



# The Clay House

LUXURY STUDIOS BUILT TO WESTERN STANDARDS - FROM \$99K

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# Where Design Meets Quality

Tucked away just **8 minutes** from **Pererenan**, The Clay House offers boutique studio residences built with **Western construction standards** - a rare level of quality at this price point in Bali.

Set on a peaceful gang in the village of Cepaka, the property is completely free from **road noise, construction, and roosters**, yet still close to Canggu's best cafes, gyms, and surf.

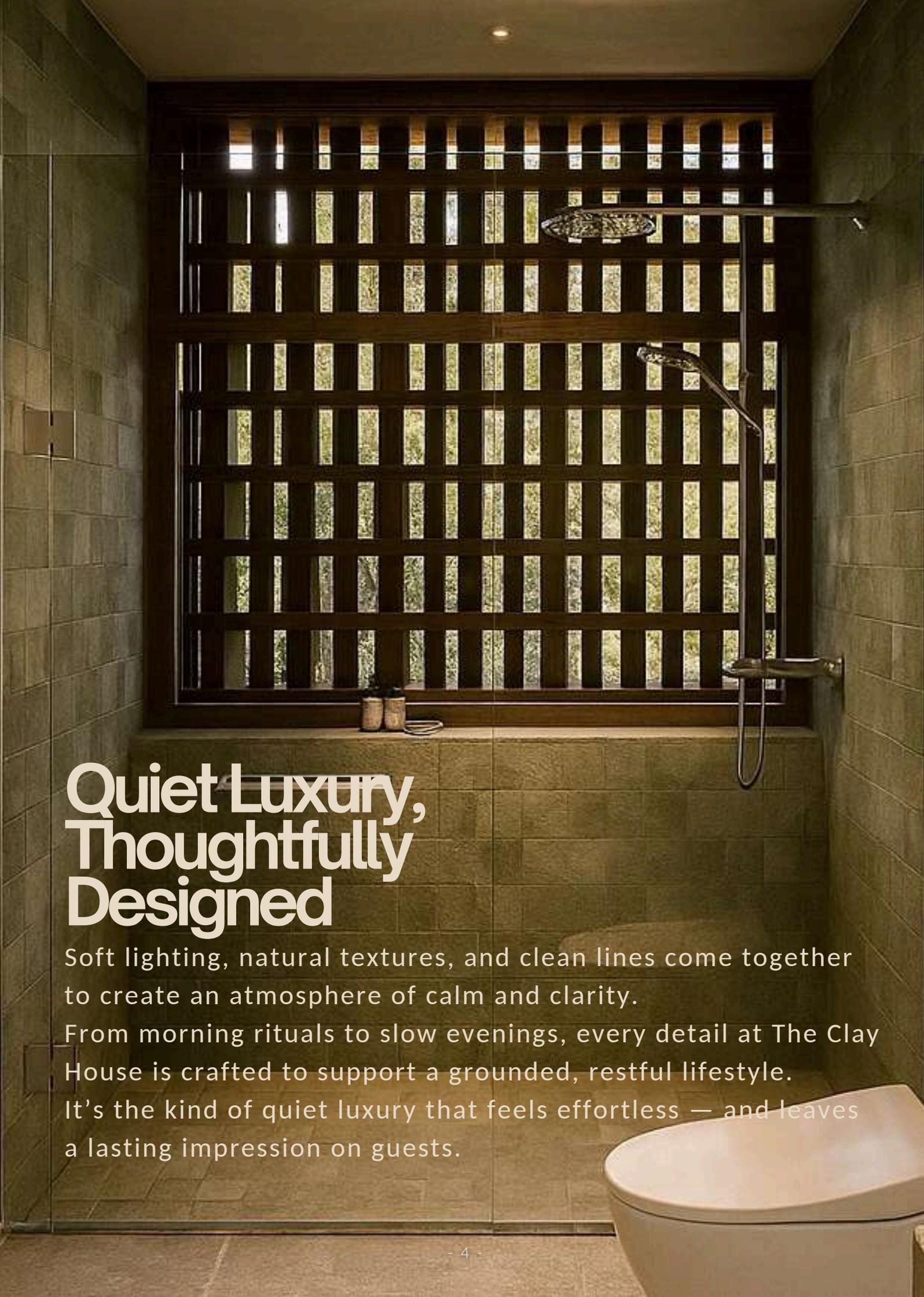
From professional-grade waterproofing to passive cooling and proper drainage, every detail has been designed to reduce maintenance and ensure long-term comfort.

