



# BERAWA LIVING #2

by CANGGU PROPERTI

**Exclusive & Stylish Oasis for  
Modern Travelers in the Heart of  
Berawa**



# Introduction

Unlock the investment potential of Berawa Living #2. **Strategically nestled in the vibrant Canggu - Berawa** area of Bali, just a quick 5- minute drive from the beach, this property presents a unique opportunity for forward-thinking investors to secure a promising future.

**Berawa Living #2 is designed to redefine comfort and style.** Our focus is on providing unmatched comfort for your future guests, coupled with tropical architectural concepts that redefine the standards of the area.

However, Berawa Living #2 is **more than just about comfort.** The rooftop hideaway offers a space for your guests to immerse themselves in the Canggu experience, while also providing a serene retreat to recharge. It's the perfect haven for young, dynamic individuals who wish to explore the energetic Canggu area and find solace in between their adventures.

Investing in Berawa Living #2 means embracing a future of potential and distinction. This property isn't just a real estate investment; it's a gateway to remarkable returns.

**BERAWA  
LIVING #2**

# About the Area: Berawa

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Located in Canggu on Bali's southern coast, **Berawa** captivates travelers with its natural beauty and modern excitement. **Stunning sunsets and fantastic surfing** await on its lively beaches, while beach clubs offer daytime relaxation.

Beyond the shore, **Berawa is a vibrant culinary hub**, boasting cozy cafes and upscale eateries. **It's a wellness oasis too**, with yoga studios, fitness centers, holistic retreats, and shops for shopaholics. Co-working spaces inspire creativity, welcoming digital nomads to collaborate.

**As the sun sets, Berawa transforms into a vibrant nightlife hub.** beach clubs & clubs come alive with music and dancing. This coastal paradise seamlessly blends Bali's charm with modern fun.

**BERAWA  
LIVING #2**





# The Location

- 5 minutes drive to the beach
- Walking distance to cafes and restaurants
- Easy access to beach clubs
- Popular and trendy location



# Main Data

**Land Size**  
400 m<sup>2</sup>

**Total Built Area**  
1000 m<sup>2</sup>

**Location**  
Berawa, Tibubeneng, Badung, Bali

**Typology**  
Apartment

**Units**  
12 (1 bedroom)

**Floors**  
3 + Rooftop

**Facilities**  
Swimming pool, motorcycle parking area, and security post

**Unit Typologies**  
1-bedroom unit, fully furnished and Airbnb-ready, with a private kitchen, living room, bathroom, and terrace.



# Pricing & ROI

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**Price 185.588 USD/unit**

\*Prices may change at any time, please contact our Property Consultant today for the latest information.

## INCLUDES:

- Taxes & Notary
- Furniture & Airbnb Ready -
- Lease until 1st January 2054 (with possible extension)

Delivery planned for Q1 2025

**ROI of 14.43% per year\***

\*Based on daily rental average projections.  
10 years detailed projections available upon request

**BERAWA  
LIVING #2**



# Payment Terms





# EXTERIOR RENDERS





**BERAWA  
LIVING #2**

**Front View**



**BERAWA  
LIVING #2**  
Bird Eye View



**BERAWA  
LIVING #2**  
Entrance View



**BERAWA  
LIVING #2**  
Rooftop View



**BERAWA  
LIVING #2**  
Rooftop View



**BERAWA  
LIVING #2**  
Rooftop View



**BERAWA  
LIVING #2**  
Rooftop View





**BERAWA  
LIVING #2**  
Rooftop View

The background of the image shows a window with light-colored, possibly white or cream, curtains. The curtains are slightly gathered, and through the window, a bright, sunny outdoor scene is visible, though it is out of focus. The overall lighting is warm and bright, suggesting a sunny day. The text 'INTERIOR RENDERS' is centered over the image in a white, bold, sans-serif font.

# INTERIOR RENDERS

**BERAWA  
LIVING #2**  
Living Room





**BERAWA  
LIVING #2**  
Kitchen

**BERAWA  
LIVING #2**  
Bedroom



**BERAWA  
LIVING #2**  
Bedroom



**BERAWA  
LIVING #2**  
Bathroom



**BERAWA  
LIVING #2**  
Terrace

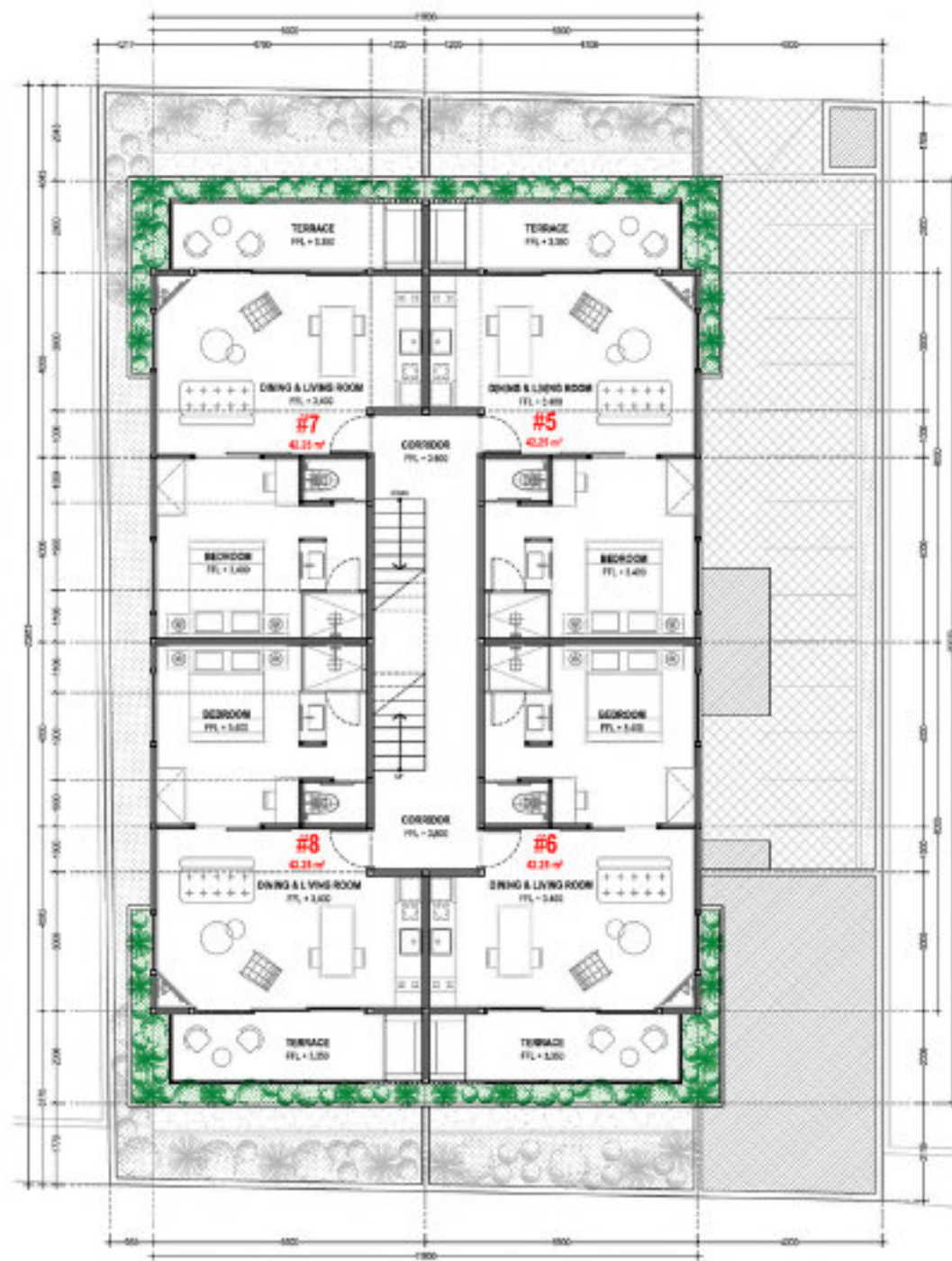




# FLOOR PLANS



**Ground Floor**



**1st - 2nd Floor**

# BERAWA LIVING #2

## Building Area Size

**Ground Floor**  
280.3 m<sup>2</sup>

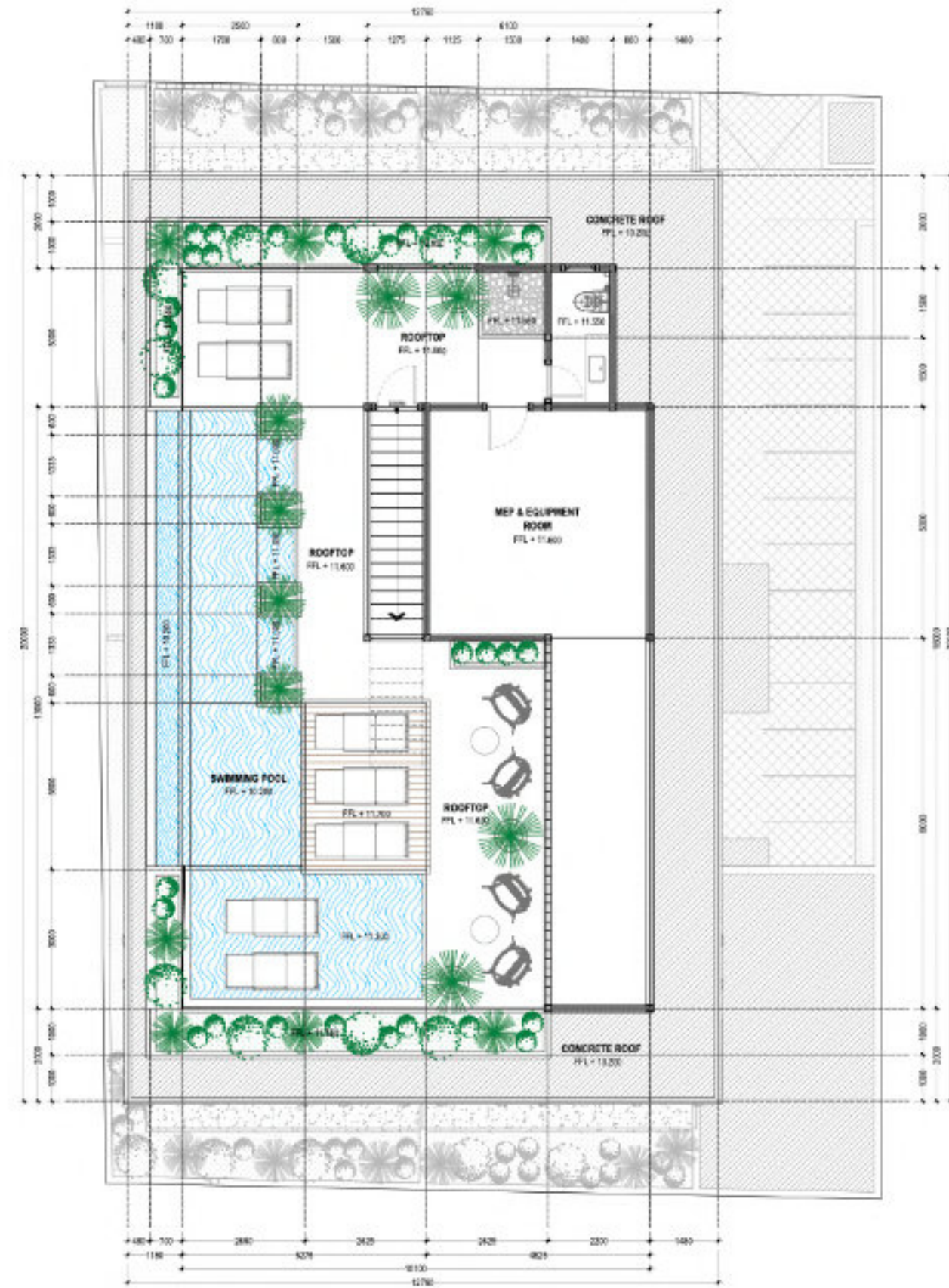
**1st Floor**  
236.0 m<sup>2</sup>

**2nd Floor**  
236.0 m<sup>2</sup>

# BERAWA LIVING #2

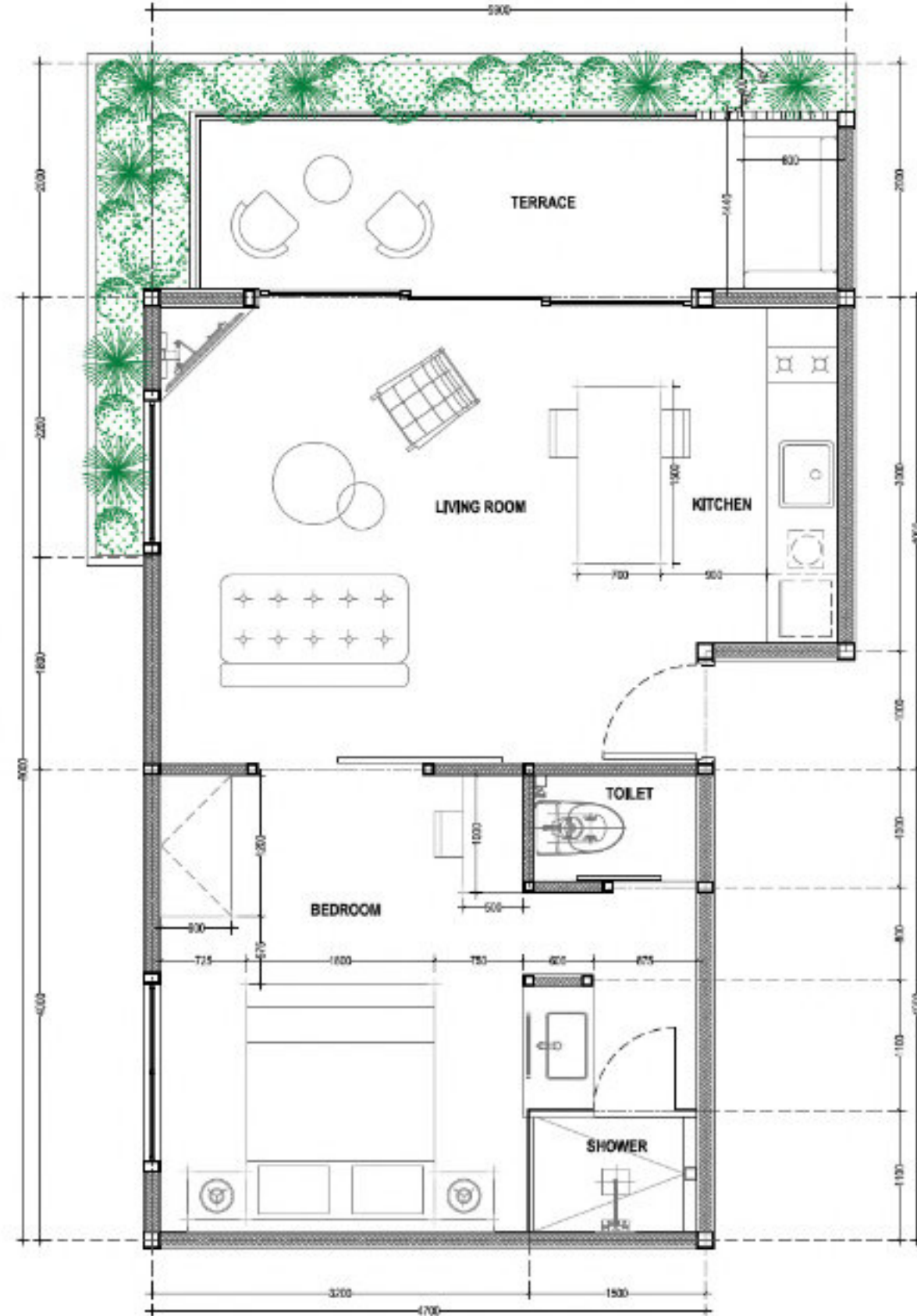
## Building Area Size

Rooftop  
186.7m<sup>2</sup>



### Rooftop





## **BERAWA LIVING #2**

### **Room Typical Plan**

**Indoor**  
42.25 m<sup>2</sup>

**Terrace**  
11.8m<sup>2</sup>

## FINANCIAL MODEL. DAILY LEASE

1 Apartment 1 bdr standard

ASSUMPTIONS	1 unit
Average Daily Rate Y1	AUD 207
Occupancy Rate	75%
Days in Year	365
Management Fee	20%
Other Expenses	15%
Purchase Price	AUD 255,237
Yearly Increase Rate	5%

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>25 units</b>											
Days in Year	-	365	365	365	365	365	365	365	365	365	365
<b>Occupancy Rate</b>	-	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
<b>Average Daily Rate (ADR) x 1 unit</b>	AUD -	AUD 207	AUD 217	AUD 228	AUD 240	AUD 252	AUD 264	AUD 277	AUD 291	AUD 306	AUD 321
REVPAR	AUD -	AUD 155	AUD 163	AUD 171	AUD 180	AUD 189	AUD 198	AUD 208	AUD 218	AUD 229	AUD 241
Total Revenue	AUD -	AUD 56,666	AUD 59,500	AUD 62,475	AUD 65,598	AUD 68,878	AUD 72,322	AUD 75,938	AUD 79,735	AUD 83,722	AUD 87,908
Management Fee	AUD -	AUD (11,333)	AUD (11,900)	AUD (12,495)	AUD (13,120)	AUD (13,776)	AUD (14,464)	AUD (15,188)	AUD (15,947)	AUD (16,744)	AUD (17,582)
Other Expenses	AUD -	AUD (8,500)	AUD (8,925)	AUD (9,371)	AUD (9,840)	AUD (10,332)	AUD (10,848)	AUD (11,391)	AUD (11,960)	AUD (12,558)	AUD (13,186)
<b>Total Expenses</b>	AUD -	AUD (19,833)	AUD (20,825)	AUD (21,866)	AUD (22,959)	AUD (24,107)	AUD (25,313)	AUD (26,578)	AUD (27,907)	AUD (29,303)	AUD (30,768)
<b>PAYOUT TO OWNER</b>	AUD -	AUD 36,833	AUD 38,675	AUD 40,608	AUD 42,639	AUD 44,771	AUD 47,009	AUD 49,360	AUD 51,828	AUD 54,419	AUD 57,140
Purchase Price	AUD (255,237)	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -
Furniture	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -
Investments	AUD (255,237)	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -	AUD -
NET CASH FLOW before company or personal tax	AUD (255,237)	AUD 36,833	AUD 38,675	AUD 40,608	AUD 42,639	AUD 44,771	AUD 47,009	AUD 49,360	AUD 51,828	AUD 54,419	AUD 57,140
<b>Yearly ROI %</b>		14.43%	15.15%	15.91%	16.71%	17.54%	18.42%	19.34%	20.31%	21.32%	22.39%
<b>Accumulated ROI %</b>		14.43%	29.58%	45.49%	62.20%	79.74%	98.16%	117.50%	137.80%	159.12%	181.51%
Annual Return		18.15%									
Payback Period, years		6.10									

\*prices are equivalent in AUD and the base currency in USD