



# THE SABIT HOUSE

Freehold Luxury Apartments - Berawa, Bali

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# ELEVATED DESIGN, PRIME LOCATION

In the heart of **Berawa**, **The Sabit House** presents **nine boutique luxury apartments** defined by design consciousness and curated detail.

Surrounded by **Bali's most desirable cafés, gyms, and beach clubs**, it combines central convenience with rare tranquility and scenic views.

**Built to Western standards** with professional-grade waterproofing, drainage, and finishings, the residence is engineered for durability and long-term ease of ownership.

Amenities such as the **rooftop pool, sunken lounge, and private balconies** elevate daily living while ensuring lasting appeal in Bali's short-term rental market.



## LOCATION HIGHLIGHTS

**5 min** to Nirvana

**6 min** to BAKED and Luma

**7 min** to Atlas Beach Club & Finns Recreation Club

**8 min** to Bali Social Club

**9 min** to Berawa Beach

**10 min** to Canggu Beach

**15 min** to Seminyak

# THE LOCATION

## At the Center of Berawa

**5 min** to Nirvana, Power & Revive

**6 min** to BAKED & Luma

**7 min** to Atlas Beach Club & Finns Recreation Club

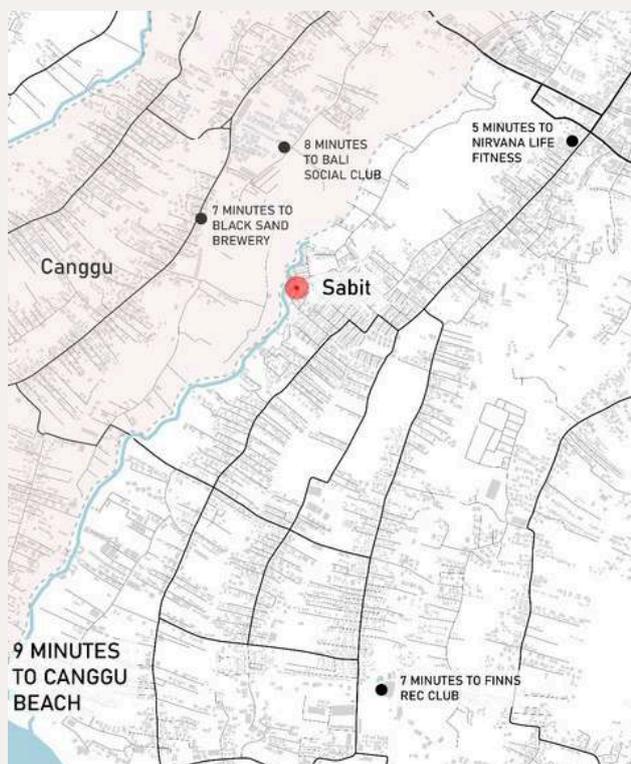
**8 min** to Bali Social Club

**9 min** to Canggu Beach

**12 min** to Berawa Beach

**15 min** to Seminyak

**60 min** to Bali Airport



## If You know, You Know...

The Sabit House is tucked between two quiet dead-end roads in the heart of Berawa, one of Bali's most dynamic neighborhoods. The location pairs rare tranquility and uninterrupted rice paddy views with immediate access to the island's leading dining, nightlife, and fitness destinations.

## Quiet Luxury, High Performance

The setting offers peace, free from through-traffic yet minutes from Bali's lifestyle hotspots. This balance of calm surroundings and prime access ensures not only an elevated daily experience but also strong performance in the short-term rental market.



# 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.



# ARCHITECTURE IN RHYTHM WITH LIGHT

The name Sabit comes from the Balinese word for sickle, and in bulan sabit it means crescent moon - the inspiration behind the building's sculptural façade. By night, The Sabit House becomes a calm, luminous landmark in the heart of Berawa.



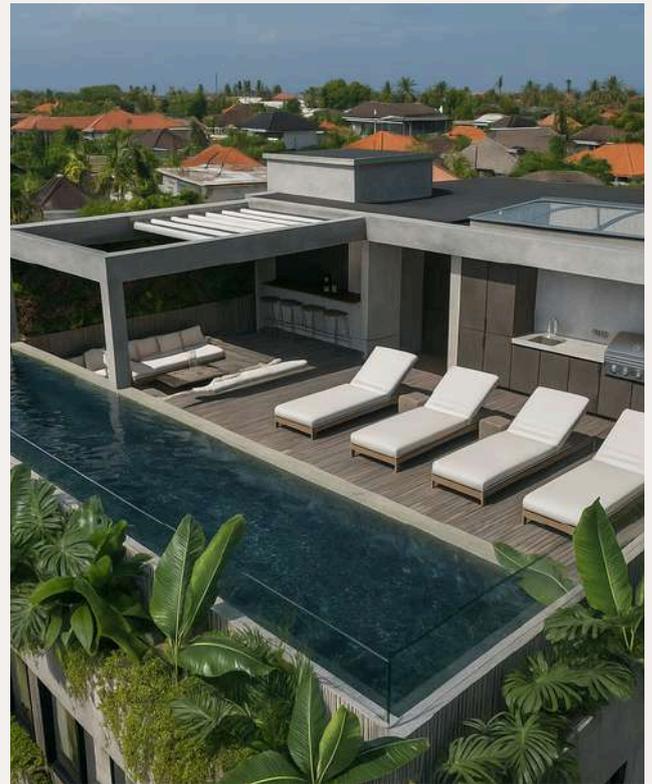


# AMENITIES THAT PERFORM

## The Rooftop

The defining feature of The Sabit House, the rooftop combines a **horizon-edge pool**, **sunken lounge**, **BBQ kitchen**, **seating bar**, and **scenic views**.

A photogenic space that elevates lifestyle and drives five-star reviews.



## The Balconies

Each apartment opens to a private balcony framed by greenery and soft curves - a quiet retreat that adds calm, light, and value to every stay.



## The Workspaces

Select units include a built-in workspace for comfort and focus, appealing to remote travellers and encouraging longer, higher-value stays.

# THE ROOFTOP EXPERIENCE

A **horizon-edge pool**, **sunken lounge**, **BBQ kitchen**, and **seating bar** come together above the treetops.

Framed by scenic Berawa views and golden light, the rooftop is designed for both quiet moments and social evenings - a space where lifestyle and performance meet.





