

**LOYO  
DEVELOPMENT**

WHERE DREAMS COME TRUE

# XO PROJECT I CANGGU

**FROM 110 000\$**

INSTALLMENTS UP TO 18 MONTHS

BUILDER



**BONDAR  
GROUP**



**XO  
BALI**

**6 VILLAS  
32 APARTMENTS**

**JUNE 2025  
ROI 17%**







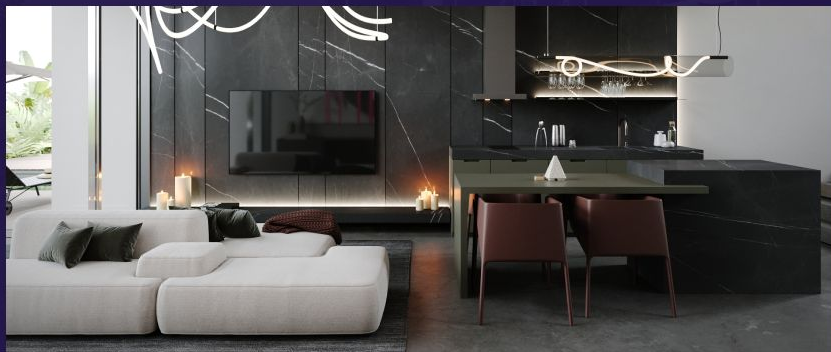


# XO PROJECT I VILLAS AND APARTMENTS

XO is a unique project located on the most touristy street in Canggu - Batu Bolong.

XO is a complex that combines one-bedroom and two-bedroom villas, as well as 4 floors of apartments. The complex is equipped with a rooftop where you can grab a snack at the bar or watch a movie under the open sky.

XO Complex is ideal for those who love to be in the center of events.



32

one-room  
apartments

4

one-bedroom  
villas

2

two-bedroom  
villas



**LEASE:  
JUNE 2025**



# ROOFTOP XO

OPEN SPACE WITH AN AREA OF 400 M<sup>2</sup>



Bar with snacks  
and soft drinks



Glass-enclosed  
meeting room for  
business meetings



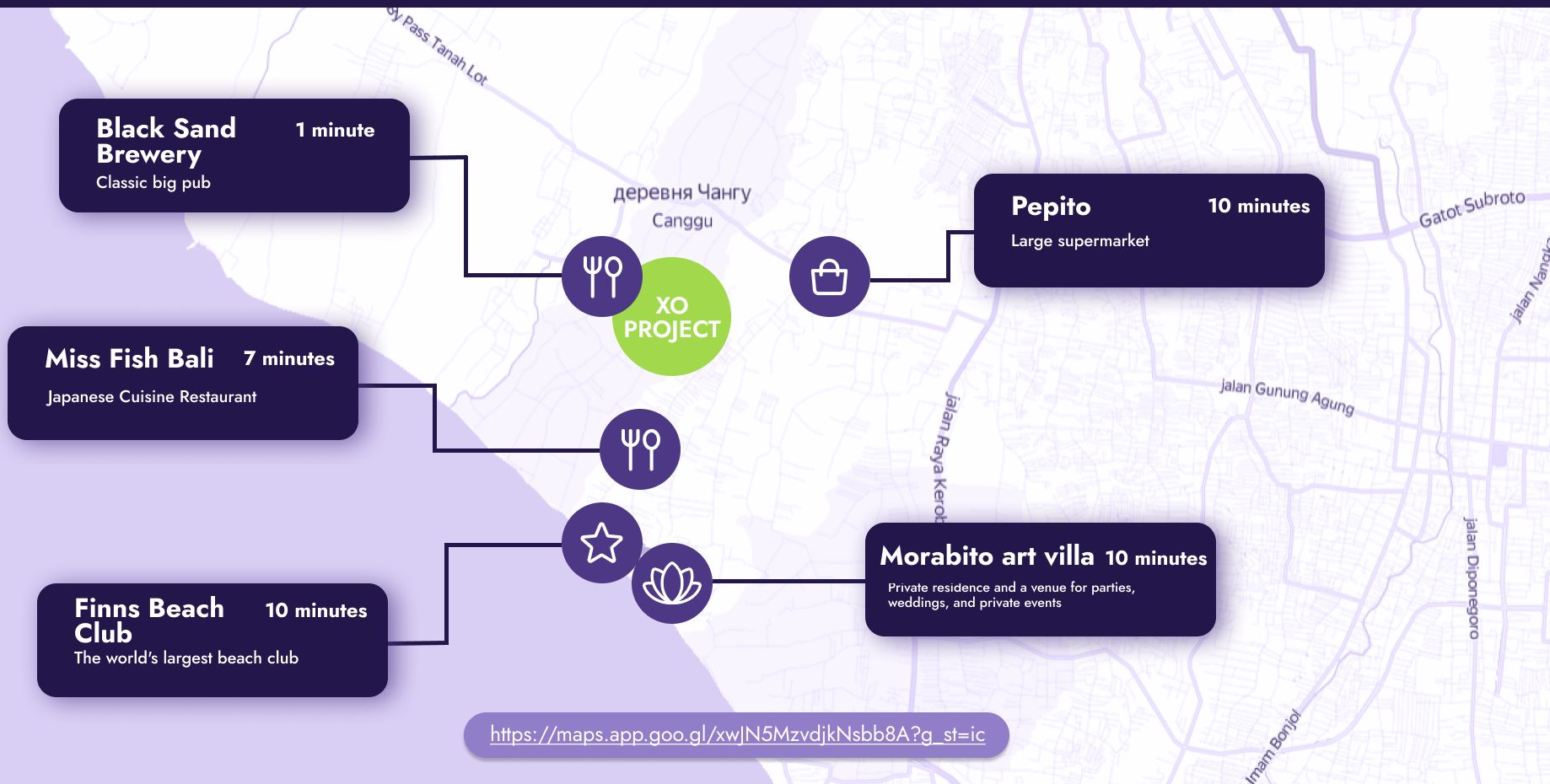
Cinema under  
the stars





# COMPLEX MASTER PLAN





[https://maps.app.goo.gl/xwJN5MzvdjkNsbb8A?g\\_st=ic](https://maps.app.goo.gl/xwJN5MzvdjkNsbb8A?g_st=ic)





# APARTMENTS

PRICE FROM 110 000\$

**35-37 M<sup>2</sup>**

apartment area

**4**

floors

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

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

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

**22 M<sup>2</sup>**  
bedroom/  
living room



**ROI**  
**17%**



## ONE-BEDROOM VILLA

PRICE FROM 200 000\$

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

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

**2**  
floors

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

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

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

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

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

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

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

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

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



**ROI**  
**17%**



## TWO-BEDROOM VILLA

PRICE FROM 250 000\$

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

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

**2**  
floors

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

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

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

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

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

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

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

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

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

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

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

**4 M<sup>2</sup>**  
wardrobe



**ROI**  
**17%**



# APARTMENTS

**110 000 \$**

Price during  
construction phase

**20%**

Management

**180 000 \$**

Price after  
construction

	Cost per day	Occupancy	Monthly revenue	Annual income	Net income	ROI (return on investment)
Pessimistic forecast	70 \$	70%	1 470 \$	17 640 \$	12 348 \$	11%
Realistic forecast	95 \$	80%	2 280 \$	27 360 \$	19 152 \$	17%
Optimistic forecast	100 \$	90%	2 700 \$	32 400 \$	22 680 \$	21%



# ONE-BEDROOM VILLA

**200 000 \$**

Price during  
construction phase

**20%**

Management

**260 000 \$**

Price after  
construction

	Cost per day	Occupancy	Monthly revenue	Annual income	Net income	ROI (return on investment)
Pessimistic forecast	120 \$	70%	2 520 \$	30 240 \$	21 168 \$	11%
Realistic forecast	160 \$	80%	3 840 \$	46 080 \$	32 256 \$	17%
Optimistic forecast	180 \$	90%	4 860 \$	58 320 \$	40 824 \$	21%



# TWO-BEDROOM VILLA

**250 000 \$**

Price during  
construction phase

**20%**

Management

**320 000 \$**

Price after  
construction

	Cost per day	Occupancy	Monthly revenue	Annual income	Net income	ROI (return on investment)
Pessimistic forecast	160 \$	70%	3 360 \$	40 320 \$	28 224 \$	11%
Realistic forecast	210 \$	80%	5 040 \$	60 480 \$	42 336 \$	17%
Optimistic forecast	240 \$	90%	6 480 \$	77 760 \$	54 432 \$	22%



## PRICES ON BOOKING.COM FOR SIMILAR PROPERTIES

Sunny Village Berawa



**180 \$**

Rental price per  
day

Ohana Private Villa



**200 \$**

Rental price per  
day

El Barrio Boutique Hotel & Bar



**220 \$**

Rental price per  
day

LOYO  
DEVELOPMENT



BONDAR  
GROUP

XO PROJECT I CANGGU

# XO PROJECT I APARTMENTS



























LOYO  
DEVELOPMENT



BONDAR  
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XO PROJECT I CANGGU

# XO PROJECT I VILLAS











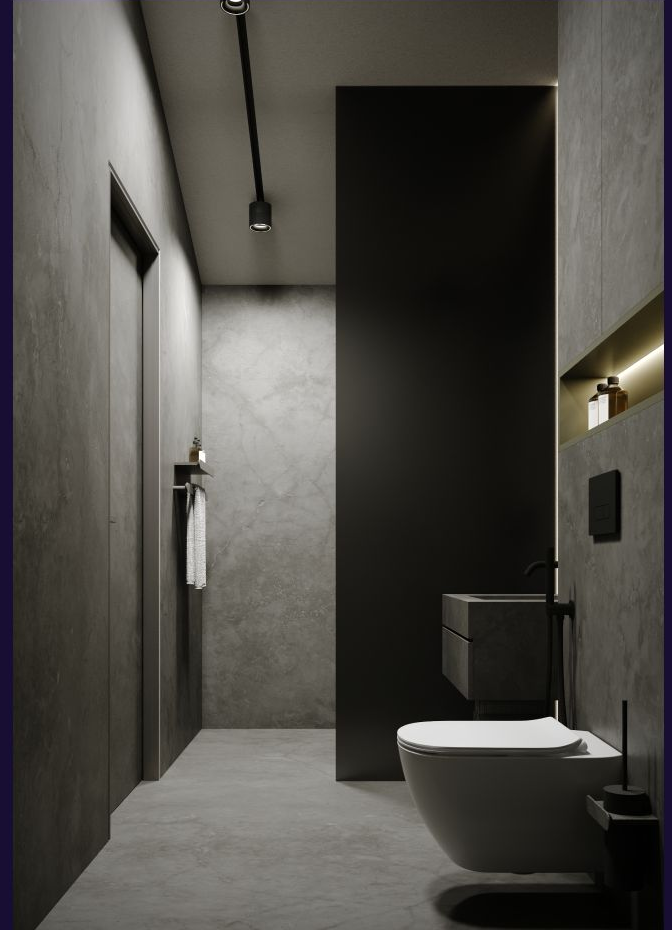














# PRICE INCLUDES



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 18 months (ONLY FOR XO PROJECT)
- 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

XO PROJECT I CANGGU

COMING SOON

XO PROJECT CANGGU II

