

The image shows a modern, two-story villa with a prominent balcony and large windows. A car is parked in the driveway in front of the house. The entire scene is overlaid with a semi-transparent orange filter. The text 'VILLAS SANUR' is written in a large, white, sans-serif font across the middle of the image, with 'WALKING DISTANCE TO THE BEACH' in a smaller font below it.

VILLAS SANUR

WALKING DISTANCE TO THE BEACH

Welcome to Villas Sanur

Welcome to Villas Sanur, a serene tropical retreat located right by the beautiful Sanur Beach. Our villa cluster features seven villas, each with its own private pool. With its amazing location, our team is dedicated to ensuring an exceptional and worthy investment by putting the guests experience at the forefront of our objective, giving them the best of what Bali has to offer.



7 Villas



2 & 3 Bedroom



15% ROI



**3 Mins
to the Beach**



Return in 5-6 Years

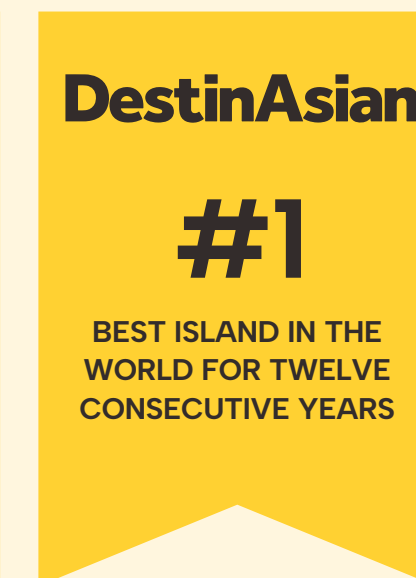
Lease for 30 Years



Reasons to Invest in *Bali* Real Estate

1. World Renowned Destination

Considered as one of the best destinations in the world, Bali offers stunning natural scenery, including lush rice terraces, volcanic mountains, pristine beaches, and vibrant coral reefs. However, more than that, Balinese are deeply rooted in Hinduism, embracing the importance of good deeds and a strong cultural dependence, which is reflected in their welcoming customs, temples, rituals, dances, and ceremonies. It's no question why tourists keep coming back and many have started calling Bali their second home.

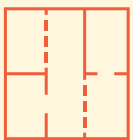


Source: Forbes

Reasons to Invest in *Bali* Real Estate

2. Increasing Tourist Arrivals and Strong Occupancy Rate

Bali is well-connected with direct flights from major cities around the world, making it easily accessible for travelers, also compared to many other popular tourist destinations, Bali offers great value for money, with a wide range of accommodations, dining choices, and activities to suit various budgets. This makes Bali the perfect geo-arbitrage destination for foreigners. Balinese people are also known for their warm hospitality and friendly demeanor, making visitors feel welcome and at home. These factors are strong reasons why occupancy rate in Bali is high with stable growth.




Occupancy

Occupancy is expected to continue to rise in tandem with the ongoing increase in tourism.

