

BALI BUKIT VILLAS

# Complex of villas near the Ocean

- ✓ 3 units up to 160 sq.m.
- ✓ 3 bedrooms
- ✓ 3 minutes from the beach

ROI 13-15% | Capitalization 25%







VILLA C

KL-478-MS



# Concept

3 modern villas of comfort class from the developer for long-term residence and investment

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With our rich experience in design, construction, and finishing works, we've decided to create a project that marries appealing cost with modern design, high-quality natural materials, reliability, and comfort.

Kembali Villas is a flexible, pragmatic solution for the investor, offering high returns at an attractive price.



# Advantages

## Walking distance to the ocean



In just 20 minutes on foot or 3-5 minutes by transportation, you can reach Bali's most beautiful beaches

## Developing area



The Kutuh area of Bukit is being actively developed and promises significant potential in the next 2 years through intensive construction of new entertainment and recreational facilities

## Functional design



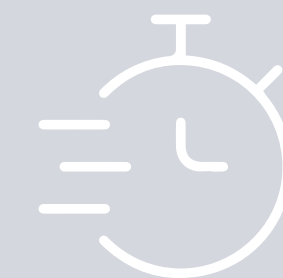
Stylish minimalist interiors and quality finishes combined with full functional equipment provide maximum comfort for both long term living and for renting out the villa

## Quality of construction



Strict control over compliance with construction norms guarantees quality results. Moisture protection and seismic resistance of buildings ensure reliability, safety and comfort

## Convenient transport access



Exit to three key highways provides easy access to all major locations and allows quick access to other parts of Bali without traffic jams



# Project Description

BALI BUKIT VILLAS

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Complex of 3 villas with  
its own landscaped area

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Bali, Bukit (Pandawa beach)  
3 minutes to the Ocean

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House Area 150-160 m<sup>2</sup>

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Plot Area per villa 160-175 m<sup>2</sup>

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Leasehold 30 years +  
(guaranteed renewal)

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Project start July-August, 2024  
Completion October, 2025