It's an ideal choice for those who value thoughtful design, quiet surroundings, and quality.



## LOCATION HIGHLIGHTS

- **8 minutes to Tiyang Tutul, Nüde, Copenhagen, and House of Creambath**
- **10 minutes to Jungle Padel and Obsidian Gym**
- **12 minutes to Canggu**
- **15 minutes to Pererenan Beach and La Brisa**



# Quiet Luxury, Thoughtfully Designed

Soft lighting, natural textures, and clean lines come together to create an atmosphere of calm and clarity.

From morning rituals to slow evenings, every detail at The Clay House is crafted to support a grounded, restful lifestyle.

It's the kind of quiet luxury that feels effortless — and leaves a lasting impression on guests.

# The Location

## A Peaceful Pocket of Greater Canggu

**8 min** to Nüde Café, Copenhagen, House of Creambath

**10 min to Canggu**, Jungle Padel & Obsidian Gym

**10 min** to Pepito & Frestive Supermarkets

**15 min** to Pererenan Beach & La Brisa

**60 min** to Bali Airport

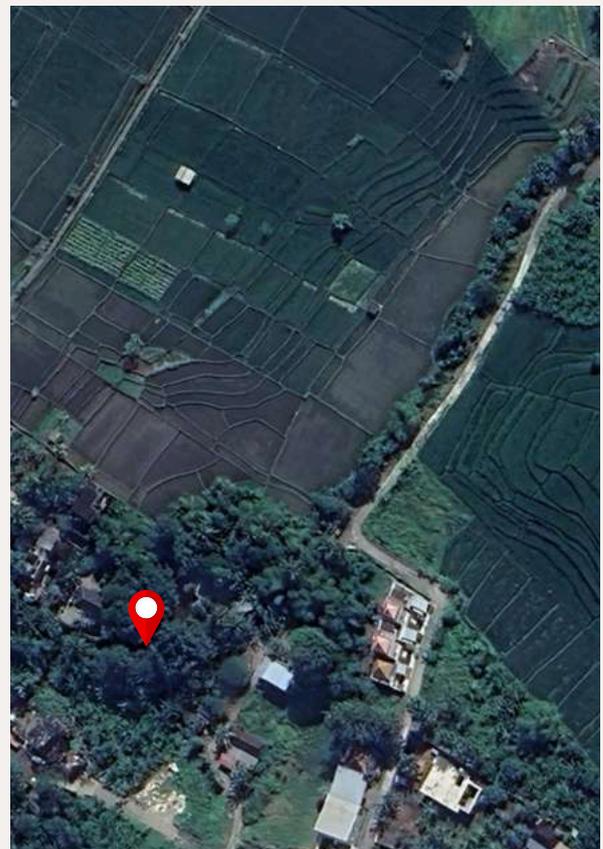


## Quiet by Nature

Set beside a gentle ravine and shaded by trees, the setting feels like a wellness retreat — peaceful, breezy, and deeply connected to nature.

## If You know, You Know...

The Clay House is tucked into a quiet lane in Cepaka, a lush village just minutes from the energy of Canggu. Surrounded by tropical greenery and high-end villas, it offers rare tranquility with full access to Bali's lifestyle scene. This location is free from construction noise, traffic, and chaos - yet perfectly placed for short-term rental performance.



# Meet the Architects

**Tyler Johnson**, the Executive Director, is an American architect with a decade of international experience. He blends vernacular design with modern techniques to create buildings that are contextually grounded, high-performing, and environmentally conscious.



**Ngurah Risyana**, Lead Architect, brings nearly 20 years of experience in Balinese design. His work emphasizes simplicity, functionality, and sustainability — using natural materials to create timeless spaces that evolve with the needs of their users.