QOQ/
End Q4


3.3%



73.7%

YOY/
End 2023

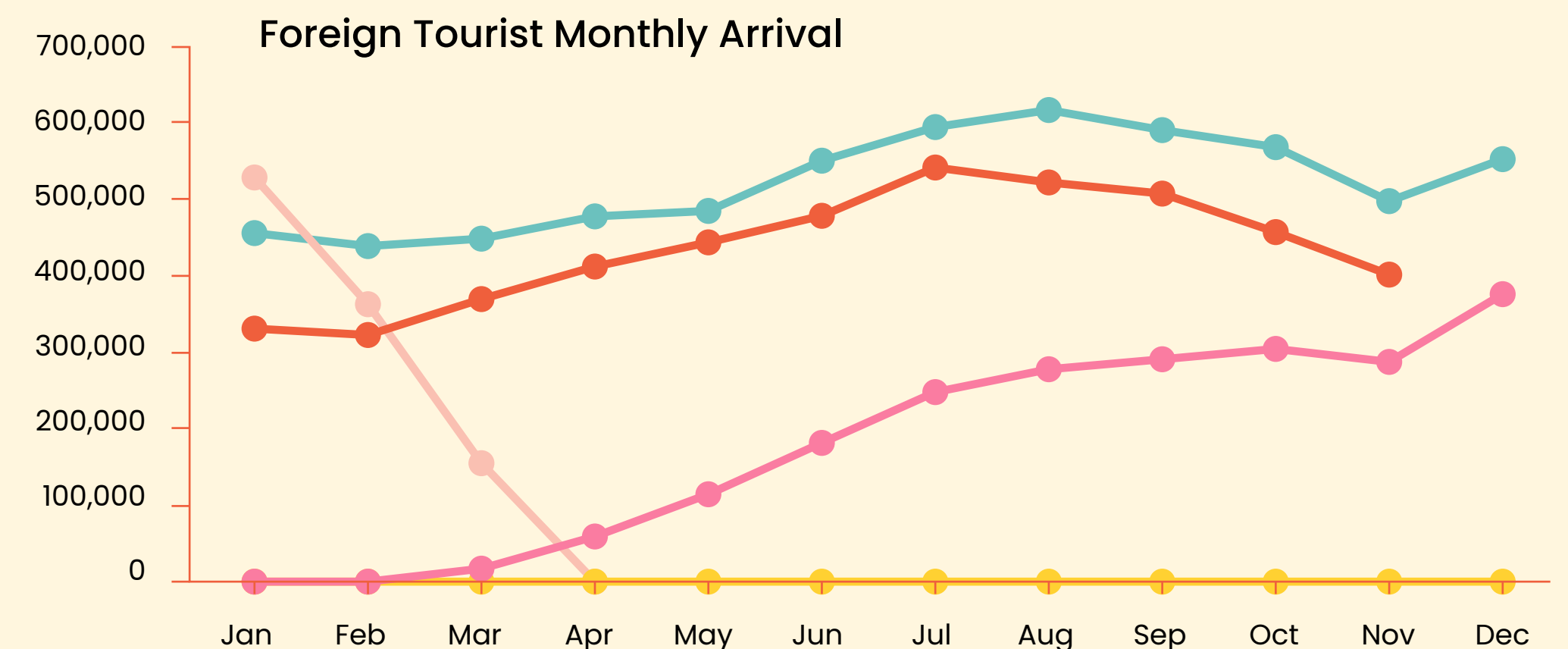
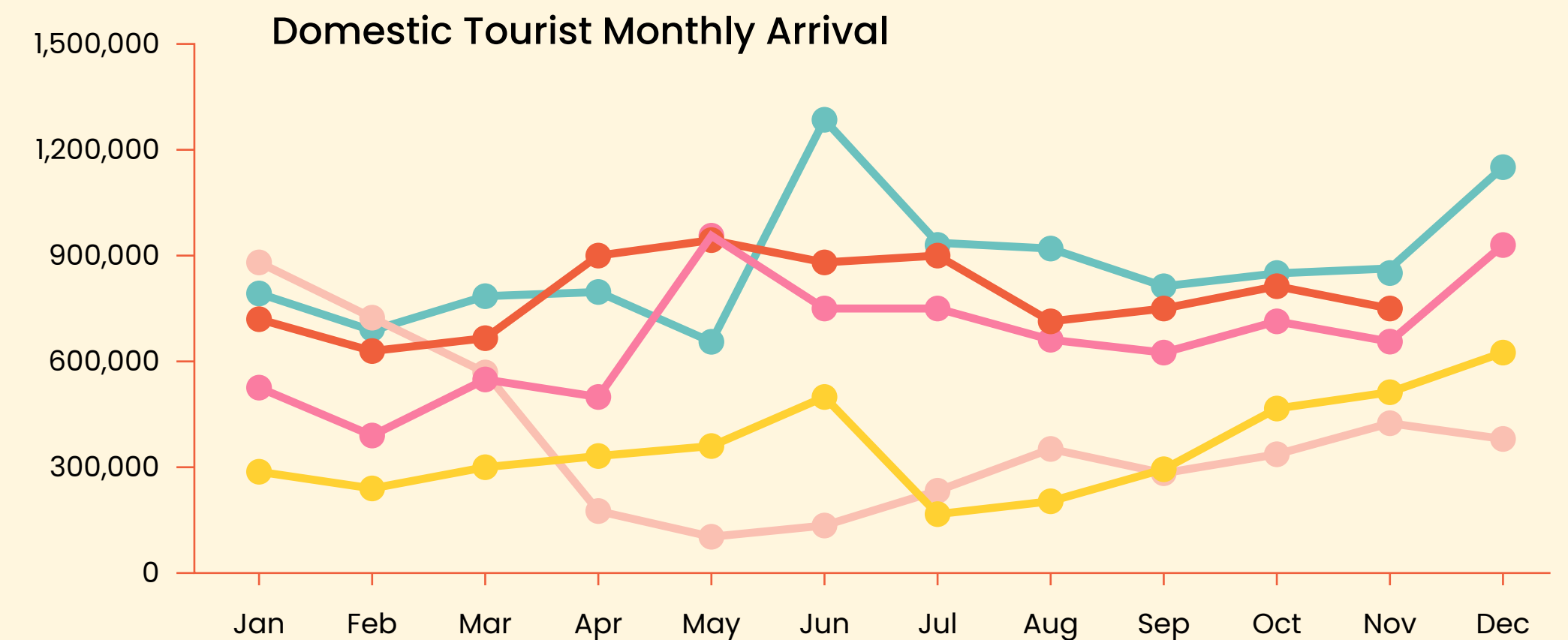
24.9%



73.7%

Annual Avg
Growth
2024-2026/
End 2026

1.7%



Reasons to Invest in *Bali* Real Estate

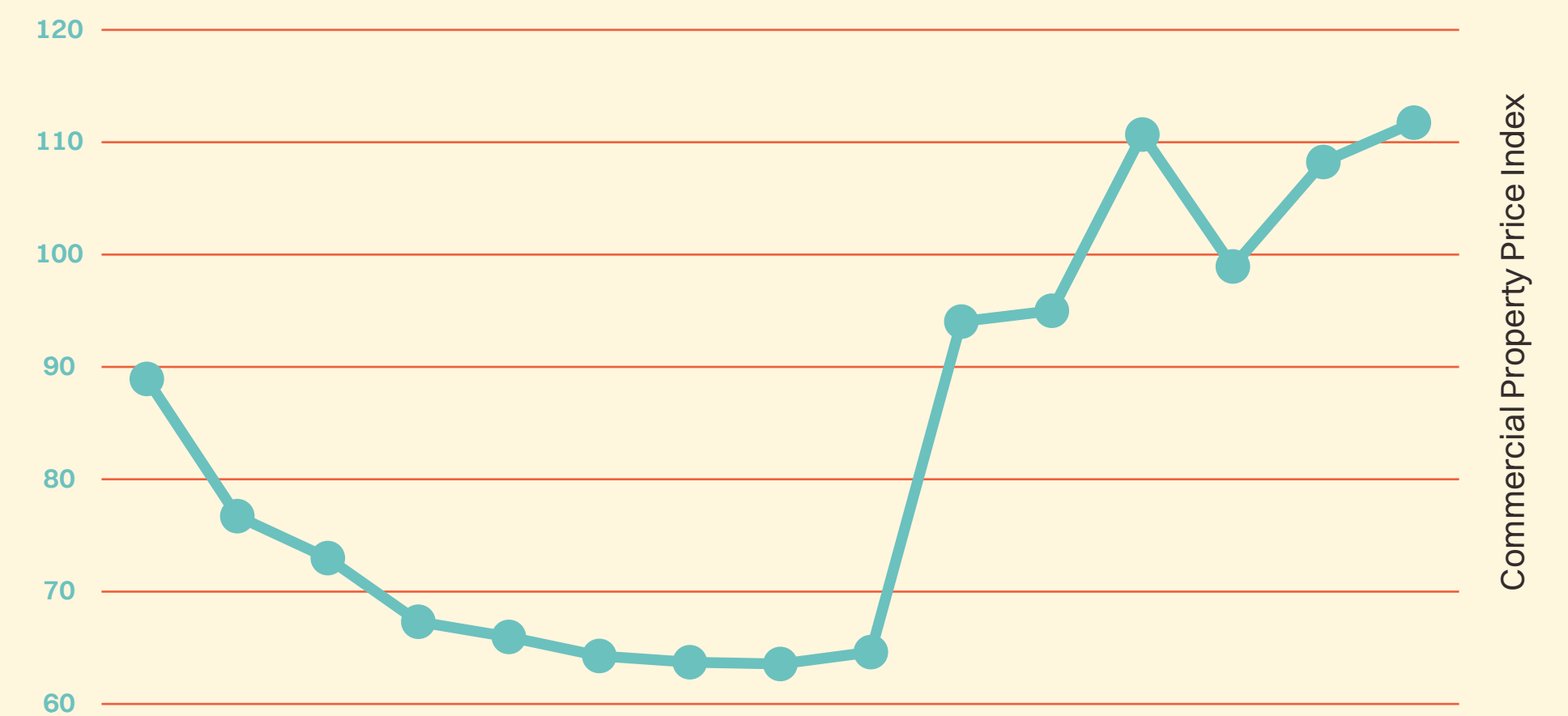
3. Thriving Tourism and Economy Growth in Bali

Since the pandemic, people around the world have been working remotely, and now, with the uncertain global conditions, Bali has become a haven that offers attractive purchasing power parity for foreigners. These recent global conditions have been the main factors that drive Bali as a destination to attract millions of visitors each year looking for rental properties and hotels, making it a potentially lucrative market for property investors to tap into. Investors can generate income by renting out their properties to tourists on a short-term basis through platforms like Airbnb or by leasing to