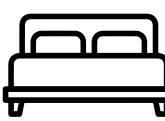
# Project Description



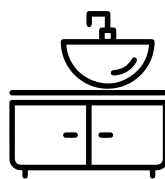
Units 3



Floors 2



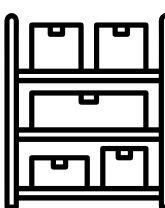
Bedrooms 3



Bathrooms 3



Office room



Storage &  
Mechanical room





# Project Description

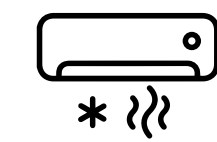
BALI BUKIT VILLAS



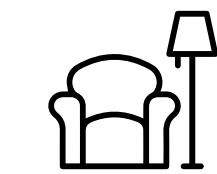
## Fully equipped villas



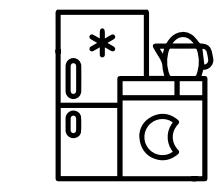
Smart Home System



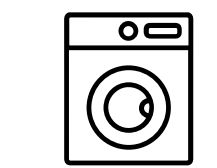
A/C system



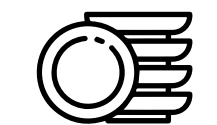
Furniture and Interior items



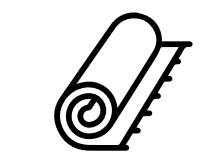
Home appliances



Wash machine

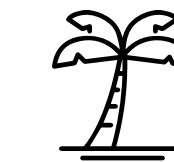


Dishes and Kitchenware



Home textiles

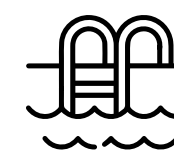
## Amenities on site



Landscaping



Parking



Private pool



Terrace

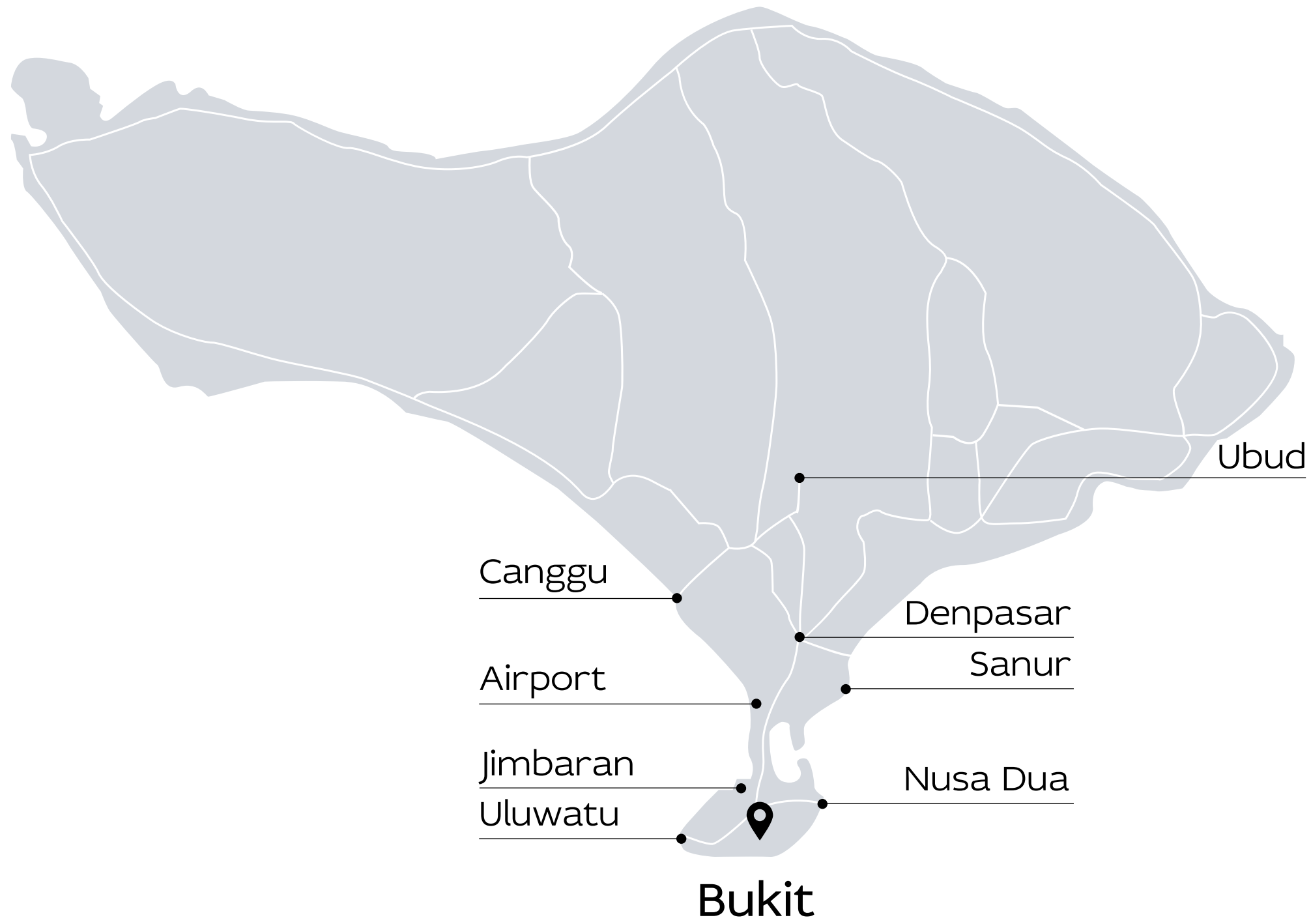


BBQ area



# Location

Bali, Bukit peninsula



BALI BUKIT VILLAS



# Location

## Access to Main Locations



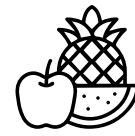
Beaches 3-15 min.



