



7 SENS  
VILLAS



# 7 SENS VILLAS

WE PRESENT YOU VIEW VILLAS IN AMAZING LOCATION



The architecture and design in the style of Japanese minimalism, as well as relaxation areas on the roofs of the villas, immerse guests in an atmosphere of tranquility and pleasure in life

The view of the pristine jungle and rice terraces, the sound of the river, the singing of birds - everything invites you to relax in harmony with the surrounding world

# AMAZING LOCATION

THE COMPLEX IS LOCATED ON THE EDGE OF A CANYON AND ALL VILLAS OFFER PICTURESQUE VIEWS OF THE LUSH JUNGLE AND RICE TERRACES

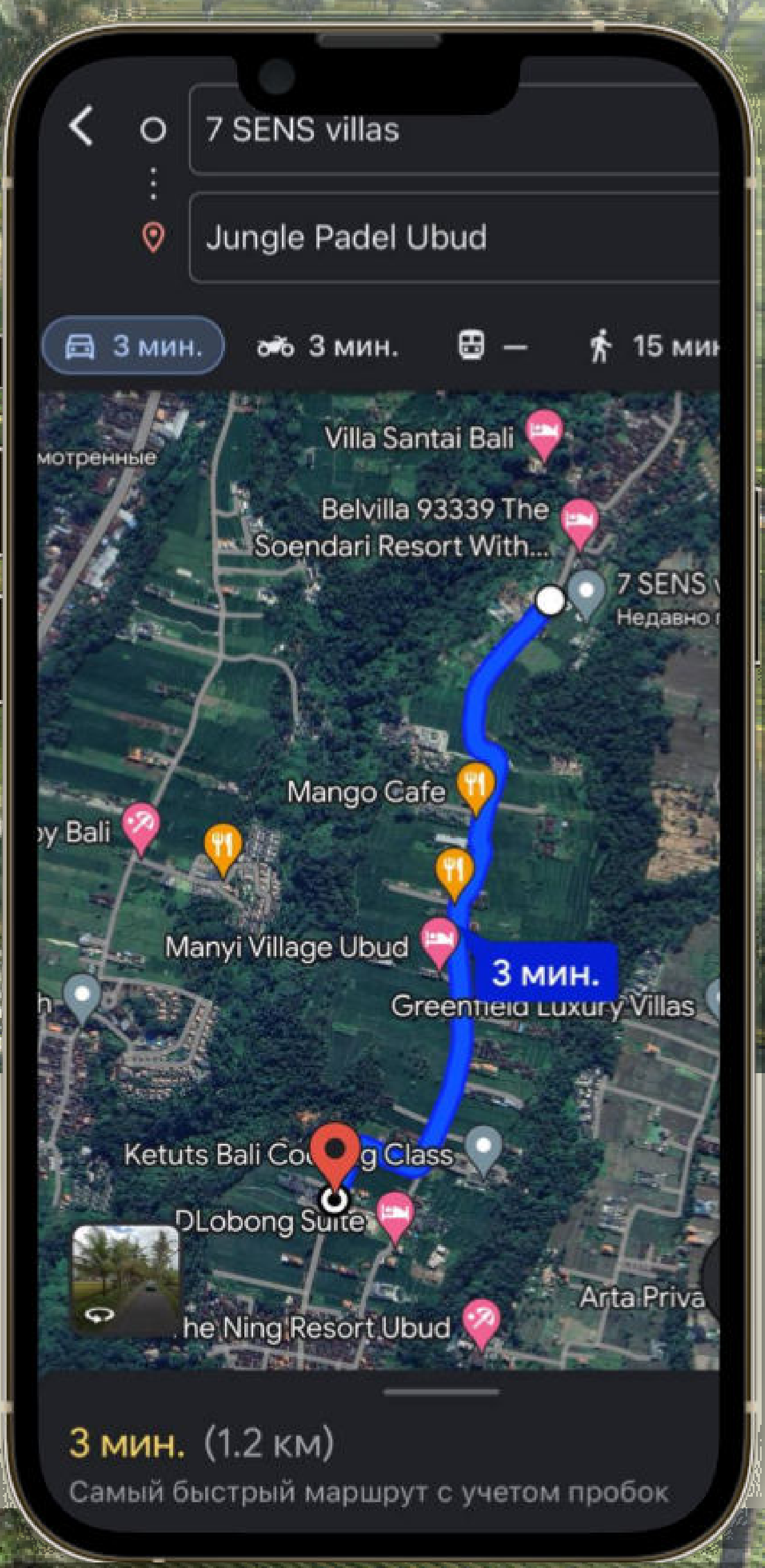
We offer privacy among rice terraces overlooking lush jungle, allowing you to enjoy the silence and sounds of nature. Walking distance to restaurants, a picturesque waterfall and one of the best Paddle courts, 5 minutes to tennis courts, fitness and SPA





