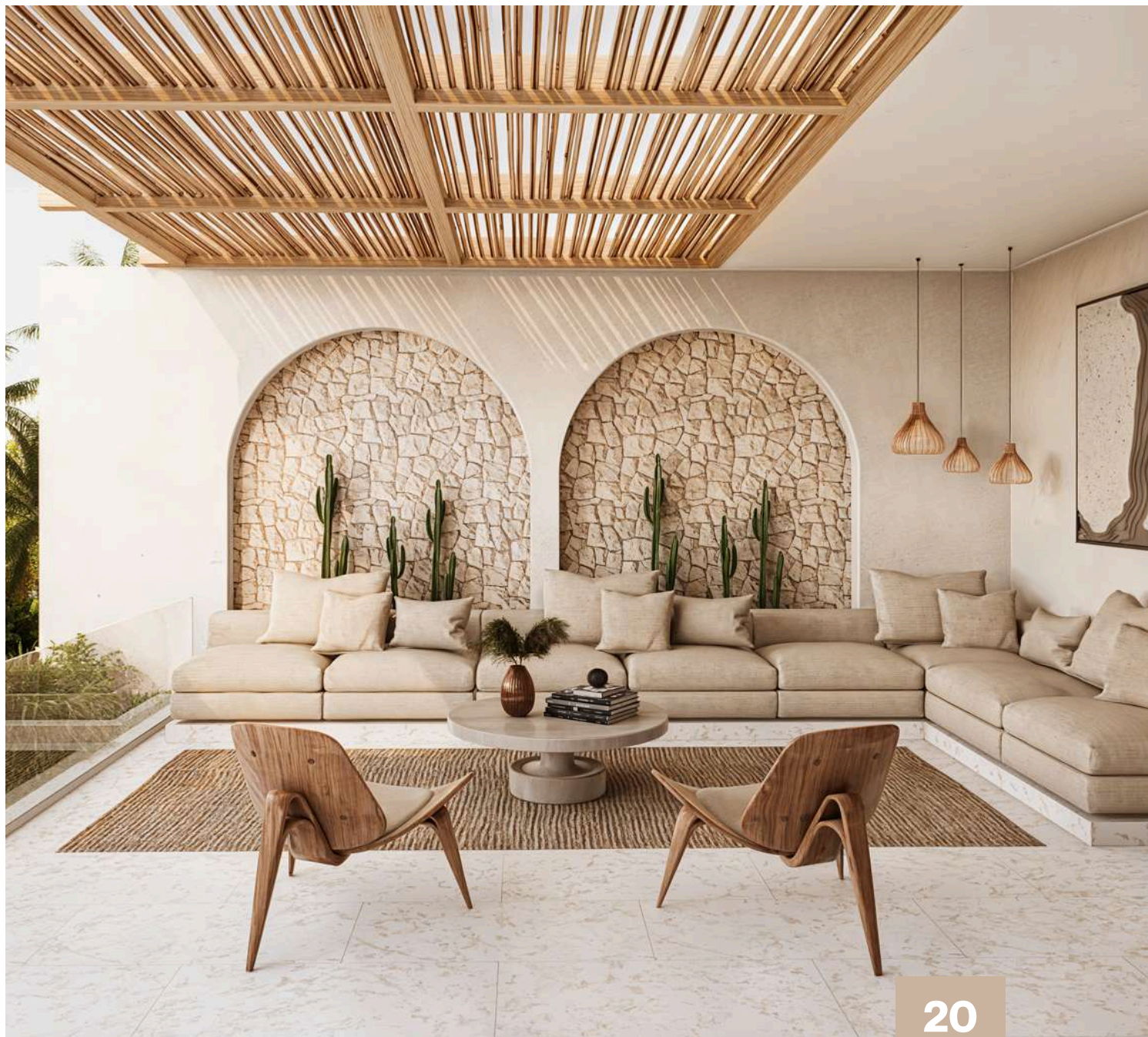


WELCOME TO

# EMA VILLAS

EMBRACE PROSPERITY, LIVE IN PARADISE









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# THE CONCEPT

Nestled amidst the lush rice fields of Berawa, Bali, EMA Villas offers an enchanting escape where the serenity of nature meets luxurious living. Inspired by the goddess Ema, a symbol of prosperity and fertility, our villas embody a harmonious fusion of Mediterranean elegance and rich Asian cultural influences. Designed for those seeking both beauty and comfort, these residences provide a tranquil retreat, capturing the essence of Bali's natural charm and prosperity.





