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Elysium Group Bali, Bingin - Uluwatu



Scorpia; Uluwatu's most pre-eminent address.

Immerse yourself into the world of Scorpia. Building excellence. Luxury finishes. Endless Opportunity.

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Welcome to Bali

The epicentre of luxury, lifestyle and investment opportunity

Located in Indonesia, Bali has been named the second most popular travel destination in the world and for good reason.

Boasting a diversity of landscape, culture and cuisine Bali attracts over 400,000 tourists per month.

Economic Demand

- Predicted 7.7% economic growth until 2045.
- Ongoing infrastructure developments, including a new airport, harbour, national road, and underground railway system.
- 400,000+ monthly tourist arrivals.

Tourism Economics / Tourism Economy

- 80% accommodation occupancy rate.
- Average $200USD per night accommodation spend.
- Average 25% return on investment in real estate (1.5x higher than US and Aus markets).

Prime Travel Destination

- 2nd Place: The world's most popular destination in 2023 (TripAdvisor)
- Top Traveler's Choice Destination in Asia 2023 (TripAdvisor)
- Top 5 Best Places for Digital Nomads (Nomad List)

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About the Area

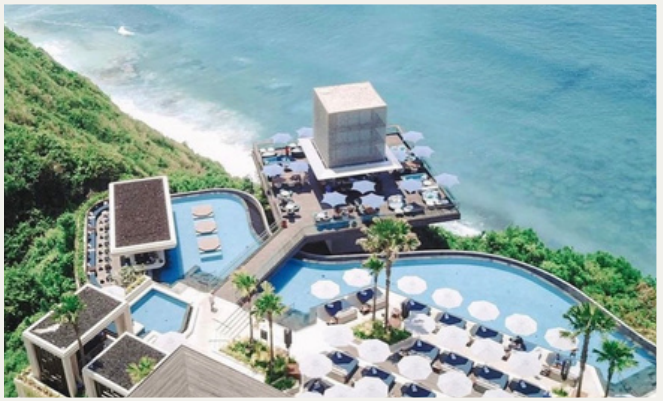
Bingin, Uluwatu; The Rising Star of Bali's Property Market

Uluwatu is arguably Bali's most exclusive location, bounded by iconic ocean views, dramatic cliffs and white sand beaches. There's no denying its beauty and aura.

Bingin places you in the centre of it all. The best cafes, restaurants and beach clubs. The beautiful landscapes. The incredible culture. It's all on your doorstep when you live at Scorpia.

Demand is rising for the area, and listing growth increased by 43% from 2017 to 2019. Meanwhile, Google Trends reports the search term "Bingin" is experiencing an all-time high interest in 2023.
What makes Uluwatu and Bingin beach stand out most is their potential for a return on investment.
The first wave of development in Bingin was mainly hotels and resorts leaving an incredible gap in the market. A gap where investors can profit.







The Location

SOME CAFES & RESTAURANT

1 GoosBerry Restaurant - 3 minute Scooter

2 Alchemy - 5 minute Scooter

3 The Loft - 5 minute Scooter

4 Mana Restaurant - 13 minute Scooter

BEACHES

5 Bingin Beach- 5 minute Scooter

6 Uluwatu Beach - 13 minute Scooter

7 Dreamland Beach - 4 Minute Scooter

8 Padang - Padang Beach - 8 minute Scooter

9 Nyang Nyang Beach - 17 minute scooter

10 Balangan Beach - 19 minute Scooter

11 Melasti Beach - 26 minute Scooter

BEACH CLUBS

12 Single Fin Beach Club

13 El Kabron Beach Club

14 Savaya Beach Club

15 Rock Bar Beach Club

16 Sundays Beach Club

17 The Edge Beach Club

RESORTS

18 Six Senses Resort

19 Radisson Blu Resort

20 Bulgari Resort

21 The Ungasan Resort

22 The Renaissance Resort

23 Anantara Resort

24 Four Season Resort

OTHER SPOTS

25 Uluwatu Temple

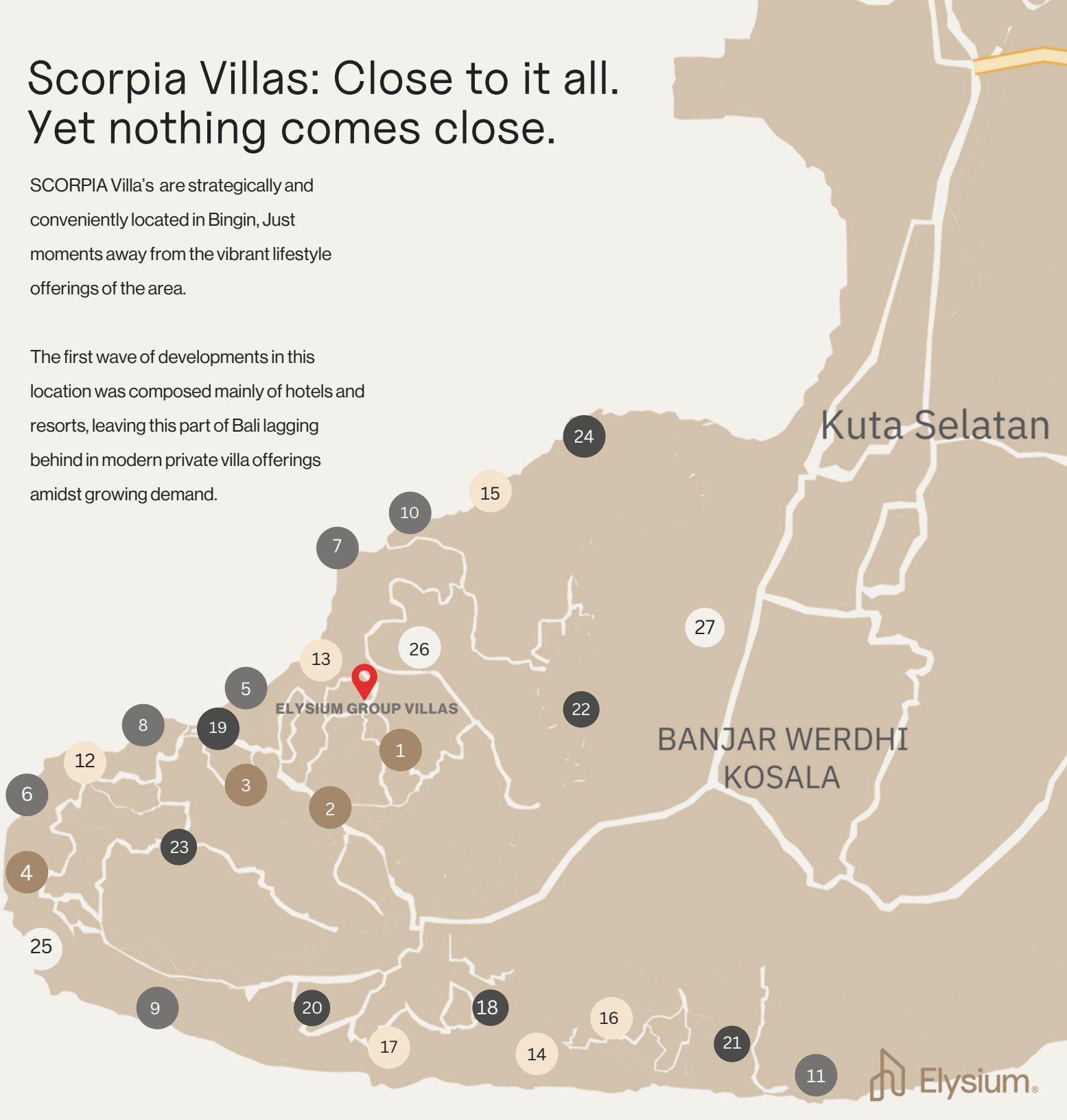
26 New Kuta Golf

27 GWK Culture Park

Scorpia Villas: Close to it all. Yet nothing comes close.

SCORPIA Villa's are strategically and conveniently located in Bingin, Just moments away from the vibrant lifestyle offerings of the area.

The first wave of developments in this location was composed mainly of hotels and resorts, leaving this part of Bali lagging behind in modern private villa offerings amidst growing demand.