ROOFTOP →















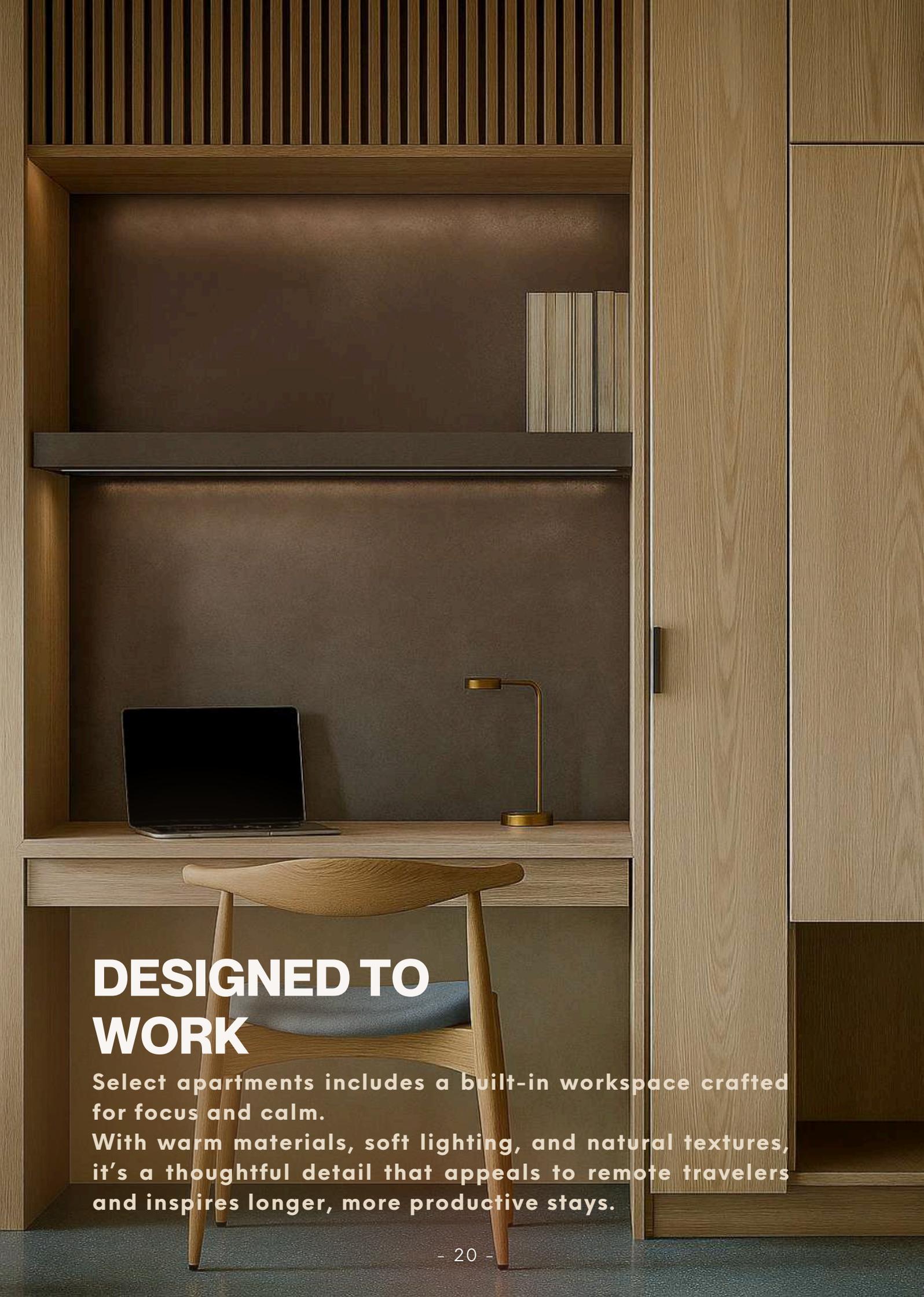
# A QUIET EXTENSION OF SPACE

Each apartment opens to a private balcony framed by soft curves and tropical greenery.

It's a personal retreat for morning coffee or evening air - a seamless transition between indoors and out.

Designed for reflection and relaxation, these spaces add a sense of calm that enhances every stay and keeps guests returning.



A built-in wooden workspace featuring a desk, a chair, a laptop, and a lamp. The desk is made of light-colored wood and has a laptop on it. A wooden chair with a blue seat cushion is positioned in front of the desk. A brass desk lamp is on the right side of the desk. The background is a dark wood wall with a shelf above the desk holding several books. The overall aesthetic is modern and minimalist.

## DESIGNED TO WORK

Select apartments includes a built-in workspace crafted for focus and calm.

With warm materials, soft lighting, and natural textures, it's a thoughtful detail that appeals to remote travelers and inspires longer, more productive stays.

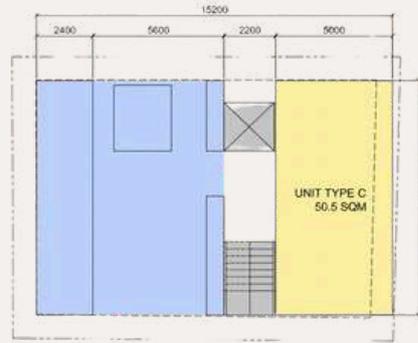
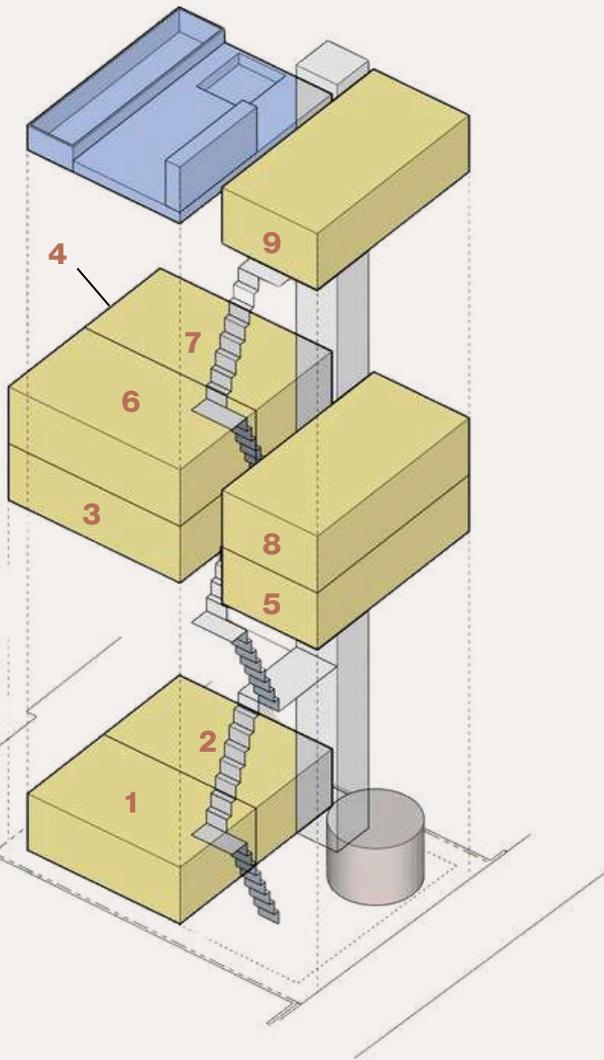


## **GOING UP**

**The Sabit House features a private elevator - a rare luxury in boutique developments of this scale.**

**Designed for ease and accessibility, it enhances everyday comfort while adding a discreet layer of sophistication to the resident experience.**

