

VISION BALI PROPERTY

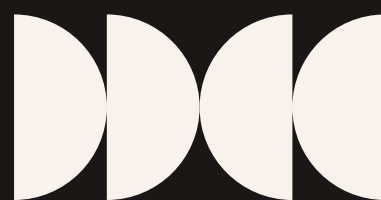
# Canggu

Elite  
location

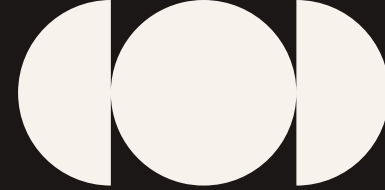


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The Vie Group



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# About Us

61

Properties

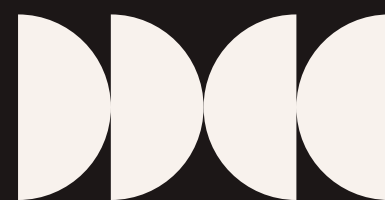
Built.  
Managed.

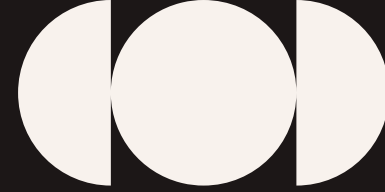


With 18 years of industry expertise, we offer unparalleled knowledge across diverse property types. Our commitment to customer satisfaction is ingrained in our ethos, meeting the discerning standards of investors. Specializing in luxury-class properties and fully furnished buildings, we ensure exceptional experiences. Leveraging partnerships with stakeholders and local businesses, we extend comprehensive real estate and property management services, elevating your investment journey.

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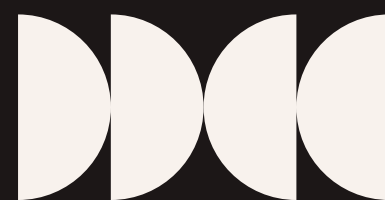
# Why Invest in Bali

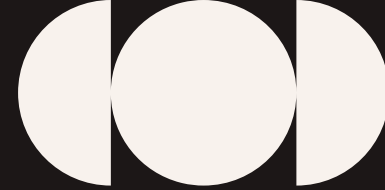
**Growing Real Estate Market:** Bali's real estate market has experienced steady growth in recent years, making it an attractive option for property investment. Foreigners can lease land for long periods or establish partnerships with local businesses to navigate land ownership restrictions. There is a strong demand for vacation rentals, providing passive income potential for property owners.

**Strategic Location:** Bali's strategic location within Southeast Asia offers convenient access to other major tourist destinations in the region, such as Singapore, Thailand, and Australia. This proximity enhances Bali as a hub for regional tourism and vacation home ownership.

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# Why Invest in Bali

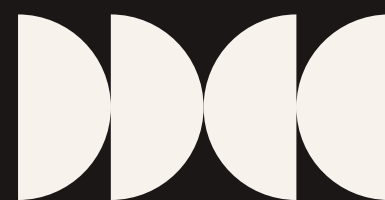
## **Thriving Tourism Sector and Favorable Business Environment**

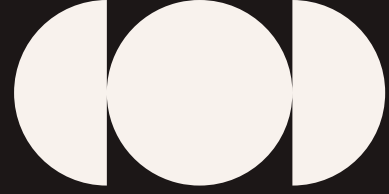
**Environment:** Bali is a renowned international tourist destination, attracting millions of visitors each year. Bali's government encourages investment and has policies to facilitate business activities. The region has a low tax burden, streamlined processes for establishing businesses, and incentives for investors such as tax holidays and investment allowances.

**High Return on Investment:** Bali offers the potential for attractive returns on investment, particularly in the tourism and hospitality sectors.

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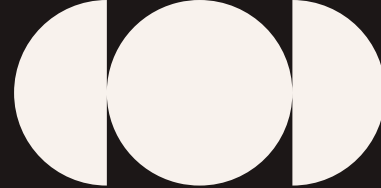
# Canggu Area



Its burgeoning popularity as a destination for tourists seeking a blend of serene landscapes, vibrant culture, and modern amenities ensures a steady stream of rental demand, promising attractive returns on investment. The area's strategic location, nestled between the bustling Seminyak and the serene Tanah Lot, makes it a prime spot for both short-term rentals and long-term residency.



