



Pandawa Hills

PANDAWA HILLS

Villas and apartments with a unique natural
landscape near the ocean

PRESALE FROM 90 000\$



PANDAWA HILLS - IS



unique
landscape



rooftop
with restaurant
and cinema



Ocean and
jungle view



Own management
company

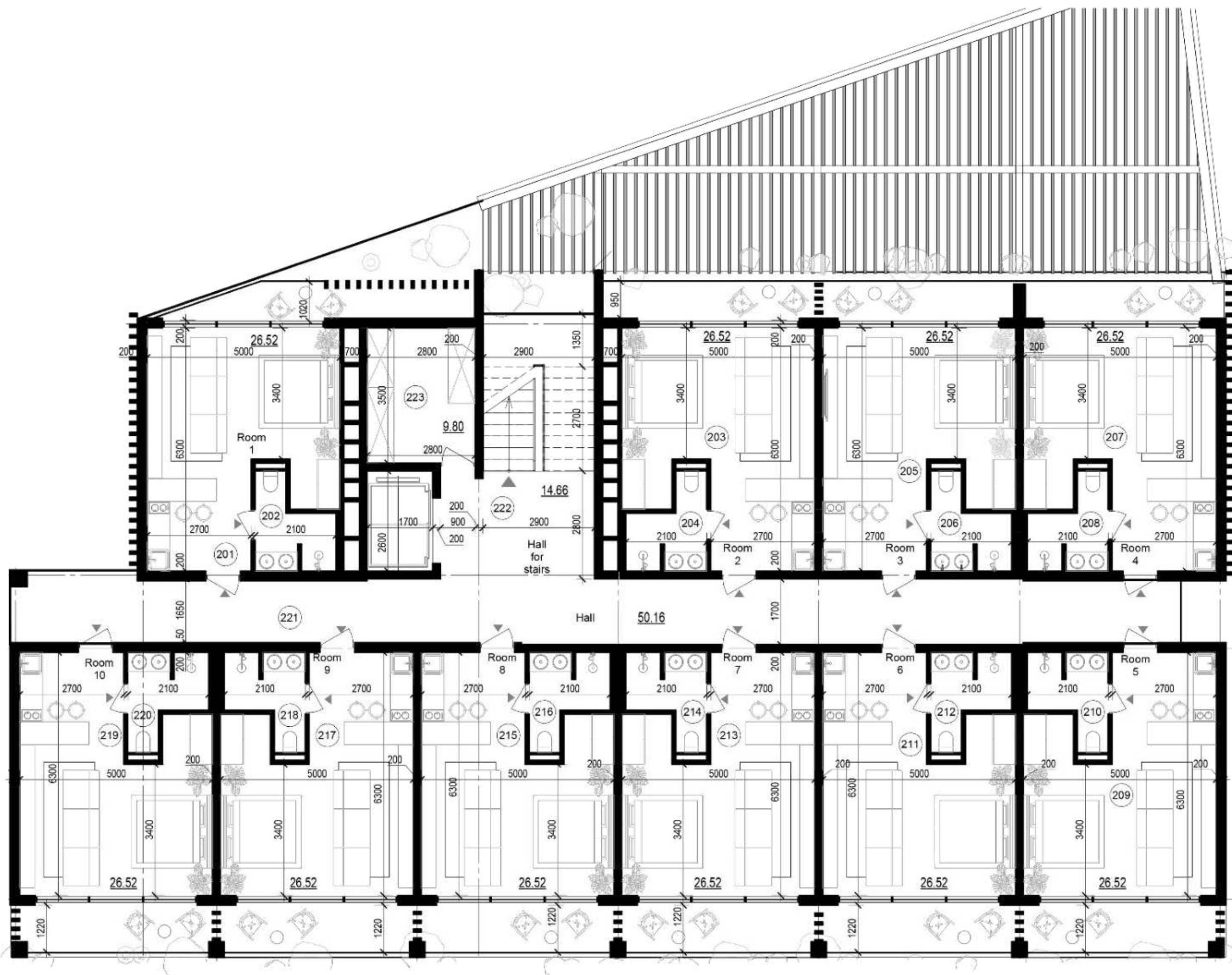


ROI 17,8%

5 minutes
to famous
beaches

COMPLEX MASTER PLAN

1 FLOOR



2 minutes to Bali's most beautiful beaches

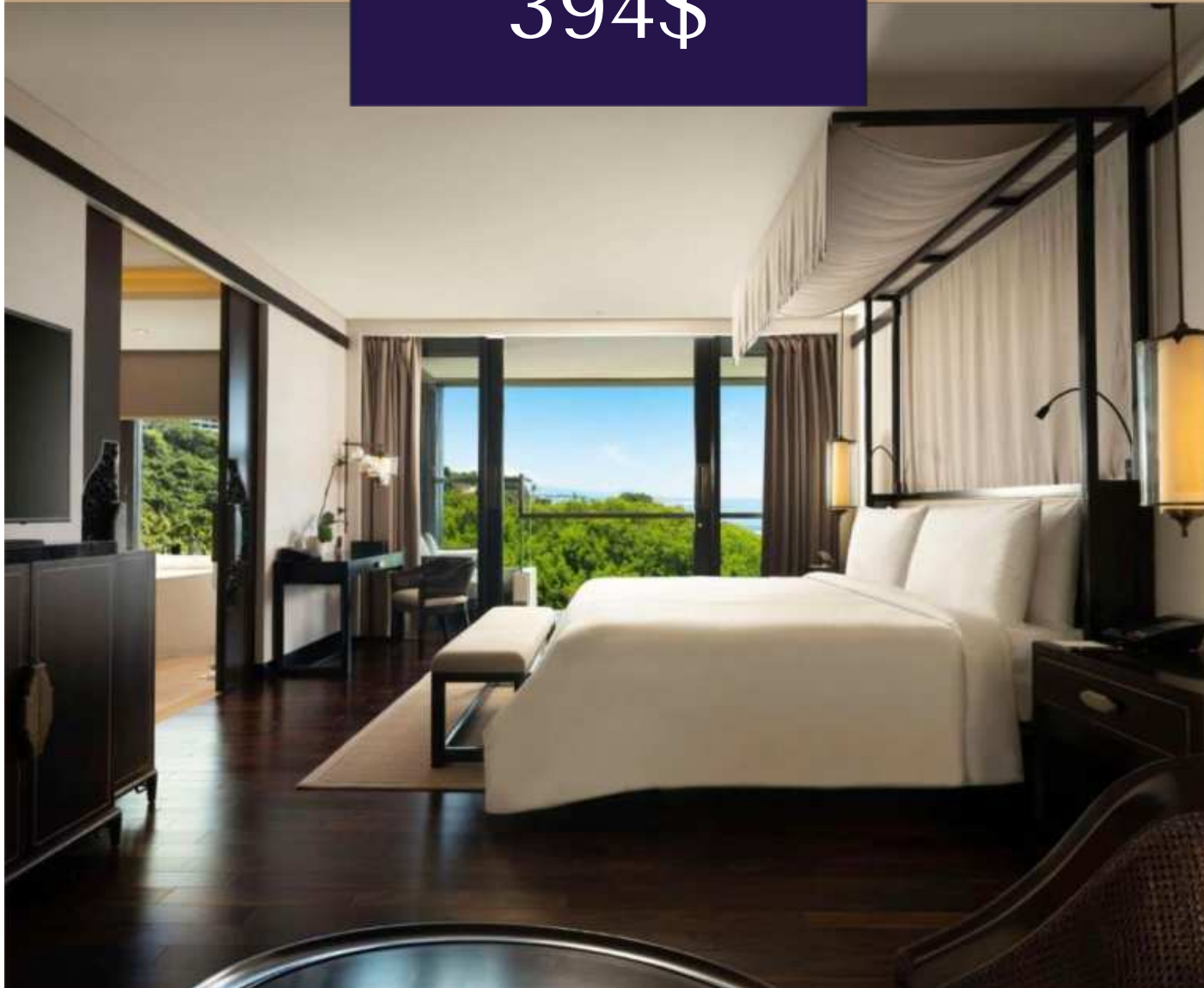
5 minutes to infrastructure facilities and hotels

 [Google Maps](#)



Kempinski
HOTELS & RESORTS

394\$




Hilton

301\$

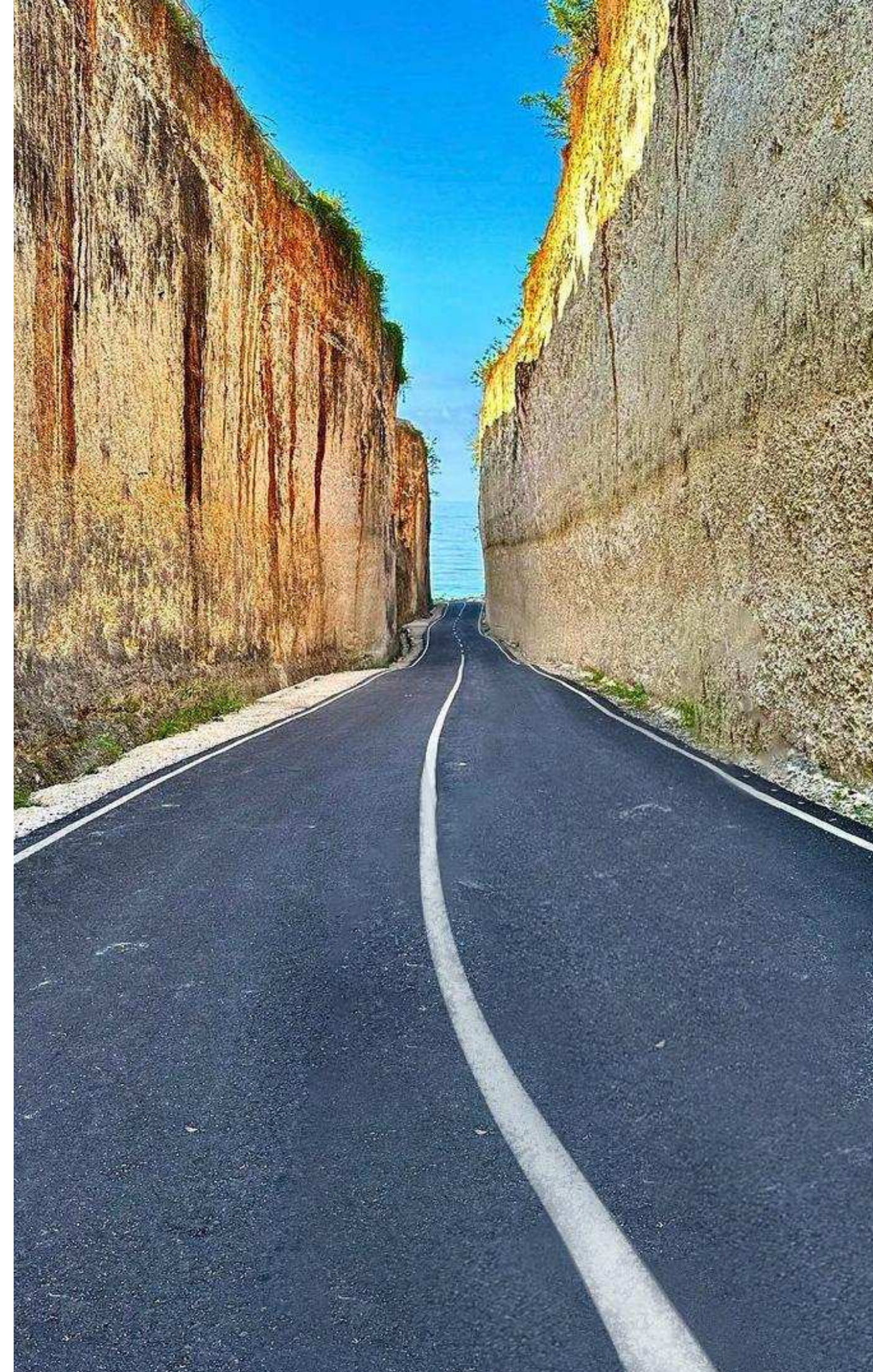
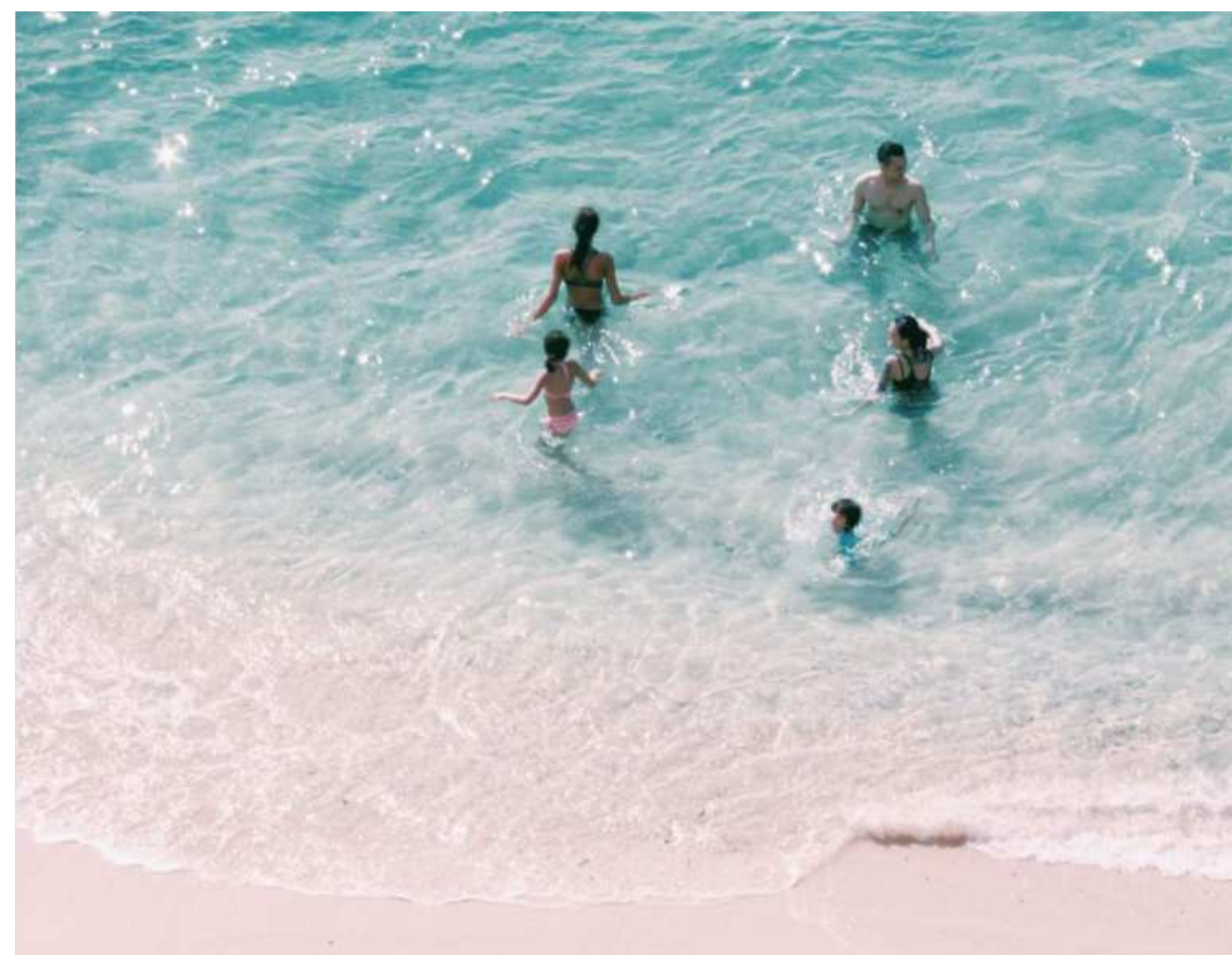
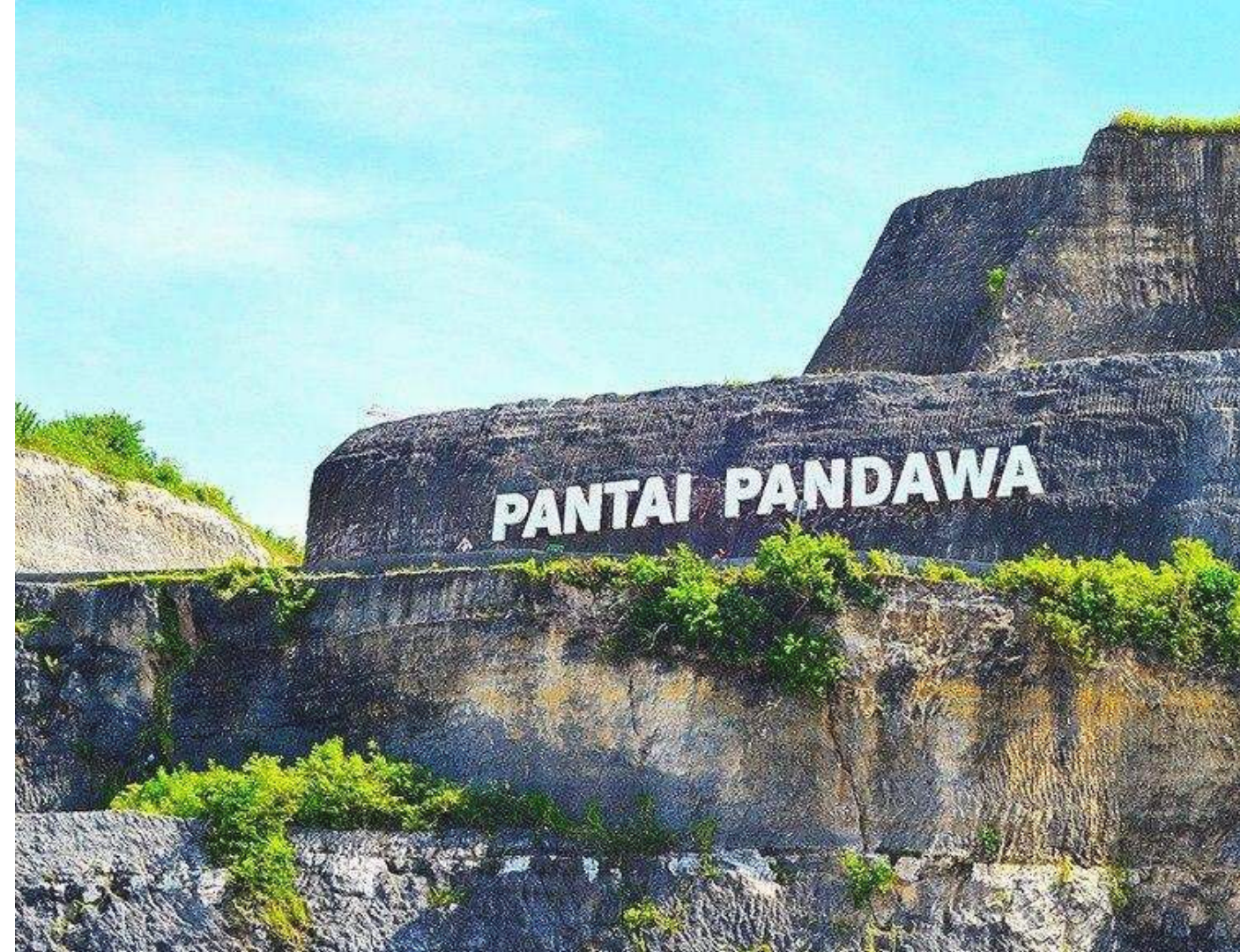



ST. REGIS

649\$



NEARBY THERE ARE TOP CHAIN HOTELS WITH PRICES STARTING FROM \$300 PER DAY



2 MINUTES TO THE FAMOUS PANDAWA BEACH

INFRASTRUCTURE



SURF SCHOOL

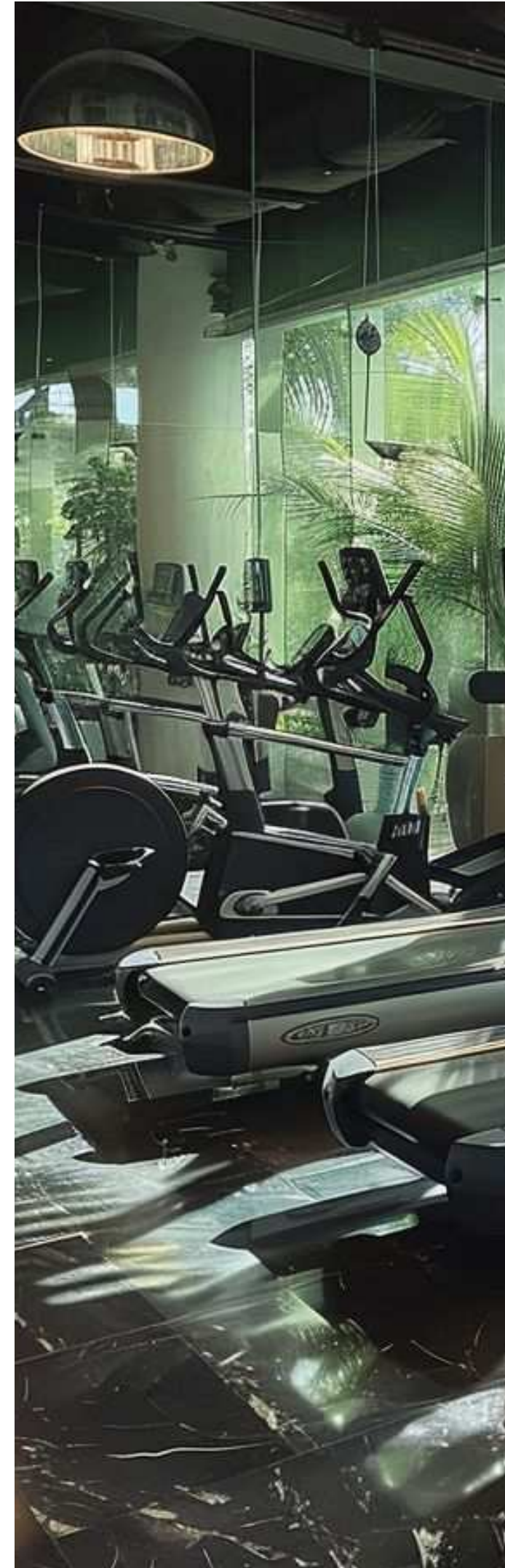
SHOPS



RESTAURANTS



FITNESS



BEACHCLUB



PROFITABILITY

UNIT COST

	\$110 000	
Cost after completion of construction	\$140 000	
ROI from sale	27,3%	

MANAGEMENT COSTS*

Villa expenses (staff, utilities, repairs, taxes)	15%	15%
Remuneration of the management company	20%	15%
Renovation (after 5 years of operation, for 25 years - x3 - \$ 30,000)	\$10 000	

ROI FROM A 1-YEAR LEASE

Type of rental ▼	Price per day	Occupancy rate	Monthly revenue	Income	Expenses*	Net income	ROI per year
Daily rent	\$95	80%	\$2 280	\$27 360	\$9576	\$17 784	16,2%
Monthly	\$1 200	90%		\$12 960	\$3 888	\$9 072	8,2%

ROI FROM RESALE AFTER COMPLETION OF CONSTRUCTION

Purchase price	Sale price	Taxes	Net income	ROI per year	
Taxes - 10%	\$110 000	\$140 000	\$14 000	\$16 000	14,5%

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

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

RESALE CASES

Month of entry	february	
Month of release	june	
Number of months	3	
Price for 1 pre sale	160 000 \$	
Introduced	42 000 \$	30%
Resale price	190 000 \$	
Agency commission (5%)	9 500 \$	
Assignment fee (2%)	3 800 \$	
Total income	176 700 \$	
Profit	16 700 \$	
ROI for the amount of the contribution	40%	

Melasti Dream RESIDENCE



ROI 40%
for the amount
of the contribution

RESALE CASES

Month of entry	december	
Month of release	may	
Number of months	4	
Price for 1 pre sale	\$160 000	
Introduced	\$64 000	40%
Resale price	\$200 000	
Agency commission (5%)	\$10 000	
Assignment fee (2%)	\$4 000	
Total income	\$186 000	
Profit	\$26 000	
ROI for the amount of the contribution	41%	

LOYO VILLAS



ROI 41%
for the amount
of the contribution

RESALE CASES

Month of entry	january	
Month of release	june	
Number of months	4	
Price for 1 pre sale	\$150 000	
Introduced	\$45 000	30%
Resale price	\$185 000	
Agency commission (5%)	\$9 250	
Assignment fee (2%)	\$3 700	
Total income	\$172 050	
Profit	\$22 050	
ROI for the amount of the contribution	49%	

JUNGLE FLOWER VILLAS



ROI 49%
for the amount
of the contribution



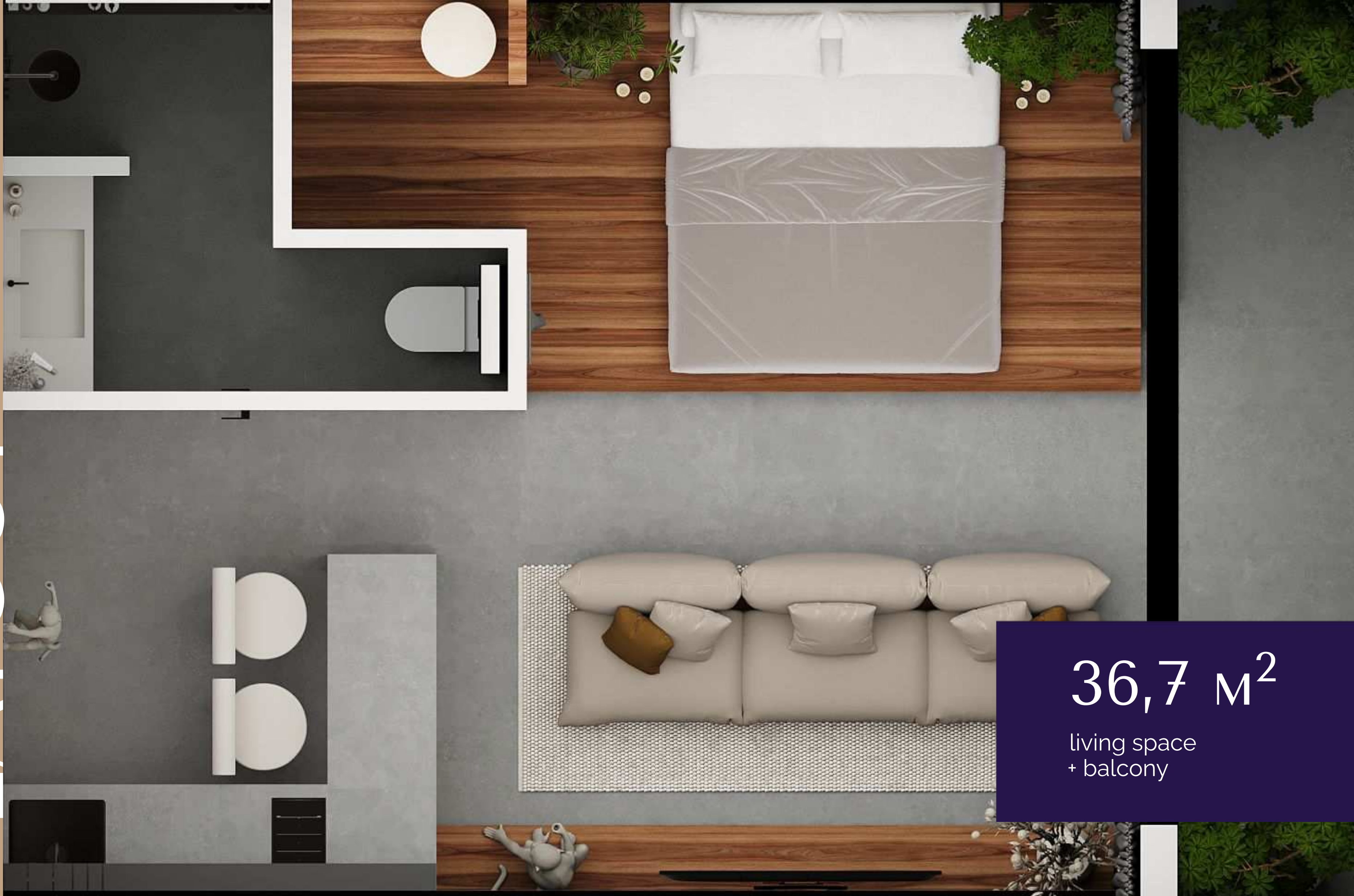
sw

PANDAWA HILLS

APARTMENTS



LAYOUT



36,7 M²

living space
+ balcony













Pandawa Hills
Pandawa Hills



sw
PANDAWA HILLS



Pandawa Hills
PANDAWA HILLS

ROOFTOP



cinema



ocean view



restaurant



Pandawa Hills



HANDOVER: FEBRUARY 2026

WHAT IS INCLUDED IN THE PRICE



Full legal support



Interior decoration
and furnishing



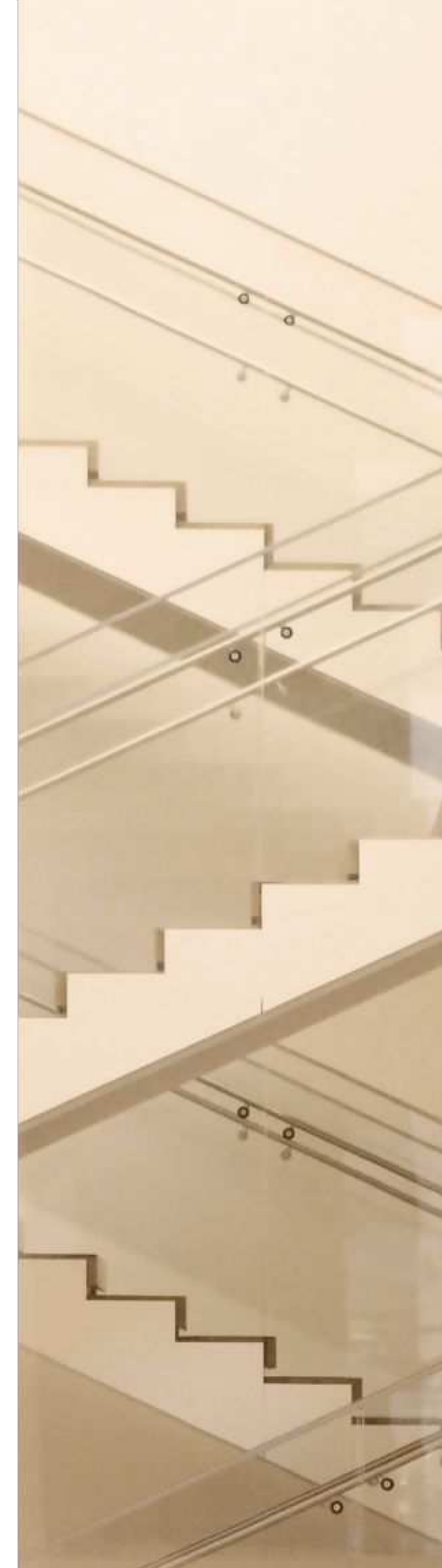
Design and development
of design projects



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



Construction and
technical supervision
of the facility



THE PURCHASE PROCESS

01

Choosing and booking
a villa

02

DUE DILIGENCE:
verification of documents
for compliance with
the purpose of the land
and prohibitions on sale

03

Signing a **land lease
agreement** for 25+25
years

04

Payment of 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 full one-time payment

MELASTI DREAM RESIDENCE

MELASTI DREAM IS FOR THOSE WHO APPRECIATE PEACE AND COMFORT

Gated complex of villas with ocean views, 2 minutes from Bali's most popular beach - Melasti. MELASTI DREAM villas are versatile: suitable for both investment and rental purposes for rent, and for the format of a second home.

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JUNGLE FLOWER VILLAS

THE COMPLEX IS SURROUNDED BY JUNGLE
AND IT IS SURROUNDED BY TROPICAL
GREENERY

The first project from the LOGO Development family concept in the heart of Bali and one of two LOGO Development projects in Ubud, the cultural and spiritual center of the island, popular among tourists for its attractions, natural beauty and peaceful atmosphere.

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XO CANGGU: АПАРТАМЕНТЫ

XO CANGGU -- FOR THOSE WHO LOVE TO BE
IN THE CENTER OF EVENTS

The complex is located on Jl. Batu Bolong Street
in Canggu - an area of famous beach clubs, surfing, parties
and fantastic sunsets. Within walking distance there are
restaurants and bars, beauty salons, shops, fitness clubs,
yoga and Pilates studios.

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XO CANGGU: ВИЛЛЫ

XO CANGGU - FOR THOSE WHO LOVE TO BE
IN THE CENTER OF EVENTS

The complex, located on Jl. Batu Bolong Street in Canggu. XO, is a complex combining double villas as well as 4 floors of apartments. The complex is equipped with a rooftop, where you can have a snack at the bar or watch a movie in the open air.

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