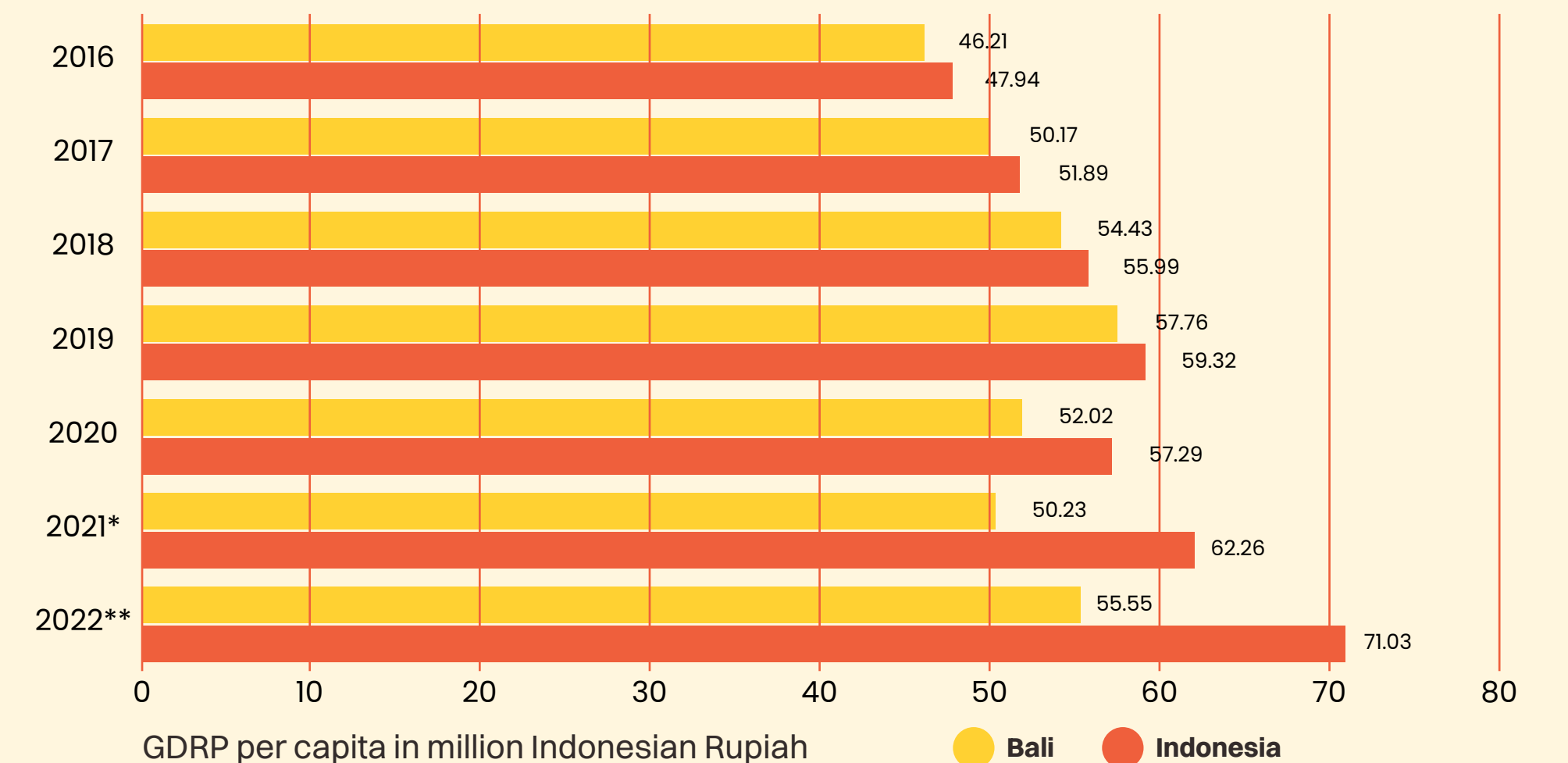
4. Stable Economy Growth, Government Support, and Infrastructure development

Bali's real estate market has shown stability and consistent growth over the years. Despite occasional fluctuations, property prices in desirable areas have generally appreciated over time. Bali has caught global attention through major world forum events, like the G20. Indonesia's government are now investing in infrastructure development and offering programs to incentivize tourists to visit, including improvements in roads, transportation, tax incentives and streamlined processes for property ownership by foreigners.

Commercial Property Price Index in Denpasar in Bali, Indonesia from 1st Quarter 2020 to 3rd Quarter 2023



Gross Domestic Regional Product (GDRP) Per Capita in Bali, Indonesia from 2016 to 2022 (in Million Indonesian Rupiah)



Why Villas Sanur is the *Perfect* Villa



Strategic Location



Calm and Quiet Surroundings



Capital Appreciation



High Demand for Private Villas Rental



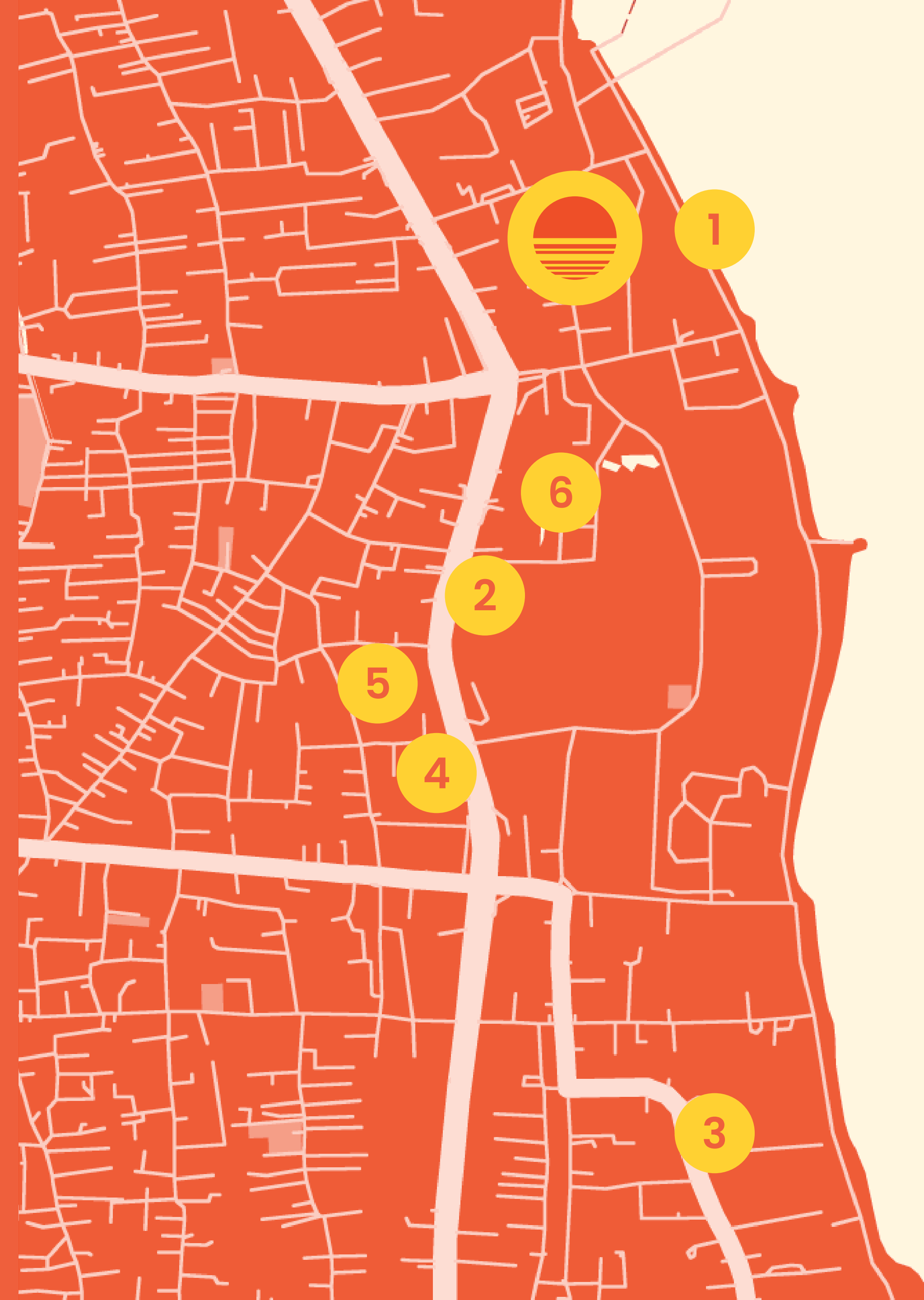
Interest-Free Payment

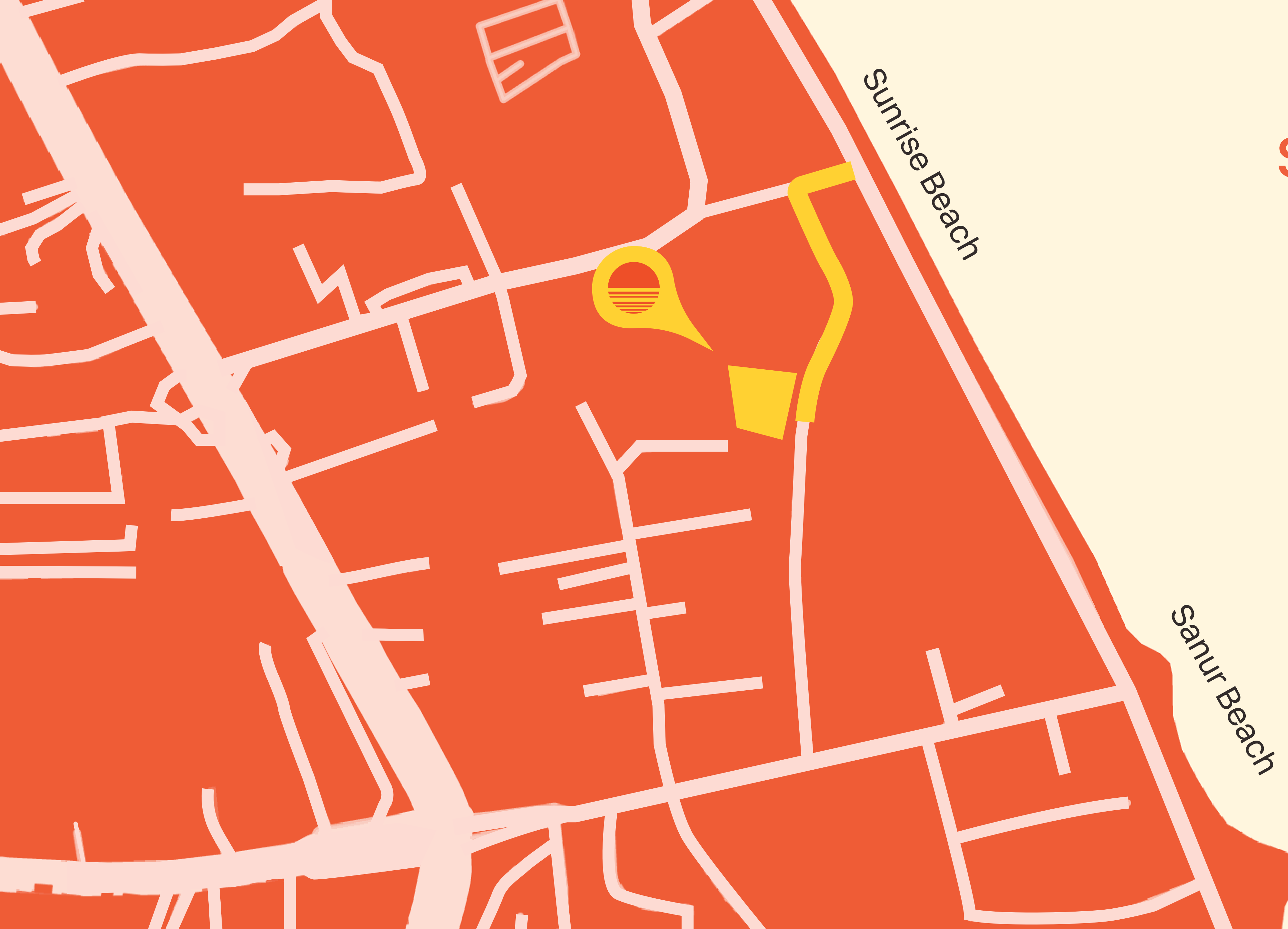


Walking Distance to Sanur Beach

Around Villas Sanur

- 1 Sanur Beach**
🛵 1 Min 🚗 1 Min 🚶 3 Min
- 2 Bali International Hospital**
🛵 3 Min 🚗 6 Min 🚶 12 Min
- 3 Icon Mall Sanur**
🛵 7 Min 🚗 10 Min 🚶 28 Min
- 4 Grand Lucky Sanur (Supermarket)**
🛵 3 Min 🚗 7 Min 🚶 15 Min
- 5 Bali Island School**
🛵 4 Min 🚗 8 Min 🚶 16 Min
- 6 Prime Gym & Spa**
🛵 2 Min 🚗 5 Min 🚶 7 Min





Sunrise Beach

Sanur Beach

sansone
Direct
Beach
Access



The Philosophy behind Villas Sanur

Relive The Moment

"Relive the Moment" is about being mindful and present, fully experiencing each moment, big or small. It helps us appreciate the richness of life, find beauty in everyday moments, and savor significant milestones. By being present, you can create lasting memories and find fulfillment in the journey of life.





Floor Plan



1st Floor



2nd Floor

How Much Does Villas Sanur Cost?



Unit 1:

- Land Size: 142M²
- Building Size: 145M²
- 3 Bedroom
- 3 Bathroom
- Pool Size: 8,3m x 2,2m

Rp. 3.500.000.000

\$218.750 USD*

Unit 2:

- Land Size: 146M²
- Building Size: 145M²
- 3 Bedroom
- 3 Bathroom
- Pool Size: 8,3m x 2,2m

Rp. 3.500.000.000

\$218.750 USD*

Unit 3:

- Land Size: 146M²
- Building Size: 145M²
- 3 Bedroom
- 3 Bathroom
- Pool Size: 6m x 2,2m

Rp. 3.500.000.000

\$218.750 USD*

Unit 4:

- Land Size: 113M²
- Building Size: 107M²
- 2 Bedroom
- 2 Bathroom
- Pool Size: 7,3m x 2,2m

Rp. 3.250.000.000

\$203.125 USD*

Unit 5:

- Land Size: 142M²
- Building Size: 170M²
- 3 Bedroom
- 3 Bathroom
- Pool Size: 6m x 2,2m

Rp. 3.500.000.000

\$218.750 USD*

Unit 6:

- Land Size: 131M²
- Building Size: 131M²
- 3 Bedroom
- 3 Bathroom
- Pool Size: 6m x 2,2m

Rp. 3.500.000.000

\$218.750 USD*

Unit 7:

- Land Size: 89M²
- Building Size: 100M²
- 2 Bedroom
- 2 Bathroom
- Pool Size: 6m x 2,2m

Rp. 3.250.000.000

\$203.125 USD*

**Lease Duration:
30 Years**

**Lease Expiry:
1st January 2054**

**Lease Extension:
30 Years**

***\$1 USD = Rp. 16.000**

Your Beach Gateway

Property Details

Property Type:
Villa

Number of Unit:
7 Units

Zoning:
Tourism

Road Access:
4.5 Metres

Property Status:
Leasehold

Kitchen:
Yes

Living Room:
Enclosed

Levels:
2 Floor

Furnishing:
Fully-Furnished

Building License:
Under Process

Area:
Sanur

Parking Type:
Private

Pool Type:
Private

Design:
**Modern
& Tropical**

Building Permit:
**PBG Pondok Wisata
(Rental License)**

Property Address:
**Jl. Hangtuh III No.12, Sanur Kaja,
Denpasar Selatan, Kota Denpasar, Bali 80227**



Villas Sanur: 3D Design



Seamless Exterior

Discover the effortless blend of modern architecture and tropical charm at Villas Sanur. Taking inspiration from the beautiful environment around Villas Sanur, we designed the exterior to create a harmonious connection between the contemporary style and the serene beauty of Bali.

Villas Sanur offers lush gardens, open-air spaces, and sleek design elements come together to enhance a tranquil retreat amidst the vibrant surroundings of Sanur. Each villa features expansive outdoor areas, perfect for relaxing by the pool.

Unit 1-3 & 5-6

(30 Years)

\$218.750 USD*

Rp. 3.500.000.000

Unit 4 & 7

(30 Years)

\$203.125 USD*

Rp. 3.250.000.000

*\$1 USD = Rp. 16.000



Lounge In Luxury

Step into the living room of Villas Sanur, where comfort meets style. Our living rooms are thoughtfully designed, curating details that invite you to unwind and enjoy the perfect balance of modern and tropical. Incorporating the outdoor area into the living room by placing numerous glass walls and windows brings in abundant natural light, offering a spacious atmosphere for both relaxation and entertainment. Whether you're enjoying a quiet evening in or hosting friends, this space is crafted to make every moment enjoyable. Experience the ultimate relaxing in luxury at Villas Sanur, where every detail can be felt.



Unit 1-3 & 5-6

(30 Years)

\$218.750 USD*

Rp. 3.500.000.000

Unit 4 & 7

(30 Years)

\$203.125 USD*

Rp. 3.250.000.000

***\$1 USD = Rp. 16.000**





Why Villas Sanur is the Perfect Dine in Style Villa



Unit 1-3 & 5-6

(30 Years)

\$218.750 USD*

Rp. 3.500.000.000

Unit 4 & 7

(30 Years)

\$203.125 USD*

Rp. 3.250.000.000

***\$1 USD = Rp. 16.000**

The heart of Villas Sanur, built to savor unforgettable moments and meals. Our dining room is designed to bring people together in a space that blends modern elegance with a touch of tropical charm. Enjoy great food with friends and family in a setting that's both stylish and inviting.

The dining area is situated between the outdoor garden and the comforting living room, where you will be guaranteed to experience the perfect ambiance from intimate dinners to lively gatherings. Don't miss out on the chance to discover what fond memories can be created in such a beautiful space.

Your Oasis Bedroom

Unwind in your personal oasis at Villas Sanur. Each bedroom is designed to offer a cozy and stylish retreat. Sink into plush bedding, surrounded by soothing decor that invites relaxation and serenity.

Whether you're retreating after a day of exploring Bali or starting your morning with the sunrise, your oasis bedroom at Villas Sanur is the perfect haven. Villas Sanur's thoughtfully designed bedrooms provide you with a peaceful sanctuary in the heart of Bali.

Unit 1-3 & 5-6

(30 Years)

\$218.750 USD*

Rp. 3.500.000.000

Unit 4 & 7

(30 Years)

\$203.125 USD*

Rp. 3.250.000.000

***\$1 USD = Rp. 16.000**



Refresh in Elegance

Enjoy the comfort and style of your bathroom, at Villas Sanur, where functionality and cleanliness are at the forefront of our design. Sleek finishes and carefully selected materials make every moment in the bathroom feel clean and refreshing.

Each bathroom features high-quality fixtures and natural elements, giving reliability and beauty for your daily needs. Whether you're starting your day with a shower or ending it with a relaxing one, this space is made for your well-being.

Unit 1-3 & 5-6

(30 Years)

\$218.750 USD*

Rp. 3.500.000.000

Unit 4 & 7

(30 Years)

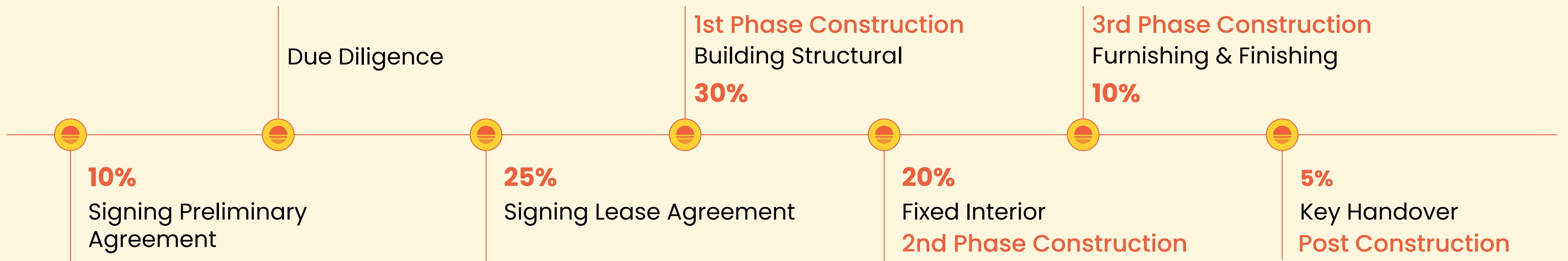
\$203.125 USD*

Rp. 3.250.000.000

***\$1 USD = Rp. 16.000**



Villas Sanur: Purchasing Process



Villas Sanur

Financial Model: Unit 1-3 & 5-6



	Base Case	Best Case Scenario	Stressed Scenario		Base Case	Best Case Scenario	Stressed Scenario
Investment Value	US \$218.750	US \$218.750	US \$218.750	Investment Value	Rp. 3.500.000.000	Rp. 3.500.000.000	Rp. 3.500.000.000
Average Price per Night	\$225	\$248	\$191	Average Price per Night	Rp. 3.600.000	Rp. 3.968.000	Rp. 3.056.000
Occupancy Rate	76.4%	84.1%	65%	Occupancy Rate	76.4%	84.1%	65%
Total Accomodation Gross Revenue	\$62.743	\$75.937	\$45.343	Total Accomodation Gross Revenue	Rp. 1.003.888.000	Rp. 1.214.992.000	Rp. 725.488.000
Yearly Net Income	\$27.907	\$44.703	\$20.320	Yearly Net Income	Rp. 446.512.000	Rp. 715.248.000	Rp. 325.120.000
Yearly ROI	15.4%	24.7%	11.2%	Yearly ROI	15.4%	24.7%	11.2%

*\$1 USD = Rp. 16.000

Villas Sanur

Financial Model: Unit 4 & 7



	Base Case	Best Case Scenario	Stressed Scenario		Base Case	Best Case Scenario	Stressed Scenario
Investment Value	US \$203.125	US \$203.125	US \$203.125	Investment Value	Rp. 3.250.000.000	Rp. 3.250.000.000	Rp. 3.250.000.000
Average Price per Night	\$200	\$220	\$170	Average Price per Night	Rp. 3.200.000	Rp. 3.520.000	Rp. 2.720.000
Occupancy Rate	76.4%	84.1%	65%	Occupancy Rate	76.4%	84.1%	65%
Total Accomodation Gross Revenue	\$55.764	\$67.500	\$40.304	Total Accomodation Gross Revenue	Rp. 892.224.000	Rp. 1.080.000.000	Rp. 644.864.000
Yearly Net Income	\$23.049	\$37.979	\$16.304	Yearly Net Income	Rp. 368.784.000	Rp. 607.664.000	Rp. 260.864.000
Yearly ROI	13.7%	21%	9%	Yearly ROI	13.7%	21%	9%

*\$1 USD = Rp. 16.000

What's Included in Villas Sanur's Price?

Imagine owning a luxurious villa in the heart of Sanur without the hassle. Villas Sanur offers an all-inclusive package that takes care of everything from design to management. Enjoy interest-free payment plans and a comprehensive business plan to maximize your investment.

01

Design & Development

02

Construction & Technical Supervision

03

Interior Decoration & Furniture

04

Interest-Free Payment

05

Business Plan for Villa Management After Purchase

VILLAS SANUR

WALKING DISTANCE TO THE BEACH