

FREEHOLD

XO PROJECT PANDAWA

for those who play
for a long time

December 2025 ROI **22%**

42 apartments

3 villas

from 125 000\$
presale



XO PROJECT PANDAWA

The stylish LOYO Development project is now conquering Bukit. XO Pandawa is a freehold complex for those who appreciate an active lifestyle, freedom and style.

Nearby are the best hotels and beaches of the island.

- **Kempinski**
- **Ritz-Carlton**
- **St Regis**
- **Melasti**
- **Pandawa**
- **Savangan**



own management
company



rooftop with
restaurant and cinema



**HANDOVER:
DECEMBER 2025**



FREEHOLD



- autonomy from the previous owner
- the right of ownership for 80 years with the possibility of extension
- the ability to dispose of real estate at your discretion
- the reason to open your own business in Bali
- the property is registered as private property
- real estate can be sold, donated, inherited and bequeathed without obtaining additional permits
- lower property taxes

**NO RENT FOR 25
YEARS**

BALI IN NUMBERS

300%

land value growth since
2017

Booking.com

1ST PLACE

in the category “the most desirable
tourist destination after the lifting
of restrictions” according
to the version Booking.com

5%

annual growth
of the country's GDP

73%

average occupancy
in 2023

Tripadvisor

2ND PLACE

in the Traveller's Choice Award
category “The most popular tourist
destination in the world in 2003”
according to Tripadvisor

