

WHERE TROPICAL LUXURY

MEETS JAPANDI INTERIORS

WELCOME TO MAKÀLU.





MAKÀLU VILLAS

A TROPICAL JAPANDI ESCAPE IN THE HEART OF UMALAS.

Welcome to Makàlu Villas, where tropical luxury meets Japandi interiors - seamlessly blending nature and design. Our villas fuse Western living with Balinese elegance in the heart of Umalas.

As both Architect and Developer, we pride ourselves on finely crafted villas to the highest construction standards - with every detail meticulously designed. Our commitment to excellence ensures that each residence is a masterpiece of modern luxury and timeless beauty.






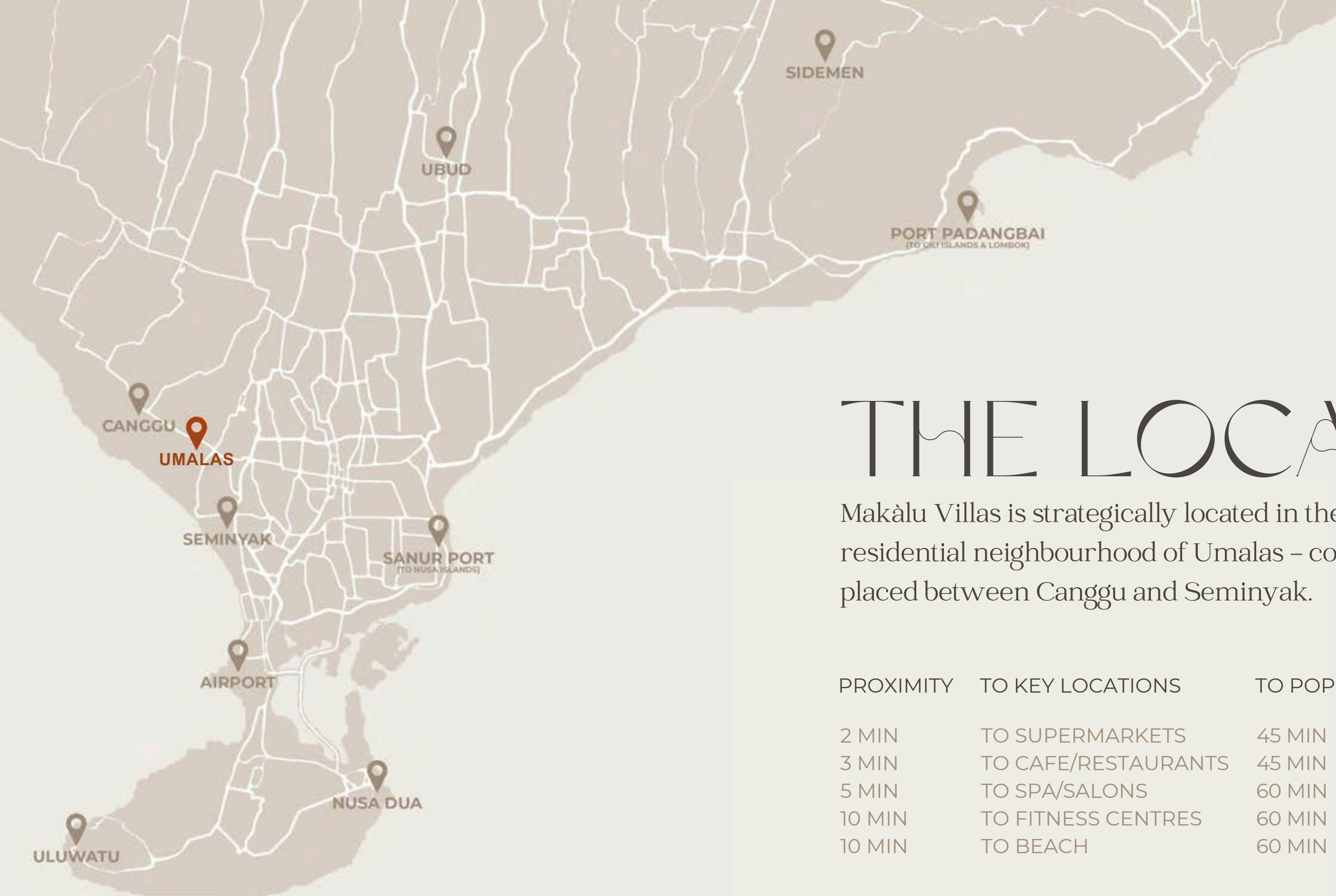
MAKĀLU VILLAS

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THE LOCATION



THE LOCATION

Makalu Villas is strategically located in the highly sought residential neighbourhood of Umalas – conveniently placed between Canggu and Seminyak.

PROXIMITY	TO KEY LOCATIONS	TO POPULAR AREAS OF BALI
2 MIN	TO SUPERMARKETS	45 MIN TO AIRPORT
3 MIN	TO CAFE/RESTAURANTS	45 MIN TO UBUD
5 MIN	TO SPA/SALONS	60 MIN TO ULUWATU
10 MIN	TO FITNESS CENTRES	60 MIN TO SANUR PORT
10 MIN	TO BEACH	60 MIN TO PADANGBAI PORT

EXPERIENCE THE BEST OF BALI IN UMALAS



Strategically Placed

Makàlu Villas epitomizes elegance in the vibrant locale of Umalas. Nestled strategically, it offers a serene oasis in a family-friendly setting, while maintaining seamless proximity to the dynamic pulse of Canggu and Kerobokan.

Our residences embody a sophisticated lifestyle, effortlessly connecting you to bustling nightlife and exceptional culinary experiences—a sanctuary of luxury amidst the beating heart of it all.



Peaceful Living

A modern villa complex with a palm tree and a clear sky. The building features a mix of light-colored stone, dark wood slats, and large glass windows. The text 'THE VILLA COMPLEX' is overlaid in white serif font.

THE VILLA COMPLEX



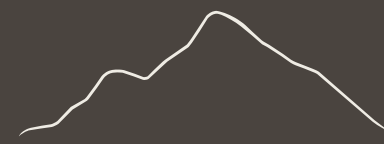
MAKÀLU VILLAS



OUTDOOR SPACE

Delight in a lifestyle of health and comfort with a 12.5 m lap swimming pool, providing a refreshing oasis for exercise and relaxation amidst the tropical surroundings.