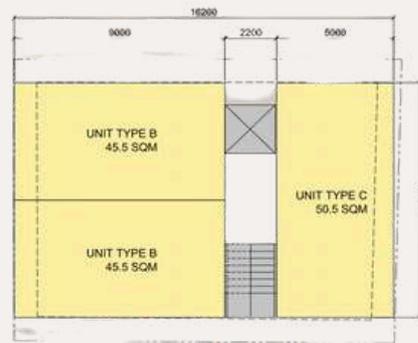
# COMPLEX, AVAILABILITY, & PRICING



## Roof

L4

Shade Structure Height: 3.0m

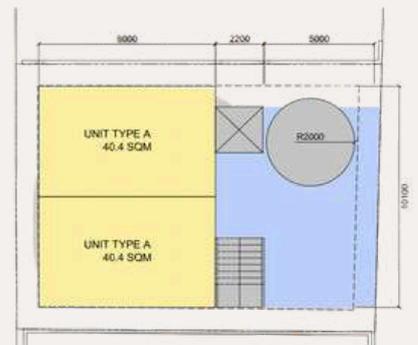


## Typical Residential

L2-L3

Floor to Floor: 3.0m

Efficiency: 88.4%



## Ground Level

Floor to Floor: 3.0m

Efficiency: 62%

## FREEHOLD PRICING & AVAILABILITY:

**Unit 1 - \$180k**

**Unit 2 - \$180k**

**Unit 3 - \$180k**

**Unit 4 - \$180k**

**Unit 5 - \$189k**

**Unit 6 - \$180k**

**Unit 7 - \$180k**

**Unit 8 - \$189k**

**Unit 9 - \$199k**

# FRONT FACADE





Entrance Lobby



Scooter Parking & MEP Room

# MAIN STAIRCASE



# BACK FACADE





Left Side



Right Side

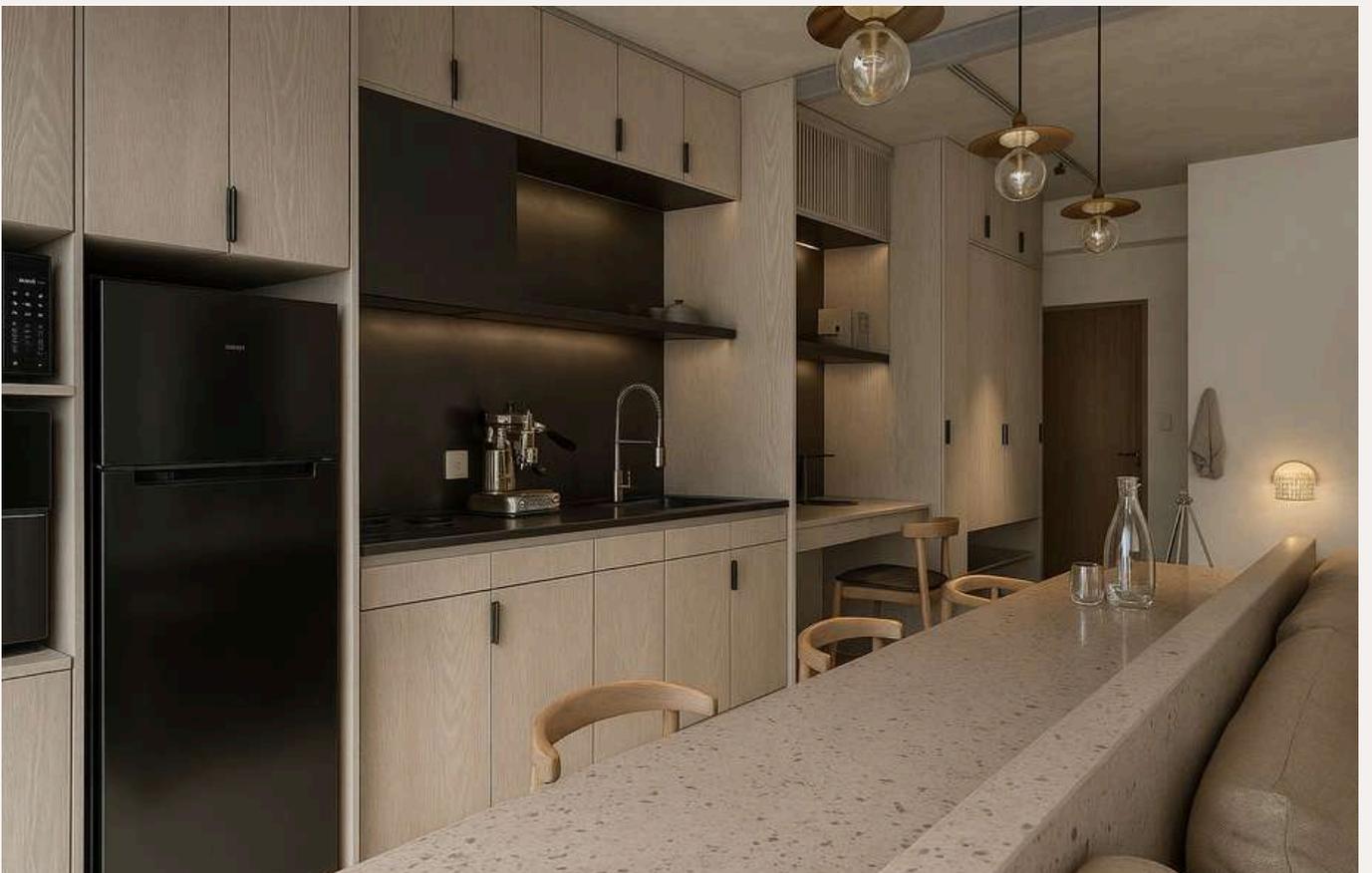
# UNIT TYPE A

1 Beds | 1 Baths | Dedicated Work Space | Ground Floor | 40 sqm | Units 1 & 2  
