

BUYER'S GUIDE FOR
PROFITABLE PARADISE



Royal Arkadia Uluwatu

"The beach is my happy place"



Surrounded by
2 beautiful
beaches in
Uluwatu, just 5
minutes away!

DID YOU KNOW?

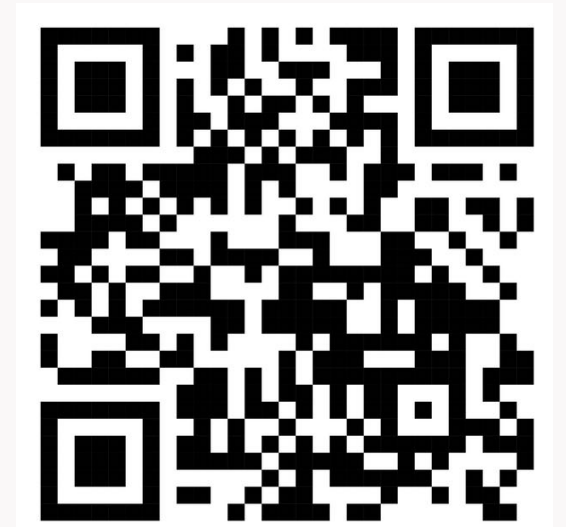
Uluwatu
occupancy
rate is up
to 80%!

*Based on AI analysis and
Booking.com*





What are the types of Royal Arkadia Villas?



Royal Arkadia Uluwatu

Breeze

2 Separated Bedrooms

*Your money making machine in
paradise*





Land 66m2
Building 100m2

Normal Price

Rp. 2.390.000.000

**All price include VAT*



Breeze

1st Down payment 30% (foundation finished)

2nd payment 30% (wall and roof finished)

3rd payment 30% (finishing)

4th payment 5% (100% completion)

5th payment 5% (issued building permit)

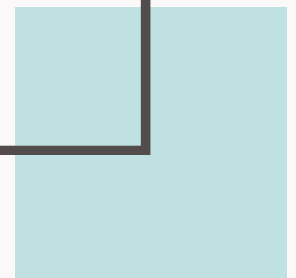
**2 separated
bedrooms**

Royal Arkadia
Uluwatu

**TIME AT THE
BEACH IS THE
BEST TIME.**



“Life’s a beach, I’m
just playing the sand”

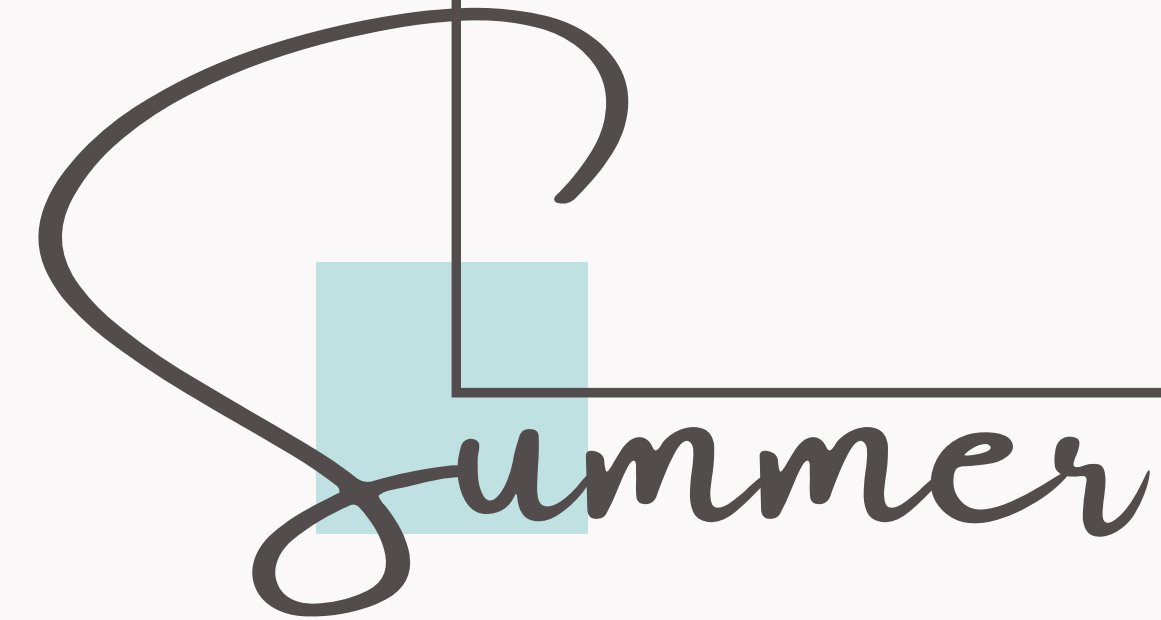


Summer Bungalow 1 Bedroom with private pool

Your most exquisite home in the paradise!