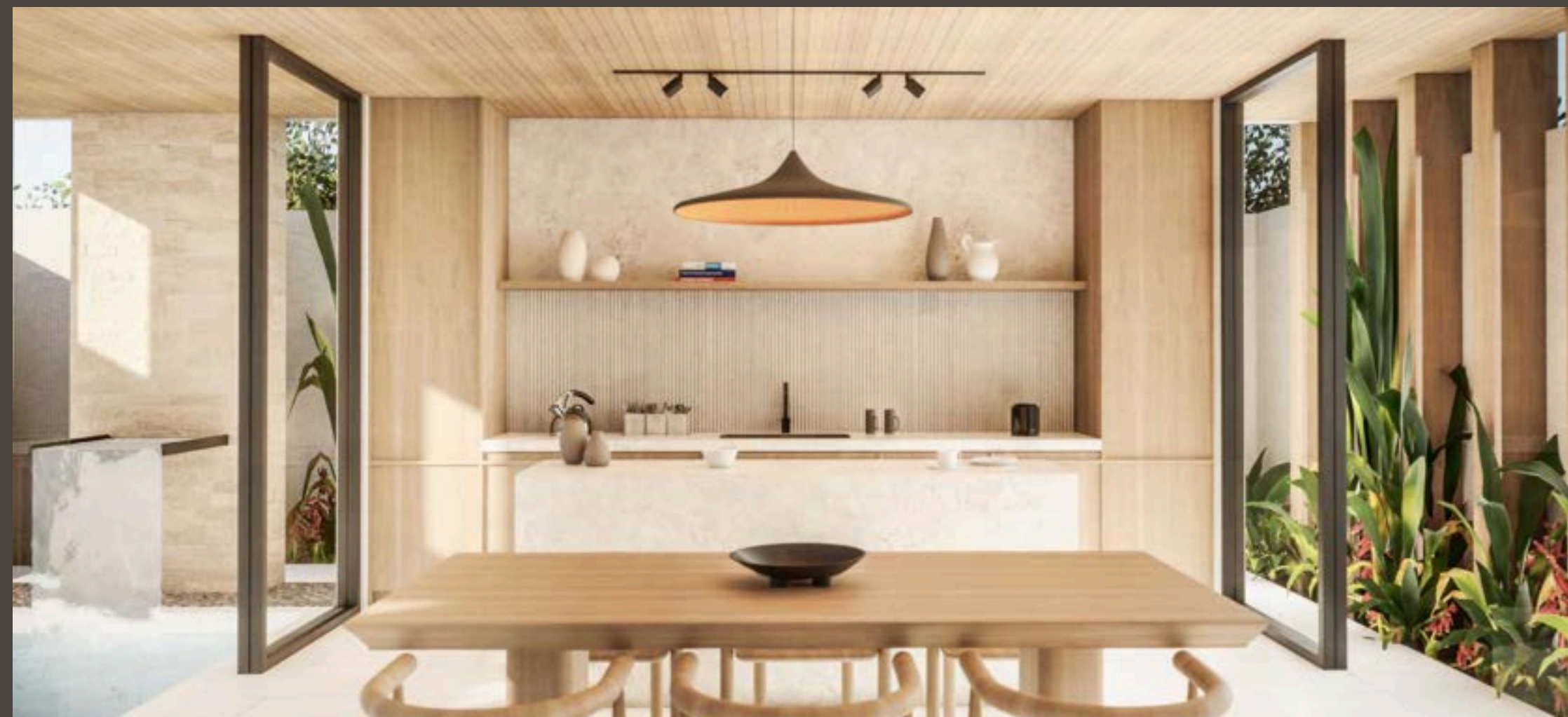
Our villa development is designed to promote well-being and tranquility, allowing you to rejuvenate body and mind in style.



OPEN-PLAN LIVING

The open-plan kitchen and dining designed with timber panelling + cladding & grey quartz invokes a mid-century modern allure that creates a space that feels both sophisticated and cosy.

The floor plan exhibits openness and spaciousness, complemented by a warm, neutral material palette that cultivates a serene living space.





MASTER BEDROOM

Crafted for a refined and luxurious experience, the master bedroom exudes a cool, mid-century modern allure. Embracing a palette of warm tones, the space seamlessly integrates sumptuous materials, including a timber clad headboard, teak furniture details, and honed concrete flooring.

With a nod to sophistication, the fusion of these natural elements creates an elevated environment that embodies the epitome of upscale living.





MAKÁLU VILLAS



BEDROOM II

The second bedroom harmoniously blends modern design with nature's charm, creating a textural feast for the eyes.

Timber furnishings mirror the lush greenery visible through expansive glass windows, creating a soothing ambiance.



ENSUITES

The en-suite bathrooms are a sanctuary of their own, featuring natural stone accents and feature wall. Biophilic meets contemporary design to transport you to the heart of the jungle, while modern amenities ensure your comfort.





ROI CALCULATIONS



INVESTMENT OPPORTUNITY

Makàlu Villas proudly presents the following investment opportunity and associated ROI calculations.

Our dedication to excellence and maximising ROI is evident in every aspect of this endeavor, as we understand that true success resides in the intricate details.