# Light, Shade, and Breeze

The Clay House's breezeblock façades provide passive cooling through shade, protecting interiors from direct sun and reducing heat buildup.

Set in front of floor-to-ceiling glass, they offer privacy without heaviness, filtering light into soft, shifting patterns that evolve throughout the day.

At night, they glow from within — a timeless architectural detail that's as functional as it is beautiful.

# Amenities that Perform

The rooftop lounge is one of The Clay House's most memorable features - a warm, elevated space designed to enhance the guest experience.

**Shared between just two units**, each rooftop includes **private, dedicated seating** for both apartments, offering the perfect setting for sunset BBQs, open-air dining, or simply unwinding above the trees.



## Shared Rooftops, Private Comfort

There are **four rooftops in total** across the complex. Designed with natural materials and surrounded by jungle views, each one offers privacy, beauty, and functionality - a rare combination that enhances short-term rental appeal and long-term value.



# A Quiet Place to Recharge

## A Resort-Style Pool Guests Remember

The Clay House features a tranquil, resort-style pool framed by lush greenery and the gentle sound of a nearby stream - a peaceful backdrop that elevates the entire guest experience.

Couple's loungers offer space to unwind, whether it's after a surf session or during a slow morning in the shade.

It's the kind of thoughtful detail that turns short stays into five-star reviews.



## Serene, Photogenic, and Profitable

Surrounded by warm textures and natural light, the pool creates an atmosphere guests want to share - boosting your Airbnb listing's visibility, booking rate, and nightly value.



# Designed to Work

A dedicated workspace is one of the most searched-for amenities on Airbnb - and The Clay House delivers.

Select units feature custom-built desks with warm lighting and natural finishes, creating an inviting spot to focus, plan, or work remotely. It's a simple detail that drives more views, longer stays, and stronger returns.

