

# Palem Kembar

TWIN FREEHOLD VILLAS IN UNGASAN — FROM \$329K

*3BR · Rooftop Ocean View · Freehold  
5 Minutes from the Beach*

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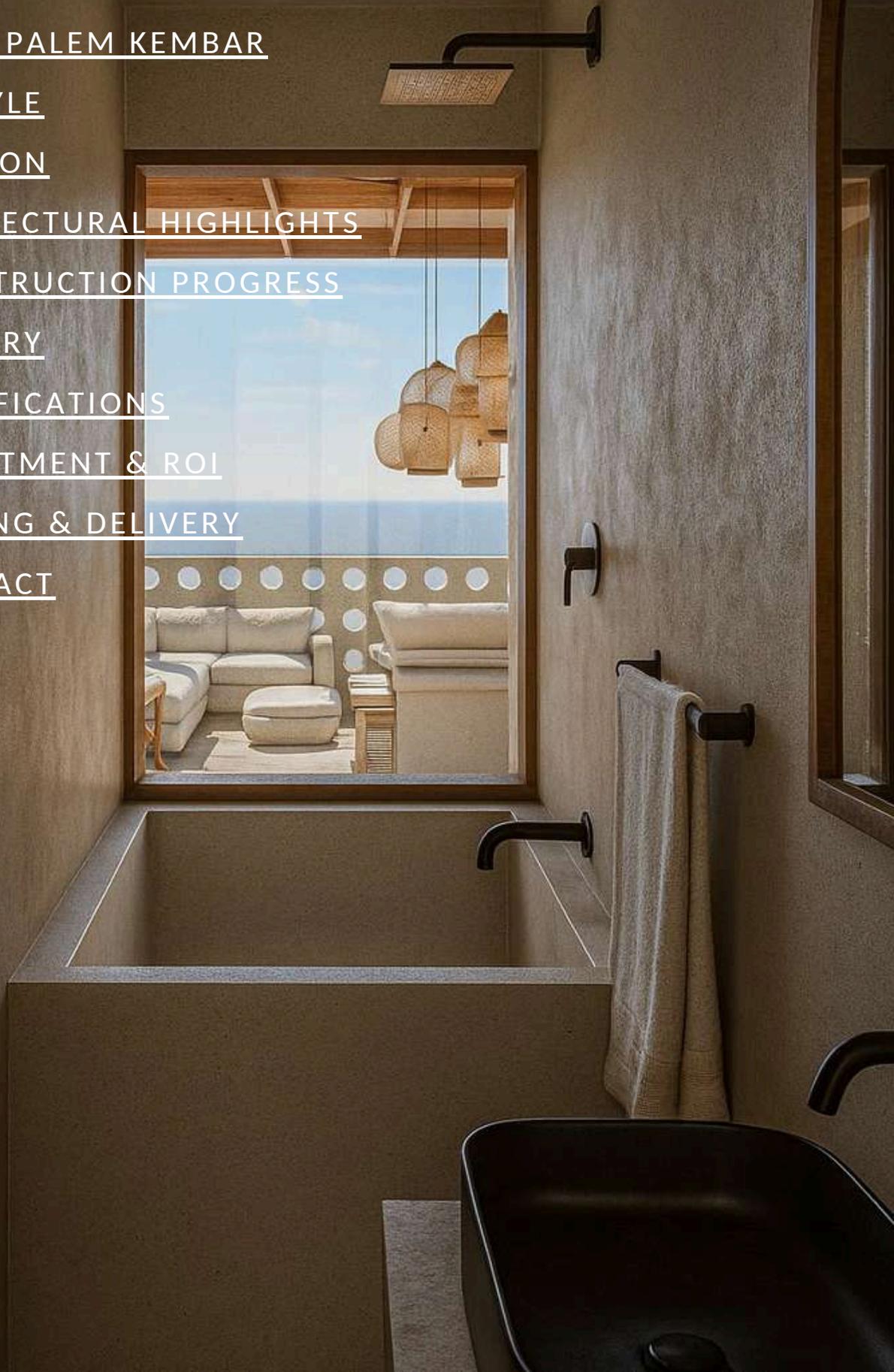
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# A Peaceful Coastal Retreat

Nestled in a quiet enclave just **5 minutes from Bali's most breathtaking beaches**, this newly built 3-bedroom townhouse offers the perfect blend of natural beauty, architectural elegance, and rental income potential.

