

THE ONSIDER

by Feeels Villas

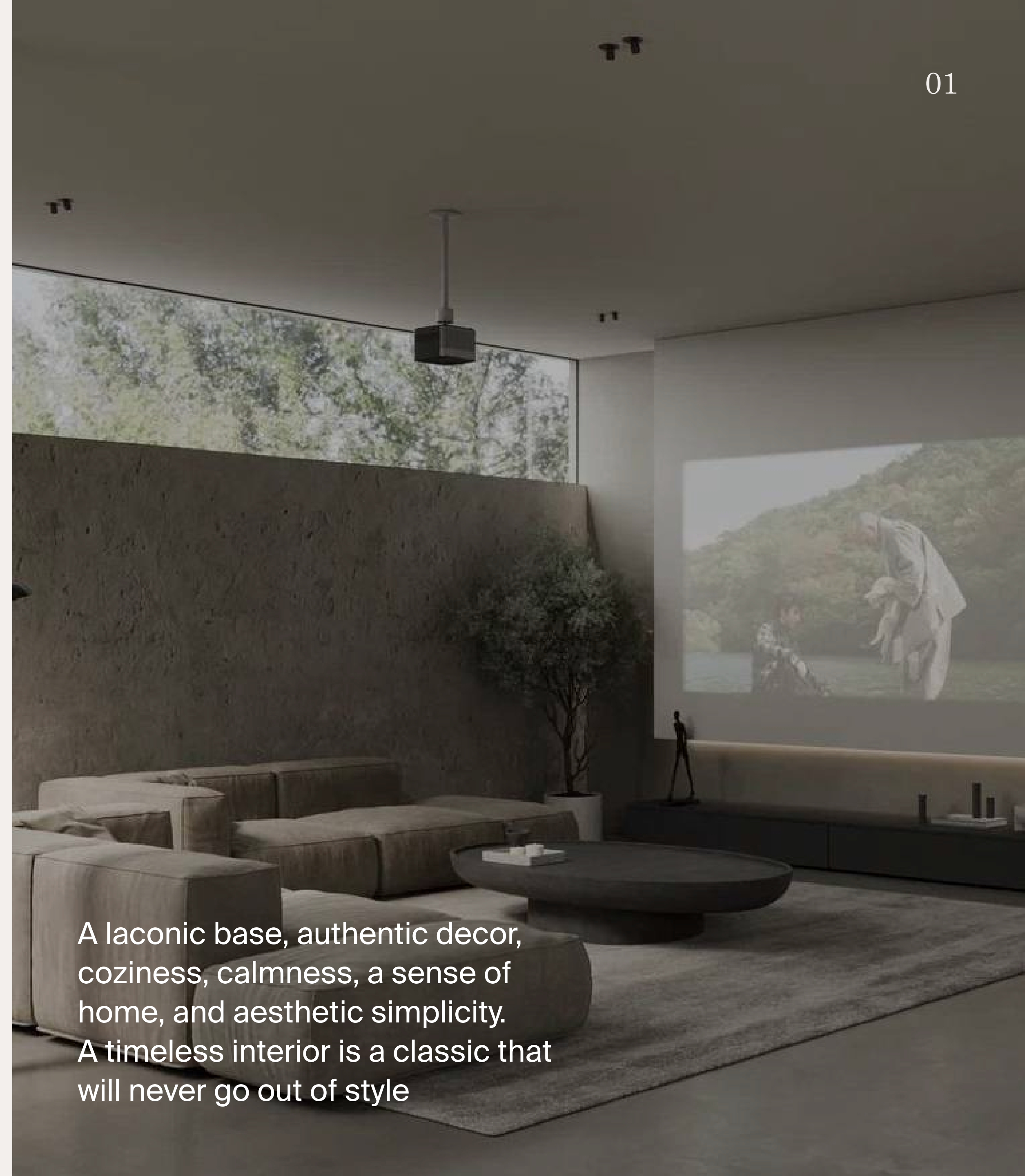
Bali, Bukit
2 minutes to Bingin Beach

- Stylish 3 bedroom villas
- Rental yields up to 16% per year

2024

The Onsider is designed with the principles of timeless architecture.

