



Eight by Feeels™

Experience zen living: Japanese Modern Villas in Bali

from \$260.000, 4th 2024

Sayan, Ubud

Eight by Feeels was designed as a sanctuary of modern life in an authentic Ubud setting. Our team has been carrying out construction for more than 10 years and providing all the necessary elements of comfort, we present a premium class project for investment and accommodation.

17% roi

Net revenue in \$, ROI

15.5%

Mortgage rate from
partners secured by
real estate

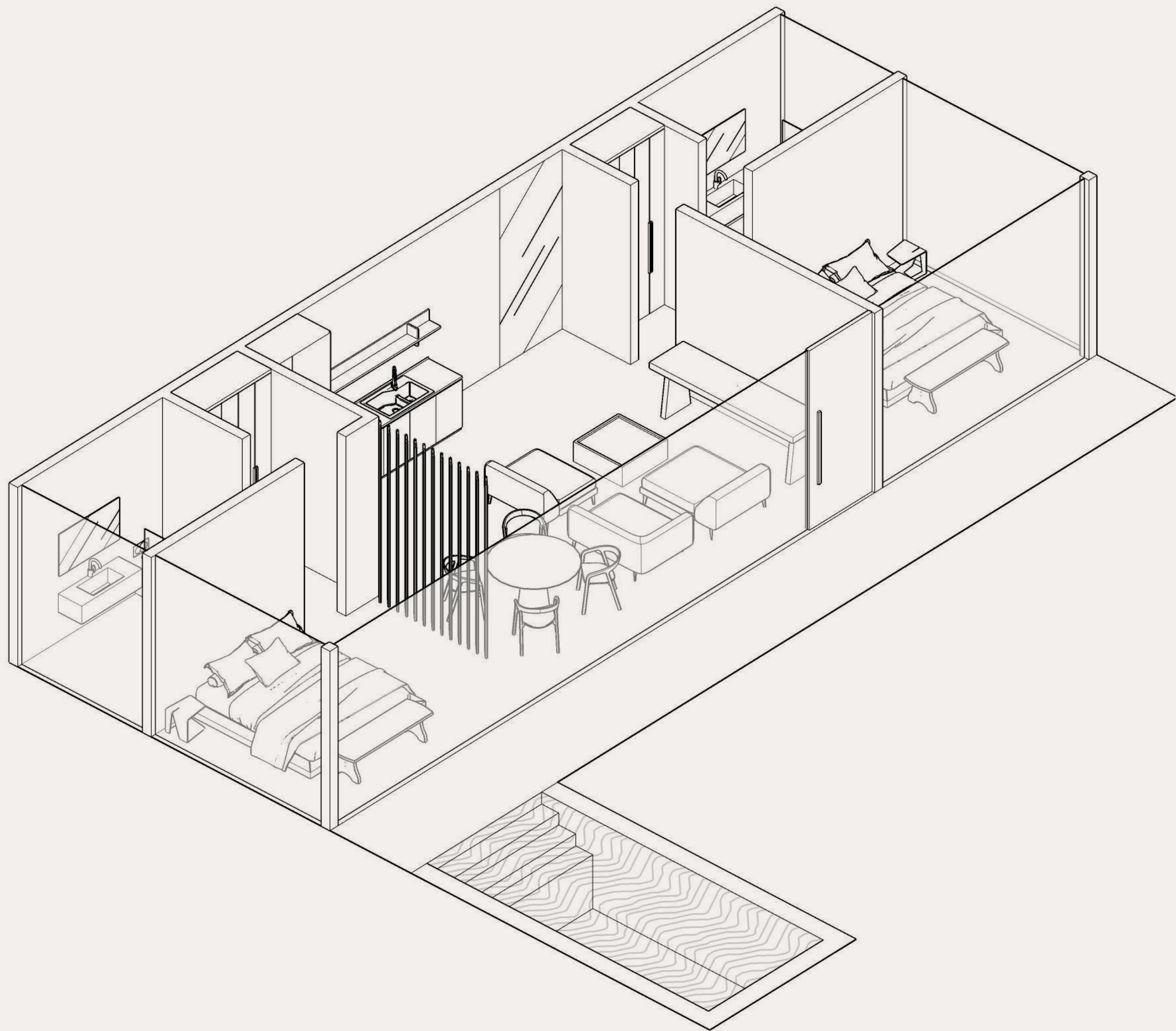
5.8 years

Period of full return
on investment



シンプルさの美しさ

Let the feeling safe and ease be seamlessly
woven into your everyday life



4 villas

Land size 280m²

Building size 82 m² + terrace 53 m²

 Swimming pool 6x2,5m

 Car parking

 Fully furnished





The front entrance features a view of the garden and trees. The entryway is controlled by a smart home system



The spacious living room features a design in the Art Nouveau style, complete with a custom kitchen.



