



# ARANYA RESIDENCES BALI.







LAYAL

**LAYAL** is a three-bedroom residence within Aranya, a private enclave developed by KDF Development Group in Bali.

Conceived for investors who demand capital appreciation and premium short-stay yield. Positioned to benefit from a fully protected, untouched jungle outlook. This offers you a level of privacy, tranquillity, and natural beauty that is increasingly hard to find in such a well-connected and accessible part of Uluwatu. The protected view enhances both your daily outlook and long-term investment value.

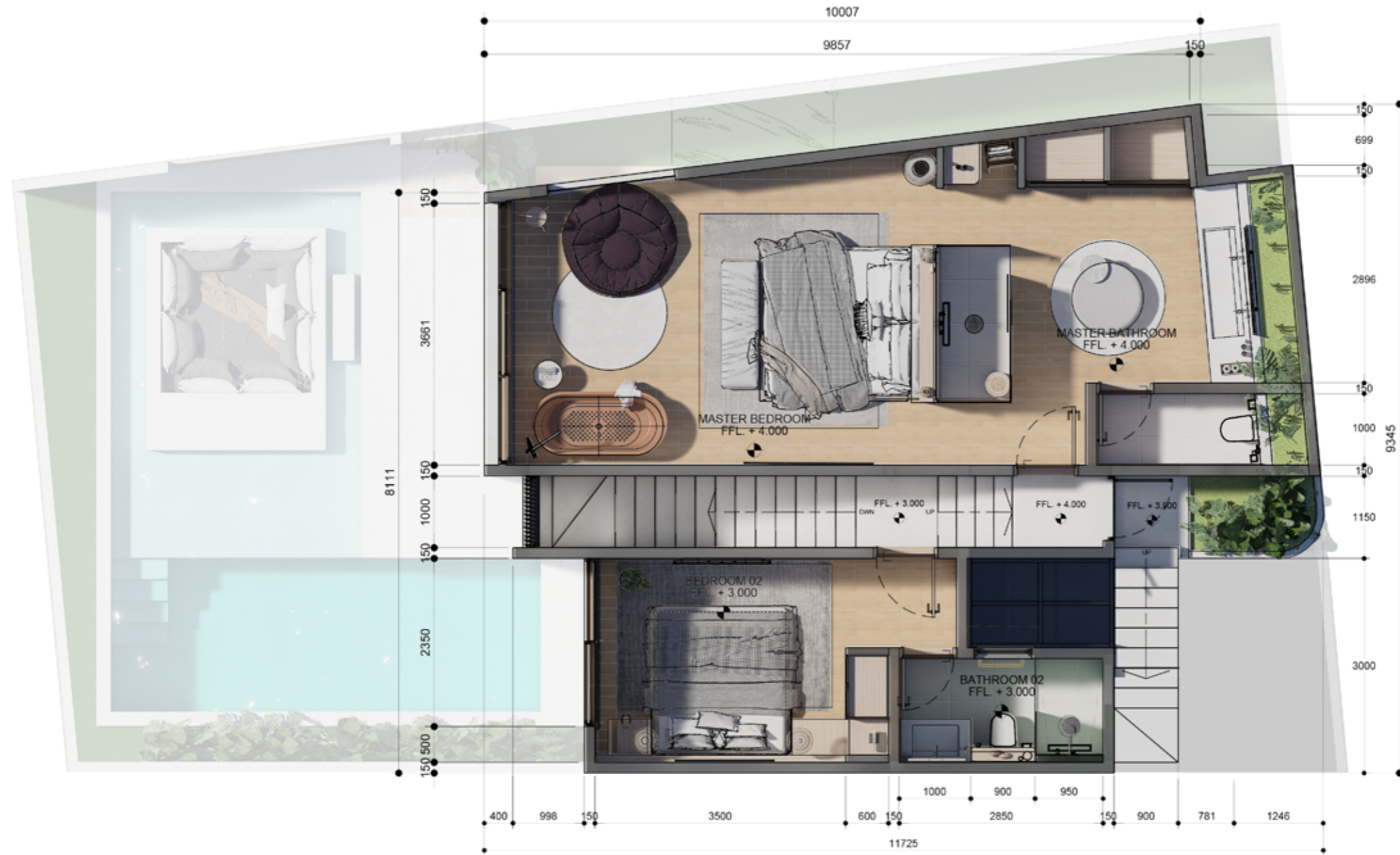
#### PROPERTY DETAILS:

Land size is 160 m<sup>2</sup> (1.6 Are) | Built size is 155 m<sup>2</sup>  
Leasehold is 27 Years | Fully Furnished.

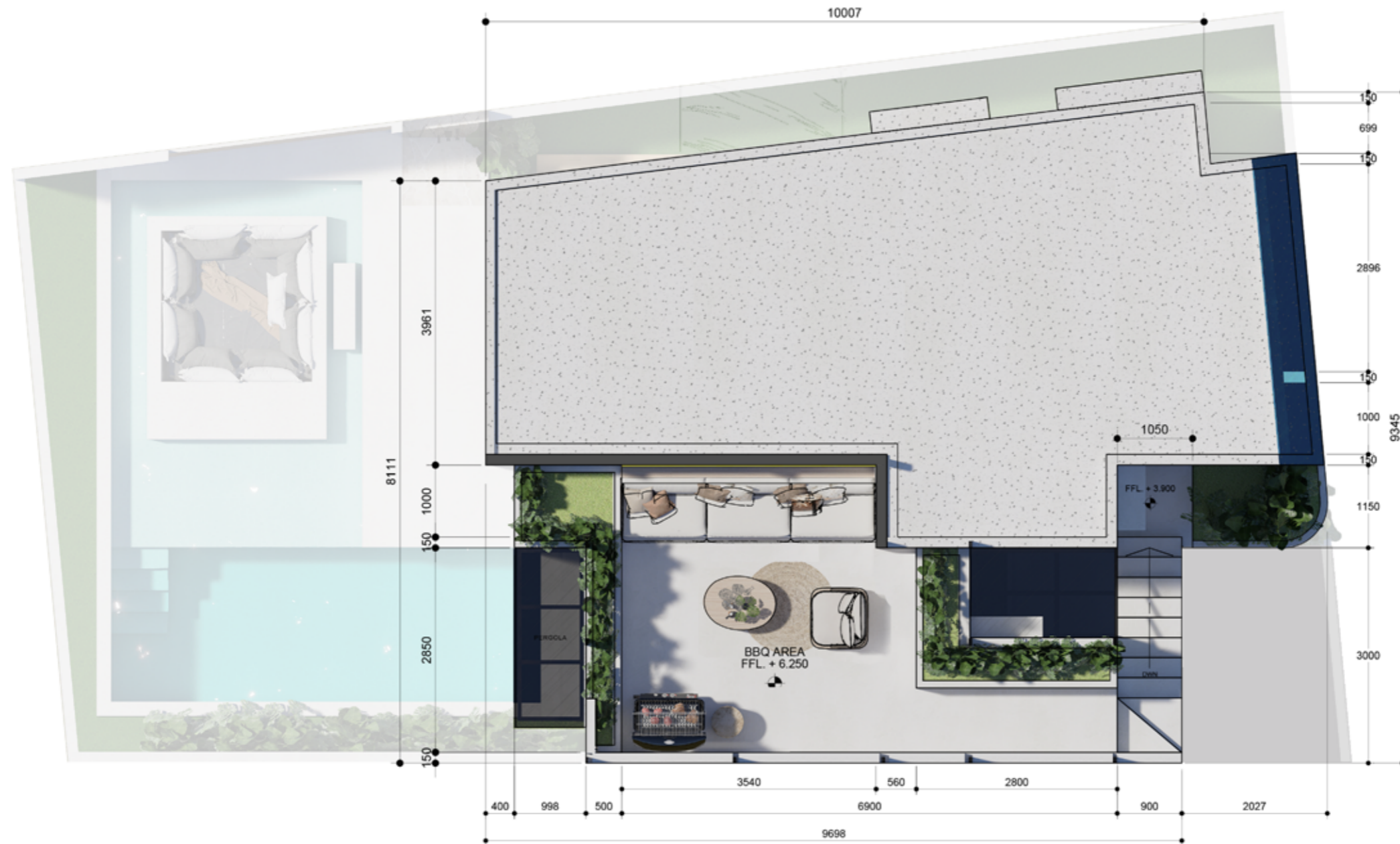
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GROUND FLOOR 



FIRST FLOOR 



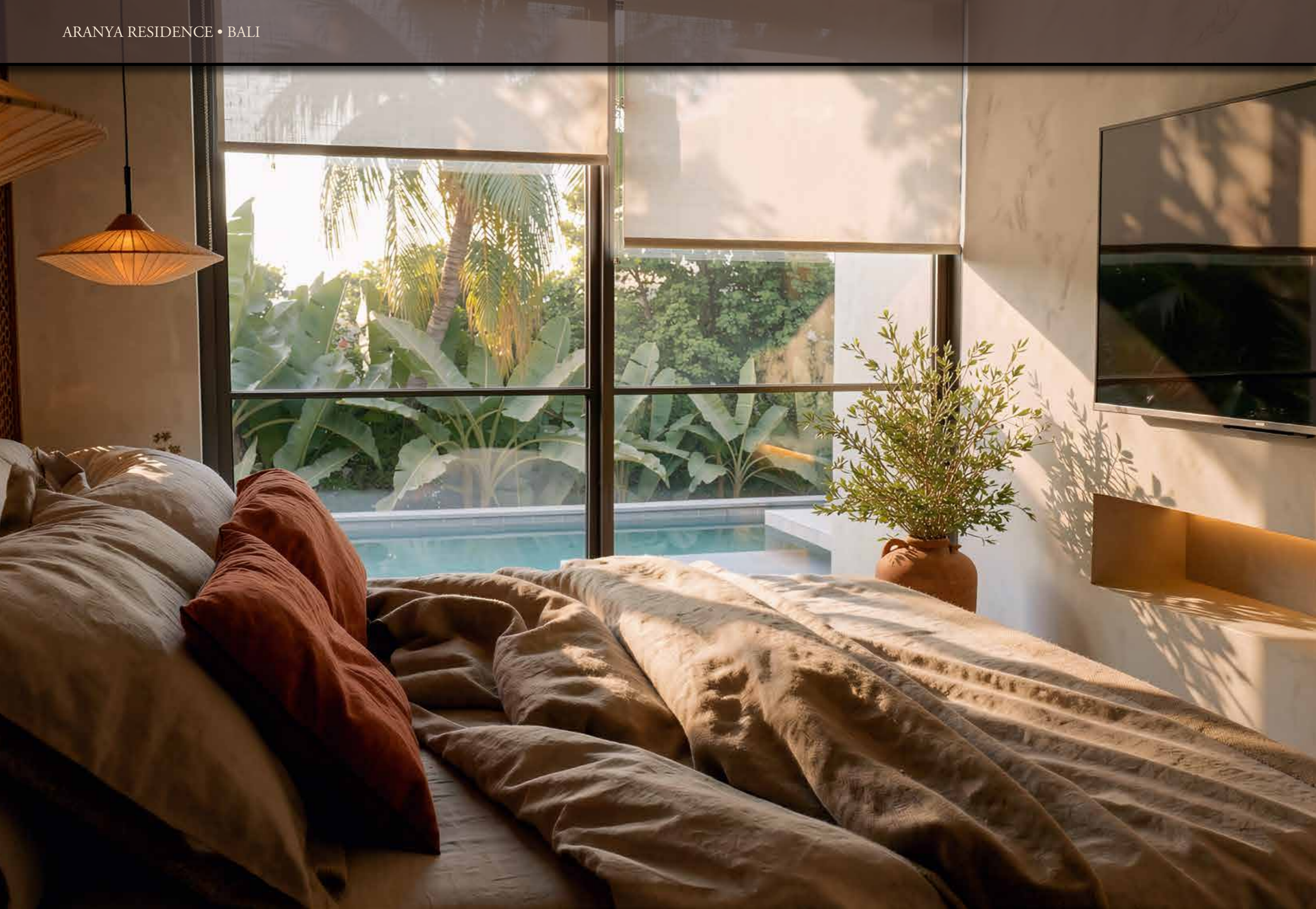
EXTERIOR -  
ROOFTOP PLAN



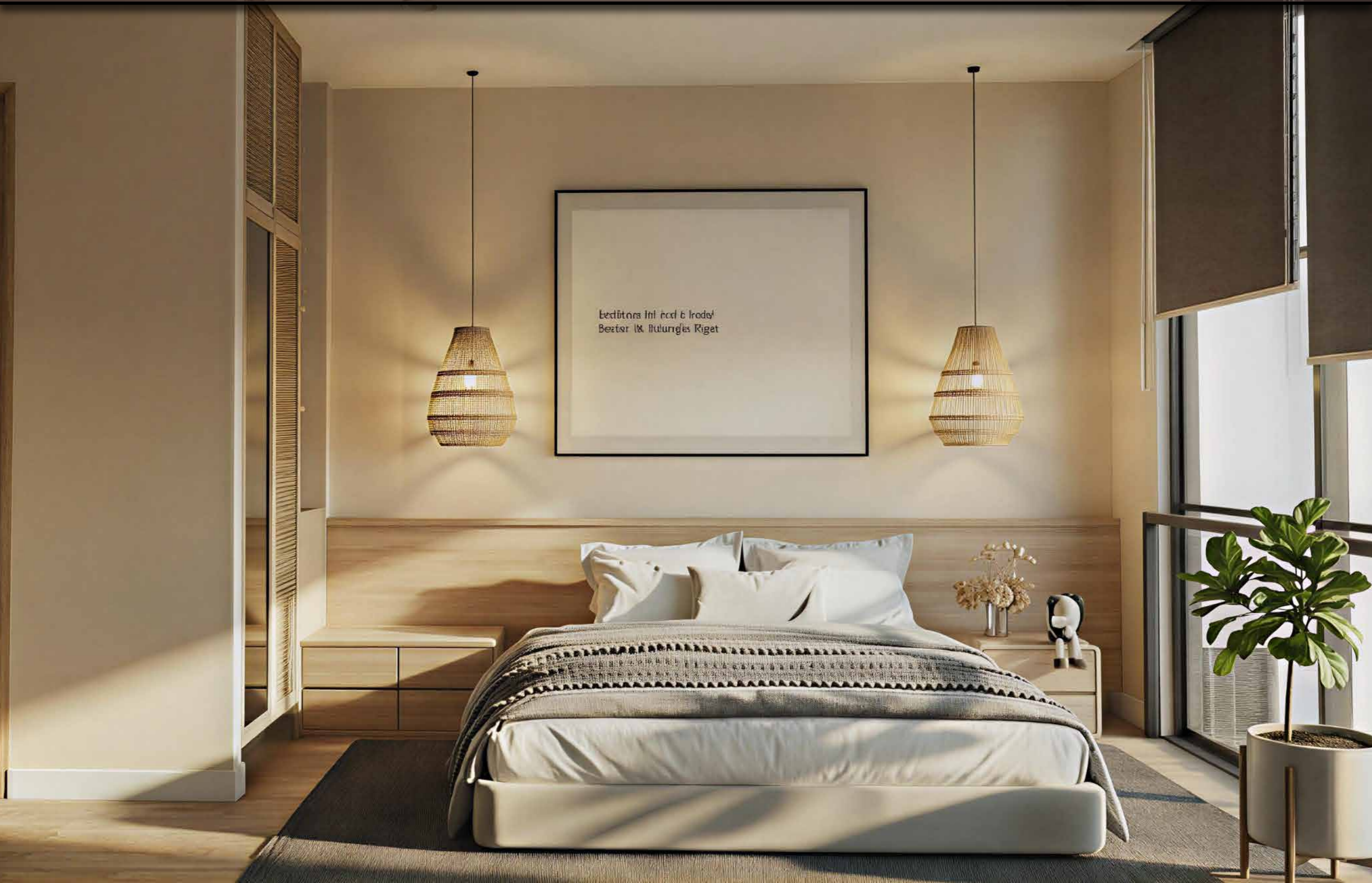






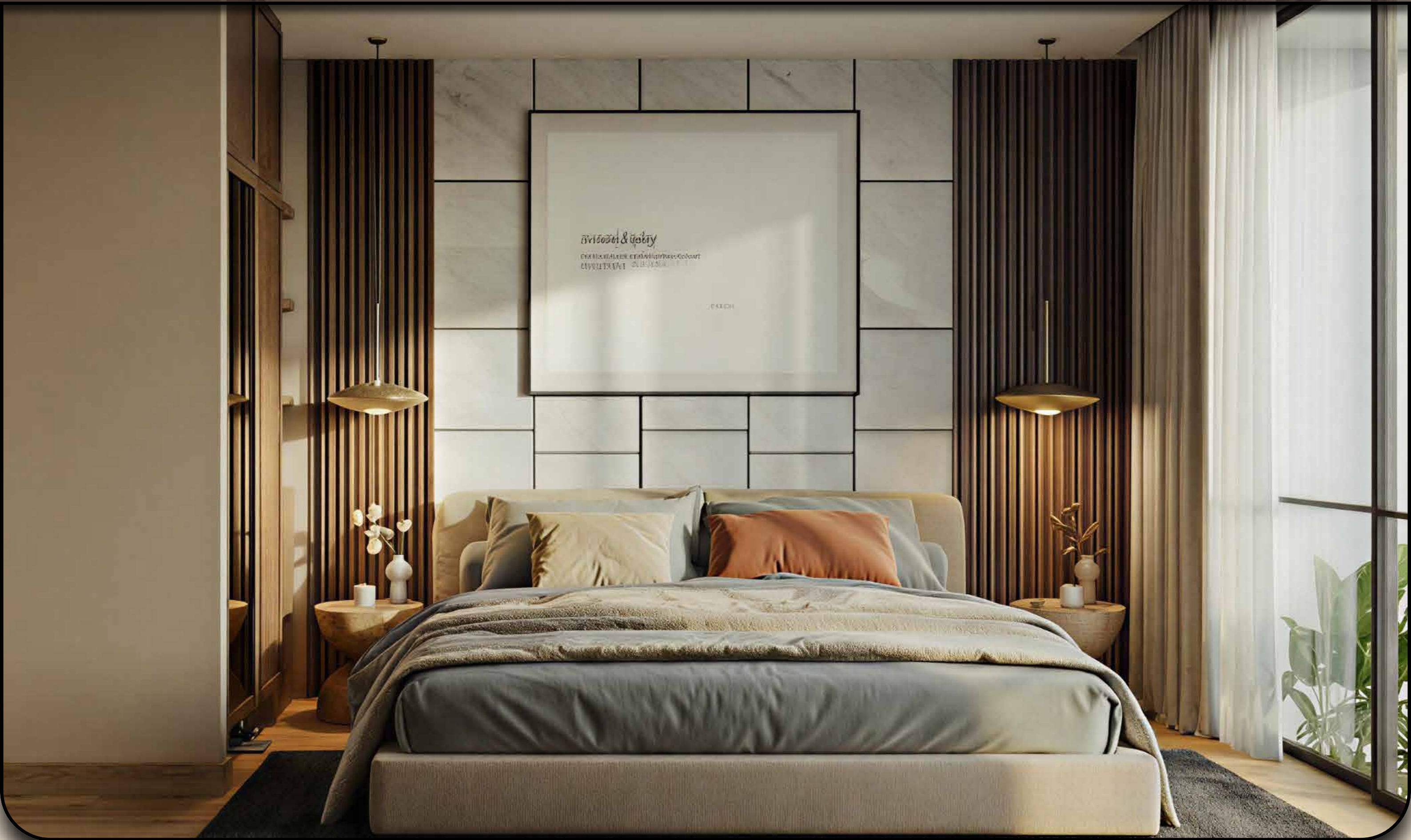












**ARANYA RESIDENCES** is managed by Suite Stay a UAE & Bali-based property operations company.

Aranya Residences is developed in close partnership with Suite Stay an established Bali-based operator with experience managing 100+ villas across the island.

As both a partner and investor in the project, Suite Stay has helped shape the concept and design to ensure strong rental performance from day one.

Each villa is delivered as a fully managed, turnkey investment covering marketing, pricing, guest communication, maintenance, and day-to-day operations. The result is hands-off ownership with high-return potential, supported by proven systems and local expertise.

Suite Stay also works alongside the developer post-completion to ensure ongoing standards, accountability, and warranty support giving investors long-term peace of mind.

Learn more at [Suite-Stay.com](https://suite-stay.com)

## CUSTOMISE YOUR ROOFTOP EXPERIENCE,

Your rooftop terrace can be configured before construction completes. Off-plan buyers can choose how the space is finished — a private cinema, sauna, gym, spa, or sunset lounge, each priced on a customised quotation.

Paired with the villa's protected jungle outlook, it's a feature that strengthens both the guest experience and your returns.



# FINANCE AT ARANYA RESIDENCES,

Aranya Residences offers a flexible and attractive payment structure, with tailored plans available upon enquiry.

Early Entry Advantage: Off-plan investors benefit from preferred pricing at early stages, with values expected to increase as construction progresses and availability reduces.

With Bali's growing international recognition and rising land values, the project presents strong potential for capital appreciation and resale upside.

LAYAL for,  
**\$299,000**





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