

**LOYO  
DEVELOPMENT**

WHERE DREAMS COME TRUE

# JUNGLE FLOWER VILLAS I

**FROM 150 000\$**

INSTALLMENTS UP TO 12 MONTHS

BUILDER



**BONDAR  
GROUP**

**10 VILLAS**

**OCTOBER 2024**

**ROI 17%**

LOYO  
DEVELOPMENT



BONDAR  
GROUP

JUNGLE FLOWER VILLAS I









# JUNGLE FLOWER VILLAS I

4

one-bedroom  
villas

6

two-bedroom  
villas

1

own  
restaurant



family +  
loyo relax

The first project from a family concept from LOYO Development in the heart of Bali.

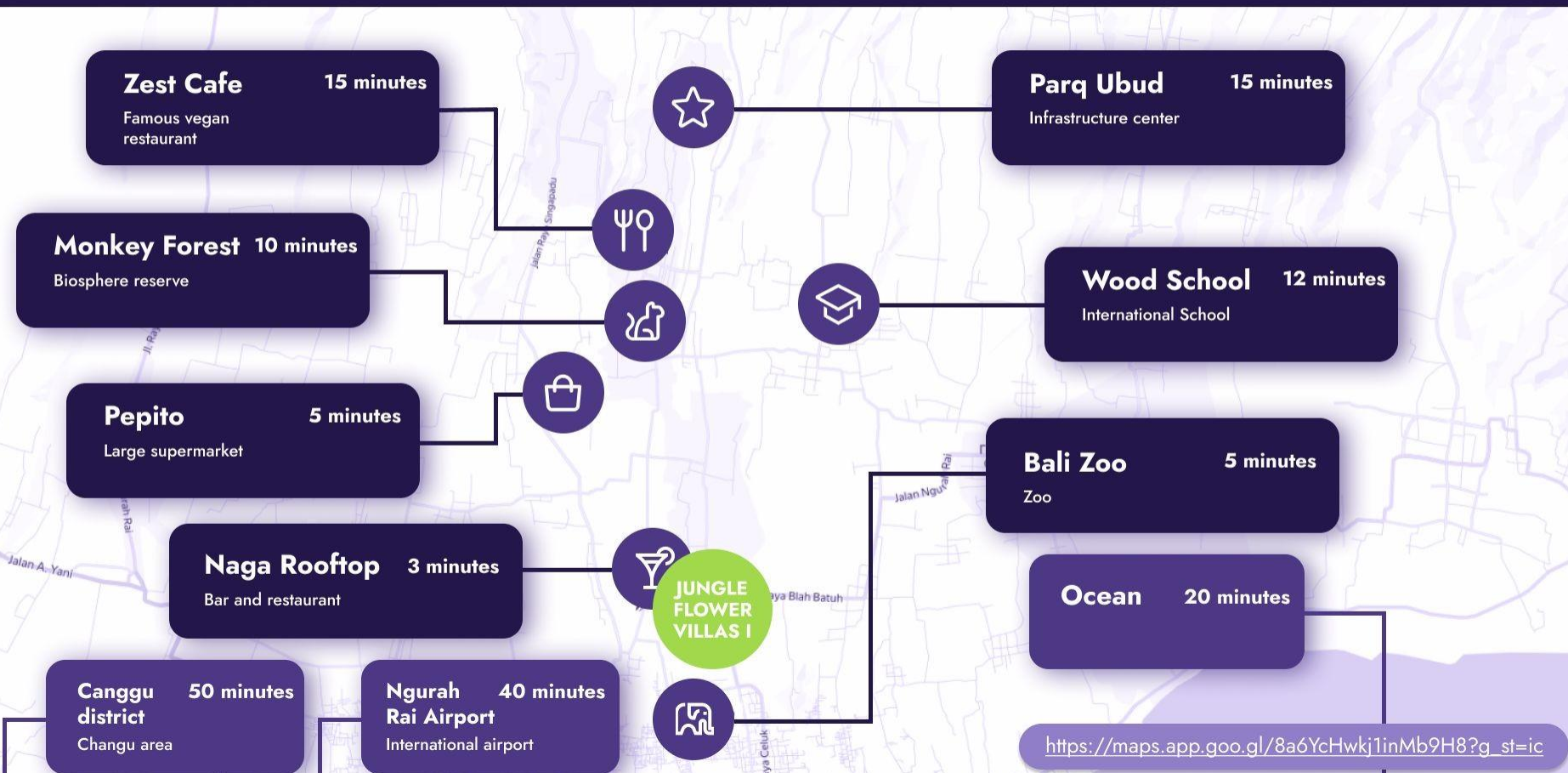
A complex of 12 villas with a unique design and its own restaurant.

One of two LOYO Development projects in the heart of Bali - Ubud, the cultural and spiritual center of the island, popular among tourists for its attractions, natural beauty and peaceful atmosphere. The complex is surrounded by rice terraces and surrounded by tropical greenery. A golf course and a tennis court are being built near the site



**LEASE -  
OCTOBER 2024**







## FAMILY+ CONCEPT

Jungle Flower Villas I is ideal for families with children, thanks to the implemented Family+ concept



Children's play area in each villa



The "safe house" system (door blockers, pool fencing, plugs for sockets, silicone pads on corners)



Children's menu and game room in the restaurant at the villa



A management company with experience working with children (kindergarten services, babysitters, animators)



A kindergarten and a school are within walking distance

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





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

## LOYO RELAX CONCEPT

The Jungle Flower Villas I complex is ideal for a romantic stay, thanks to the realized LOYO Relax concept:

1

**Space for yoga practice  
in the villa**

2

**Personal concierge  
service:**

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



# ONE-BEDROOM VILLA

PRICE FROM 150 000\$

**135 M<sup>2</sup>**

land area

**87 M<sup>2</sup>**

house area

**2**

floors

**36 M<sup>2</sup>**

Open Space  
kitchen area

**24 M<sup>2</sup>**

bedroom  
area

**6,5 M<sup>2</sup>**

bathroom  
area

**4,7 M<sup>2</sup>**

terrace area

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

pool area

- Mini garden
- Guest bathroom
- Technical room
- Dressing room
- Children's complex



**ROI  
17%**



# TWO-BEDROOM VILLA

PRICE FROM 250 000\$

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

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

**2**  
floors

**78,4 M<sup>2</sup>**  
Open Space  
kitchen area

**24 M<sup>2</sup>**  
area of each  
bedroom

**6,5 M<sup>2</sup>**  
area of each  
bathroom

**4,7 M<sup>2</sup>**  
area of each terrace

**28 M<sup>2</sup>**  
pool area

- Mini garden
- Guest bathroom
- Technical room
- Dressing room
- Children's corner



**ROI  
21%**



# ONE-BEDROOM VILLA

**150 000 \$**

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	80 \$	70%	1680 \$	20 160 \$	15 120 \$	10,08%
Realistic forecast	120 \$	80%	2880 \$	34 560 \$	25 920 \$	17,28%
Optimistic forecast	150 \$	90%	4050 \$	48 600 \$	36 450 \$	24,30%



# 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%	3360 \$	40 320 \$	30 240 \$	12,10%
Realistic forecast	240 \$	80%	5760 \$	69 120 \$	51 840 \$	20,74%
Optimistic forecast	300 \$	90%	8100 \$	97 200 \$	72 900 \$	29,16%



## 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

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JUNGLE FLOWER VILLAS I







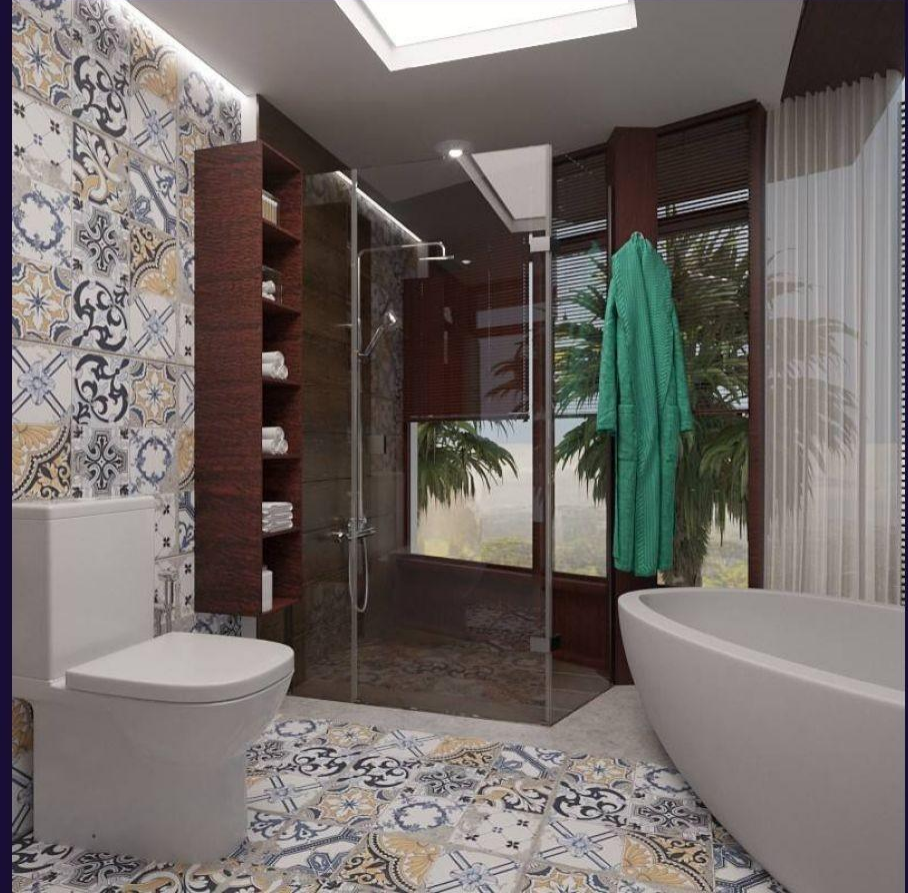


























# PRICE INCLUDES



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



# COMING SOON



## JUNGLE FLOWER VILLAS II

Start of sales:  
2024



## JUNGLE FLOWER VILLAS III

Start of sales:  
2024