Bungalow 1 Bed Room with private pool



1st Down payment 30% (foundation finished)

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Normal Price

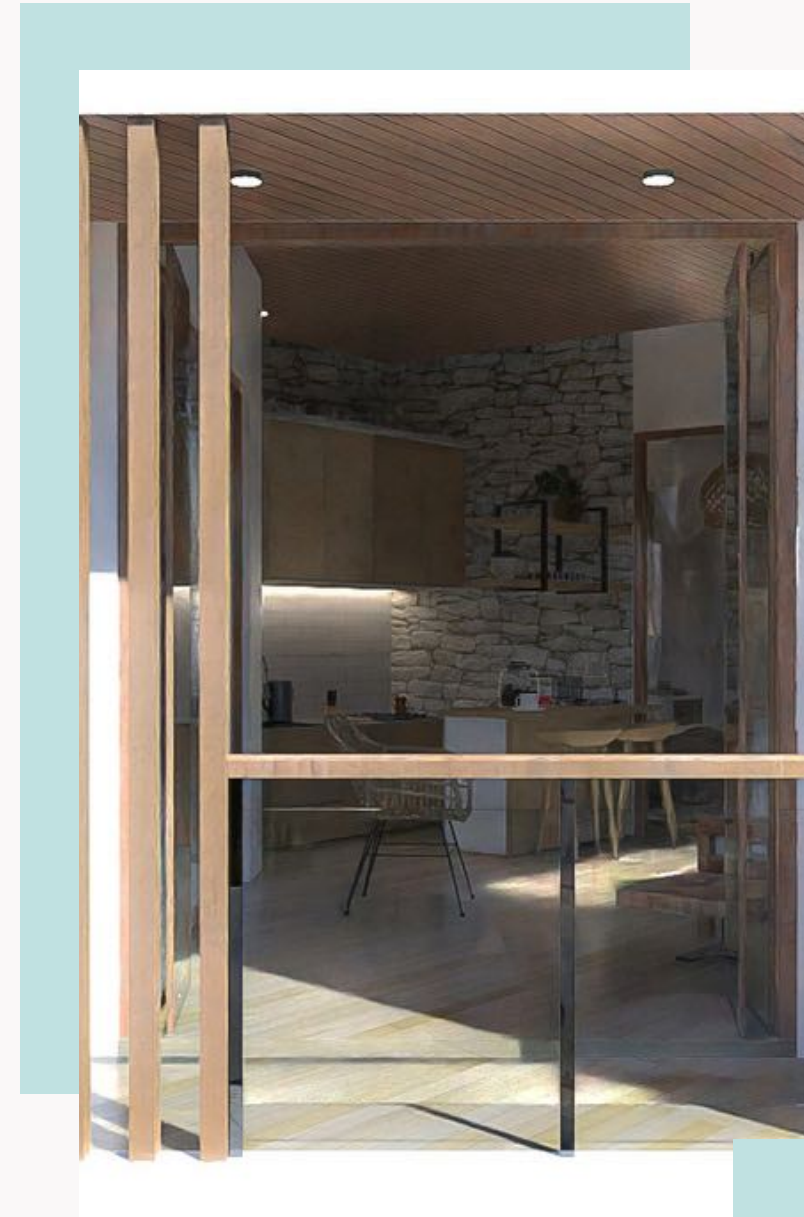
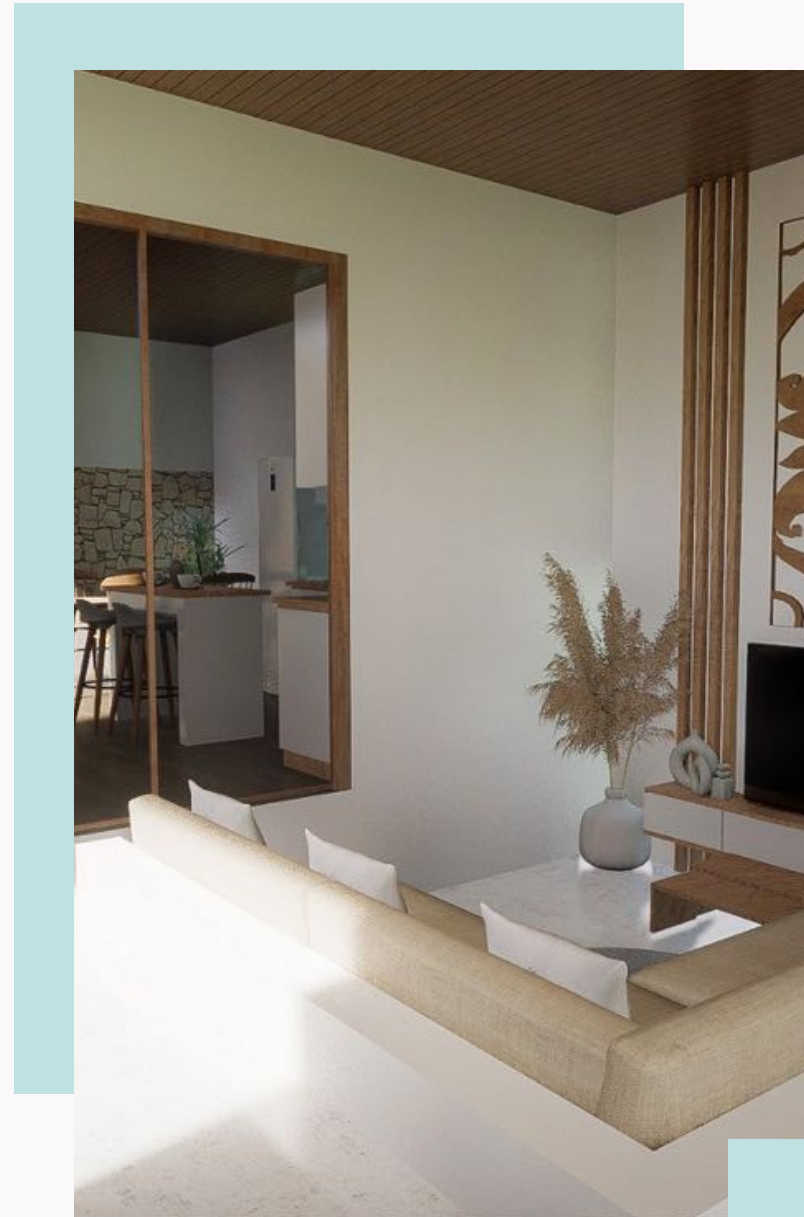
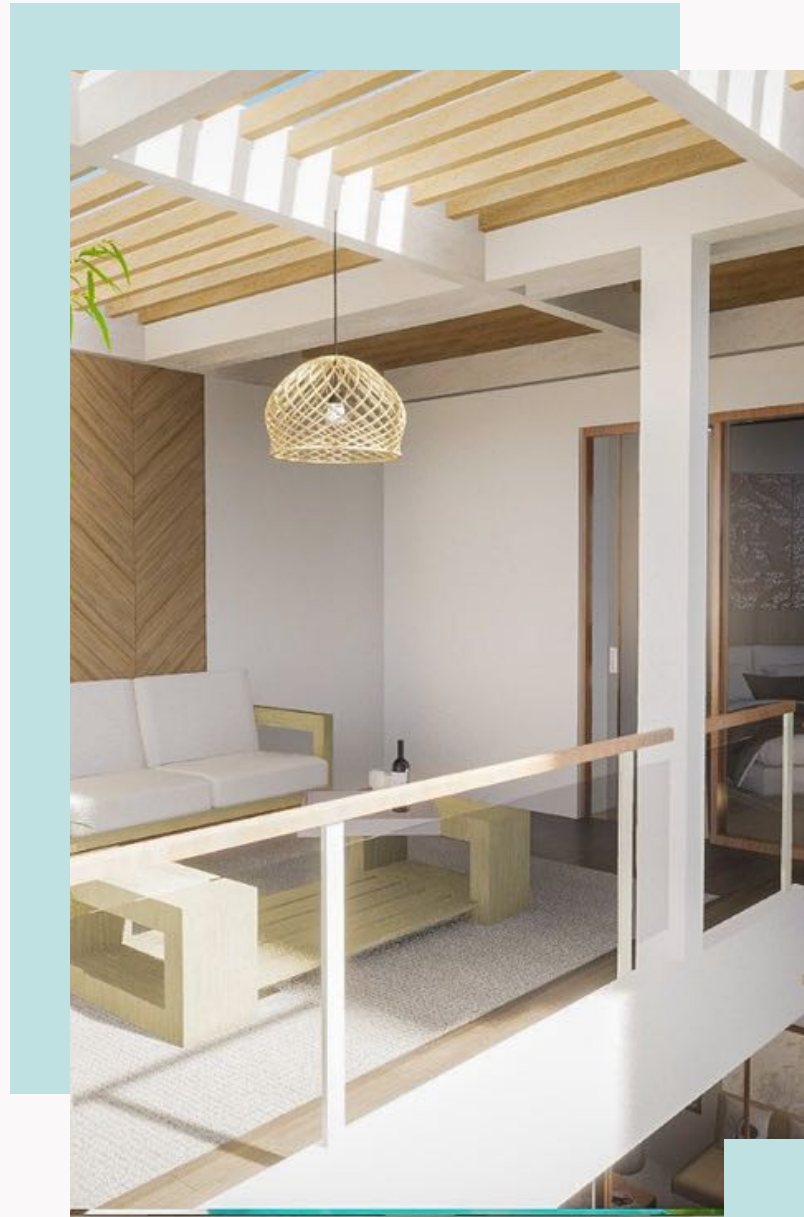
Rp. 2.550.000.000