**\$180,000 USD Fully Furnished**





Kitchen

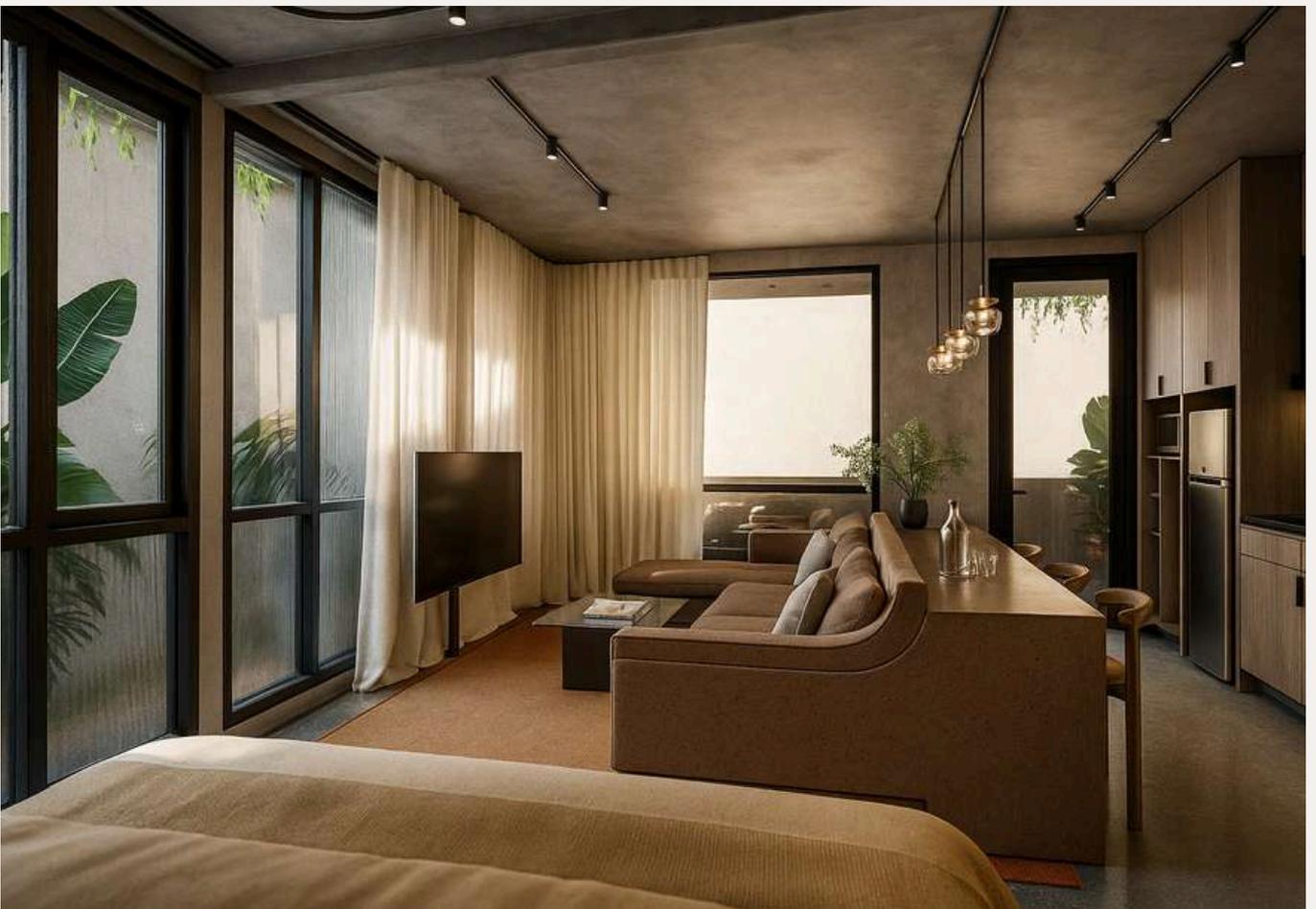


Dining





Dining & TV



Living Room



Living Room



Living Room & Bedroom

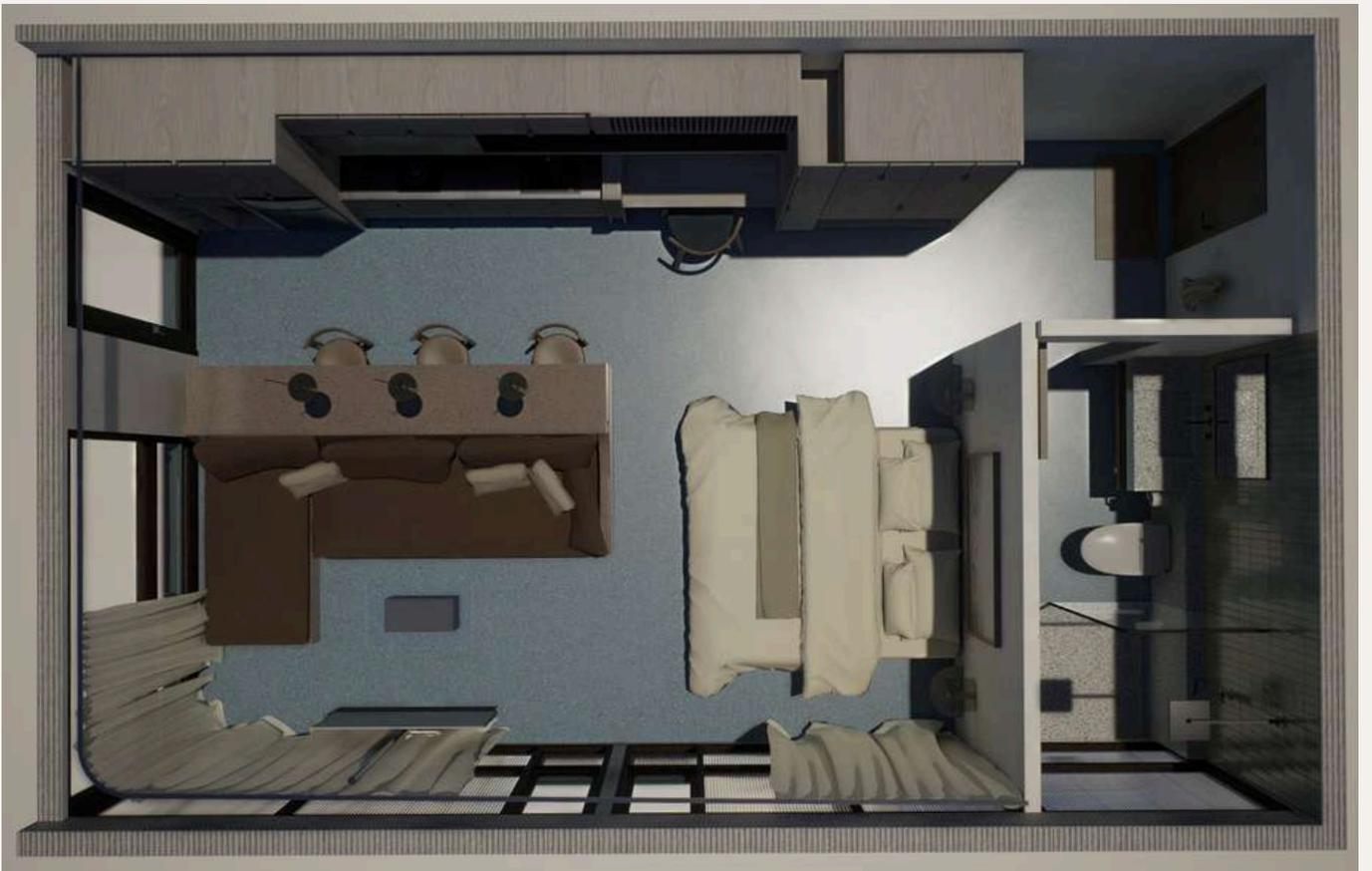
# BATHROOM







Outdoor Area



Floor Plan

# UNIT TYPE B

1 Beds | 1 Baths | Dedicated Work Space | 2nd & 3rd Floors | 46 sqm | Units 3, 4, 6, 7  
\$180,000 USD Fully Furnished





Dining Nook



Kitchen & Dedicated Workspace





Living Room



Living Room

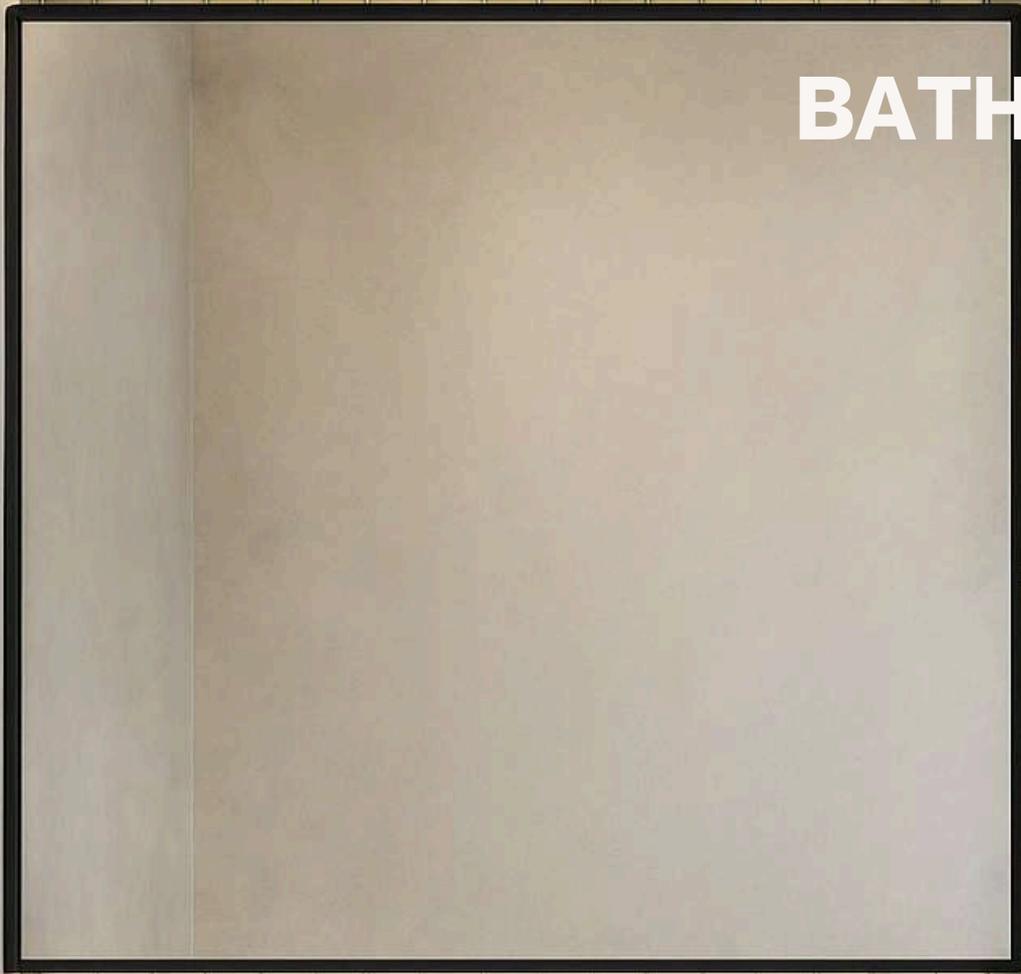


Living Room



Living Room

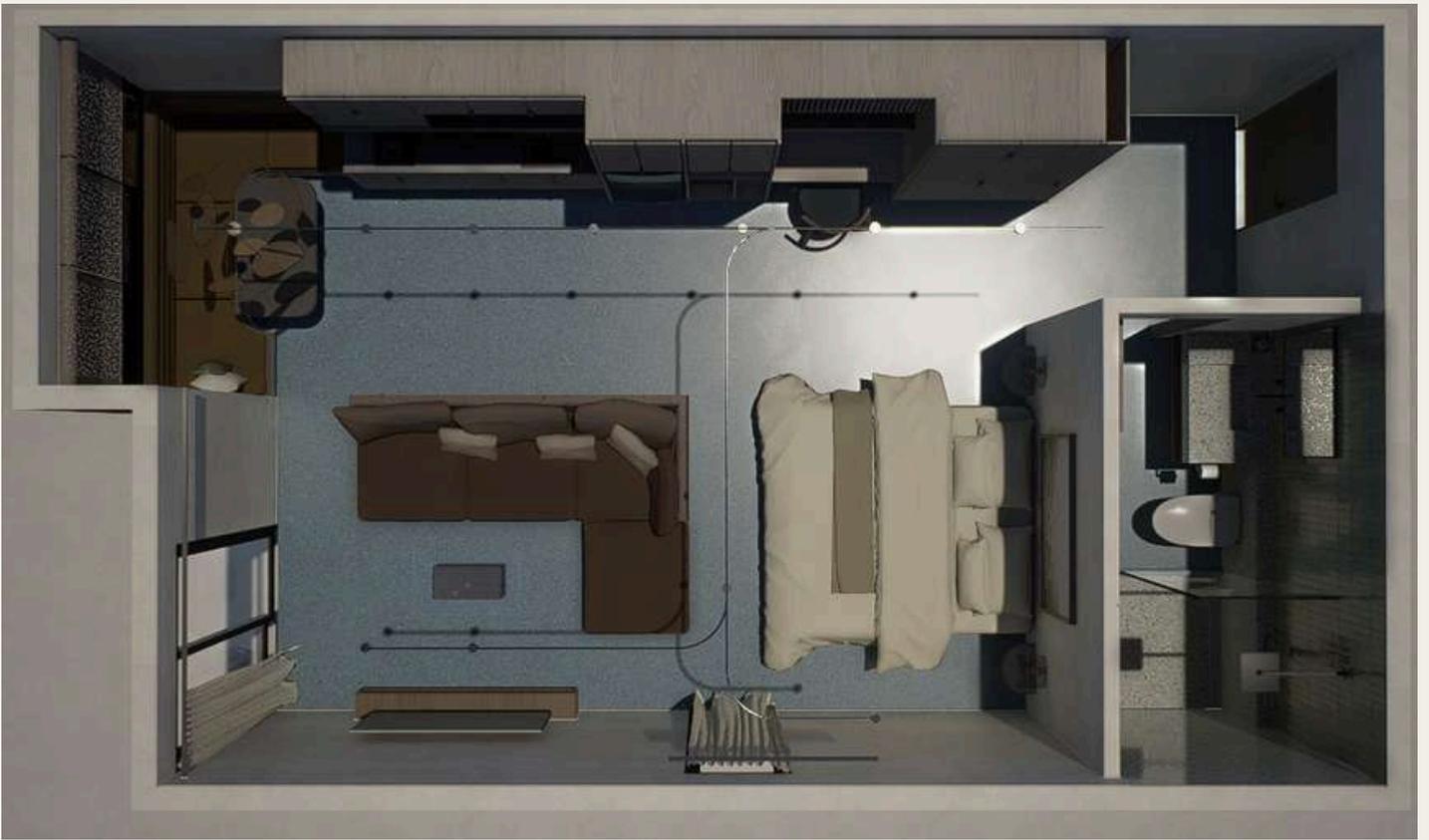
# BATHROOM





# BALCONY





Floor Plan

# UNIT TYPE C

1 Beds | 1 Baths | 51 sqm | Fully Furnished

Units 5 & 8: \$189,000 USD

Unit 9 (Penthouse): \$199,000 USD

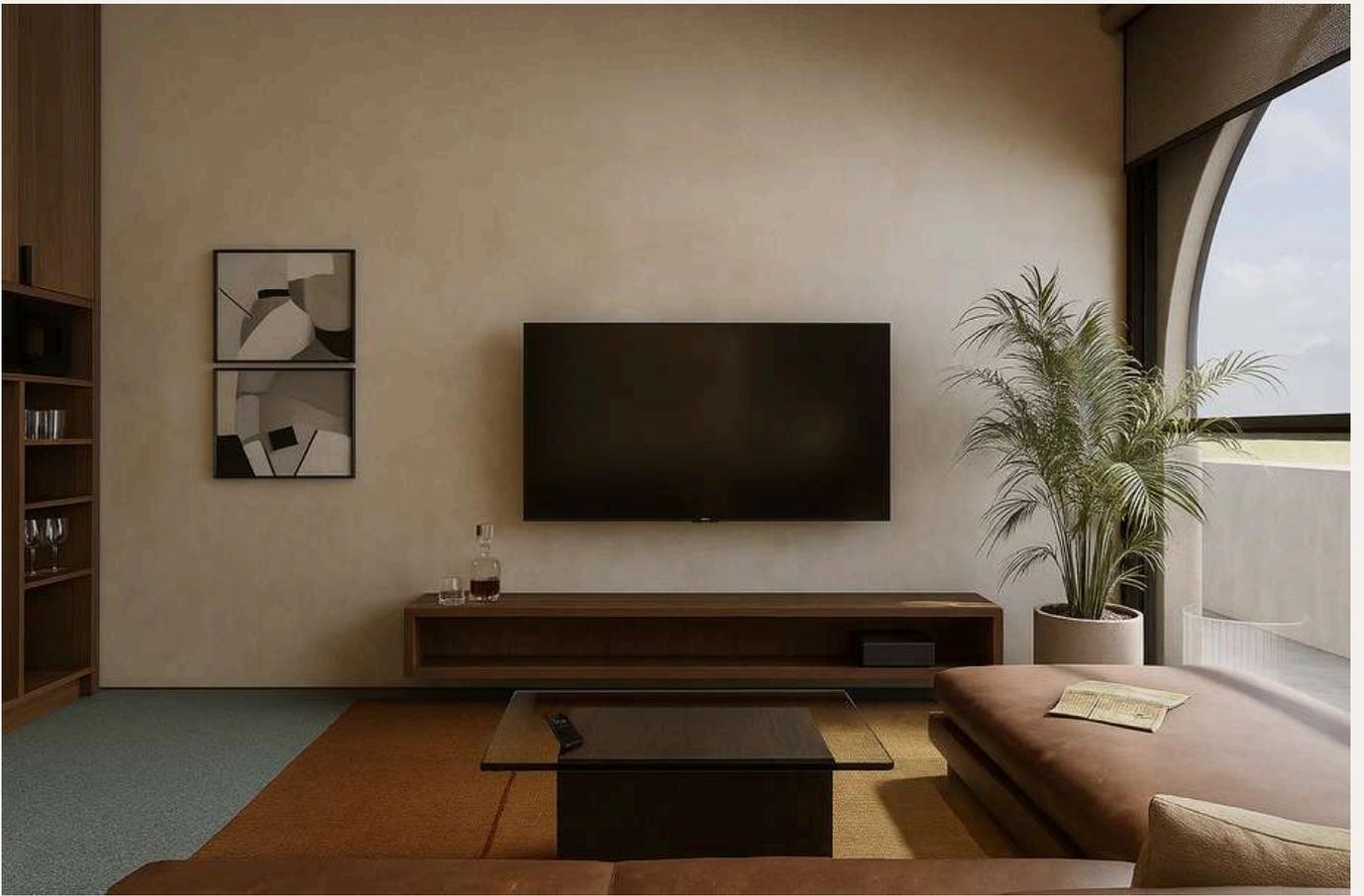




