

A woman in a purple and black outfit stands on a balcony overlooking a lush tropical forest at sunset. The scene is framed by large green leaves in the top corners. The text 'REAL ESTATE INVESTMENT IN BALI' is overlaid in white, bold, sans-serif font.

REAL ESTATE INVESTMENT IN BALI

PROFIT MARGIN FROM 15% PER ANNUM

WHY INVEST IN REAL ESTATE IN BALI?

1st

PLACE

BALI RANKS IN THE RATING OF
TOURIST ATTRACTIVENESS IN
ASIA ACCORDING TO
TRIPADVISOR

- **5th place** in the Forbes "Investment Attractive place" rating in 2021
- Instagram: "**TOP 5** most instagrammable places on the planet"
- **12%** – Bali's annual property price growth
- The return on investment at the construction stage exceeds **30%**
- The annual growth of tourism in Bali has exceeded **20%**

80%

average occupancy
of BALI resort real
estate

average rental
growth of BALI
resort real estate
+15-18%

WHY YOU SHOULD CHOOSE US ?



Our company provides a full range of services for the implementation of an investment project. We are a consulting company that attracts investors, reliable construction companies, experienced lawyers and partners.

The partners of Bondar Villas Bali provide services for the management and organization of rental villas. Our partners and the company take care of all the concerns related to the filling and maintenance of your villa.

10 YEARS

The company provides a guarantee against serious damage that prevents the operation of the property.

Our Company provides comprehensive construction services, which include quality assurance, management services and careful control over the construction process - an excellent choice for those who want to invest in real estate in Bali.



The company guarantees quality and ensures that the construction process is closely monitored. This means that you can be sure that your property will be built to the highest standards.

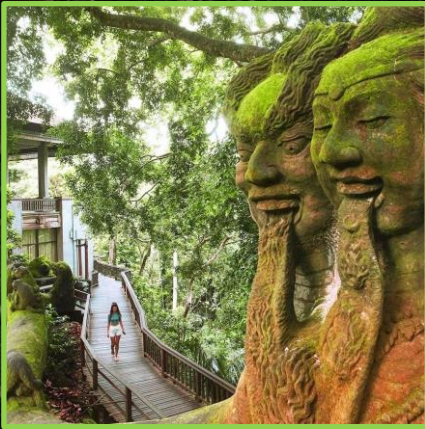
OUR INVESTMENT PROPOSAL

The initial stage of construction of **10 luxury view villas** in the cultural capital of Bali – Ubud.

Ubud is the leader of the island's tourist flow: up to 3 million tourists come here on excursions every year. It is the main center of yoga and spiritual practices in Bali.

Thousands of temples, royal palaces and tombs, daily religious ceremonies, dozens of international tourist festivals.

The specific locations of Ubud were chosen as a place for creative experiments by creative hoteliers and restaurateurs. Local expats often attend cultural events and business meetings at the Parq Ubud Gallery.

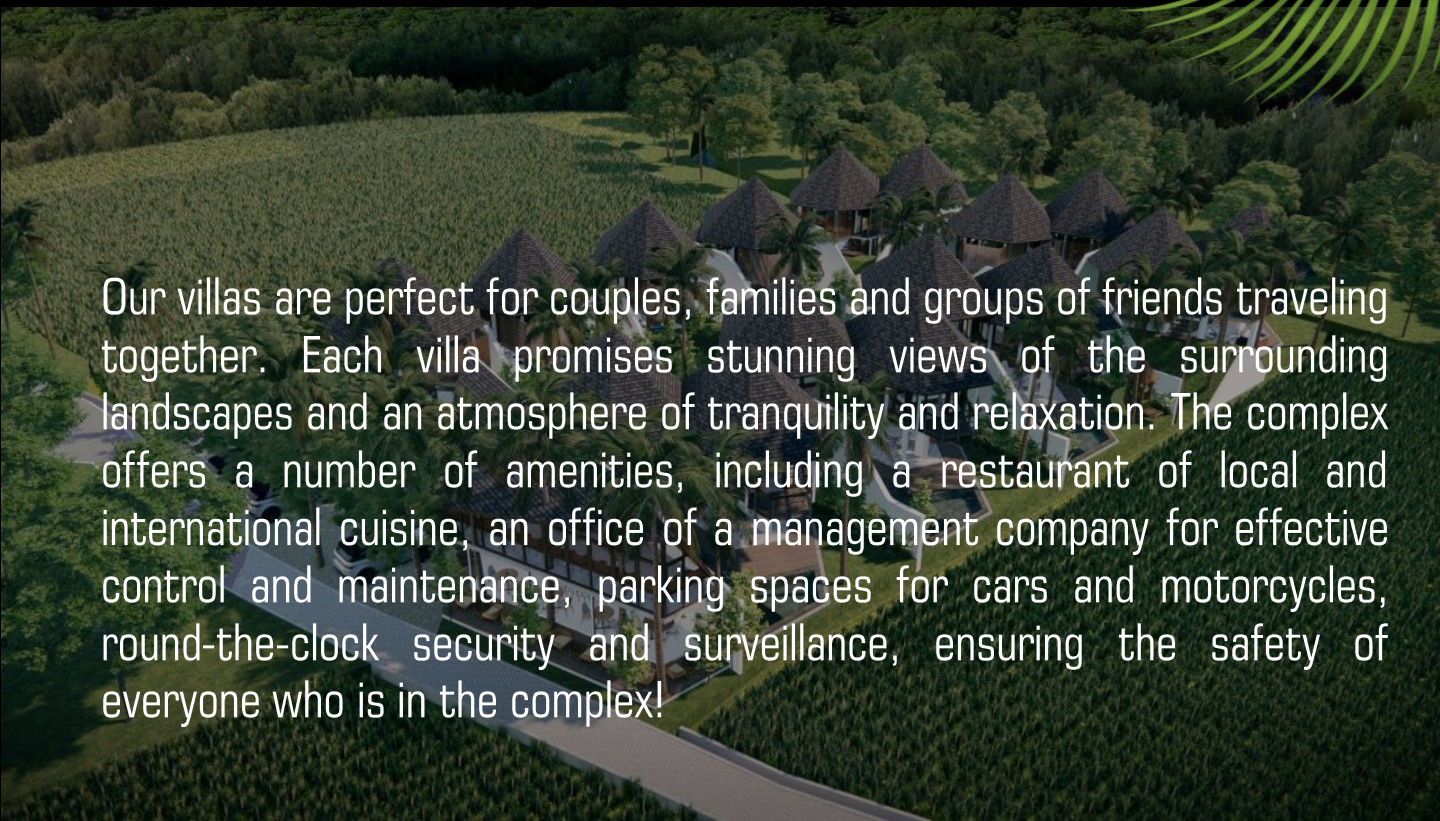


BALI VILLAS

PROJECT DESCRIPTION



Our villas combine authentic Balinese design and architecture with European interiors, embody cultural diversity and comfort, attracting a wide range of investors. Available options for purchase include **6 two bedroom villas** and **4 one bedroom villas**.



Our villas are perfect for couples, families and groups of friends traveling together. Each villa promises stunning views of the surrounding landscapes and an atmosphere of tranquility and relaxation. The complex offers a number of amenities, including a restaurant of local and international cuisine, an office of a management company for effective control and maintenance, parking spaces for cars and motorcycles, round-the-clock security and surveillance, ensuring the safety of everyone who is in the complex!



1 BEDROOM VILLA

The plot area for one villa is 1.35 acres

Building area : 87 sq.m.

Kitchen "Open Space": 36 sq.m.

Swimming pool : 16 sq.m.

Bedroom area : 24 sq.m.

Bathroom : 6.50 m .sq. m.

Terrace / Balcony : 4.70 sq.m.

Mini garden

Guest toilet

Technical room

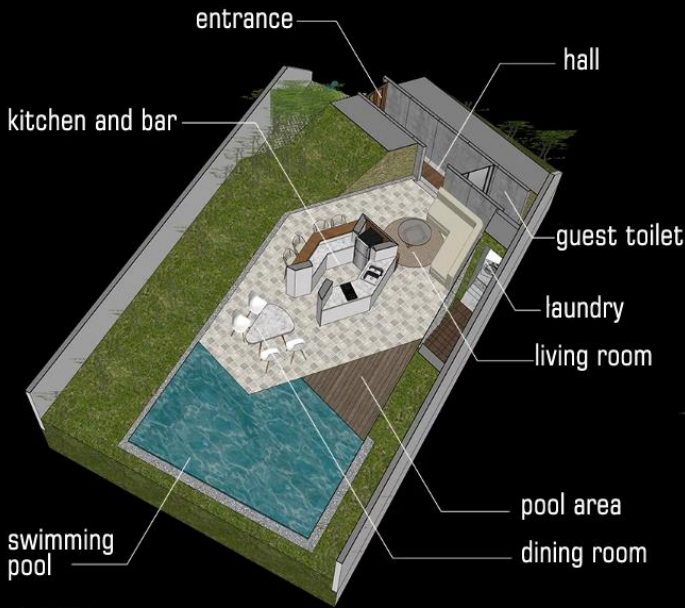
Dressing room

Altanka



1 BEDROOM VILLA

FLOOR PLAN



1st FLOOR
1 BEDROOM VILLA



2nd FLOOR
1 BEDROOM VILLA

FINANCIAL INDICATORS

150.000 \$

price at the construction stage

PAYBACK

COST PER DAY, \$
OCCUPANCY RATE %
MONTHLY REVENUE
ANNUAL REVENUE
MANAGEMENT (20%) AND
OPERATING EXPENSES (5%)
NET INCOME
ROI (RETURN ON INVESTMENT)

	PESSIMISTIC FORECAST	REALISTIC FORECAST	OPTIMISTIC FORECAST
COST PER DAY, \$	80 \$	120 \$	150 \$
OCCUPANCY RATE %	70%	80%	90%
MONTHLY REVENUE	1680 \$	2880 \$	4050 \$
ANNUAL REVENUE	20160 \$	34560 \$	48600 \$
MANAGEMENT (20%) AND OPERATING EXPENSES (5%)	25%	25%	25%
NET INCOME	15120 \$	25920 \$	36450 \$
ROI (RETURN ON INVESTMENT)	10,08%	17,28%	24,30%



2 BEDROOM VILLA

The plot area for one villa is 2 acres

Building area: 158 sq.m.

Open Space kitchen: 78.4 sq.m.

Swimming pool: 28 sq.m.

2 bedrooms each with an area of 24 sq.m.

2 bathrooms each: 6.50 sq.m.

2 terraces/balconies each: 4.70 sq.m.

Guest toilet

Laundry (technical room)

Dressing room

Altanka / Children's Corner

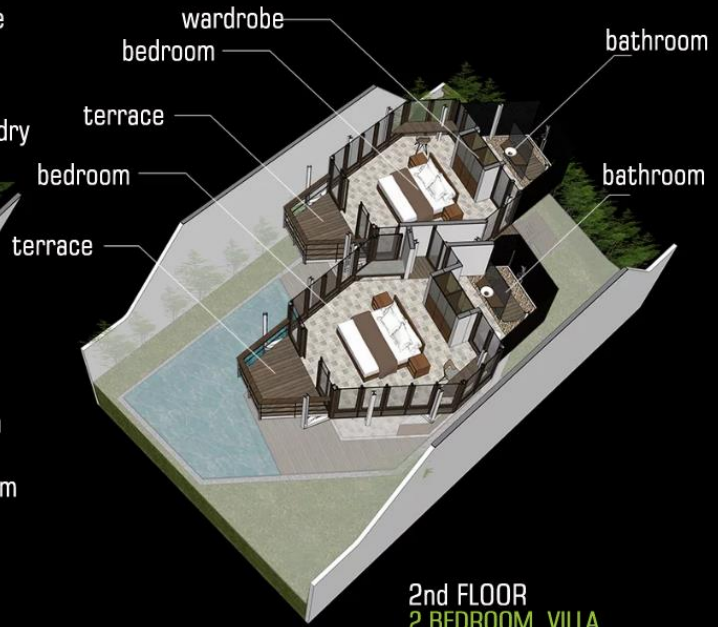


2 BEDROOM VILLA

FLOOR PLAN



1st FLOOR
2 BEDROOM VILLA



2nd FLOOR
2 BEDROOM VILLA

FINANCIAL INDICATORS

250.000 \$

price at the construction stage

PAYBACK

COST PER DAY, \$
OCCUPANCY RATE %
MONTHLY REVENUE
ANNUAL REVENUE
MANAGEMENT (20%) AND
OPERATING EXPENSES (5%)
NET INCOME
ROI (RETURN ON INVESTMENT)

	PESSIMISTIC FORECAST	REALISTIC FORECAST	OPTIMISTIC FORECAST
COST PER DAY, \$	160 \$	240 \$	300 \$
OCCUPANCY RATE %	70%	80%	90%
MONTHLY REVENUE	3360 \$	5760 \$	8100 \$
ANNUAL REVENUE	40320 \$	69120 \$	97200 \$
MANAGEMENT (20%) AND OPERATING EXPENSES (5%)	25%	25%	25%
NET INCOME	30240 \$	51840 \$	72900 \$
ROI (RETURN ON INVESTMENT)	12,10%	20,74%	29,16%

THE HIGHEST LEVEL OF COMFORT

WE PAY SPECIAL ATTENTION TO THE COMFORT OF FUTURE OWNERS AND TENANTS OF VILLAS – THAT IS WHY EACH OF OUR VILLAS IS HAND OVER IN ACCORDANCE WITH THE HIGHEST QUALITY CRITERIA AND IN FULL CONFIGURATION:



Kitchen "Open Space" and living room
Bar counter with seating area
Swimming pool with children's and adult area
Separate bathroom for each bedroom
Guest toilet on the ground floor
Full set of furniture and household appliances
King Size Beds
Private view terrace in each room
Double-sided wardrobe in each room
Children's corner / Altanka



GENERAL VIEW OF THE COMPLEX

LAYOUT OF THE COMPLEX



ON THE TERRITORY OF THE COMPLEX THERE ARE:

Restaurant, office of the management company, parking for bikes and cars, parking space for electric vehicles with charging station. The office of the management company includes: round-the-clock security and video surveillance of the facility, administration, "Laundry Service".



THE PURCHASE PROCESS

GENERAL

- 1** The buyer makes a refundable payment of \$ 1000 to the company's account and books the villa, begins checking the documents for compliance and whether there are prohibitions on the sale of land (due diligence).
- 2** Next, a land lease agreement is signed for 20+ 20 years and the buyer pays the entire amount or the first payment in the amount of 20% of the property value (minus the deposit).
- 3** The remaining amount is paid monthly for 8 months according to an interest-free installment agreement of 10% monthly. During this period, the buyer will receive regular reports on the progress of construction with photos and videos.

WITH 100% PAYMENT – 5% DISCOUNT GUARANTEE

NO HIDDEN CONDITIONS - ALL ADDITIONAL COSTS ARE ALREADY INCLUDED IN THE PRICE OF THE PROPERTY

There is no need to fly to the island. Technology and laws of Indonesia allow you to sign a deal remotely.

The contract will be signed in Bali and notarized in Jakarta. According to the legislation of Indonesia, under the land lease agreement, the investor is the owner of real estate built on the leased land.