



# Cyrus Villa

WARM LUXURY SPACE  
TO ESCAPE

# Our Agenda

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- 01 About Us
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- 03 Agent of The Month
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# About Us!

WARM LUXURY SPACE TO ESCAPE



Cyrus Villa is a luxurious Moroccan-inspired living space with earth tones intended to make you feel comfortable and full of warmth. Earthy tones at Cyrus Villa perceived as warm, comfortable, serene, and perfect for adulty-only intimate escape, honeymoon, or staycation.

Cyrus Villa features One Bedroom villa with a private pool, king-size bed, outdoor jacuzzi, smart villa: electronics controlled by Alexa and endless entertainment with a movie on the big tv screen with Netflix.

This villa located at Jl. Pengipian No.8x, Kerobokan Kelod, is a bit away from the hustle and bustle of Seminyak, but still easy to reach because it is only 25 minutes from Bali International Airport and only 15 minutes from Seminyak beach to enjoy the stunning sunset.



# Ranking

**Cyrus Villa Seminyak by iNi**  

**Vie Hospitality**  
4,9 ★★★★★ (100)  
Vila di Kuta Utara, Bali · Buka

[Ringkasan](#) [Ulasan](#) [Foto](#) [Harga](#) [Ole](#)

Berdasarkan 13 tamu

**9.3**  **Luar Biasa**

Kebersihan ★★★★★  
Kenyamanan ★★★★★  
Makanan ★★★★★  
Lokasi ★★★★★  
Pelayanan ★★★★★



**5,0** **Luar biasa**  98 ulasan

No. 5 dari 78 hotel di Kerobokan Kelod

 Lokasi  
 Layanan  
 Nilai

Beri saran perbaikan untuk menyempurnakan tampilan kami.

**9,4** **Luar biasa**  
12 ulasan 

Lokasi 8,5

Kebersihan ↑ 9,6

Harganya sepadan ↑ 9,4

Fasilitas ↑ 9,6

Kenyamanan ↑ 9,6

Staf 9,8

 Nilai tinggi untuk Seminyak



# Why Invest Bali

1. **Thriving Tourism Sector and Favorable Business Environment:** Bali is a renowned international tourist destination, attracting millions of visitors each year. The island's popularity ensures a constant stream of tourists. Bali's local government actively encourages investment and has implemented policies to facilitate business activities. The region has a relatively low tax burden, streamlined processes for establishing businesses, and various incentives for investors, such as tax holidays and investment allowances.

2. **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. Additionally, there is a strong demand for vacation rentals, providing income potential for property owners.

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

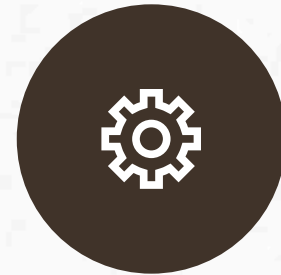
4. **Strategic Location:** Bali's strategic location within Southeast Asia offers convenient access to other major tourist destinations in the region, such as Singapore, Thailand, and Australia. This proximity enhances Bali's attractiveness as a hub for regional tourism and can potentially expand business opportunities beyond the island itself.

# Investment Opportunity



## Full legal Investment

Providing clients with streamlined legal services, tax accountability, and carefully calculated monthly revenue reports



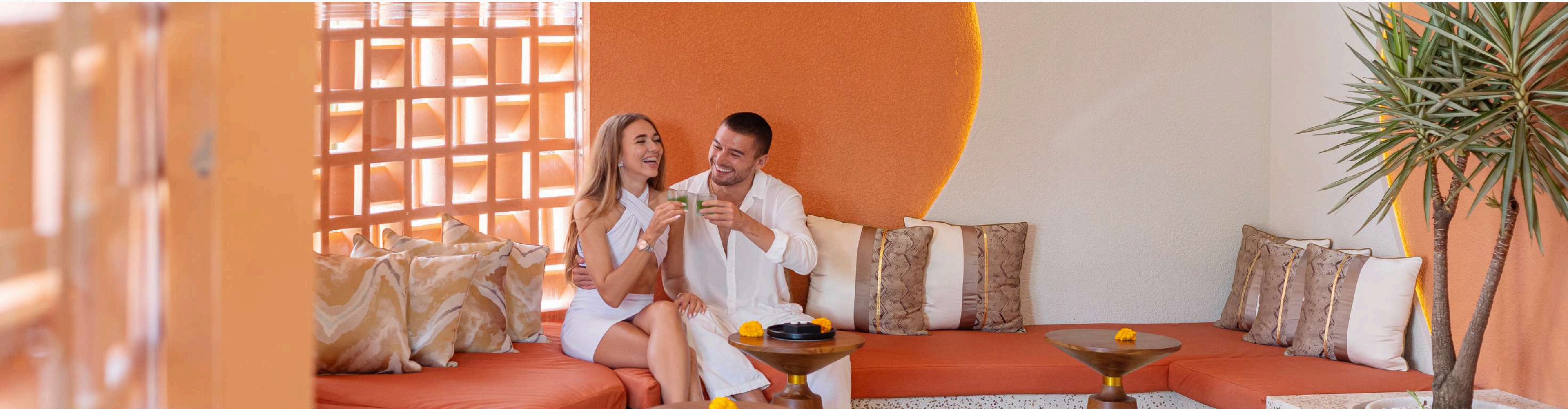
## Management

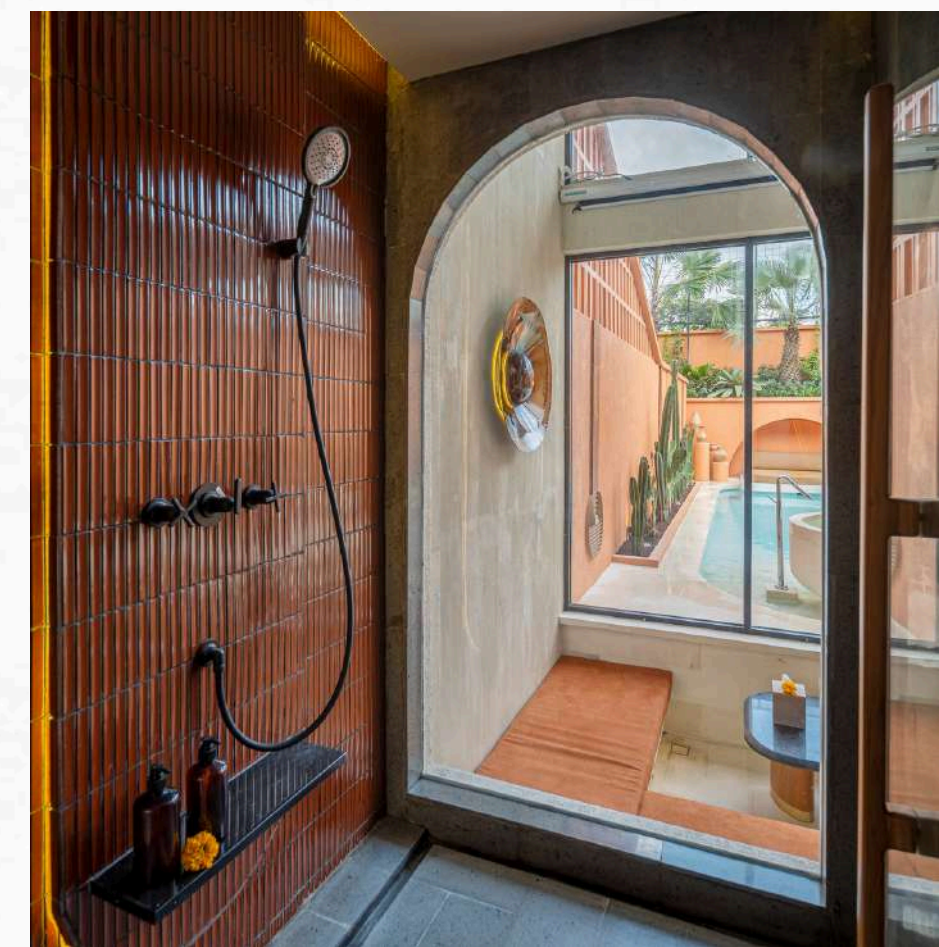
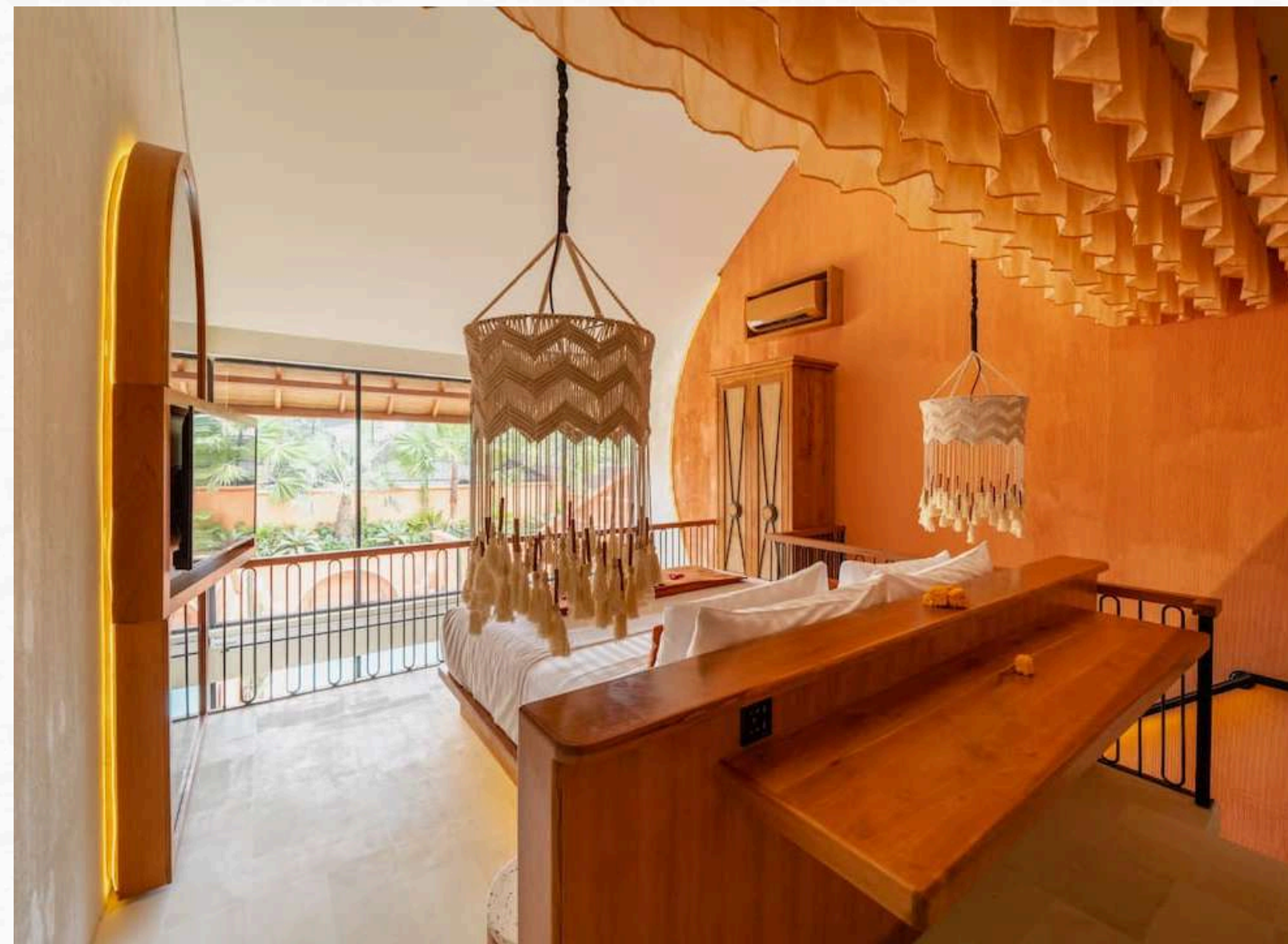
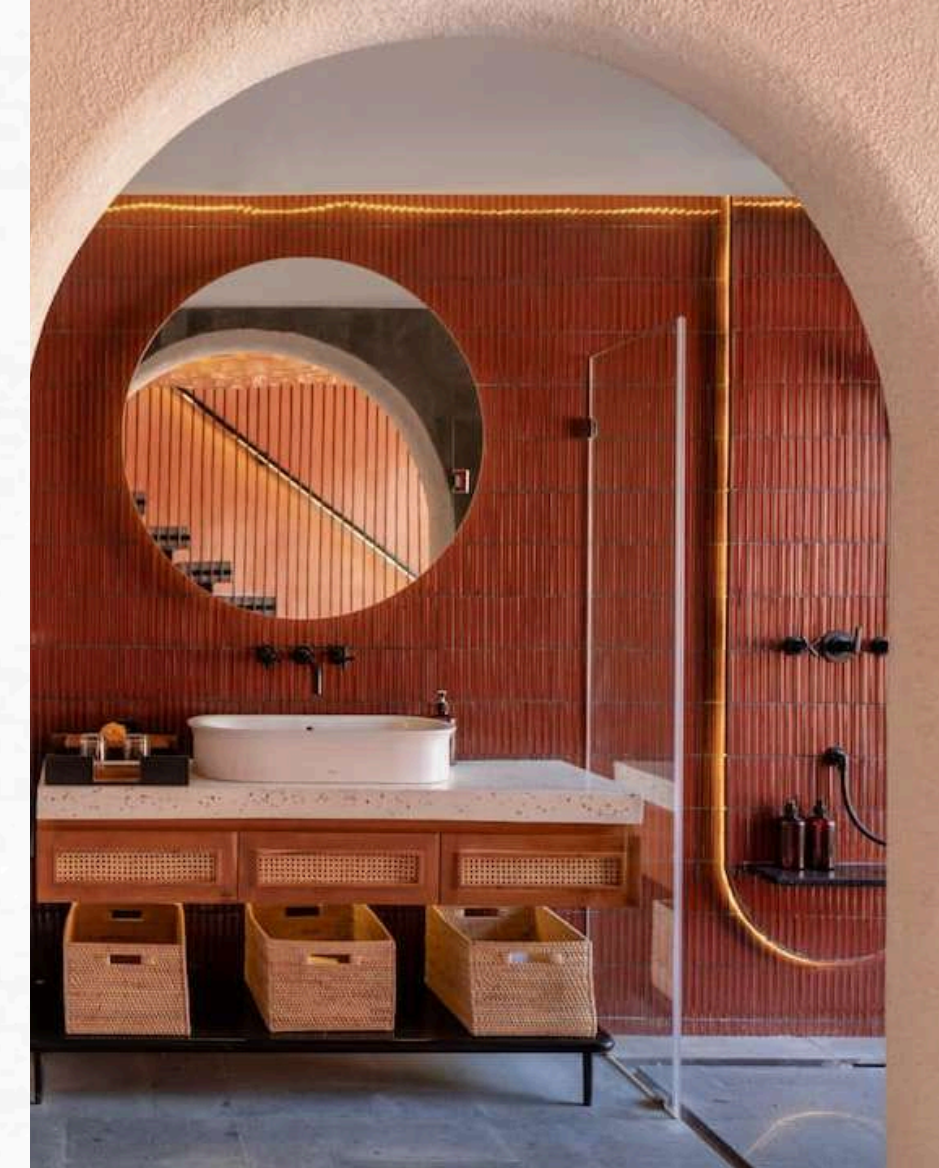
Our experienced management team has deep experiences and strong track records and marketing. We practice managerial transparency and value the trust our clients have placed in us.



## High Return Investment

We provide our clients with strong returns on investments and ownership perks such as free nights and other discounts





Size: 120 m<sup>2</sup>

2 Floors

One Bedroom Smart Villa with

Private Pool

Spacious Outdoor Bathtub

Living Area

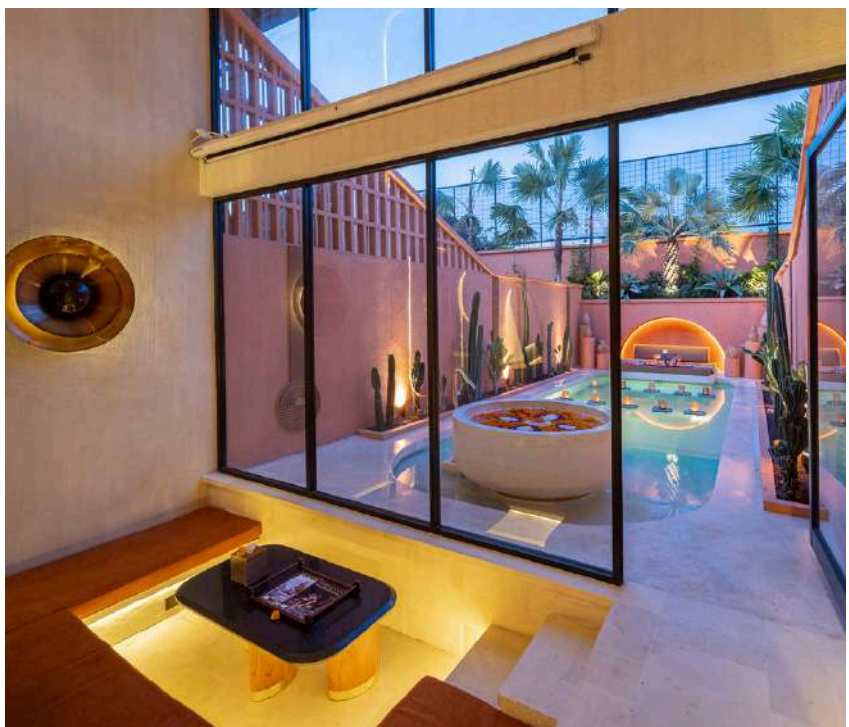
One unit left!

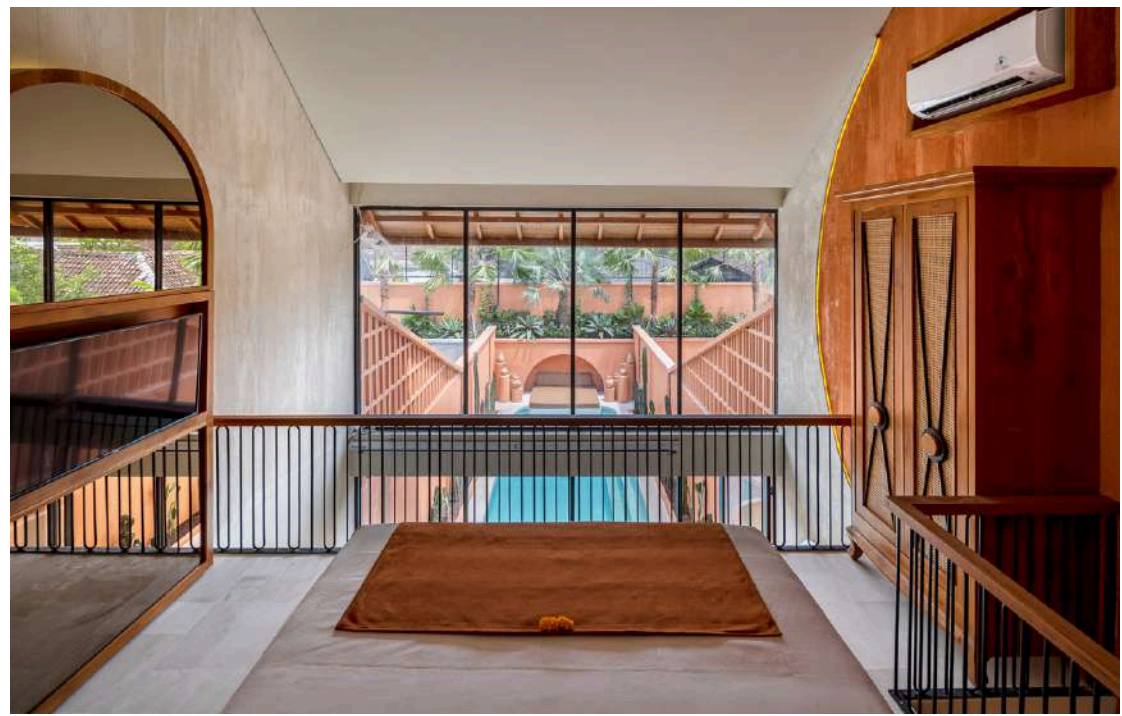
**US\$ 247,000**

**IDR 3,950,000K**



# GALLERY

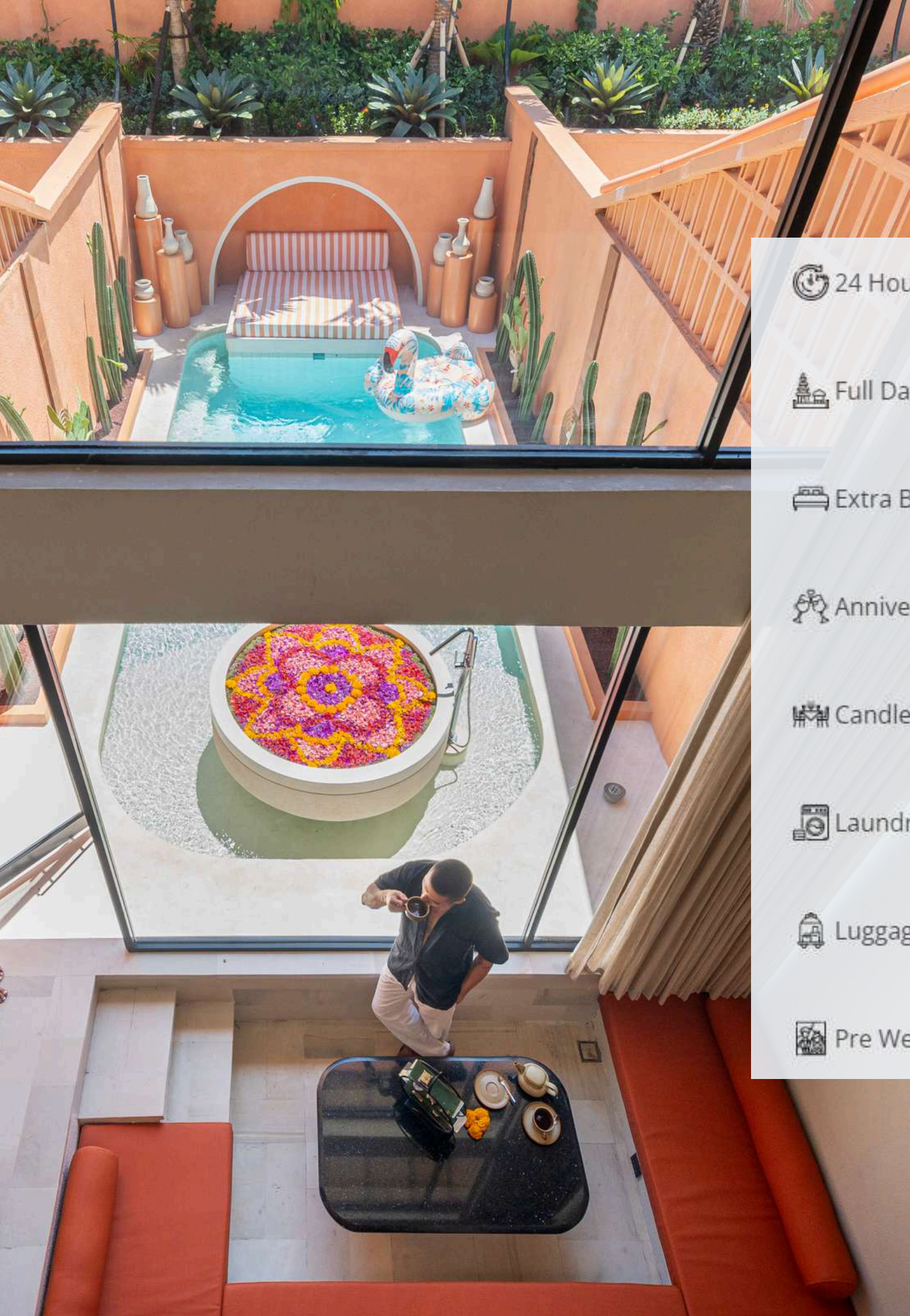






# GALLERY

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# RESORT SERVICES




 24 Hours Staff

 Full Day Tour

 Extra Bed

 Anniversary Celebrations

 Candle Light Dinner

 Laundry Services

 Luggage Services

 Pre Wedding Services

 Front Desk

 Half Day Tour


 Spa Treatment

 Romantic Decorations

 Room Services

 Motorbike Rentals


 Daily Housekeeping

 Meeting & Gathering Services

 Tour Desk

 Parking Area


 Floating Breakfast

 Birthday Surprises

 Afternoon Tea

 Floats

 Wedding Service

 Proposal Arrangement

# Strategic Location

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Jl. Pengipian No.8x, Kerobokan Kelod,  
Kec. Kuta Utara, Badung, Bali 80361

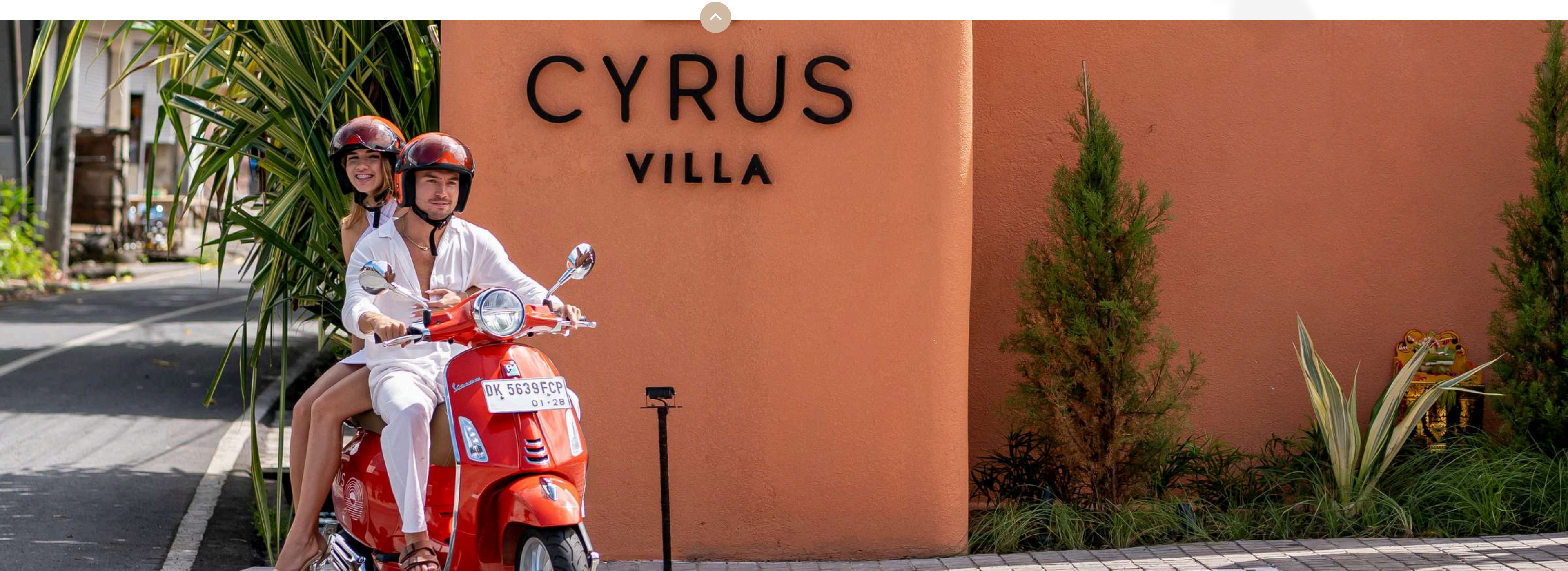
3,2 km to Petitenget Restaurant Area

4,1 km to Seminyak Beach

4,9 km to Double Six Beach

6,8 km to Kuta Beach

11,2 km from I Gusti Ngurah Rai International Airport



# Customer Feedback

See what people are saying

“

**Nick** ★ ★ ★ ★ ★

Absolutely stunning Villa. One of the most beautiful hotels I've ever seen. a great place for a photo to make everyone at home jealous.

”

“

**Nandita** ★ ★ ★ ★ ★

Come to bali for honeymoon. And stay at cyrus villa , get the romantic decor on bad , and pool.. Staff helpfull , quaiet and clean. Thank you..

”





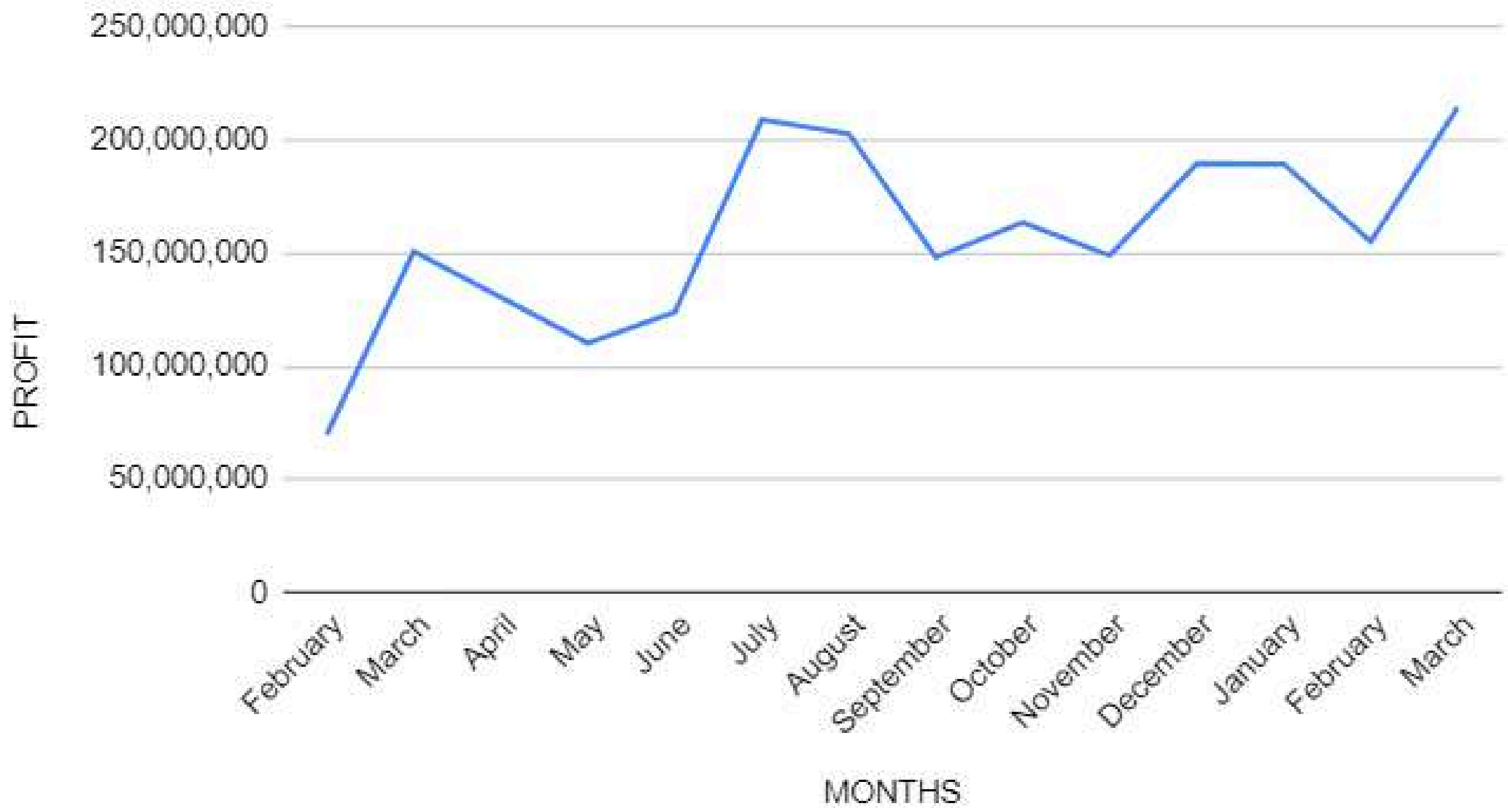






# REAL TIME CURRENT CYRUS VILLA PROFIT 2023 - 2024

PROFIT and LOSS CYRUS VILLA



# RETURN OF INVESTMENT VILLA PER UNIT – ROI approximately 5-6 YEARS

Invest Today, Enjoy Tomorrow: Long-Term Passive Income Awaits You

## CYRUS VILLA

1 UNIT PRIVATE VILLA    Sale Price

IDR Indonesian Rupiah    3,950,000,000

USD                            247,000

| Occupancy Rate                |     | 75%               | 80%               | 85%                | 90%                | 95%                |
|-------------------------------|-----|-------------------|-------------------|--------------------|--------------------|--------------------|
| Average Room rate             |     | 3,500,000         | 3,500,000         | 3,500,000          | 3,500,000          | 3,500,000          |
| Revenue                       |     | 78,750,000        | 84,000,000        | 89,250,000         | 94,500,000         | 99,750,000         |
| Other Revenue                 | 15% | 11,812,500        | 12,600,000        | 13,387,500         | 14,175,000         | 14,962,500         |
| <b>Total Revenue</b>          |     | <b>90,562,500</b> | <b>96,600,000</b> | <b>102,637,500</b> | <b>108,675,000</b> | <b>114,712,500</b> |
|                               |     |                   |                   |                    |                    |                    |
| Tax                           | 10% | 9,056,250         | 9,660,000         | 10,263,750         | 10,867,500         | 11,471,250         |
| <b>Total Revenue</b>          |     | <b>81,506,250</b> | <b>86,940,000</b> | <b>92,373,750</b>  | <b>97,807,500</b>  | <b>103,241,250</b> |
|                               |     |                   |                   |                    |                    |                    |
| Expenses                      | 20% | 16,301,250        | 17,388,000        | 18,474,750         | 19,561,500         | 20,648,250         |
| <b>Nett Profit before fee</b> |     | <b>65,205,000</b> | <b>69,552,000</b> | <b>73,899,000</b>  | <b>78,246,000</b>  | <b>82,593,000</b>  |
|                               |     |                   |                   |                    |                    |                    |
| Management Fee                |     | 13,041,000        | 13,910,400        | 16,257,780         | 17,214,120         | 18,170,460         |
| <b>Total Nett Profit</b>      |     | <b>52,164,000</b> | <b>55,641,600</b> | <b>57,641,220</b>  | <b>61,031,880</b>  | <b>64,422,540</b>  |

Monthly approximate= IDR 57,641,220

Return of Investment approximately in 5 years

# RETURN OF INVESTMENT VILLA PER UNIT – ROI approximately 5-6 YEARS

Experience Financial Freedom with Long-Term Passive Income from this Investment

| Year 1-6 | Occupancy Rates | JAN        | FEB        | MAR        | APR        | MAY        | JUN        | JUL        | AUG        | SEP        | OCT        | NOV        | DEC        | SUM BY YEAR | Rolling       |         |
|----------|-----------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|---------------|---------|
| Year 1   | 95%             | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 773,070,480 | 773,070,480   | YEAR 1  |
| Year 2   | 95%             | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 64,422,540 | 773,070,480 | 1,546,140,960 | YEAR 2  |
| Year 3   | 90%             | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 732,382,560 | 2,278,523,520 | YEAR 3  |
| Year 4   | 90%             | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 732,382,560 | 3,010,906,080 | YEAR 4  |
| Year 5   | 90%             | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 61,031,880 | 732,382,560 | 3,743,288,640 | YEAR 5  |
| Year 6   | 85%             | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 691,694,640 | 4,434,983,280 | YEAR 6  |
| Year 7   | 85%             | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 691,694,640 | 5,126,677,920 | YEAR 7  |
| Year 8   | 85%             | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 57,641,220 | 691,694,640 | 5,818,372,560 | YEAR 8  |
| Year 9   | 80%             | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 667,699,200 | 6,486,071,760 | YEAR 9  |
| Year 10  | 80%             | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 55,641,600 | 667,699,200 | 7,153,770,960 | YEAR 10 |



# Investor Benefits

- Excellent Villa Management and Marketing with strong track record of high occupancy rates.
- Anticipated ROI within 5-6 years, accompanied by 20+ years of substantial passive earnings
- Free stays at property through our Owners Points Program
- The villa units are presently operational and running with remarkable performance.

# GET IN TOUCH WITH US!

We extend a warm invitation for you to become a part of our premier investment opportunities in Bali.



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