Dining Nook & Living Room



Living Room



Living Room



Kitchen



Bedroom



Bedroom Wardrobe

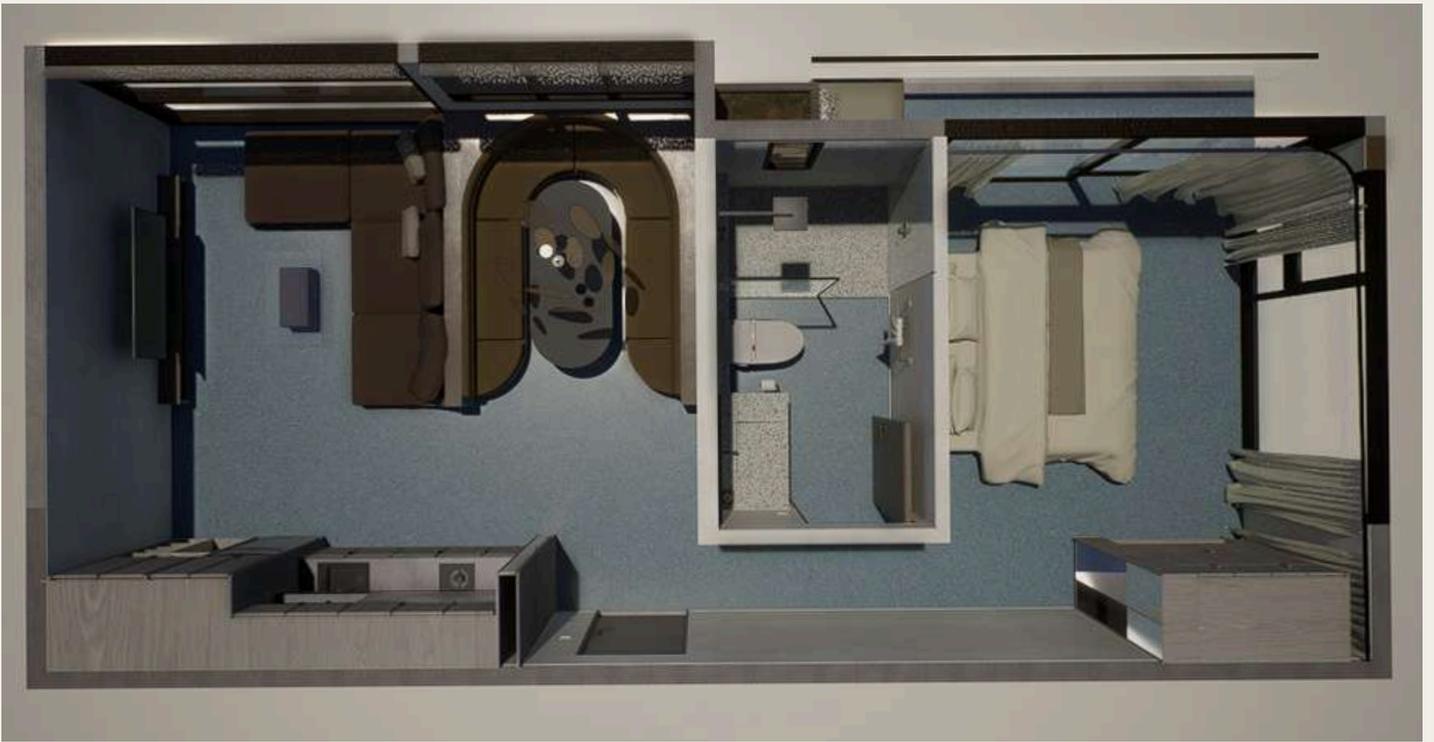
# BATHROOM





# BALCONY





Floor Plan



# CORPORATE HOA OWNERSHIP

## Freehold Security, Professionally Managed

The Sabit House introduces a new model of ownership in Bali — the Corporate HOA. Each buyer becomes a shareholder in the company that owns the freehold land and building, with shares tied to exclusive usage rights for their apartment. This structure combines the permanence of true freehold ownership with the efficiency of professional management, ensuring both long-term value and smooth operation from day one.