Cafes / Restaurants 3-7 min.



Supermarkets 2-7 min.



Central Market 7 min.



Shopping Mall 12 min.



Complex Parq Blue 9 min.



Park Garuda Wisnu 13 min.



Golf Club 2 min.



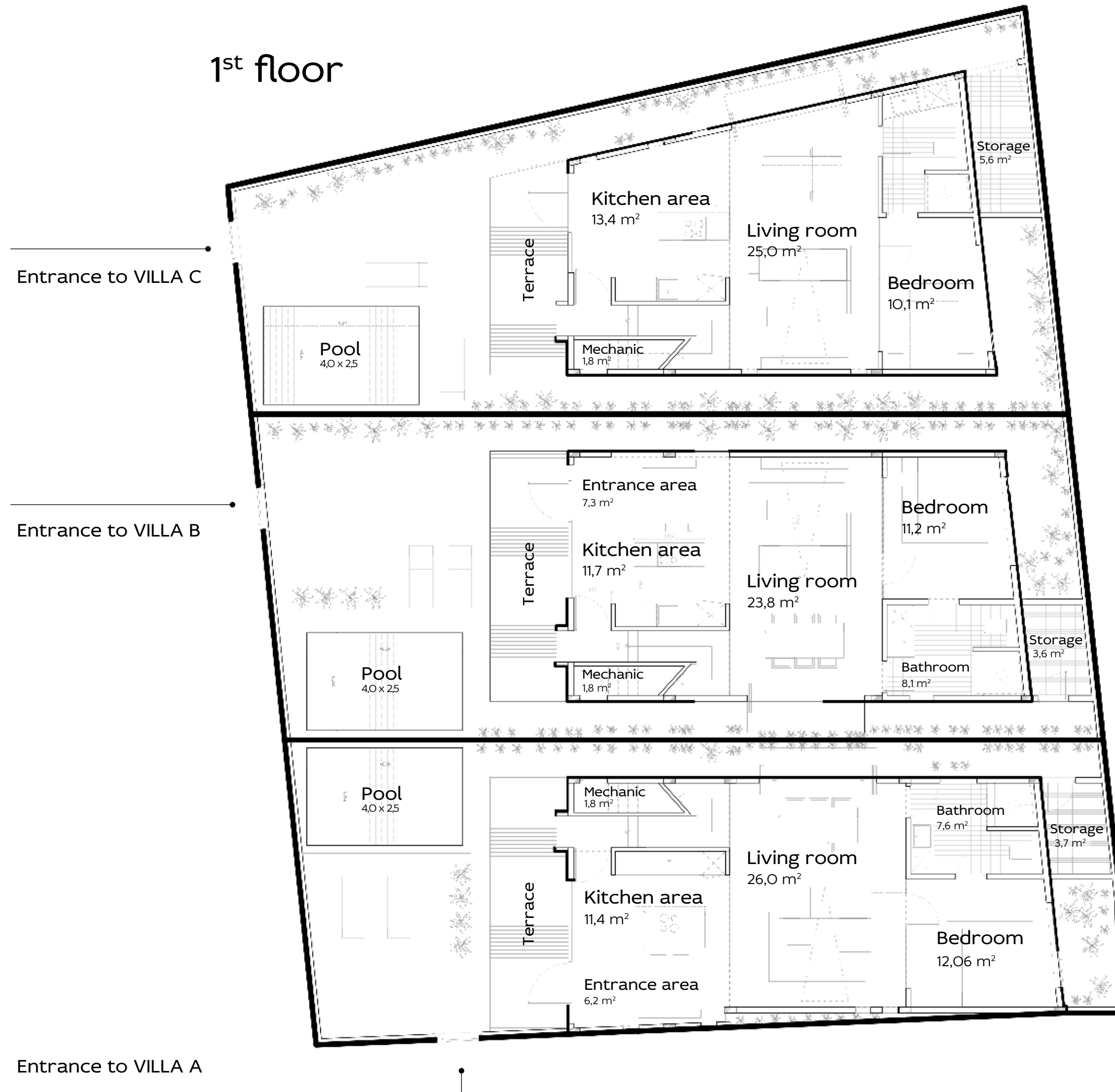
Airport Ngurah Rai 28 min.