**Scan Location**



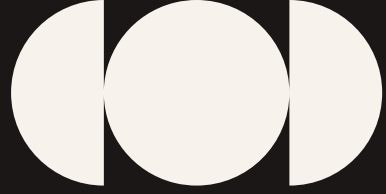
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# Villa Project Location



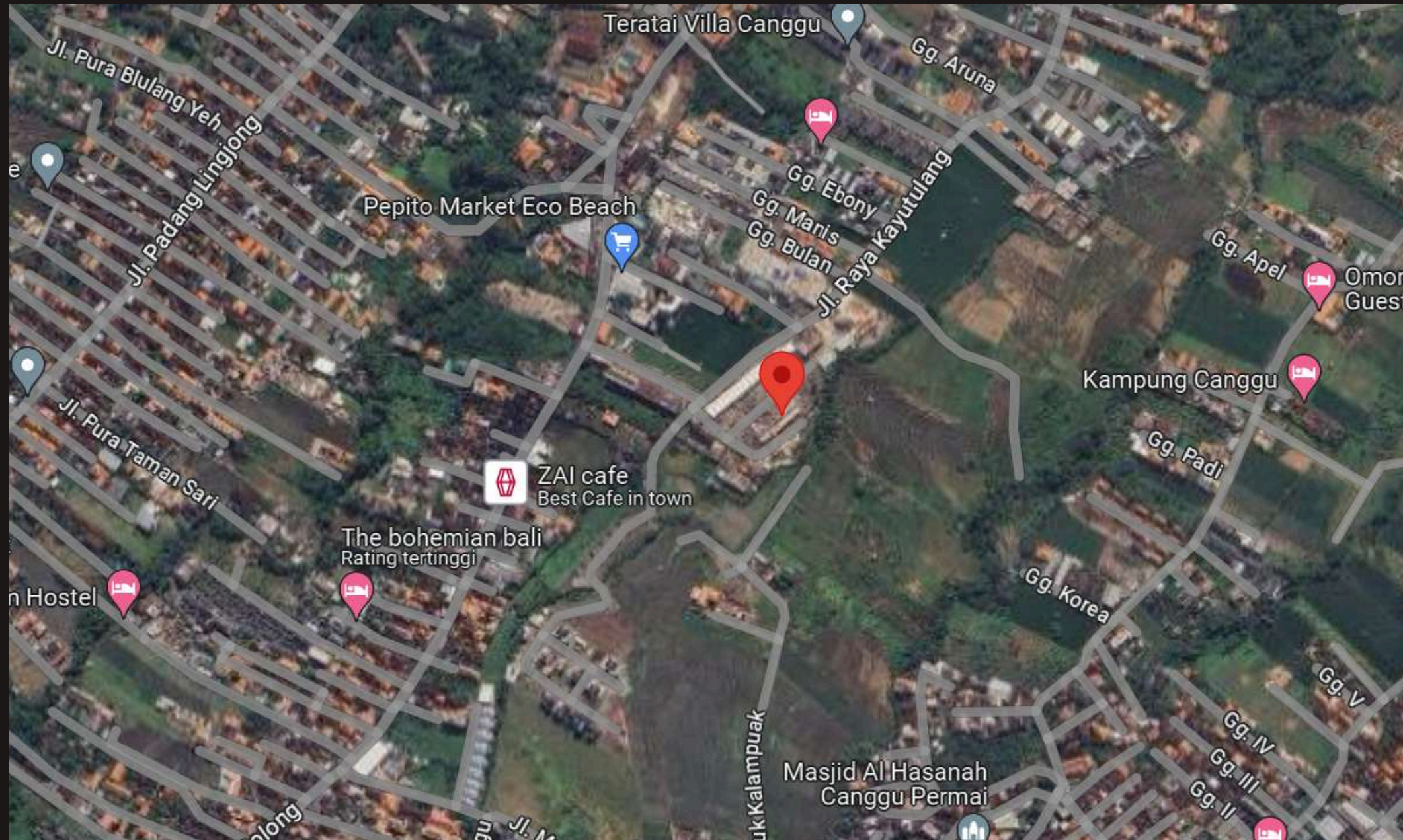
## Area highlights

- 2,5 km from Batu Bolong Beach
- 2,7 km from Echo Beach
- 2,7 km from Canggu Beach
- 3,6 km from Pererenan Beach
- 4,0 km from Berawa Beach
- 6 km from Seseh Beach
- 2,5 km from The Lawn Canggu Beach Club
- 2,6 km from La Brisa Bali
- 3,8 km from Finns Beach Club
- 3,9 km from Atlas Beach Club



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# Property Project Location



## Land Strategic Location

- 2 mins drive to Pepito Market Eco Beach
- 2 mins drive to Black Sand Brewery
- 3 mins drive to 12 Urban Cafe
- 5 mins drive to Copenhagen
- 5 mins drive to Blacklist Coffee Roasters
- 6 mins drive to Nirvana Health & Lifestyle Complex
- 7 mins drive to Milk and Madu Beach Road
- 7 mins drive to Woods Pererenan



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# CANGGU FREEHOLD VILLA

Land Area: 122 sqm

Building Area: 151 sqm





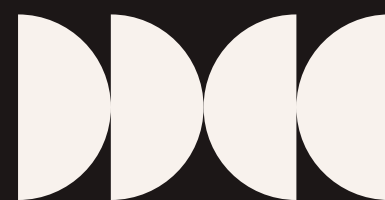


# Floor Plan



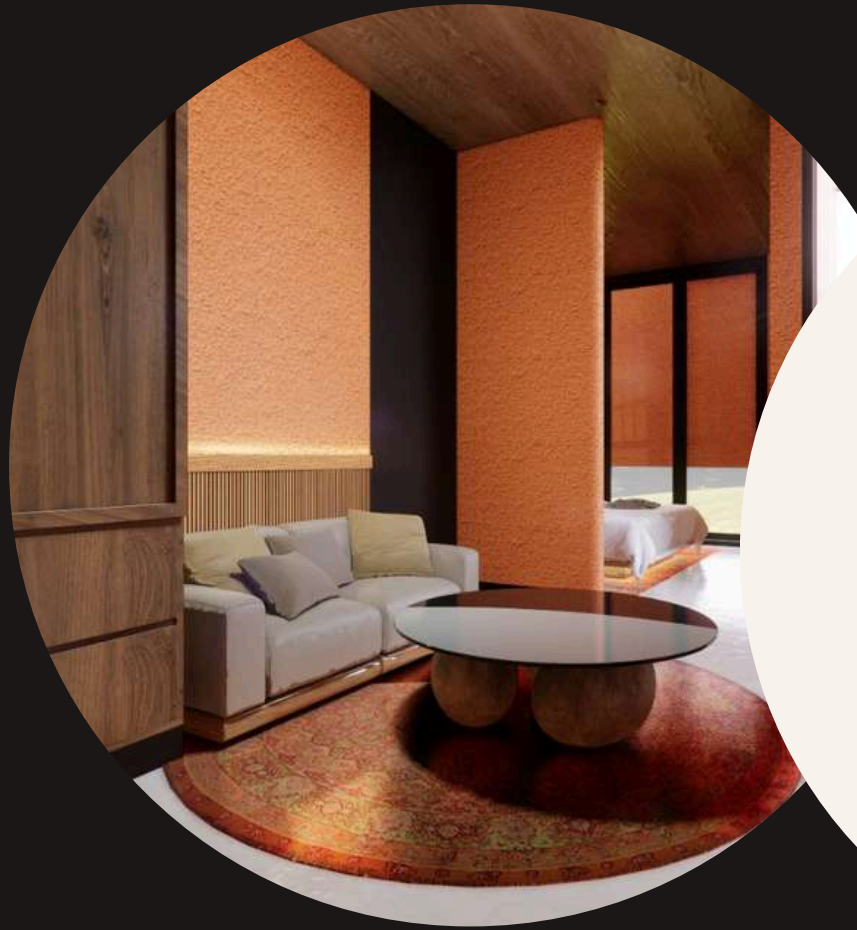
## 1st Floor

- Living Room
- Dining Room
- Kitchen
- Powder Room
- Service Area
- Private Pool



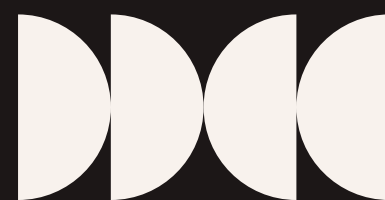


# Floor Plan



## 2nd Floor

- Bedroom
- Living Room
- Wardrobe
- Bathroom
- Bathub



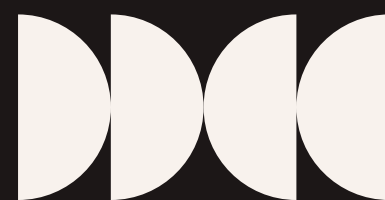


# Floor Plan



## 3rd Floor

- Bedroom
- Wardrobe
- Bathroom
- Study Room



## Freehold / SHM

### Payment Term

- Downpayment 35%
- Term II 33%
- Turn key date 32%

USD  
355,000

IDR  
5,700,000 K

Owning freehold land in Bali grants the owner unrestricted rights to utilize, develop, sell, or transfer both the land and any structures on it, provided they comply with local regulations. Freehold ownership offers greater security, control, and flexibility compared to leasehold arrangements.





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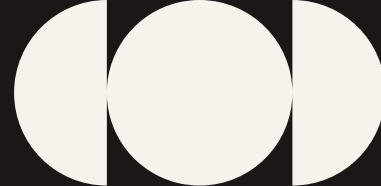


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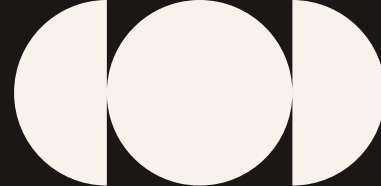


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# Investor Projection

Occupancy Rate		75%	80%	85%	90%	95%
Average Room rate		4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Revenue		90,000,000	96,000,000	102,000,000	108,000,000	114,000,000
Other Revenue	15%	13,500,000	14,400,000	15,300,000	16,200,000	17,100,000
Total Revenue		103,500,000	110,400,000	117,300,000	124,200,000	131,100,000
OTA	15%	13,500,000	14,400,000	15,300,000	16,200,000	17,100,000
Tax	10%	10,350,000	11,040,000	11,730,000	12,420,000	13,110,000
<b>Total Revenue</b>		<b>79,650,000</b>	<b>84,960,000</b>	<b>90,270,000</b>	<b>95,580,000</b>	<b>100,890,000</b>
Expenses	10%	7,965,000	8,496,000	9,027,000	9,558,000	10,089,000
Nett Profit		71,685,000	76,464,000	81,243,000	86,022,000	90,801,000
<b>Total Nett Profit</b>		<b>71,685,000</b>	<b>76,464,000</b>	<b>81,243,000</b>	<b>86,022,000</b>	<b>90,801,000</b>

Monthly income approximate= IDR81,243,000



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# Investor Projection

## Return on Investment approx year 5

ROI PREDICTION																
Year 1-6	Average Occupancy Rates	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	SUM BY YEAR	Rolling	
Year 1	85%	81,243,000	81,243,000	81,243,000	81,243,000	81,243,000	81,243,000	81,243,000	81,243,000	81,243,000	81,243,000	81,243,000	81,243,000	974,916,000	<b>974,916,000</b>	YEAR 1
Year 2	90%	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	1,032,264,000	<b>2,007,180,000</b>	YEAR 2
Year 3	95%	90,801,000	90,801,000	90,801,000	90,801,000	90,801,000	90,801,000	90,801,000	90,801,000	90,801,000	90,801,000	90,801,000	90,801,000	1,089,612,000	<b>3,096,792,000</b>	YEAR 3
Year 4	90%	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	1,032,264,000	<b>4,129,056,000</b>	YEAR 4
Year 5	90%	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	1,032,264,000	<b>5,161,320,000</b>	YEAR 5
Year 6	90%	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	1,032,264,000	<b>6,193,584,000</b>	YEAR 6
Year 7	90%	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	86,022,000	1,032,264,000	<b>7,225,848,000</b>	YEAR 7
														<b>TOTAL</b>	<b>7,225,848,000</b>	

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