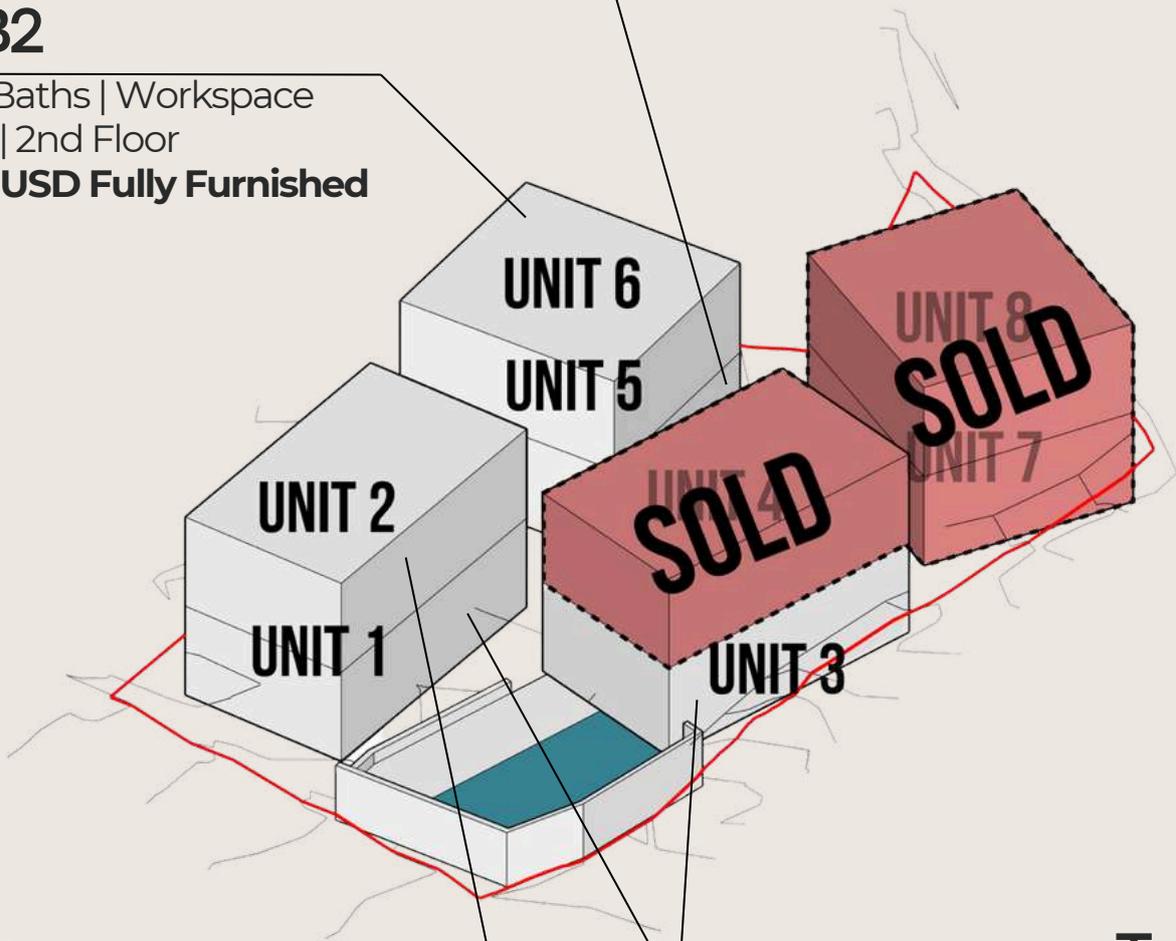
# Complex, Availability, & Pricing

## Type B1

1 Beds | 1 Baths | 45.5 sqm | Ground Floor  
**\$99,000 USD Fully Furnished**

## Type B2

1 Beds | 1 Baths | Workspace  
 45.5 sqm | 2nd Floor  
**\$125,000 USD Fully Furnished**



## Type A2

1 Beds | 1 Baths | Work Space | 47 sqm |  
 2nd Floor  
**130,000 USD Fully Furnished**

## Type A1

1 Beds | 1 Baths | Work Space | 47 sqm  
 Ground Floor  
**\$130,000 USD Fully Furnished**

**Availability:**  
**Only 4 Units Left!**  
 (we're keeping one for ourselves)

Unit 1 - \$130k	Unit 5 - \$99k
Unit 2 - \$130k	Unit 6 - \$125k
Unit 3 - \$130k	Unit 7 - <b>SOLD</b>
Unit 4 - <b>SOLD</b>	Unit 8 - <b>SOLD</b>

# Units 1 & 3

1 Beds | 1 Baths | Dedicated Work Space | Ground Floor | 47 sqm | Unit Type A1  
**\$130,000 USD Fully Furnished**  
**30 Year Leasehold**



# Units 2 & 4

1 Beds | 1 Baths | Dedicated Work Space | 2nd Floor | 47 sqm | Unit Type A2  
**\$130,000 USD Fully Furnished**  
**30 Year Leasehold**