In one part of the property, guests can enjoy the rain shower experience, while in the other, they can retire to a private bathing suite.



The property comprises two bedrooms. All furniture is included in the sale price of the property.

Our design is not only about beauty,
but also about the premium quality of the
materials inside



Precious wood, handmade furniture



High-quality plumbing "Grohe"



Smart Home system - curtains,
lights, doors, high-speed Wi-Fi,
video surveillance



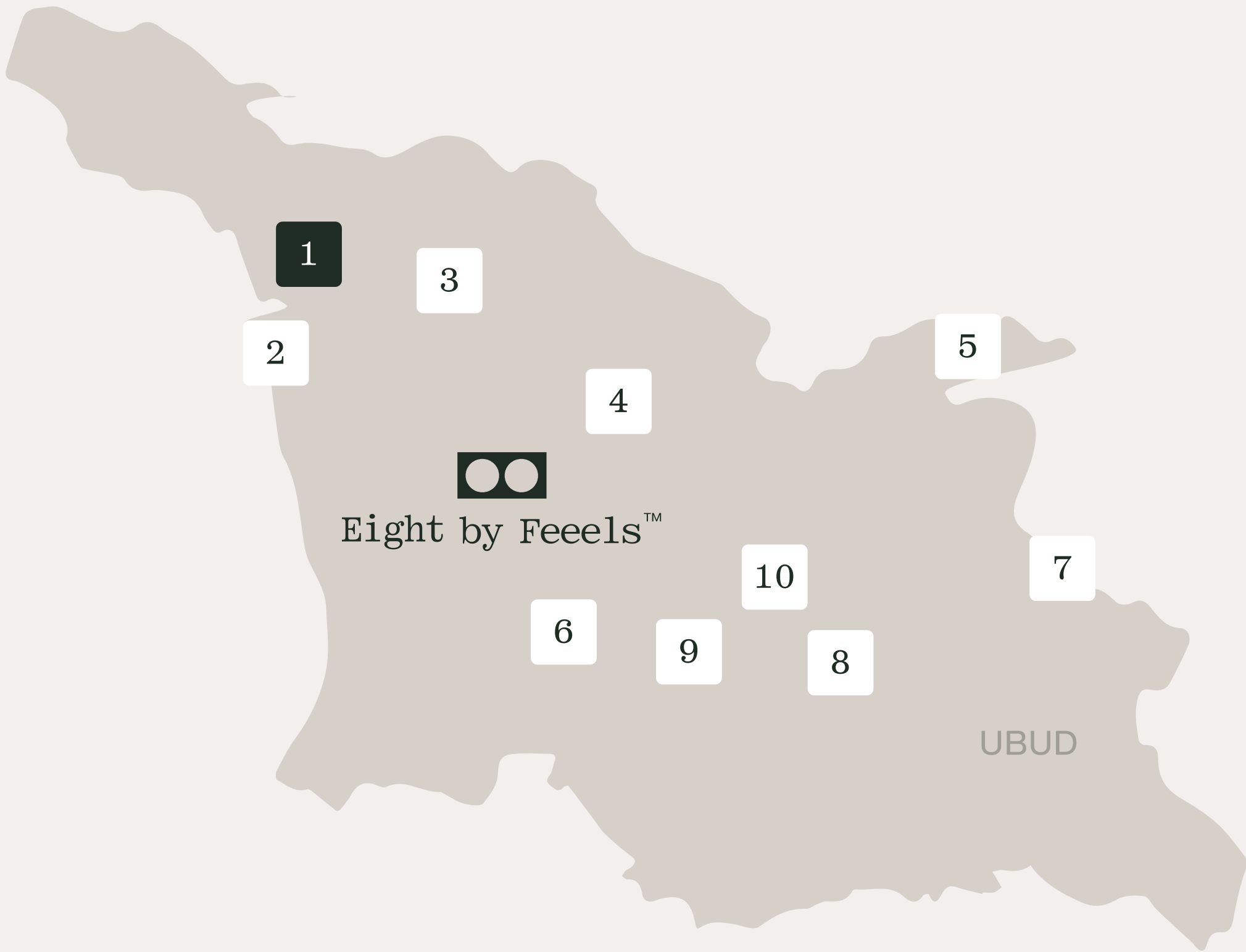
Walls with waterproofing, sound
insulation

Eight by Feeels was designed modern-life sanctuary in the authentic setting of Ubud along the Ayung River.



Eight by Feeels is located in the prestigious area of Ubud, Sayan. The house provides easy access to a view overlooking the river, as well as to many popular restaurants. Below, you will find a list of the best places to visit in the area.

01	Four Seasons Resort
02	The Sayan House Restaurant
03	Healthyubud
04	Moksa Ubud
05	Campuhan Ridge Walk
06	Alchemy Bali
07	BGS Ubud - Coffee Bar
08	TYGR UBUD



[Download map PDF](#)

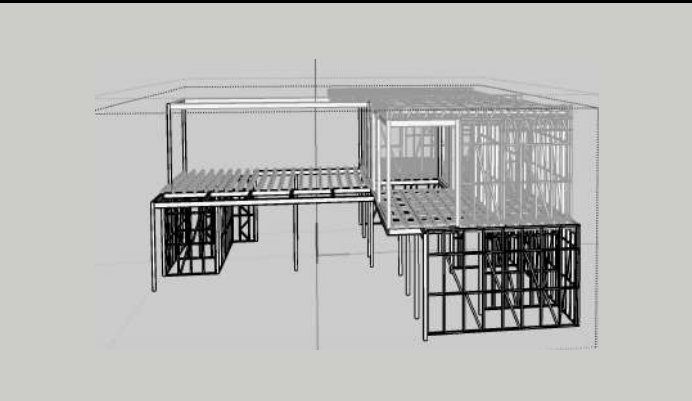
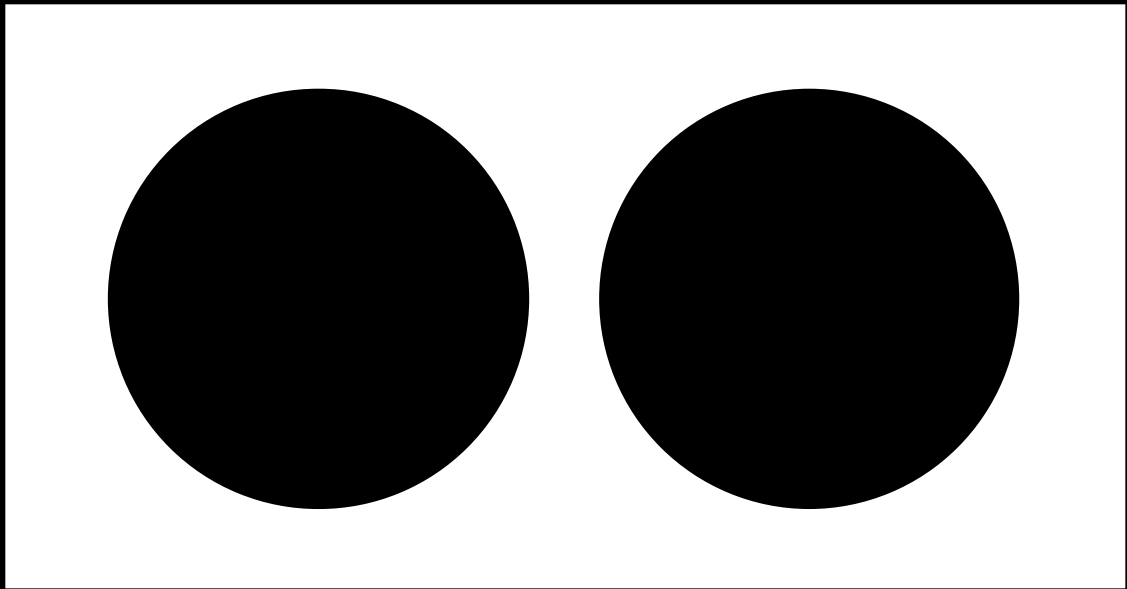
- Sayan, Ubud, Bali
8°30'17.7"S 115°14'36.8"E
[Open in maps](#)



Feeels is a collective of companies implementing 4 development projects on the island of Bali, with a total of 37 units under construction. Our main distinction is in the design and construction of sustainable housing that combines quality, durability, and technology tailored to the tropical climate of the region. This is the essence of the "timeless house" concept.

All houses are designed to last more than 60 years. From a financial point of view, our project is a profitable investment and quick payback period of construction is less than 6 years (which increases ROI)

More than 10 years of experience in low-rise construction.



Feeels Dreamland
House production launch, construction launch



Feeels Bingin
Final works, key transfer



Feeels The Onsider, Bingin
Construction work is underwav

Bali is one of the most beautiful places on earth and maximizes tourist attraction for the whole world. Every year the flow of tourists increases on the island, providing high load of rental accommodation up to 90%. That is why the property market is currently the most profitable in the world

You sign an agreement with and make a down payment — 30% of your property price. In 2024, you receive the keys to your apartment.

17% roi

Net revenue in \$, ROI

\$6480

Revenue per month

5.8 years

Period of full return on investment

Rent	1 Month	1 Year	10 Years	32 Years
Rental income	\$6 480	\$77 760	\$777 600	\$2 877 120
Costs for the villa	\$300	\$3 600	\$36 000	\$90 000
AirBnb commission	\$648	\$2 333	\$23 328	\$86 314
Management company	\$1 555	\$18 662	\$186 624	\$466 560
Taxes 10%	\$648	\$7 776	\$77 760	\$287 712
Total expenses	\$3 151	\$32 371	\$323 712	\$930 586
Profit	\$3 329 1,5%	\$45 389 17,5%	\$453 888 175%	\$1 946 534 749%

The structure of property transactions in Indonesia has its own specifics and is very different from Russian or European ones. We know first-hand that it is difficult to understand these issues and we will be your loyal guides at all stages of the transaction:

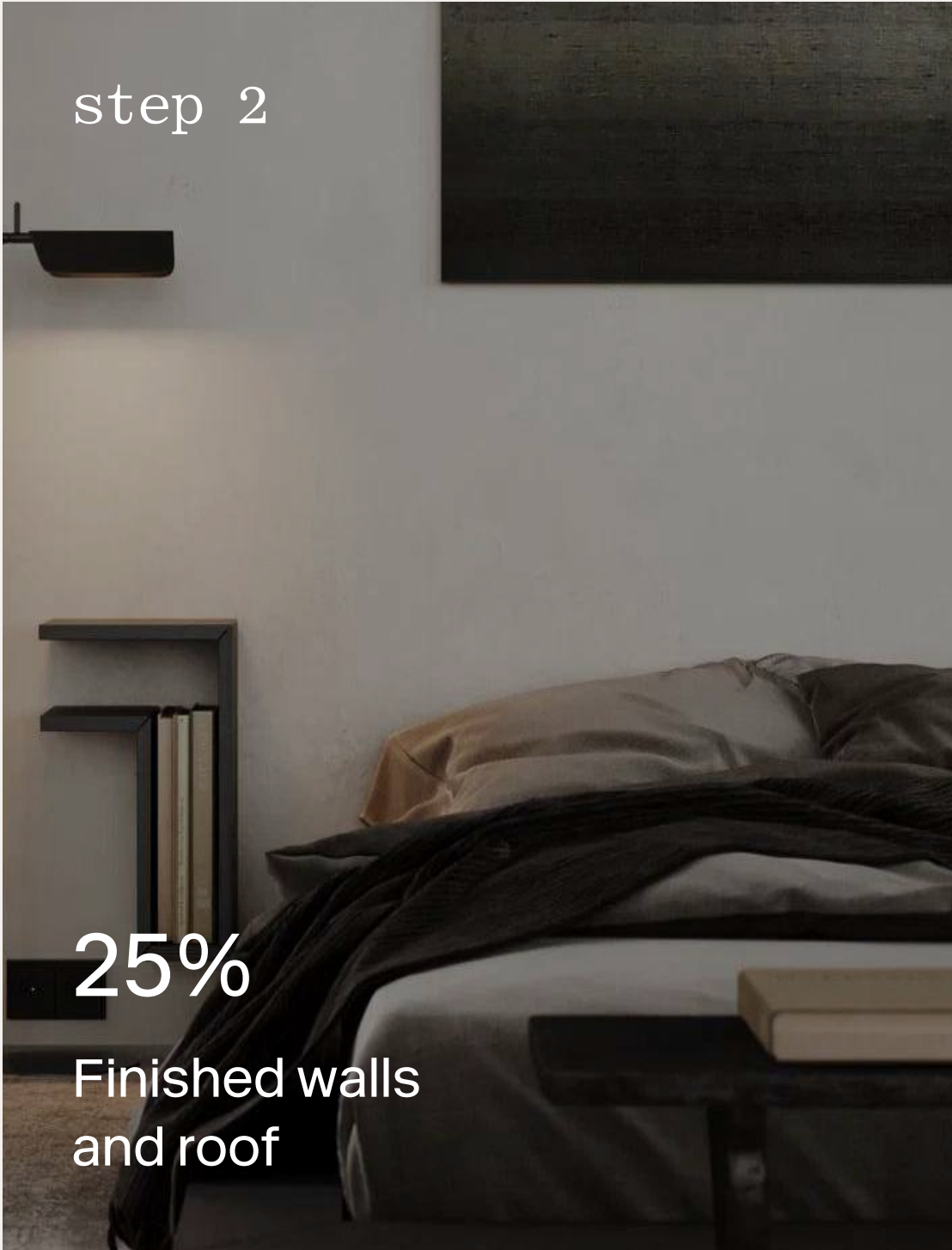
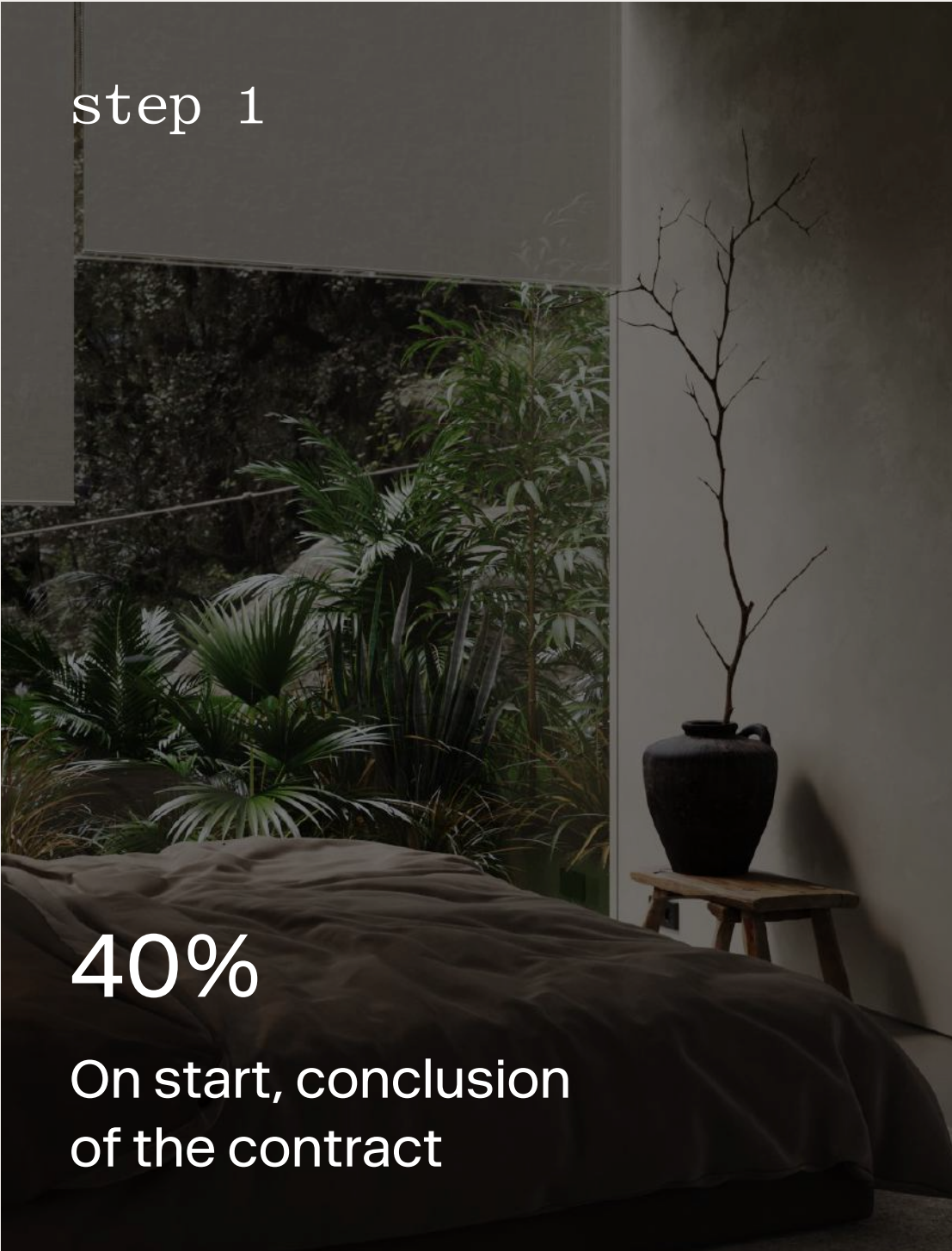
- ① contracts and notarization of transactions
- ② cross-border and multi-currency transactions
- ③ transfer of rights



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Stage of payment



Construction period is less than a year

