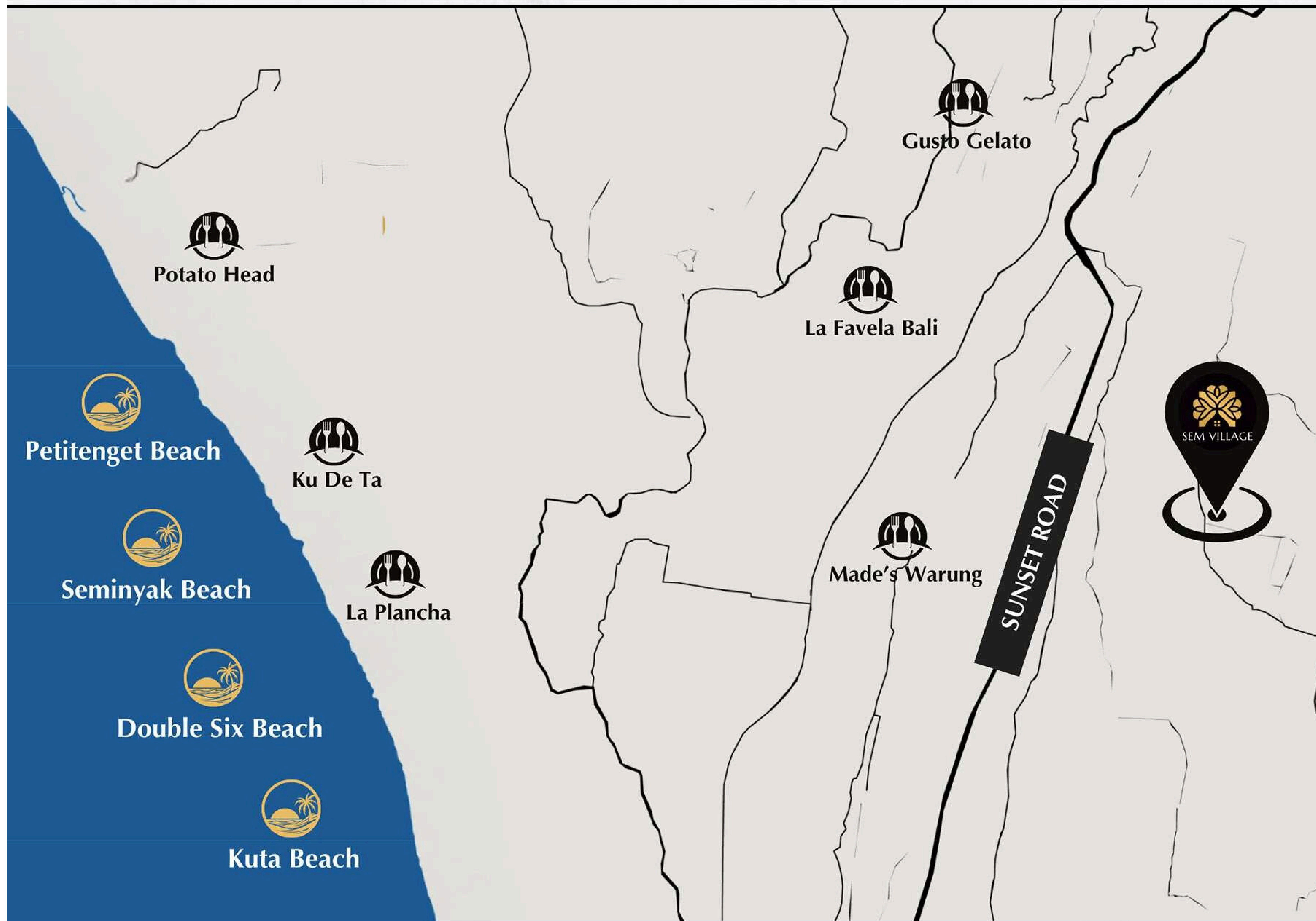




A person is seen from behind, sitting on a wooden deck in a traditional Seminyak building. The building has a thatched roof and wooden walls. The person is looking out at a tropical landscape with palm trees and a body of water. The scene is lit with warm, golden light, suggesting sunset or sunrise. The text "LIFE IN THE MIDST OF SEMINYAK NATURE..." is overlaid on the image in white, serif font.

LIFE IN THE MIDST OF SEMINYAK NATURE...





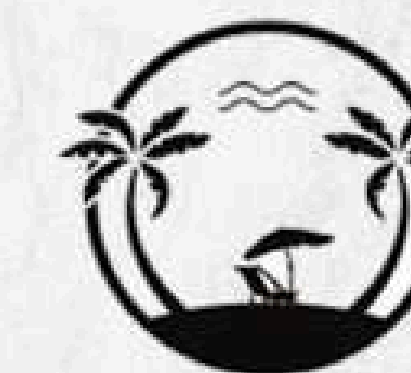
Dewi Saraswati, St. Seminyak, Kuta, Badung, Bali

## SEMINYAK AREA

Located in the vibrant **golden triangle of Seminyak**, we invite investors to come and see Sem Village. We keep a blend of luxury with comfort.



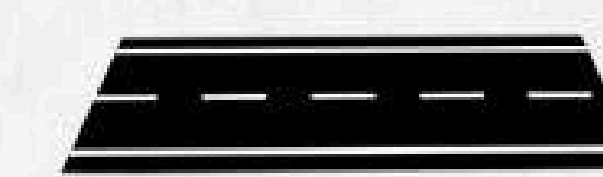
It takes around 20 minutes from international airport (I Gusti Ngurah Rai)



It takes 1-3 kilometers to get to the beautiful beaches in Bali (La Plancha, Seminyak Beach, Double Six, Kuta Beach)



Less than 3 kilometers to reach all restaurants in Bali (Warung Made, La Favela Bali, Gusto Gelato, Ku De Ta)



Sunset Road is 1,5 kilometers from Sem Village



# SITE PLAN



**Villa 1** : Land Size 225 sqm  
**Villa 2** : Land Size 210 sqm  
**Villa 3** : Land Size 207 sqm  
**Villa 5** : Land Size 205 sqm  
**Villa 7-8** : Land Size 244 sqm

**Villa 9** : Land Size 215 sqm  
**Villa 10** : Land Size 216 sqm  
**Villa 11** : Land Size 212 sqm  
**Villa 12** : Land Size 210 sqm  
**Villa 13** : Land Size 213 sqm





## VILLA 1

Experience the perfect synergy of luxury and convenience with harmonious fusion of modern architecture in this villa. Sem Village is to create a dream villa with an exceptional design and great functionality.

**\$239.000**  
**IDR 3.870.000.000**

LAND SIZE (SQM)

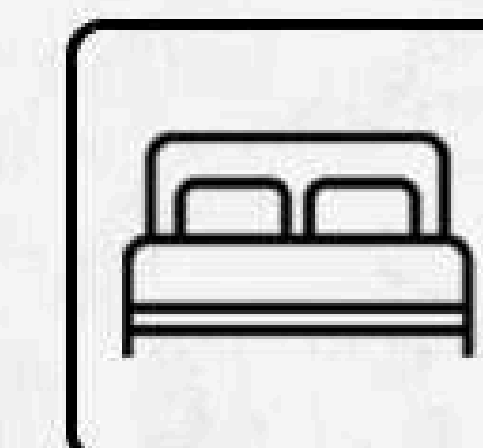
**225**

BUILDING SIZE (SQM)

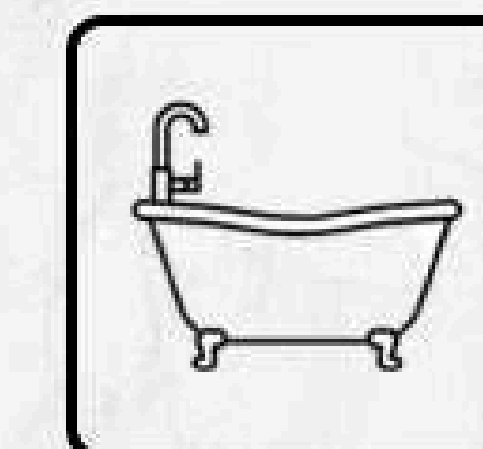
**174**



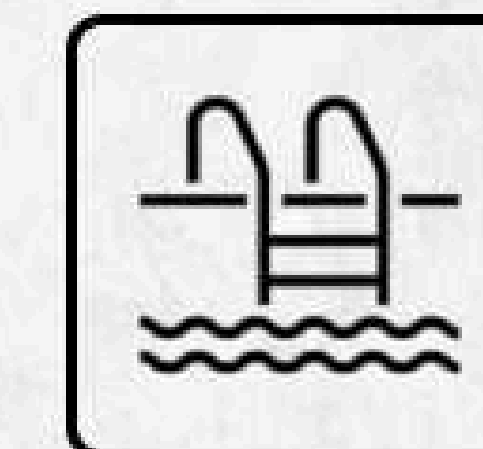
**TROPICAL MODERN WITH PRIVATE PARKING AREA**



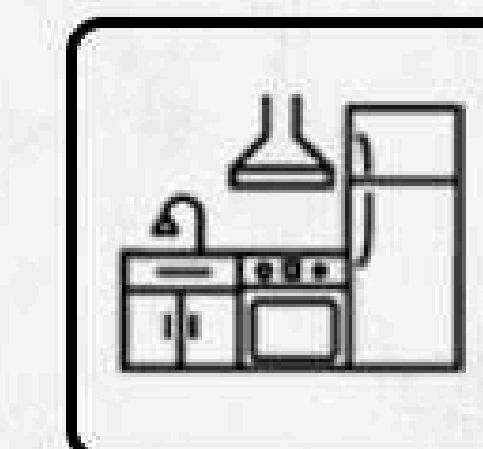
**2 KING SIZE BED**



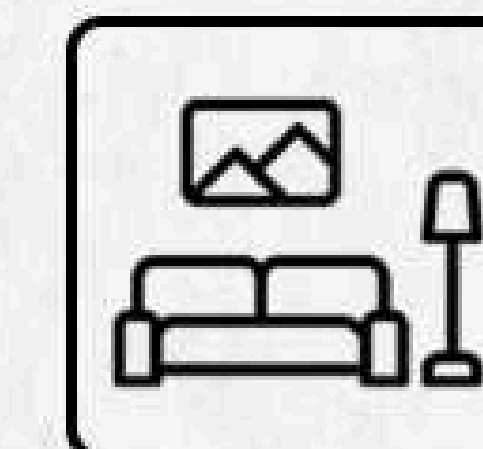
**BATHUB IN BATHROOM**



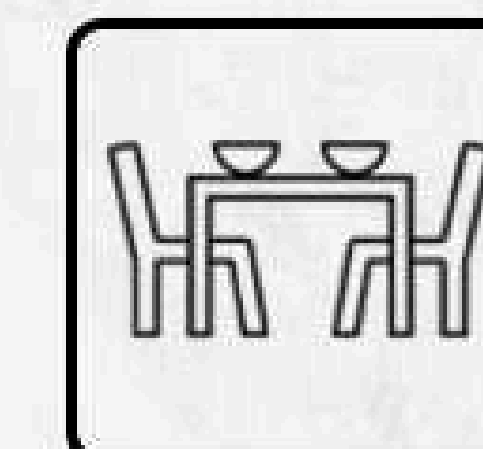
**SERENITY OF OUR PRIVATE POOL**



**KITCHEN**



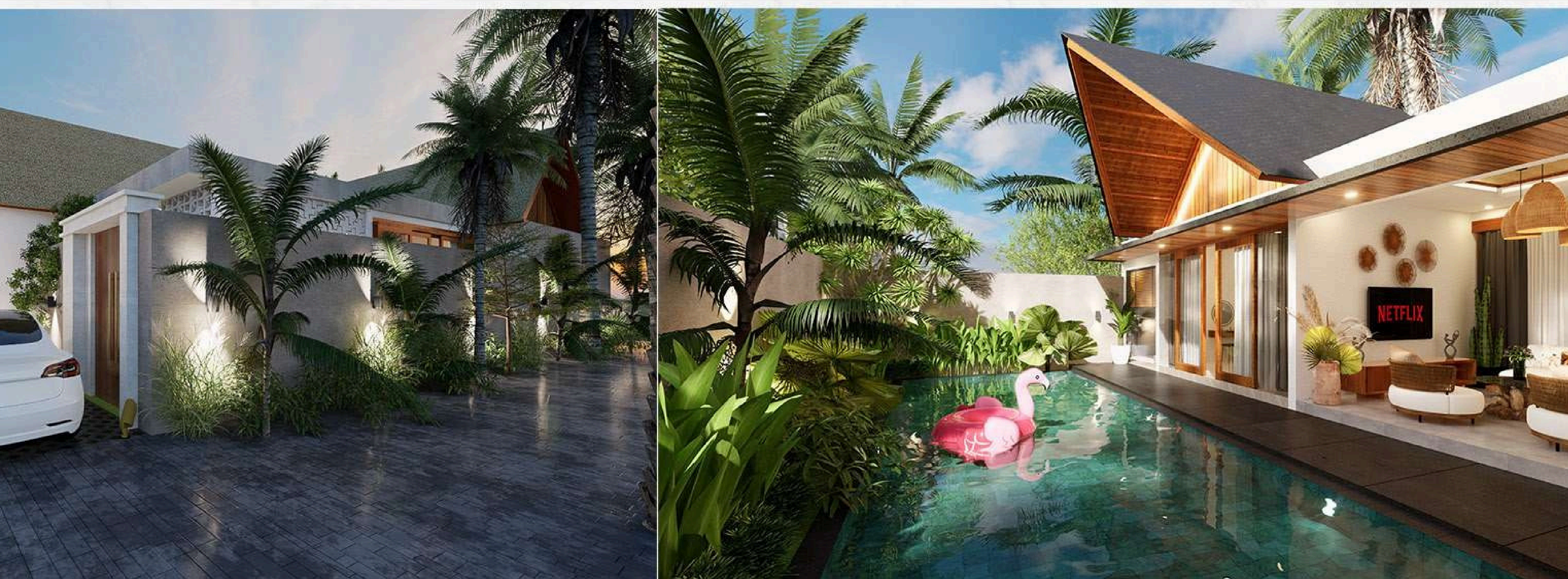
**OPEN AIR LIVING ROOM**



**EXOTIC DINING ROOM**



**GREEN GARDEN COMFORT**







## VILLA 2

Experience the perfect synergy of Luxury and Convenience with harmonious fusion of modern architecture in this Villa. Sem Village is to create a dream villa with an exceptional design and great functionality.

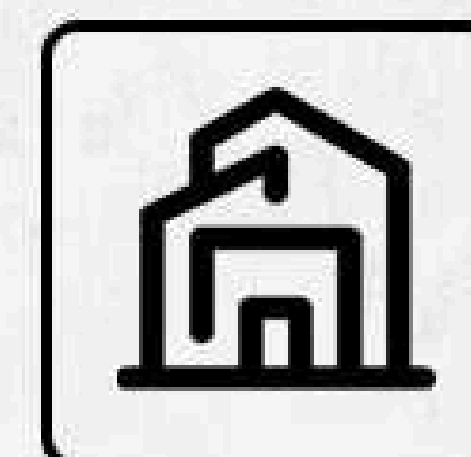
**\$233.000**  
**IDR 3.771.700.000**

LAND SIZE (SQM)

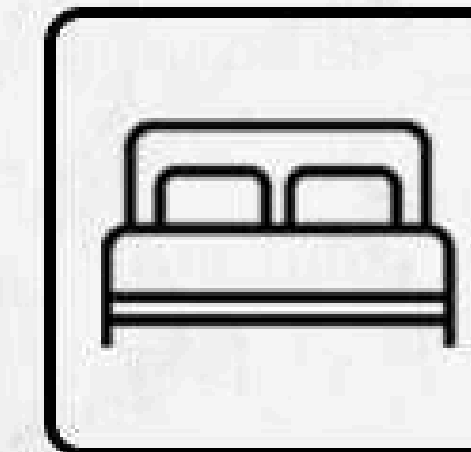
**210**

BUILDING SIZE (SQM)

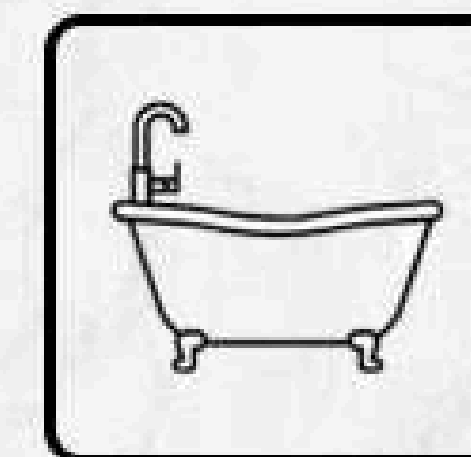
**172**



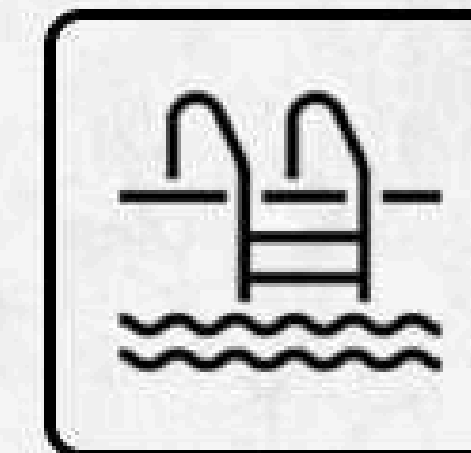
**TROPICAL MODERN**



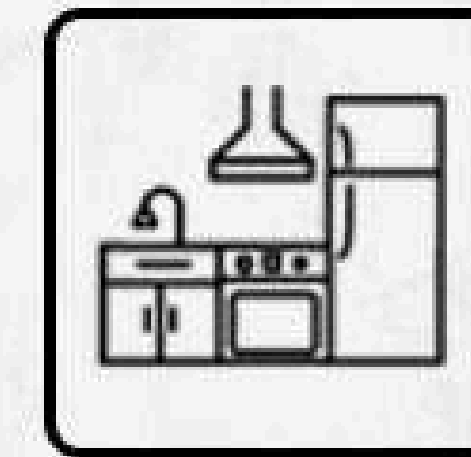
**2 KING SIZE BED**



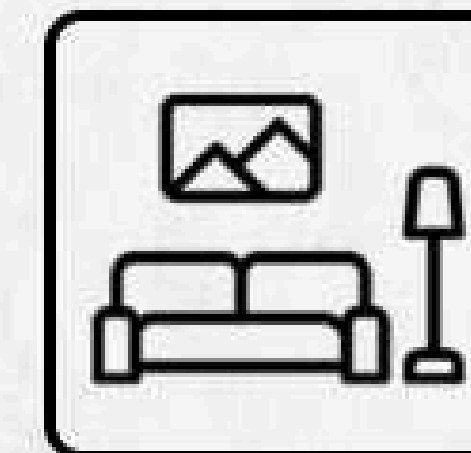
**BATHUB IN BATHROOM**



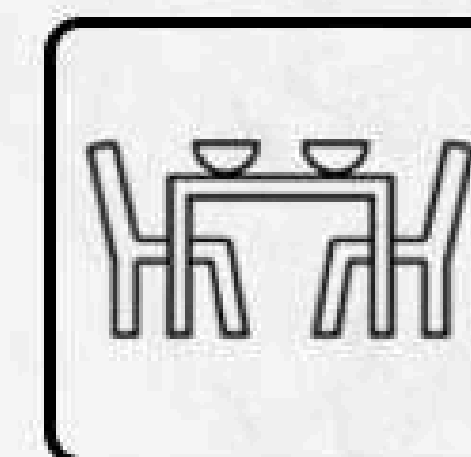
**SERENITY OF OUR PRIVATE POOL**



**KITCHEN**



**OPEN AIR LIVING ROOM**



**EXOTIC DINING ROOM**



**GREEN GARDEN COMFORT**



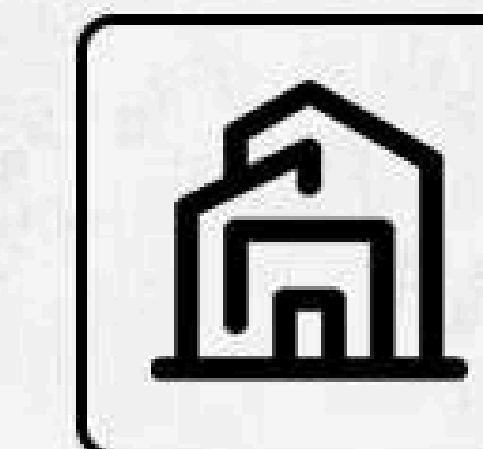
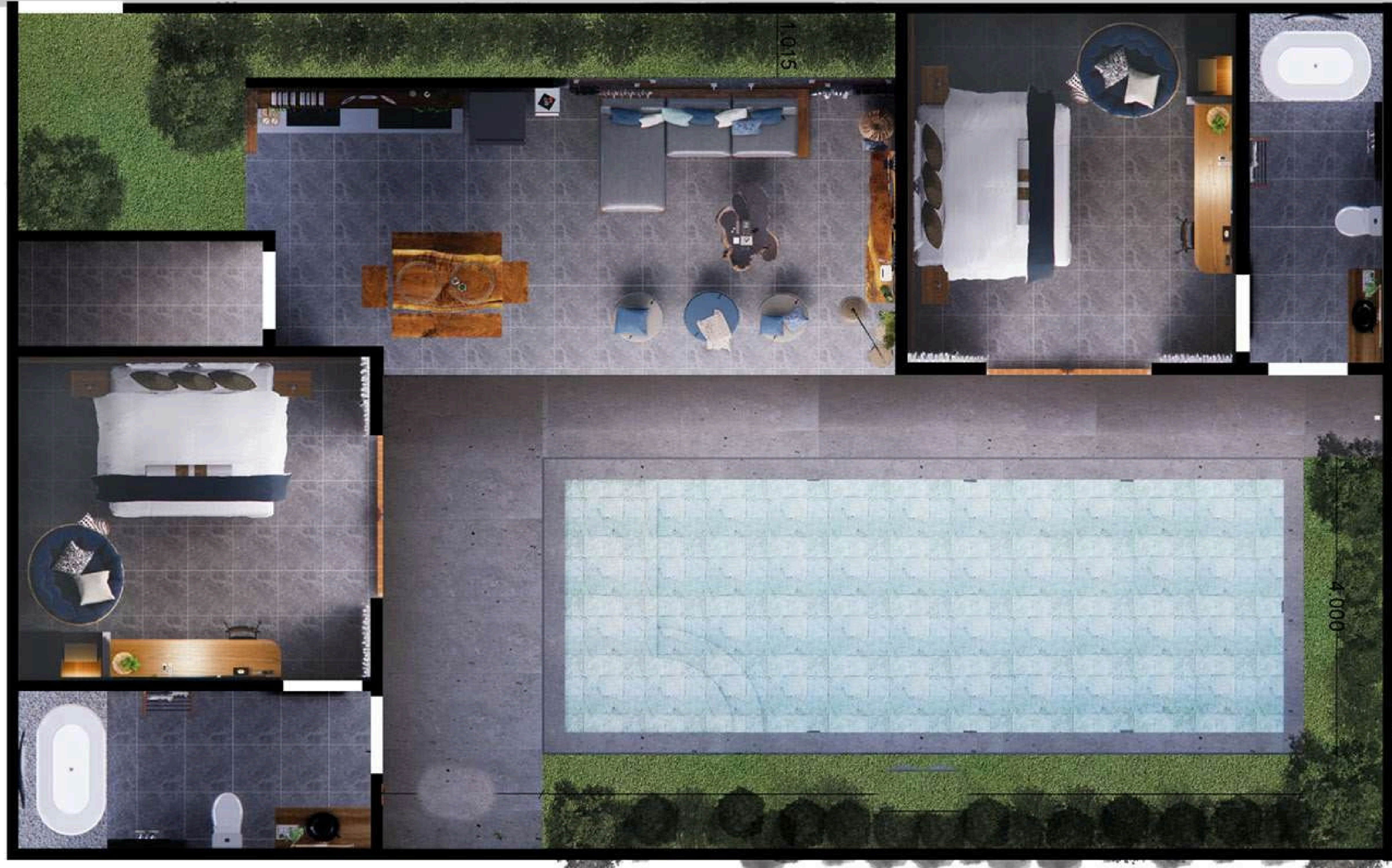
## VILLA 3

Experience the perfect synergy of Luxury and Convenience with harmonious fusion of modern architecture in this Villa. Sem Village is to create a dream villa with an exceptional design and great functionality.

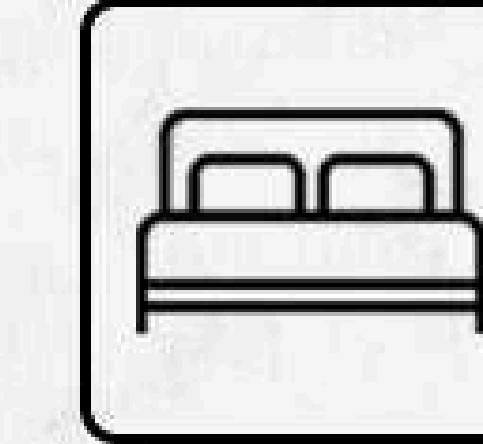
**\$231.000**  
**IDR 3.745.000.000**

LAND SIZE (SQM)  
**207**

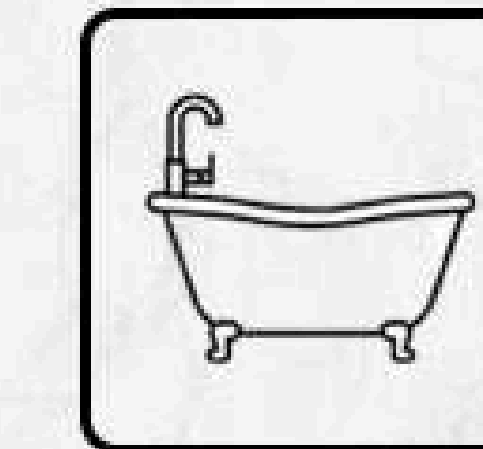
BUILDING SIZE (SQM)  
**171**



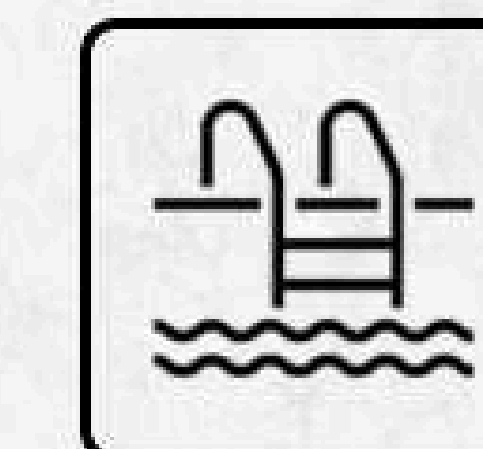
**TROPICAL MODERN**



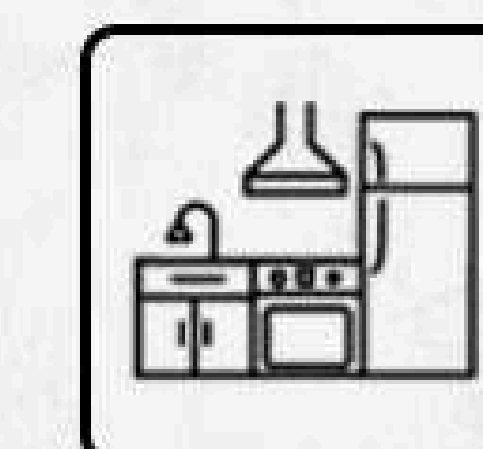
**2 KING SIZE BED**



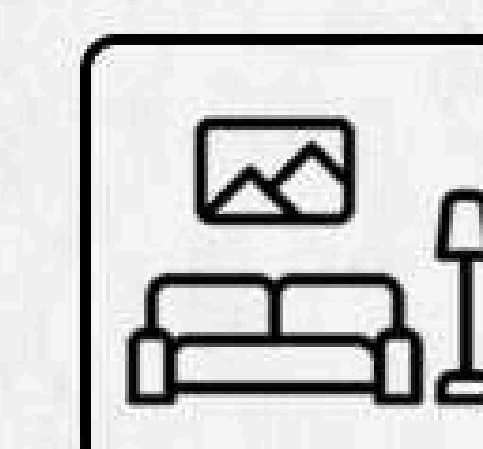
**BATHUB IN BATHROOM**



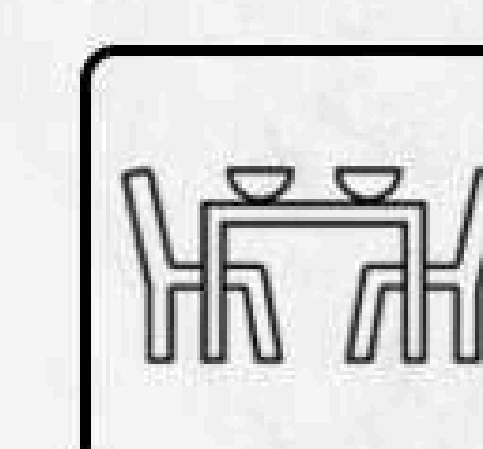
**SERENITY OF OUR PRIVATE POOL**



**KITCHEN**



**OPEN AIR LIVING ROOM**



**EXOTIC DINING ROOM**



**GREEN GARDEN COMFORT**





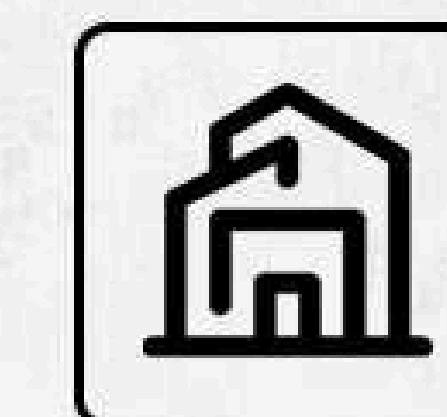
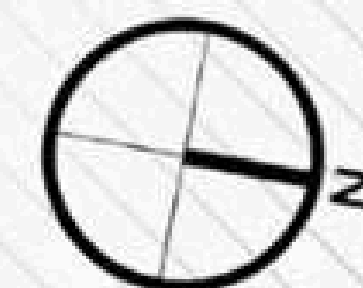
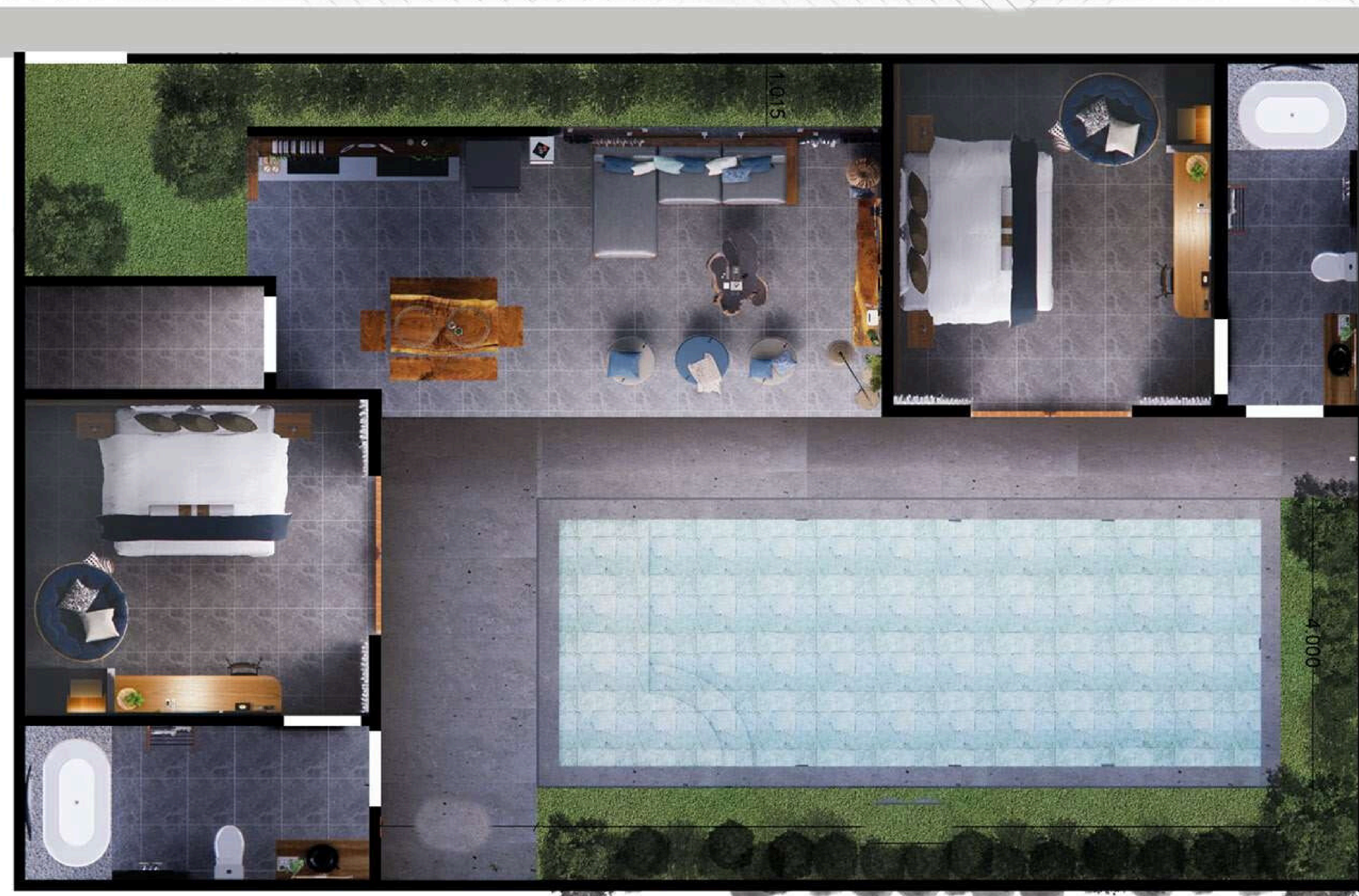
# VILLA 5

Experience the perfect synergy of Luxury and Convenience with harmonious fusion of modern architecture in this Villa. Sem Village is to create a dream villa with an exceptional design and great functionality.

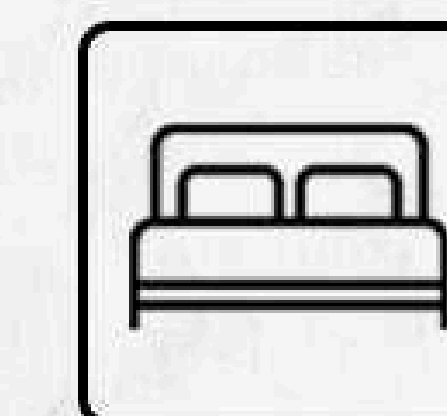
**\$230.000**  
**IDR 3.725.000.000**

LAND SIZE (SQM)  
**205**

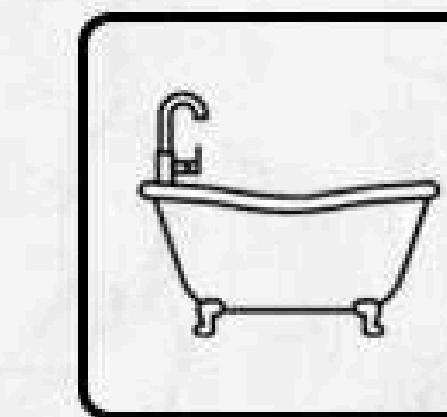
BUILDING SIZE (SQM)  
**170**



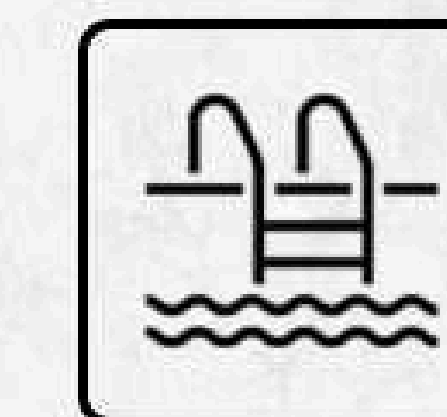
TROPICAL MODERN



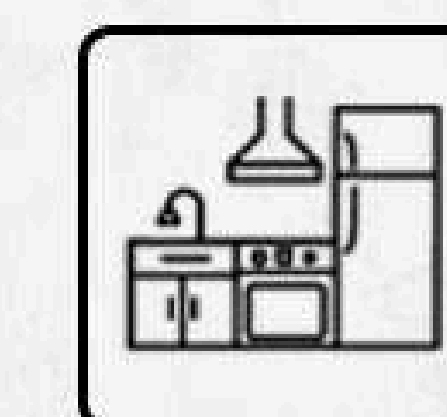
2 KING SIZE BED



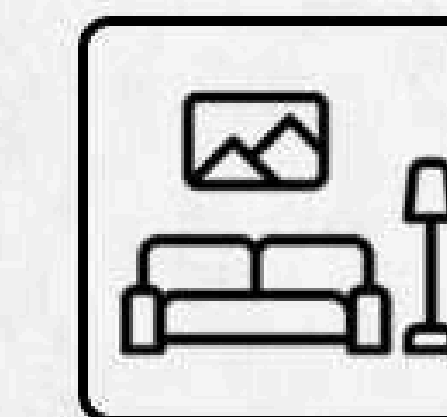
BATHUB IN BATHROOM



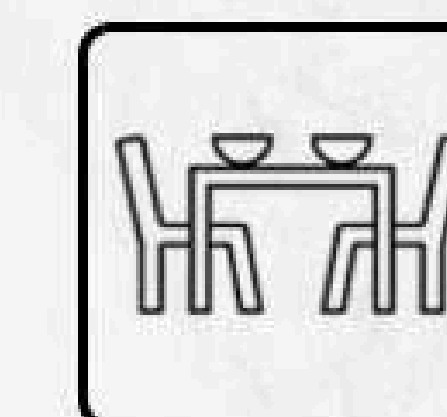
SERENITY OF OUR PRIVATE POOL



KITCHEN



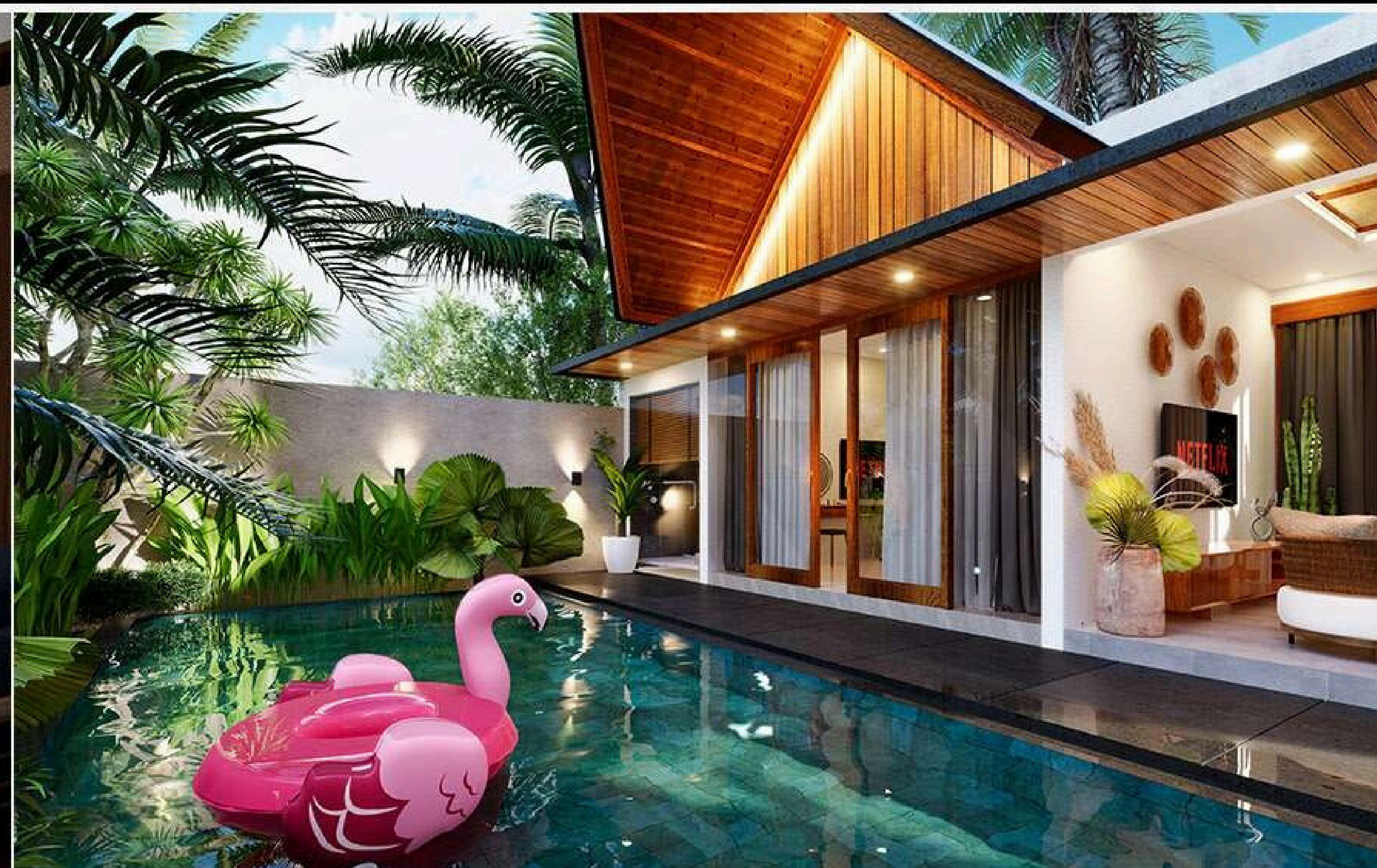
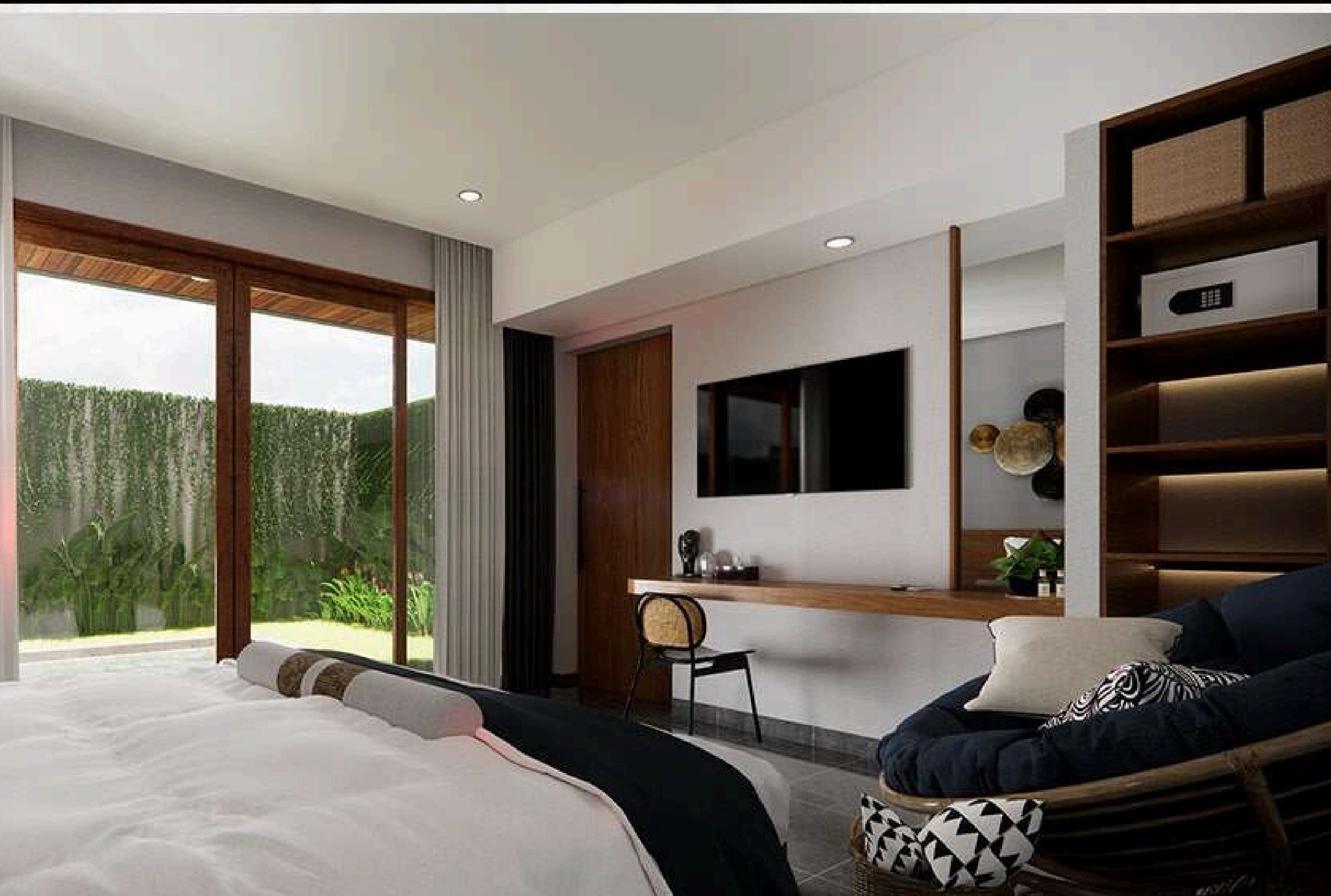
OPEN AIR LIVING ROOM



EXOTIC DINING ROOM



GREEN GARDEN COMFORT







## VILLA 7

Experience the perfect synergy of luxury and convenience with harmonious fusion of modern architecture in this villa. Sem Village is to create a dream villa with an exceptional design and great functionality.

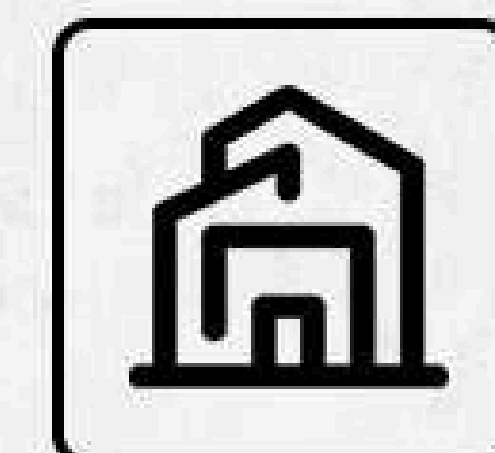
**\$258.000**  
**IDR 4.177.000.000**

LAND SIZE (SQM)

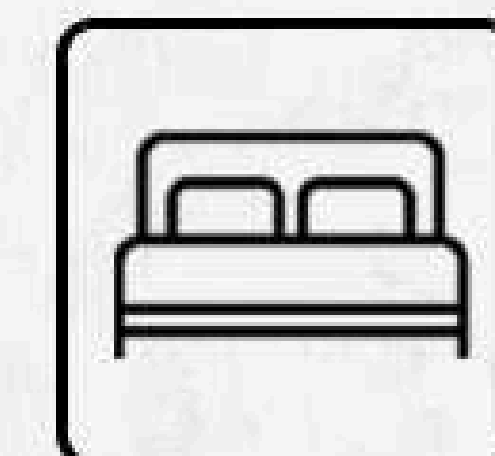
**244**

BUILDING SIZE (SQM)

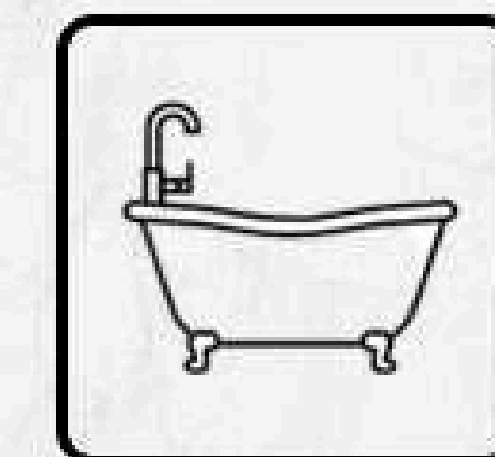
**195**



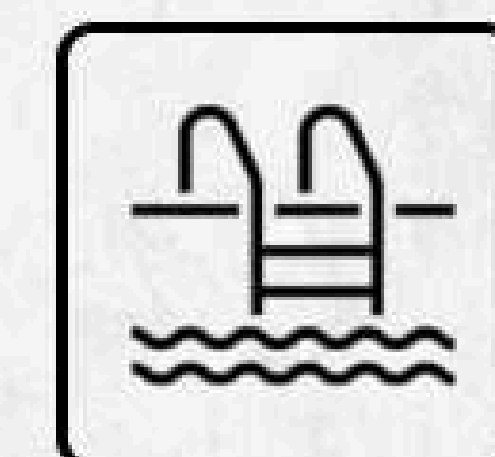
LUXURY OPEN SPACE



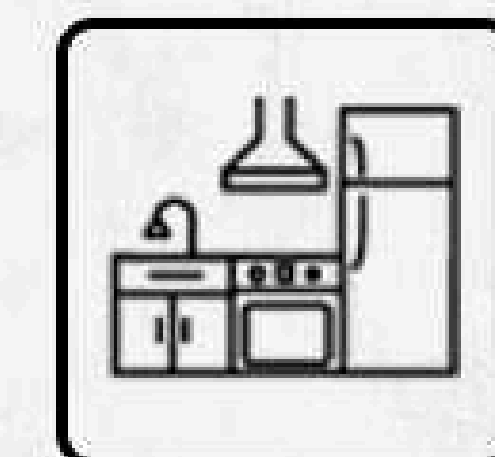
2 KING SIZE BED



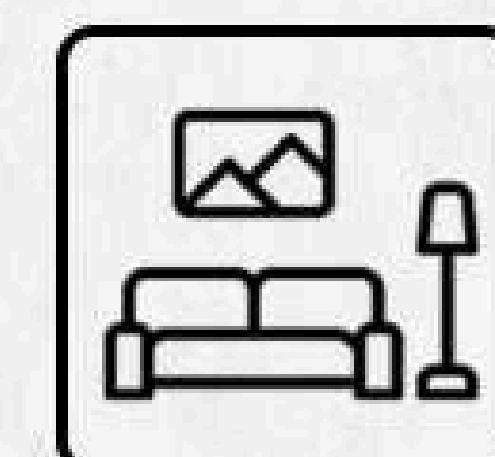
BATHUB IN BATHROOM



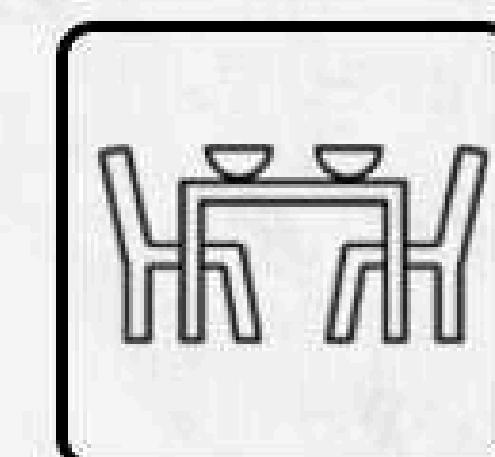
SERENITY OF OUR PRIVATE POOL



KITCHEN



OPEN AIR LIVING ROOM



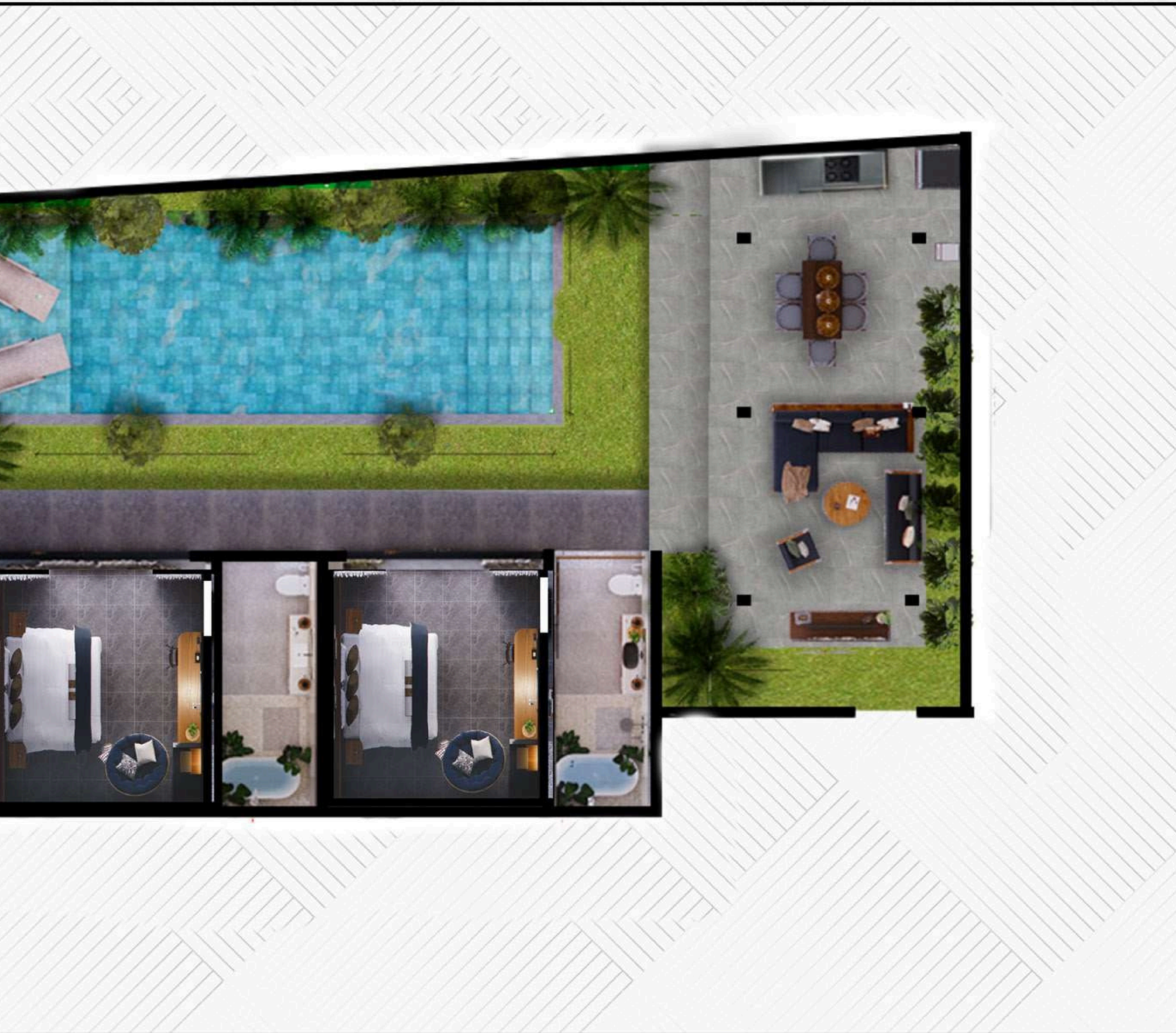
EXOTIC DINING ROOM



GREEN GARDEN COMFORT







## VILLA 8

Experience the perfect synergy of luxury and convenience with harmonious fusion of modern architecture in this villa. Sem Village is to create a dream villa with an exceptional design and great functionality.

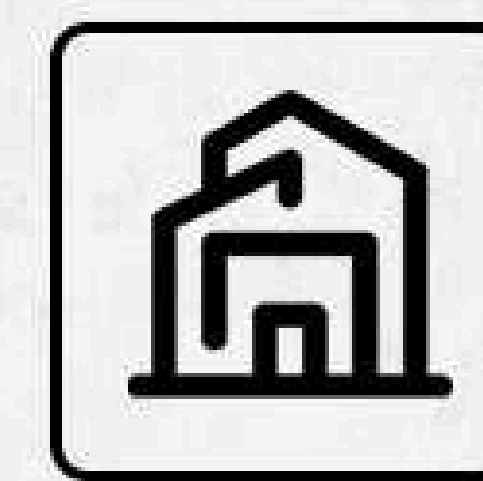
**\$253.000**  
**IDR 4.099.000.000**

LAND SIZE (SQM)

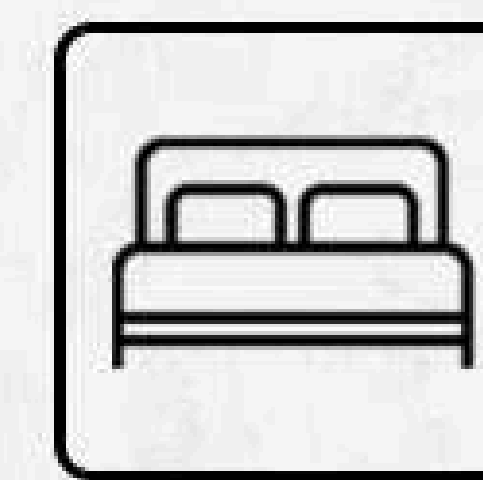
**244**

BUILDING SIZE (SQM)

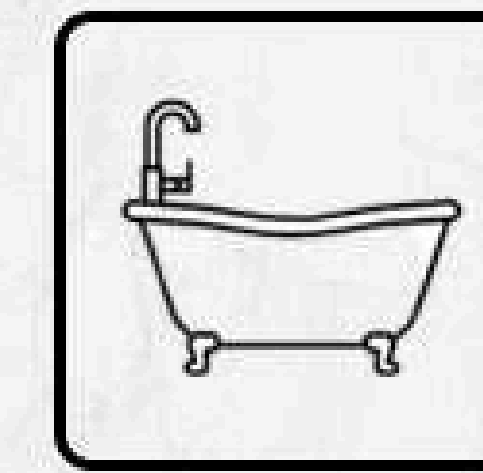
**187**



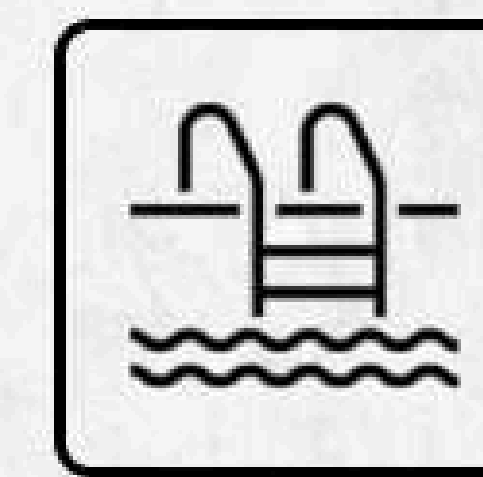
LUXURY OPEN SPACE



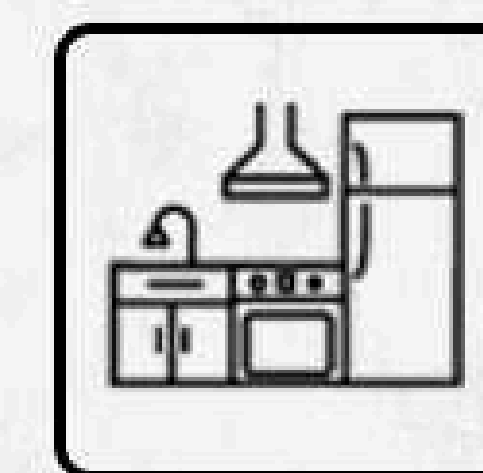
2 KING SIZE BED



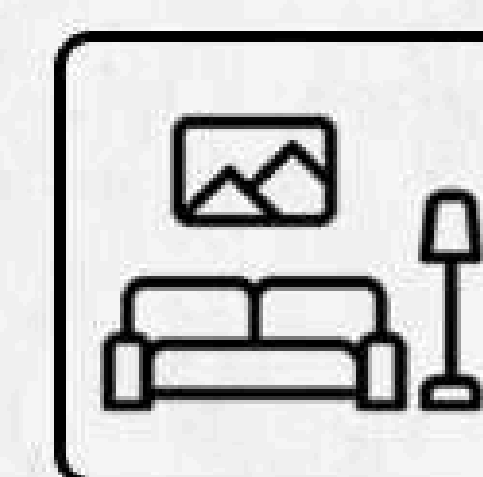
BATHUB IN BATHROOM



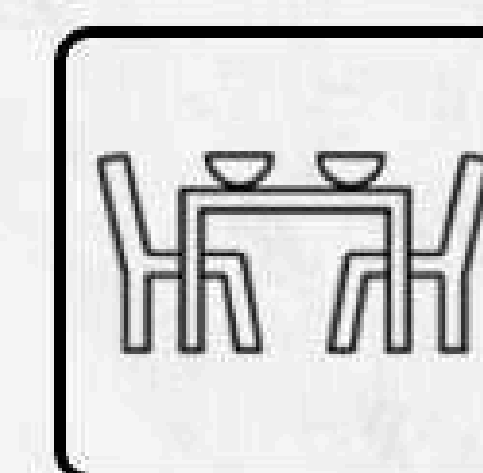
SERENITY OF OUR PRIVATE POOL



KITCHEN



OPEN AIR LIVING ROOM



EXOTIC DINING ROOM



GREEN GARDEN COMFORT







## VILLA 9

Experience the perfect synergy of luxury and convenience with harmonious fusion of modern architecture in this villa. Sem Village is to create a dream villa with an exceptional design and great functionality.

**\$237.500**  
**IDR 3.487.000.000**

LAND SIZE (SQM)

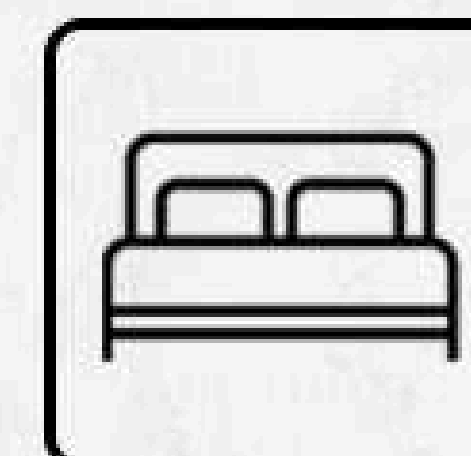
**215**

NETT SIZE (SQM)

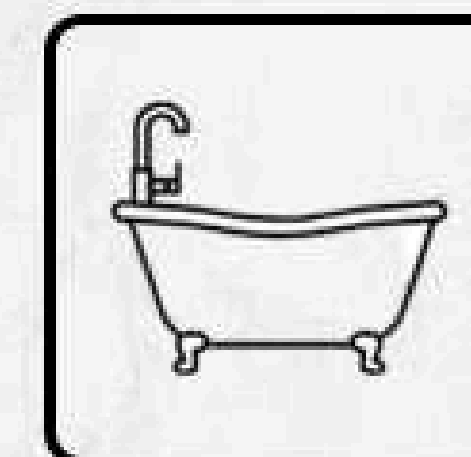
**177**



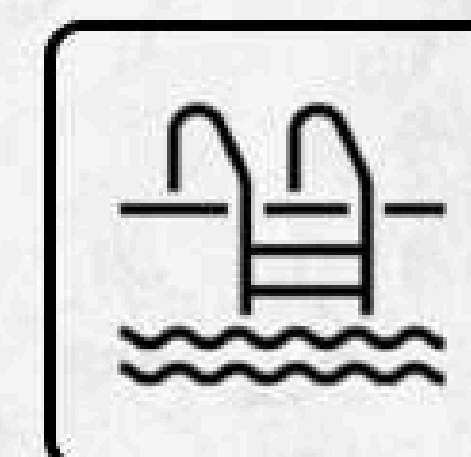
CONTEMPORARY MODERN



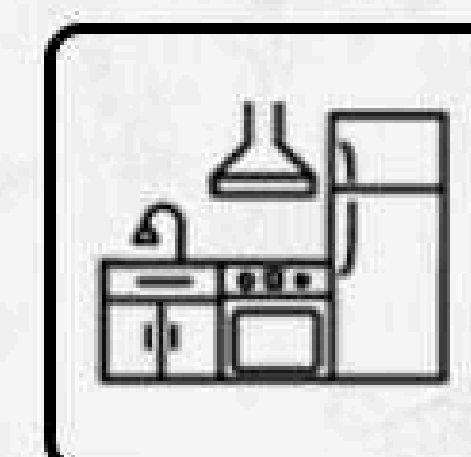
2 KING SIZE BED



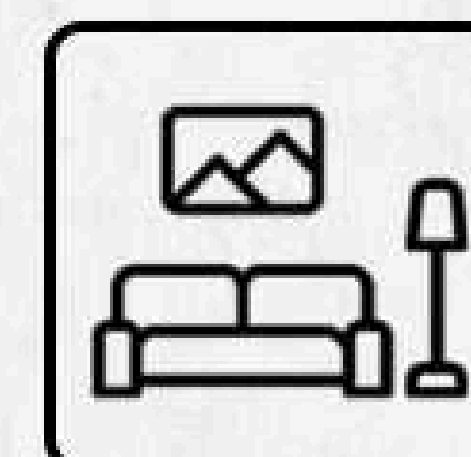
BATHUB IN BATHROOM



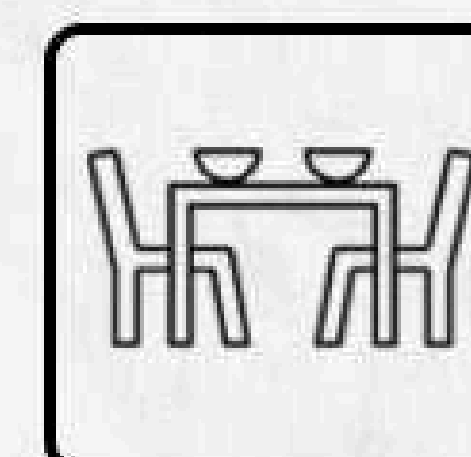
SERENITY OF OUR PRIVATE POOL



KITCHEN



OPEN AIR LIVING ROOM



EXOTIC DINING ROOM



GREEN GARDEN COMFORT





# SIMULATION OF PROJECTED RENTAL INCOME

NO. OF VILLA	VILLA 1	VILLA 2	VILLA 3	VILLA 5	VILLA 7	VILLA 8	VILLA 9	VILLA 10	VILLA 11	VILLA 12	VILLA 13
Rooms	2	2	2	2	2	2	2	2	2	2	2
Land Size (Sqm)	225	210	207	205	244	244	215	216	212	210	213
Building Size (Sqm)	174	172	171	170	195	187	177	170	170	170	170
Amount Invested (IDR)	3.870.800.000	3.771.700.000	3.745.000.000	3.725.000.000	4.177.000.000	4.099.000.000	3.847.000.000	3.760.000.000	3.780.000.000	3.770.000.000	3.790.000.000
No. of Days	365	365	365	365	365	365	365	365	365	365	365
Occupied (%)											
-Low Season	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
-Average Season	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
-High Season	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Nett Nightly Rate (After tax deducted) (IDR)	2.524.390	2.356.098	2.322.439	2.301.173	2.737.561	2.737.561	2.412.195	2.423.415	2.378.537	2.356.098	2.389.756
Monthly Income											
-Low Season	53.748.476	50.165.244	49.448.598	48.995.808	58.287.236	58.287.236	51.359.654	51.598.537	50.643.008	50.165.244	50.881.890
-Average Season	61.426.829	57.331.707	56.512.683	55.995.210	66.613.984	66.613.984	58.696.748	58.969.756	57.877.724	57.331.707	58.150.732
-High Season	69.105.183	64.498.171	63.576.768	62.994.611	74.940.732	74.940.732	66.033.841	66.340.976	65.112.439	64.498.171	65.419.573
Annual Revenue											
-Low Season	644.981.707	601.982.927	593.383.171	587.949.702	699.446.829	699.446.829	616.315.854	619.182.439	607.716.098	601.982.927	610.582.683
-Average Season	737.121.951	687.980.488	678.152.195	671.942.516	799.367.805	799.367.805	704.360.976	707.637.073	694.532.683	687.980.488	697.808.780
-High Season	829.262.195	773.978.049	762.921.220	755.935.331	899.288.780	899.288.780	792.406.098	796.091.707	781.349.268	773.978.049	785.034.878
Management Fee (10%)	73.712.195	68.798.049	67.815.220	67.194.252	79.936.780	79.936.780	70.436.098	70.763.707	69.453.268	68.798.049	69.780.878
<i>Expenses Does Include (Average Season) Staff, Electricity, Internet, Swimming pool, Supplies, Laundry, Upkeep &amp; maintenance, etc. Approx. rate 35%</i>	232.193.415	216.713.854	213.617.941	211.661.893	251.800.859	251.800.859	221.873.707	222.905.678	218.777.795	216.713.854	219.809.766
Nett Annual Revenue (Average Season)	431.216.341	402.468.585	396.719.034	393.086.372	467.630.166	467.630.166	412.051.171	413.967.688	406.301.620	402.468.585	408.218.137
Rate Opportunity Return (%)	11,14%	10,67%	10,59%	10,55%	11,20%	11,41%	10,71%	11,01%	10,75%	10,68%	10,77%

\*Price per night is the average price of the properties area based on land size

\*Percentage of management fee is based on own management hospitality charge

\*The estimated value is an illustration made in the present based on conservative projections & is not a basis for a cooperation agreement



# INTERIOR LOOKS (1)





# INTERIOR LOOKS (2)





# THE OFFERS

We build a dream called Sem Village to make your dreams come true, wrapped in warmth, comfort, and memories. We offered you privilege consists.

- 1) Excellent capital & rental gain
- 2) Bali Villa Management Included
- 3) Longterm leasehold 25 years + 25 years guarantee extension

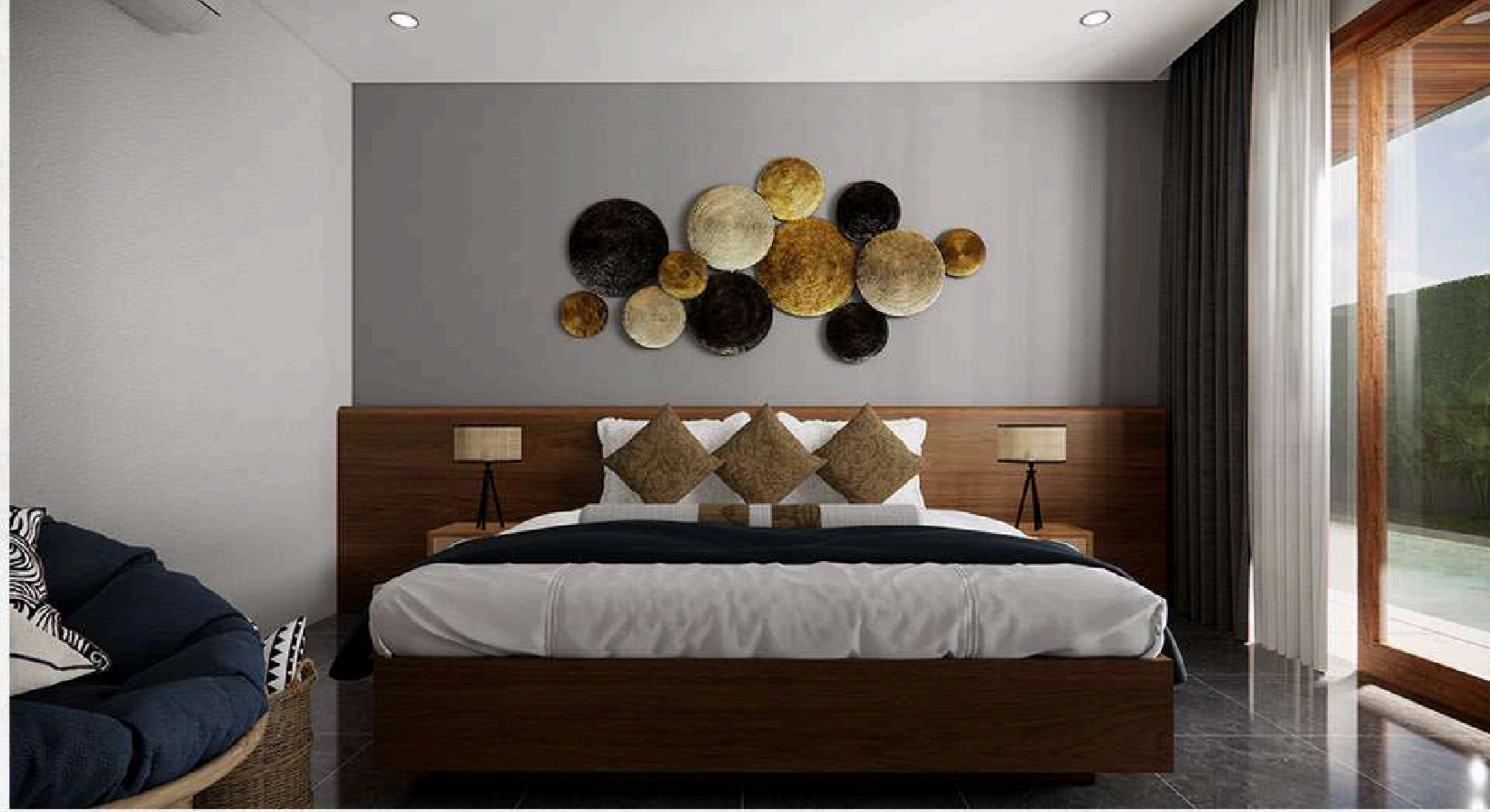




# PROPERTY FACILITIES

Combining modern elegance with authentic Balinese charm to prioritize functional buildings. We provide standard quality villas that are well-maintained.

-  PRIVATE POOL
-  PARKING AVAILABLE
-  FULL FURNISHED
-  24 HOURS & SECURITY
-  WI-FI & ELECTRICITY
-  FIRE EXTINGUISHER
-  WATER HEATER
-  ALL HOTEL AMENITIES
-  WATER SOURCE







## CONSTRUCTION PROGRESS

### ESTIMATED FINISH (NOVEMBER 2024)

Construction will take approximately around 8 months, finish in November 2024

### ALREADY STARTED FOR CONSTRUCTION (MAY 2024)

Off-plan villa investment in Seminyak currently under construction with the best offer

### RENTAL PREPARATION (DECEMBER 2024 - JANUARY 2025)

Two months for finishing, furniture, decoration and supplies - all preparation for rental



An aerial photograph of the ocean with several surfers waiting for waves. The water is a deep teal color, and a white wave is breaking in the lower center. The surfers are scattered across the lower half of the frame, each on their own surfboard.

LET'S EXPLORE YOUR POTENTIAL INVESTMENT IN BALI...