# Kitchen

Units 2 & 4





Bedroom A1 & A2



Living Room & Dedicated Workspace

# Rooftop Terrace

Units 1-4



# Unit 5

1 Beds | 1 Baths | Ground Floor | 45.5 sqm | **Unit Type B1**  
**\$99,000 USD Fully Furnished**  
**30 Year Leasehold**





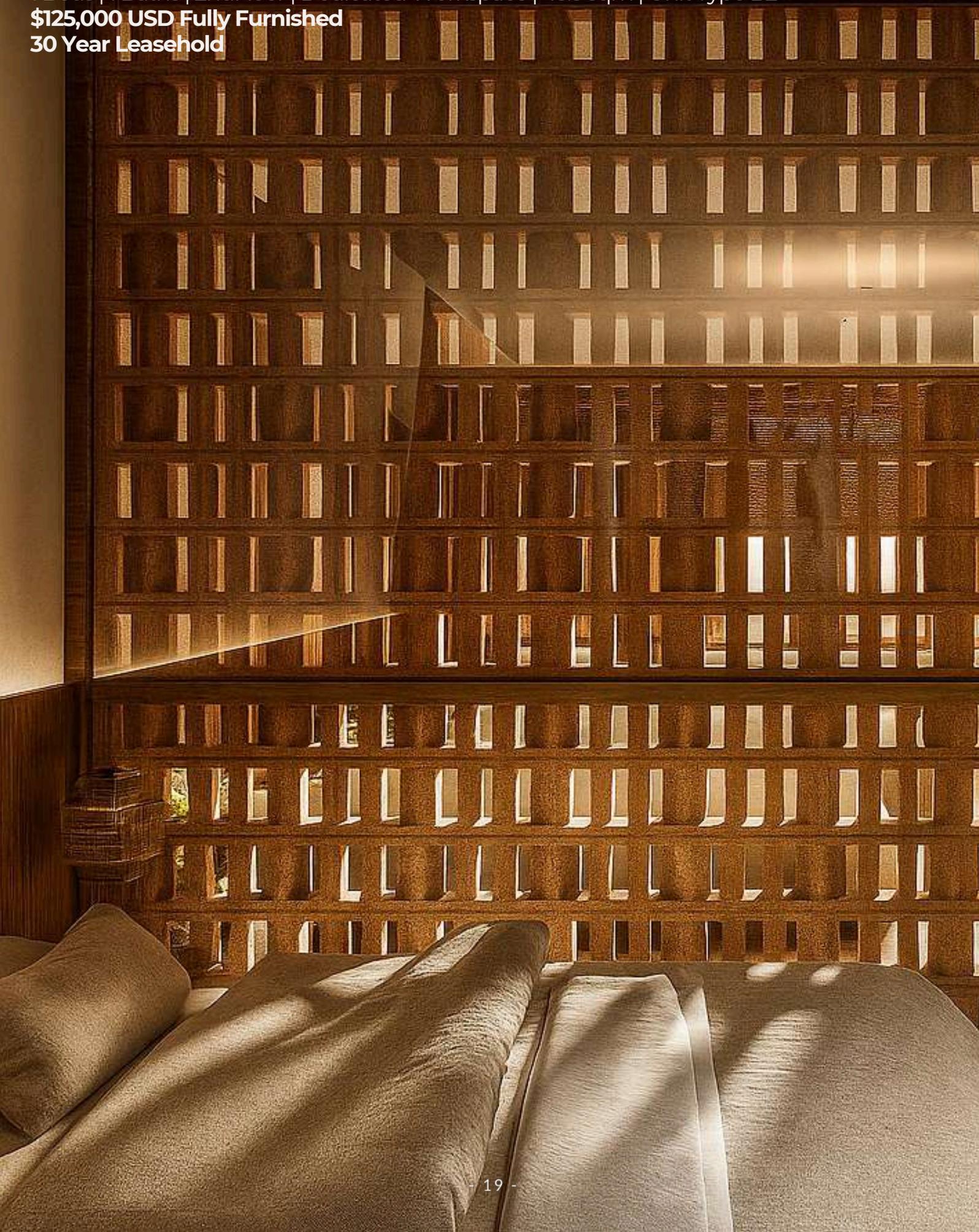
Kitchen



Bedroom

# Unit 6

1 Beds | 1 Baths | 2nd Floor | Dedicated Workspace | 45.5 sqm | Unit Type B2  
**\$125,000 USD Fully Furnished**  
**30 Year Leasehold**





