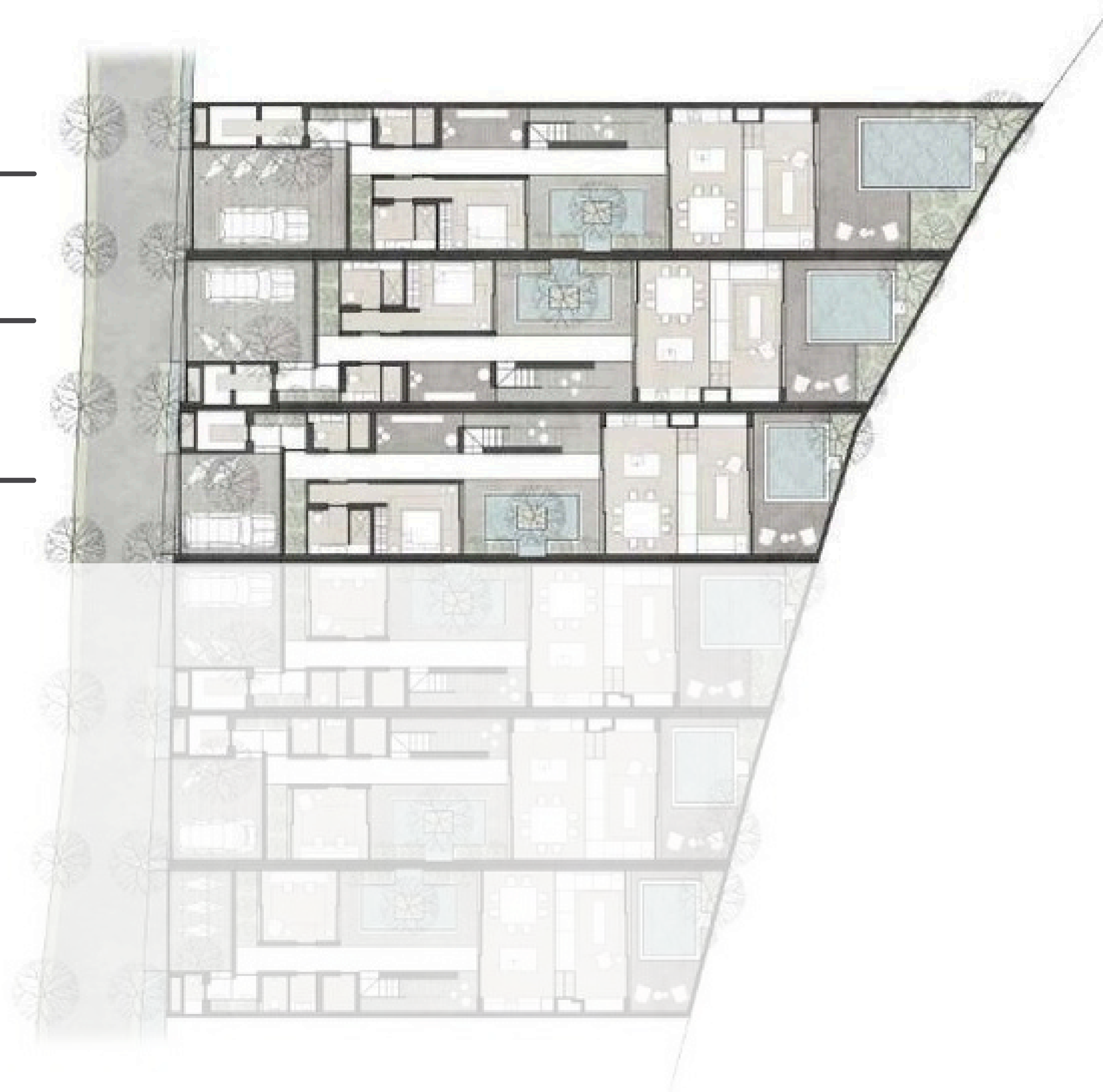
MASTER PLAN

Villa 1, 2 & 3 (4 Bedrooms + Office)

Villa 1 —

Villa 2 —

Villa 3 —



SOLD

VILLA 1

4 Bedrooms + Office

- Internal living area: 223 sqm
- Rooftop living area: 127 sqm
- Total built area: 350 sqm
- Land area: 259 sqm

Rooftop



Upper Floor



Ground Floor



VILLA 2

4 Bedrooms + Office

- Internal living area: 223 sqm
- Rooftop living area: 127 sqm
- Total built area: 350 sqm
- Land area: 234 sqm
- Price at \$USD760,000 / \$AUD1,185,000

Rooftop



Upper Floor



Ground Floor



VILLA 3

4 Bedrooms + Office

- Internal living area: 223 sqm
- Rooftop living area: 127 sqm
- Total built area: 350 sqm
- Land area: 214 sqm
- Price: \$USD735,000 / \$AUD1,150,000





VILLAS 4,5 & 6

Villas 4, 5 & 6 offer 3 bedrooms each with their own private bathroom (plus a guest bathroom on the ground floor) along with a ground-floor home office. Each has secured and undercover parking for a car and/or motorcycles, a split level living and dining space, private rear gardens with a fully tiled saltwater pool, a private zen garden with large pond and water feature, and a magnificent rooftop entertaining Panorama Deck with built-in BBQ & sink, powder room, plunge pool, sunbathing deck, and shaded entertainment lounge with views towards the sea and a semi-rural landscape. Included are a separate laundry, lockable storage, automatic gates, digital entry, ducted air-conditioning, extensive lighting, and a digital CCTV system, which is usually switched off during guest occupation.

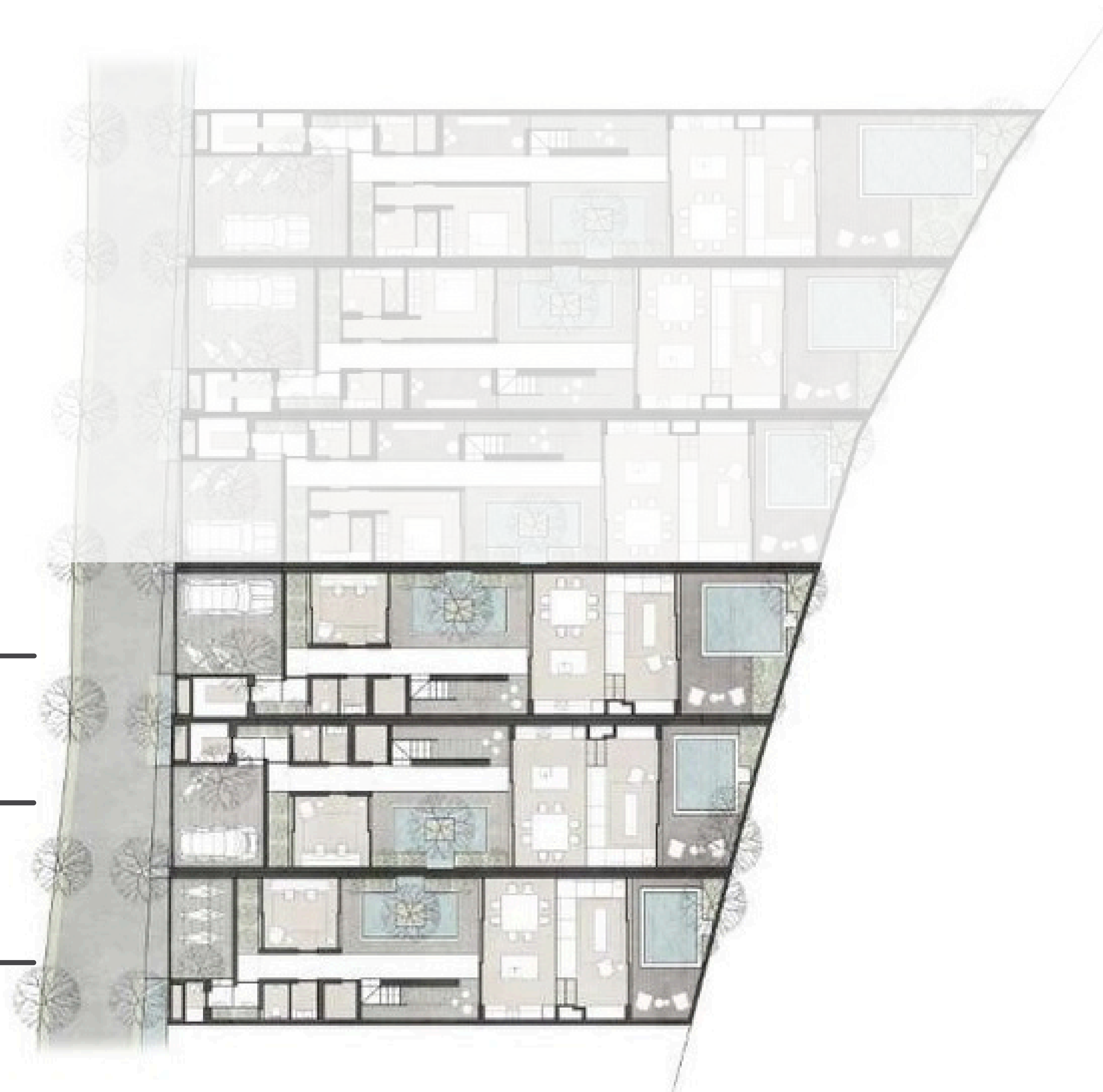
MASTER PLAN

Villa 4, 5 & 6 (3 Bedrooms + Office)

Villa 4 —

Villa 5 —

Villa 6 —



VILLA 4

3 Bedrooms + Office

- Internal living area: 179 sqm
- Rooftop living area: 114 sqm
- Total built area: 293 sqm
- Land area: 200 sqm
- Price: US\$700,000 / A\$1,080,000

Rooftop



Upper Floor



Ground Floor



VILLA 5

3 Bedrooms + Office

- Internal living area: 179 sqm
- Rooftop living area: 114 sqm
- Total built area: 293 sqm
- Land area: 187 sqm
- Price: \$USD685,000 / \$AUD1,070,000

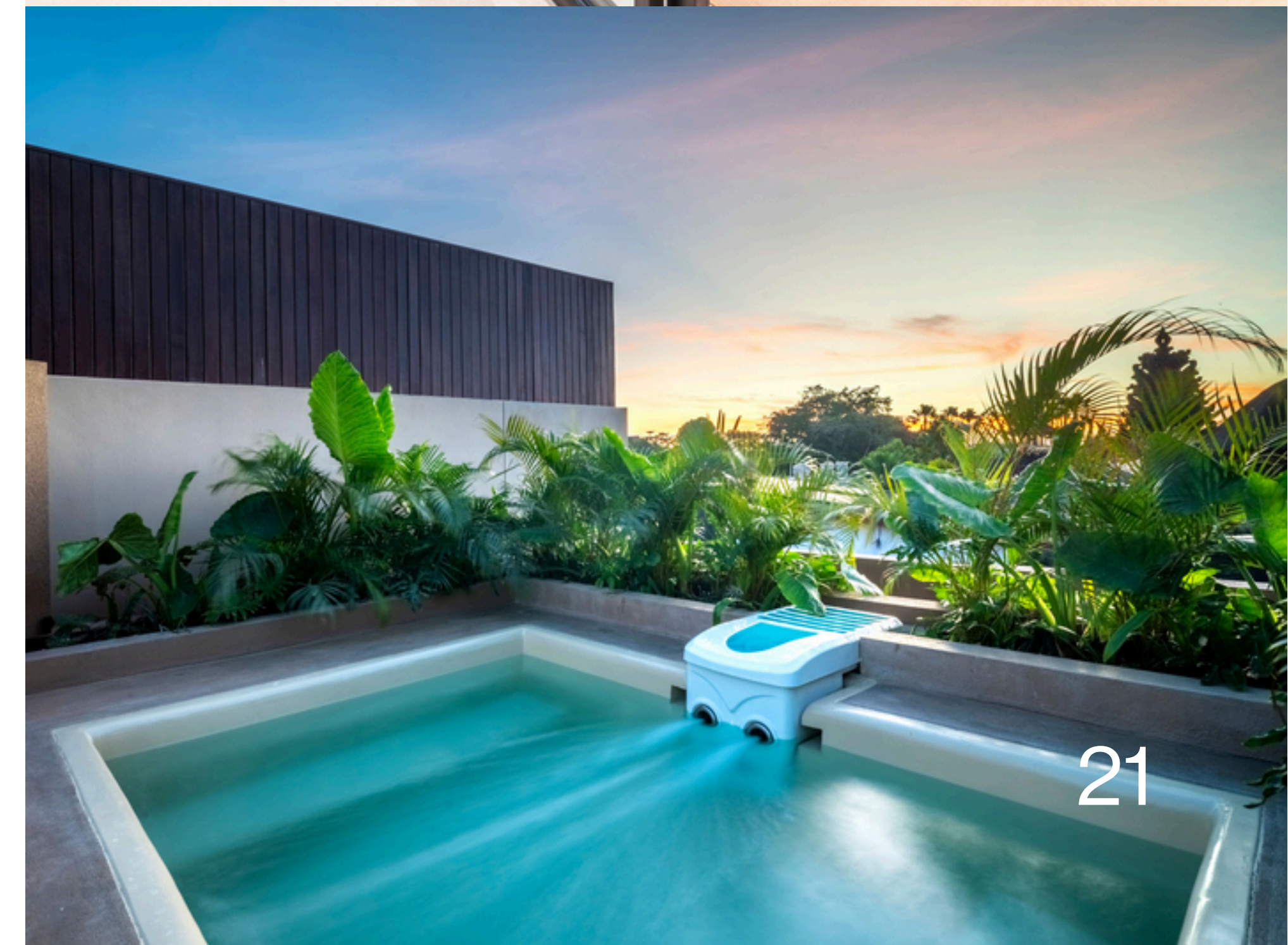
Rooftop



Upper Floor



Ground Floor

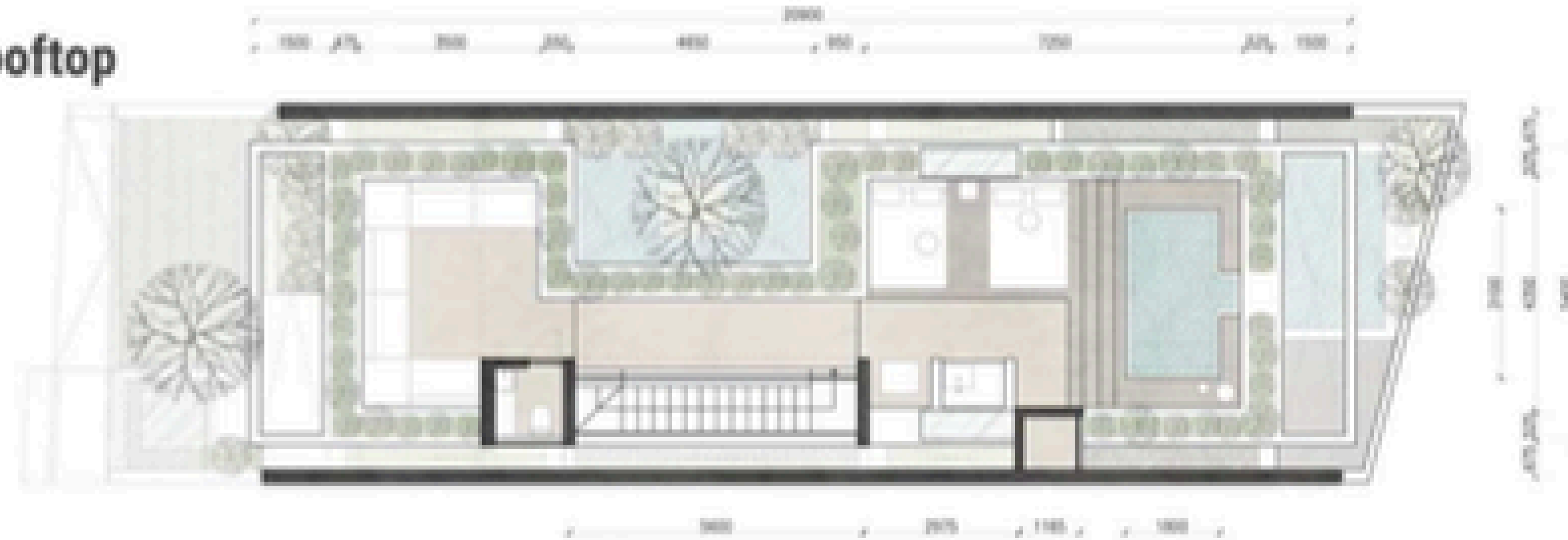


VILLA 6

3 Bedrooms + Office

- Internal living area: 179 sqm
- Rooftop living area: 114 sqm
- Total built area: 293 sqm
- Land area: 175 sqm
- Price: \$USD630,000 / \$AUD980,000

Rooftop



Upper Floor



Ground Floor



Property Management

High-touch management by Nova Escapes for effortless ownership

Each LEAF Bali villa is managed by Nova Escapes, an Australian-managed villa and short-term rental specialist with a dedicated local team in Bali. Their full-service management covers every detail, from operations, housekeeping, and maintenance to guest experience, marketing, and owner reporting.

Nova Escapes combines hotel-level care with a strategic approach to pricing and promotion, ensuring every villa is beautifully maintained, expertly marketed, and delivering consistent returns for our investors.

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Service Categories

HOUSEKEEPING

- Villa staffing, housekeeping, and maintenance
- Pool and garden care
- Preventative maintenance and quality control
- 24/7 guest communication and concierge support

OWNER SERVICES

- Transparent performance tracking and monthly reporting
- Utilities and expense management
- Local tax compliance and income distribution
- Leasehold extension and legal assistance

GUEST EXPERIENCE

- Private chefs and VIP reservations
- Wellness and tour coordination
- Airport transfers and driver services
- Guest review and reputation management

MARKETING & REVENUE MANAGEMENT

- Dynamic pricing and revenue optimisation
- Multi-platform marketing and bookings (Airbnb, Booking.com, direct)
- Professional photography and presentation
- Partnerships with travel agents and curated guest experiences



Investing in Bali

A particularly good time to invest in the
Bali property market



Why Invest in Bali



Unleveraged property market, limiting exposure to interest rate movements and the traditional crashes seen in other markets.



Bali's real estate is recognised as the most profitable location in the world for investors.



Historically high appreciation rates, dramatic in newly developing areas.



Remote working trend and increasing focus on wellness and quality of life driving rapid increase in new residents from across the globe.



Highly in demand tourist destination, with full expectation to fully rebound and exceed pre COVID-19 pandemic levels.



Government initiatives, including short and long term resident visa options and infrastructure projects, set to drive a new growth and enhance Bali as a worldclass destination.

LEAF

What are the
financials?

WHAT ARE THE FINANCIALS?

Four Bedroom (+ Study) Villas Priced from \$USD735,000

Occupancy	Low	Medium	High
Average rental (USD)	\$US 500	\$US 500	\$US 500
Seasonal Occupancy	60%	75%	90%
Seasonal nights	89	91	185
Seasonal Income (gross)	\$US 26,700	\$US 34,125	\$US 83,250
Annualised Income	\$US 144,075		
Outgoings (Wifi, Electricity, Maid)	\$US 8,200		
Marketing/Advertising	\$US 2,400		
SVB Concierge Management	\$US 21,611		
Annualised Pre Tax Income	\$US 111,864		
ROI (Nett. Pre-tax): Villa 1	14.08%		
ROI (Nett. Pre-tax): Villa 2	14.72%		
ROI (Nett. Pre-tax): Villa 3	15.22%		

Please Note: We have built an ROI Scenario Tool that allows you to plug in any figure you like - for three variables: Average \$/Night, Occupancy Rate (%) and the Capital Value of your chosen Villa.

We think these figures are conservative. They are certainly more conservative than what other projects are being promoted as achieving. We want you to be pleasantly surprised by the upside, not shattered by falsely promoted expectations.

If you consider what you can buy in your home market, and the yield that those properties can offer, we believe you will be very satisfied with your investment. Why?

