

**LOYO
DEVELOPMENT**

WHERE DREAMS COME TRUE

U VILLAS PANDAWA

FROM 165 000\$

INSTALLMENTS UP TO 12 MONTHS

BUILDER



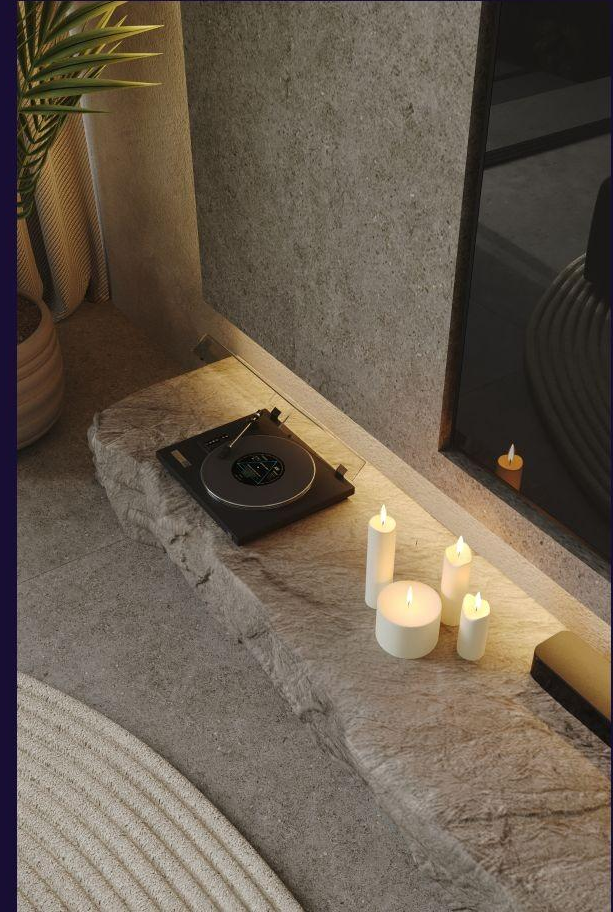
**BONDAR
GROUP**

6 VILLAS

**JANUARY/
FEBRUARY 2025**

ROI 16%









U VILLAS

A complex of 6 villas on the Bukit Peninsula, in the Uluwatu area with ocean views and in the most non-touristic place in Bali.

U Villas are located near the premium area of Nusa Dua, surrounded by the most expensive hotels and the best beaches on the island. Thanks to the new four-lane highway from the airport to the peninsula, the Villas lands were transferred to a tourist zone, which makes the project as promising as possible. Part of the route passes over the water, and driving along it, you can enjoy the view of the ocean.

U Villas are as versatile as possible: they are suitable both for investment with the purpose of renting out, and for the format of a second home. This complex is ideal for those who appreciate tranquility and comfort.

**6**

double villas



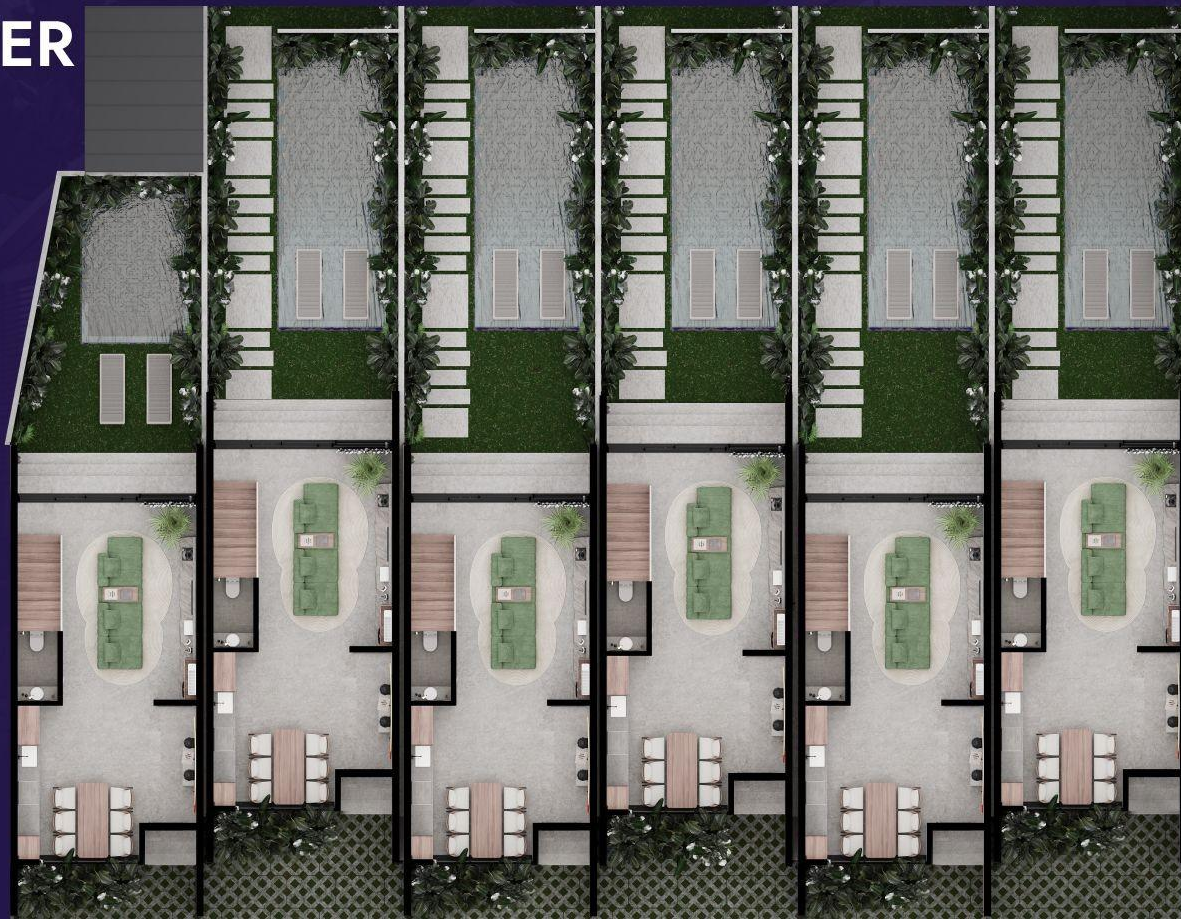
loyo relax

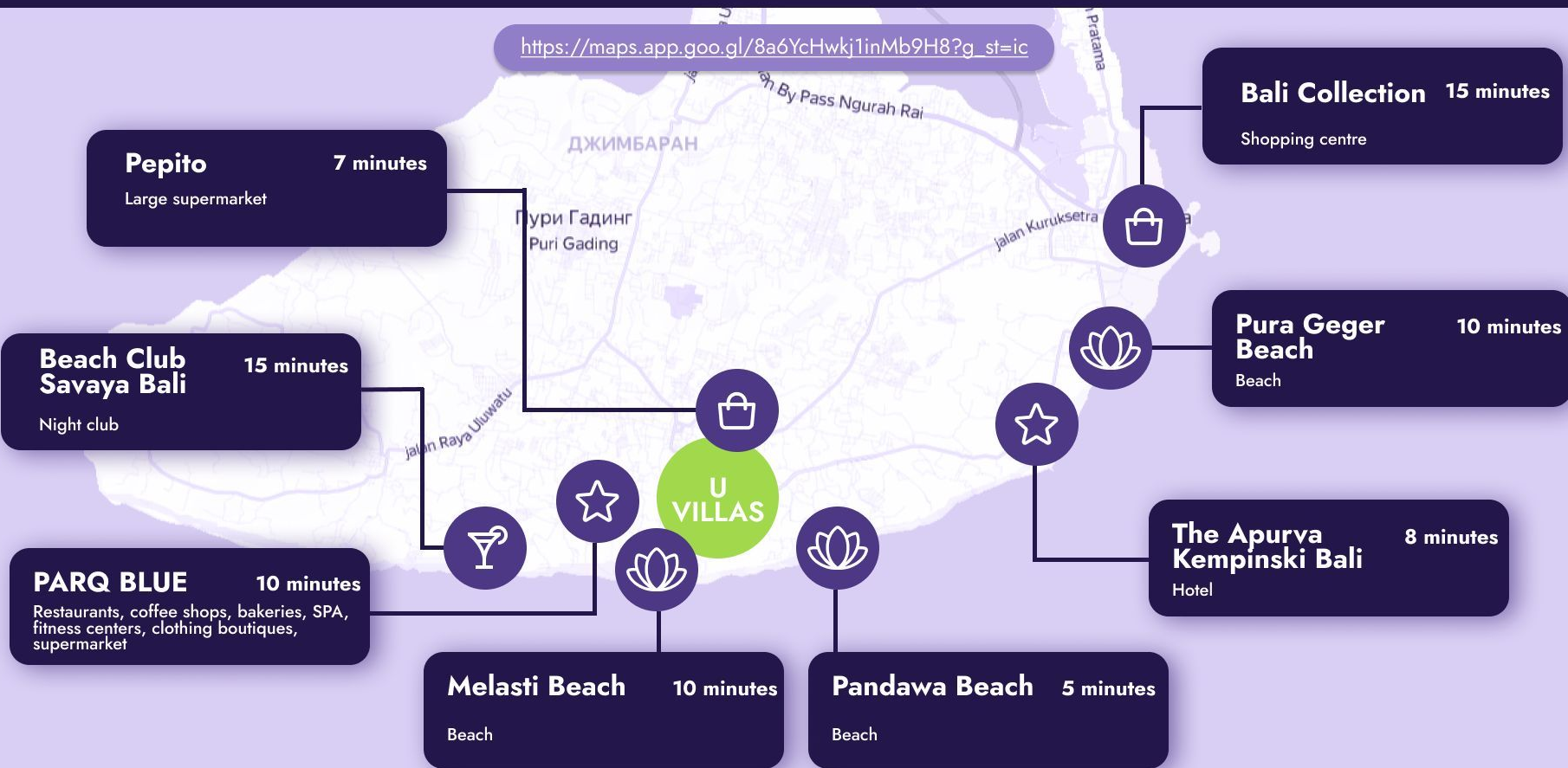


**LEASE -
JANUARY/
FEBRUARY 2025**



COMPLEX MASTER PLAN







+ 25-30%
villa rental yield

LOYO RELAX CONCEPT

The complex U VILLAS PANDAWA is ideal for a romantic getaway, thanks to the LOYO Relax concept:

1

**Space for yoga practice
in the villa**

2

**Personal concierge
service:**

- Restaurant and spa reservations
- Personal training (yoga pilates stretching)
- In-villa SPA services
- Breakfast and romantic dinners in the villa
- Excursions and guides



TWO-BEDROOM VILLA

PRICE FROM 165 000\$

100 M²
land area

102 M²
house area

2
floors

19 M²
hallway

22 M²
living room

2,4 M²
bathroom

4 M²
shower room 1

14 M²
bedroom 1

15 M²
bedroom 2

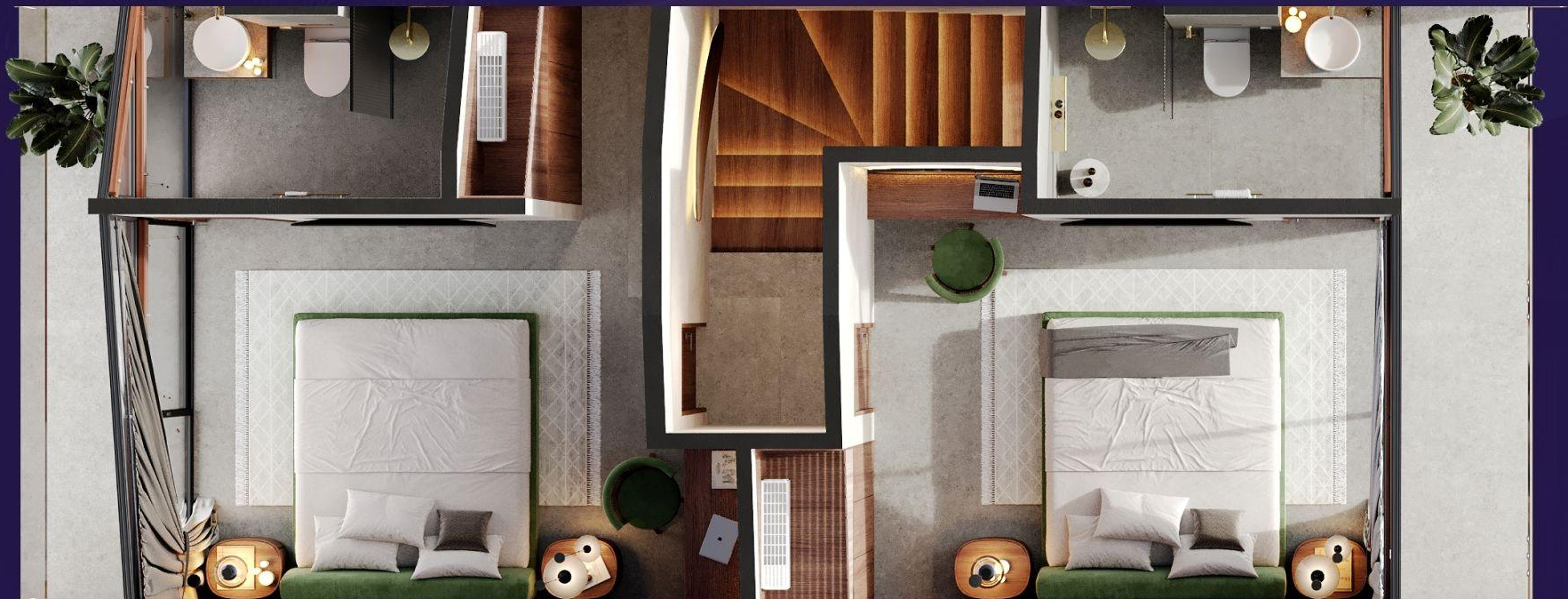
4 M²
shower room 2

5,5 M²
stairs



**ROI
16%**







**TWO-BEDROOM
VILLA**

165 000 \$

Price during
construction phase

20%

Management

220 000 \$

Price after construction

| | Cost per day | Occupancy | Monthly revenue | Annual income | Net income | ROI (return on investment) |
|--------------------------------------|--------------|-----------|-----------------|---------------|------------|----------------------------|
| Realistic forecast | 160 \$ | 70% | 3 360 \$ | 40 320 \$ | 30 240 \$ | 18% |
| Optimistic forecast | 200 \$ | 80% | 4 800 \$ | 57 600 \$ | 43 200 \$ | 29% |
| Monthly forecast Management - 10% | 90 \$ | 90% | 2 430 \$ | 29 160 \$ | 26 244 \$ | 16% |



PRICES ON BOOKING.COM FOR SIMILAR PROPERTIES

Gypsea Bali



140 \$

Rental price per
day

Villa Oceanview Pandawa Bali



150 \$

Rental price per
day

Villa AIR



180 \$

Rental price per
day



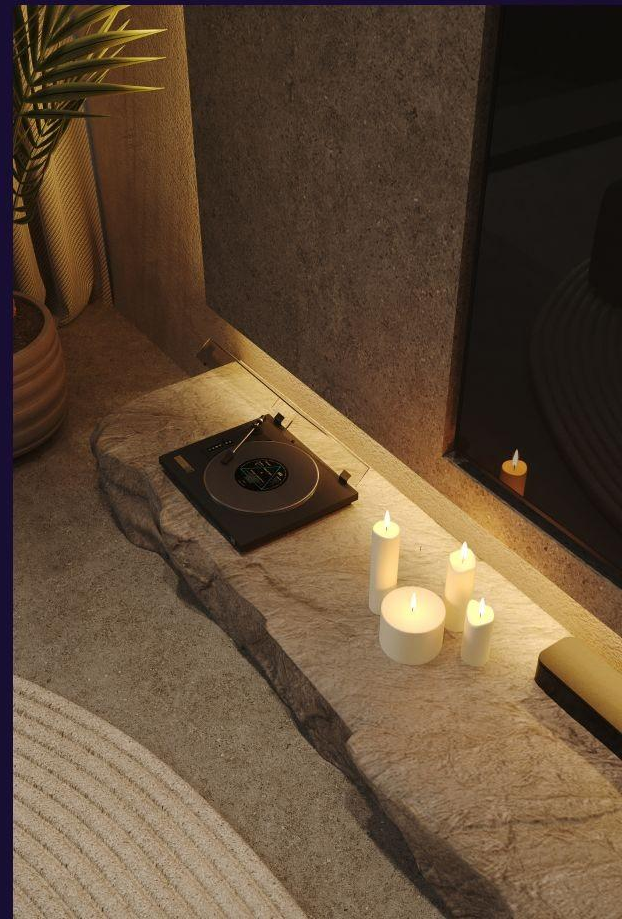


















LOYO
DEVELOPMENT



BONDAR
GROUP

U VILLAS PANDAWA





FULL CONSTRUCTION OF COMPLEX

900 000 \$

Price of the property

20%

Management

1 260 000 \$

Resale value after
construction

ROI 40%

ROI after resale

900 000 \$
6 VILLAS

Cost per
day

Occupancy
rate

Monthly income
(5 villas)

Annual
income

Management
20%

Operating
expenses 5%

160 \$

70%

16 800 \$

201 600 \$

40 320 \$

10 080 \$

PROFIT - 151 200 \$

**ROI
16%**



PRICE INCLUDES



Full legal assistance



Design and development
of design projects



Construction and technical
supervision of the facility



Interior decoration
and furnishing



Development of a business
plan for managing the
facility after completion



Services for opening a
company, current account,
work visas



HOW DOES THE PURCHASING PROCESS WORK?

RUN-UP

- 01 Choosing and booking a villa
- 02 Due diligence: Checking documents for compliance with land use and sales restrictions
- 03 Signing a land lease agreement for 25+25 years

- 04 Payment 30% + installments for 7 payments of 10%
- 05 Interest-free payments for 12 months
- 06 Delivery of the object
- 07 Renting out your property
- 08 Monthly payment of profits to investors

-5%
Discount for
one-time 100%
payment