Regardless of the year, be it 2022, 1980, or 2040, this space will always exude harmony.



A laconic base, authentic decor, coziness, calmness, a sense of home, and aesthetic simplicity. A timeless interior is a classic that will never go out of style

Our Mission is to Create Timeless Homes

1 Sensuality

Aesthetics
Comfort
Natural materials
Safety
Environmental friendliness

2 Idea

Timeless architecture
Sustainable architecture
7 Senses concept

3 Practicality

Prefab technology
Technical supervision
Ergonomics
Durability

| | |
|----------------------|-------------------|
| Price | \$490,000 USD |
| Passive Income/Month | \$6,500 |
| ROI | 16% |
| Living Area | 180m ² |
| Terrace Area | 40m ² |
| Land Lease | 25+15 years |
| Ceiling Height | 3m |
| Land Area for Villa | 210m ² |



Living Room

The living room is the heart of the home, and this one is no exception. To make nature a part of the interior, we installed large panoramic windows. The minimalist decor in light tones and natural materials makes the space feel warm and inviting, while the comfortable furniture and home theater system encourage you to unwind and appreciate every element of the design.





In a tropical climate, the outdoor space is a natural extension of the living room. It is designed to accommodate both individual and group relaxation.

Unwind on the comfortable sun loungers under the warm sun, take a refreshing dip in the cool pool, or gather around the fire pit with your loved ones for an evening under the stars.

