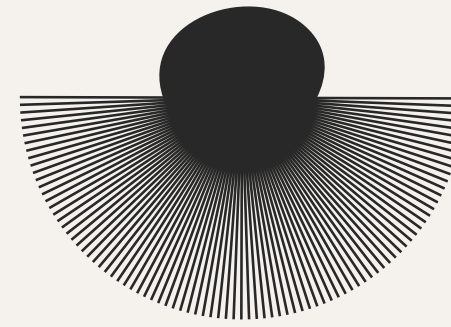


ZUMAIÄ

Where the sacred energy of Uluwatu
meets the refined minimalism of Japan.

29 PRIVATE POOL VILLAS ON THE CLIFFS OF ULUWATU, BALI



Not just a place to stay; it is
an experience of mindfulness,
elegance and deep connection.

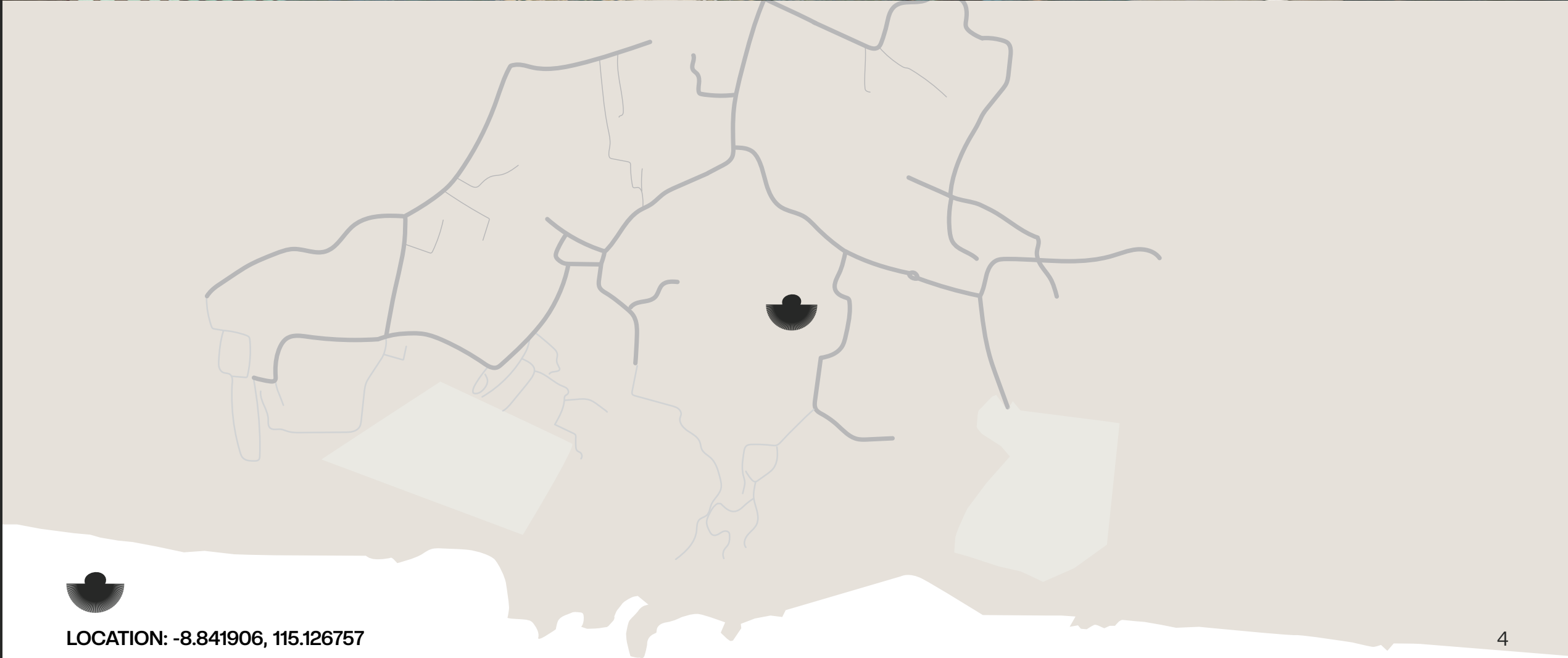
A Modern Sanctuary

Introduction	04
Location & Surrounding	05
Architecture & Design	06
Masterplan	11
Villa Types	12
Investment Info	26
Payment Plan	27
ROI Calculator	28

Zumaïa is a private sanctuary, designed in harmony with the landscape – where volcanic stone, dark timber and soft water features create a seamless dialogue between nature and architecture.

Inspired by Balinese spirituality and Japanese Shinto principles, every villa feels like a place of reflection, balance and connection. Elevated platforms, tranquil courtyards and flowing pathways invite you to slow down, to notice, to breathe.

This is more than a property, it is a ritual of arrival. A journey from movement to stillness. From the outside world, into a space of pure presence.



The area, nestled in Uluwatu, Bali, is a hidden gem known for its pristine white sand beaches, dramatic cliffs and unspoiled natural beauty.

Away from the crowds, this serene location offers a perfect blend of exclusivity and tranquility, yet remains close to world-class surf spots, luxury resorts and fine dining experiences.

This is where Zumaïa will rise, offering a rare opportunity to own a home in one of Bali’s most breathtaking and sought-after locations.



BEACHES

- 1. Nyang Nyang Beach 5 min drive
- 2. Nunggalan Beach 5 min drive
- 3. Padang Padang Beach 15 min drive
- 4. Thomas Beach 10 min drive
- 5. Melasti Beach 10 min drive
- 6. Dreamland Beach 15 min drive
- 7. Bingin Beach 15 min drive

RESTAURANTS

- The Cave
- Yuki Bali
- Oliverra
- Tabu
- The Sangkar
- Mana
- Mason
- And many more ...

BEACH CLUBS
AND NIGHTLIFE

- Sundays
- Tropical Temptation
- Palmilla
- White Rock
- One Eighty
- Savaya

LUXURY RESORTS

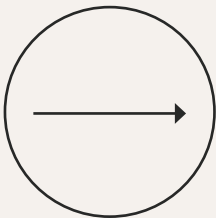
- Bvlgari Resort Bali
- Six Senses Uluwatu
- Alila Villas

Designed for clarity. Rooted in rhythm.

Zumaia’s architecture balances strength and stillness — every line, material and transition crafted to bring calm. Inspired by Bali’s spiritual depth and the refined minimalism of Japanese Shinto design, the spaces flow with light, wind and shadow.

Volcanic stone and soft water features ground the villas in nature, while sliding panels and open sightlines create a seamless rhythm between inside and out. Luxury here is found in precision, in honest materials and in the quiet dialogue between architecture and landscape.

Get to know our partners



We work together with well-known international interior architect; Baptiste Bohu as we want people to get inspired and taken away with a story.



BAPTISTE BOHU

International Interior Designer

Baptiste Bohu is a French interior designer and creative director known for his refined, globally inspired aesthetic. With over two decades of international experience spanning Shanghai, Marrakech, and the South of France, Baptiste blends cultural influences with timeless sophistication.

His signature style merges Mediterranean warmth, Moroccan craftsmanship, and Asian serenity, creating poetic, emotional spaces that tell stories of travel and soul. Deeply connected to Bali's artisanal spirit and natural beauty, Baptiste draws inspiration from the island's harmony between nature, craft and spirituality — values that mirror his own design philosophy.

Somia Design steps in as local architect to ensure that all technical aspects are correct and fit the area.



ARCHITECTURE + MASTERPLAN

AR. I GDE NGURAH WIDIADNYANA, IAI

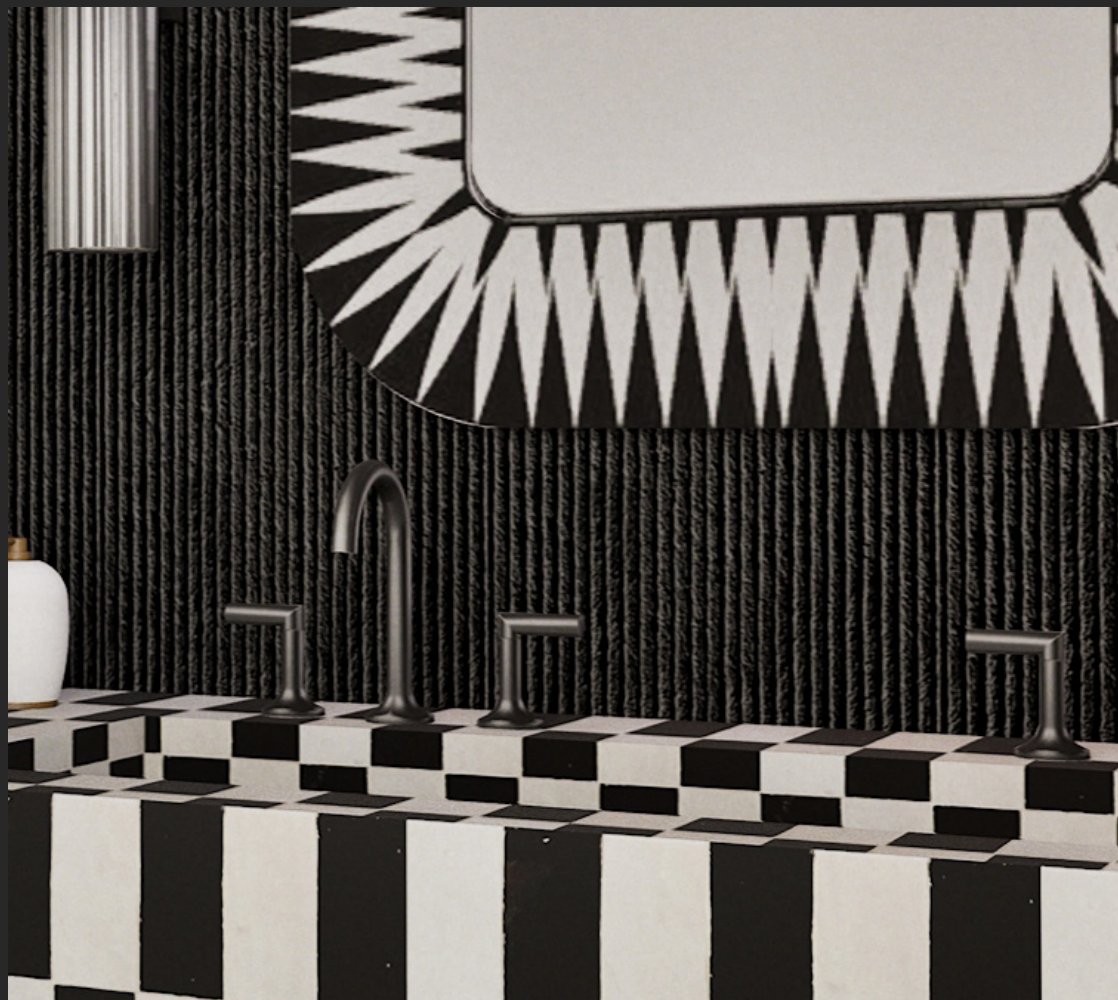
AR. CHARLES DEWANTO ONGKOUTOMO, IAI

SOMIA DESIGN

Local Architects

Somia Design Studio is a design-centric architecture studio based in Bali, Indoneisa. Since its conception in 2012, Somia Design has designed over 50 projects in Bali, Jakarta, Surabaya, Labuan Bajo, West Sumba, and other parts of Indonesia. With combined experience over 15 years, Somia Design studio has expertise in urban design, masterplanning, and architecture. Current ongoing projects in Bali including a Surf-themed hotel in Keramas beach, Jungle hotel in Ubud, and The prestigious 1 of 6 Indonesia’s Special Economic Zone (Tourism sector) projects in Serangan island. Somia Design Studio brings a design philosophy that correspond with its context, cultural values and contemporary lifestyle.

Zumaia project is designed as a signature commercial property in Bali that brings intimate luxury experience within each villa’s designs. The estate is also designed with a riverscape ecosystem feature that is going to be a tranquil experience for its residence and guests.



A modern sanctuary,
waiting for you



Villa Types

NIWA PAVILION – 1 BEDROOM

A secluded retreat surrounded by lush tropical gardens. Inspired by the Japanese concept of niwa (garden), this pavilion offers a private world of stillness and intimacy. Every window frames greenery, every step is met with the scent of nature. Here, time slows, and presence becomes effortless.

FLOORPLAN

Calculation Area	m²
Bike Park	8.6
Utility Area	3.7
Foyer	5.5
Kitchen & Lounge	19.3
Corridor	10
Poolbed	9
Pool	15.5
Bedroom	16.5
Ensuite	5
Toilet	2.8
Bathroom	3.8
Jacuzzi	9.1

Groundfloor

- 1. PARKING AREA
- 2. ENTRANCE
- 3. CORRIDOR
- 4. POOL BaED
- 5. SWIMMING POOL
- 6. KITCHEN & LOUNGE
- 7. MASTER BEDROOM
- 8. JACUZZI
- 9. MASTER BATHROOM
- 10. SERVICES
- 11. GARDEN





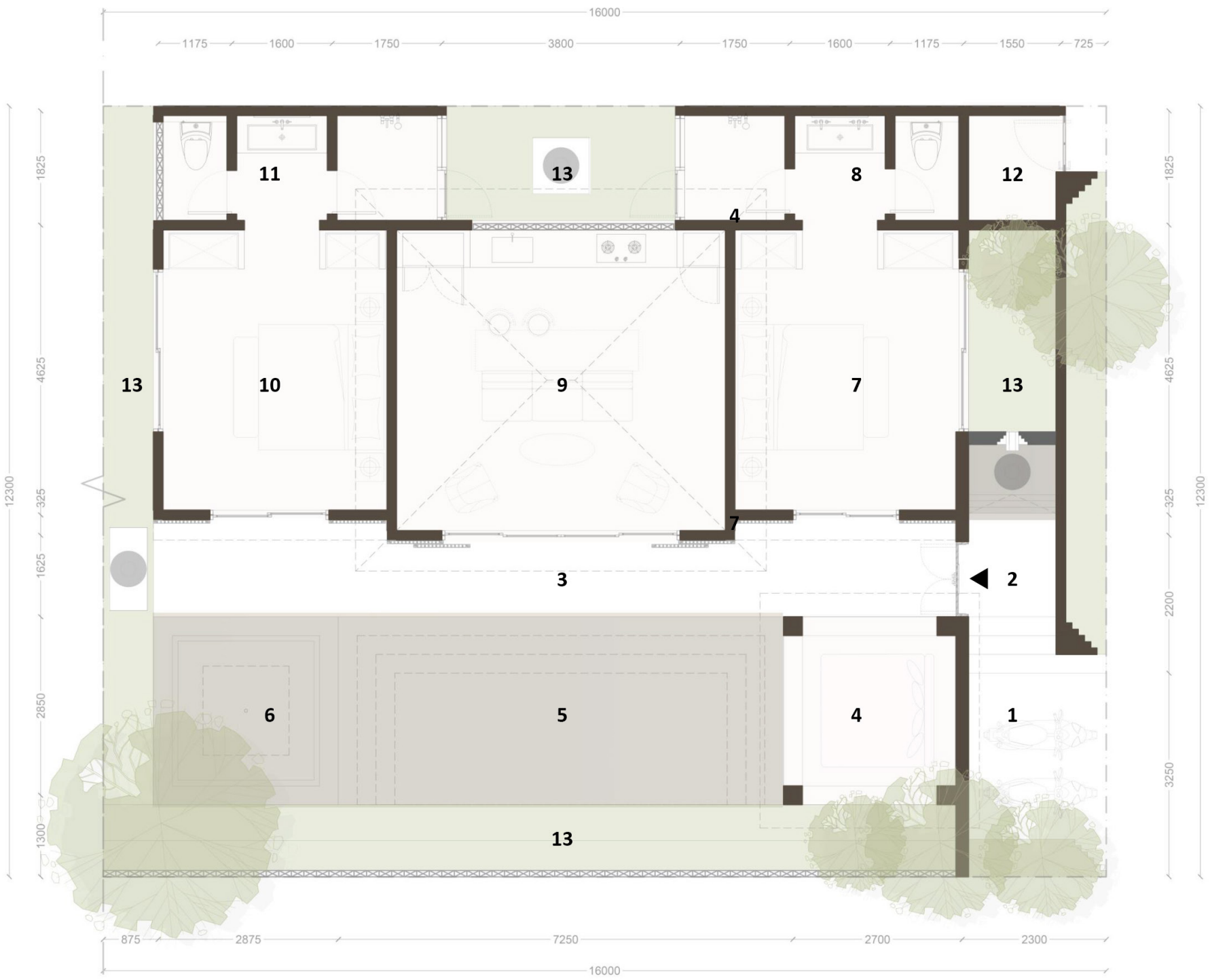


KAZE PAVILION – 2 BEDROOMS (STANDARD)

Positioned along Zumaia’s serene internal waterway, the pavilion captures the gentle movement and reflection of flowing water. Light dances across the surface, while the sound of water guides a slower rhythm of living. This home is designed for harmony, where architecture and nature move as one.

FLOORPLAN

Calculation Area	m²	Groundfloor
Bike Park	5.8	1. PARKING AREA
Utility Area	3	2. ENTRANCE
Foyer	5.9	3. CORRIDOR
Corridor	18.2	4. POOL BED
Living & Kitchen	27.1	5. SWIMMING POOL
Poolbed	8.8	6. JACUZZI
Pool	21.3	7. MASTER BEDROOM
Jacuzzi	8.8	8. MASTER BATHROOM
Master Bedroom	17.8	9. LIVING ROOM
Master Bathroom	8.9	10. BEDROOM 1
Bedroom 1	17.8	11. BATHROOM 1
Bedroom 1	8.9	12. SERVICES
		13. GARDEN



KAZE PAVILION - 2 BEDROOMS (STANDARD)



The sound of water guides a slower rhythm of living





MIZU PAVILION – 2 BEDROOMS (PREMIUM)

Nestled within landscaped gardens, this mizu pavilion offers a connection to nature through lush greenery and shaded courtyards. Here, stillness takes center stage, with soft light filtering through leaves and spaces designed for quiet reflection.

FLOORPLAN

Calculation Area	m²
Bike Park	11.6
Utility Area	4.2
Foyer	14.9
Corridor	12.1
Living & Kitchen	28.5
Poolbed	6.4
Pool & Shallow pool	30.7
Jacuzzi	4.7
Master Bedroom	18
Master Bathroom	9.5
Bedroom 1	20.5
Bedroom 1	6.9

- Groundfloor
- 1. PARKING AREA
 - 2. ENTRANCE
 - 3. CORRIDOR
 - 4. POOL BED
 - 5. SWIMMING POOL
 - 6. JACUZZI
 - 7. MASTER BEDROOM
 - 8. MASTER BATHROOM
 - 9. LIVING ROOM
 - 10. BEDROOM 1
 - 11. BATHROOM 1
 - 12. SERVICES
 - 13. GARDEN





MIZU PAVILION – 2 BEDROOMS (PREMIUM)

Stillness takes center stage, spaces designed for quiet reflection.

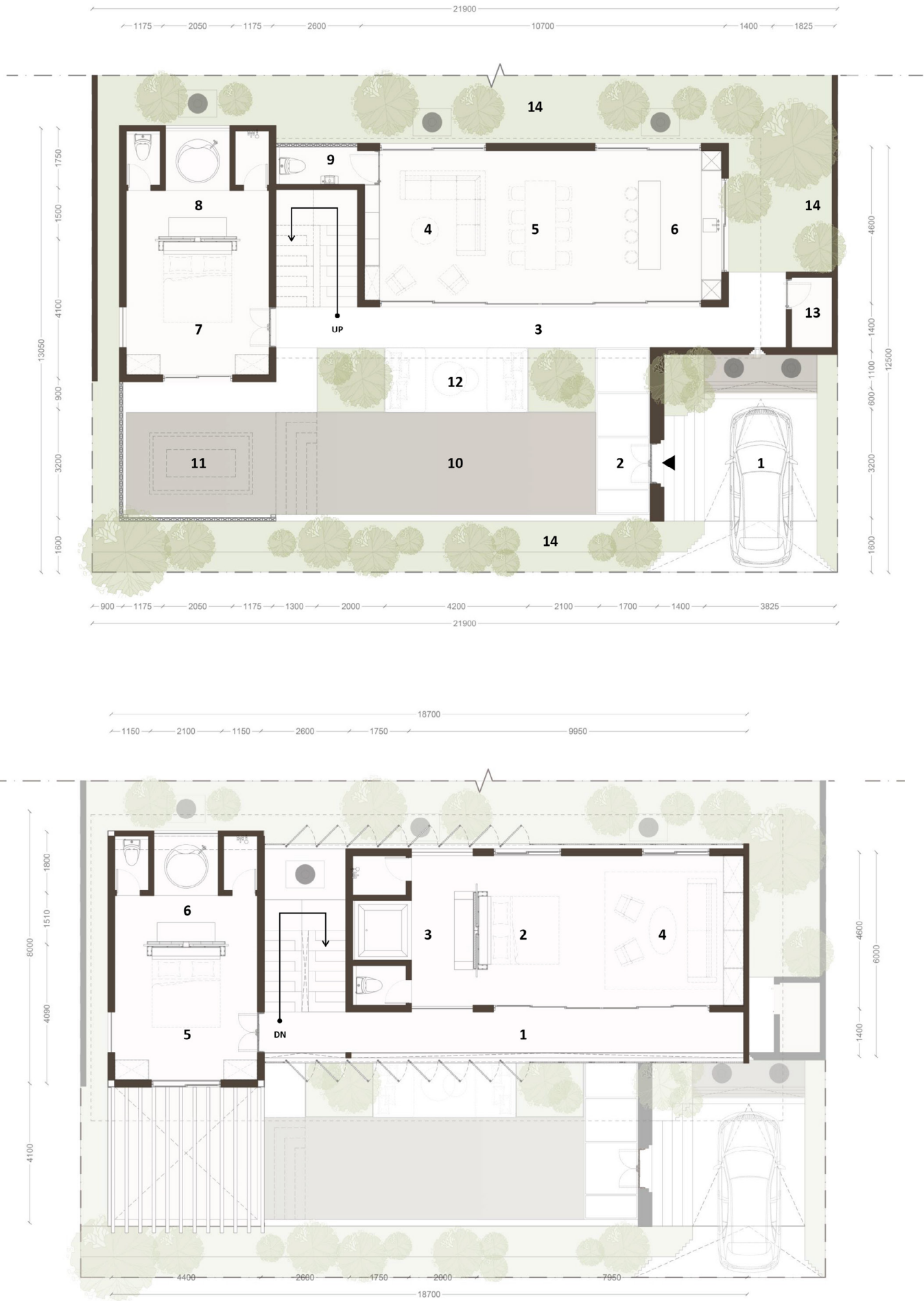


SORA PAVILION – 3 BEDROOMS

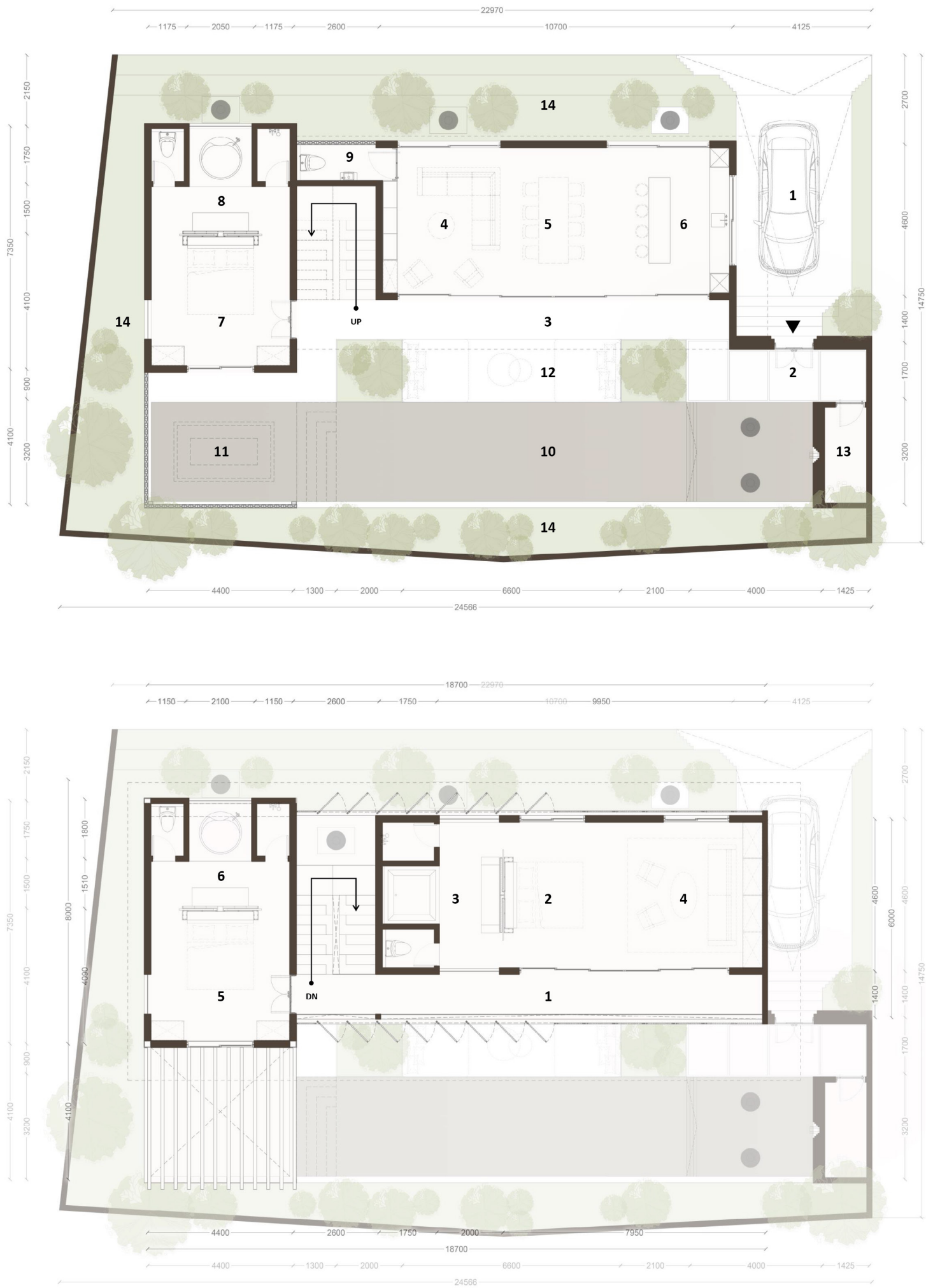
Elevated to embrace panoramic views, the sora (sky) pavilion opens to endless horizons where ocean meets sky. Spacious terraces invite the breeze and interiors flow seamlessly into the landscape. A place of openness and clarity, designed for those who seek both grounding and infinite perspective.

FLOORPLAN

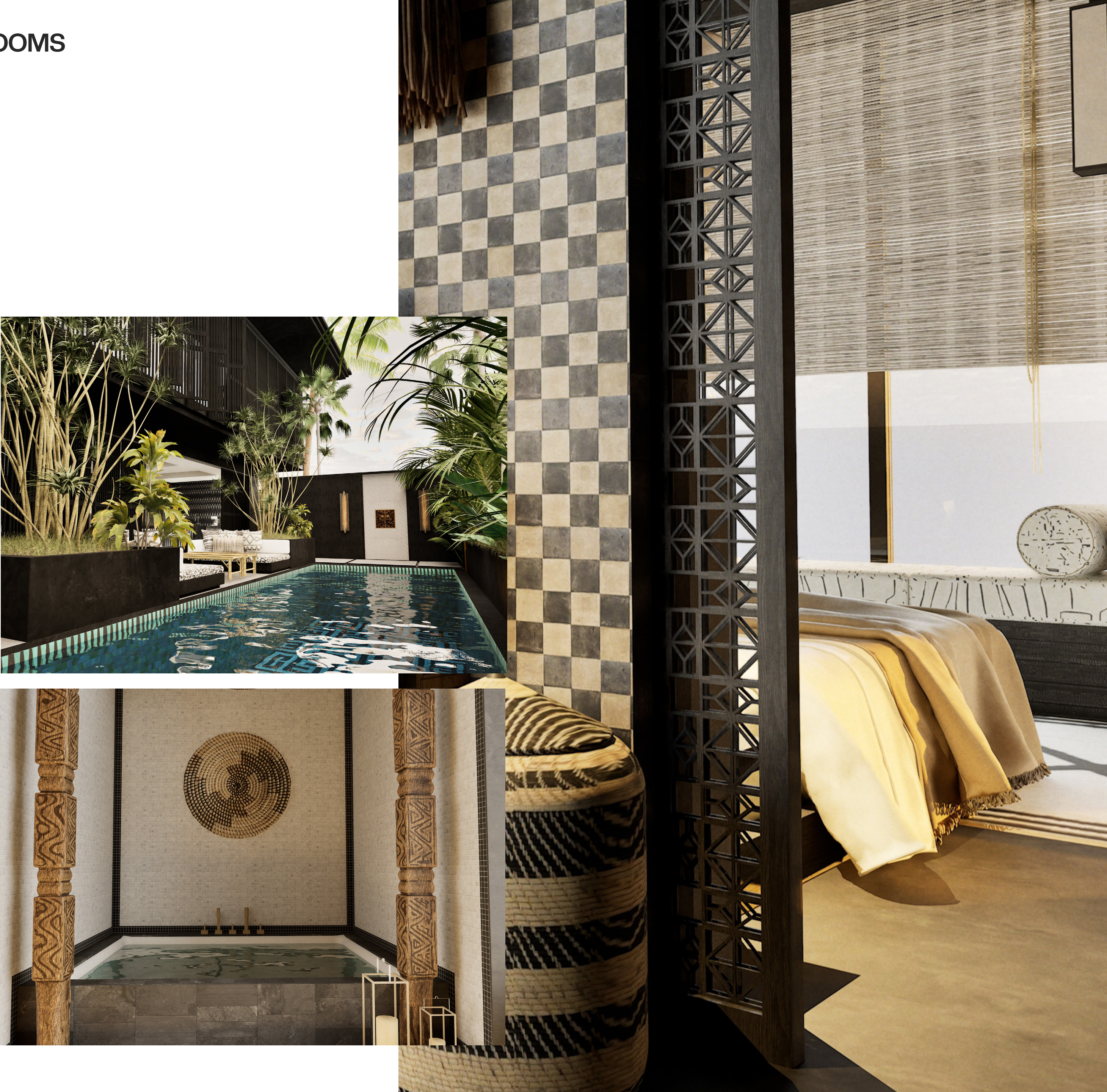
Calculation Area	m ²	Groundfloor*	Firstfloor*
Carport	19.8		
Foyer	20.9		
Service	3.6		
Garden Lounge	15.6		
Pool	28.2		
Jacuzzi	13.2		
Corridor GF	26		
Living,Dining, Kitchen	51.6		
Powder Room	4.1		
Bedroom 1	19.3		
Ensuite	15.3		
Stair	8.4		
Corridor FF	19.2		
Bedroom 2	19.3		
Ensuite 2	15.3		
Master Bedroom	38.5		
Master Ensuite	18.4		



SORA PAVILION – 3 BEDROOMS



* Same layout — This plan includes more garden space, rear access and parking space and is located on the south side of the masterplan



SORA PAVILION + 3 BEDROOMS

A place of openness and clarity, grounding and infinite perspective.

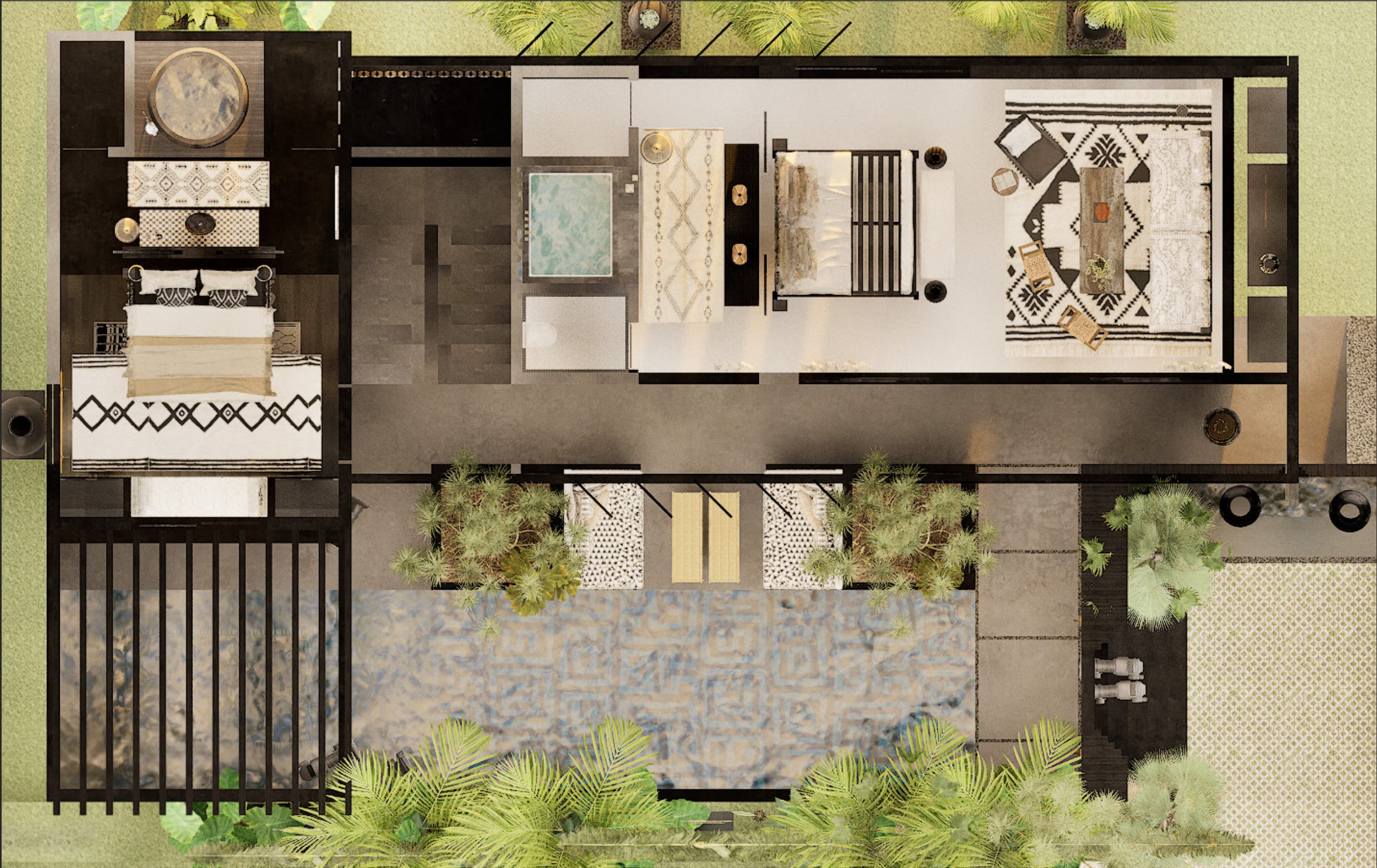


SORA PAVILION – 3 BEDROOMS

A place of openness and clarity, grounding and infinite perspective.



GROUND FLOOR



FIRST FLOOR

TERMS APPLIED TO EACH VILLA:

- THE COST PER VILLA (IN BOTH IDR AND EUR, INCLUDING TAXES AND NOTARY FEES).
- FULLY FURNISHED, INCLUDING A 30-YEAR LEASEHOLD WITH GUARANTEED 20 YEARS OPTIONAL EXTENSION.
- SECURITY, MAINTENANCE, VILLA MANAGEMENT, SCOOTER PARKING INCLUDED.
- GOLF CLUB CAR, BUTLER SERVICES, GUEST PICK-UP SERVICES, PRIVATE CHEF
- ALL VILLAS ARE LOCATED WITHIN THE PINK W TOURISM ZONING.

P 13



NIWA PAVILION – 1 BEDROOM

A private garden sanctuary, where stillness meets intimacy. Pricing from:

IDR 5.142.000.000

EU 265.000,00 * IDR is leading subject to rate

P 16



KAZE PAVILION – 2 BEDROOMS (STANDARD)

Gentle light and open air, a home shaped for freedom. Pricing from:

IDR 7.000.000.000

EU 360.000,00 * IDR is leading subject to rate

P 19



MIZU PAVILION – 2 BEDROOMS (PREMIUM)

Lush greenery and quiet reflection at your doorstep. Pricing from:

IDR 8.000.000.000

EU 412.000,00 * IDR is leading subject to rate

P 22



SORA PAVILION – 3 BEDROOMS

Panoramic horizons where ocean meets sky. Pricing from:

IDR 12.700.000.000

EU 654.000,00 * IDR is leading subject to rate

Your dream villa, Step by Step

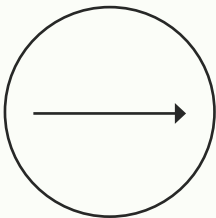
The entire process of building your dream villa with us flows according to a 20-month payment scheme.

Payments are divided into three separate streams:

- . Azuma Developments Indonesia
- . The Notary
- . The Contractor

Estimated construction date May 17th 2026.

[View the payment plan](#)



TERM 01	Down Payment 10%	7 days after signing agreement	Payment to Azuma Developments
TERM 02	Land lease	30 days after DP	Payment to Notary
TERM 03	Project Management fee 60%	45 days after DP	Payment to Azuma Developments
TERM 04	Construction costs 30%	April 2026	Payment to Contractor
TERM 05	Project Management fee 40%	April 2026	Payment to Azuma Developments
TERM 06	Construction costs 20%	Completion 25%	Payment to Contractor
TERM 07	Construction costs 20%	Completion 45%	Payment to Contractor
TERM 08	Construction costs 15%	Completion 70%	Payment to Contractor
TERM 09	Construction costs 10%	Completion 100%	Payment to Contractor
TERM 10	Construction costs 5%	90 Days after Completion	Payment to Contractor

ROI LOW	INVESTMENT	DAILY RATE	OCCUPANCY	OPERATING COSTS	NETT. YEARLY RENTAL INCOME	ROI	ROR IN YEARS
NIWA - 1 bedroom	€ 276,366.00	€ 270.00	65%	42%	€ 37,153.35	13.4%	7.44
KAZE - 2 bedroom	€ 366,946.00	€ 360.00	65%	42%	€ 49,537.80	13.5%	7.41
MIZU - 2 bedroom	€ 405,109.00	€ 400.00	65%	42%	€ 55,042.00	13.6%	7.36
SORA - 3 bedroom	€ 667,526.00	€ 645.00	65%	42%	€ 88,755.23	13.3%	7.52

ROI MID	INVESTMENT	DAILY RATE	OCCUPANCY	OPERATING COSTS	NETT. YEARLY RENTAL INCOME	ROI	ROR IN YEARS
NIWA - 1 bedroom	€ 276,366.00	€ 270.00	85%	42%	€ 48,585.15	17.6%	5.69
KAZE - 2 bedroom	€ 366,946.00	€ 360.00	85%	42%	€ 64,780.20	17.7%	5.66
MIZU - 2 bedroom	€ 405,109.00	€ 400.00	85%	42%	€ 71,978.00	17.8%	5.63
SORA - 3 bedroom ^a	€ 667,526.00	€ 645.00	85%	42%	€ 116,064.53	17.4%	5.75

ROI HIGH	INVESTMENT	DAILY RATE	OCCUPANCY	OPERATING COSTS	NETT. YEARLY RENTAL INCOME	ROI	ROR IN YEARS
NIWA - 1 bedroom	€ 276,366.00	€ 270.00	92%	42%	€ 52,586.28	19.0%	5.26
KAZE - 2 bedroom	€ 366,946.00	€ 360.00	92%	42%	€ 70,115.04	19.1%	5.23
MIZU - 2 bedroom	€ 405,109.00	€ 400.00	92%	42%	€ 77,905.60	19.2%	5.20
SORA - 3 bedroom	€ 667,526.00	€ 645.00	92%	42%	€ 125,622.78	18.8%	5.31

Less noise, more meaning
and deeper connection to
self and nature.

For those who seek a pure, immersive luxury
experience beyond trends and extravagance.





Balinese spirituality meets Japanese minimalism.
We offer a deeply immersive experience of modern
presence and clarity.

Zumaia is a place of reflection, balance and connection.

Find your own
piece of paradise.

Contact

Azuma Developments Indonesia

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Badung Regency, Bali 80361

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@azuma_developments

The ZUMAIA logo is displayed in a large, white, sans-serif font. The letters 'Z', 'U', 'M', 'A', and 'I' are in a standard weight, while the 'A' is significantly larger and bolder. The final 'A' is in a standard weight. The logo is positioned in the bottom right corner of the image, which features a dark, textured background of palm fronds.