# THE LOCATION



Located in the vibrant and rapidly evolving area of Berawa, one of Bali's most desirable destinations. Nestled amidst lush rice fields and just moments from the beach, this location offers a unique blend of natural beauty and modern conveniences. Berawa is renowned for its relaxed atmosphere, high-end dining, trendy cafés, and a thriving cultural scene, making it the perfect backdrop for a life of luxury and tranquillity.



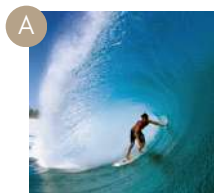
Situated near the bustling hotspots of Canggu and Seminyak, yet maintaining its peaceful charm, Berawa provides easy access to world-class shopping, renowned beach clubs, and Bali's famous surf spots. EMA Villas offers the best of both worlds—a serene retreat within minutes of vibrant social and recreational hubs. Whether you seek the tranquillity of nature or the excitement of Bali's lifestyle offerings, EMA Villas places you at the centre of it all.



# THE LOCATION

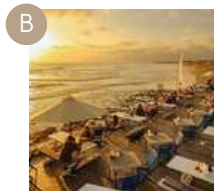


## BEACHES



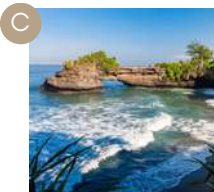
### Berawa Beach

Famous for its black sand and laid-back atmosphere, ideal for surfing and relaxing.



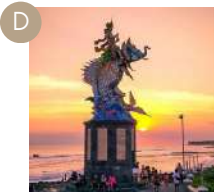
### Echo Beach

A great spot for surfing, with a range of casual dining spots along the shore.



### Batu Bolong Beach

A popular beach in Canggu known for its surf breaks, beach bars, and relaxed vibe.



### Pererenan Beach

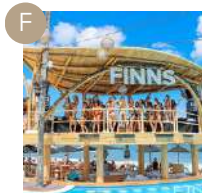
A quieter beach near Canggu with scenic views and a more tranquil atmosphere.



### Pantai Batu Mejan (Old Man's Beach)

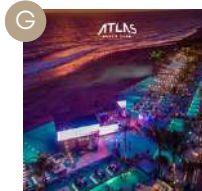
A surf-friendly beach named after the famous bar, "Old Man's," with a lively beachside crowd.

## BEACH CLUBS



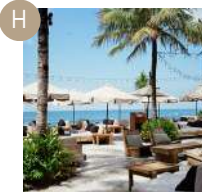
### Finns Beach Club

One of Bali's most iconic beach clubs, offering stunning ocean views, pools, and vibrant nightlife.



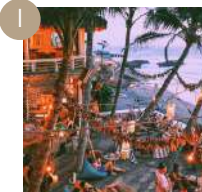
### Atlas Beach Fest

A massive beachfront destination with pools, restaurants, and entertainment options.



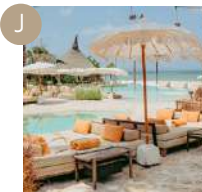
### The Lawn

A relaxed beach club with beachfront dining, offering spectacular sunset views.



### La Brisa

Set on Echo Beach, this eco-friendly beach club boasts a rustic, bohemian vibe.



### Mari Beach Club

A surf-friendly beach named after the famous bar, "Old Man's," with a lively beachside crowd.









# THE VILLA COMPLEX

At EMA Villas, every detail has been meticulously crafted to offer an exceptional living experience, blending luxury with the natural beauty for which Bali is renowned. The villas are designed to maximise comfort and tranquillity, using carefully selected materials and intelligent space planning to immerse guests in natural light and breathtaking views throughout their stay.

Each of the 11 villas, offering 2 bedrooms (*Type B*) and 3 bedrooms (*Type A*) options are thoughtfully designed to harmonise with the surrounding landscape, overlooking Bali's iconic rice fields.

From the warm elegance of timber slats and wood to the timeless beauty of Palimanan stone, terrazzo, and travertine crema tiles, every element is chosen to enhance both functionality and style. Inside, rattan and bronze accents add a sophisticated touch, infusing the interiors with a perfect balance of rustic charm and modern luxury.



