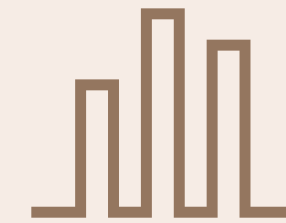

SINI VIE RESORT BALI

by Ini Vie Hospitality

<https://inivie.com/sinivievilla>



INI VIE GROUP

<https://inivie.com>

ABOUT US

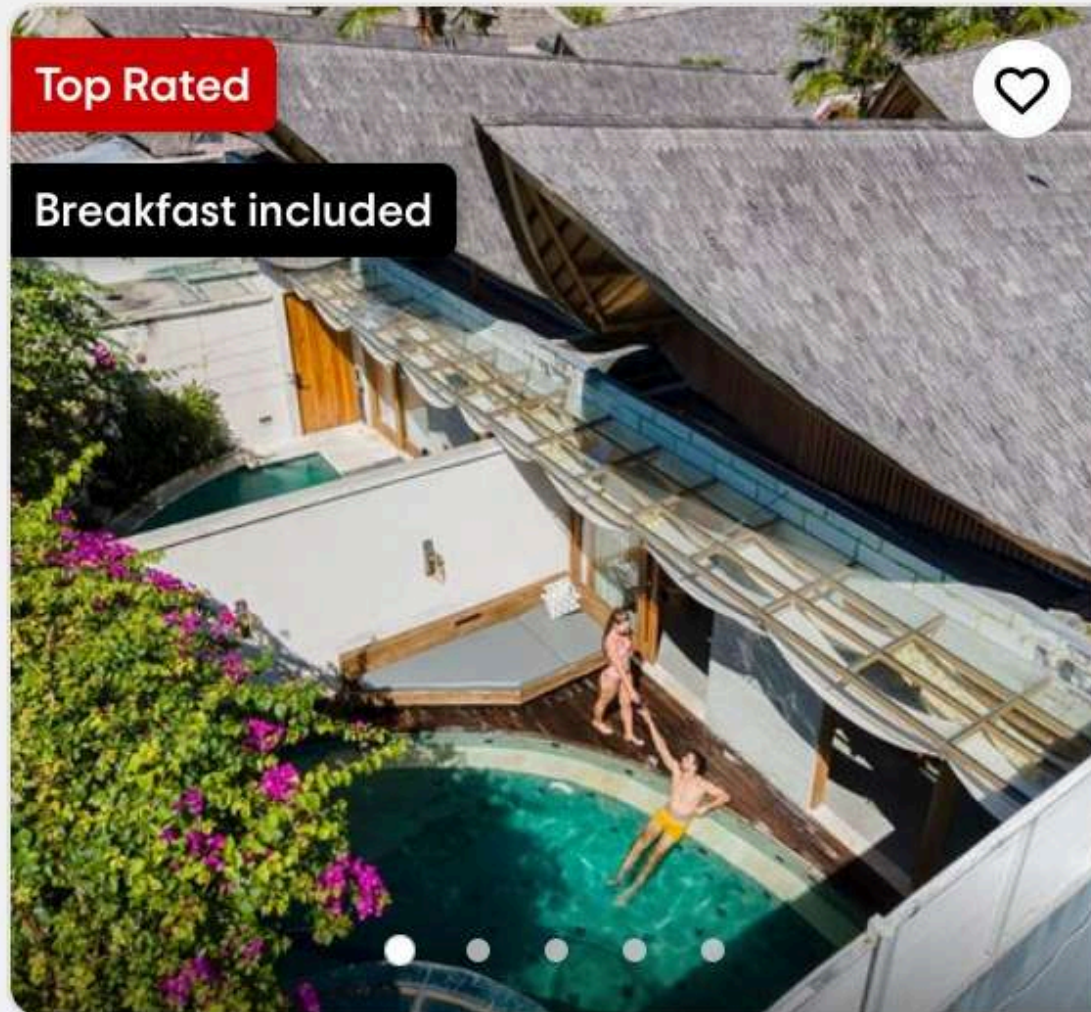


Sini Vie Villa presents an oasis of relaxation and opulence in the heart of Seminyak, Bali, catering specifically to young couples seeking romantic getaways or honeymoon retreats. The villa boasts exquisite one-bedroom accommodations, each featuring a private pool and jacuzzi, along with second-floor suites.

The exceptional staff, distinguished by their accolades and warm hospitality, are dedicated to ensuring your Bali vacation surpasses your aspirations. With their outgoing nature, they are poised to assist you in crafting the Bali experience you've long dreamed of.



RANKING



1. Sini Vie Villa

Show prices

Enter dates to see prices

●●●●● 977 reviews

#1 of 2,974 hotels in Bali

“Bed is very comfortable, nice room layout. Bedroom and bathroom amenities are complete. And they provide Harman-Kardon and Alexa speaker btw, it’s cool! The private pool is huge for two people, and it has jacuzzi.”

“We love this villa.. they provide nice TV (Netflix, Youtube, etc. included), bluetooth speaker with the smart Alexa function, **beautiful modern room** design, comfortable bed, hot shower always available, amazing jac...”

RANKING

tripadvisor.com/Hotels-g294225-a_sort.popularity-Indonesia-Hotels.html

Indonesia Hotels and Places to Stay

Check In: -/-/- Check Out: -/-/- Guests: 1 room, 2 adults, 0 children

Sort by: Traveler Ranked

3,180 properties in Indonesia

- 1. ASTON Cilegon Boutique Hotel**
5 stars, 797 reviews, #1 of 17 hotels in Cilegon
"Have a really nice stay at aston boutique hotel, got free upgrade and cake since it was my birthday. Room is modern and super clean. Nice clean swimming pool and friendly staffs."
Show prices
Enter dates to see prices
- 2. Sini Vie Villa**
5 stars, 944 reviews, #1 of 151 hotels in Seminyak
"Bed is very comfortable, nice room layout. Bedroom and bathroom amenities are complete. And they provide Harman Kardon and Alexa speaker btw, it's cool! The private pool is huge for two people, and it has jacuzzi."
Show prices
Enter dates to see prices
- 3. Legian Kriyamaha Villa**

Popular

- 5 stars: 257
- Pool: 2290
- Romantic: 1883

Property types

- B&Bs & Inns: 807
- Hotels: 770
- Villas: 534
- Resorts: 426

Amenities

- Free Wifi: 2745
- Breakfast included: 2098
- Pool: 2290
- Free parking: 2401

Source: Trip Advisor

Trip Advistor Indonesia #2

Indonesia Hotels and Places to Stay

Check In: -/-/- Check Out: -/-/- Guests: 1 room, 2 adults, 0 children

Sort Filter Map

3,180 properties in Indonesia

- 1. ASTON Cilegon Boutique Hotel**
5 stars, 797 reviews, #1 of 17 hotels in Cilegon
Enter dates to see prices Show prices
- 2. Sini Vie Villa**
5 stars, 944 reviews, #1 of 151 hotels in Seminyak
Enter dates to see prices Show prices

Source: Trip Advisor

CUSTOMER FEEDBACK



"place is very very nice and worth the price. staffs are very helpful and polite too. overall, we enjoyed our stay albeit for it to be short. will definitely be back if we get the chance to go to bali"

Navigatel

"The bed is very comfortable, the design of the room is so beautiful, the shower is very big we feel very good there , I love this place so much. The food was very good. The service was perfect , the pool very good"

MARIKA

"Their property management service is top notch."

HARRY



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



Full legal Investment

Delivering Clients Efficient Legal Services, Tax Transparency, and Detailed Monthly Revenue Reports



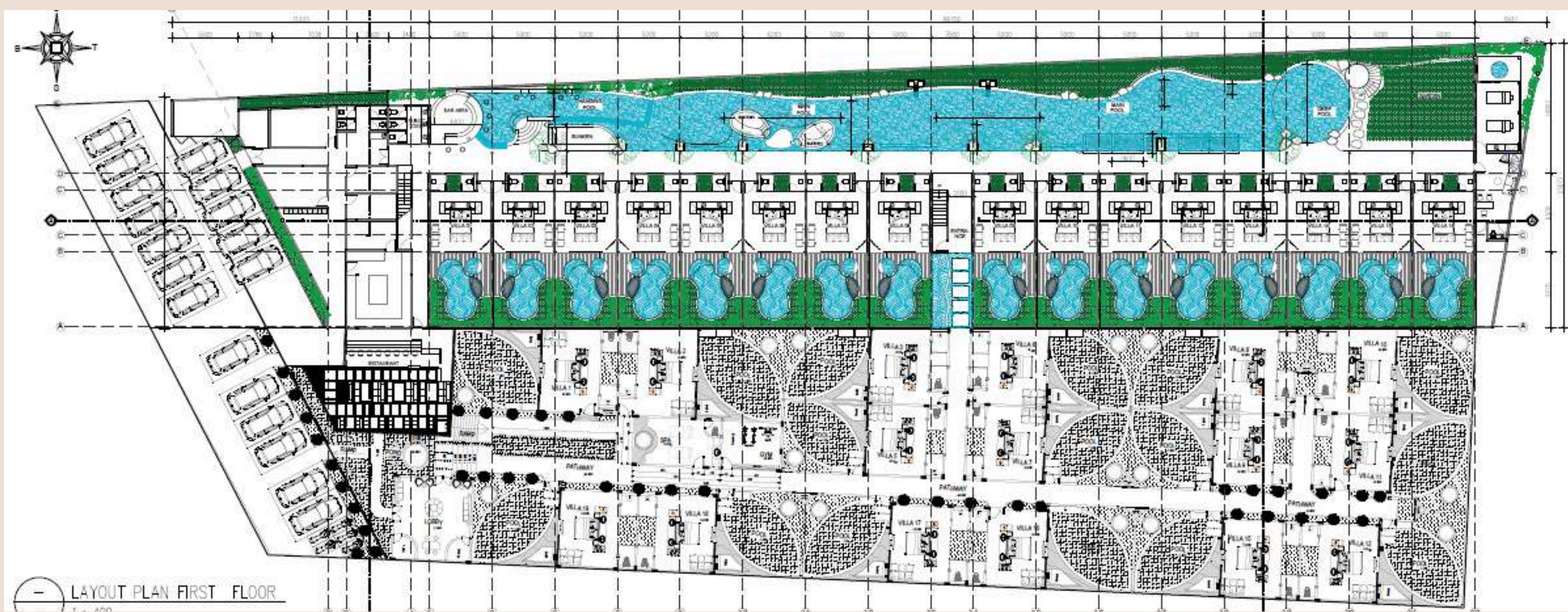
Management

With a seasoned management team boasting extensive expertise and successful marketing endeavors, we uphold transparent management practices and highly esteem the trust bestowed upon us by our clients.



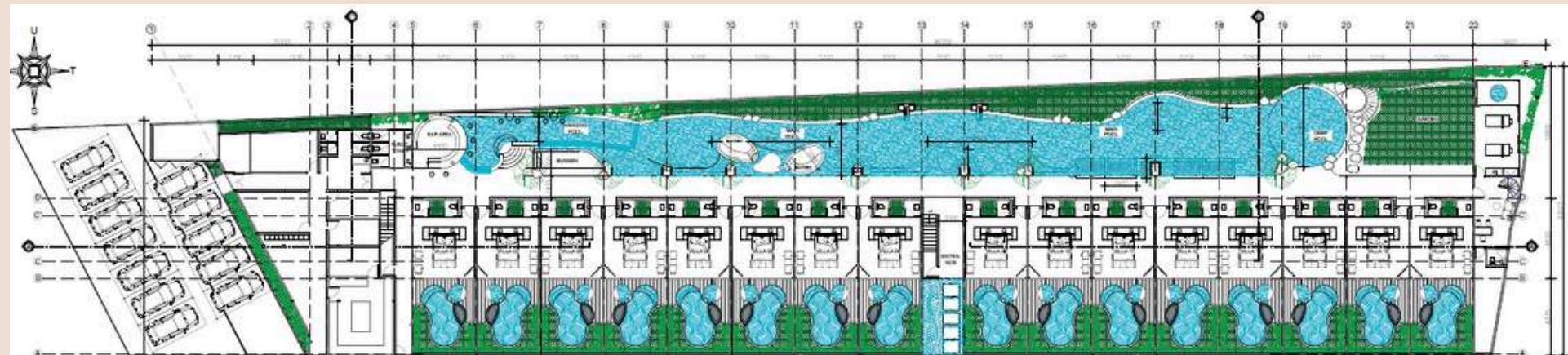
High Return Investment

We offer robust investment returns to our clients, along with ownership perks like complimentary nights and exclusive discounts.



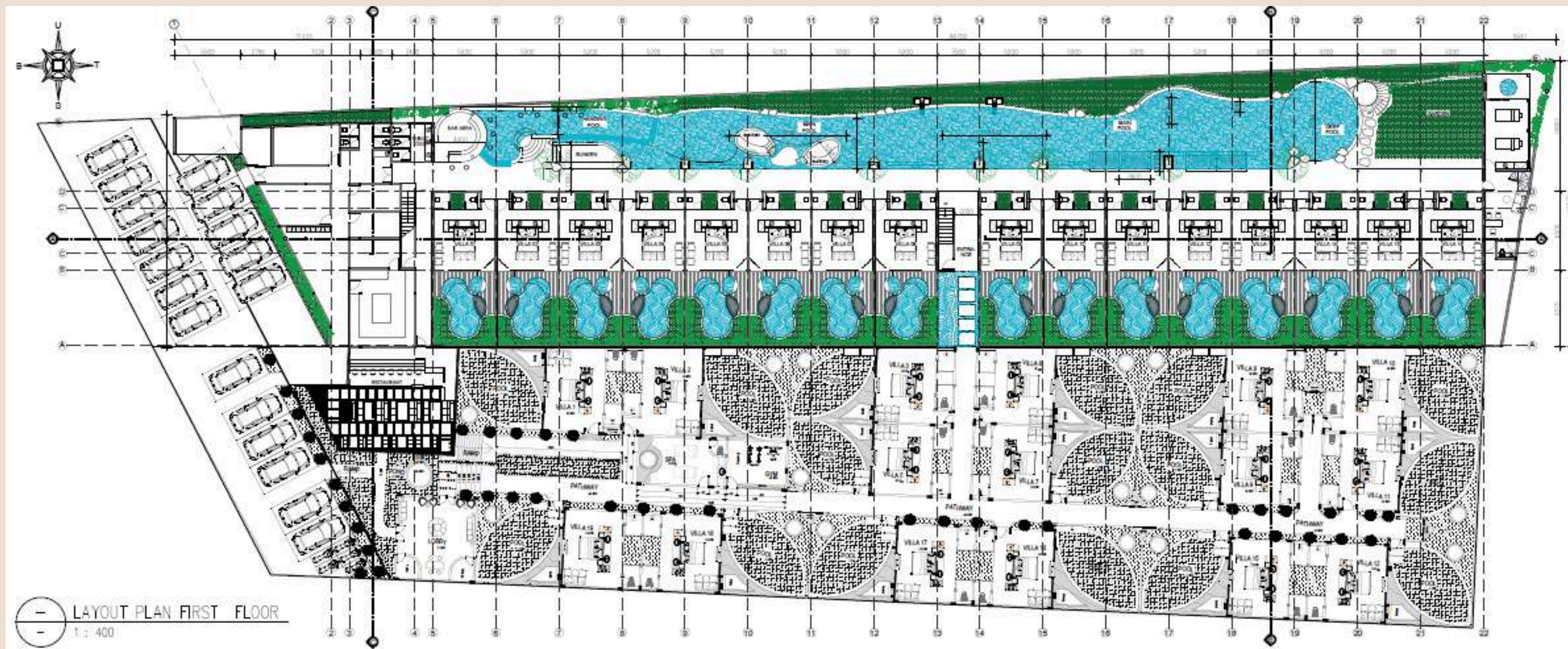
Property Overview:

- Total Units: 48
- Off-plan Project: 32 Units
 - Suites: 16 Units
 - Private Villas: 16 Units
 - Built and Operated: 16 Units
- Total Land Size: 2,037 m²
- Main Pool Size: 274.43 m²



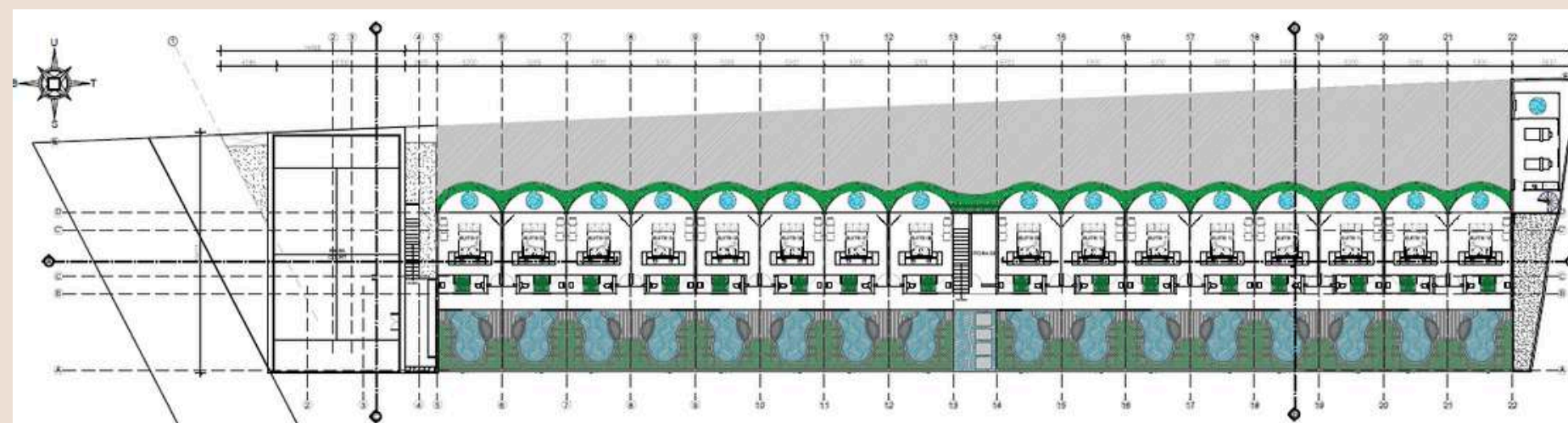
Currently Operated
16 Units at Sini Vie Villa

New Villa
Expansion
Project



We Present Three Investment Choices for Your Evaluation:

Off-plan Project SUITES
 Off-plan Project VILLAS
 Built and Operated Villa Units



Currently Operated
 16 Units at Sini Vie Villa

New Villa
 Expansion
 Project

Project Progress

As per April 26th 2024

**Completion
in August
2024**









SUITE

USD \$99,700
IDR 1.600.000K

A 25-years leasehold investment proposition offering appealing ROI

Specifications:

- Area: 39.54 m²
- Configuration: One Bedroom Suite
- Features: Private Balcony, Outdoor Jacuzzi
- Plus: Captivating Guest Facilities

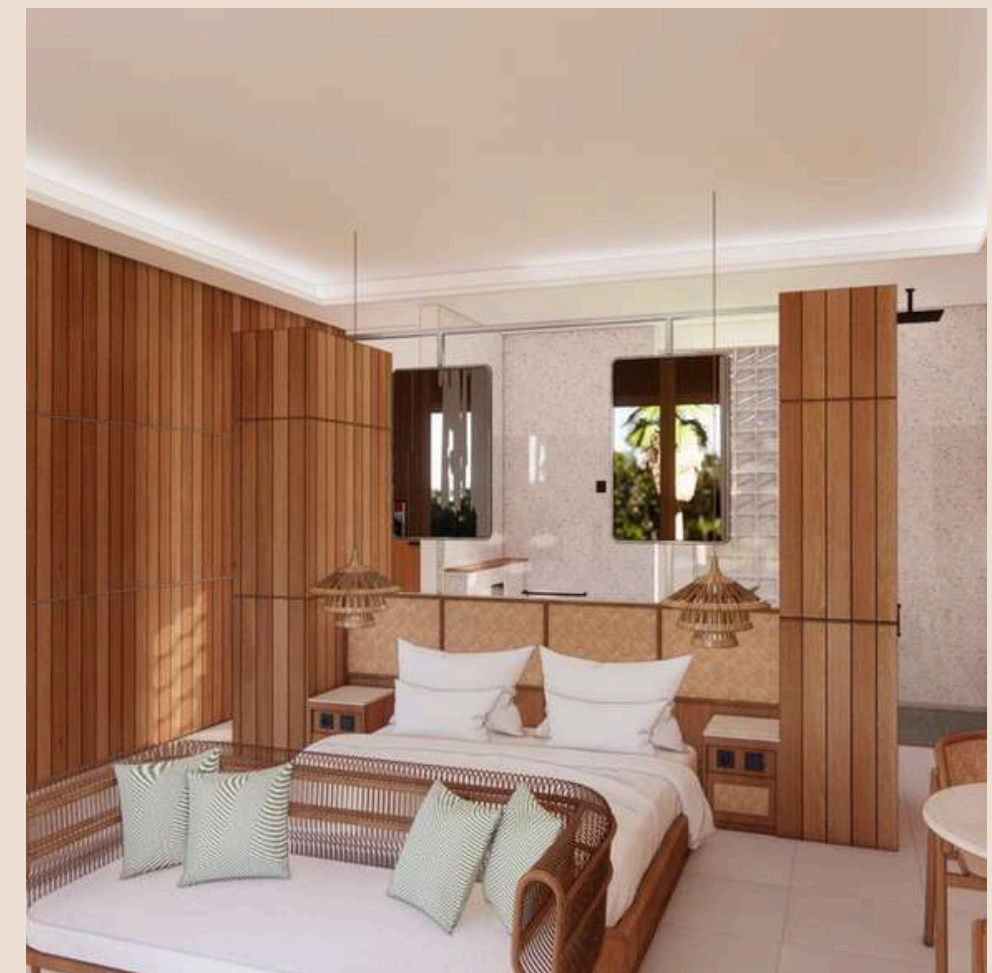


ONE-BEDROOM SUITE WITH A PRIVATE BALCONY



GALLERY

OVERLOOKING GREENERY, FEATURING A SPACIOUS SWIMMING POOL AND OFFERING CAPTIVATING SUNSET VIEWS



GALLERY



REFINED BEDROOM DESIGN FOR UTMOST COMFORT
WITH OUTDOOR JACUZZI



VILLA

USD \$155,300
IDR 2.490.000K

A 25-years leasehold investment proposition offering appealing ROI

Specifications:

- Area: 65.28 m²
- Pool Size: 11.30 m²
- Configuration: One Bedroom with Private Pool
- Plus: Appealing Guest Facilities



GALLERY



Exquisite 1-Bedroom Smart Villa featuring Opulent Ambiance, Thoughtful Indoor Greenery Accents. Includes a Private Swimming Pool and Overlooks an Expansive Guest Swimming Pool.

GALLERY



Exquisite 1-Bedroom Smart Villa featuring Opulent Ambiance, Thoughtful Indoor Greenery Accents, and Unique Modern Balinese Design. Includes a Private Swimming Pool and Overlooks an Expansive Guest Swimming Pool.

GALLERY



GALLERY



GALLERY





FULLY CONSTRUCTED VILLA

Size: 75 m²

One Bedroom with Private Pool

Outdoor jacuzzi

Exceptional architectural designs
Attractive Guest Facilities

USD \$203,000
IDR 3.250.000K



Jl. Dewi Saraswati No.88,
Seminyak, Bali 80361



FULLY
CONSTRUCTED
VILLA



Leaf-Shaped Rooftop and Swimming Pool, Exquisite Villa
Units, Part of Our Prestigious Villa Complex

GALLERY



Luxuriously Comfortable Bedroom Design with an Elegantly Tranquil Atmosphere

GALLERY



Sophisticated Bathroom Environment Enhanced by Touches of Greenery



Serenely Nestled Outdoor Jacuzzi Adjacent to the Pool, Amidst a Natural Setting



FACILITIES



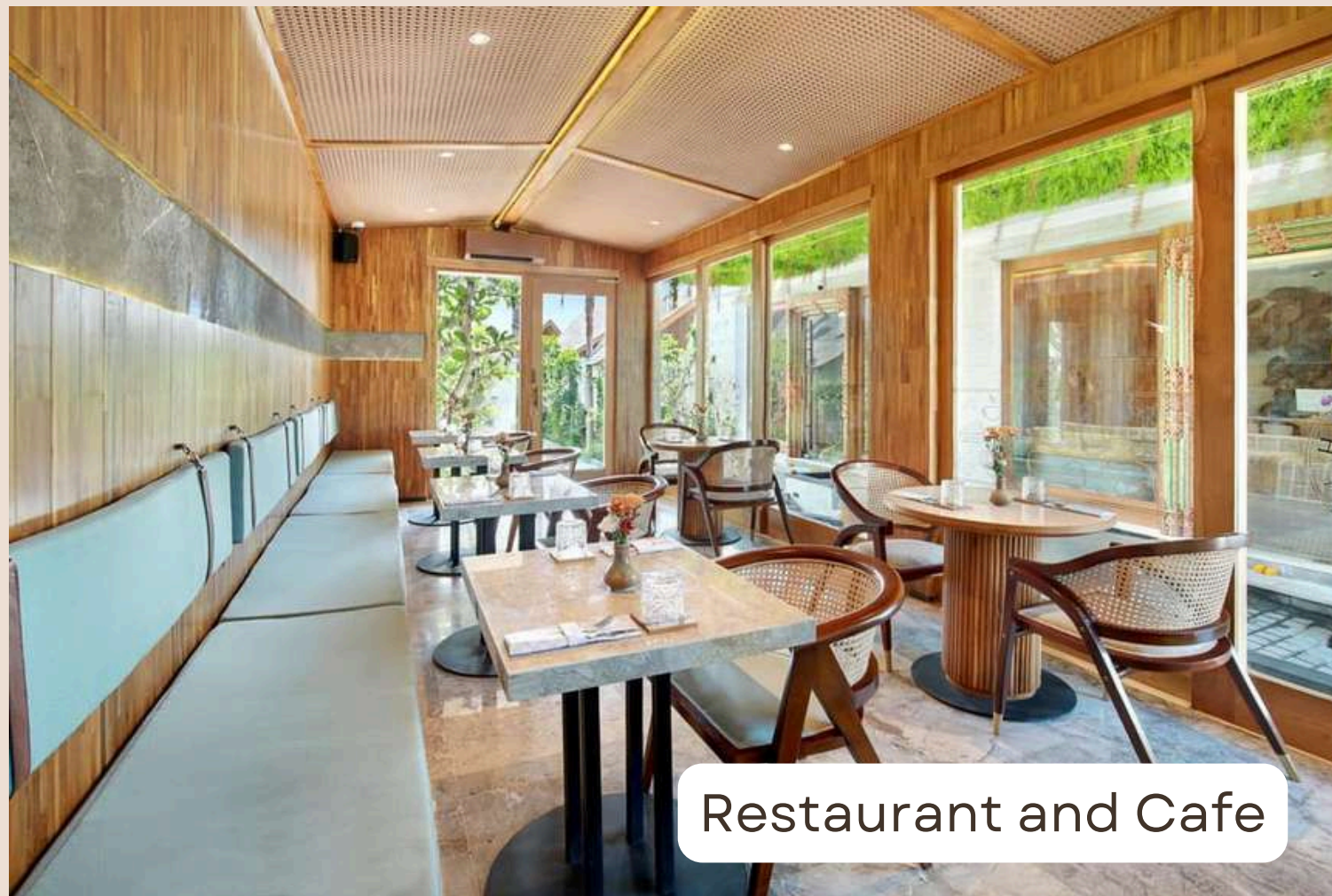
We offer a range of villa facilities to fulfill our guests' entertainment and practical needs.

FACILITIES



We offer a range of villa facilities to fulfill our guests' entertainment and practical needs.

GALLERY



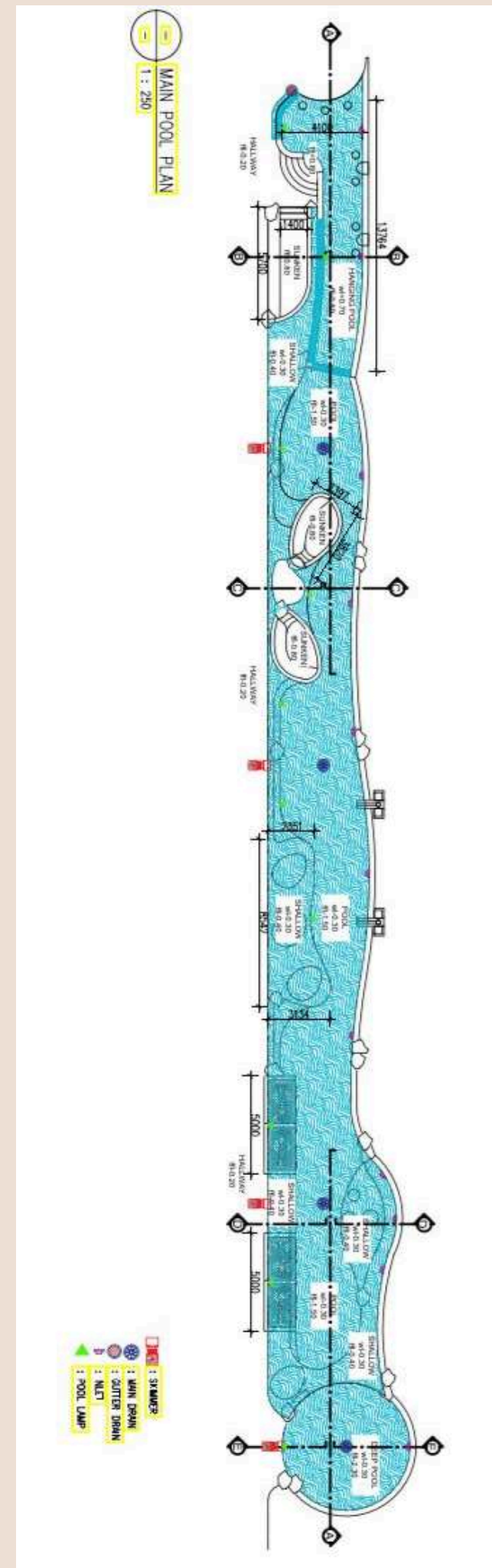
FACILITIES



Restaurant



SPA



Restaurant and Cafe

Lounge Lobby

Guests Infinity Pool

Private Pools for Villa Units

Movie Night corner

Garden Sitting Area

SPA

Gym

Housekeeping room

Storage room

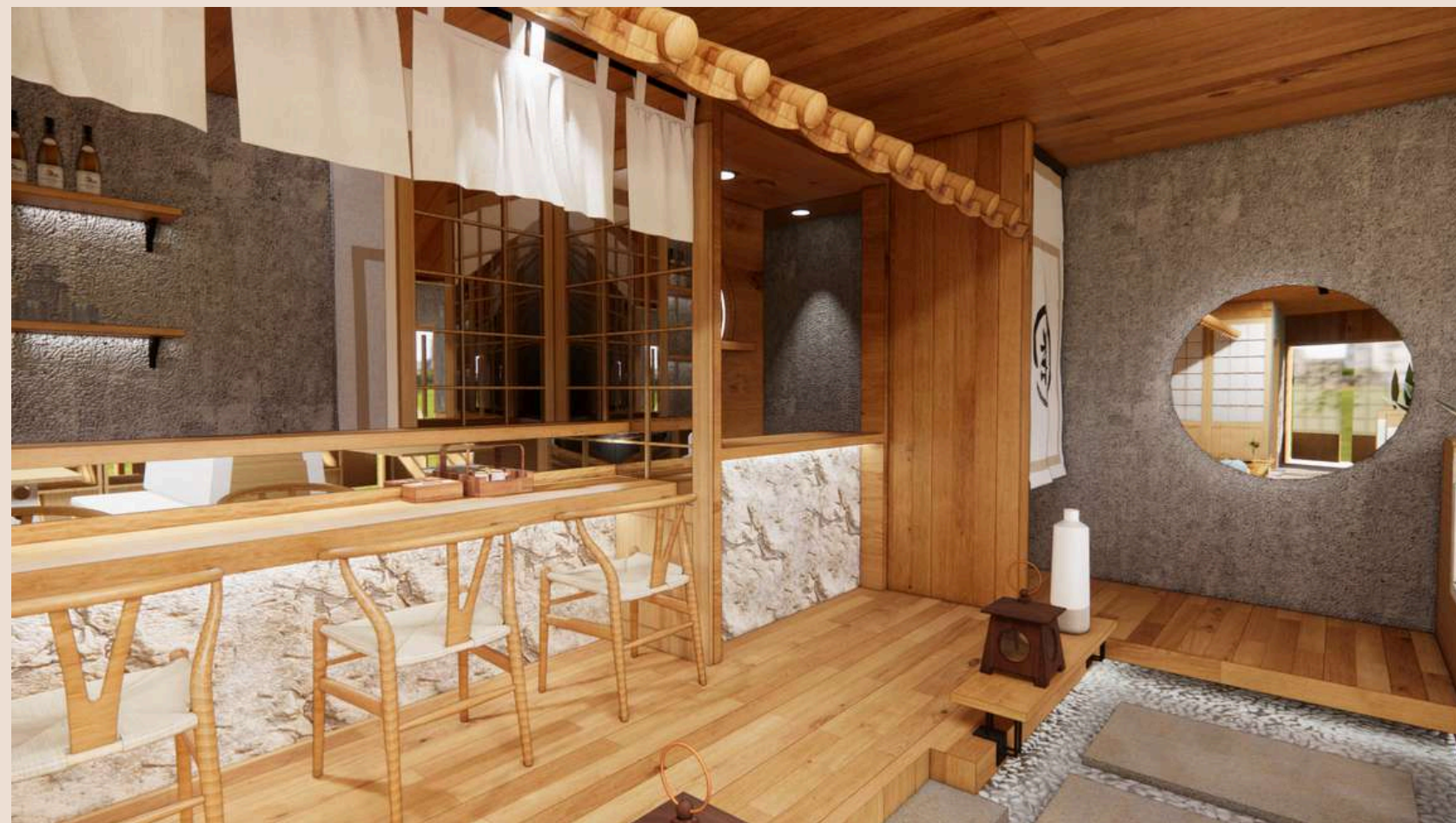
Onsite Generator

Engineering room

VM & Server room

Kitchen

RESTAURANT



FACILITIES





Prime Location

- 2 minutes drive to Sunset Road
- Situated 9.8 km from I Gusti Ngurah Rai International Airport
- Just 6.4 km from the shopping center mall
- A mere 2.8 km (8 minutes) to Seminyak Beach
- 3,4 km (10 minutes) to Petitenget Beach
- Conveniently located 3.3 km from Restaurants at Jl Petitenget



Jl. Dewi Saraswati
No.88, Seminyak, Bali
80361

Bali LRT Construction Targeted for September 2024, Connecting Ngurah Rai to Seminyak Route

#BALITHISWEEK

LRT Project in Bali Starts in 2024: Here's the Route

There is a possibility that the LRT route in Bali will be extended from Ngurah Rai Airport to Seminyak to Canggu. Meanwhile, the estimated ticket price is between US\$ 1 to US\$ 2 per passenger.

www.balithisweek.net



Source: <https://balithisweek.net/balis-lrt-project-gains-momentum-with-january-2024-groundbreaking/>

LRT International Airport - Seminyak



Bali will have its first railway network. Currently, Bali is planning to build a light rail transportation system (LRT). The LRT is aimed to link Ngurah Rai International Airport to Kuta and the construction process is expected to start in the coming months.

To do this, the Korea Overseas Infrastructure & Urban Development Corporation (KIND), the Korean Rail Network Authority (KRNA) and the public construction company Nindya Karya already signed an agreement to allow the development of the light rail system to be carried out in Bali. The MoU follows an announcement made by the Governor of Bali, I Wayan Koster last May when he announced the improvement of public transport on the island, especially those connecting the airport to several tourism areas.

“The new LRT network may provide a new alternative to reach the airport, which may reduce traffic around the airport,” said Ikmal Lukman, a deputy in charge of planning the various investments within the Indonesia Investment Coordination Council (BKPM).

The light metro represents an investment of 5,000 billion Indonesian Rupiah, which is equivalent to 365 million US dollars. The network will extend over 4.78 kilometers and will be composed of 4 stations and terminals which will be around Kuta. According to Nindya Karya’s acting chief executive officer, Haedar A Karim, the light rail will be just one of many infrastructure projects to come to Bali, as this development will later include the development of a green city and several other transit-oriented projects around Seminyak.

Present Real-Time Profit Sini Vie Villa from 2020 to 2023



PROFIT IN INDONESIAN RUPIAH (IDR)



ROI Per Unit for Suites in IDR - Payback Period Under 5 Years

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

1 Bedroom SUITE IDR 1,600,000,000 USD 99,700						
Occupancy Rate		75%	80%	85%	90%	95%
Average Room rate		1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Revenue		40,500,000	43,200,000	45,900,000	48,600,000	51,300,000
Other Revenue	15%	6,075,000	6,480,000	6,885,000	7,290,000	7,695,000
Total Revenue		46,575,000	49,680,000	52,785,000	55,890,000	58,995,000
OTA	15%	6,075,000	6,480,000	6,885,000	7,290,000	7,695,000
Tax	10%	4,657,500	4,968,000	5,278,500	5,589,000	5,899,500
Total Revenue		35,842,500	38,232,000	40,621,500	43,011,000	45,400,500
Expenses	25%	8,960,625	9,558,000	10,155,375	10,752,750	11,350,125
Nett Profit		26,881,875	28,674,000	30,466,125	32,258,250	34,050,375
Management Fee	20%	5,376,375	5,734,800	6,702,548	7,096,815	7,491,083
Total Nett Profit		21,505,500	22,939,200	23,763,578	25,161,435	26,559,293

*Expenses	*Other Revenue
ROOMS	OTHER REVENUE
Amenities	Food and Beverage
Electricity and Water	Minibar
Chemical Cleaning	SPA
Toiletries	Paddle Court
Pool Cleaning	Laundry
Gardener	Transportation
Pest Control and Fumigation	Others
Staff Salary	
Property Maintenance	
Breakage and Loss	
PUBLIC AREA	
Electricity and Water	
Gardener	
Security	
Land and Building Tax	
Marketing Expenses	
Contract Vendor	
Administration	
Banjar fee	
Balinese Ceremonies	
Garbage Collection	

Monthly income approximate= IDR23,763,578

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%	23,763,578	23,763,578	23,763,578	23,763,578	23,763,578	23,763,578	23,763,578	23,763,578	23,763,578	23,763,578	23,763,578	23,763,578	285,162,930	285,162,930	YEAR 1
Year 2	90%	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	301,937,220	587,100,150	YEAR 2
Year 3	95%	26,559,293	26,559,293	26,559,293	26,559,293	26,559,293	26,559,293	26,559,293	26,559,293	26,559,293	26,559,293	26,559,293	26,559,293	318,711,510	905,811,660	YEAR 3
Year 4	90%	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	301,937,220	1,207,748,880	YEAR 4
Year 5	90%	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	301,937,220	1,509,686,100	YEAR 5
Year 6	90%	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	25,161,435	301,937,220	1,811,623,320	YEAR 6
													TOTAL	1,811,623,320		

ROI Per Unit for Off-plan Villas in IDR - Payback Period Under 5 Years

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

1 Bedroom VILLA IDR 2,490,000,000 USD 155,300

Occupancy Rate		75%	80%	85%	90%	95%
Average Room rate		2,800,000	2,800,000	2,800,000	2,800,000	2,800,000
Revenue		63,000,000	67,200,000	71,400,000	75,600,000	79,800,000
Other Revenue	15%	9,450,000	10,080,000	10,710,000	11,340,000	11,970,000
Total Revenue		72,450,000	77,280,000	82,110,000	86,940,000	91,770,000
OTA	15%	9,450,000	10,080,000	10,710,000	11,340,000	11,970,000
Tax	10%	7,245,000	7,728,000	8,211,000	8,694,000	9,177,000
Total Revenue		55,755,000	59,472,000	63,189,000	66,906,000	70,623,000
Expenses	25%	13,938,750	14,868,000	15,797,250	16,726,500	17,655,750
Nett Profit		41,816,250	44,604,000	47,391,750	50,179,500	52,967,250
		20%	20%	22%	22%	22%
Management Fee		8,363,250	8,920,800	10,426,185	11,039,490	11,652,795
Total Nett Profit		33,453,000	35,683,200	36,965,565	39,140,010	41,314,455

Monthly income approximate= IDR36,965,565

***Expenses**

ROOMS

- Amenities
- Electricity and Water
- Chemical Cleaning
- Toiletries
- Pool Cleaning
- Gardener
- Pest Control and Fumigation
- Staff Salary
- Property Maintenance
- Breakage and Loss

PUBLIC AREA

- Electricity and Water
- Gardener
- Security
- Land and Building Tax
- Marketing Expenses
- Contract Vendor
- Administration
- Banjar fee
- Balinese Ceremonies
- Garbage Collection

***Other Revenue**

OTHER REVENUE

- Food and Beverage
- Minibar
- SPA
- Paddle Court
- Laundry
- Transportation
- Others

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%	36,965,565	36,965,565	36,965,565	36,965,565	36,965,565	36,965,565	36,965,565	36,965,565	36,965,565	36,965,565	36,965,565	36,965,565	443,586,780	443,586,780	YEAR 1
Year 2	90%	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	469,680,120	913,266,900	YEAR 2
Year 3	95%	41,314,455	41,314,455	41,314,455	41,314,455	41,314,455	41,314,455	41,314,455	41,314,455	41,314,455	41,314,455	41,314,455	41,314,455	495,773,460	1,409,040,360	YEAR 3
Year 4	90%	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	469,680,120	1,878,720,480	YEAR 4
Year 5	90%	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	469,680,120	2,348,400,600	YEAR 5
Year 6	90%	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	39,140,010	469,680,120	2,818,080,720	YEAR 6
													TOTAL	2,818,080,720		

ROI Per Unit for Constructed Villas in IDR - Payback Period 5-6 Years

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

**1 Bedroom
CONSTRUCTED
SINI VIE VILLA** **IDR 3,250,000,000 USD 203,000**

Occupancy Rate		75%	80%	85%	90%	95%
Average Room rate		3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Revenue		67,500,000	72,000,000	76,500,000	81,000,000	85,500,000
Other Revenue	15%	10,125,000	10,800,000	11,475,000	12,150,000	12,825,000
Total Revenue		77,625,000	82,800,000	87,975,000	93,150,000	98,325,000
OTA	15%	10,125,000	10,800,000	11,475,000	12,150,000	12,825,000
Tax	10%	7,762,500	8,280,000	8,797,500	9,315,000	9,832,500
Total Revenue		59,737,500	63,720,000	67,702,500	71,685,000	75,667,500
Expenses	25%	14,934,375	15,930,000	16,925,625	17,921,250	18,916,875
Nett Profit		44,803,125	47,790,000	50,776,875	53,763,750	56,750,625
Management Fee		8,960,625	9,558,000	11,170,913	11,828,025	12,485,138
Total Nett Profit		35,842,500	38,232,000	39,605,963	41,935,725	44,265,488

Monthly income approximate= IDR39,605,963

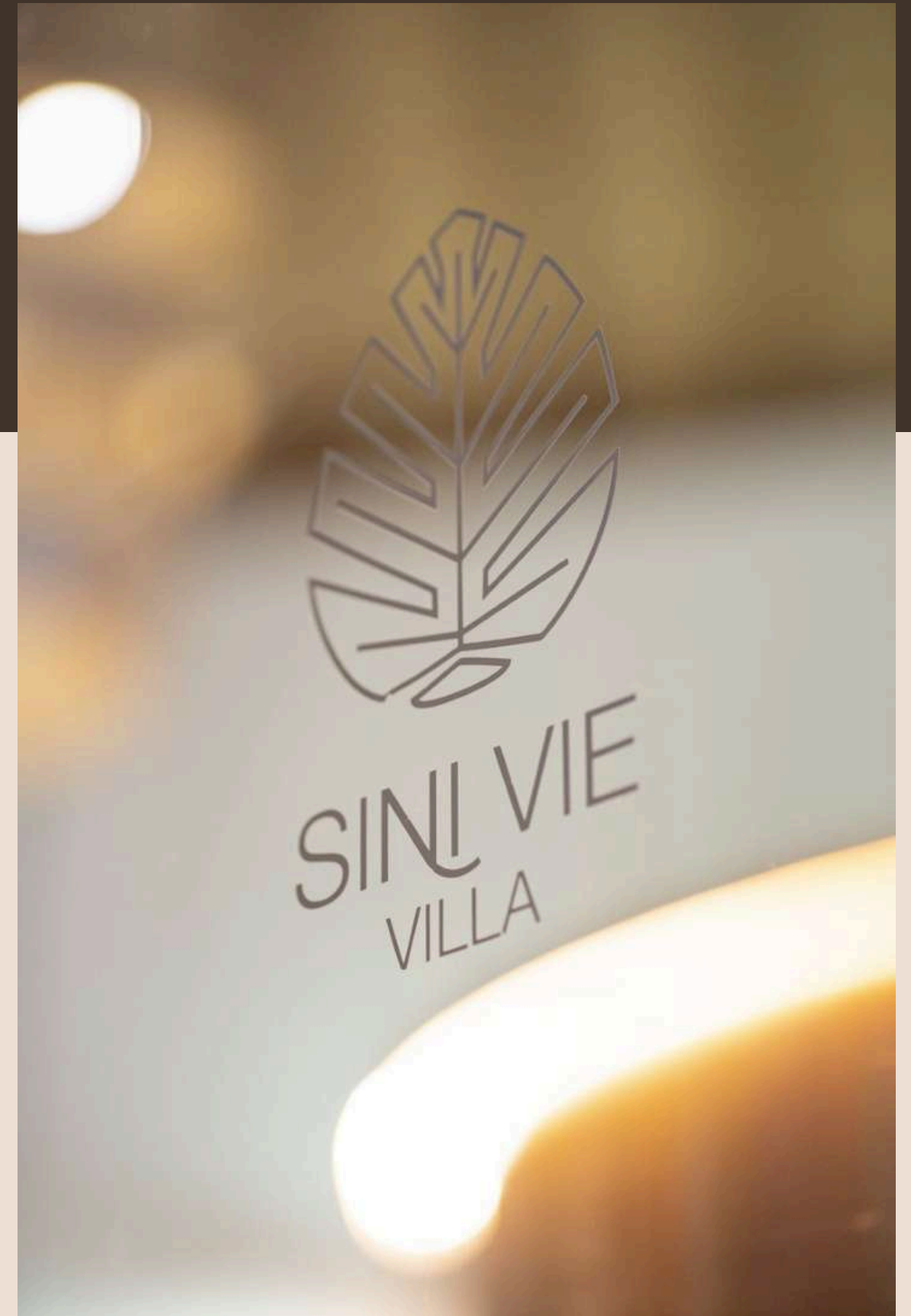
- | | |
|-----------------------------|-----------------------|
| *Expenses | *Other Revenue |
| ROOMS | OTHER REVENUE |
| Amenities | Food and Beverage |
| Electricity and Water | Minibar |
| Chemical Cleaning | SPA |
| Toiletries | Paddle Court |
| Pool Cleaning | Laundry |
| Gardener | Transportation |
| Pest Control and Fumigation | Others |
| Staff Salary | |
| Property Maintenance | |
| Breakage and Loss | |
| PUBLIC AREA | |
| Electricity and Water | |
| Gardener | |
| Security | |
| Land and Building Tax | |
| Marketing Expenses | |
| Contract Vendor | |
| Administration | |
| Banjar fee | |
| Balinese Ceremonies | |
| Garbage Collection | |

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%	39,605,963	39,605,963	39,605,963	39,605,963	39,605,963	39,605,963	39,605,963	39,605,963	39,605,963	39,605,963	39,605,963	39,605,963	475,271,550	475,271,550	YEAR 1
Year 2	90%	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	503,228,700	978,500,250	YEAR 2
Year 3	95%	44,265,488	44,265,488	44,265,488	44,265,488	44,265,488	44,265,488	44,265,488	44,265,488	44,265,488	44,265,488	44,265,488	44,265,488	531,185,850	1,509,686,100	YEAR 3
Year 4	90%	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	503,228,700	2,012,914,800	YEAR 4
Year 5	90%	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	503,228,700	2,516,143,500	YEAR 5
Year 6	90%	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	503,228,700	3,019,372,200	YEAR 6
Year 7	90%	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	41,935,725	503,228,700	3,522,600,900	YEAR 7
														TOTAL	3,522,600,900	

INVESTOR BENEFITS

1. Excellent Villa Management and Marketing with **strong track record** of high occupancy rates.
2. Projected ROI within 4-5 years, with 20+ years remaining **passive income**.
3. **Free stays** at property through our **Owners Points Program**
4. Unit pricing much **more affordable** than other developers due to our off-plan period buy-in period for investors.



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



+62 877-7760-9900

<https://wa.link/qpcm83>



a.srecawohlstand@gmail.com