**Sunday Beach Club, and Karma Beach** are a **5 minute drive away**, making this a dream home for both holidaymakers and investors seeking prime location and high ROI.

Ocean views, a private pool, and a fully furnished rooftop with a gazebo, BBQ, and dining area create a resort-style experience at home.



## LOCATION HIGHLIGHTS

- **5 minutes** to Karma Beach and Sunday Beach
- **10 minutes** to Savaya
- **5 minutes** to Jalan Uluwatu — home to Uluwatu's best cafes, restaurants, and wellness hubs
- **35 minutes** to Denpasar Airport

A sun-drenched rooftop garden with large tropical plants, a swimming pool, and outdoor furniture. The scene is viewed through a wooden frame, suggesting an indoor-outdoor living space. The plants are lush and green, with large, broad leaves. The pool is in the foreground, and the sky is a soft, warm color. The overall atmosphere is relaxed and luxurious.

## Resort-Style Living, Elevated

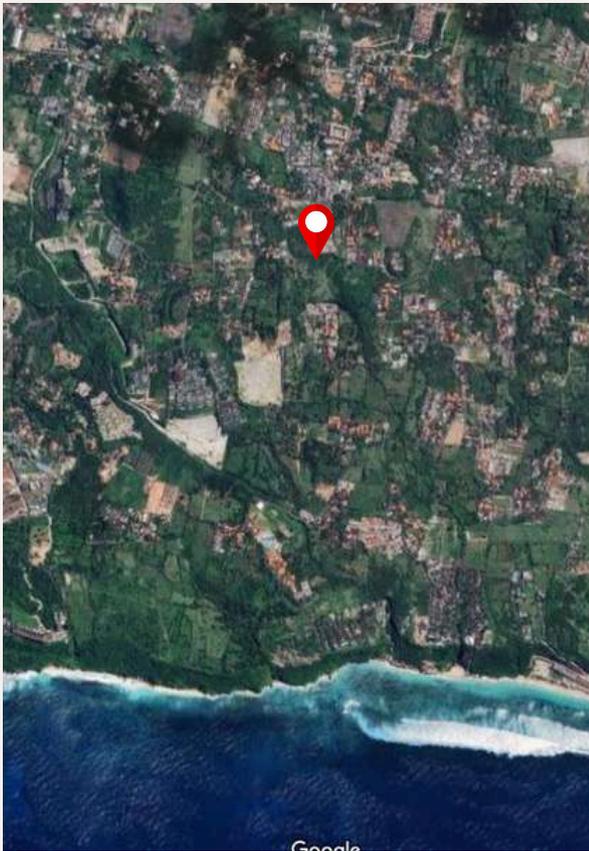
A sun-drenched rooftop with ocean views, a custom BBQ, and a shaded dining pavilion creates the ultimate entertaining space.

Granite floors, ironwood decking, and terrazzo bathrooms blend luxury with natural texture — fully furnished with curated coastal charm.

# The Location

## Conveniently Connected

- 5 min to BGS Bali Cafe
- 5 min to Sunday Beach
- 5 min to Karma Beach
- 5 min to HEDONIST Restaurant
- 10 min to Savaya Beach Club
- 10 min to Golf Pecatu
- 15 min to Uluwatu Temple
- 35 min to Bali Airport



## Clifftop Paradise

The Bukit is known for its breathtaking beaches nestled at the base of dramatic limestone cliffs. The coastline here is among the most beautiful in all of Bali — and it's all within easy reach from your villa.

## Steps from the Heart of Uluwatu

Palem Kembar is perched on a hilltop in the heart of Bali's most sought-after destination. Elevated above it all yet just minutes from the action, it offers panoramic views and easy access to Uluwatu's vibrant mix of restaurants, beach clubs, spas, gyms, boutiques, and cafes.



# Architectural Elegance, Designed for Living

This three-level villa was thoughtfully designed to balance style, comfort, and function.

A sunlit entry opens to an enclosed living room and seamless kitchen-dining flow. Upstairs, three ensuite bedrooms offer privacy and tranquility — each with natural light, high ceilings, and built-in storage.

The rooftop level is a private retreat in itself, with ocean views, tropical landscaping, and a shaded dining pavilion perfect for entertaining.

Natural materials like teak, terrazzo, and handcrafted rattan bring warmth and character, while thoughtful layout and flow make the space feel both elevated and effortlessly livable.



## Everyday Luxury Meets Smart Investment

From morning coffee on the sunlit terrace to evenings spent entertaining on the rooftop, this villa offers the kind of lifestyle most only dream of.

At the same time, its thoughtful design, prime location, and turnkey rental readiness make it a high-performing asset for investors seeking strong returns and low maintenance.

# A Thoughtful 3-Level Layout

The third-floor master suite features a pitched timber roof, ocean views, and a bathtub framed by the horizon. Just outside, the rooftop patio includes a built-in BBQ, prep kitchen, and shaded lounge — ideal for entertaining or unwinding.



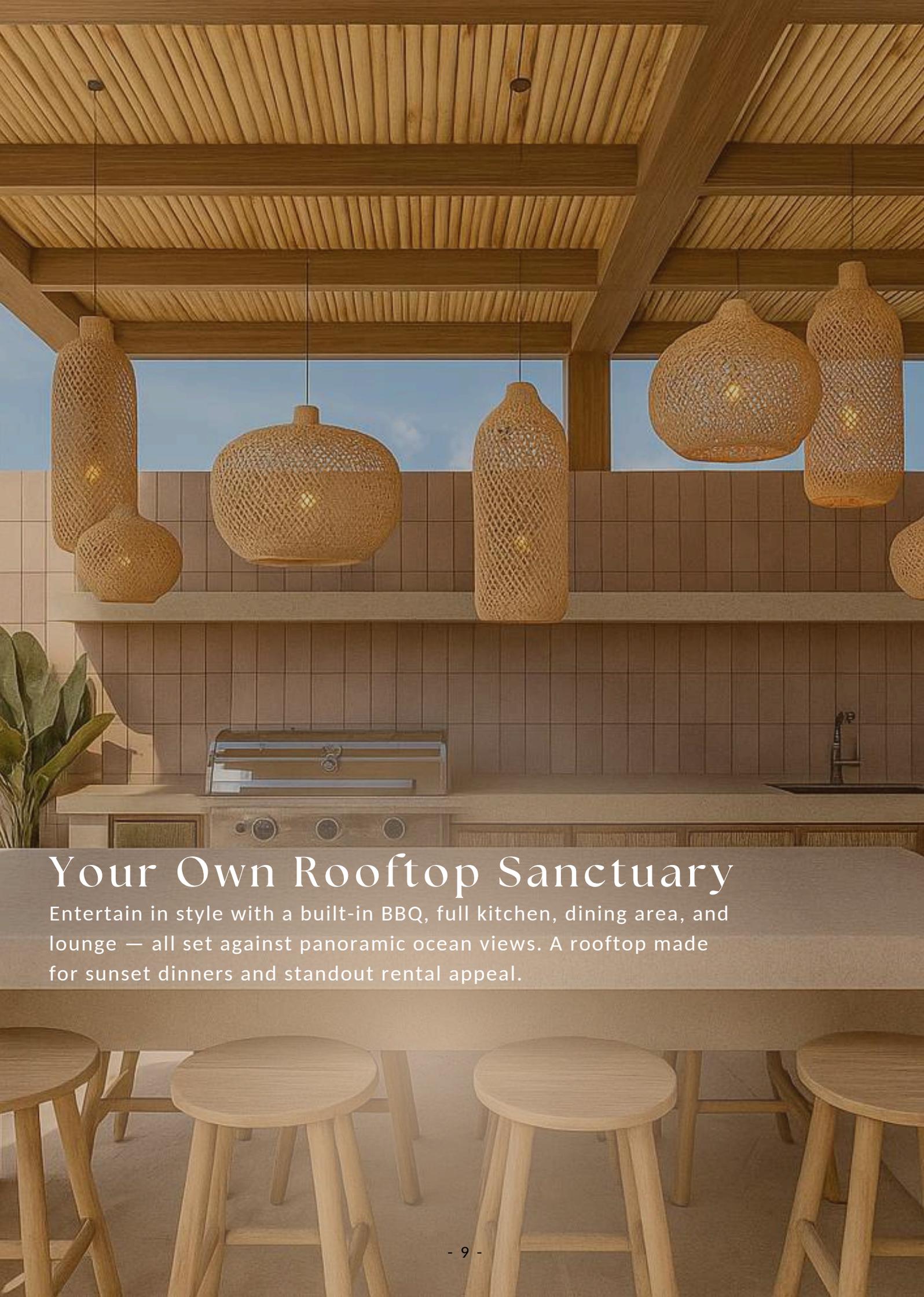
The ground floor blends an open kitchen with island, dining area, and lounge that opens directly to the pool via folding glass doors — perfect for easy indoor-outdoor living. A cozy family room with TV and a built-in workspace offers flexibility for work or relaxation. The second floor includes two ensuite bedrooms, each with its own balcony and soaking tub, offering comfort and privacy for guests or family.





## Design That Performs

Palem Kembar pairs timeless design with smart amenities — built-in BBQ, rooftop kitchen, soaking tubs, balconies, and a poolside lounge — all crafted for visual impact and rental appeal. A stylish stay guests remember, and investors love.



## Your Own Rooftop Sanctuary

Entertain in style with a built-in BBQ, full kitchen, dining area, and lounge — all set against panoramic ocean views. A rooftop made for sunset dinners and standout rental appeal.

# Almost Finished, Almost Gone

Only two freehold villas available, priced at **\$329K and \$350K USD. Construction is already 80% complete, with handover just 4 months from an accepted offer.** A rare chance to own a high-yield, design-forward home in one of Bali's most in-demand areas — with rental management available for turnkey income.



# Explore Palem Kembar



From quiet corners to open-air entertaining, every level of Palem Kembar is designed for living beautifully.



Tucked into a peaceful hillside, Palem Kembar's exterior blends tropical textures with architectural intention.

# Ground Floor



Pool Lounge



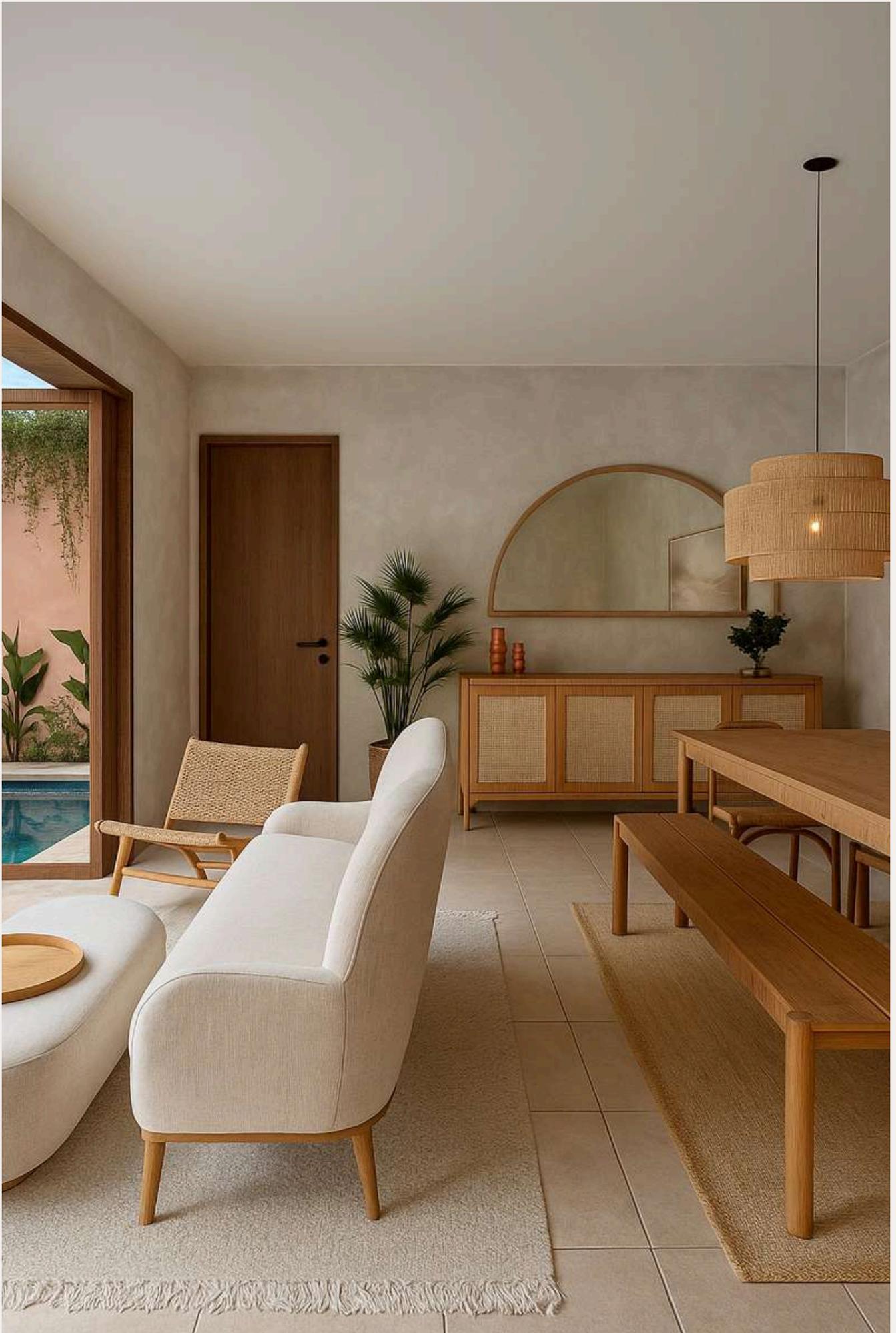
Pool & Family Room



Family Room



Open Concept Kitchen



Pool Lounge & Dining

# Second Floor



Bedroom 1



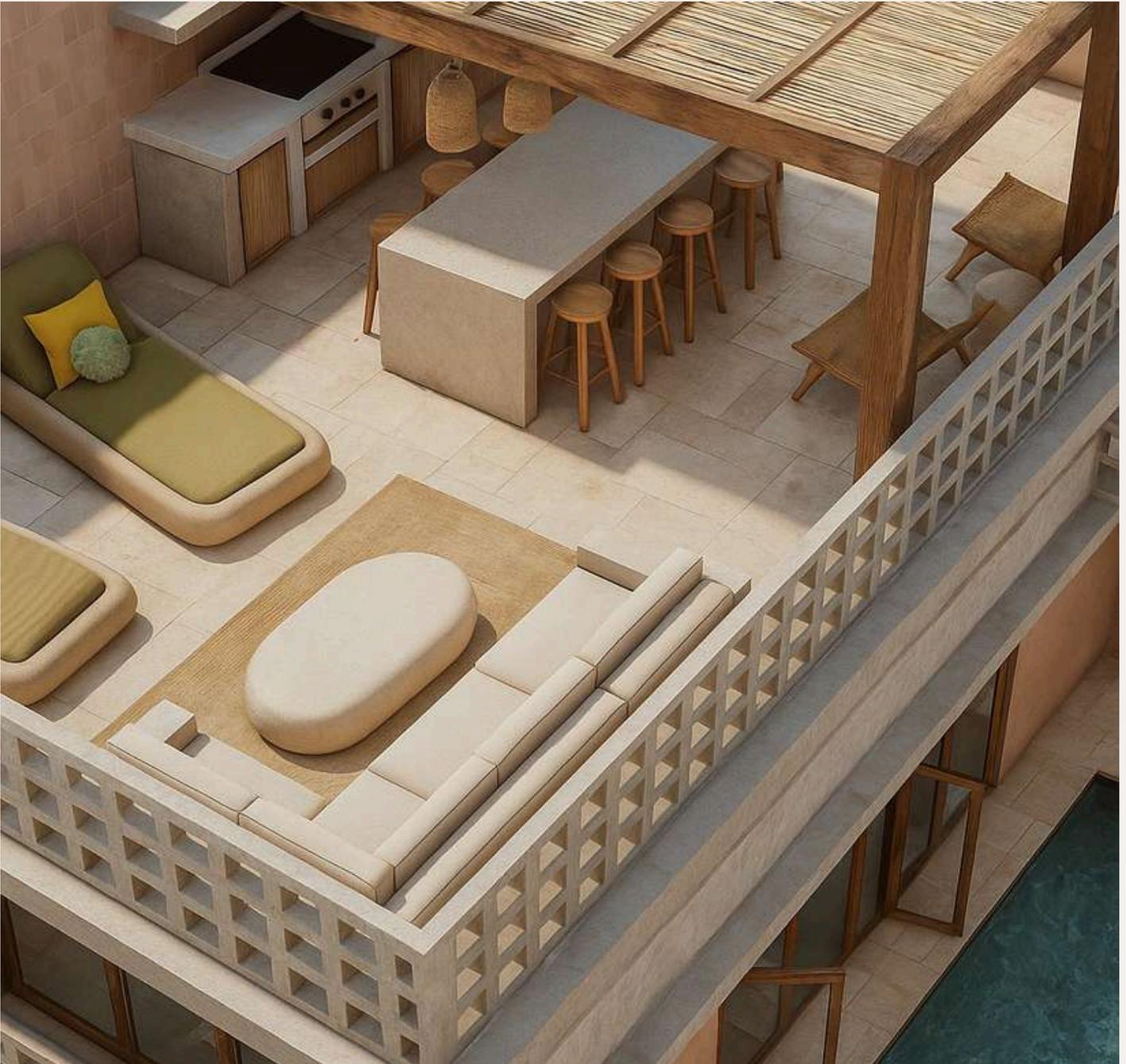
Bedroom 2

# Third Floor



Master Bedroom

# Rooftop BBQ Kitchen & Lounge



This private rooftop is what sets Palem Kembar apart — a fully equipped space with a built-in BBQ, prep kitchen, island dining, and a generous lounge with a sectional and sun loungers. With tropical skies overhead and a peek of the ocean, it's the kind of amenity that elevates the guest experience and drives strong rental performance.



Rooftop Kitchen & Lounge



Rooftop Kitchen & Lounge

# Specifications

- Freehold title (HGB)
- Land size: 150 m<sup>2</sup>
- Building size: 218.39 m<sup>2</sup>
- 3 bedrooms / 3.5 bathrooms
- Ground floor powder room
- Enclosed living room
- Fully furnished with teak and rattan finishings
- Granite floors & terrazzo bathrooms
- Private pool (2.4 × 6.85m) with wooden deck & sun loungers
- Rooftop patio with BBQ, kitchen & lounge
- Toto toilets & premium fixtures
- Car + motorbike parking
- 3 floors
- Water source: PDAM
- Electricity: 7,700 watts
- Rental management available

# Top-Tier Location. Investment That Performs.

## ROI Chart

Occupancy	Rental Income	Operational Cost	Gross Profit	ROI
60%	\$64,800	\$9,720	\$55,080	15,7%
70%	\$75,600	\$11,340	\$64,260	18,4%
80%	\$86,400	\$12,960	\$73,440	21,0%

- 1) Considering a daily rental rate of 300 USD
- 2) Operational cost include utilities, cleaning-, gardening- and pool maintenance services as well as platform fees

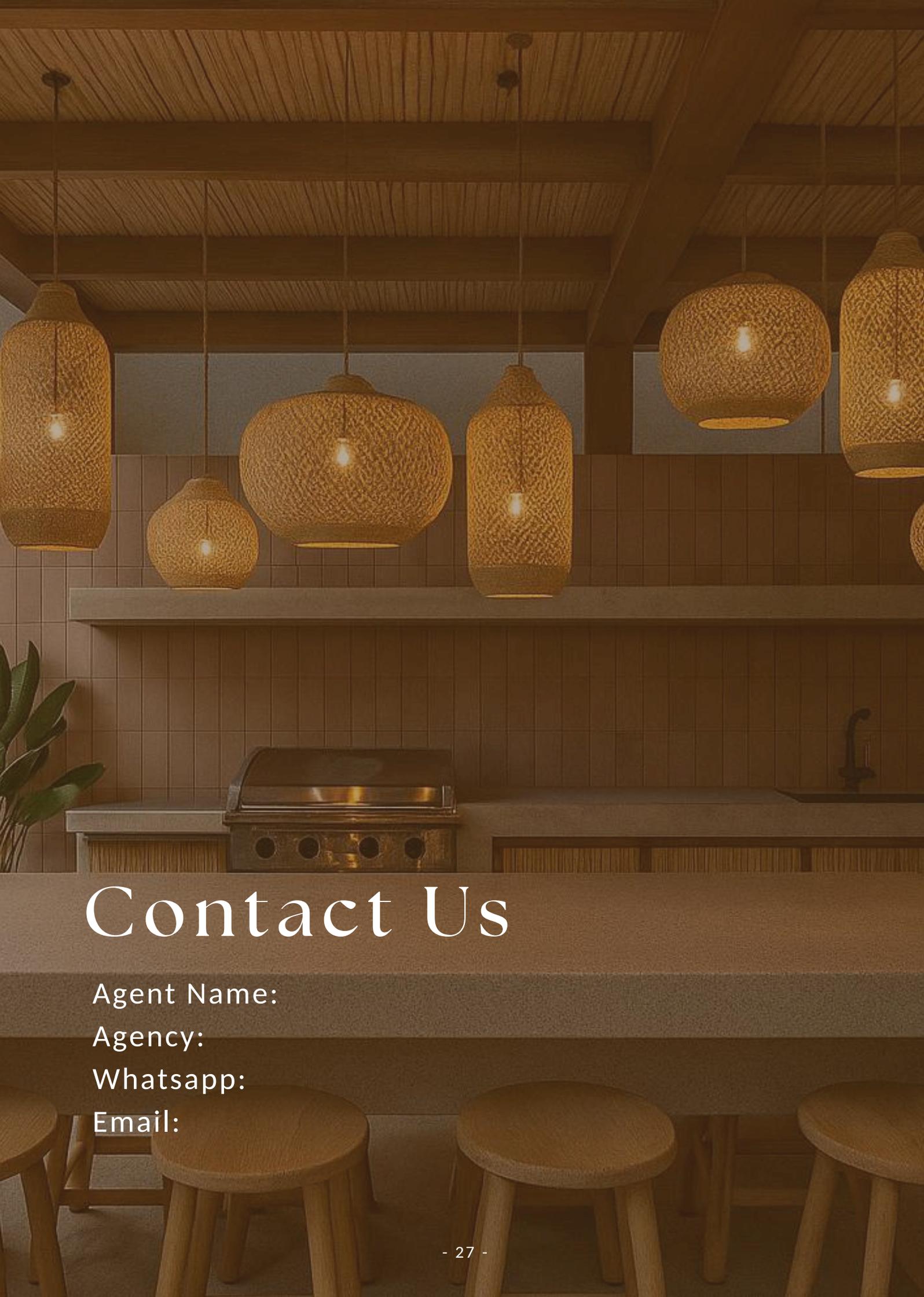
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With nightly rates averaging **\$300 USD**, Palem Kembar is designed for exceptional returns. Depending on occupancy, projected gross **ROI ranges from 15.7% to 21.0% annually** — all with professional management in place.

High rental demand, premium amenities, and Bali's booming tourism make this a rare chance to enjoy both lifestyle and income from day one.

# Pricing & Delivery

- Two freehold villas available
  - **\$329,000** and **\$350,000** USD
  - 70% deposit to secure
  - Balance due at handover
- **80% construction complete**
  - **4-month delivery** from offer
  - Turnkey, fully furnished
  - Rental management available



# Contact Us

Agent Name:

Agency:

Whatsapp:

Email: