



SUNRISE VILLAPARK

Sanur

~~From IDR 3.700.000.000~~

Early bird price from IDR 3.330.000.000



Bali, Indonesia

Tropical modern lifestyle on the Island of Gods

Early Bird Discount

- First 10 units 10% discount
- Available: 6 units

Early bird
discount
10%



VILLA TYPE	SQM		TOTAL VILLA SQM	UNITS
	GF	FF		
VILLA TYPE S (1BR)	48,3	43,35	91,65	3 UNITS
VILLA TYPE M (2BR)	61,3	63,1	124,4	19 UNITS
VILLA TYPE L (3BR)	87	108	195	23 UNITS
VILLA TYPE XL (4BR)	124,36	124,1	248,6	5 UNITS
				50 UNITS




SUNRISE VILLAPARK
Sanur

Why Sunrise Villapark?

The Sunrise Villapark in Sanur offers a perfect blend of contemporary luxury and blooming natural surroundings, providing a tranquil escape in paradise. Thanks to the location, just minutes from beautiful beaches and local attractions, makes it the ideal choice for a peaceful yet vibrant tropical lifestyle.



perfect
luxury



beautiful
nature



peaceful
lifestyle

Perfect location

Our Villapark is located at North of Sanur, the capital of the blooming Bali tourism. This project offers the perfect balance of tranquility and convenience. Nestled in a peaceful setting, it provides a serene escape from the hustle and bustle of daily life, allowing the residents to unwind and recharge in a calm and luxurious environment.

Despite its quiet surroundings, the Sunrise Villapark is perfectly located just a short distance from the center of Sanur, ensuring that you are never far from the vibrant activities, entertainment, and amenities you desire. With just a 2-minute walk, you can find yourself on the stunning coastline.

The walking and bicycle path along the coastline in Sanur is approximately 7 kilometers long and it is offering a scenic route along the beachfront. This path is popular for leisurely walks, cycling, and enjoying views of the ocean.



Relaxing atmosphere



Calm ocean

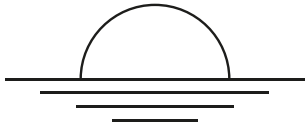


Sand beach



Iconic sunrises

Nearby



SUNRISE VILLAPARK

Sanur

Padang Galak Beach

Sanur Harbour

Bali International School (BIS)

Bali International Hospital

Grand Lucky Supermarket

ICON Bali Mall and Cinema

Bypass Road

Jl. Bypass Ngurah Rai

Development in Sanur

Sanur, Bali, is currently undergoing significant development, making it an exciting area to watch in the coming years. One of the most notable projects is the establishment of the Sanur Special Economic Zone (KEK), which will focus on health and tourism. This zone includes the Bali International Hospital, developed in partnership with the prestigious Mayo Clinic.

It was developed with a mission to make Bali a prominent medical tourism hub in Southeast Asia. The Hospital aims to bring world-class healthcare standards to Bali and it is also expected to be one of the first hospitals in Indonesia where foreign doctors can practice. This initiative is expected to generate substantial economic benefits, including foreign exchange savings and job creation, solidifying Sanur's position as a key medical tourism destination in Indonesia.



Another significant development is the ICON BALI Mall, a beachfront shopping destination in Sanur. This mall features a mix of international and local brands, offers a range of shopping, dining, and entertainment options, including an IMAX cinema and community spaces. The ICON BALI Mall aims to enhance the retail and leisure offerings in Sanur, making it a vibrant spot for both locals and tourists.

Additionally, the construction of the Bali Light Rail Transit (LRT) system is also on the horizon, with plans to connect Ngurah Rai Airport to key areas such as Sunset Road and Kuta. While the LRT's first phase focuses on the more tourist-heavy areas, its potential expansion could benefit Sanur by improving connectivity and reducing traffic congestion in the region. These developments highlight Sanur's transformation into a more modern and accessible area while still maintaining its serene charm.

Design Elements



We aim to create a community of luxurious villas that embrace timeless design, modern living spaces, with lush gardens and a strong sense of privacy. This project offers 50 units with 1 bedroom, 2 bedroom, 3 bedroom and 4 bedroom luxury villas.

While designing our villas, our primary focus was to align with the highest European standards, ensuring that each aspect of the design reflects modernity, luxury, and timeless elegance.

We meticulously selected materials and finishes that not only enhance the aesthetic appeal but also guarantee durability and sustainability. The architectural style blends contemporary design with classic elements, creating spaces that are not only visually stunning but also functional and comfortable.

Thanks to our architects our villas are designed to stand the test of time, offering a luxurious tropical living experience that remains relevant and sophisticated for years to come.

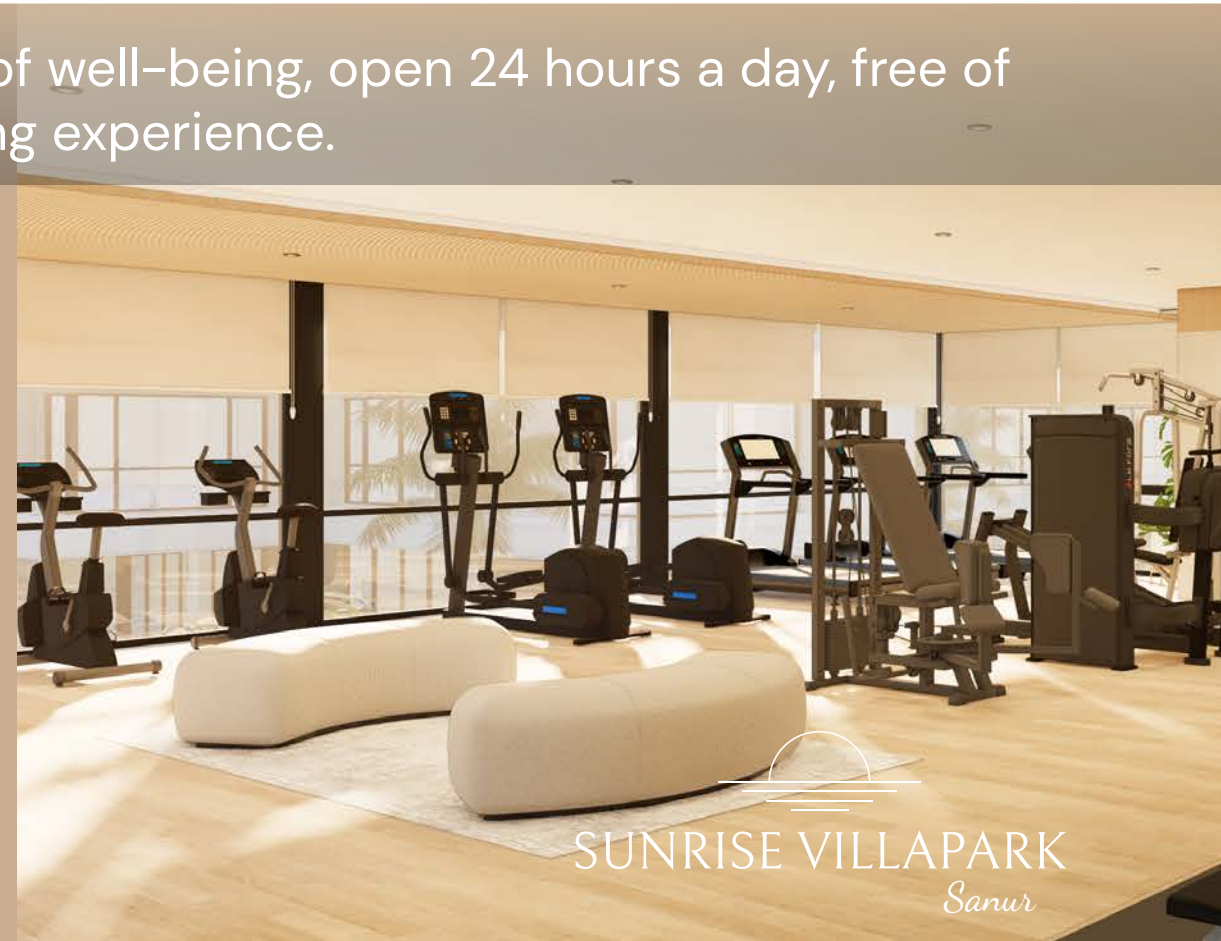
Where quality meets style




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Community Center

This exclusive 460 m² wellness area is a sanctuary of well-being, open 24 hours a day, free of charge for all residents, offering an unparalleled living experience.



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Cold & Hot
Water Pools



Jacuzzi



Sauna



Gym



Yoga



Indoor
Kids Playground



Lounge



Sauna: Perfect for unwinding



Cold and Hot Water Pool: These pools are ideal for cooling off after a sauna session or for a refreshing dip to boost circulation



Jacuzzi: The jacuzzi offers a serene environment to relax and let the warm, bubbling water melt away tension



Lounge: The perfect spot to relax at the end of the day



Gym: Equipped with professional fitness machines and free weights, the gym caters to all workout routines, from cardio to strength training

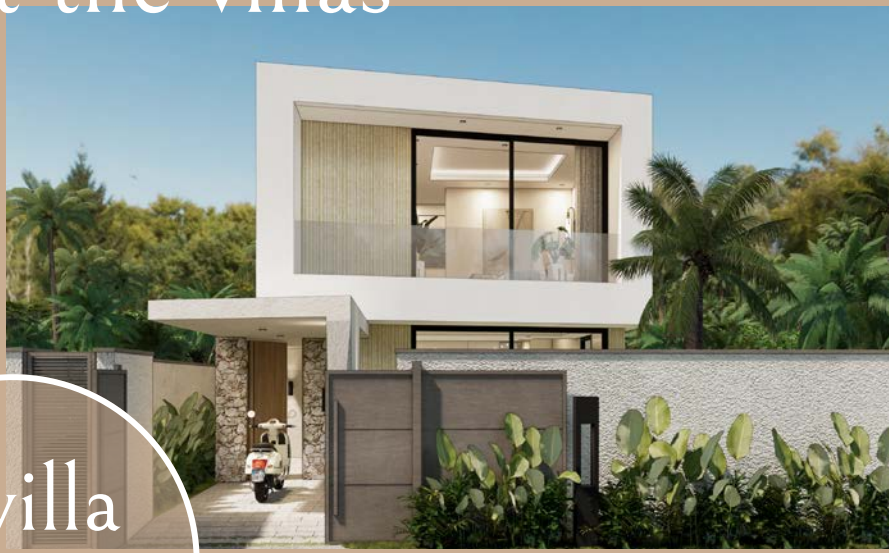


Indoor Kids Playground: While you focus on wellness, the indoor playground ensures that children have a fun, safe environment to play and be active



Yoga and lounge on the rooftop: This peaceful space offers the perfect setting for peaceful sunrise or sunset sessions, with breathtaking views that enhance the calm and tranquility of each practice

About the villas



S villa

91,65 m², 150 m² land – 3units



M villa

124,4 m², 200 m² land – 19units



L villa

195 m², 300 m² land – 23units



XL villa

248,46 m², 400 m² land – 5units

S villa

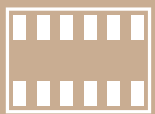
91,65 m², 150 m² land – 3units



SUNRISE VILLAPARK
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- 2 Floors
- 1 Bedroom
- Living room and kitchen
- Bathroom
- Walk-in wardrobe
- Powder room
- Storage and laundry room
- Balcony
- Private pool
- Private scooter parking
- Villa price: IDR 3.700.000.000

Early bird price: IDR 3.330.000.000



2 Floors



Living room
and kitchen



1 Bedroom



Bathroom



Balcony



Private pool



Private
scooter parking

Living room and kitchen





Living room and kitchen



SUNRISE VILLAPARK
Sanur

Living room and kitchen





SUNRISE VILLAPARK
Sanur



Powder room



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Sanur



Master bedroom



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Sanur

Master bedroom



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Master bedroom WIC



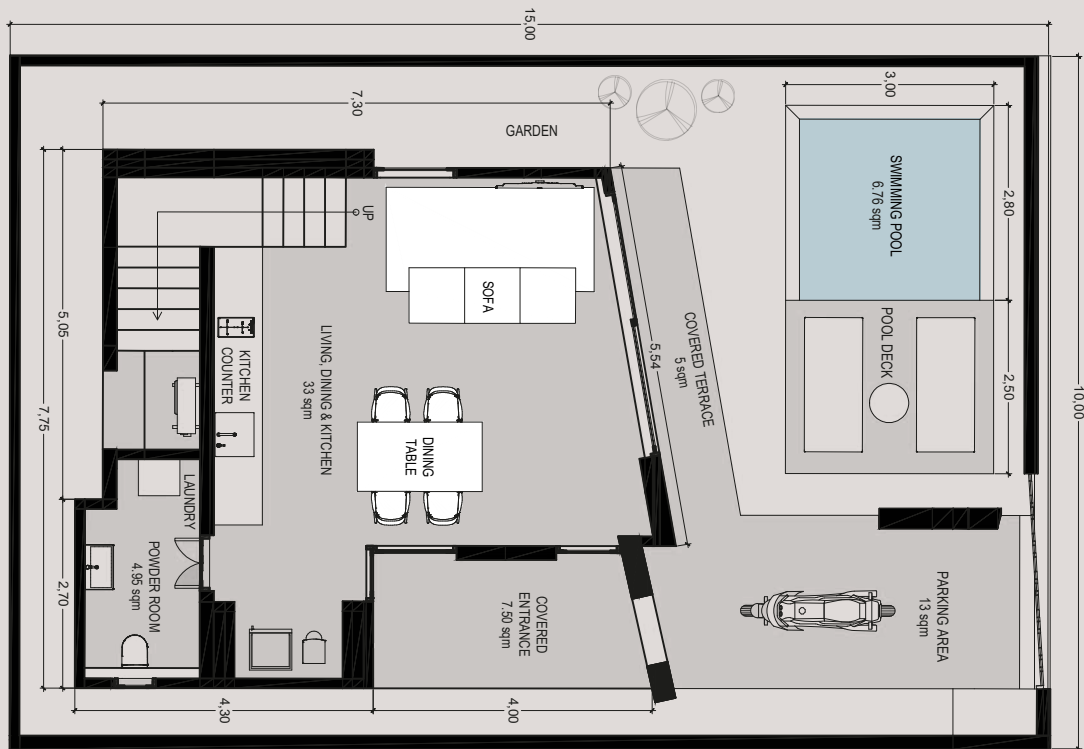


SUNRISE VILLAPARK
Sanur

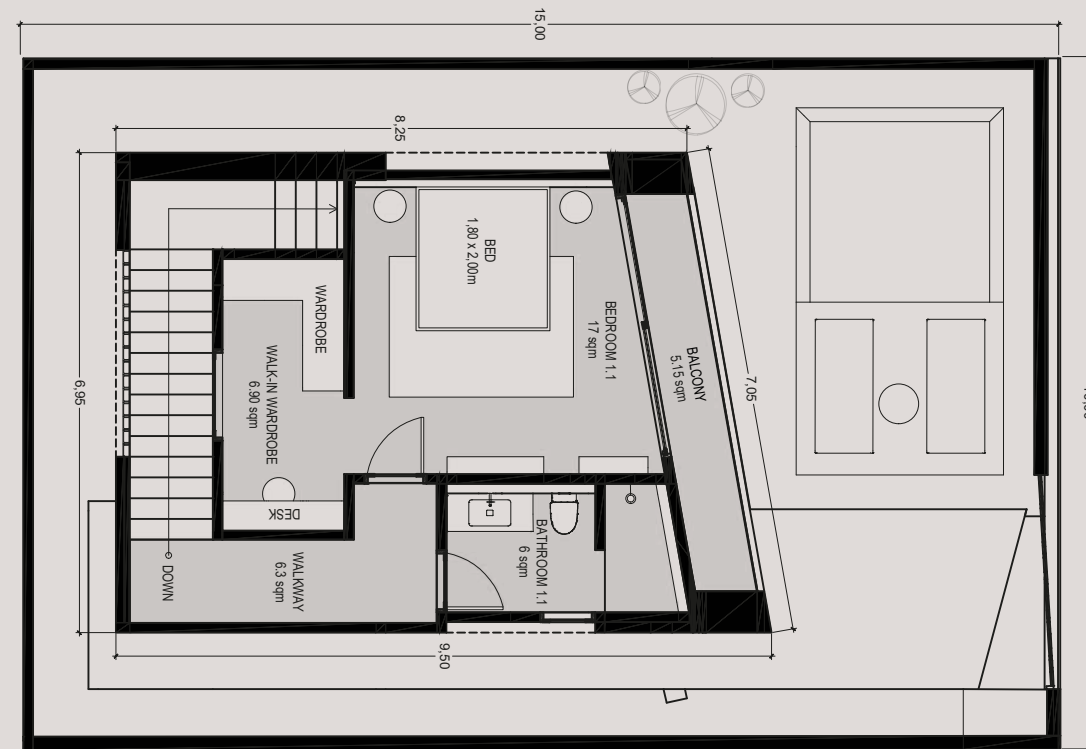
Master bathroom



Private pool



Ground Floor



First Floor

S Villa Layout

M villa

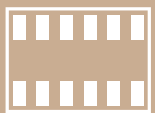
124,4 m², 200 m² land – 19units



- 2 Floors
- 2 Bedrooms
- Living room and kitchen
- En-suite bathrooms
- Walk-in wardrobe
- Powder room
- Storage and laundry room
- Balcony
- Private pool
- Private car parking
- Villa price: IDR 4.900.000.000

Early bird price: IDR 4.410.000.000

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2 Floors



Living room
and kitchen



2 Bedrooms



2 Bathrooms



Balcony



Private pool



Private
car parking



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Living room and kitchen



Living room and kitchen



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Laundry open or close



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Sanur



Powder room



SUNRISE VILLAPARK
Sanur

Master bedroom





SUNRISE VILLAPARK

Sanur

Master bedroom





Master bathroom



SUNRISE VILLAPARK
Sanur



Bedroom



Bedroom and bathroom



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Sanur

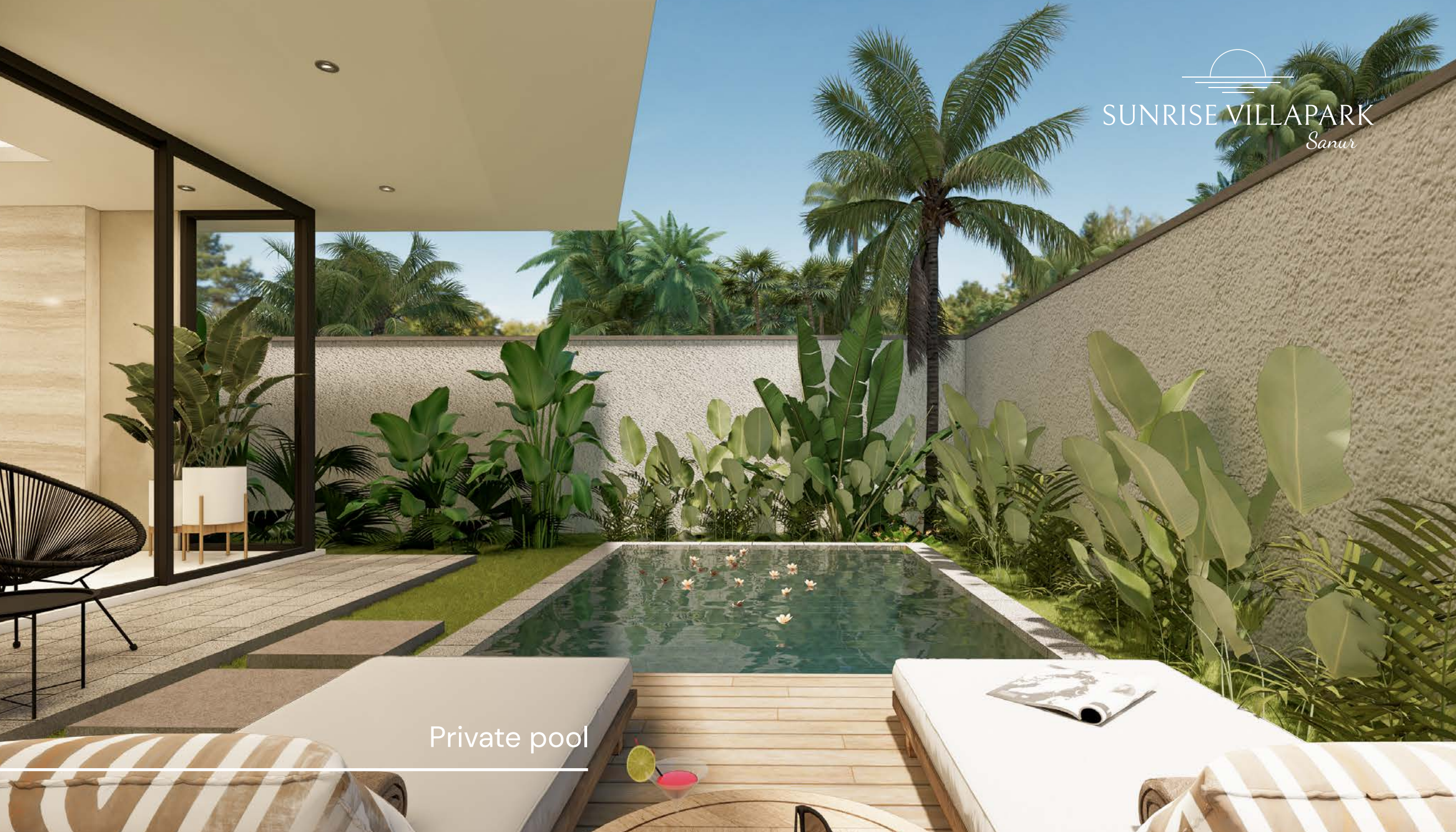


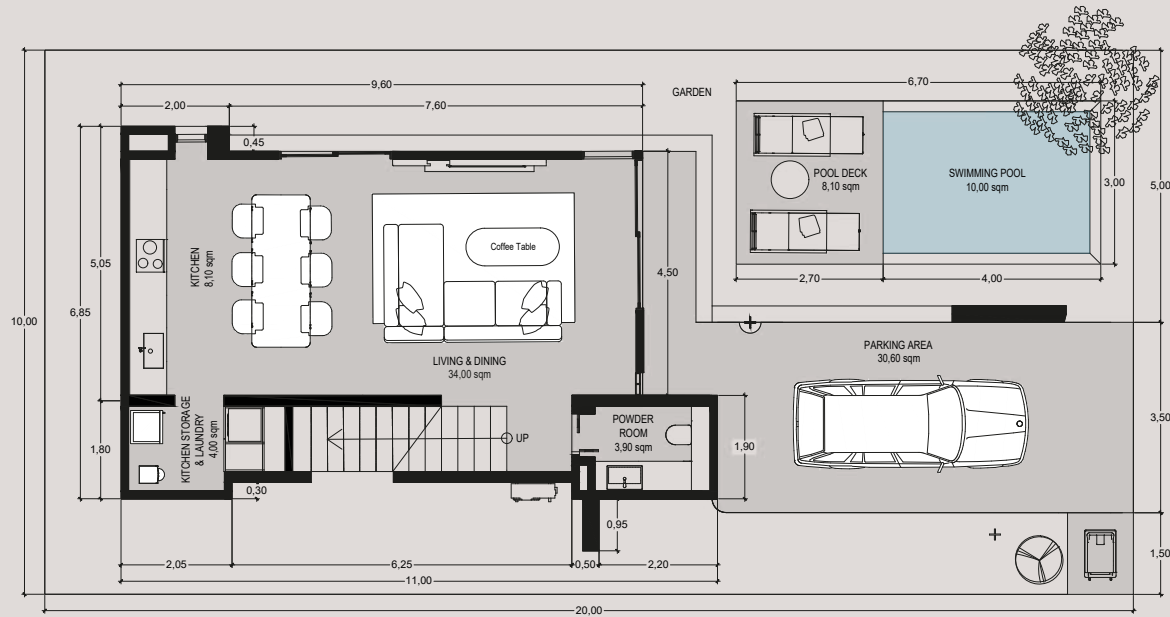
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Walkway

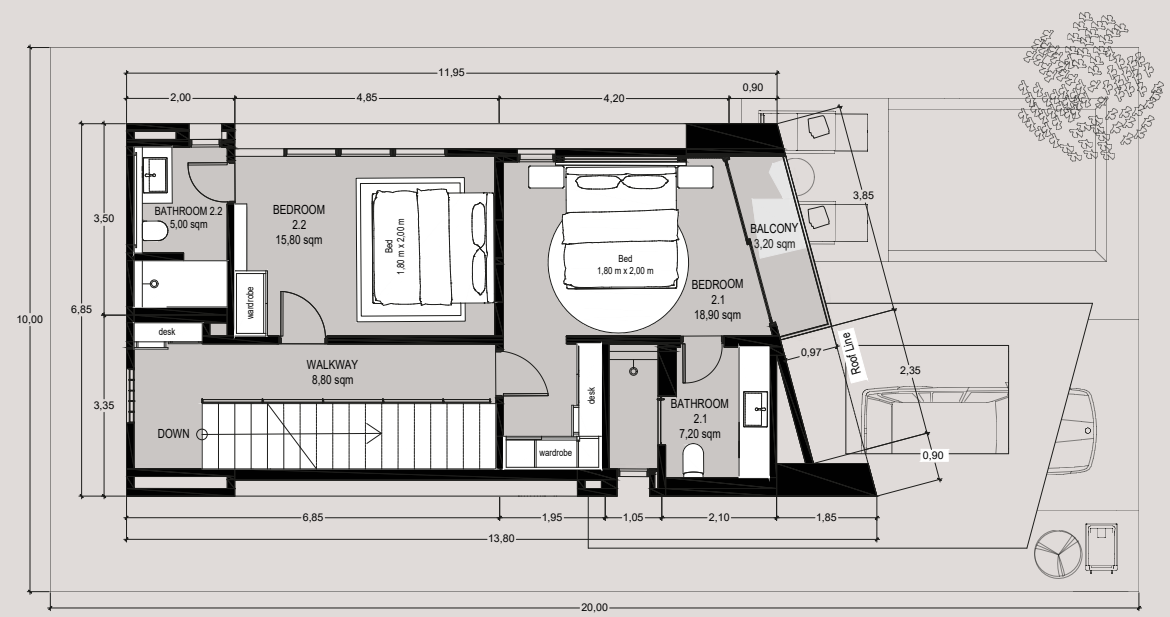


Private pool



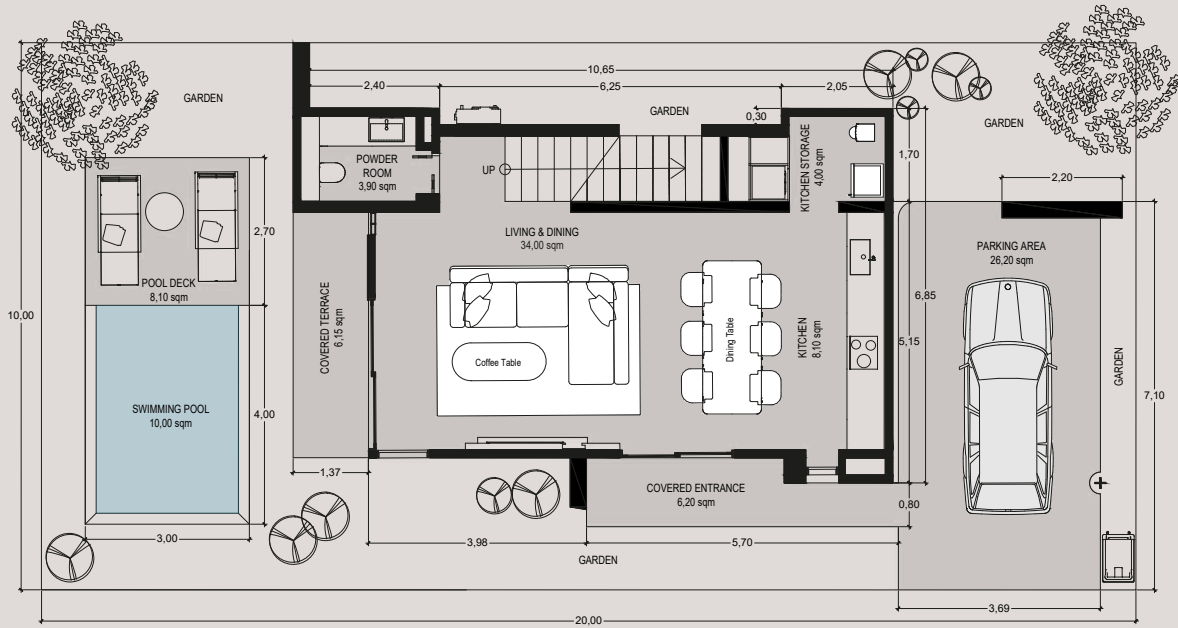


Ground Floor

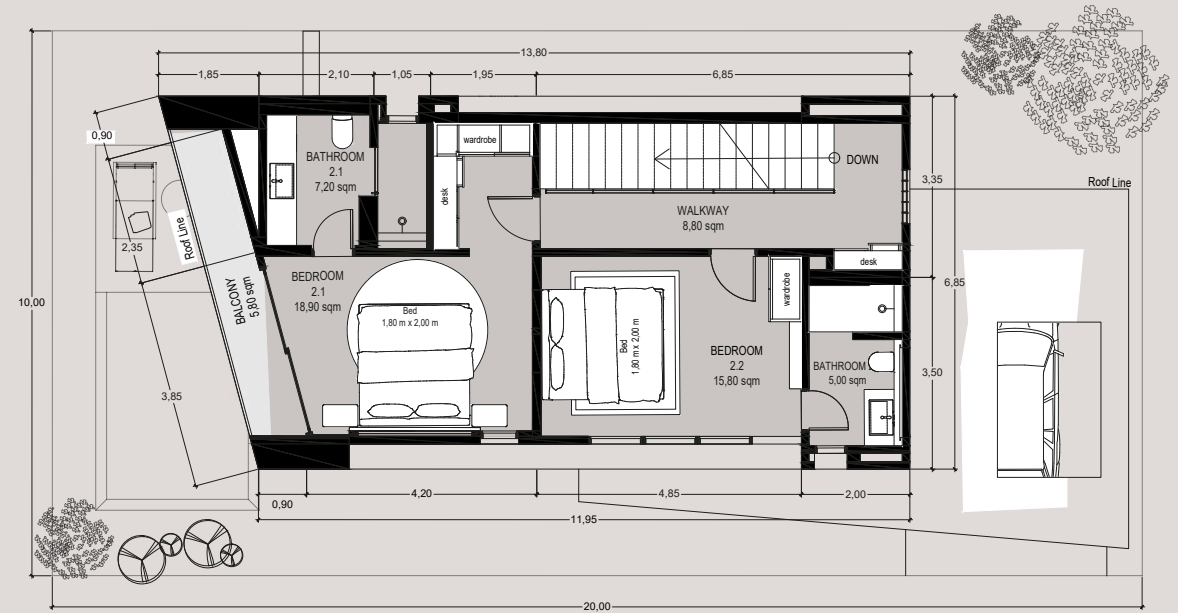


First Floor

M Villa Layout – A



Ground Floor



First Floor

M Villa Layout – B

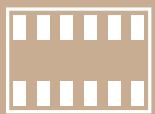
L villa

195 m², 300 m² land – 23unit



- 2 Floors
- 3 Bedrooms
- Living room and kitchen
- En-suite bathrooms
- Walk-in wardrobe
- Powder room
- Storage and laundry room
- Outdoor dining with barbecue
- Private pool
- Private car parking
- Villa price: IDR 8.000.000.000

Early bird price: IDR 7.200.000.000



2 Floors



Living room
and kitchen



3 Bedrooms



3 Bathrooms



Outdoor dining
with barbecue



Private pool



Private
car parking



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Living room and kitchen



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Sultan



Living room and kitchen



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Sanur



Living room and kitchen



Living room and kitchen



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Storage & Laundry and Powder room



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Walkway First Floor and Bench Walkway



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Master bedroom





Master bedroom and bathroom


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Master bathroom



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2 Bedroom





2 Bedroom and bathroom



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3 Bedroom



3 Bedroom and bathroom



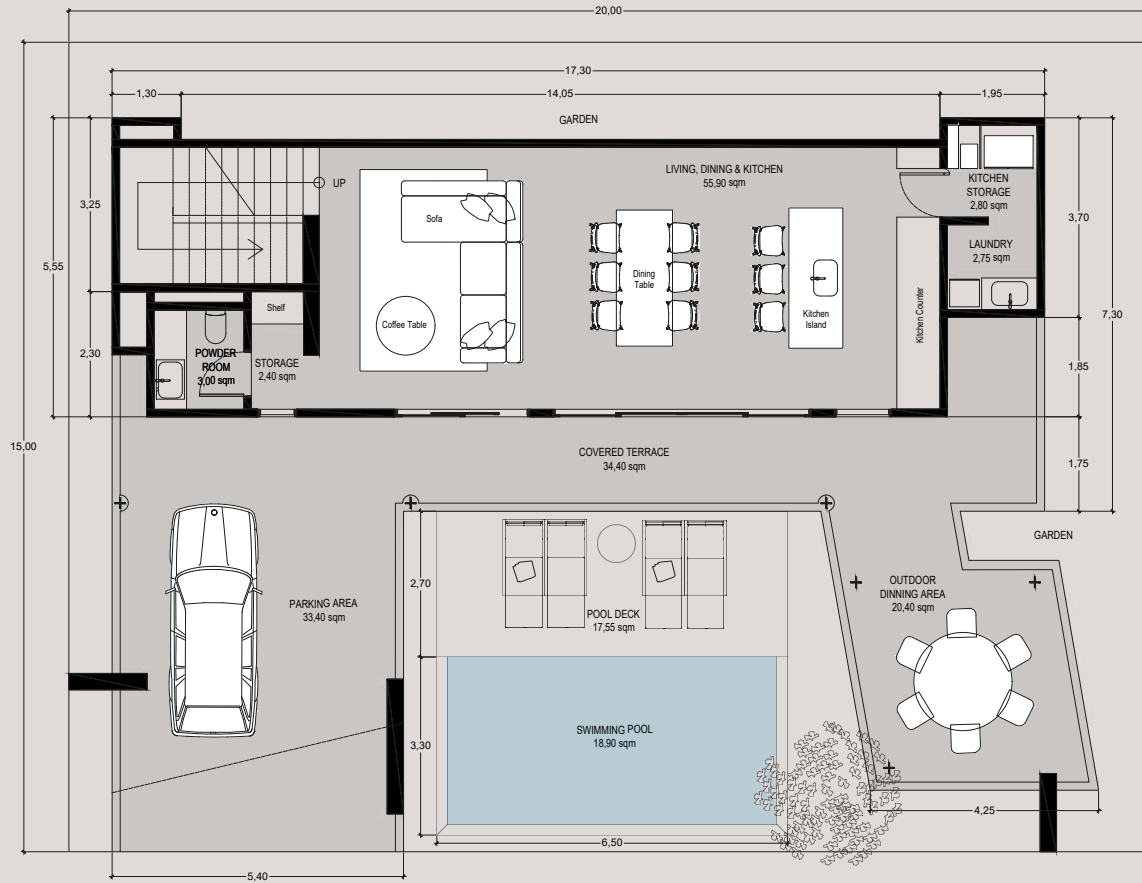
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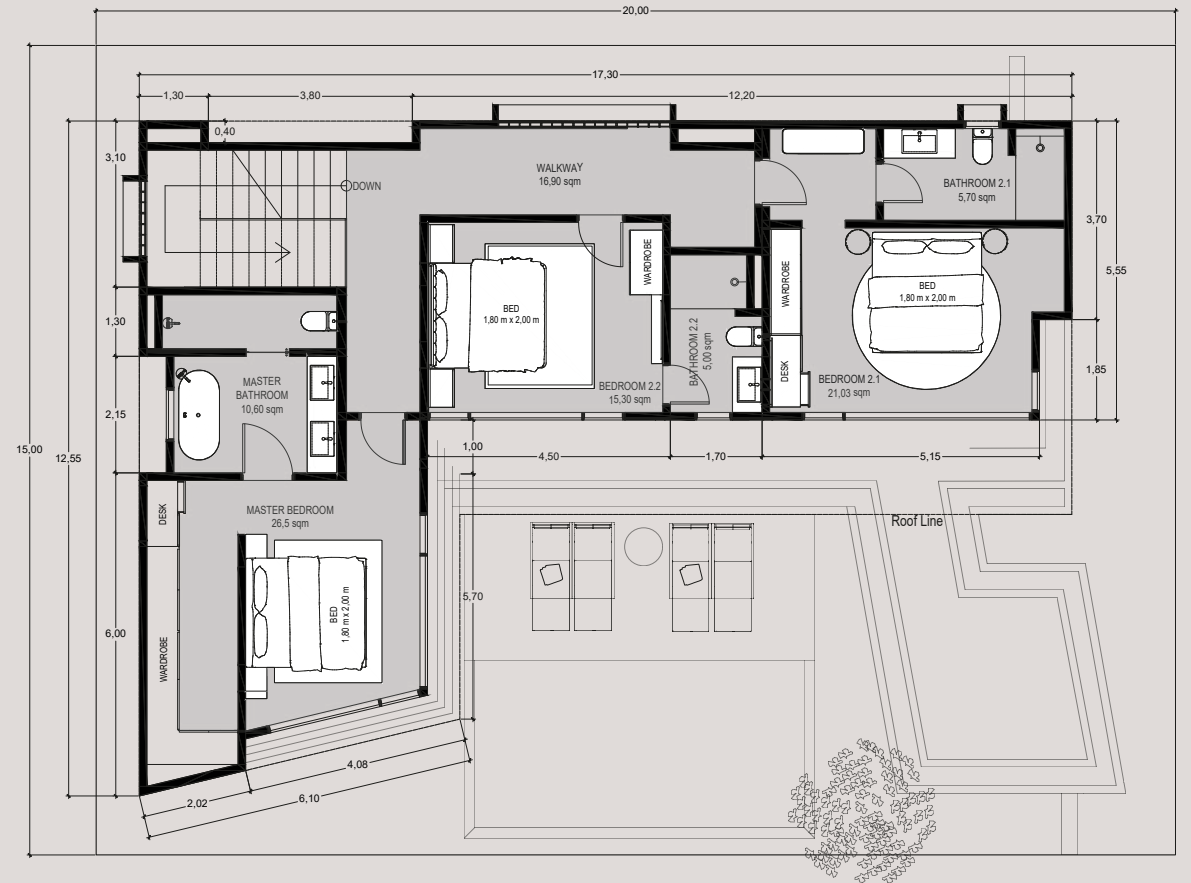
Outdoor Dining



Private pool

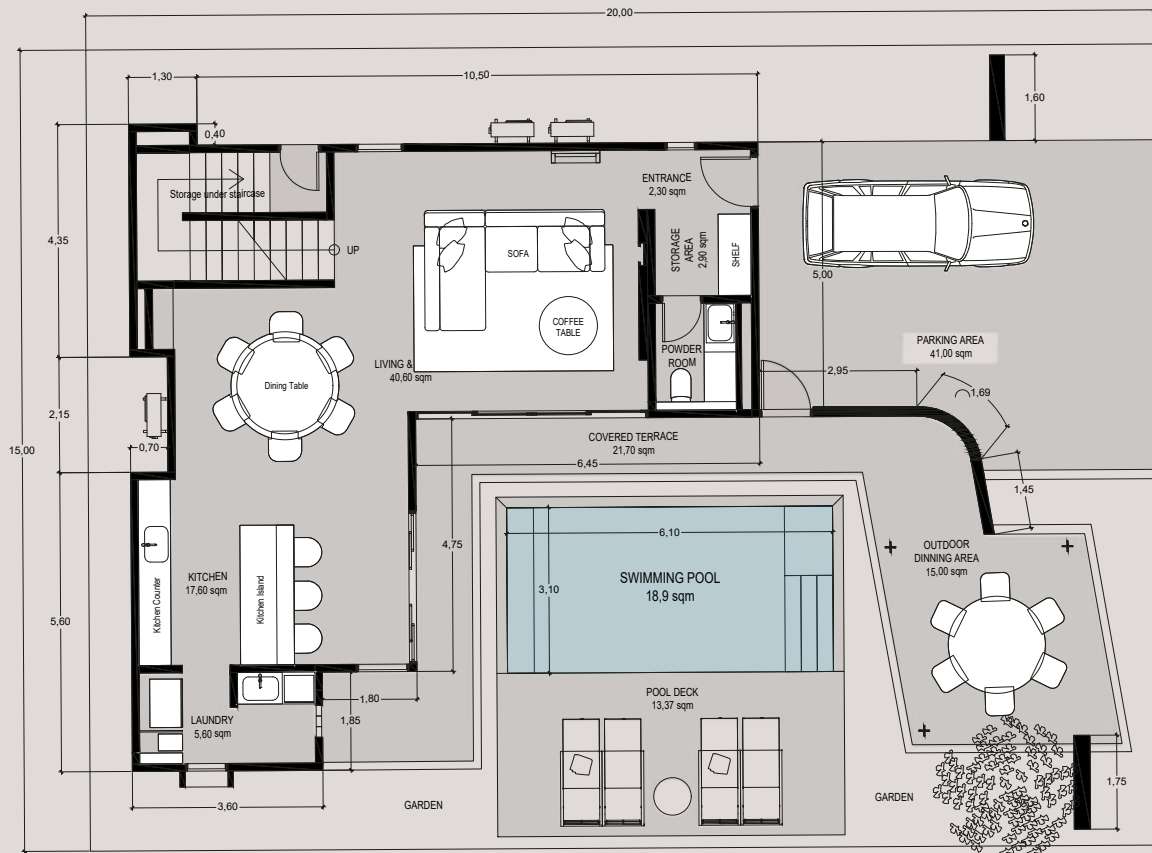


Ground Floor

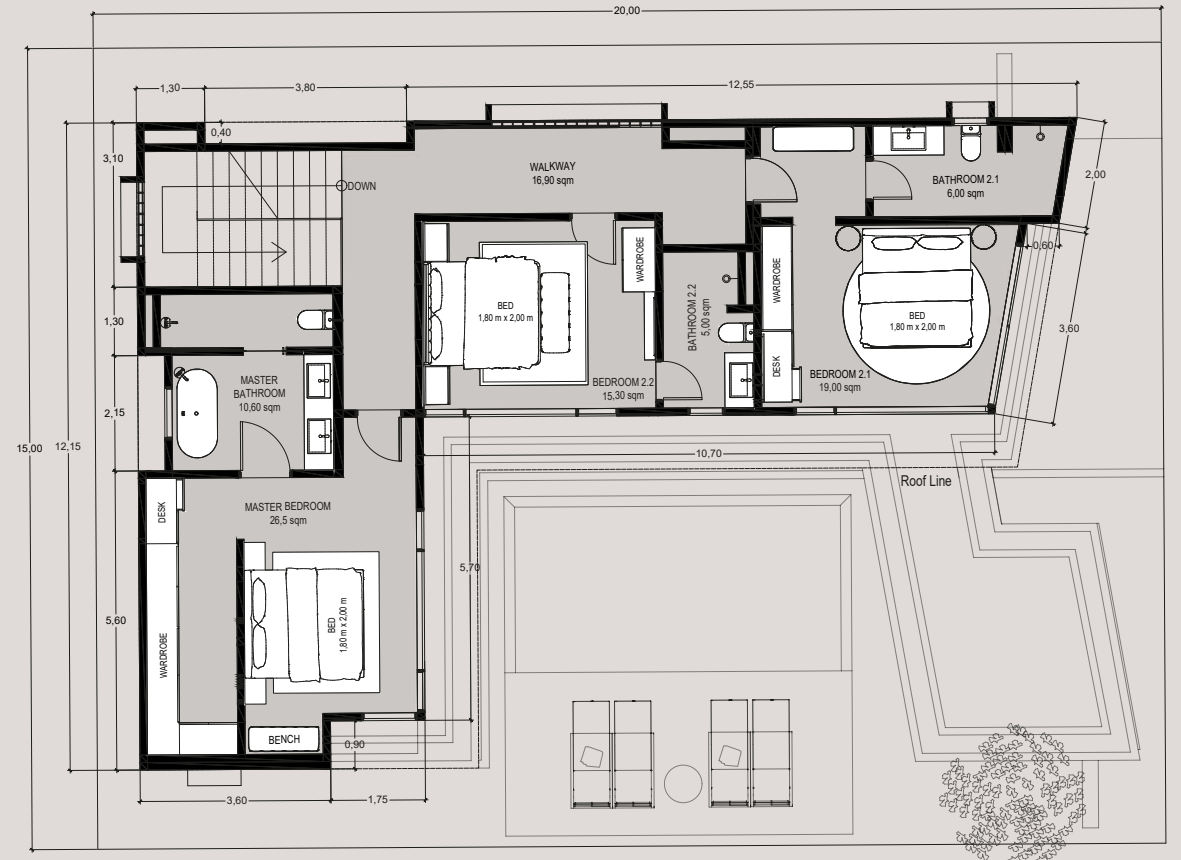


First Floor

L Villa Layout - A



Ground Floor



First Floor

L Villa Layout - B

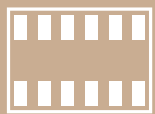
XL villa

248,46 m², 400 m² land, 5 units



- 2 Floors
- 4 Bedrooms
- Living room and kitchen
- En-suite bathrooms
- Walk-in wardrobe
- Powder room
- Storage and laundry room
- Outdoor dining with barbecue
- Private pool and warm water jacuzzi
- Private car parking
- Villa price: IDR 9.900.000.000

Early bird price: IDR 8.910.000.000



2 Floors



Living room
and kitchen



4 Bedrooms



4 Bathrooms



Outdoor dining
with barbecue



Private pool and
warm water jacuzzi



Private
car parking



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Living Dining



SUNRISE VILLAPARK
Sanur

Kitchen



SUNRISE VILLAPARK
Sanur



Living room



SUNRISE VILLAPARK
Sanur



Powder room and Laundry





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Sanur

Master bedroom





Master bedroom and bedroom WIC



SUNRISE VILLAPARK
Sanur



Master bathroom



SUNRISE VILLAPARK
Sanur

First floor Master bedroom





First floor Master bathroom



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SUNRISE VILLAPARK
Sanur

3 Bedroom



SUNRISE VILLAPARK
Sanur



3 Bathroom



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4 Bedroom





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4 Bathroom

Outdoor Dining

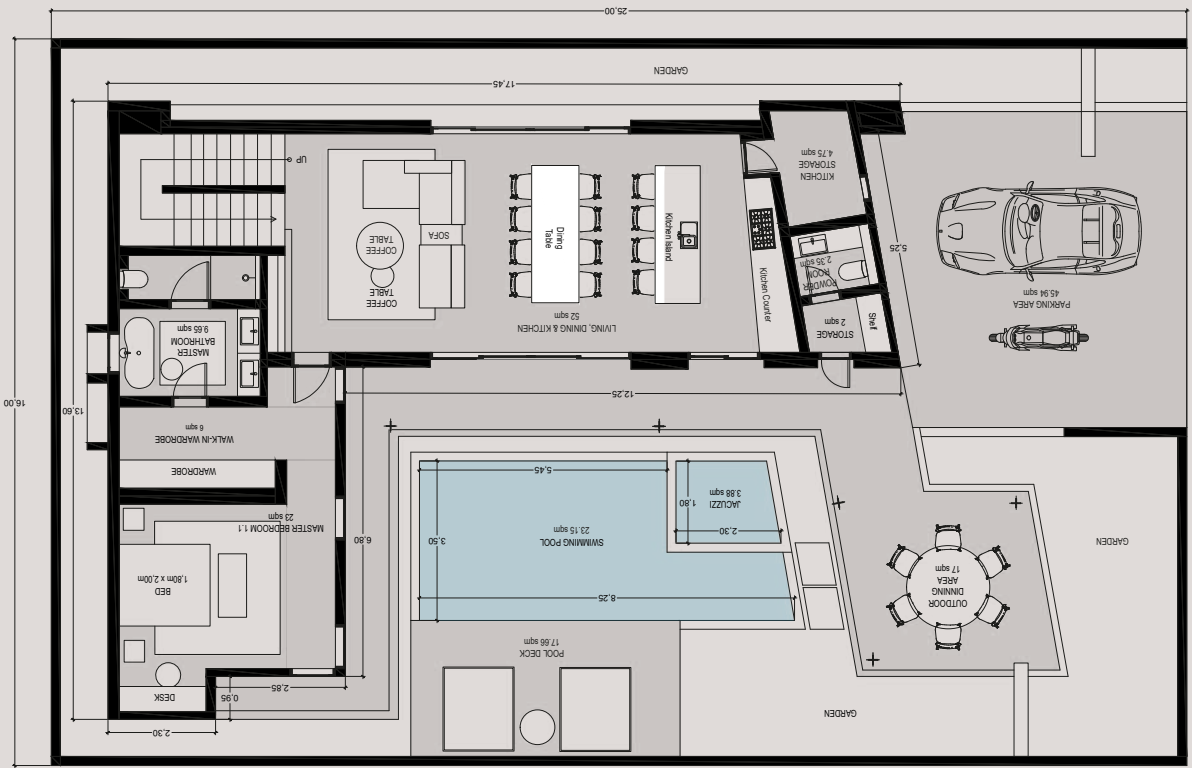




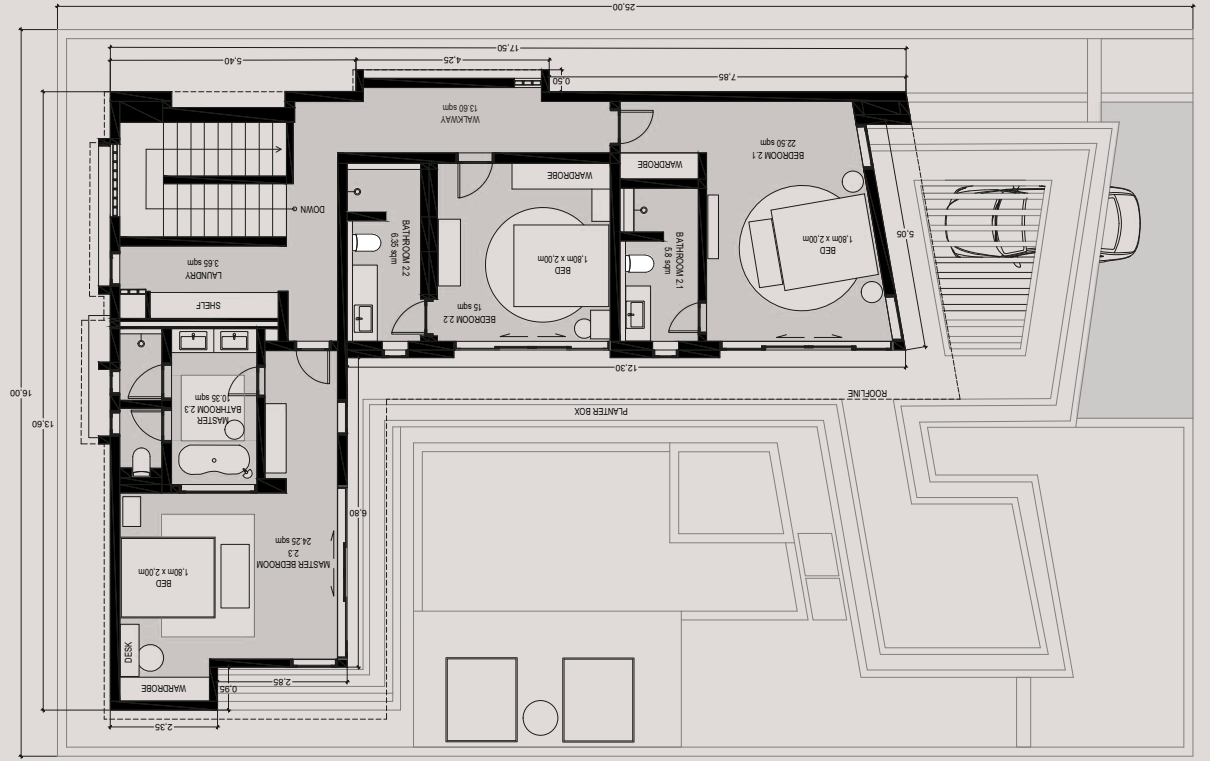
SUNRISE VILLAPARK
Santai



Private pool



Ground Floor



First Floor

XL Villa Layout

Prices

	Villa price	Early bird price	Furniture price
S Villa	IDR 3.700.000.000	IDR 3.330.000.000	IDR 550.000.000
M Villa	IDR 4.900.000.000	IDR 4.410.000.000	IDR 600.000.000
L Villa	IDR 8.000.000.000	IDR 7.200.000.000	IDR 620.000.000
XL Villa	IDR 9.900.000.000	IDR 8.910.000.000	IDR 660.000.000

Early bird discount 10%

Leasehold 30 years + priority to renew for another 30 years.

Our prices include all the taxes and legal fees.

Our prices include all the air conditions, electric oven, stove, microwave, fridge, washing machine and dryer. We also can fully furnish the villa on request.



Investment

Flexibility in Rental Options:

With a BGB permit, these villas are legally authorized for short-term rentals, allowing you to capitalize on platforms like Airbnb. This opens up a lucrative market of tourists and travelers, ensuring consistent occupancy throughout peak seasons. Additionally, the villas are equally well-suited for long-term rentals, offering stable income with fewer management demands.

High ROI Potential:

These villas boast a compelling ROI of 15–20% per year. The local real estate market's growth, combined with the demand for vacation rentals, ensures steady returns. This return rate outperforms traditional investments, making it ideal for those seeking both income and asset appreciation.

Strong Demand and Occupancy Rates:

This location has an established tourism market and is increasingly attracting long-term residents, including expats and remote workers. The demand for premium rental properties remains strong, ensuring high occupancy rates year-round.

In short, these villas provide a high-yield investment opportunity with a balanced risk-reward profile, appealing to both active and passive real estate investors.

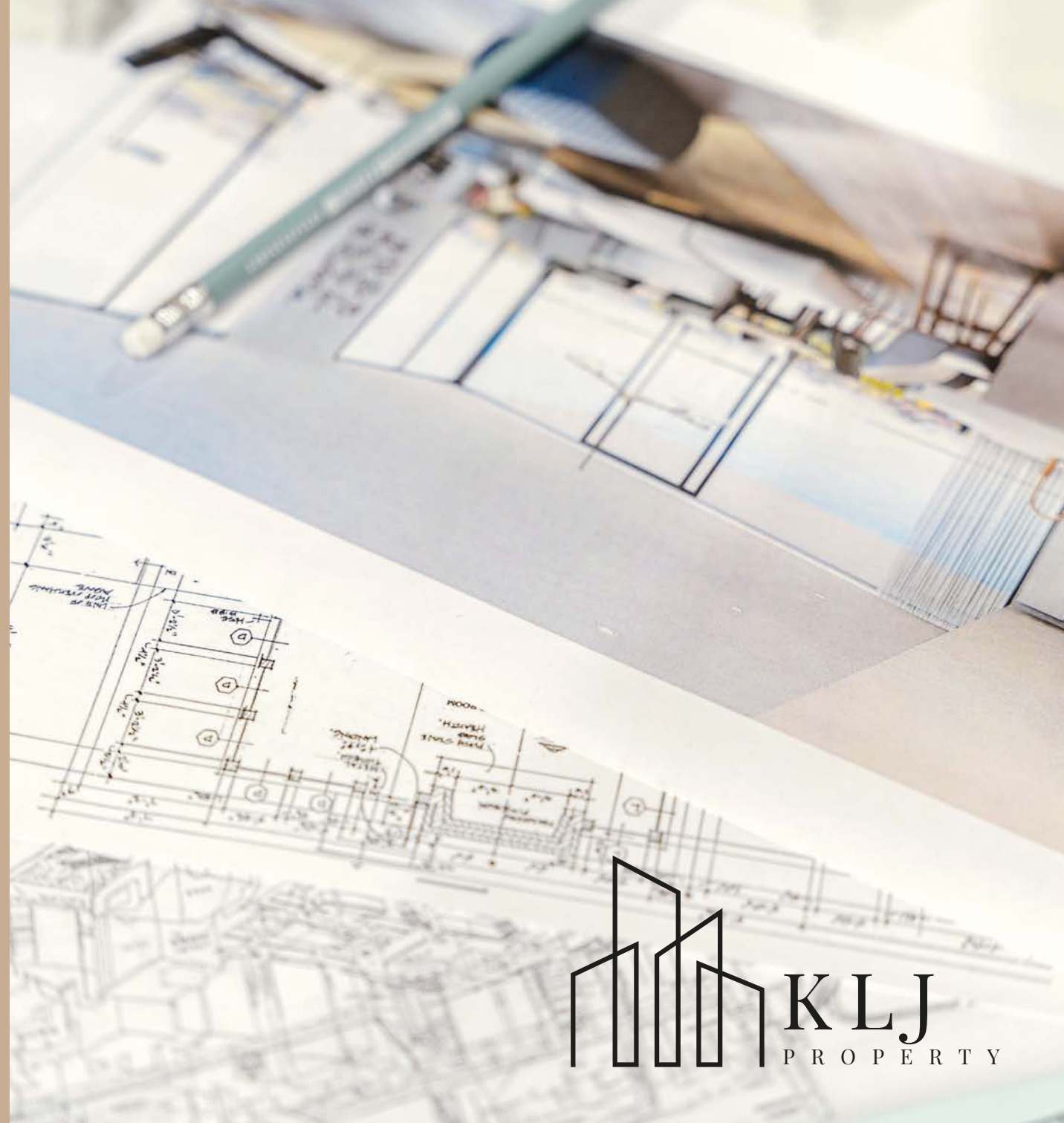


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Who are we?

KLJ Property Development is a real estate development company operating in Bali and comprised of European professionals. Both our management and partners represent European quality. Our company specializes in the development of large residential parks, exclusively offering premium luxury quality estates.

Our goal is to bring a unique architectural touch to Bali and provide modern European luxury to our clients. We are committed to delivering top-tier quality in Southeast Asia, progressively opening up this high-end market in Bali. Through our developments, we aim to provide the experience and comfort of European luxury to our clients while contributing to Bali's modernization and growth.



Our Partners

We work with the most reliable partners: designers, suppliers, contractors, and legal consultants.

ARCHITECT

MARZLOFF is a Bali-based architecture and design studio, with a worldwide portfolio of contemporary tropical retreats. They pride themselves on their unique specialty of designing spaces that seamlessly incorporate the precision of German craftsmanship with the organic beauty of nature.

Through innovative techniques and sustainable practices, they harmonize clean lines, efficient layouts, and cutting-edge technology with local materials and natural elements, creating spaces that are not only aesthetically stunning but also functionally superior. From rainforest hideaways to coastal escapes, their designs reflect a balance between contemporary world and tropical paradise.



Till Marzloff
Principal Architect

CONTRACTOR

Bali General Contractor has been a presence in the Indonesian construction industry for over 10 years and is one of the most reliable names in construction. They offer comprehensive construction services from design to turnkey delivery for both residential and commercial projects. They have extensive experience in building villa parks, luxury villas, and industrial facilities.

Their team consists of highly trained engineers, architects, and project managers who adhere to the latest technologies and European quality standards. They employ environmentally conscious solutions, including energy-efficient construction techniques and sustainable material use. The company guarantees every phase of work. They have completed more than 100 successful projects across Bali and various parts of Indonesia.



SALES PARTNERS

Power Property is a prominent player in the real estate market, specializing in luxury property brokerage in Bali's most beautiful areas. It offers unique opportunities for those seeking luxury and tranquility on this enchanting island. Power Property Bali maintains close connections with both local and international markets, creating possibilities for investors and home seekers alike. With a focus on client satisfaction and personalized solutions, every client receives top-tier service, helping them find their dream home in Bali.



Jo & Jo Realty Bali has been a leading real estate agency in Bali for over a decade, specializing in luxury properties and premium market segments. Their expert team offers personalized services, helping clients find their dream homes or investment properties. Their portfolio ranges from beachfront villas to peaceful mountain retreats, providing access to some of the island's most exclusive properties. Their work, built on integrity and professionalism, ensures smooth transactions whether buying, selling, or renting.



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