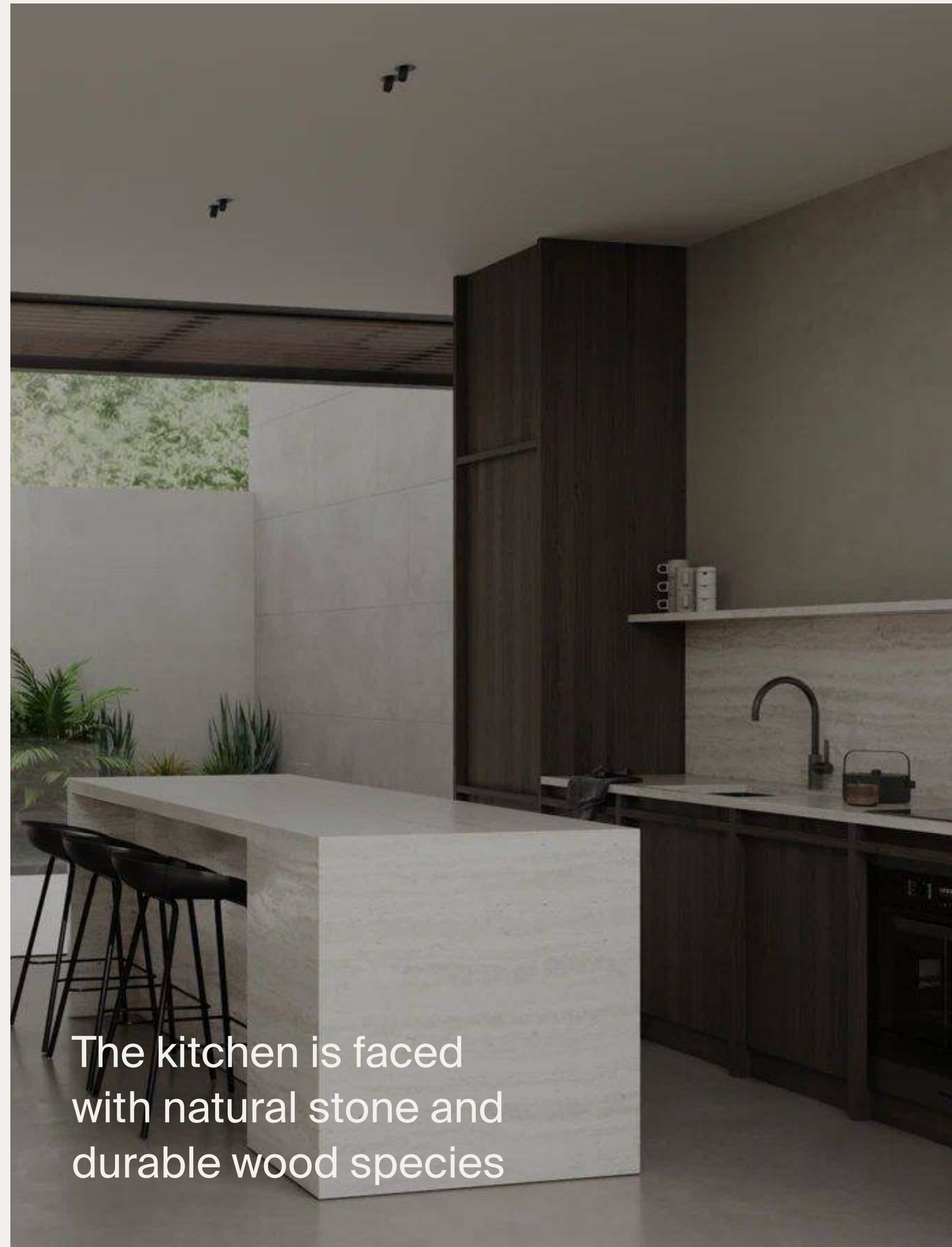


Haven for rest and relaxation for both body and soul.

A thoughtfully designed bedroom with perfect proportions, high-quality soundproofing, air conditioning, various lighting modes, and light and blackout curtains.

The spacious bathroom includes a shower and a bathtub. There is a spacious hanging wardrobe and storage in the bedroom. High-quality textiles, fittings, and decor emphasize the special status.





The kitchen is faced with natural stone and durable wood species



The kitchen, combined with the living room, is not only beautiful but also ergonomic: wide work surfaces, storage space, lighting, a functional "island", all the necessary appliances, aesthetic dishes and utensils, built-in water filters, and a sink shredder.



Bathroom

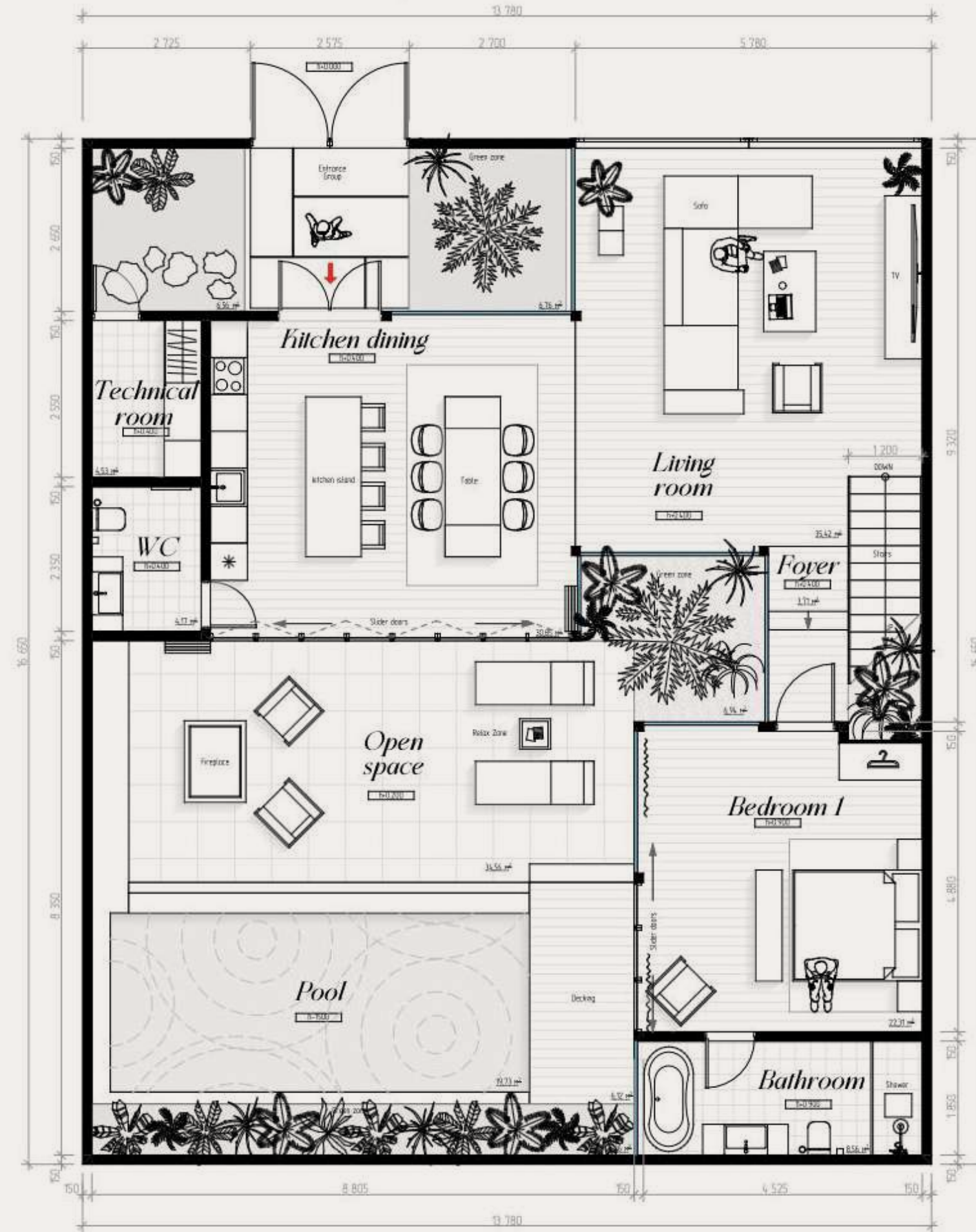
The bathrooms are equipped with showers and bathtubs with panoramic views.

Comfort is enhanced by sinks with large mirrors, lighting with day and night modes, efficient ventilation, and storage systems.