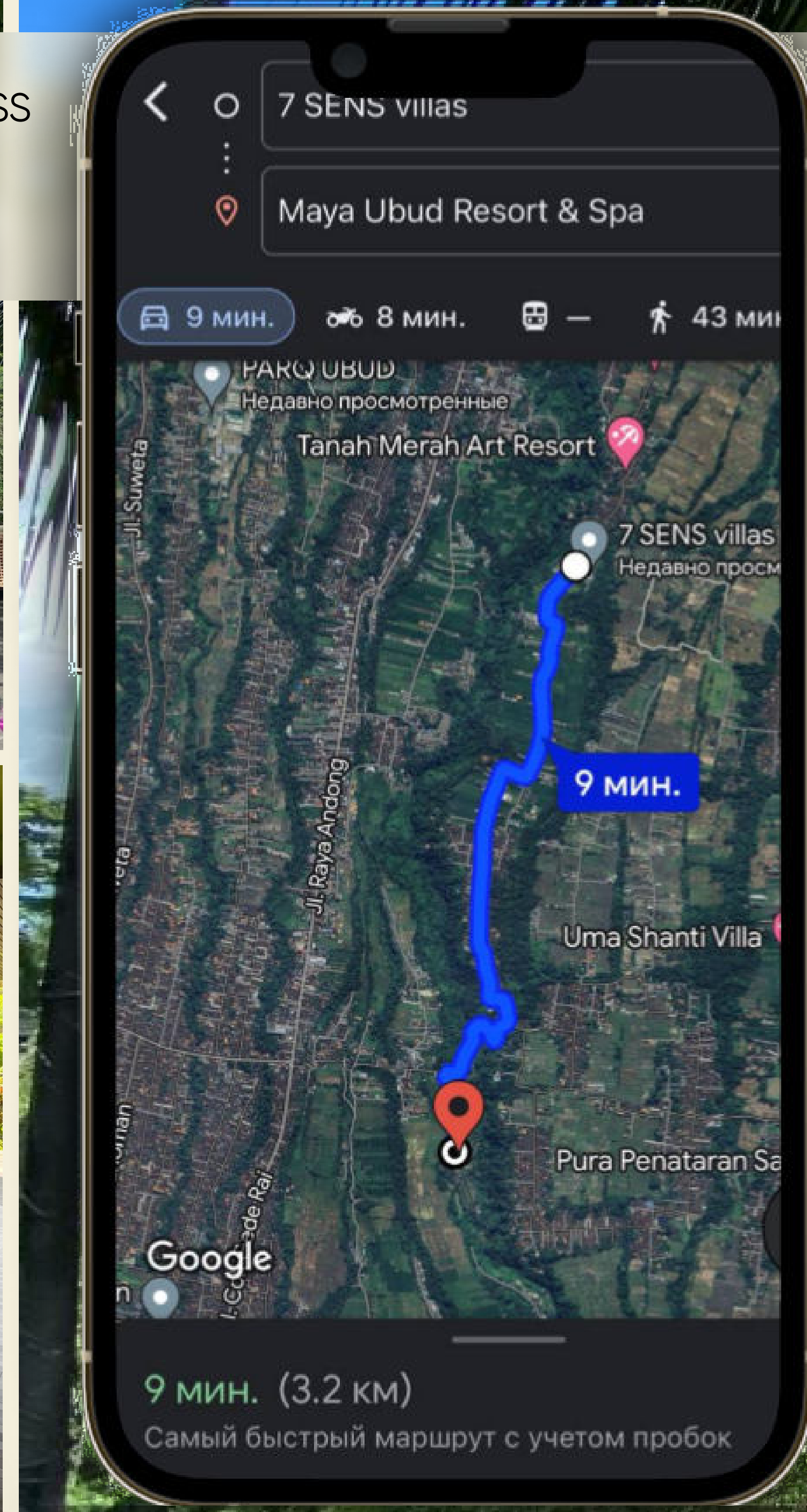
# INFRASTRUCTURE CLOSE TO OUR VILLAS

NEW AMAZING PADDLE CORTS  
JUNGLE PADEL



# INFRASTRUCTURE CLOSE TO OUR VILLAS

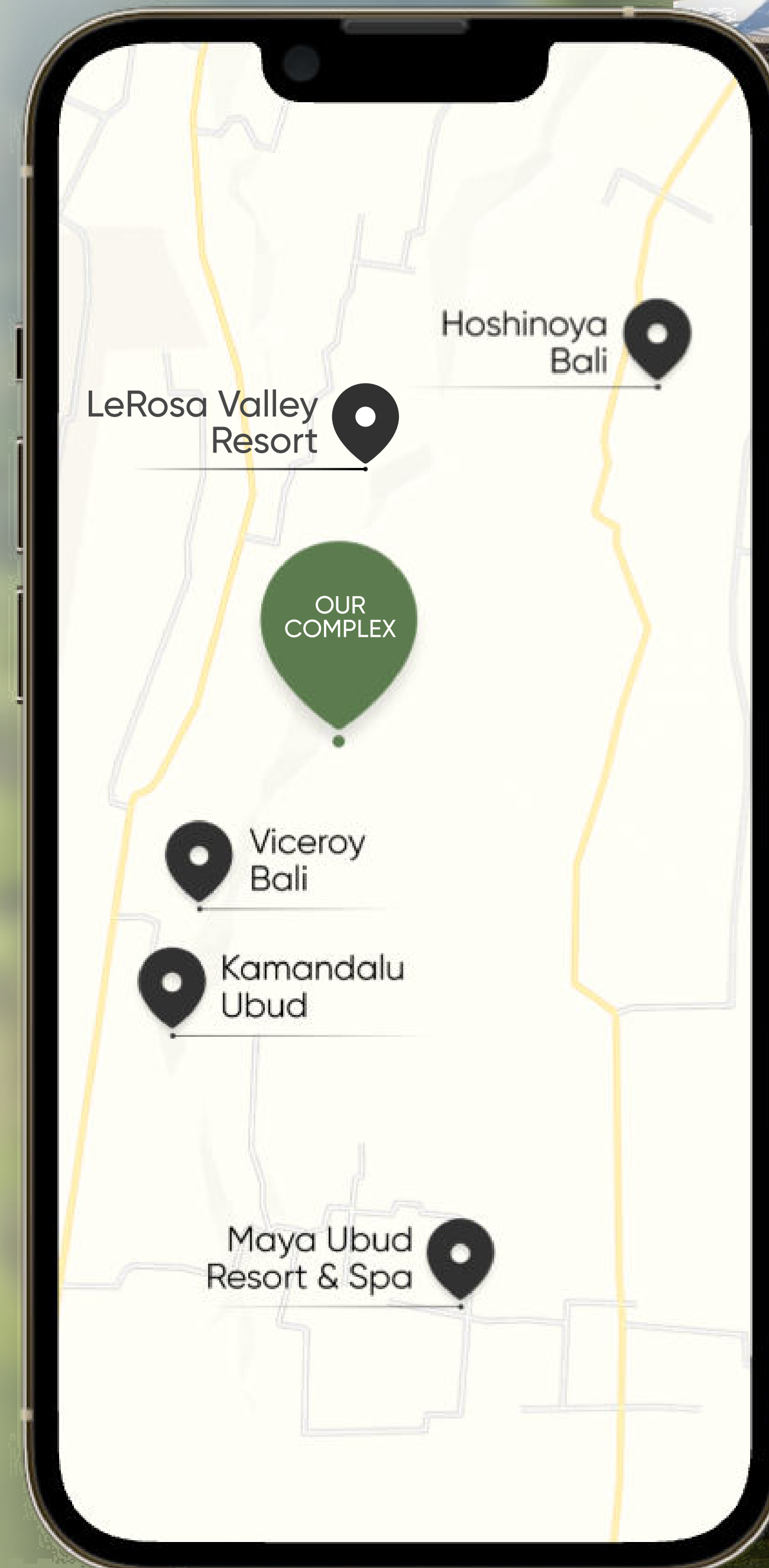
5\* MAYA HOTEL, WHERE THERE IS A FITNESS CENTER FOR \$40 PER MONTH, TENNIS COURTS AND CO-WORKING SPACE.



# LIFE HACK FOR INVESTORS

An excellent way to evaluate a location for real estate investment is its proximity to 5\* hotels, since global chains first deeply explore the location, according to the management company Farsight Management (more than 1,000 villas under management), and only then invest tens of millionaires' dollars in projects.

Our location has 5 five-star hotels in close proximity



# 50% PROJECT READINESS

## NOWADAYS:

- monolithic work completed
- connected to networks
- high quality roofing
- construction of swimming pools completed



CONSTRUCTION COMPLETION TIME  
– 6 MONTHS



# INTERIOR IN STYLE

## WABI SABI

Zen for every day: Japanese minimalism sets itself serious goals: to teach a person to be in harmony with the objective world and nature, to be distracted from the bustle, to discipline thoughts and feelings, to see the beautiful in the imperfect, and value is in the ordinary and fleeting.










# VILLA LAYOUT

AREA 106m<sup>2</sup>

PLOT AREA 400m<sup>2</sup>

The layout is thought out to the smallest detail so that you can get maximum pleasure

## EACH VILLA HAS:

-  Spacious living room with stunning canyon and jungle views
-  Equipped kitchen with dining area
-  Panoramic glazing
-  Cozy bedroom with private bathroom
-  Additional bathroom for guests
-  Infinity pool overlooking the river canyon
-  Ceilings in the living area are 5 meters high








# VILLA LAYOUT

AREA 140m<sup>2</sup>

PLOT AREA 400m<sup>2</sup>

The layout is thought out to the smallest detail so that you can get maximum pleasure

## EACH VILLA HAS:

-  Spacious living room with stunning canyon and jungle views
-  Equipped kitchen with dining area
-  Two cozy bedrooms with private bathrooms with panoramic windows
-  Infinity pool overlooking the river canyon
-  Ceilings in the living area are 5 meters high