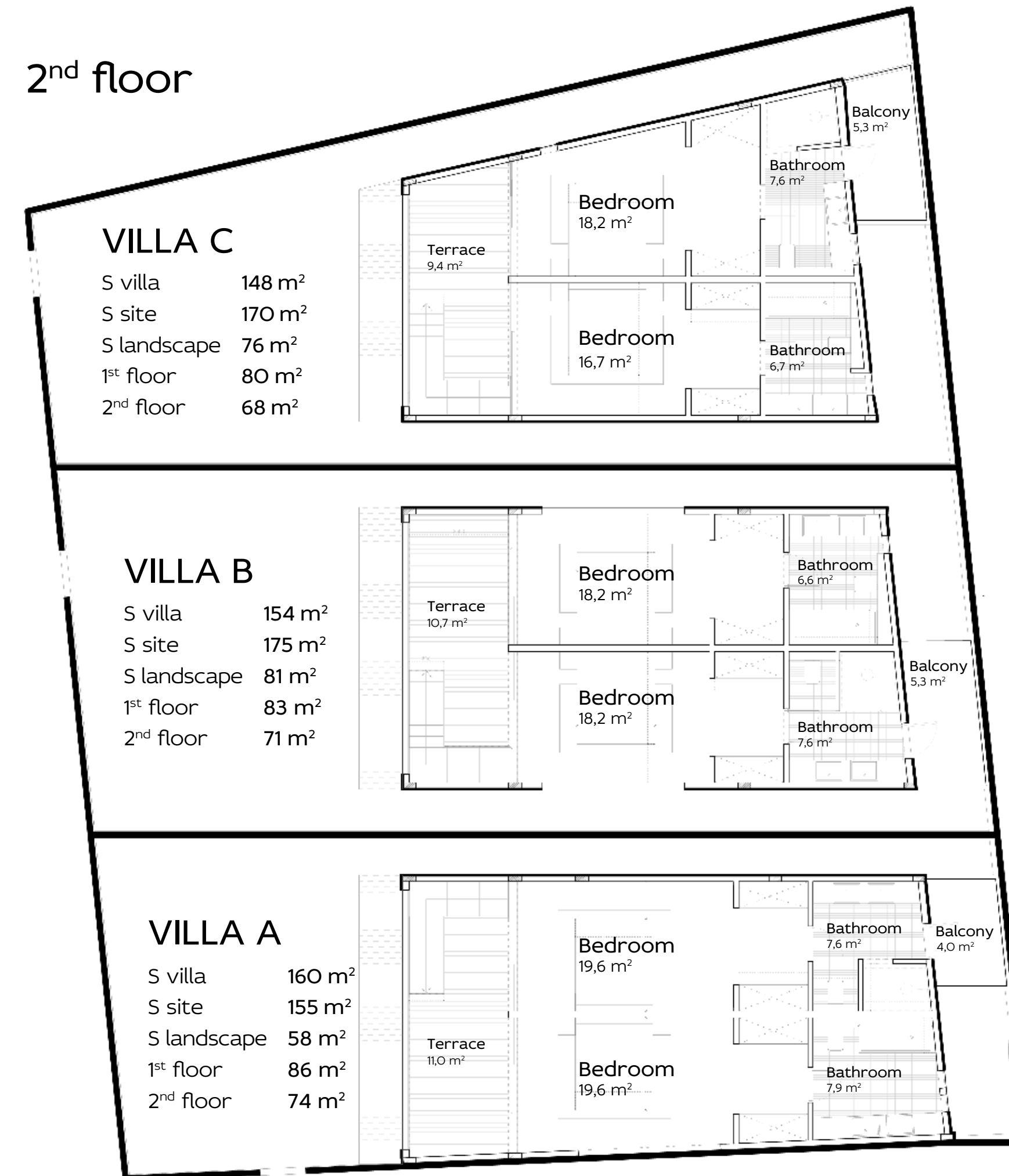


# Layouts

1<sup>st</sup> floor



2<sup>nd</sup> floor



## VILLA C

S villa	148 m <sup>2</sup>
S site	170 m <sup>2</sup>
S landscape	76 m <sup>2</sup>
1 <sup>st</sup> floor	80 m <sup>2</sup>
2 <sup>nd</sup> floor	68 m <sup>2</sup>

## VILLA B

S villa	154 m <sup>2</sup>
S site	175 m <sup>2</sup>
S landscape	81 m <sup>2</sup>
1 <sup>st</sup> floor	83 m <sup>2</sup>
2 <sup>nd</sup> floor	71 m <sup>2</sup>

## VILLA A

S villa	160 m <sup>2</sup>
S site	155 m <sup>2</sup>
S landscape	58 m <sup>2</sup>
1 <sup>st</sup> floor	86 m <sup>2</sup>
2 <sup>nd</sup> floor	74 m <sup>2</sup>



# Living & Dining Room





# Living & Dining Room



BALI BUKIT VILLAS



# Bedrooms

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# Bedrooms





# Bathroom





# Interior Materials

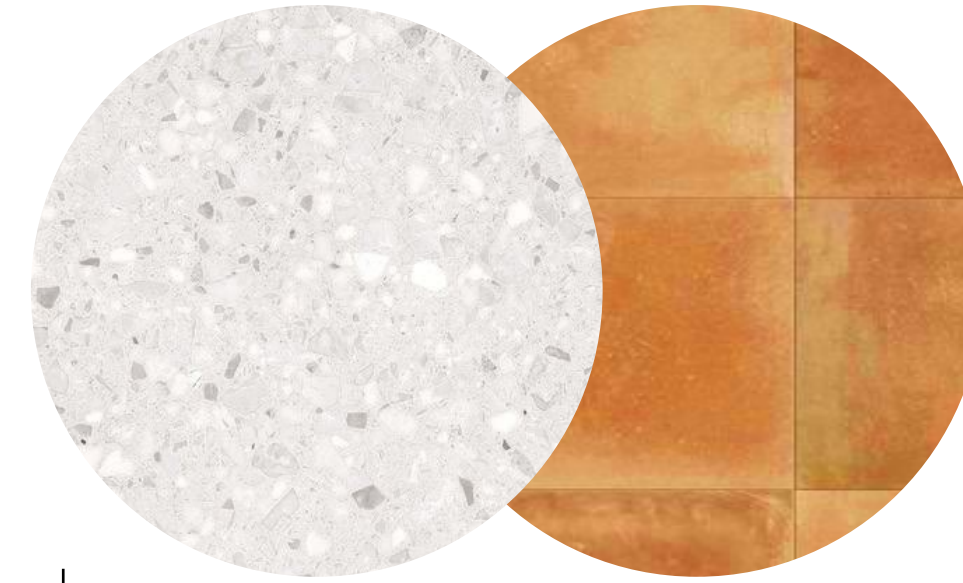
BALI BUKIT VILLAS



**Natural Stones**  
**Limestone / Lava Stone**  
Represents local Indonesian natural materials



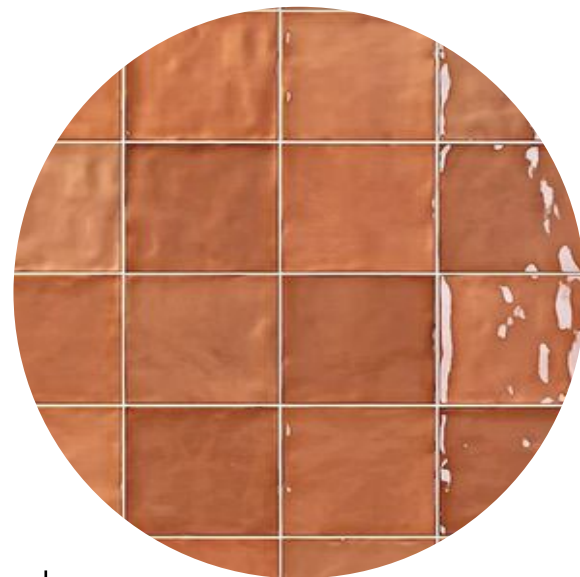
**Concrete & Microcement Plaster**  
Simple yet reliable provides an elegant, modern aesthetic and durability



**Terrazzo & Ceramic**  
Composite material, valued for its durability and unique aesthetics of inclusions of marble, quartz, glass or other crumbs



**Natural Textile**  
Accentuates interior details, adding comfort and sophistication



**Tile**  
Practical and visually appealing, durable and low-maintenance wall coverings with a pleasant texture



**Abaca & Sisal Fiber**  
Brings natural charm and warmth to the interior, creating an elegant and cozy atmosphere



**Natural Wood**  
Provides a sense of warmth and tranquility, bringing a calming nature to the home



## Price for villas in Bukit, Bali

Average price

**\$220-500K**

for 1 unit

**\$1400-3750**

per sq.m.

Our villas price

**\$238-265K**

for 1 unit

from **\$1585**

per sq.m.

## Rental Income

Monthly rent

**\$2900-3500**

Management per month **12%**  
**\$360**

Annual yield **11-14%**

Payback period

**6-8**  
years

Dayly rent

**\$200-250**

Management per month **25%**

Occupancy rate **75-90%**

Annual yield **14-17%**

Payback period

**5-6**  
years

## Value Growth

Increase in the value of the villa after completed of construction

**\$238-265K** **+25%**  
for 1 year



# Payment Plan

from  
**\$238.000**

## Villa price

Full payment discount

**\$11.900**

Reservation  
5%  
August 2024

**\$47.600**

Down payment  
20%  
September, 2024

**\$47.600**

2<sup>nd</sup> payment  
20%  
November, 2024

**\$47.600**

3<sup>rd</sup> payment  
20%  
Janyary 2024

**\$59.500**

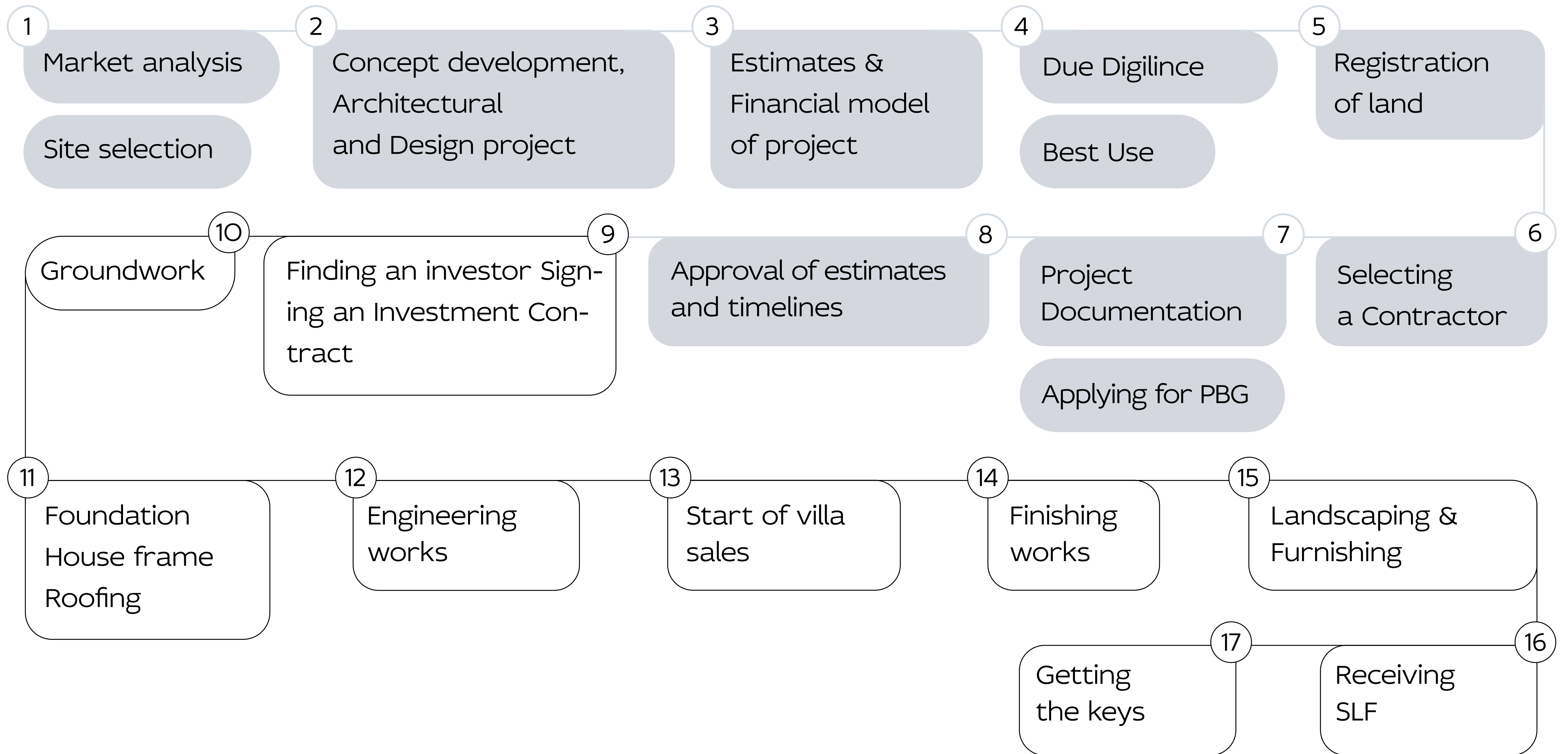
4<sup>th</sup> payment  
25%  
April, 2025

**\$23.800**

Completion payment  
10%  
June-September 2025



# Road Map







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## Investment Contract

The agreement offers a guaranteed return, clearly outlined in its terms. It is signed with the company that owns the land and building rights



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## Land as Collateral

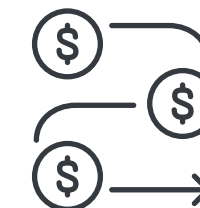
The land plot acts as collateral according to the terms of the Investment Contract



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## Monthly Reporting

Regular reports on costs and construction progress



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## Staged Financing

Targeted phasing of funds in line with construction progress



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## 24/7 Access to Webcams

Ability to monitor the building process in real time



# Team & Partners

BALI BUKIT VILLAS



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**Sergei Molodtsov**

Managing Director

Work Experience:  
Real Estate – since 2007,  
Construction – since 2015



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**Nikita Zaytsev**

Operations Manager  
In architecture since 2015



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**Philipp Sechkin**

Architect Designer  
In architecture since 2015



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**Tatiana Molodtsova**

Interior Designer  
In design since 2010



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**Agung Pratidhwana**

Architector  
Collega Company



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**Greywoods** Design & Construction

General Contractor  
greywoods.pro



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**Farsight Management**

Management Company  
farsight24.com



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Thank you for watching!