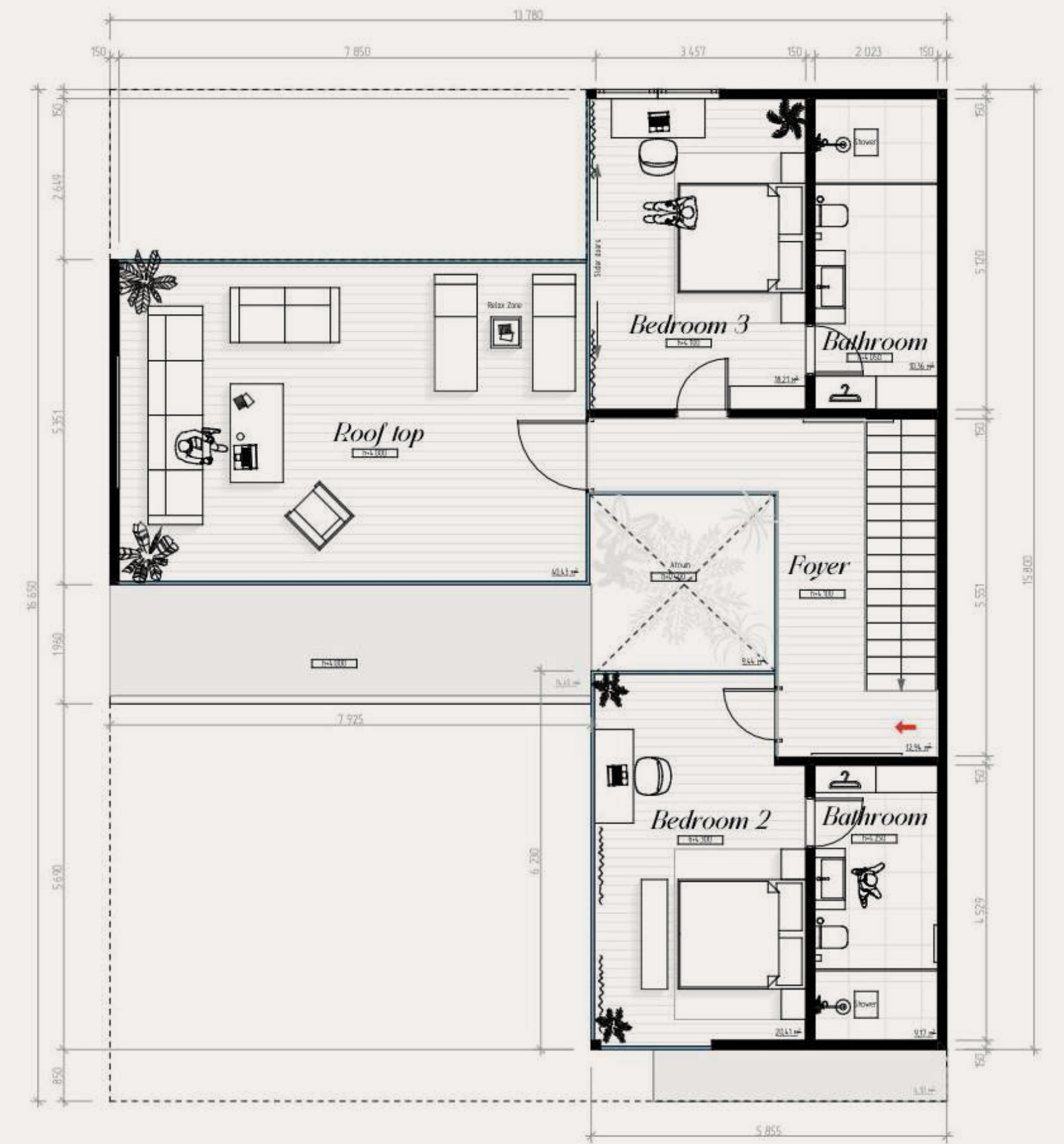
Non-slip flooring, high-quality sanitary ware and faucets, and a stable supply of hot water ensure comfort and safety.



| 1st floor | m ² |
|----------------|-----------------------------|
| Kitchen dining | 30.85 |
| Technical room | 4.53 |
| WC | 4.17 |
| Living room | 35.42 |
| Foyer | 3.71 |
| Bedroom 1 | 22.31 |
| Bathroom 1 | 8.56 |
| <hr/> | |
| 2nd floor | m ² |
| Foyer | 12.94 |
| Bedroom 2 | 20.41 |
| Bathroom 2 | 9.17 |
| Bedroom 3 | 18.21 |
| Bathroom 3 | 10.31 |
| Terrace | 40.42 |
| Total | 221.02 m² |



1st floor plan



2nd floor plan

The Onsider is designed according to the principles of sustainable architecture, and it seamlessly integrates with the surrounding environment through its layout and panoramic glazing. The building preserves centuries-old trees and connects people with nature.

- ① Large overhangs protect from rain and daytime sun, keeping the house cool
- ② Durable materials
- ③ High ceilings 3m

- ④ Decorative grilles will create privacy
- ⑤ Spacious layouts
- ⑥ Sliding panoramic windows

The name of our company, FEEELS, embodies the idea of how people feel in our homes. Based on this, we have developed the 7 Senses concept.

① SIGHT. All visual aspects of the home

② HEARING. Walls and windows with good sound insulation

③ TASTE. Drinking water filtration and refrigeration equipment

④ SMELL. The best air freshener in the house is natural materials, such as wood, which create a noble aroma.

⑤ TOUCH. Use of natural materials with tactile surfaces

⑥ KINESTHETICS. We do not have a separate organ for this sense, but scientists distinguish it as the sixth sense.

⑦ SENSE OF SECURITY. This is made up of all of the above, as well as compliance with construction technology.

🌧️ Tropical Climate

- Waterproofing of the roof, walls, and foundation
- Drainage system around the perimeter of the villa
- Walls and ceilings are made of lightweight concrete with water-resistant additives
- Large areas of glazing. The glass is not affected by moisture
- Durable interior and exterior materials

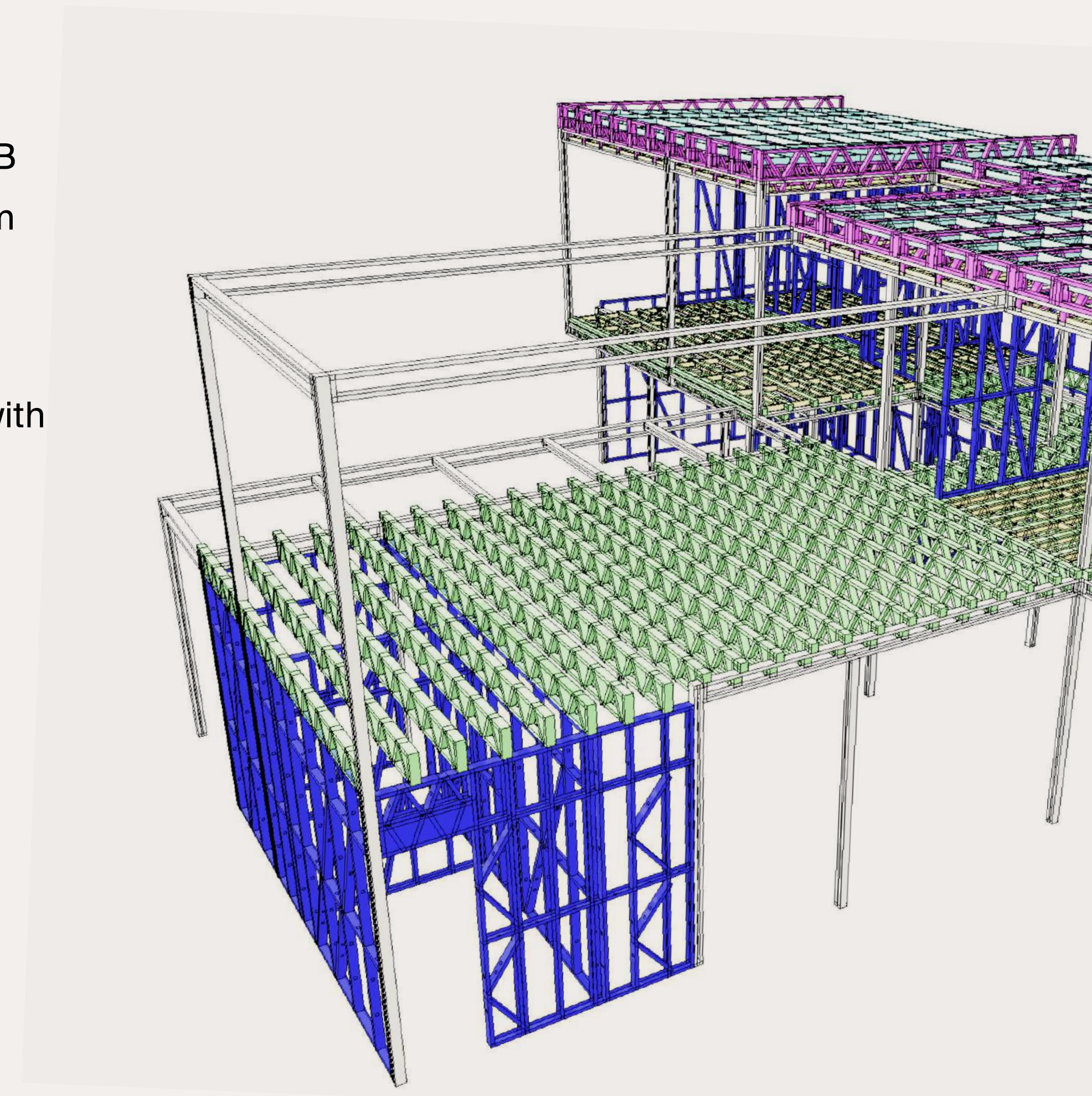
✳️ Quality

- Factory Production
- Galvanized metal framework
- Additional polymer protective layer
- 12mm thick tempered safety glass

🔊 Soundproofing

- Sound insulation of walls and ceilings: 60 dB
- Factory production with an accuracy of 1 mm ensures tight joints and sealing
- The metal framework and concrete floors minimize impact noise
- Durable aluminum profile of YKK windows with a wall thickness of 1.2 mm
- Technical rooms are located away from the living room and bedrooms

⚡ Seismic



- Authentic Decor
- ▶ Natural materials: stone, precious woods, concrete, decorative plaster
- Individually designed furniture
- ▶ Decor by local craftsmen

Natural materials that, due to their natural qualities – color, texture, smell, tactile properties – create an incredible feeling of comfort.



Location

The Onsider complex is located 2-5 minutes from the best beaches.

A quiet dead-end street will provide privacy and tranquility.

Lots of greenery and trees create a special coziness and protect from the sun.

The complex has all the main communications: 10 kW electricity, water well, drinking water, high-speed internet.

Dreamland and Bingin Beach 2 minutes

Padang Padang Beach 5 minutes



Location

The Bingin area is steeped in the surfing spirit.

It is surrounded by beautiful people, delicious food, plenty of sun and greenery. There are many stylish cafes and restaurants within walking distance, as well as spas, yoga studios, fitness centers, clothing stores and co-working spaces.



1. Alchemy 2 min
2. Bamboo Fitness 2 min
3. Usha Cafe 3 min
4. Nourish Cafe 3 min
5. Gooseberry Restaurant 3 min
6. Ours Restaurant 4 min
7. MASON 8 min
8. Single Fin 10 min
9. The Istana SPA 10 min
10. New Cuta Golf 11 min

[Open on map](#)



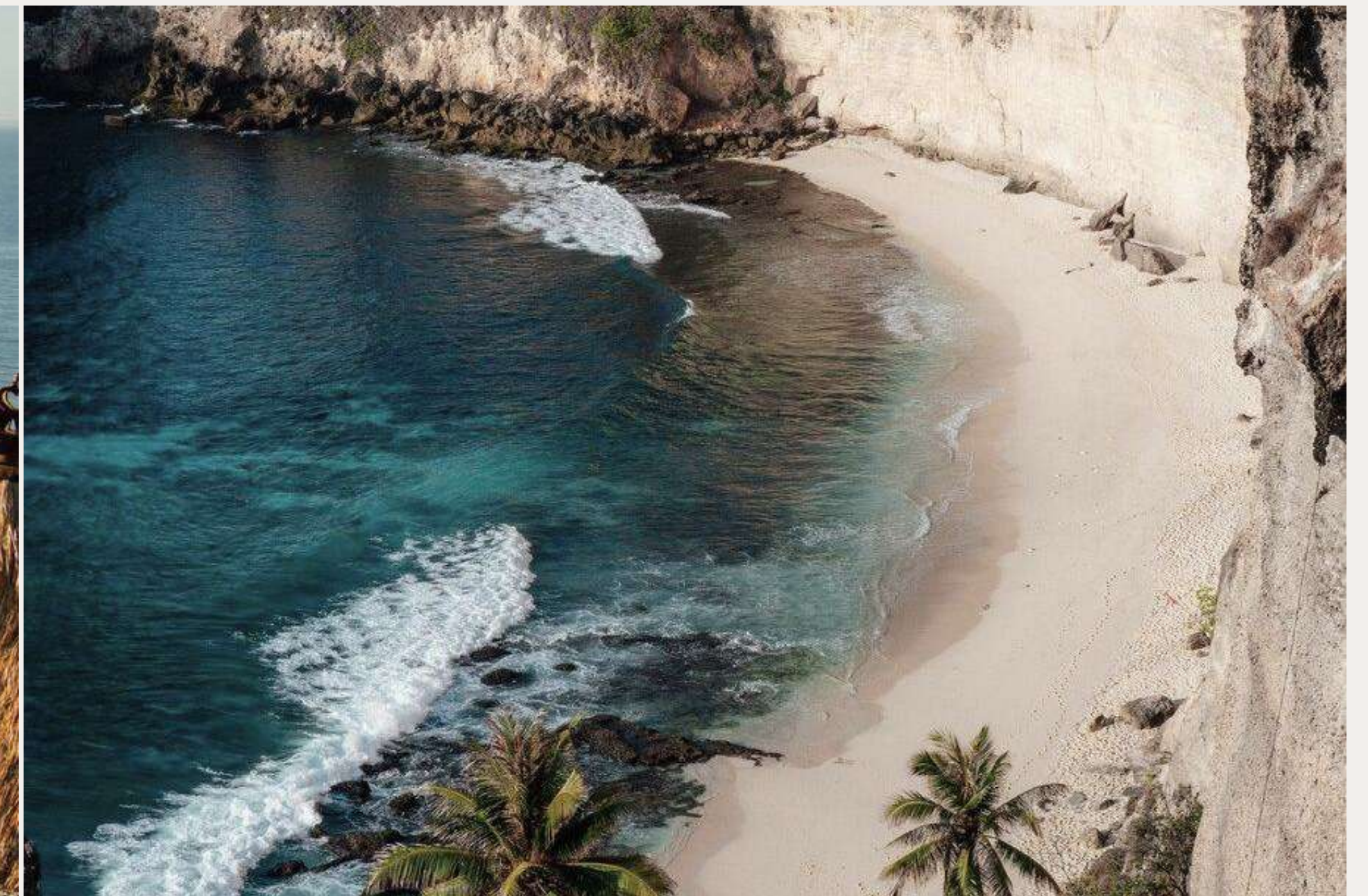


The land of the **THE ONSIDER** complex is located in the pink zone¹, which allows the villas to be legally rented both monthly and daily on Airbnb and Booking.

¹ In Indonesian law, there are three types of land status: green for agricultural, yellow for residential, and pink for any type of commercial use. Investors often risk investing in attractively priced properties located in the green zone. Such investments are not legally protected, the properties cannot be legally rented out, and the construction has a risk of demolition.

Indonesia is the fourth most populous country in the world, with a population of around 280 million people, and the economy is growing steadily at 4-5% per year.

- Stable IDR currency
- Open policy towards international investments
- 7th in the world in terms of GDP size - \$1.39 trillion
- In the ranking of the best countries for investment, it is in second place, right after Mexico
- Low inflation rate of 2-4%



Bali attracts with its growing economy and rapid development.

The flow of tourists from developed countries of the world provides a high income from investments in real estate.

Top 10 countries by tourist inflow

September 2023

| | |
|---------------|---------|
| Australia | 129.118 |
| India | 36.018 |
| China | 32.755 |
| France | 22.912 |
| Great Britain | 25.501 |
| South Korea | 23.368 |
| USA | 25.677 |
| Germany | 25.677 |
| Malaysia | 18.802 |
| Singapore | 18.131 |

[Source link](#)

**Project implementation
period: 11 months,
February 2025**

[Link to the financial model](#)

\$490,000

Villa cost, USD

6.3 years

Villa payback period

16%

Annual income

\$6,440

Passive income
per month

| Rent | 1 Month |
|--|-----------------|
| Average rental income | \$13 20 |
| Costs for the villa (staff, utilities, renovation) | \$420 |
| AirBnb commission | \$1 848 |
| Management company (20% of revenue) | \$3 168 |
| Taxes 10% | \$1 320 |
| Total expenses | \$6 756 |
| Profit | \$6 444 1,6% |
| ROI | 6,3% |

Contacts

