Tropical Luxury In Bali

Invest in Your Dream Today

View Villas

North Canggu

Escape to paradise with Akura Villas, a stunning collection of modern, tropical villas nestled in the vibrant rice fields of North Canggu, Tumbak Bayuh. Our exclusive gated community offers the perfect retreat for families, couples, and solo travelers seeking privacy, comfort, and style in one of Bali's most sought-after locations.



3 Bedroom *Showroom Available*

Our Airbnb Cash Cow - Designed with modern architecture and a tropical ambiance. The perfect family-friendly getaway. | 220 m²

FROM €239,000



2 Bedroom

Our Designer villa - complete with a sunken sofa, fully equipped kitchen and unique blue Terrazzo pool. | 140 m²

FROM €229,000









Inclusions

Modern tropical design

Sunken sofa

Family-friendly Layout

Designer elements and finishing

Furniture & kitchen appliances

Office for Digital Nomands

Outdoor shower

Private Terrazzo pool

Luxury ensuite-bathrooms

Large rooftop

25 year land lease + fixed extension

Private parking

Construction time 12 months

Optional villa management



The Property

Payment Structure +

Ownership And Extension +

24/7 Gated Community +

Management Plan +

Display Model +

Payment Structure −

Secure your villa with a 10% deposit, followed by two 40% payments during construction, and a final 10% payment upon handover of the key.

This payment plan ensures peace of mind and manageable payments while your villa is being built to perfection.

Ownership And Extension −

leasehold 25 years + 15 years extension at fixed rate + 25 year extension at market rate

We have pre-negotiated lease extensions for our villas, so you can enjoy a hassle-free and smooth extension process without any additional costs or uncertainties.

24/7 Gated Community −

Bali is known for its safety, but we go the extra mile to ensure our residents' security.

Our gated community has 24/7 surveillance, providing an added layer of protection for our residents. With access restricted to authorized personnel only, you can feel safe and secure in our community.

Experience the best of Bali in a safe and welcoming environment.

The Property

Payment Structure +

Ownership And Extension +

24/7 Gated Community +

Management Plan +

Display Model +

Management Plan −

Investing in property can be stressful, but we're here to make it easy. **Our comprehensive management plan** ensures that your investment is well taken care of, so you can relax and enjoy the benefits.

We handle everything from maintenance and repairs to tenant management and marketing, so you don't have to worry about a thing. Our team of experienced professionals is dedicated to maximising your returns and providing you with a hassle-free investment experience.

With our **management plan** in place, you can sit back and watch your investment grow without any of the usual headaches. Invest with confidence and enjoy the peace of mind that comes with knowing your investment is in good hands.

Display Model −

To inquire about a house showing in our luxurious 3-bedroom Designer Villa, simply contact us today. Our team will be happy to arrange a viewing at your convenience.

Site Plan

The tropical-inspired design flows seamlessly through the villa's open-plan living areas. From the private terrazzo pool to the thoughtfully designed interiors, every aspect of Akura Villas has been crafted to ensure that your stay is unforgettable.

The development is tailor-made for holiday rentals, offering convenient maintenance and daily cleaning with maid services. For guests' peace of mind, there is also an onsite security post to ensure safety and security in our gated community.





The Location

8 minutes to **Canggu beaches**

Lush rice fields

Volcano & mountain views

Great shopping

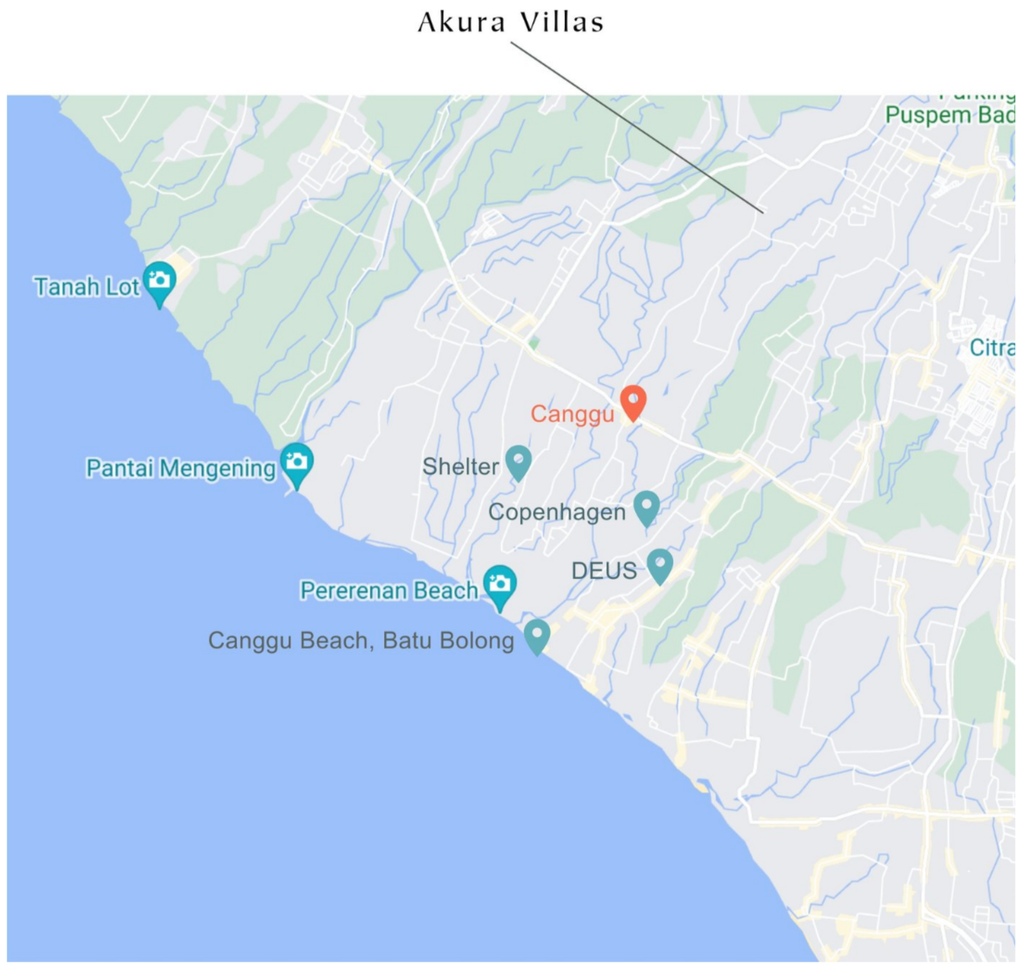
Delicious restaurants

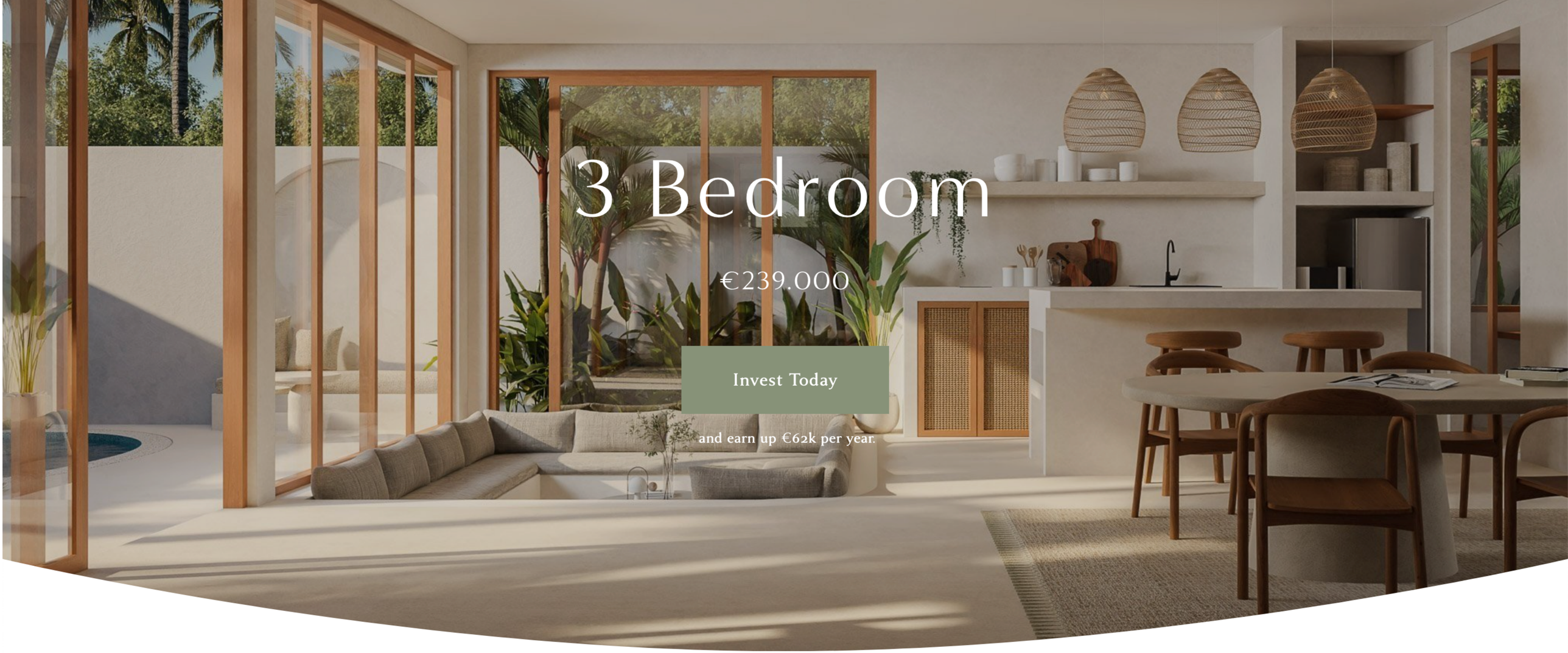
Popular and trendy location

Family friendly including new schools

Tumbak Bayuh is the perfect location for those seeking a quieter and family-friendly area, just a stone's throw away from bustling Canggu.

Located close to schools and without the traffic, you can enjoy Bali's natural beauty and tranquility while still having easy access to beaches, restaurants, and shopping. **This premium area is known for its lush greenery, rice fields, and jungles, and features some of the most luxurious villas on the island**.





Our Modern Tropical Design, Combined With High-Quality
And Organic Furnishings, Makes The Perfect **Family Getaway**
Or **Airbnb Cash Cow**.

Tropical Living

Our gated community offers the perfect tropical living experience, designed so families can relax in comfort and style.

Stunning Returns

Annual returns up to €62K per year. Our villa management team can take care of everything, leaving you free to enjoy the rewards.

Off-Plan Benefits

Take advantage of our current price of €239k. **After July 1st, the price will increase to €259k**, so act now to secure this investment opportunity.

Once completed in 12 months, the villa is expected to increase in value by 25%.



Return On Investment

Eearn up to €62K usd per year, 26% yield.

At Akura Villas, every detail has been crafted to be Instagram-worthy, providing guests with a memorable and delightful stay that guarantees high occupancy rates.

€239k	26%	260m2	220m2
investment	annual ROI*	land size	build size

*Based on a nightly rate of €195
and 95% occupancy

Return On Investment

Occupancy %	75% (Low)	85% (Mid)	95% (High)
Purchase Price	239.000	239.000	239.000
Nightly Rate	195	195	195
Monthly Revenue	4.388	4.973	5.558
Monthly Expenses*	420	420	420
Monthly Profits	3.967	4.552	5.137
Annual Profits	47.605	54.625	61.645
Annual ROI	20%	23%	26%
Years to Break-even	4.9	4.4	3.9

The daily rental rate is determined by big data analysis obtained from various property management companies in the area. *Staff, electricity & internet **Prices in EUR

25% Capital Gain

And Pre-Sale Benefits

Investing in Akura Villas is a smart financial decision, as you have the option to sell your villa for an estimated €300,000** upon completion, unlocking the full potential of your investment with a 25% capital gain

(**estimated value and not guaranteed).





The Villa

- 3 luxurious and spacious bedrooms with built-in closets
- bright ensuite-bathrooms with skylight
- Sunken Sofa
- Office Space for Digital Nomads
- Interior inspired by Organic Modernism
- Fully equipped kitchen with appliances
- Private Terrazzo pool in organic shape
- Outdoor shower with limestone design
- Private parking
- All three bedrooms are conveniently accessible from within the villa, making it family-friendly.
- Optional rooftop
- Optional villa management

The Site

- Gated community with 24/7 security
- On-site cleaning and maintenance staff available
- 25-year land lease with pre-negotiated extension prices
- Construction time 12 months

Tropical Architecture

Featuring a stunning tropical-inspired design that seamlessly flows throughout the interior, with detail for arches and instagram-worthy terrazzo pool. Providing guests with all the home comforts they need for a memorable stay.

Airbnb Cash-Cow

The villa's clever Airbnb-friendly design maximises occupancy rates. And with its high demand and attractive features, the villa is a reliable source of passive income, making it an Airbnb cash cow.

Family-Friendly

Akura Villas offers convenient and comfortable access to all three bedrooms from inside the villa, perfect for families seeking safety and peace of mind in a secure gated community.



Mediterranean Rooftop

Enjoy the pink Bali sunsets from our Mediterranean-style rooftop terrace. With its airy and spacious design, it's the perfect spot to relax and unwind.

Optional rooftop design available at additional cost.



Pricing

May 2023- Presale Pricing:	€239.000
July 2023 - Start Construction:	€259.000
October 2023 onward:	€279.000



Payment Structure

Secure your villa with a 10% deposit, followed by two 40% payments during construction, and a final 10% payment upon handover of the key.

Example:

1. 10% May
2. 40% July
3. 40% December
4. 10% handover of the key

This payment plan ensures peace of mind and manageable payments while your villa is being built to perfection.

Development Timeline

April 2023 — July 2023 — July 2024

Pre-Sale

Secure your investment by taking advantage of our exclusive pre-sale offer. **From July 1st, the prices of these villas will rise to €259,000.**

Start Construction

The land's infrastructure has been completed, and we are now entering the phase of villa construction.

Estimated Completion

Construction will take approximately around 12 months and finish in mid 2024.

FAQ

Ownership And Extension

leasehold 25 years + 10 years extension at fixed rate of €30.000 + 25 year extension at market rate

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Location

Tumbak Bayuh is the perfect location for those seeking a quieter and family-friendly area, just a stone's throw away from bustling Canggu.

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For the precise location, please check our Home Page!

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