## Why It Matters

**Freehold Security** — The land and building are collectively owned by the company on behalf of all shareholders.

**Control Over Renewal** — Owners directly manage extensions and renewals of the freehold title, without dependence on a third-party landowner.

**Comprehensive Governance** — A formal Shareholders Agreement (SHA) defines voting rights, decision-making, and building operations.

**Turnkey Administration** — The project is handed over with a professional administrator in place, managing legal, financial, and administrative matters.

**Transparent Costs** — All administration, maintenance, and shared utilities are built into monthly condo fees for predictable, fair cost-sharing.

**Rental Compliance** — Fully aligned with SLF/Pondok Wisata permits, ensuring legal, future-proof rental operations.

## The Result

A rare structure in Bali offering:

- The security of freehold ownership
- The clarity of legal governance
- The independence to manage and renew your own title
- The ease of professional administration

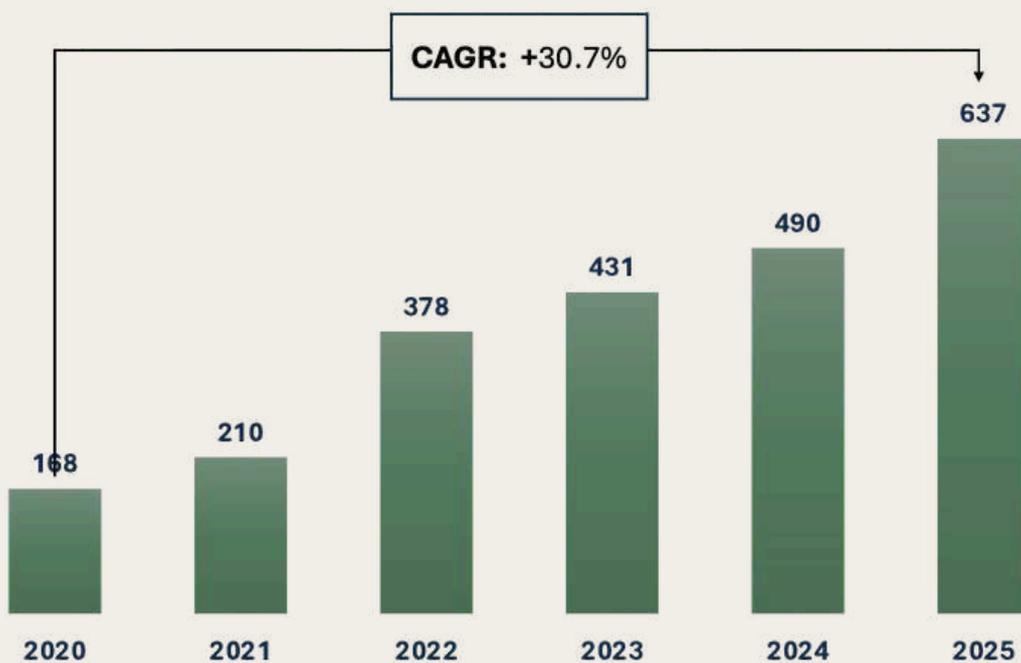
The Sabit House delivers boutique luxury apartments backed by a Corporate HOA model that ensures effortless ownership and lasting investment performance.

# PROJECTED RENTAL RETURNS

Occupancy	Gross Income (USD)	5yr Net Income (USD)	Annual ROI/Yield	Total 5yr ROI
60%	\$21,900	\$93,075	10.3%	51.7%
70%	25,500	\$108,590	12.1%	60.3%
75%	\$27,375	\$116,345	12.9%	64.6%
80%	\$29,200	\$124,100	13.8%	68.9%

Note: Based on 180kUSD purchase price, 100 USD nightly rate, 360-day annual availability, calculations include all operational expenses and 3% optimized tax rate