# VILLA LAYOUT

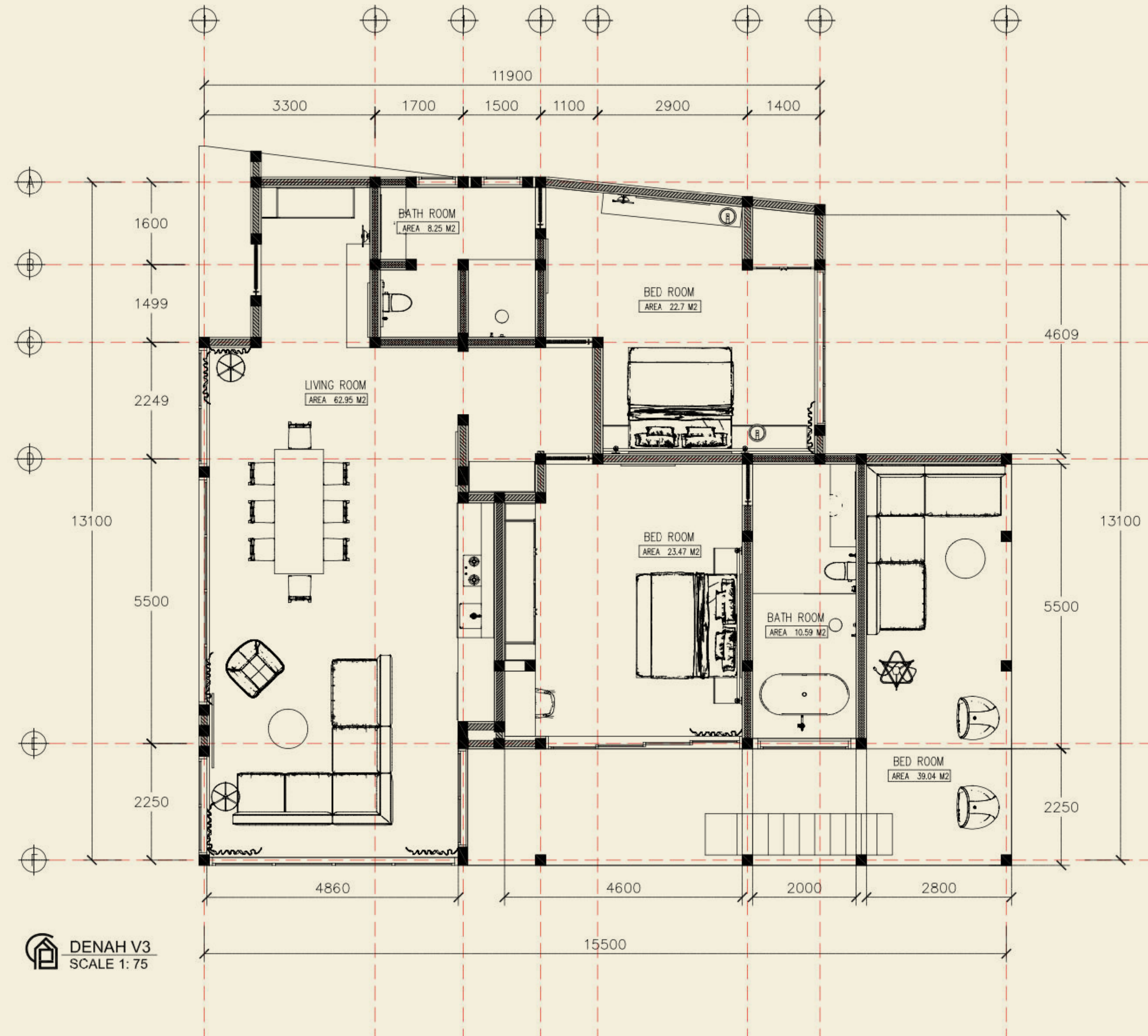
AREA 210m<sup>2</sup>

PLOT AREA 400m<sup>2</sup>

The layout is thought out to the smallest detail so that you can get maximum pleasure

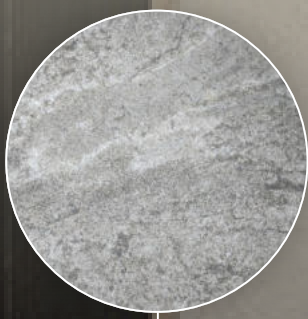
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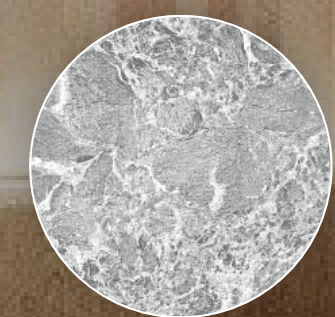