**All price include VAT*

**Land 66m2
Building 88m2**

**Royal Arkadia
Uluwatu**

ROYAL ARKADIA ULUWATU



Bungalow with private pool

IF YOU'RE WONDERING

Why Royal Arkadia?

Because of the quality and high ROI rate!



How do you make money with us?

AirBnB, Booking.com, Agoda, etc

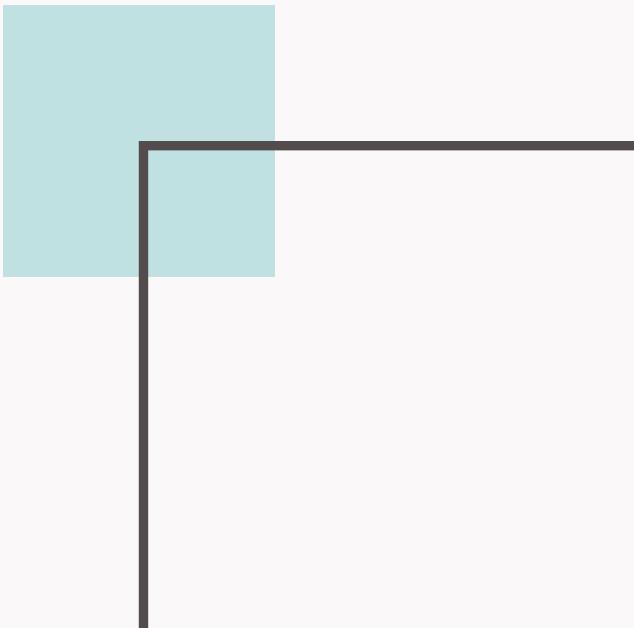
Bali is one of the most popular destination, you can see the people from all around the world are using those app!

Villa Magement

With a small fee, you don't need to take care of your villa by yourself. Just relax and wait and let the money come to you.

Travel Agencies

Also with a small fee you can advertise your villa through travel agencies in Bali which are thousands of them here.





**OTHER BEACHES
NEARBY**



Royal Arkadia Uluwatu



Let's breakdown the price!

Let's say you bought the early bird Bungalow price for Rp. 1.950.000.000 for 20 years.
it will be just Rp. 97.500.000 per year.
It will be Rp. 8.125.000 per month.

It will be just Rp. 270.833 daily.