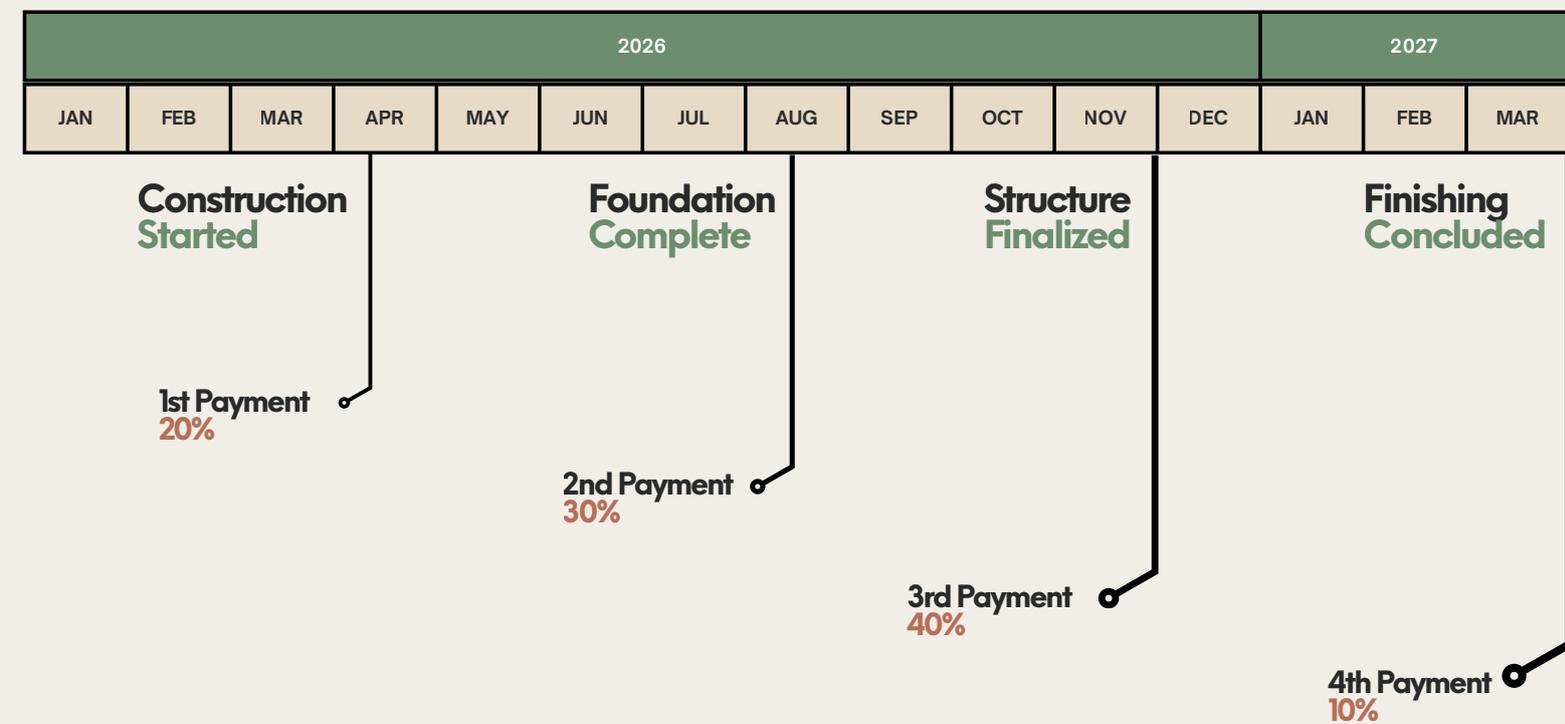
## Property Price Development North Badung 2020-25 (median freehold sales price)



Source: REID (realinfo.id), Selected Real Estate Agencies (Exotiq, Bali Home Immo, Propertia)

# FLEXIBLE PAYMENT TERMS WITH CLEAR MILESTONES

## PROJECT DELIVERY Q1 2027

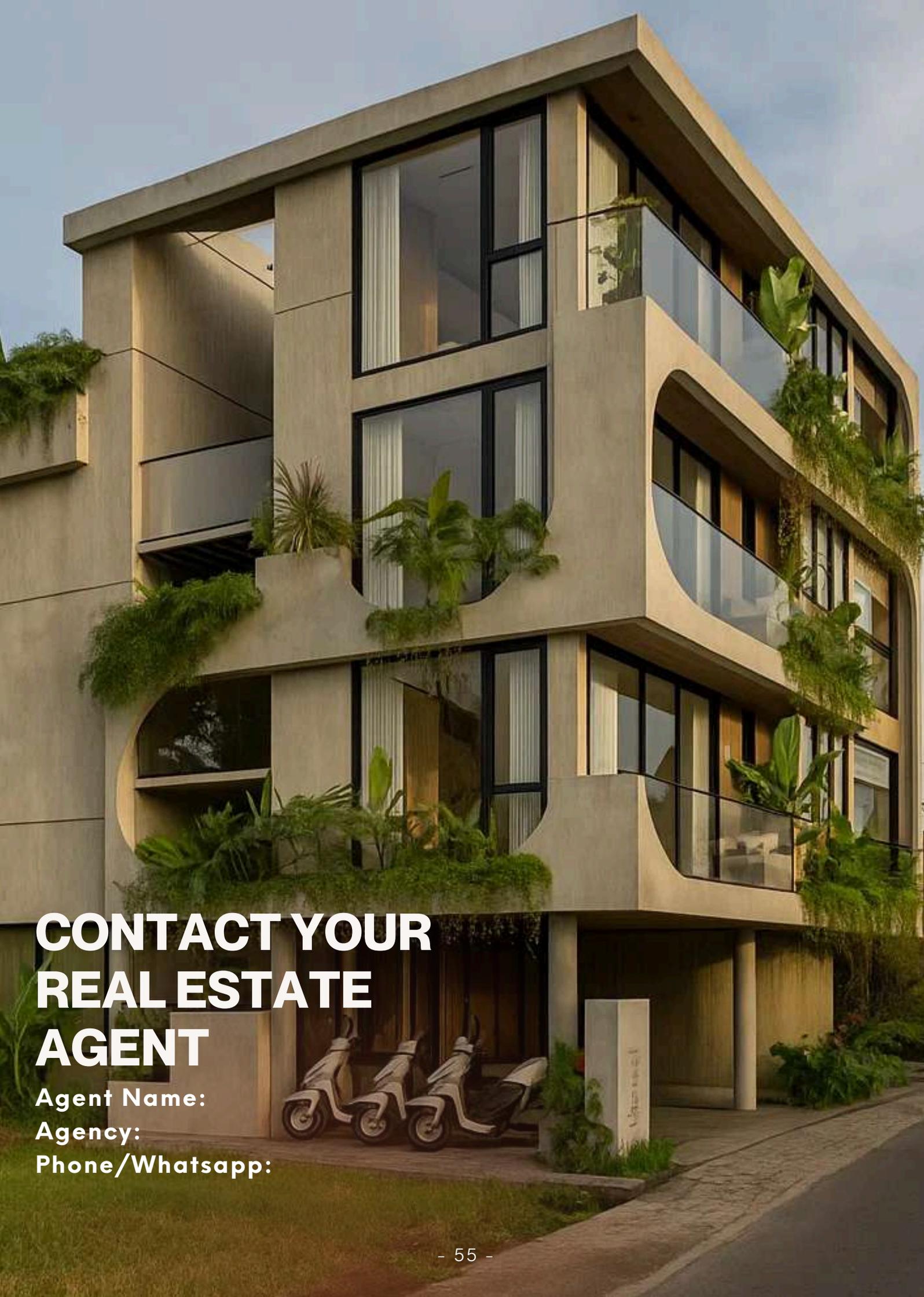


Our construction-linked payment plan is designed to give you confidence and control.

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 (40%) – Structure Finalized**
- **4th Payment (10%) – Finishing Concluded**

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



# CONTACT YOUR REAL ESTATE AGENT

Agent Name:

Agency:

Phone/Whatsapp: