

WE CREATE... EXPERIENCES



Asia's Leading Beach
Resort





Karma Kandara represents the new age of luxury for those who place value on wellness, relaxation and attentive yet discrete service all within a stylish environment. Now is the last opportunity to invest in Karma Kandara, and invest in yourself.

The final release is a Woods Bagot designed masterpiece, featuring twelve private villa residences and forty state-of-the-art resort apartments all featuring world-class resort facilities, professional management and full concierge services.

Voted "Asia's Best Beach Resort 2014" by World Traveller, Karma Kandara is recognised as Bali's premier resort development. We invite you to become part of the Karma international family and share the ultimate in luxury investment and lifestyle, the final release at Karma Kandara.

Offering discreet privacy, stylish living and an unparalleled location, this is your last opportunity to call Bali's most exclusive address "home".

Welcome to Karma Kandara.

John Spence
Chairman



THE ISLAND OF THE GODS

Bali is one of the most popular tourist destinations in the world, enriched by an indigenous culture that permeates arts, dance, cuisine, traditions, religious festivals, and a people whose warmth, generosity and service is unparalleled.

From the tropical climate and stunning beaches, to the extraordinary inland mountains, rice terraces and deep volcanic lakes and waterfalls, Bali exudes a universal sense of serenity and peace.

For those who prefer an active lifestyle, Bali offers excellent water sports, spas, golf, shopping, mouth-watering cuisine and a vibrant nightlife.

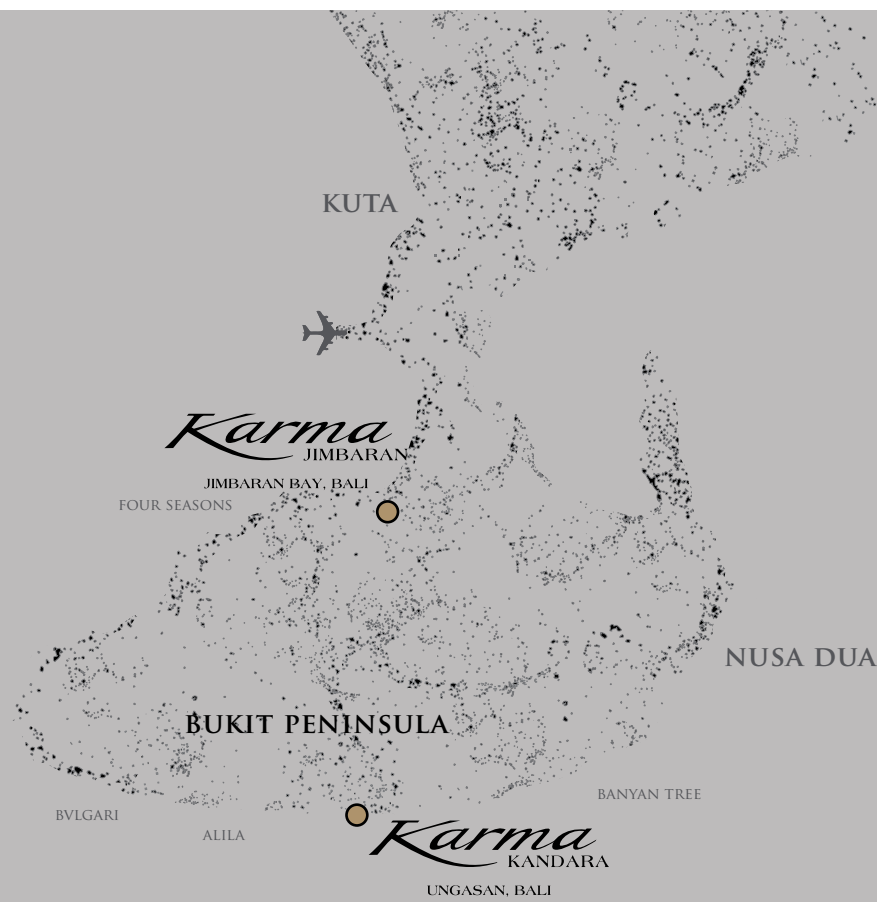
Relax, Re-charge, Rejuvenate.





EXPERIENCE KARMA

Ownership with Karma Kandara represents the ultimate investment in luxury and lifestyle. Karma has redefined the concept of state of the art developments, infusing an intoxicating blend of prestige, music, exquisite spa services, celebrity and freedom into world-class accommodation opportunities.



Set at the pinnacle of Bali's coveted Bukit peninsula, Karma Kandara offers you a piece of island paradise. Known as "Billionaire's Row", this region has undergone substantial investment and infrastructure development over the past decade, with several world-leading resorts and hotel groups choosing to build here.





KARMA DAYS

Karma Kandara has set itself apart from the others by transforming this sacred location into a breathtaking haven. Investing in Karma means unlimited access to the multi-award winning Karma Beach Bali. Even your arrival will take your breath away, reaching this sanctuary by a funicular that travels down the cliff face.

With its casual ambiance, exquisite cuisine and personalised Butler Service, you can truly unwind enjoying private daybeds on the whitest sand and then, in the evening, dance barefoot beneath the stars to one of Ibiza or London's visiting guest DJ's.

Spiritual and physical wellness is seamlessly woven into the Karma promise. Enjoy priority access to the magic of the Karma Spa, voted Best Spa in Bali. Featuring individual "spa shack" treatment spaces, a central temple area, an infrared sauna and a Himalayan Salt Bath at the very edge of the cliff, overlooking the Indian Ocean.







SIMPLY THE BEST

At Karma Kandara, we pride ourselves on creating a world where all our guests' needs are effortlessly catered for, offering an extensive range of five-star services and amenities for residents including:

- 24/7 Concierge
- Karma Beach Bali
- Conference Centre
- di Mare Restaurant
- Veritas Wine Bar
- Temple Lounge & Bar
- Bar and Pool club
- Three Monkeys Kid's Club
- Babysitting
- In-villa Dining and Shopping Service
- Karma Spa & Yoga Pavilion
- Boutique
- Gym
- Moonlight Movies on the Beach
- Beach Leisure Equipment





CULINARY BEAUTY

Designed to embrace the beautifully landscaped open spaces and spectacular views, each restaurant in the resort offers a fresh, seasonal menu, an outstanding wine selection and imaginative, Karma-inspired cocktails. The spectacular di Mare restaurant, with its canopy roof, sits 85 metres above the Indian Ocean, serving light Mediterranean cuisine with an exotic twist. On the rooftop is the Moroccan inspired Temple Bar & Lounge, where a range of tapas is served to guests seated on colourful banquettes - an exotic, relaxing spot to enjoy the magical sunsets.



THE MASTERPLAN

Legend

- | | |
|--------------------------|--------------------------------|
| 1. Reception | 9. Boutique Stores and Deli |
| 2. Phase V Villas | 10. Conference Center |
| 3. Upper Hillside Villas | 11. Gym |
| 4. Lower Hillside Villas | 12. Connecting Paths |
| 5. Apartment Blocks | 13. Landscaped Gardens |
| 6. Expansive Pool | 14. Kitchen (within hillside) |
| 7. Pool Side Bar | 15. Restroom (within hillside) |
| 8. Jungle Balles | 16. Hotel Services |



YOUR FINAL OPPORTUNITY FOR THE ULTIMATE LUXURY LIFESTYLE

Karma Kandara is already well known as one of Asia's most successful resort developments, thanks to five previously launched development phases with a total of seventy-four villas. Investing in Karma Kandara gives you access to an established villa community and services and facilities of the fully-operational five-star Karma Kandara resort.

Part of the multi-award winning Karma Kandara, the final release introduces twelve new private villa residences and forty state of the art resort apartments designed by world renowned architects, Woods Bagot.







VILLA RESIDENCES

To own a villa at Karma Kandara is to experience the ultimate in private luxury living. With only twelve private villas available in the Final Release this is your last opportunity to own your own piece of paradise and claim the Karma lifestyle experience as your own. These stunning residences comprise of the following:

- Three bedrooms + versatile fourth bedroom that can be used separately
- Expansive living areas overlooking private gardens
- Private pool & hot tub
- State-of-the-art fixtures and fittings
- Superb en-suite bathrooms



VILLA AESTHETICS

Experience the stunning natural beauty of this exclusive villa community, where a seasonal stream, terraced landscaped grounds, and a private estate of fivestar villas is beautifully organised around a shared contemporary pool. Imagine arriving home to a tranquil koi pond, greeted by breath-taking views showcased through thoughtfully designed open-plan living spaces.

Shall you entertain friends in your magnificently appointed gourmet kitchen and dining room, or lounge within your own tropical garden, complemented by a private swimming pool, hot tub and outdoor shower? Epitomising stylish living at its very best, your spacious master bedroom and spa-like en-suite ensure hours of relaxation and rejuvenation, while a generous secondstorey accommodation features a chic sundeck with views overlooking the estate's pool and terraced hillside.



Artist's impression: Restaurant and pool



Artist's impression

LUXURY APARTMENTS

The stunning apartment complex at Karma Kandara offers buyers a unique accommodation option that has previously not existed at this multi-award winning property. Of the forty apartments that have been designed, some offer ocean views and all will feature a level of craftsmanship and function that has made Karma Kandara the most sought after address in Bali. This limited collection of immaculately designed apartments consists of:

- 10 Studio Apartments
- 23 One Bedroom Apartments
- 7 Two Bedroom Apartments



APARTMENT INTERIORS

The contemporary apartment design uses only the highest international quality materials throughout. Spacious open-plan living areas are complemented with the latest audio-visual systems, including surroundsound stereo.

Modern kitchens, designed for everyday use and ideal for entertaining, are equipped with top brand appliances. The bedrooms, all with en-suite facilities, have comfortable king- or queen-sized beds, and spa-like bathrooms provide a sanctuary of exquisite vanity units, soaking tubs and powerful showers. All rooms are equipped with the highest quality climate control provisions.





Artist's impression: One bedroom apartment

Karma
KANDARA

UNGASAN, BALI

SITEPLAN



LEGEND

- | | |
|--------------|-----------------------|
| A. Lobby | C. Karma Spa |
| B. Gymnasium | D. di Mare Restaurant |



E. Temple Lounge
F. Karma Beach Bali
G. Kid's Club
H. Pool
I. Indian Ocean

INVESTMENT BENEFITS

The benefits for apartment and villa owners will include:

- Low density development on 1.34 hectares of land integrated into Karma Kandara, as part of the 5.71 hectare resort property on the edge of the Indian Ocean
- Access to the renowned award-winning Karma Spa
- Access to the award-winning private beach club, Karma Beach Bali
- Access to all Karma Kandara restaurants, bars, pools, facilities and services
- New poolside bar
- New poolside Spanish inspired tapas restaurant
- New expansive resort style pool set in lush gardens
- 24-hour security and complete privacy within each residential unit as well as common facilities
- Dedicated concierge service
- Designated storage facility
- Strong facilities maintenance team
- Karma reciprocal benefits across Karma Resorts globally
- Exclusive access to Karma Beach Bali events and international artists
- Exquisite landscape architecture based on the traditional concept of Tri Hita Kirana - the Balinese belief of balance between man, god and nature, creating a level of tranquillity and immersive beauty for your home.

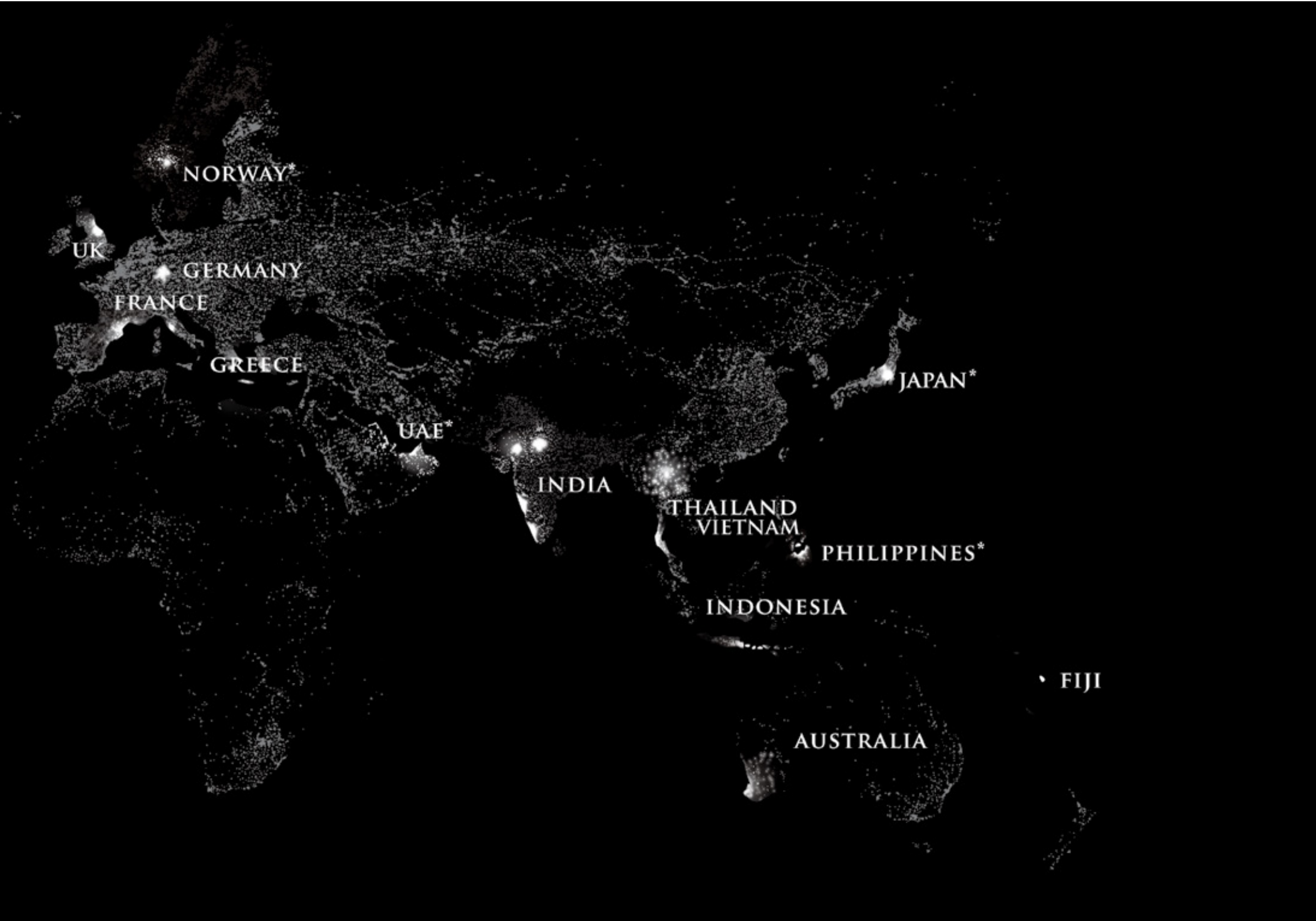
WORLD-CLASS COMPANY

A favourite holiday escape and the discreet personal residence of choice for celebrities, professional athletes and world leaders, Karma Resorts consistently appears in the pages of today's premier media. Showcasing an enviable collection of coveted industry awards including CNN Travel, Perspective Magazine, Trip Advisor, GNEX, Fractional Life, AsiaSpa Magazine and World Travel Awards, Karma's expertly trained team, inspirational architecture and five-star amenities continue to attract connoisseurs of the good life.

The Karma Group boasts properties that equipped with five stars facilities in twenty-seven exotic locations around the world including Mykonos, St. Tropez and Lombok, at which homeowners at Karma Kandara will also enjoy privileged access and a wide range of benefits. We put you and your family first, to ensure your visits are always memorable.

CARIBBEAN

BRAZIL





THE DEVELOPER

Karma Group comprises Karma Resorts, Royal Resorts, Karma Estates, Karma Beach and Karma Spa. In recent years the group has undergone significant expansion to its global network, whilst further expansion plans include land acquisition and developments in Cuba, Brazil, Japan, India, Thailand, Western Australia, Indonesia, Bavaria, North America and the Bahamas.

Karma Group is headed by Chairman and CEO John Spence. A renowned philanthropist, John was voted Ernst & Young Entrepreneur of the Year 2010 and, more recently was honoured by the Yale University School of Architecture where he was appointed the Edward P. Bass Distinguished Visiting Architecture Fellow.

Award-winning Karma Group continues to set industry benchmarks with its passion and innovation in providing new products to engage its 55,000+ clients across the globe.



...EXPERIENCE KARMA

KARMA KANDARA | SALES OFFICE

Jl. Villa Kandara, Banjar Wijaya Kusuma, Ungasan, Tuban
Bali 80361, Indonesia

T : +62 (0)361 848 2203

E : investments@karmaresorts.com

