



ELVA

— WELLNESS LIVING IN HARMONY —

BALI

Earth. Life. Vitality. Aura.

LIVE BETTER. LIVE LONGER.

TRINAPOLIS — A DEVELOPER WITH 20 YEARS OF HISTORY

UAB “Trinapolis” is a group of companies specializing in residential and commercial real estate development since 2005. Headquartered in Vilnius, Lithuania.

Full-cycle development: from land acquisition to delivery and asset management.

Project portfolio — Vilnius, Palanga (Baltic coast), and since 2026 — Spain (Valencia).

TRINAPOLIS

A TRACK RECORD THAT SPEAKS FOR ITSELF

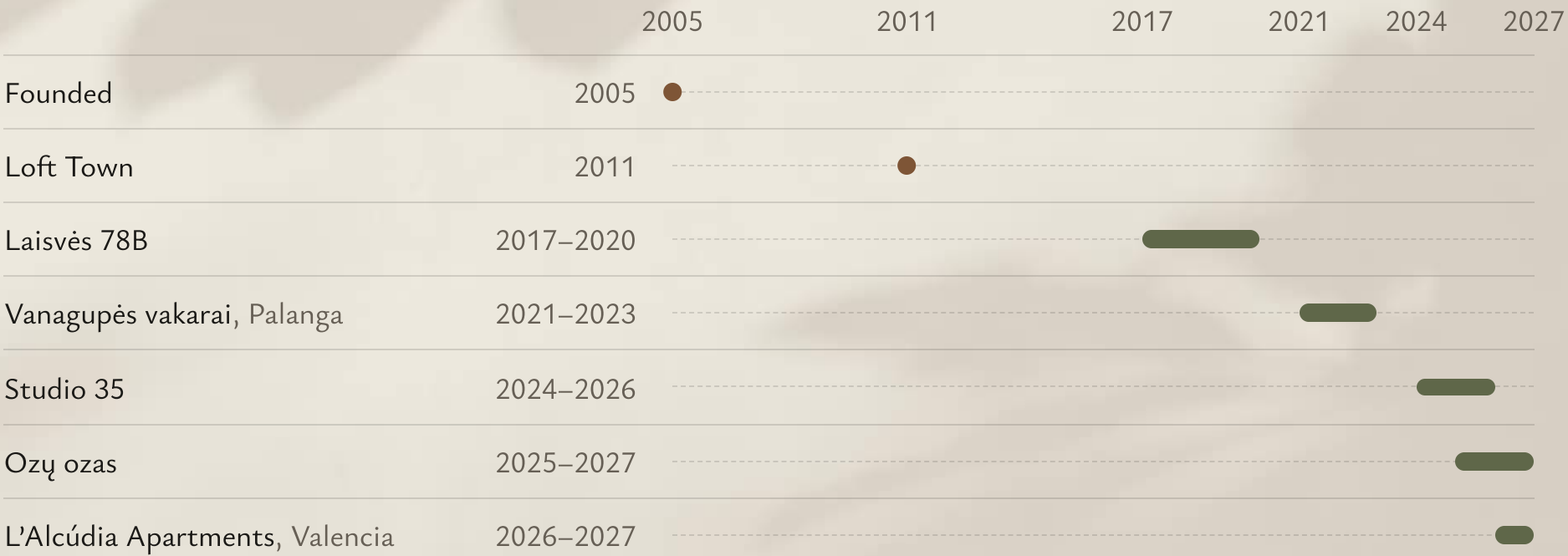
20+ years in the market
(since 2005)

Loft Town — the first loft town in Eastern Europe, 2 industry awards.

Laisvės 78B — 27,300 m², today home to 200+ families and ~40 businesses.

8 completed and ongoing projects, ~70,900 m² of portfolio in total.

First international project — Spain, Valencia (2026–2027).



TRINAPOLIS × WANA DAMAI UBUD

ELVA is developed by Trinapolis together with PT PMA Wana Damai Ubud, the project company in Bali: Trinapolis brings 20 years of European development discipline and full-cycle delivery experience, the Bali company brings the site in Ubud and local execution.