# THE VILLA COMPLEX



EMA Villas ensures that every guest enjoys a memorable and serene experience, surrounded by the essence of Bali's natural landscapes and cultural richness.

These townhouse villas are carefully crafted by Art Villas Bali, a leader in luxury developments. With a commitment to excellence, guided by the expertise of our Italian-led team, we deliver homes that celebrate the beauty of both Mediterranean and Asian cultures. At EMA Villas, we create spaces that offer not just a place to stay, but a lifestyle defined by modern comfort, elegance, and prosperity



# Type A

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FRONT ELEVATION FACING THE COMMON ACCESS ROAD



DINING ROOM AT GROUND FLOOR



# Type A



MASTER BEDROOM AT 2ND FLOOR





# Type A

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MASTER BATHROOM AT 2ND FLOOR



# Type B



FRONT ELEVATION FACING THE COMMON ACCESS ROAD



LIVING ROOM AT GROUND FLOOR



# Type B

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BEDROOM AT 1ST FLOOR WITH PATIO



PATIO AND JACUZZI AT 1ST FLOOR



# Type B

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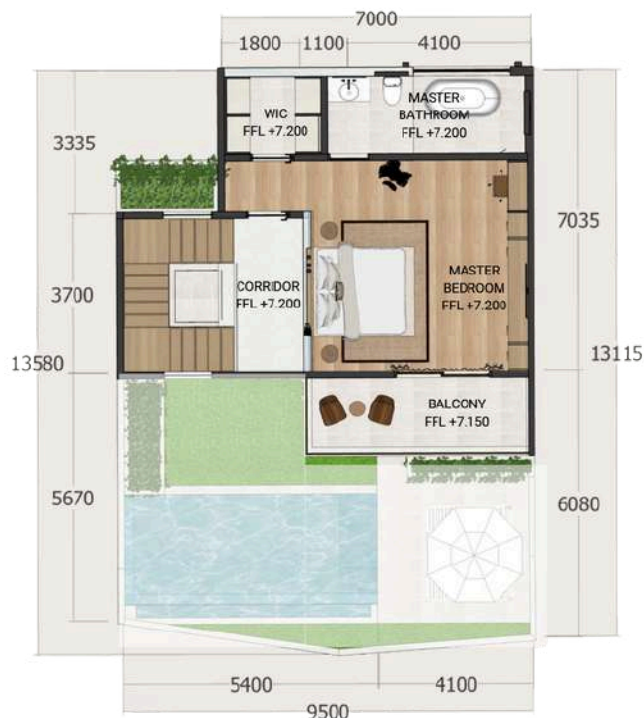
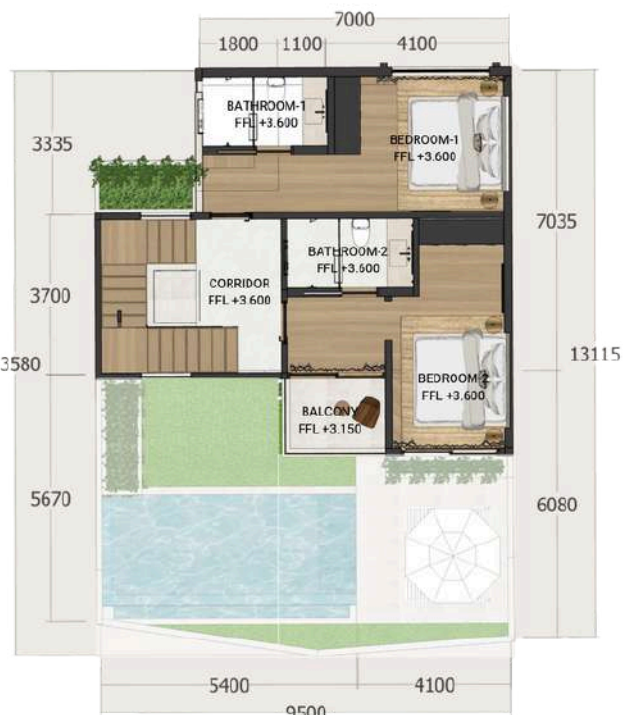
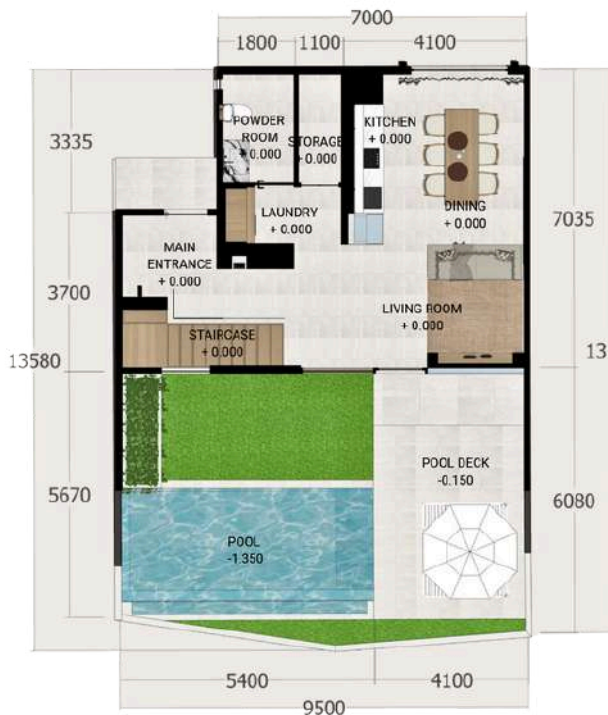