# BEST MATERIALS

The project uses natural, wear-resistant materials, thanks to the use of which renovation will not be required for many years.



A NATURAL STONE



WEAR-RESISTANT PORCELAIN TILE



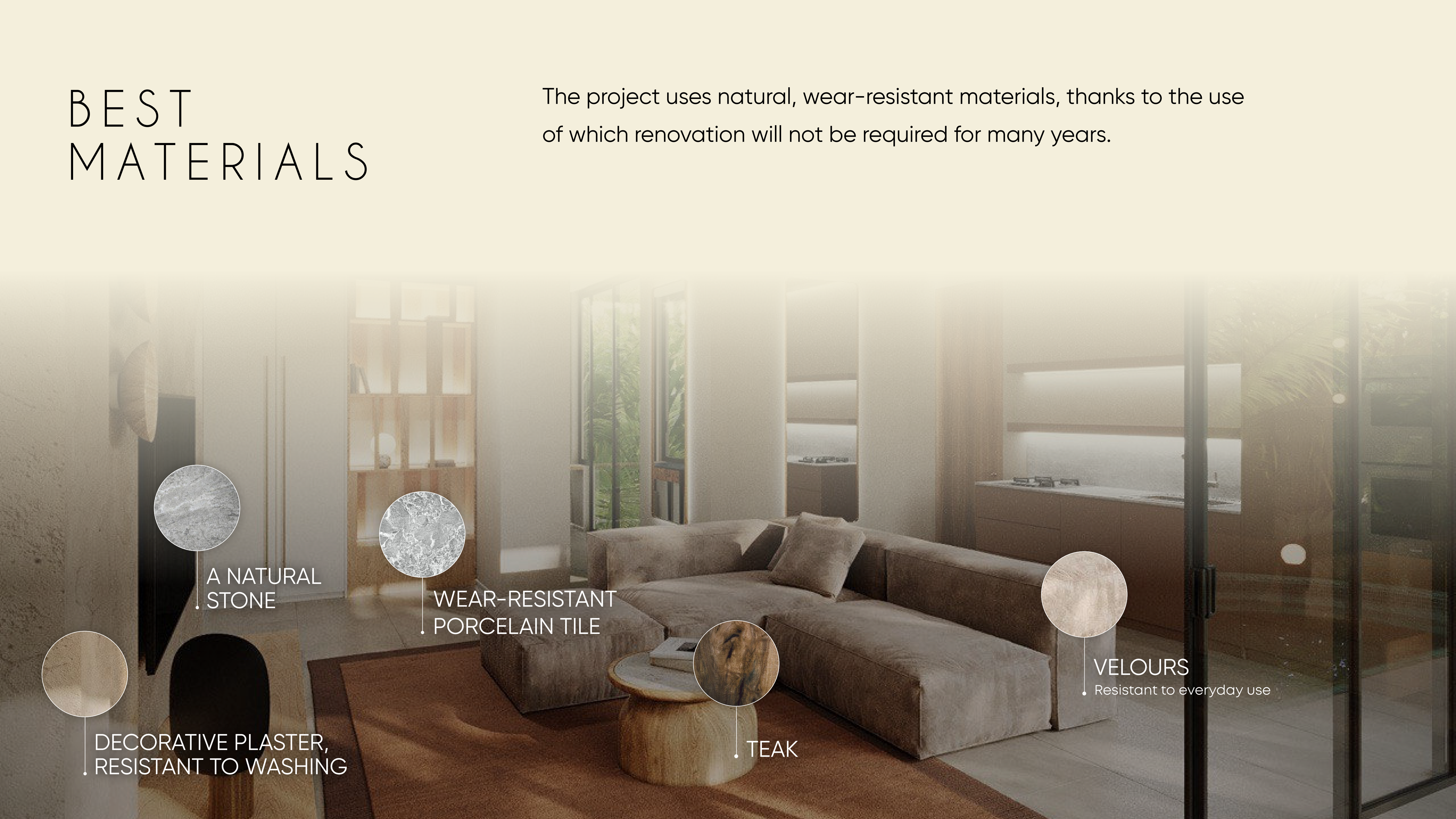
DECORATIVE PLASTER, RESISTANT TO WASHING



TEAK



VELOURS  
Resistant to everyday use



# INTERIORS



# INTERIORS



# COST OF VILLAS

	106m <sup>2</sup>	140m <sup>2</sup>	210m <sup>2</sup>
PRICE	\$160,000	\$210,000	\$245,000

## THIS PURCHASE INCLUDES:

- OWNERSHIP OF THE VILLA FOR A PERIOD OF 19 YEARS WITH THE POSSIBILITY OF EXTENSION FOR ANOTHER 41 YEARS
  - +11 YEARS - \$25,000 FOR ANY VILLA
  - + 30 YEARS - \$72,000 FOR ANY VILLA
- FULLY FINISHED AND FURNISHED HOUSING
- ENGINEERING COMMUNICATIONS (ELECTRICITY, WATER SUPPLY, SEWERAGE)



# NET PROJECTED RETURN

		OPTIMISTIC	REALISTIC	PESSIMISTIC
1 BEDROOM VILLA	ACCOMMODATION	95%	85%	70%
	AVERAGE RENTAL RATE PER MONTH	\$2500	\$2300	\$2100
	REVENUE PER YEAR	\$28,500	\$23,460	\$17,640
	ACQUISITION COSTS 10%	2850	2346	1764
	STAFF AND MAINTENANCE COSTS	3600	3600	3600
	PAYMENT TO OWNER	22,050	17,514	12,276
	ROI	<b>13.36%</b>	<b>10.61%</b>	<b>7.44%</b>
	2 BEDROOM VILLA	ACCOMMODATION	95%	85%
AVERAGE RENTAL RATE PER MONTH		\$3500	\$3300	\$3000
REVENUE PER YEAR		\$39,900	\$33,660	\$25,200
ACQUISITION COSTS 10%		3990	3366	2520
STAFF AND MAINTENANCE COSTS		3600	3600	3600
PAYMENT TO OWNER		32 310	26,694	19,080
ROI		<b>15.39%</b>	<b>12.71%</b>	<b>9.09%</b>
2 BEDROOM VILLA BIG		ACCOMMODATION	95%	85%
	AVERAGE RENTAL RATE PER MONTH	\$4000	\$3300	\$3000
	REVENUE PER YEAR	\$45,600	\$33,660	\$25,200
	ACQUISITION COSTS 10%	4560	3366	2520
	STAFF AND MAINTENANCE COSTS	3600	3600	3600
	PAYMENT TO OWNER	37 440	26,694	19,080
	ROI	<b>15.28%</b>	<b>10.90%</b>	<b>7.79%</b>

\*according to the management company Farsight Management (more than 1000 villas under management)





[SEE LOCATION ON THE MAP](#)