

**LOYO  
DEVELOPMENT**

WHERE DREAMS COME TRUE

# LOYO VILLAS UBUD I

**FROM 170 000\$**

INSTALLMENTS UP TO 12 MONTHS

BUILDER



**BONDAR  
GROUP**

**5 VILLAS**

**DECEMBER 2024**

**ROI 17%**



LOYO  
DEVELOPMENT



BONDAR  
GROUP

LOYO VILLAS UBUD I







# LOYO VILLAS

5 villas hanging on the edge right into the jungle.

One of the two LOYO Development projects in the heart of Bali - Ubud, a cultural and spiritual center of the island, popular among tourists for its attractions, natural beauty, and serene atmosphere. The complex is surrounded by rice terraces.



3

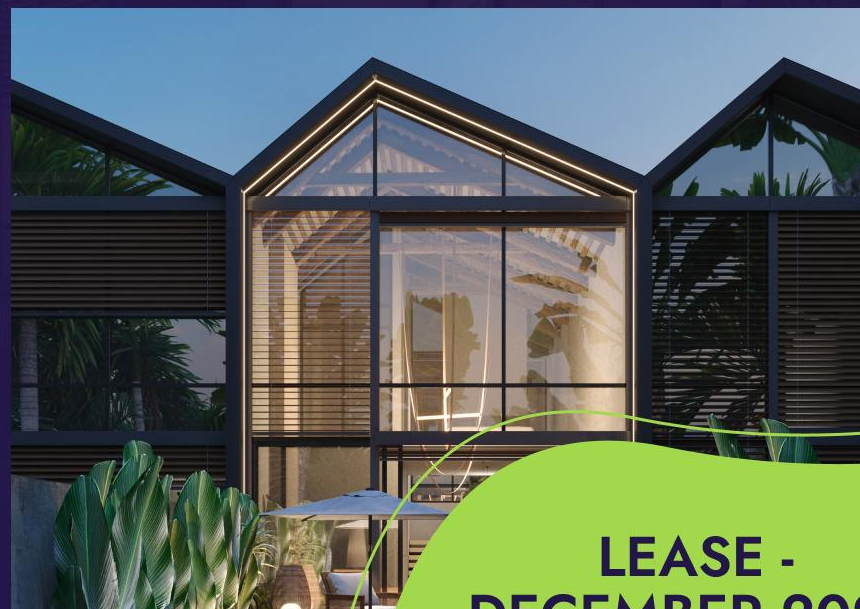
one-bedroom  
villas

2

two-bedroom  
villas



loyo relax  
villas

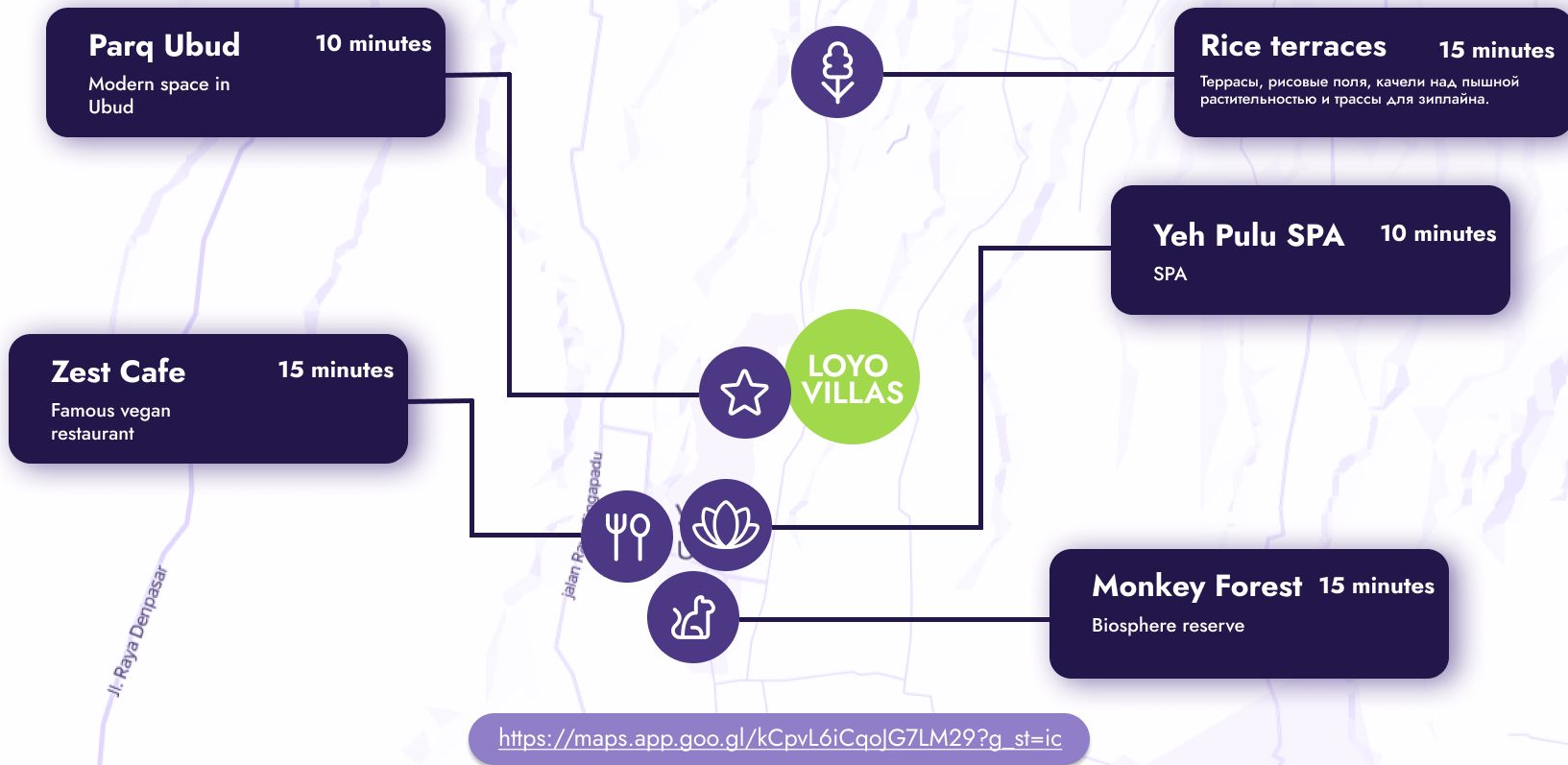


LEASE -  
DECEMBER 2024



# COMPLEX MASTER PLAN





[https://maps.app.goo.gl/kCpvL6iCqoJG7LM29?g\\_st=ic](https://maps.app.goo.gl/kCpvL6iCqoJG7LM29?g_st=ic)



**+ 25-30%**  
villa rental  
yield

## LOYO RELAX CONCEPT

The complex 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





# ONE-BEDROOM VILLA

PRICE FROM 170 000\$

**150 M<sup>2</sup>**  
land area

**80 M<sup>2</sup>**  
house area

**2**  
floors

**3 M<sup>2</sup>**  
hallway

**16 M<sup>2</sup>**  
kitchen

**21 M<sup>2</sup>**  
hall

**2 M<sup>2</sup>**  
bathroom

**3 M<sup>2</sup>**  
dressing room

**8 M<sup>2</sup>**  
stairs

**17 M<sup>2</sup>**  
bedroom

**4 M<sup>2</sup>**  
wardrobe in the  
bedroom

**5 M<sup>2</sup>**  
bathroom in the  
bedroom



**ROI**  
**17%**







# TWO-BEDROOM VILLA

PRICE FROM 190 000\$

**150 M<sup>2</sup>**  
land area

**100 M<sup>2</sup>**  
house area

**2**  
floors

**3 M<sup>2</sup>**  
hallway

**16 M<sup>2</sup>**  
kitchen

**21 M<sup>2</sup>**  
hall

**2 M<sup>2</sup>**  
bathroom

**3 M<sup>2</sup>**  
dressing room

**8 M<sup>2</sup>**  
stairs

**5 M<sup>2</sup>**  
hall

**15 M<sup>2</sup>**  
bedroom 1

**4 M<sup>2</sup>**  
bathroom in the  
bedroom 1

**14 M<sup>2</sup>**  
bedroom 2

**2 M<sup>2</sup>**  
wardrobe in the  
bedroom 2

**5 M<sup>2</sup>**  
bathroom in the  
bedroom 2



**ROI  
17%**







# ONE-BEDROOM VILLA

**170 000 \$**

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)
Pessimistic forecast	140 \$	60%	2 520 \$	30 240 \$	21 168 \$	12%
Realistic forecast	165 \$	70%	3 465 \$	41 580 \$	29 106 \$	17%
Optimistic forecast	180 \$	80%	4 320 \$	51 840 \$	36 288 \$	21%



# TWO-BEDROOM VILLA

**190 000 \$**

Price during  
construction phase

**20%**

Management

**250 000 \$**

Price after construction

	Cost per day	Occupancy	Monthly revenue	Annual income	Net income	ROI (return on investment)
Pessimistic forecast	150 \$	60%	2 700 \$	32 400 \$	22 680 \$	12%
Realistic forecast	180 \$	70%	3 780 \$	45 360 \$	31 752 \$	17%
Optimistic forecast	200 \$	80%	4 800 \$	57 600 \$	40 320 \$	21%





## PRICES ON BOOKING.COM FOR SIMILAR PROPERTIES

Samkhya Villas



**120 \$**

Rental price per  
day

Umah Shama



**150 \$**

Rental price per  
day

Green Flow Villa 21



**180 \$**

Rental price per  
day































# FULL CONSTRUCTION OF COMPLEX

**900 000 \$**

Price of the property

**20%**

Management

**1 260 000 \$**

Resale value after  
construction

**ROI 40%**

ROI after resale

**850 000 \$**  
**5 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  
17%**



# 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

LOYO  
DEVELOPMENT



BONDAR  
GROUP

LOYO VILLAS UBUD I

COMING SOON



LOYO VILLAS II