Dining Area



Kitchen & Dedicated Workspace

# Rooftop Terrace

Units 5 & 6



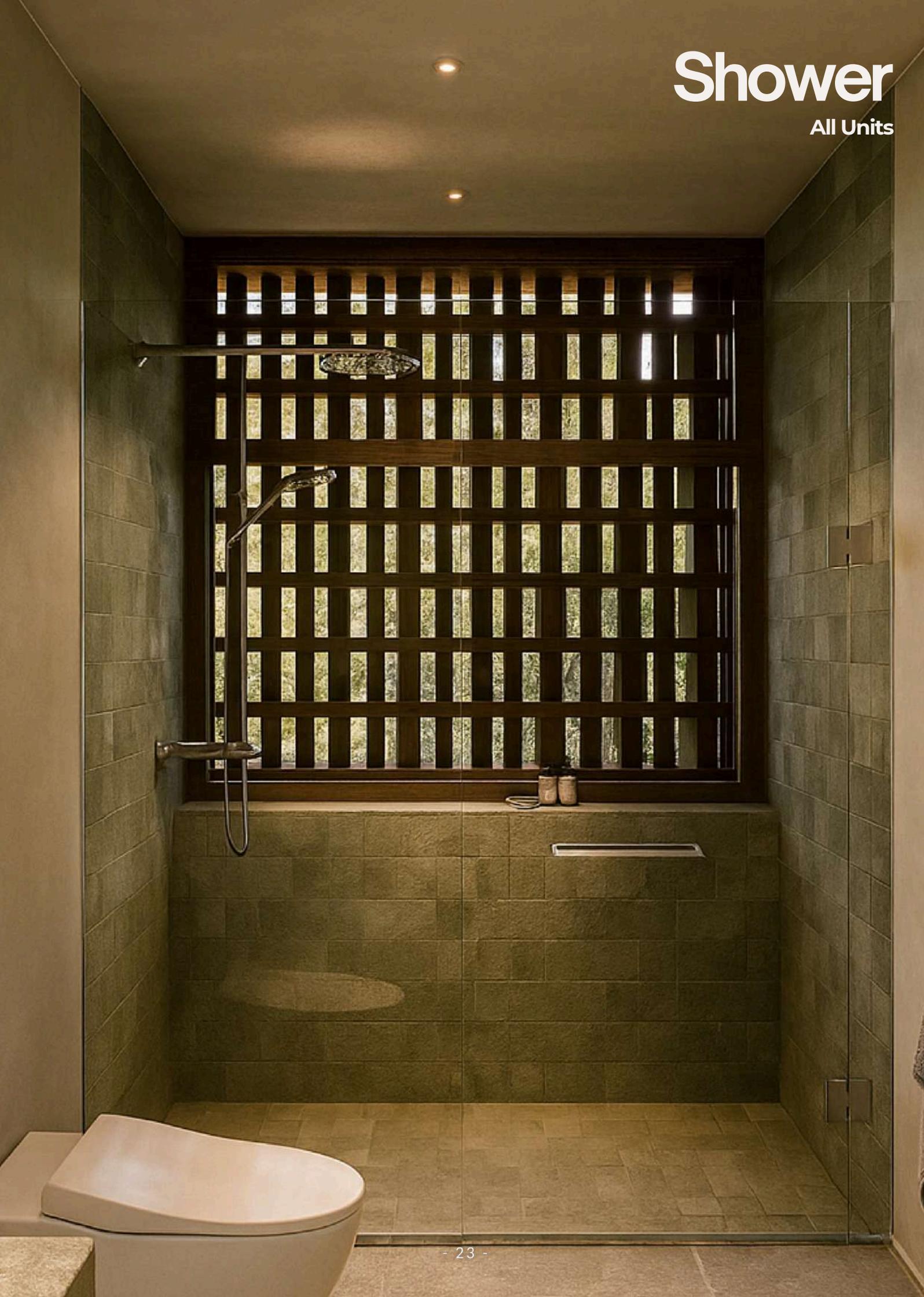
# Bathroom

All Units



# Shower

All Units







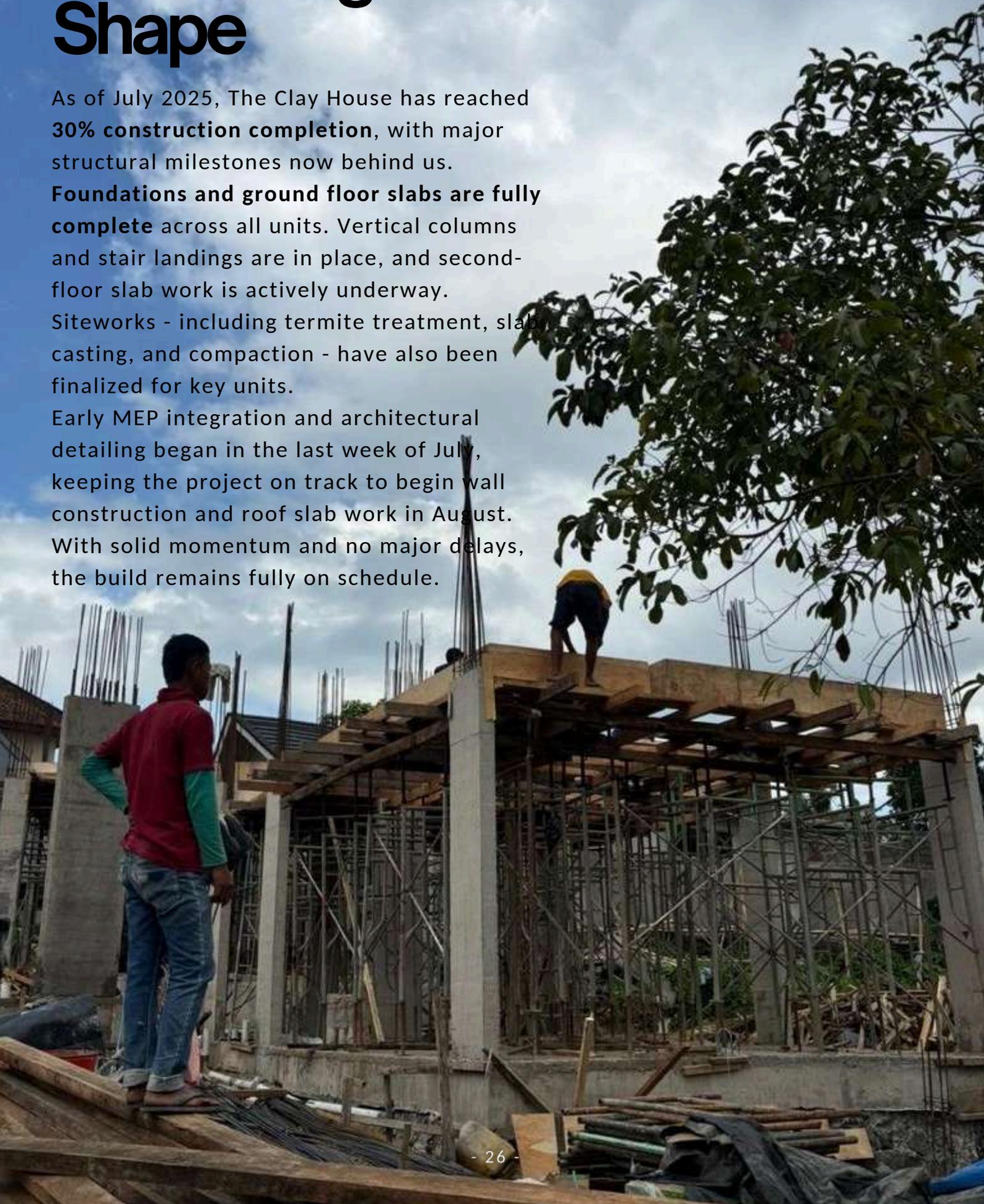
# On Schedule and Taking Shape

As of July 2025, The Clay House has reached **30% construction completion**, with major structural milestones now behind us.

**Foundations and ground floor slabs are fully complete** across all units. Vertical columns and stair landings are in place, and second-floor slab work is actively underway.

Siteworks - including termite treatment, slab casting, and compaction - have also been finalized for key units.

Early MEP integration and architectural detailing began in the last week of July, keeping the project on track to begin wall construction and roof slab work in August. With solid momentum and no major delays, the build remains fully on schedule.



# Projected Rental Returns

Occupancy	Gross Income (USD)	Expenses (USD)	Net Income (USD)	ROI (%)
60%	\$21,600.00	\$7,020.00	\$14,580.00	12.5%
70%	\$25,200.00	\$7,740.00	\$17,460.00	14.55%
80%	\$28,800.0	\$8,460.00	\$20,340.00	16.95%

Note:

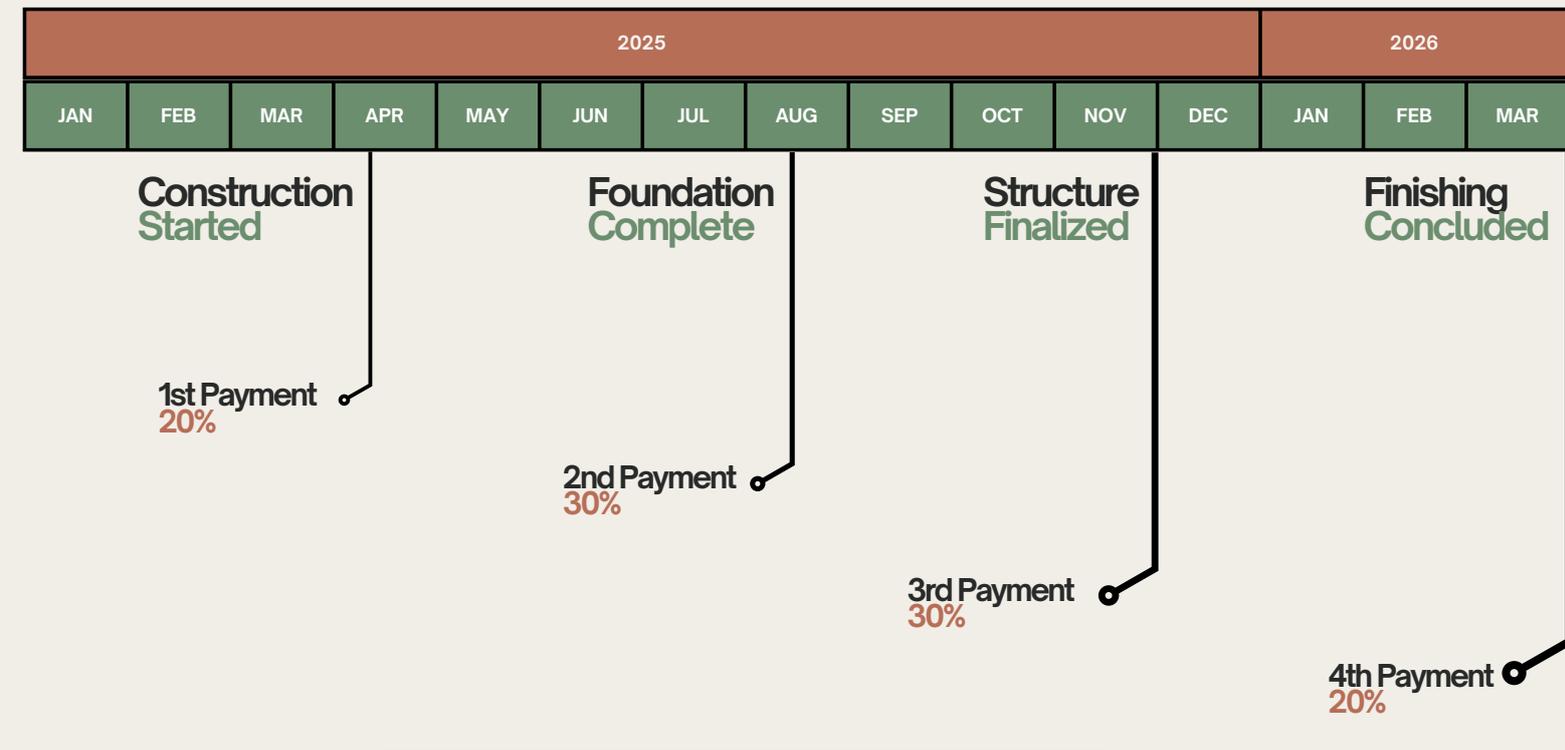
Estimates based on a \$100 nightly rate, 360 available nights/year. Calculations include utilities, housekeeping, and maintenance.

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With Bali's year-round tourism and strong short-term rental demand, The Clay House offers excellent income potential. Below are **ROI projections** across three occupancy scenarios — **all net of fees and operating costs.**

# Flexible Payment Terms with Clear Milestones

## Project Delivery Q1 2026



Our construction-linked payment plan is designed to give you confidence and control. Each payment is tied to a clear milestone — from breaking ground to final handover - ensuring your investment progresses in lockstep with project development.

- 1st Payment (20%) - Construction Start
- 2nd Payment (30%) - Foundation Complete
- 3rd Payment (30%) - Structure Finalized
- 4th Payment (20%) - Finishing Concluded

No guesswork. Just a transparent path from commitment to completion.



# Contact KAYA Developments

Agent Name:

Agency:

Phone / Whatsapp:

Website: