

HAVANA
ESTATE BALI

LOVINA · NORTH BALI · INDONESIA

Havana Boutique Hotel

The hotel expansion of the Havana estate: 23 apartments and lofts delivered fully furnished, set in a coconut park two minutes from the beach.

23	17	€90,000	80 yrs	2
UNITS IN TOTAL	STILL AVAILABLE	ENTRY PRICE	RENEWABLE HGB LEASE	POOLS · 25 M & 18 M

Lovina's first private luxury estate

Havana Estate is a secured coconut-grove estate in the heart of Lovina, away from the main roads and two minutes from the beach. Around a preserved park, it brings together private villas, a café-boutique, a restaurant, a spa — and now its boutique hotel.

Contemporary tropical architecture with quiet lines and arched openings onto the gardens — a nod to the haciendas of Cuba. The hotel's 23 apartments and lofts are sold off-plan, delivered turnkey, fully furnished and equipped, with rental management and concierge services run on site.

- 80-year Hak Guna Bangunan lease, renewable
- Turnkey delivery, fully furnished and equipped
- Two large pools (25 m and 18 m), restaurant and spa
- Havana Café & Boutique at the estate entrance
- Management, concierge and 4-star hotel services
- Singaraja hospitals 20 minutes away



North Bali, twenty years behind the south

The south of the island has become unaffordable: land ten to twenty times more expensive than in the north, ever-smaller plots, a saturated road network. North Bali holds real opportunity, a quality of life and an authenticity that is steadily gaining in modernity. Lovina is working to raise the experience for its visitors — modernising infrastructure, redeveloping the seafront and welcoming new international restaurants. At Havana, prices run between €1,500 and €1,800 per built m², furnished and equipped.



LOCATION

Where Havana Estate sits

On Bali's north coast, in Kaliasem — Lovina, 1 km from the beach (2 minutes) and twenty minutes from Singaraja.



Lovina beach	2 min
Singaraja — hospitals	20 min
Banjar hot springs	20 min
Git Git waterfalls	30 min
Munduk & mountain lakes	45 min
Menjangan Island — diving	1 h 30
Ubud	2 h
Denpasar airport (DPS)	2 h 30 – 3 h



On Bali's north coast, in Kaliasem — Lovina, 1 km from the beach (2 minutes) and twenty minutes from Singaraja.

Existing villas and hotel under construction

The estate has fifteen plots. Private villas occupy lots 1 to 10; lot 13 holds the café-boutique and lot 15 is the preserved park. The boutique hotel — the part offered for sale off-plan — occupies lots 12, 11 and 14, some 5,880 m² in total.



Estate plot plan. The hotel occupies lots 12, 11 and 14; the other plots are private villas and are not part of this offering.



Seven layouts, four buildings

From a 53 m² loft to a 150 m² two-bedroom apartment. Layouts named “apartment” have their own kitchen; the lofts offer a living area in place of the kitchen. Every unit is delivered furnished and equipped.

Aurora

APARTMENT · A

Area	53.3 m ²
Terrace	13.8 m ²

€90,000

Rp 1.861.000.000 · \$105,000

Maduro

LOFT · B

Area	53 m ²
Terrace	13.8 m ²

€90,000

Rp 1.861.000.000 · \$105,000

Maduro +

LOFT · B & D

Area	55 m ²
Terrace	14.3 m ²

€97,500

Rp 2.016.000.000 · \$114,000

Romeo

LOFT · C

Area	56.8 m ²
Terrace	13.8 m ²

€100,000

Rp 2.068.000.000 · \$117,000

Arôme de Cuba

APARTMENT + BATHTUB · A

Area	70 m ²
Terrace	16.6 m ²

€120,000

Rp 2.481.000.000 · \$140,000

Arôme de Cuba

APARTMENT + BATHTUB · D

Area	76 m ²
Terrace	14.5 m ²

€125,000

Rp 2.585.000.000 · \$146,000

Diplomático

1-BED APARTMENT · B

Area	110 m ²
Terrace	28.6 m ²

€175,000

Rp 3.619.000.000 · \$204,000

Dos Hermanos

2-BED APARTMENT · C

Area	150 m ²
Terrace	38.5 m ²

€225,000

Rp 4.653.000.000 · \$263,000

The first floor, building by building

Plans from the developer's final architectural package (August 2026). Contractual areas and prices remain those of the September 2026 price list that follows.



Building A — Aurora (53.3 m²) and Arôme de Cuba (70 m²) apartments, with kitchen.



Building B — Maduro and Maduro + lofts, with the Diplomático apartment upstairs.



Building C — Romeo lofts (56.8 m²) and the large Dos Hermanos apartments.



Building D — the new wing on lot 11, lofts and apartments over two floors.

The last private villa for sale

The estate's villas are sold on their own private plot with an individual pool, and sit outside the hotel operation. Only Villa 10 remains — already built and ready for sale.



An estate villa, delivered fully furnished with its private pool.

Lot	10
Model	Cohibas
Land	850 m²
Living area	225 m²
Terrace	60 m²
Bedrooms	3, each en-suite
Pool	Private
Status	Built and delivered furnished

€375,000

Rp 7.754.000.000 · \$438,000

Sold under HGB for a renewable term of 80 years; perimeter walls in exposed river stone. Price excludes notary fees and local taxes. Source: developer's villa price list, June 2026.

All 23 units, one by one

Six units are already sold or reserved. Prices exclude notary fees and local taxes.

UNIT	NAME	BLDG	FLOOR	TYPE	AREA	TERRACE	PRICE	STATUS
101	Arôme de Cuba	A	1st / L	Apartment + bathtub	70 m ²	16.6 m ²	—	RESERVED
201	Arôme de Cuba	A	2nd / L	Apartment + bathtub	70 m ²	16.6 m ²	€120,000 Rp 2.481.000.000 · \$140,000	AVAILABLE
102	Aurora	A	1st / R	Apartment	53.3 m ²	13.8 m ²	€90,000 Rp 1.861.000.000 · \$105,000	AVAILABLE
202	Aurora	A	2nd / R	Apartment	53.3 m ²	13.8 m ²	—	SOLD
103	Maduro	B	1st / L	Loft	53 m ²	13.8 m ²	—	RESERVED
104	Maduro	B	1st / L	Loft	53 m ²	13.8 m ²	€90,000 Rp 1.861.000.000 · \$105,000	AVAILABLE
203	Maduro	B	2nd / L	Loft	53 m ²	13.8 m ²	—	SOLD
204	Maduro	B	2nd / L	Loft	53 m ²	13.8 m ²	€90,000 Rp 1.861.000.000 · \$105,000	AVAILABLE
105	Maduro +	B	1st / L	Loft	55 m ²	14.3 m ²	€97,500 Rp 2.016.000.000 · \$114,000	AVAILABLE
106	Maduro +	B	1st / L	Loft	55 m ²	14.3 m ²	—	SOLD
205	Diplomático	B	2nd / R	1-bed apartment	110 m ²	28.6 m ²	€175,000 Rp 3.619.000.000 · \$204,000	AVAILABLE
107	Romeo	C	1st / L	Loft	56.8 m ²	13.8 m ²	—	SOLD
108	Romeo	C	1st / L	Loft	56.8 m ²	13.8 m ²	€100,000 Rp 2.068.000.000 · \$117,000	AVAILABLE
207	Romeo	C	2nd / L	Loft	56.8 m ²	13.8 m ²	€100,000 Rp 2.068.000.000 · \$117,000	AVAILABLE

PRICE LIST — SEPTEMBER 2026 — CONTINUED

UNIT	NAME	BLDG	FLOOR	TYPE	AREA	TERRACE	PRICE	STATUS
208	Romeo	C	2nd / L	Loft	56.8 m ²	13.8 m ²	€100,000 Rp 2.068.000.000 · \$117,000	AVAILABLE
109	Dos Hermanos	C	1st / R	2-bed apartment	150 m ²	38.5 m ²	€225,000 Rp 4.653.000.000 · \$263,000	AVAILABLE
209	Dos Hermanos	C	2nd / R	2-bed apartment	150 m ²	38.5 m ²	€225,000 Rp 4.653.000.000 · \$263,000	AVAILABLE
110	Maduro +	D	1st / L	Loft	55 m ²	14.3 m ²	€97,500 Rp 2.016.000.000 · \$114,000	AVAILABLE
210	Maduro +	D	2nd / L	Loft	55 m ²	14.3 m ²	€97,500 Rp 2.016.000.000 · \$114,000	AVAILABLE
111	Maduro +	D	1st / L	Loft	55 m ²	14.3 m ²	€97,500 Rp 2.016.000.000 · \$114,000	AVAILABLE
211	Maduro +	D	2nd / L	Loft	55 m ²	14.3 m ²	€97,500 Rp 2.016.000.000 · \$114,000	AVAILABLE
112	Arôme de Cuba	D	1st / R	Apartment + bathtub	76 m ²	14.5 m ²	€125,000 Rp 2.585.000.000 · \$146,000	AVAILABLE
212	Arôme de Cuba	D	2nd / R	Apartment + bathtub	76 m ²	14.5 m ²	€125,000 Rp 2.585.000.000 · \$146,000	AVAILABLE

17 units available — total value : **€2,052,500** · Rp 42.443.000.000 · \$2,397,000

- All units are sold under HGB (Hak Guna Bangunan) for a renewable term of 80 years.
- Aurora and Maduro units are offered at €90,000 before construction starts; the price then moves to €97,500.
- Series-100 units are on the 1st floor, series-200 units on the 2nd floor.
- All units are delivered fully furnished and equipped.

Conversions: €1 = Rp 20,679 = \$1.168 — Bank Central Asia e-Rate mid-rates, 26 August 2026 at 02:24 WIB (EUR/IDR buy 20,523.82 / sell 20,833.22; USD/IDR buy 17,665.00 / sell 17,755.00). Source: bca.co.id/id/informasi/kurs. Rupiah and dollar amounts are indicative and rounded; only the euro prices are binding.

The hotel, the gardens, the café



The Havana restaurant, the landscaped gardens and construction progress (photo August 2026).

"I was set on buying in Sanur — it was my first choice. Lovina turned out to be the right one! Two nights at Havana Villa changed my mind. I decided to invest in this project: a real coup de cœur! The quality of the finishes and materials is plain to see. An 80-year contract instead of 25, space, a tropical setting — not to mention that I immediately felt I could trust the two developers, Carolina and Stéphane."

CHRISTIANE, FROM AIX-EN-PROVENCE — PURCHASED A VILLA AT HAVANA ESTATE

VIDEO TESTIMONIAL ON INSTAGRAM — @HAVANAESTATEBALI

THE DEVELOPERS



Carolina & Stéphane — the estate's developers

Carolina

SITE MANAGEMENT

Based in Bali for eighteen years, she has supervised the construction of 4-star hotels and luxury villas on the island, and was a project manager for the Blue Karma hotel group.

Stéphane

ENGINEERING & FINANCE

A Swiss engineer and financial adviser who moved to Bali in 2016, formerly of the Swiss financial institution STOKORS SA. He handles technical supervision and the project's budget.

Reserve a unit or visit the estate

Seventeen units remain available, three of them at the €90,000 launch price. Contact us for the standard contract, the payment schedule and rental projections, or to arrange a site visit in Lovina.

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