Prime Location - Bingin - Uluwatu

SCORPIA Villa's are strategically and conveniently located in Bingin, Ulluwatu

PROXIMITY TO KEY LOCATIONS

30 mins to Bali International Airport

8 mins+ to supermarkets

3 mins+ to multiple beaches

5 mins+ to iconic beach clubs, resorts and spas

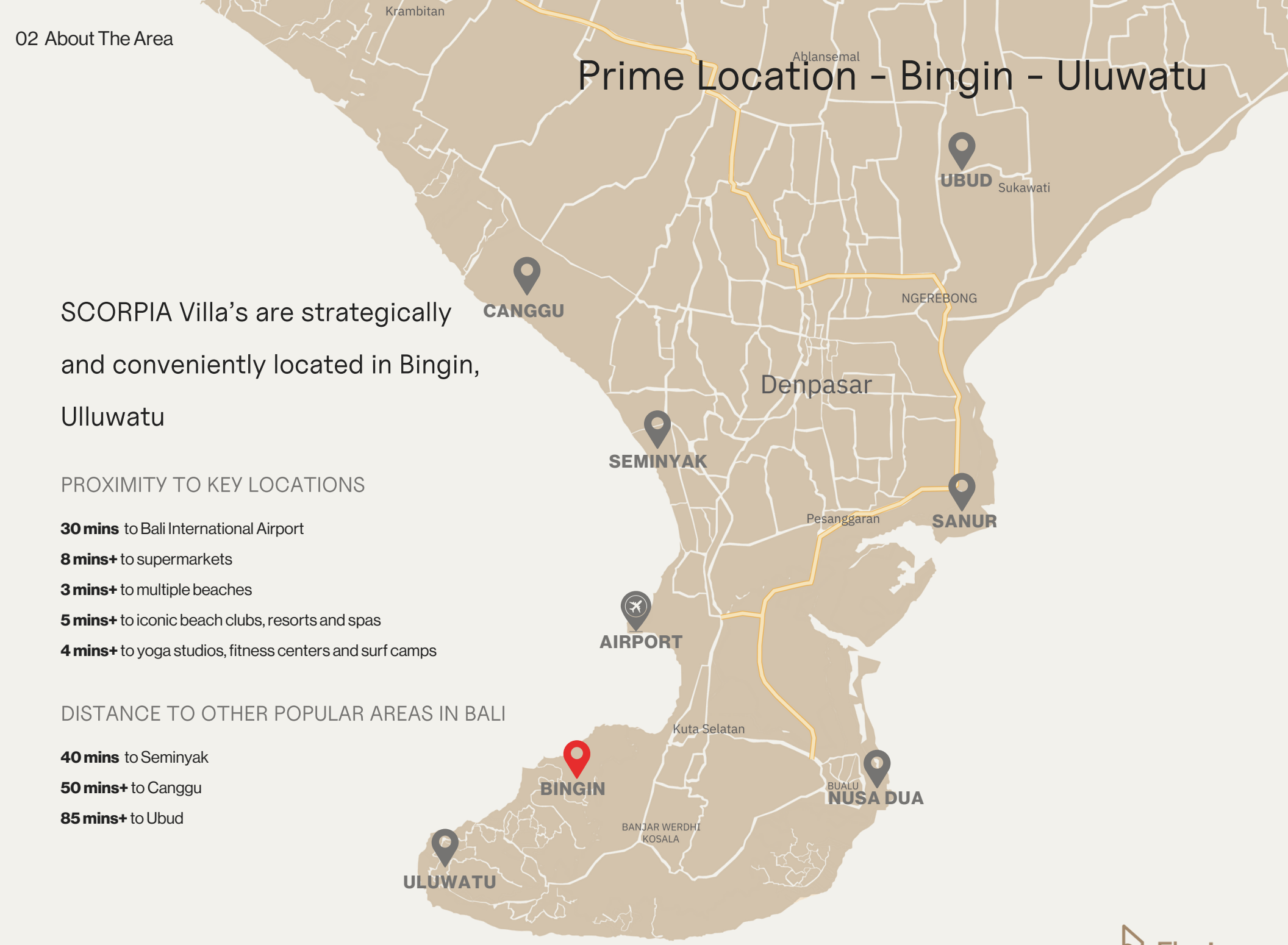
4 mins+ to yoga studios, fitness centers and surf camps

DISTANCE TO OTHER POPULAR AREAS IN BALI

40 mins to Seminyak

50 mins+ to Canggu

85 mins+ to Ubud



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Property investment, aimed at capturing capital appreciation with a lower entry amount, is always contingent upon location and emerging markets. When considering the overall tourist movement in Bali, the Bukit Peninsula presents unparalleled opportunities for investors.

The Bukit Peninsula in Bali is home to many of the island's most dramatic and beautiful beaches. Famed resorts like Uluwatu and Nusa Dua make the Bukit Peninsula the jewel of the island.

The southern beaches of the peninsula are currently experiencing a surge in popularity, and it's easy to see why. This area is home to the international airport, toll roads, shopping malls, and numerous five-star resorts. The infrastructure is well-developed and will only improve in the future, supporting the growth of the region as people seek to move away from the congested districts in the north. The southern region of Bali is now in high demand as people escape the congested inner city.

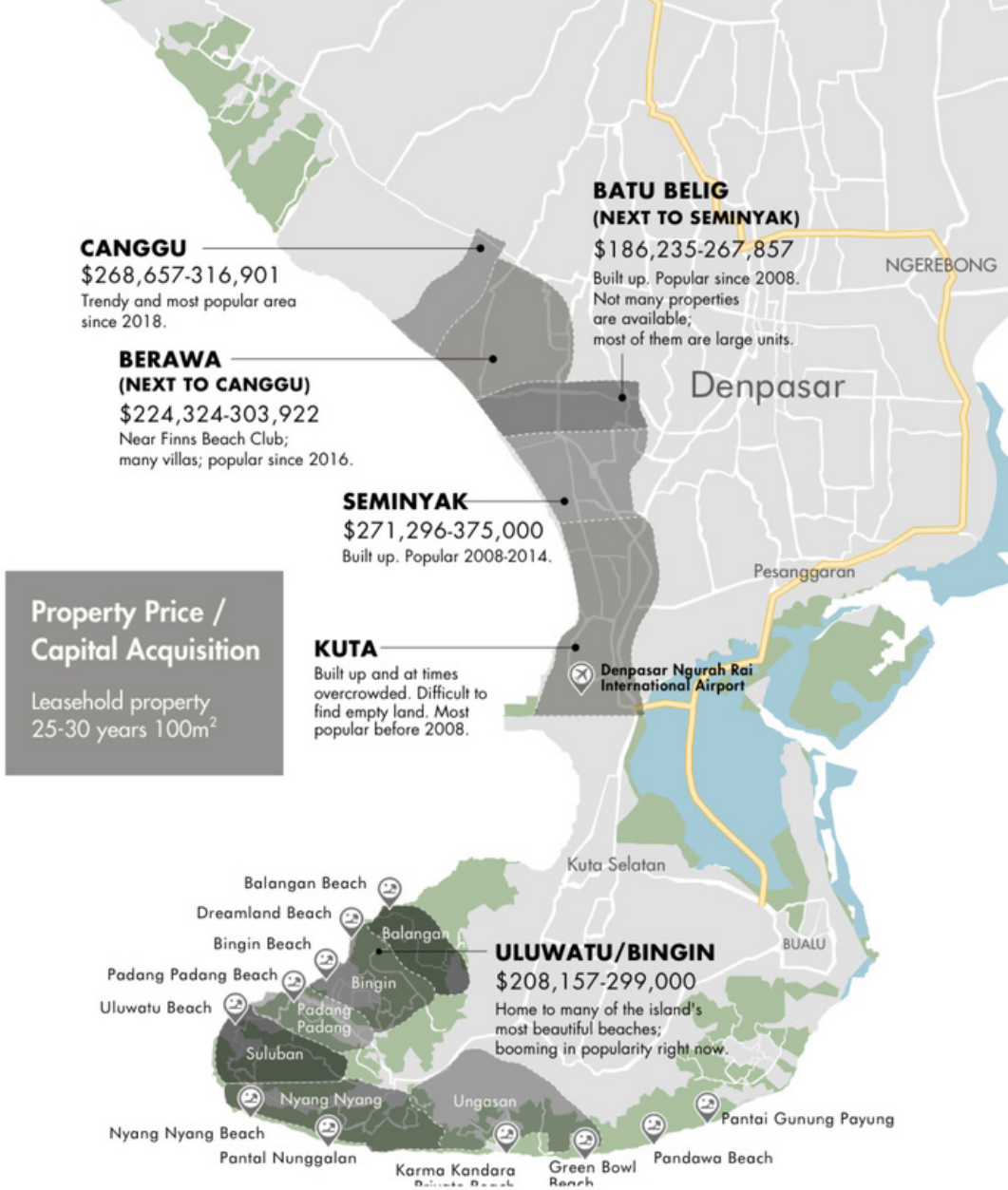


Jumeirah Bali

Increasing numbers of international visitors are discovering this hidden gem as they search for spots to avoid the bustling crowds. Additionally, several new beach clubs have gained popularity, attracting wealthy, high-spending international and local tourists to the area. This boost has led to local developments in hospitality accommodations, as well as a growing occupancy rate.