Since Covid-19 has passed, and Bali has returned to normal, there has been a large influx of visitors (6.4m in 2025) and semi-permanent expats seeking quality accommodation in convenient locations.

Three Bedroom (+ Study) Villas Priced from \$US630,000

Occupancy	Low	Medium	High
Average rental (USD)	\$US 450	\$US 450	\$US 450
Seasonal Occupancy	60%	75%	90%
Seasonal nights	89	91	185
Seasonal Income (gross)	\$US 24,030	\$US 30,713	\$US 74,925
Annualised Income	\$US 129,668		
Outgoings (Wifi, Electricity, Maid)	\$US 8,200		
Marketing/Advertising	\$US 2,400		
SVB Concierge Management	\$US 19,450		
Annualised Pre Tax Income	\$US 99,617		
ROI (Nett. Pre-tax): Villa 4	14.13%		
ROI (Nett. Pre-tax): Villa 5	14.54%		
ROI (Nett. Pre-tax): Villa 6	15.81%		

The provincial government is strongly encouraging upscale tourism and Leaf is designed to cater for this market.

- The maximum tax you will pay is 20%; we have tax consultants who can show you how to halve this.
- There is no capital gains tax, no land tax.
- We have established separate PMA companies (like Australian Pty Ltd) to minimise taxation (these are taxed at 0.5%) and this structure allows the possibility of joint ownership, thus lowering the entry price by as much as 75% yet retaining exactly the same yield % rate.
- There is significant upward pressure on property prices as demand far outstrips supply.

Villa Purchase Payment Arrangements

- Refundable Holding Deposit - to allow you a 14 day due diligence period - \$USD5,000.
- Balance to 10% of the Villa Price payable on Day 15.
- Balance to 100% of the Villa Price to be paid on Day 30 - negotiable to Day 60 - from date of initial deposit.

Fractional Ownership Options

Sanctum has developed a fractional ownership option for those aspiring to invest in a slice of paradise without the full financial commitment. Available for Villa Three and Villa Six, this model enables sharing the villa with another family or perhaps your friends.

For instance, Villa Six, priced at \$USD630,000, can be partially owned. Two families can equally invest \$USD315,000 each, co-owning the property. Likewise, we can offer as little as a 25% shareholding - starting from as little as \$USD157,500.

The Leaf Concierge team coordinates personal use schedules, perhaps during Bali's high seasons, while opening the villa to holidaymakers for the rest of the year. The net rental income is split equally. This arrangement ensures the same % yield, but on a smaller investment, enabling owners to recoup their investment in approximately eight years. It provides continued income and 'free' Bali accommodation throughout the leasehold.

Modifications to the leasehold contract to facilitate this are covered by Sanctum. Please request our Fractional Ownership paper if you would like to know more.



The Team



Sanctum is an internationally managed property developer founded by a team with development experience in the UK, Australia and Indonesia. It is a very flat organisation with low overheads and is led by Stephen Gough, an experienced property professional with a background in land subdivision, residential sales and multi-unit development. He brings over 40 years of property-related industry experience complemented by a Marketing Degree from Swinburne University and an MBA from Melbourne Business School.



Nova Escapes is a boutique villa and short-term rental management company redefining luxury stays across Bali and Australia's East Coast. Headquartered in Bali and Byron Bay, the company is Australian-managed and supported by a dedicated local hospitality team. Nova Escapes delivers hotel-level service and performance management for private villas, combining design, hospitality, and operational precision.

The Team



BADA Studios is an Ubud based architectural practice established in 2014. It's principal architects are Maurizio Moeis and Made Dirgantara and they are responsible for a significant number of residential and commercial projects in Bali and Lombok.



CV. Jaya Giri, an established construction company since 2013, has evolved from humble beginnings to become a leading contractor in the industry. Their team of skilled professionals is dedicated to delivering top-quality construction solutions with speed and affordability.



Seven Stones Indonesia is a multi-faceted consultancy that is providing legal, tax and marketing services to support Sanctum.



CV. Amira Eka Dana is a reputable construction planning company with a proven track record in managing national projects. Located in the Mengwi District of Badung Regency, Bali Province. Your trusted partner for comprehensive construction planning services.