TRINAPOLIS

20 years of European development
discipline and full-cycle delivery
experience



PT PMA WANA DAMAI UBUD

The site in Ubud and local execution

A MARKET GROWING
FASTER THAN YOU
CAN READ THIS SLIDE

\$876B



\$1.8T

Global wellness real estate market: 2025 → 2030 forecast (Global Wellness Institute)

The market is shifting from a simple set of amenities to integrated systems that support wellbeing and longevity.

LWPE — Longevity Wellness Program Experience

Not a clinic and not a medical program. A comprehensive retreat experience combining wellness and longevity with practices for restoring body and mind.



RESET →

stop and step out of your usual rhythm.



RECOVER →

restore energy, sleep, inner resources.



RECONNECT →

regain contact with your body, nature, and yourself.



RENEW

leave with a renewed state and habits for everyday life.

Why ELVA is not just a villa

“Villa in Bali”

but: “Residence inside a
Longevity Wellness Retreat.”

Traditional Villa

Property → Airbnb → Guest

LWPE Residence

Property → Hospitality → Wellness →
Retreats → Community → Guest



Location

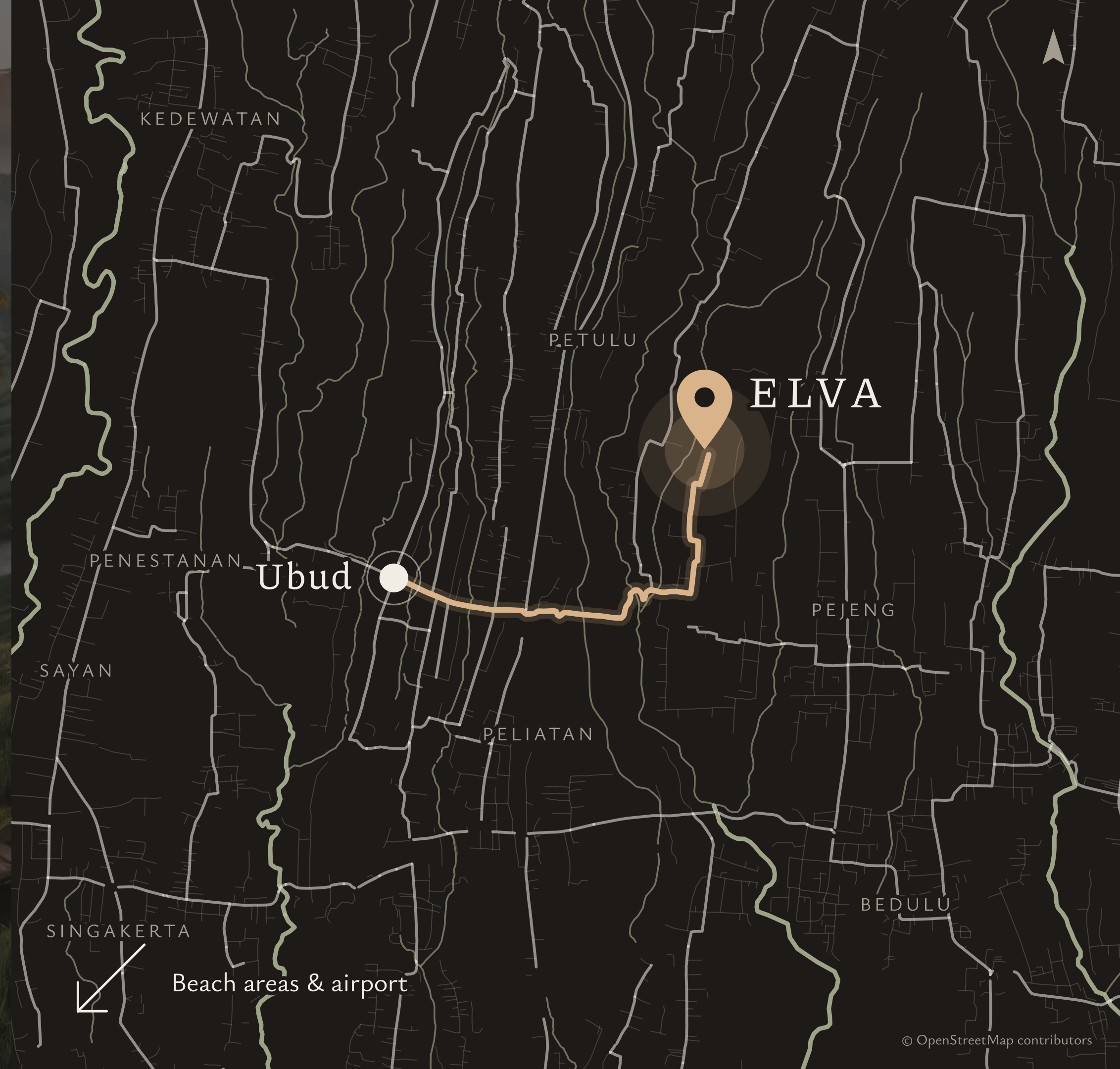
7

minutes
from central
Ubud

Tropical forest, rice fields, the island's spiritual culture

≈1.5 hours to the island's beach areas and the airport

 [Open in Google Maps](#)



Land plot

44 are ($\approx 4,400 \text{ m}^2$)

Zoning — pink zone

Ownership term — choice of 30 or 50 years



Master plan

30 houses + 32 apartments + wellness infrastructure on one site.



- ① Entrance
- ② Reception
- ③ Houses — 30
- ④ Apartments — 32
- ⑤ Restaurant
- ⑥ Main pool
- ⑦ Spa, bath house & sauna
- ⑧ Yoga
- ⑨ Car park



Sound House

An immersive space for sound practices, meditation, and deep relaxation.

Meditation and mindfulness

Breathwork techniques

Yoga and gentle bodywork

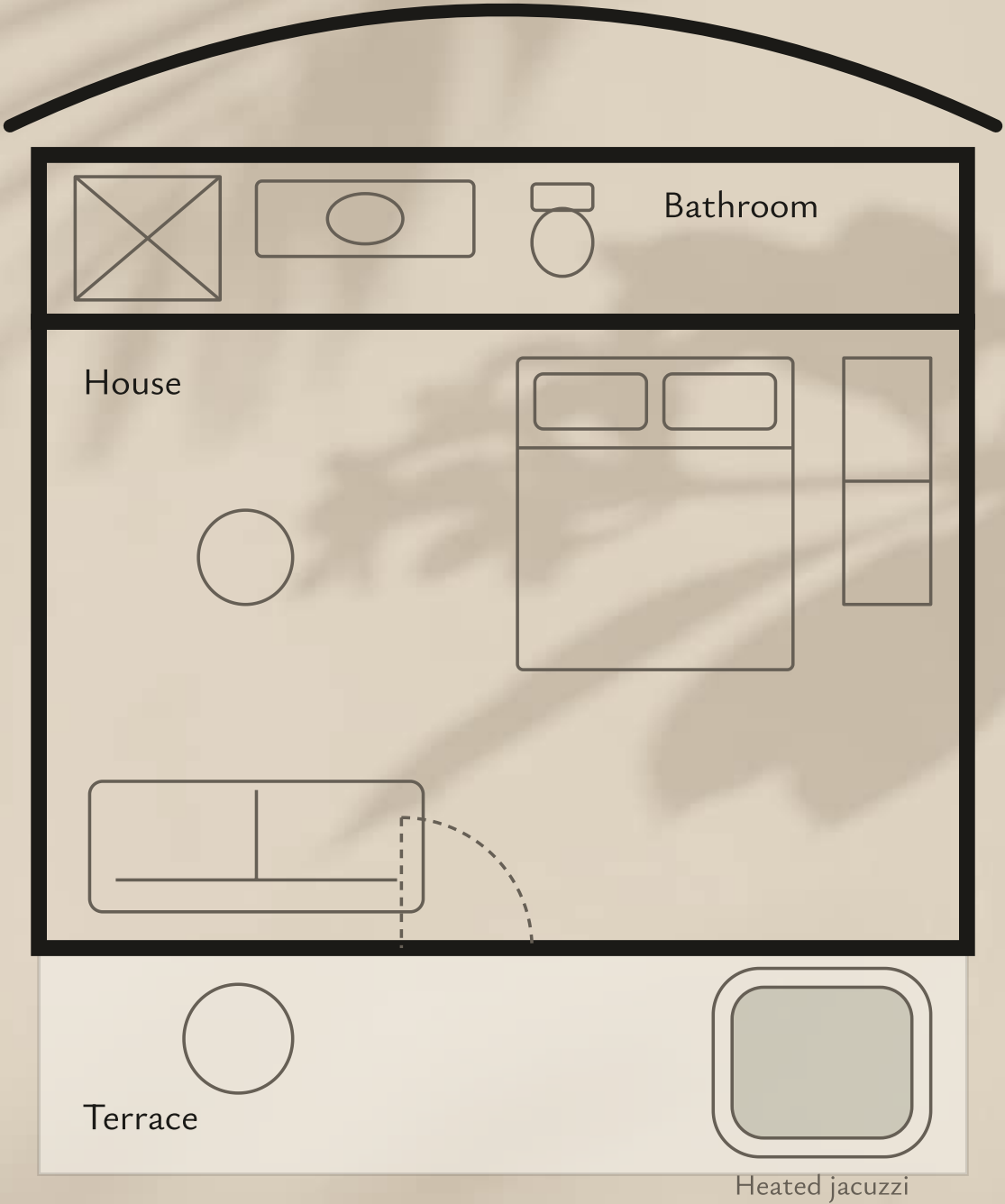
Sound healing

Crystal practices

Houses — 30 units

45 m²

Private heated jacuzzi on
the terrace



Visualisation for illustrative purposes



Apartments — 32 units

18 m²



Visualisation for illustrative purposes



Infrastructure



Sound House



3 yoga/lecture halls



Meditation Space



Spa, Massage & Therapy Rooms



Sauna & Bath House



Main pool



Restaurant



Crystal Space

Retreat model

40%

occupancy — retreat groups

At least 3 groups simultaneously, 10-15 people each

A quiet zone separated from the retreat zone

Configurable beds — check-in for 1 or 2 guests

Quiet zone



Retreat zone



Visualisation for illustrative purposes

Restaurant

A chef-curated menu — light, healthy cuisine in the spirit of Bali's best restaurants, developed specifically for the retreat format.





Crystal Space

A dedicated space where guests can purchase crystals and related items.

Practices for body and energy

A space for practices working with the body and energetic state: sessions with hypnotherapists, biofeedback/bioresonance practices.



MORE THAN 30,000 PEOPLE A YEAR

Expected annual flow of guests and visitors to the ELVA complex



- 40% Retreat groups
- 30% Tourists from beach areas
- 15% Local/expat tourism
- 15% Dedicated visits

Hospitality Demand (regular guests) +
Retreat Demand (program participants) —
two independent sources of occupancy.

INCOME THAT WORKS
WHILE YOU REST

10–13%

ROI per year



ROI	Pessimistic	Realistic	Optimistic
ADR	\$125	\$145	\$165
Gross revenue	\$31,500	\$36,540	\$41,580
Costs 50% (OTA 18% + mgmt 20% + OPEX 10% + sinking 2%)	\$15,750	\$18,270	\$20,790
Net before tax	\$15,750	\$18,270	\$20,790
Rental income tax 10%	\$1,575	\$1,827	\$2,079
Net after tax / year	\$14,175	\$16,443	\$18,711
Payback	10 years	9 years	7 years

Unit price \$140,000, occupancy 70%, 360 nights in the calculation.
Preliminary estimate — subject to confirmation once the operating model is finalized.

YOUR PLACE IN ELVA



Houses

Standard

\$140,000

Buying 2 units	\$125,000/unit (\$250,000 for 2)
Full payment (fullcash)	\$120,000



Apartments

Standard

\$80,000

Buying 2 units	\$70,000/unit (\$140,000 for 2)
Full payment (fullcash)	\$65,000

ONLY 30 HOUSES AND 32 APARTMENTS — the limit is set by the site itself, not by marketing.

MORE THAN REAL ESTATE

Access to the retreat and event calendar — as part of the community, not a guest

Ability to bring your own wellness practitioners to the venue

Premium positioning on resale

An international community of like-minded people

OWN THE EXPERIENCE.
LIVE THE EXPERIENCE.
SHARE THE EXPERIENCE.

Materials and construction



Ulin — the most expensive and durable timber species. Screw piles — a foundation with no large-scale excavation, ready for construction immediately after installation.





SPOTS ARE
LIMITED.
START NOW.

Request the details

Phone

+62 813 5363 3451

Email

Maisonverdeco@gmail.com

Sales agent

PT RENT BUY SELL, Jalan Sunset Road
819, Ruko Sunset Indah 10, Legian, Kuta,
Badung, Bali



WhatsApp