COVERED PATIO WITH RICEFIELDS VIEW AT 2ND FLOOR



# THE FLOOR PLANS

## Type A





# THE FLOOR PLANS

Type B











# INVESTMENT OPPORTUNITY

Ema Villas offers a carefully curated investment opportunity, designed to deliver exceptional returns. With a focus on quality and attention to detail, every aspect of this project has been crafted to ensure both financial prosperity and lasting value.

Our commitment to excellence and refined craftsmanship ensures that your investment journey with Ema Villas is not only rewarding but truly unique. Join us, and discover the full potential of your investment in one of Bali's most desirable locations.





# Type A VILLA

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3 bedrooms, 3 bathrooms  
Land Size: 130 to 140 sqm

\$339,000-349,000 (USD)

# Type B VILLA

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2 bedrooms, 2 bathrooms  
Land Size: 133 to 157 sqm

\$279,000-299,000 (USD)

## PRICES AND ROI CALCULATIONS

Leasehold: 25 years (with 30, 35 and 40 years options)

*Flexible Payment Plans Tailored to Your Needs: At Ema Villas, we understand that every client has unique financial requirements. That's why we offer flexible payment plans that can be customized to suit your individual needs. Our goal is to make your investment as seamless and convenient as possible, ensuring a payment schedule that aligns perfectly with your financial planning.*









# PAYMENT PLAN

A sales and purchase agreement is established between Ema Villas and the client, outlining the general terms, property details, safety protocols, and payment conditions. To begin the process and secure your villa, only a 10% down payment is required.

Breakdown of Payments:

- 10% Initial Down Payment
- 20% upon leasehold transfer and contracting agreement
- 20% at the start of construction
- 15% upon completion of Phase 1
- 10% upon completion of Phase 2
- 10% upon completion of Phase 3
- 5% upon completion of Phase 4
- 5% upon completion of Phase 5
- 5% upon final handover and permit approval

This carefully structured payment plan ensures a seamless and secure process, offering peace of mind with manageable payments as your villa takes shape into the perfect home.







# EMBRACE PROSPERITY INVEST IN PARADISE

Bali's real estate market is undergoing significant growth and development. New infrastructure projects, such as improved roads and airport expansions, are enhancing accessibility and desirability, leading to rising property values and better investment prospects.



Bali's real estate market has shown consistent growth over the years, driven by its popularity as a top global tourist destination. High demand for holiday rentals and increasing property values offer investors lucrative returns.

Compared to many other global luxury markets, Bali offers affordable yet high-quality properties. Investors can acquire premium real estate at a fraction of the cost of similar properties in Europe, Australia, or the Americas, making it an attractive destination for both lifestyle and financial investment.











# OUR SALES PARTNERS:



<https://artvillasbali.com>

**PROPERTIABALI**  
REAL ESTATE

<https://proptiabali.com>



<https://bali-home-immo.com>



<https://suasarealestate.com>



# EMA VILLAS

EMBRACE PROSPERITY, LIVE IN PARADISE



PRESENTED TO YOU BY

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