Income
projection
with 60%
occupancy

ROI 15.70%

Unit Purchase Price		Rp 2,150,000,000
Daily Rental Rate (2 Room/Unit)	80\$ / Room	Rp 2,400,000
Occupancy Rate		60%
Gross Revenue / Year		Rp 525,600,000
Expenses / Year		
Management Fee	10%	Rp 52,560,000
Taxes	11%	Rp 57,816,000
Utilities + Staff (Fix Cost)		Rp 28,500,000
Laundry and Others		Rp 49,275,000
Total Expenses / Year		Rp 188,151,000
Net Income / Year		
Gross Revenue		Rp 525,600,000
Expenses		Rp 188,151,000
Total Net Income / Year		Rp 337,449,000
ROI %		15.70%
BEP in		6 Year 4 Month
Total Net Profit (20 Year)		Rp 4,724,286,000

Unit Purchase Price		Rp 2,150,000,000
Daily Rental Rate (2 Room/Unit)	80\$ / Room	Rp 2,400,000
Occupancy Rate		70%
Gross Revenue / Year		Rp 613,200,000
Expenses / Year		
Management Fee	10%	Rp 61,320,000
Taxes	11%	Rp 67,452,000
Utilities + Staff (Fix Cost)		Rp 28,500,000
Laundry and Others		Rp 57,487,500
Total Expenses / Year		Rp 214,759,500
Net Income / Year		
Gross Revenue		Rp 613,200,000
Expenses		Rp 214,759,500
Total Net Income / Year		Rp 398,440,500
ROI %		18.53%
BEP in		5 Year 5 Month
Total Net Profit (20 Year)		Rp 5,976,607,500

Income
projection
with 70%
occupancy

ROI 18.53%

Income
projection
with 80%
occupancy

ROI 21.37%

Unit Purchase Price		Rp 2,150,000,000
Daily Rental Rate (2 Room/Unit)	80\$ / Room	Rp 2,400,000
Occupancy Rate		80%
Gross Revenue / Year		Rp 700,800,000
Expenses / Year		
Management Fee	10%	Rp 70,080,000
Taxes	11%	Rp 77,088,000
Utilities + Staff (Fix Cost)		Rp 28,500,000
Laundry and Others		Rp 65,700,000
Total Expenses / Year		Rp 241,368,000
Net Income / Year		
Gross Revenue		Rp 700,800,000
Expenses		Rp 241,368,000
Total Net Income / Year		Rp 459,432,000
ROI %		21.37%
BEP in		4 Year 8 Month
Total Net Profit (20 Year)		Rp 7,350,912,000



source: National Statistic Data of Indonesia

National statistic center said that in average tourist spend around \$118 for accomodation per day for holiday. Let's say they're couple and their budget is $\$118 \times 2 = \236 per day.

But, maybe their budget could be less because they want to use the budget for something else like transport, let's say the range is between 30% - 50% from the total budget, it's around \$70,80-\$118 per night.

So maybe after you saw the projection and competitors this investment become more interesting? Please don't wait too long, we only have limited villas ;)

Covid time was really hard for all of us! :(

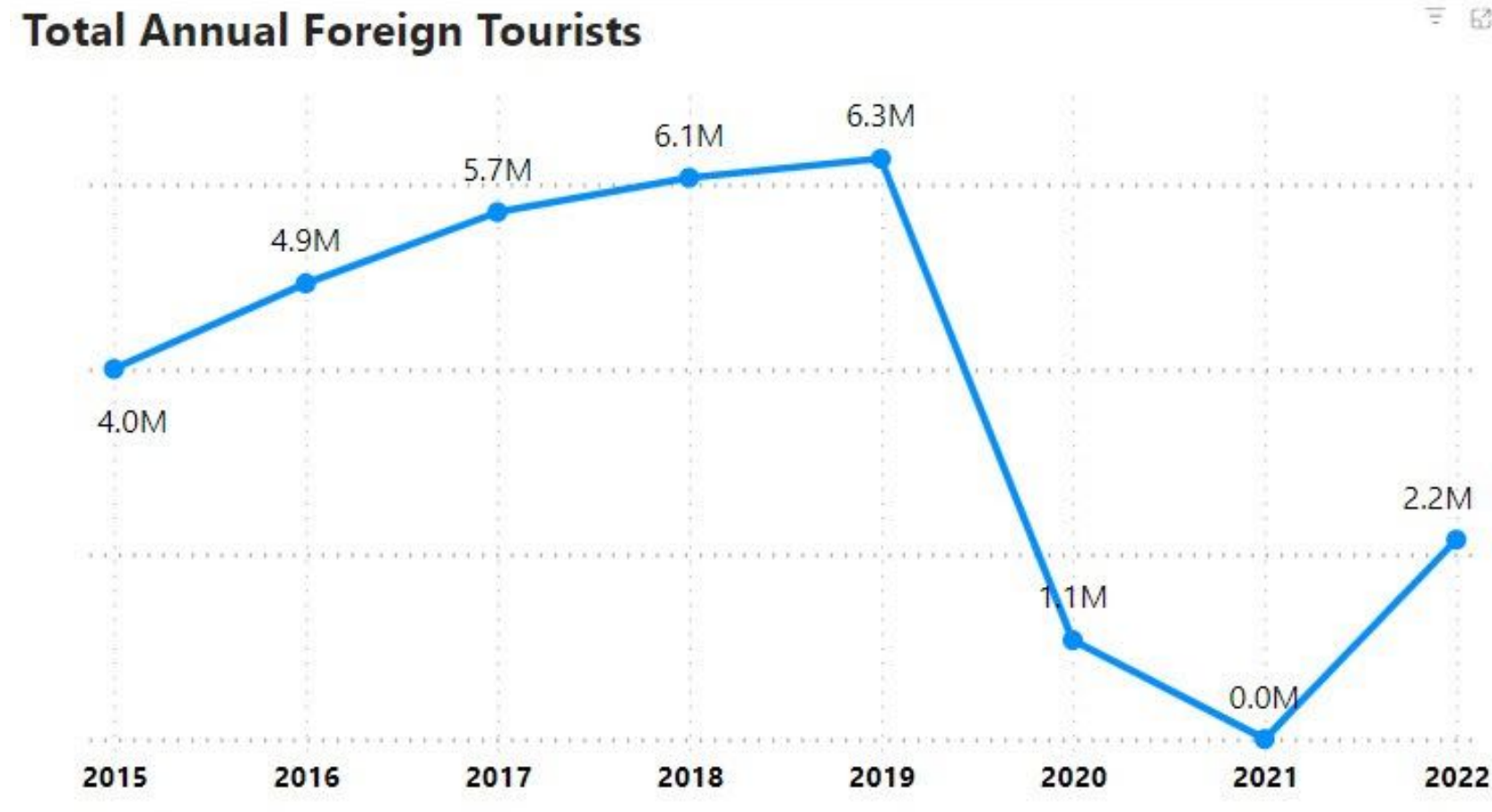
But as you can see we're going back on track real quick, Bali is on demand by people all around the world.

When you invest now, you buy exactly at the price where there's a lot of demand but lack of supply of villas.

Are you sure you want to wait until total annual foreign tourist come back to 6.3M?

Not sure you will get this gorgeous, and high quality villa in perfect location with best price.

Don't miss your only chance, invest now so you won't regret it later. Because statistic data won't lie ;)



source: Market Research by Arkadia Business Intelligence Team

-
- 3 minutes to Thomas beach
 - 5 minutes to Padang Padang beach
 - 7 minutes to Blue Point beach
 - 9 minutes to Bingin beach
 - 13 minutes to Nyang Nyang beach
 - 14 minutes to Nunggalan beach
 - 6 minutes to Ulu Cliffhouse
 - 7 minutes to Single Fin
 - 10 minutes to Ritual Bali
 - 14 minutes to El Kabron
 - 20 minutes to Savaya

Where's Royal Arkadia Located?

It's between Padang-Padang beach and
Suluban beach!



BEACH CLUBS NEARBY

Sometimes you have a lot of options and hard to choose one!



Ulu cliffhouse



The Istana



Single fin



YAMAHA

N-Max

For FREE for 2 super early buyers!



“The best way to explore
Bali is by motorbike”



How to buy?

Just DM our instagram, reach our website or contact Bali's real estate agencies!



Instagram

@royalarkadia



Thank you!

Buy today! We have only 10 units!