12-15%

average ROI
by market

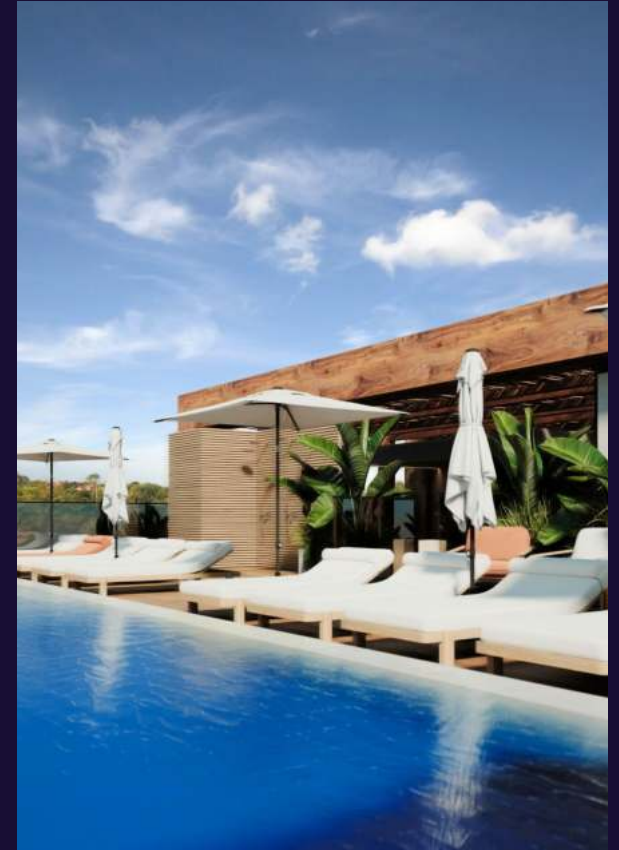
207\$

the average cost
of a daily rental

Forbes

4TH PLACE

in the world in the rating
of investment
attractiveness
according to Forbes



42 UNITS

52 M²

living space + balcony

from

165 000\$

38 M²

living space + balcony

from

165 000\$

44 M²

living space + balcony

from

140 000\$

25 M²

living space with
an ocean view

from

140 000\$

40 M²

living space + balcony

from

125 000\$

APARTMENTS



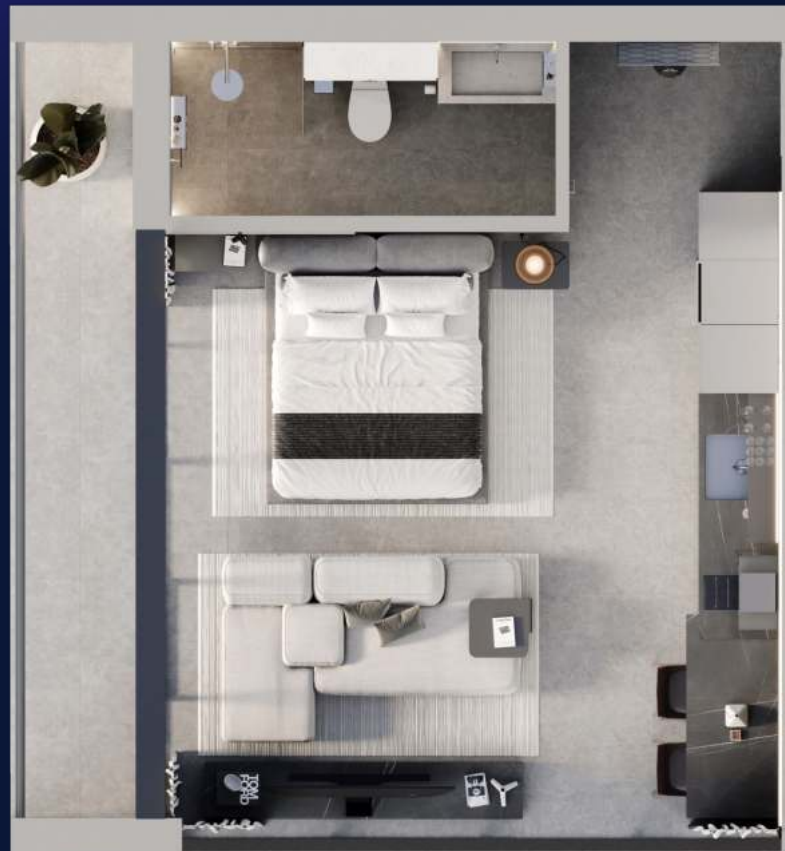
ROI
22%

LAYOUT EXAMPLE

38 m²

from

165 000\$











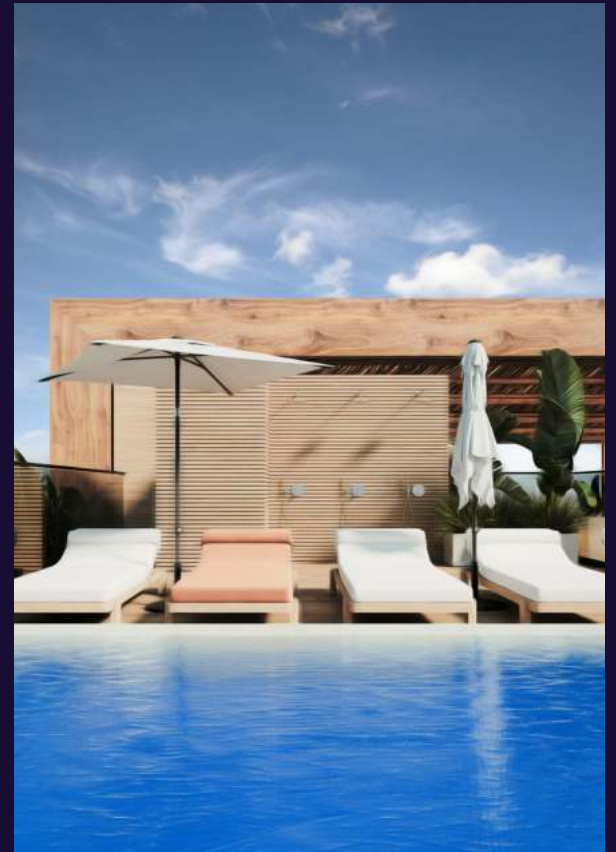
GARDEN



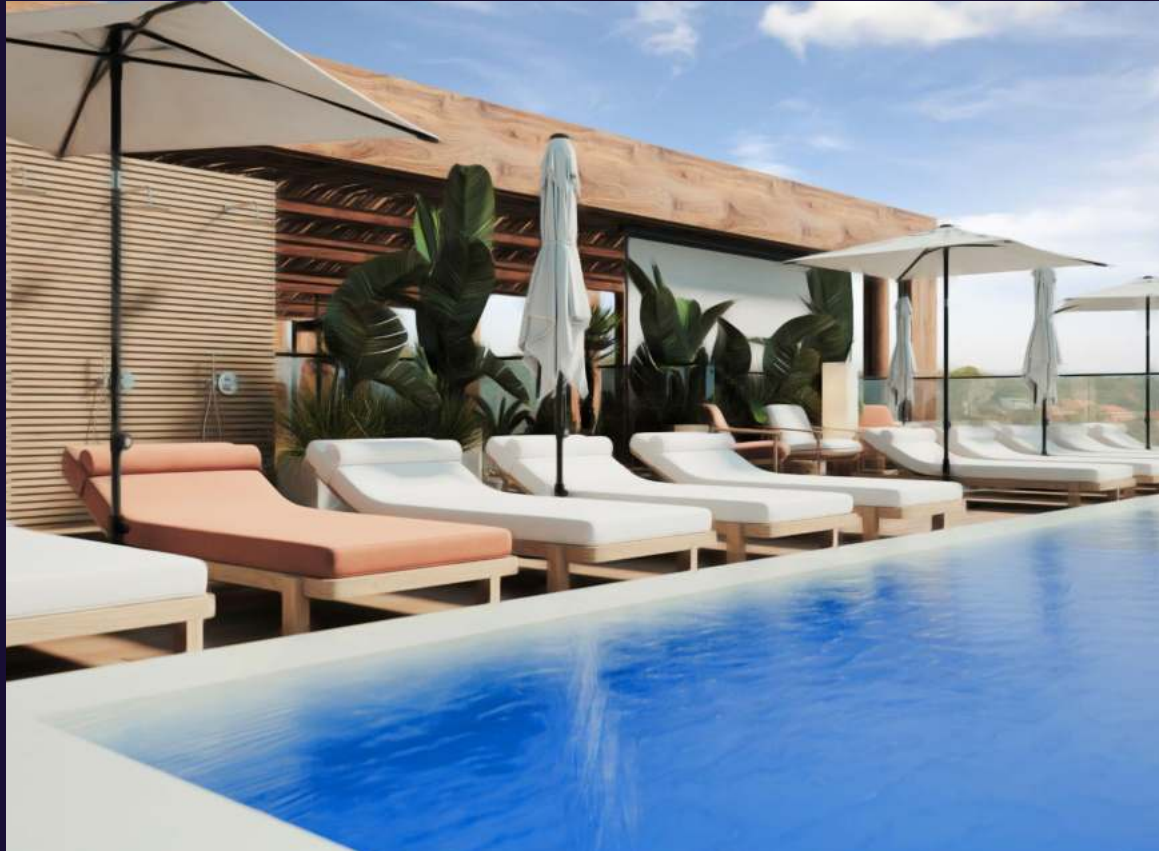
ROOFTOP













Nearby there is everything you need for a comfortable life - shops, supermarkets, restaurants, cafes and beaches

[Google Maps](#)

XO PROJECT PANDAWA

- SAVAYA BALI**
15 minutes
- MELASTI BEACH**
7 minutes
- PARQ BLUE**
6 minutes
- PANDAWA BEACH**
3 minutes
- GREEN BOWL BEACH**
5 minutes

Southernmost Point
Of Bali Island

ROI FROM A 5-YEAR LEASE

Unit cost	125 000\$
Tax on freehold	5%
Total	131 250\$
Cost after completion of construction	200 000\$
ROI from sale	52,4%

Management costs*

Villa expenses (staff, utilities, repairs, taxes)

Remuneration of the management company

Renovation (after 5 years of operation, for 25 years - x3 - \$ 30,000)

Daily rent

Monthly

15%

15%

20%

15%

7 000\$

Type of rental ▼	Price per day	Occupancy rate	Income	Expenditure	Net income	ROI per year
Daily rent	90\$	70%	124 740\$	50 659\$	74 081\$	11,3%
Monthly	1 400\$	90%	83 160\$	31 948\$	51 212\$	7,8%

The recommended rate of increase in the rental price 10%

ROI FROM RESALE IN 5 YEARS

Purchase price	Sale price	Taxes	Net income	ROI per year
131 250\$	232 000\$	29 000\$*	71 750\$	10,9%

* Taxes 10% + 2.5% freehold

Capitalization of the facility over 5 years, taking into account the increase in land value +50%

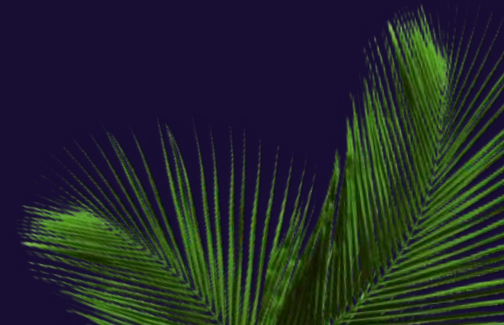
7%

The increase in the value of the object due to reporting from the management company since its lease

9%

ROI after daily rent and resale after 5 years

	Net income	ROI
Total	145 831\$	111,1%
For the year	29 166\$	22,2%



STAGES OF PURCHASE:

1

Signing the unit booking agreement and making a deposit

2

Signing an investment agreement and making the first payment

3

Signing of the memorandum and its notarization is a guarantee of compliance with all obligations

4

Interest-free installments until the end of construction

5

Payment of the real estate purchase tax by the investor 5% (Bea Perolehan Hak atas Tanah dan Bangunan, BPHTB)

6

Handing over an object, attracting public attention (Hak Milik atas Satuan Rumah Susun, SHMSRS)

7

The inclusion of the investor among the founders of the company, disposes of the land

8

Managing your an object

9

Payment of profits

FREEHOLD FREEHOLD FREEHOLD

WHAT IS INCLUDED IN THE PRICE



Full legal support



Development
of design projects



Construction and
technical supervision
of the facility



Interior decoration
and furnishing



Development of a business
plan for the management of
the facility after completion