TWO-BED VILLA

Special Introductory Price
\$279,000



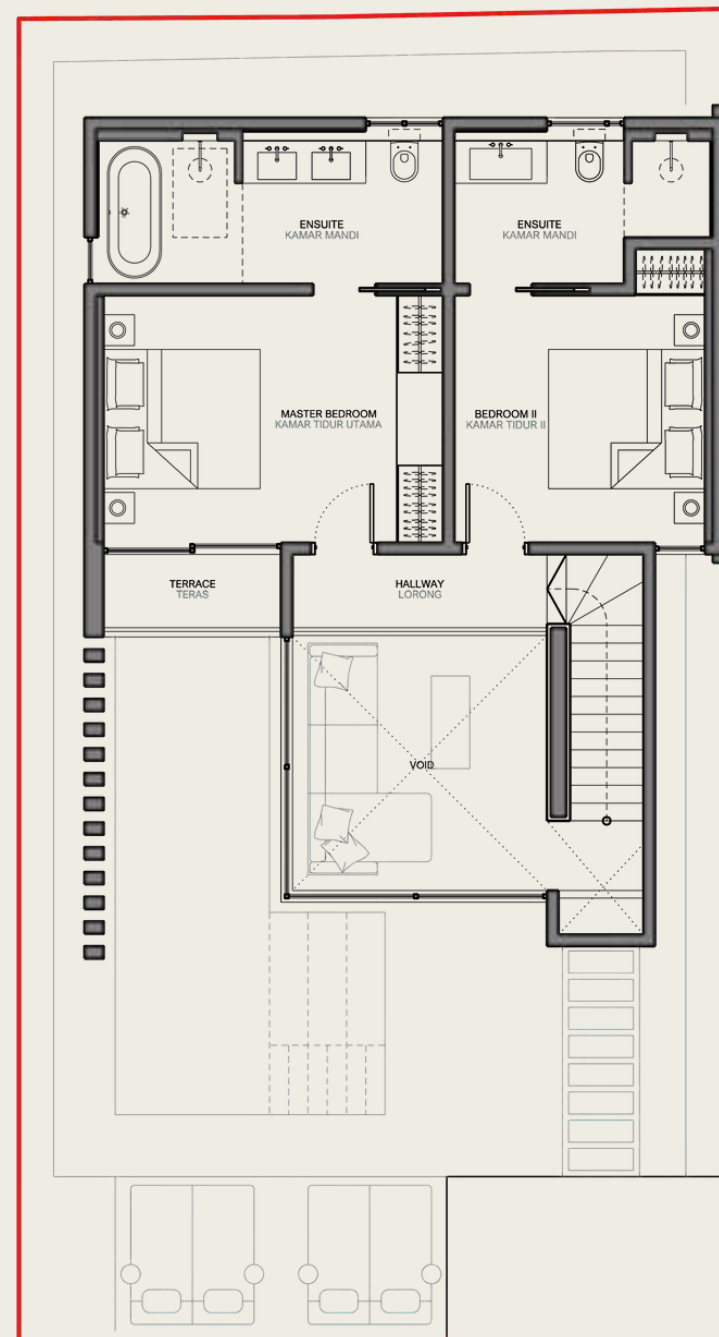
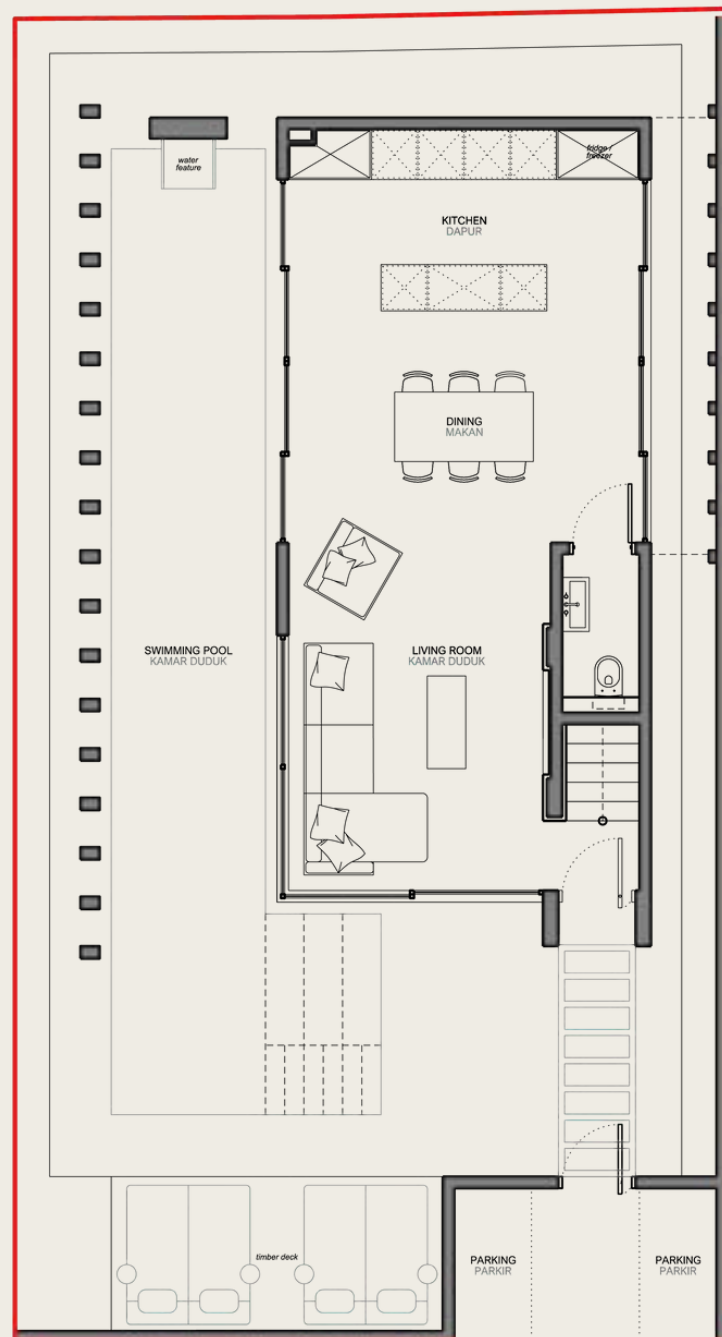
Leasehold: 27 years + option to extend
Land Size: 160 sq.m
Build Size: 120 sq.m

2 BEDROOMS | 2.5 BATHROOMS | 2 BIKE PARKING

Nestled in the heart of the enchanting Umalas neighborhood, these fully furnished, contemporary two-bedroom villas strategically capitalize on their proximity to the cultural hub, charming cafes, eateries, boutiques, luxury fitness centres and international schools. The development comprises of 6 villas, set to reach completion by August 2025.

Crafted by renowned studio Swatch Architects, a collaborative team hailing from the UK and Bali, the design harmoniously merges tropical and contemporary aesthetics, creating a seamless fusion of tranquility and vibrancy. Expansive crittall glazing facilitates an effortless transition from indoor to outdoor spaces, harnessing natural daylight and establishing a connection with the surrounding nature.

The floor plans showcase a commitment to openness and spaciousness, complemented by a warm Japandi material palette that cultivates a serene ambiance. Every feature is meticulously designed, emphasizing that luxury resides in the details. This development is the perfect choice for those seeking a beautiful home in the captivating area of Umalas, or as an investment property in a highly sought-after locale.



ROI CALCULATOR

	Low USD	Medium USD	High USD
Rental			
Average Day Rate	\$210	\$230	\$250
Average Occupancy Rate	75%	80%	85%
Gross Rental Income	\$57,488	\$67,160	\$77,563
Expenses			
Operating Expenses (18% of Revenue)	\$10,348	\$12,089	\$13,961
Marketing (15% of Revenue)	\$8,623	\$10,074	\$11,634
Total Expenses	\$18,971	\$22,163	\$25,596
Profit & Loss (Rental)			
Investment	\$279,000	\$279,000	\$279,000
Net Income	\$38,517	\$44,997	\$51,967
% Annual ROI	14%	16%	19%

1. Operating Expenses includes:

- Housekeeping, gardening and pool maintenance , Utilities (wifi, water, electricity, trash collection
- Management fee (includes cost of shared facilities such as security, staff quarters and access land.

2. Marketing Expenses includes:

- Airbnb or similar platform booking fees.

3. Excludes:

- Withholding tax of 10-20% depending on tax residency status - may be claimed as tax credit in home country.

DISCLAIMER: Estimated ROI is are estimates based on experience and thorough research into the thriving real estate market, including data from AirDNA and advice from established real estate agents, yet Amari Villas cannot guarantee any returns and future outcomes may vary.

Special Introductory Price

SOLD



Leasehold: 27 years + option to extend
Land Size: 2.26 are
Build Size: 120 sq.m

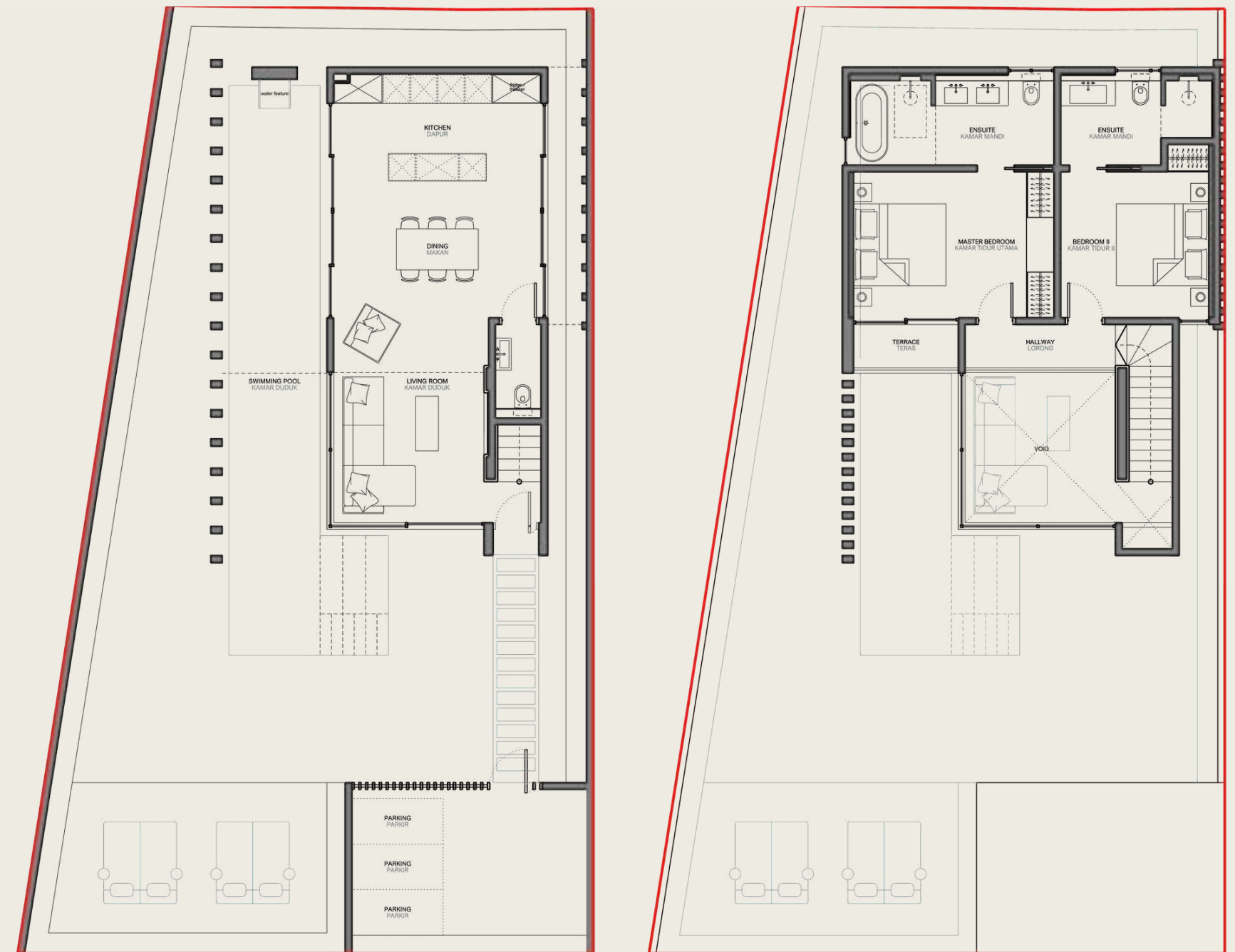
2 BEDROOMS | 2.5 BATHROOMS | 1 CAR PARKING

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TWO-BED VILLA



ROI CALCULATOR

	Low USD	Medium USD	High USD
Rental			
Average Day Rate	\$230	\$250	\$270
Average Occupancy Rate	75%	80%	85%
Gross Rental Income	\$62,963	\$73,000	\$83,768
Expenses			
Operating Expenses (18% of Revenue)	\$11,333	\$13,140	\$15,078
Marketing (15% of Revenue)	\$9,444	\$10,950	\$12,565
Total Expenses	\$20,778	\$24,090	\$27,643
Profit & Loss (Rental)			
Investment	\$299,000	\$299,000	\$299,000
Net Income	\$42,185	\$48,910	\$56,124
% Annual ROI	14%	16%	19%

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PAYMENT PLAN

Our payment plan is meticulously structured, with each installment tied to a significant construction milestone, ensuring fairness and clarity at every step of the process.

Breakdown of Payments:

- 10% Downpayment
- 40% at Contract Signing
- 15% upon Completion of Foundations
- 15% upon Structural Completion
- 15% at MEP Installation
- 5% upon Handover

This carefully crafted payment plan provides peace of mind and manageable payments, guaranteeing your villa's construction journey is both seamless and exceptional!



INVESTING IN
BALI

A GREAT TIME TO INVEST

Bali's real estate market has emerged as a beacon of opportunity, offering both the prospect of sound financial returns and the promise of a life enriched by the island's charm. In recent years, the Indonesian government's efforts to ease restrictions on foreign property ownership have transformed the island into a haven for international investors seeking a unique and rewarding real estate experience.

This presents an opportune moment that offers both immediate enjoyment and enduring value.

Thriving Tourism Industry

Bali's tourism sector is booming, with millions of visitors flocking to the island each year.

This high demand for accommodations, entertainment, and services presents lucrative investment opportunities in hospitality, real estate, and related businesses.

Rising Property Values

Bali's real estate market offers a range of options, from luxury villas to commercial properties.

The island's popularity has led to increasing property values, making it an appealing market for real estate investment and development.

Rapid Infrastructure Development

Bali's infrastructure is continually improving, with upgrades to roads, transportation, and utilities.

These developments enhance the island's accessibility and attractiveness for investors looking to establish businesses or develop properties.

UNLOCKING PARADISE

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Favourable Regulations

The Indonesian government has eased restrictions on foreign property ownership in recent years, making it more accessible for international investors.

Long-term leasehold agreements allows investors to have effective control for an extended period.

Attractive Lifestyle Investment

Investing in Bali real estate allows you to enjoy the island's beauty, culture, and lifestyle while earning income.

Bali's growing status as a digital nomad hub offers a unique work-life balance, with direct access to the island's breathtaking natural beauty.

Long-term Growth

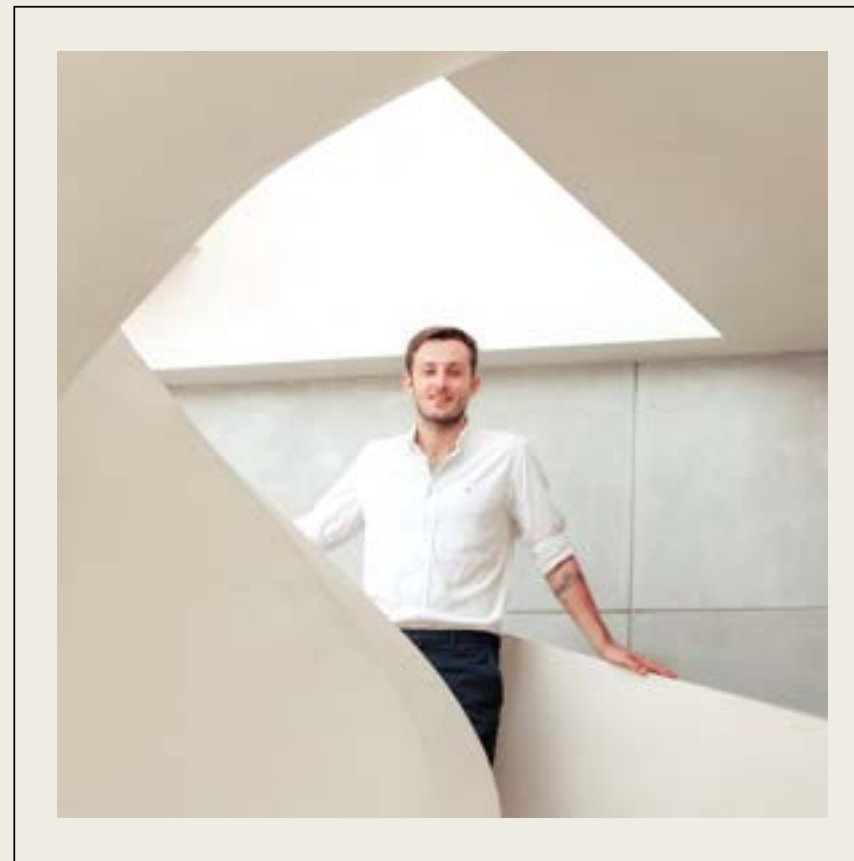
Bali's potential for long-term economic growth and development, combined with its global appeal, positions it as a strategic location for real estate investment.

The consistent influx of tourists creates a strong demand for accommodations.



MEET THE
ARCHITECT &
DEVELOPER

MEET THE ARCHITECT & DEVELOPER



SAM WHITEHEAD

ARCHITECT & REAL ESTATE DEVELOPER

- Founder of Swatch Architects
- Founder of Swatch Real Estate
- Founder of Brio Digital Agency
- Qualified architect and member of the Architects Registration Board (ARB) and Royal Institute of British Architects (RIBA)
- March Masters of Architecture and Postgraduate Diploma from University of Westminster
- BArch Bachelor of Architecture from The University of Nottingham
- 5+ years experience at world renowned architecture practice Foster + Partners
- 2+ years experience at world renowned architecture practice, Grimshaw Architects
- 2+ years experience at high-end residential studio, Marek Wojciechowski Architects

“

My passion for architecture embraces the idea of designing spaces where people's lives and stories take place. Perhaps drawing inspiration from my family of actors, I am inspired by a building's potential to become a stage for human interaction. As architects, we play a crucial role in designing our city into a theatre of experiences..

”

Sam Whitehead
Founder & Principal Architect

SWATCH ARCHITECTS

At Swatch Architects, innovation and creativity are at the core of our design philosophy. Our experienced architectural team blends purpose with expertise to create a vision that elevates the surrounding elements. Drawing inspiration from global influences, we create elevated luxurious, and unique properties through intelligent, intentional design. With a studio in Bali, we offer a collaborative approach to turn your architectural dreams into reality.

SWATCH REAL ESTATE

Swatch Real Estate's foundation is built on a commitment to innovation and creativity, intersecting international expertise with Balinese craft in a space where vision seamlessly meets structure. Our team combines global insights with international expertise and local knowledge to provide unique and elevated real estate solutions. We act as your trusted partner, offering a one-stop solution for all your real estate ventures.



SWATCH



PORTFOLIO
SAMPLE

MAHUA VILLAS

2 BED COMPLEX

STATUS:

TECHNICAL DESIGN

LOCATION:

NYANG NYANG

PORTFOLIO SAMPLE



PADANG VILLAS

2 & 3 BED COMPLEX

STATUS:

UNDER CONSTRUCTION

LOCATION:

ULUWATU

PORTFOLIO SAMPLE



AMARI VILLAS

1 & 2 BED COMPLEX

STATUS:

UNDER CONSTRUCTION

LOCATION:

UBUD

PORTFOLIO SAMPLE



AMARI VILLAS

2 BED COMPLEX 2.0

STATUS:

UNDER CONSTRUCTION

LOCATION:

UBUD

PORTFOLIO SAMPLE



BEL AIR

VILLA

FAMILY HOME

STATUS:

TECHNICAL DESIGN

LOCATION:

BEL AIR

PORTFOLIO SAMPLE



LONDON VILLA

FAMILY HOME

STATUS:

CONSTRUCTION COMPLETE

LOCATION:

LONDON

PORTFOLIO SAMPLE