Bali has become a sought-after wedding destination after several high-profile nuptials by mainland and Taiwanese celebrities. The Bukit Peninsula is the exclusive location for these luxury resorts, boasting famous Indian Ocean views and spectacular towering cliffs. Below are four of the most luxurious wedding spots in Uluwatu, popular among newly engaged couples:

- Alila Villas Uluwatu
- Bulgari Resort Bali
- The Edge
- Jumeirah Bali



Popular Resorts:

Popular Places:



The Development Overview

VILLAS

Four luxurious, three story villas in the heart of Bingin, Uluwatu (Only 3 left). 3 bedroom, 3 bathroom with rooftop and ocean views crafted.

PRICE FROM USD $ 329,000, 25% + ROI

12 month payment plan available

VILLA LAND SIZES

Total 500sqm (5are) with each villa occupying a spacious 115 - 126sqm .

DESIGN & ARCHITECTURE

Villas are infused with a luxe tropical style, contemporary colours and design cues that evoke the feeling of 5 star hotel living at home.

BUILD QUALITY

By leveraging the expertise of Indonesia's premier construction group, working alongside experienced Australian construction project managers, and utilizing top-tier materials and apliances, Scorpia Villas are engineered to withstand the elements. Our commitment to quality extends to weather-resistant, mold-resistant, ensuring longevity and resilience in any environment.

LEASEHOLD – 25 YEARS (WITH GUARANTEED EXTENSIONS)

Initial 25 year leasehold included with a guaranteed option to extend for another 20 years (after 10 years).

EXTENDED WARRANTIES

- 25 years warranty on permit
- 5 years warranty on structural
- 1 year maintenance (on-going on clients request)

TURNKEY DEVELOPMENT

Every villa is delivered fully furnished, equipped with all fixtures, furnishings, and appliances, down to the bedsheets, artwork, ornaments, and more.

PREMIUM VILLA & RENTAL MANAGEMENT (OPTIONAL)

High-touch property management services for an effortless investment.

CONTRUCTION COMMENCED

Construction of all 4 villas will commence in February 2024. Villas will be complete by February 2025



Welcome to Scorpia. Your Future Awaits

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SCORPIA VILLA'S

Scorpias stunning architecture has been designed to impress. Spanning over a generous 115-126sqm, the Villas infuse a luxury tropical feel, playful curves, exquisite textures and an abundance of natural light.

Complete with an open plan kitchen boasting benchtops, spacious living, three bedrooms and a rooftop, guests will experience everlasting memories.

Whether you're marvelling at the ocean views, swimming in the opulent pool or cosying up with loved ones, life has never felt so good.







“Building excellence. Luxury finishes. Endless Opportunity.”

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Playful curves.
Ambient lighting.
Cozy textures.



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Every detail has been carefully considered to treat guests to the finest at home experience.

- Sleek, modern furniture paired with cozy textiles that emulate next level comfort
- Adorned with beautiful decors including ceramics and glassware.
- Focuses on coziness, comfort, and well-being.
- Open plan living creates an atmosphere that allows guests to create connection.
- Bringing nature indoors promotes a sense of grounding and tranquillity.



Your own private rooftop garden.

The rooftop offers alfresco dining and lounge spaces designed to be enjoyed through the day, all year round. Barbecue facilities, lush greenery and ocean views create a perfect space for entertaining and relaxing.

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High Specification Living

1. Materials we use for our Floor

Bathroom



Description: Homogeneous Tile
Brand: Niro Granite
Type: Cementous GCU03 - Ash Grey
Color/Finishing: Grey/Gloss on Matt
Size: 60x60cm

Deck



Description: Wood Deck
Color/Finishing: Natural Color
Size: 15 sqm

Flooring



Description: Mosaic
Brand: Venus Tile
Type: Mosaico Salt Stone
Size: 300x300

Stairs/Beams



Description: Teak Wood
Type: Teak
Color/Finishing: Natural Color

2.Materials we use For our Wall

Exterior



Description: Eksterior & Interior Wall Paint
Brand: Dulux
Type: Dulux Weathershield
Color/Finishing: Cream

Internal



Description: Interior Wall Paint
Brand: Dulux
Type: Dulux
Color/Finishing: White

Feature



Description: Limestone
Type:TBC
Color/Finishing: Random (No Straight Cut)

Bathroom



Description:Andesit Tile
Type:TBC
Color/Finishing: Natural
Size: 200x50mm

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SCORPIO
4
BINGIN

Villa Floor Plans - Ground Floor



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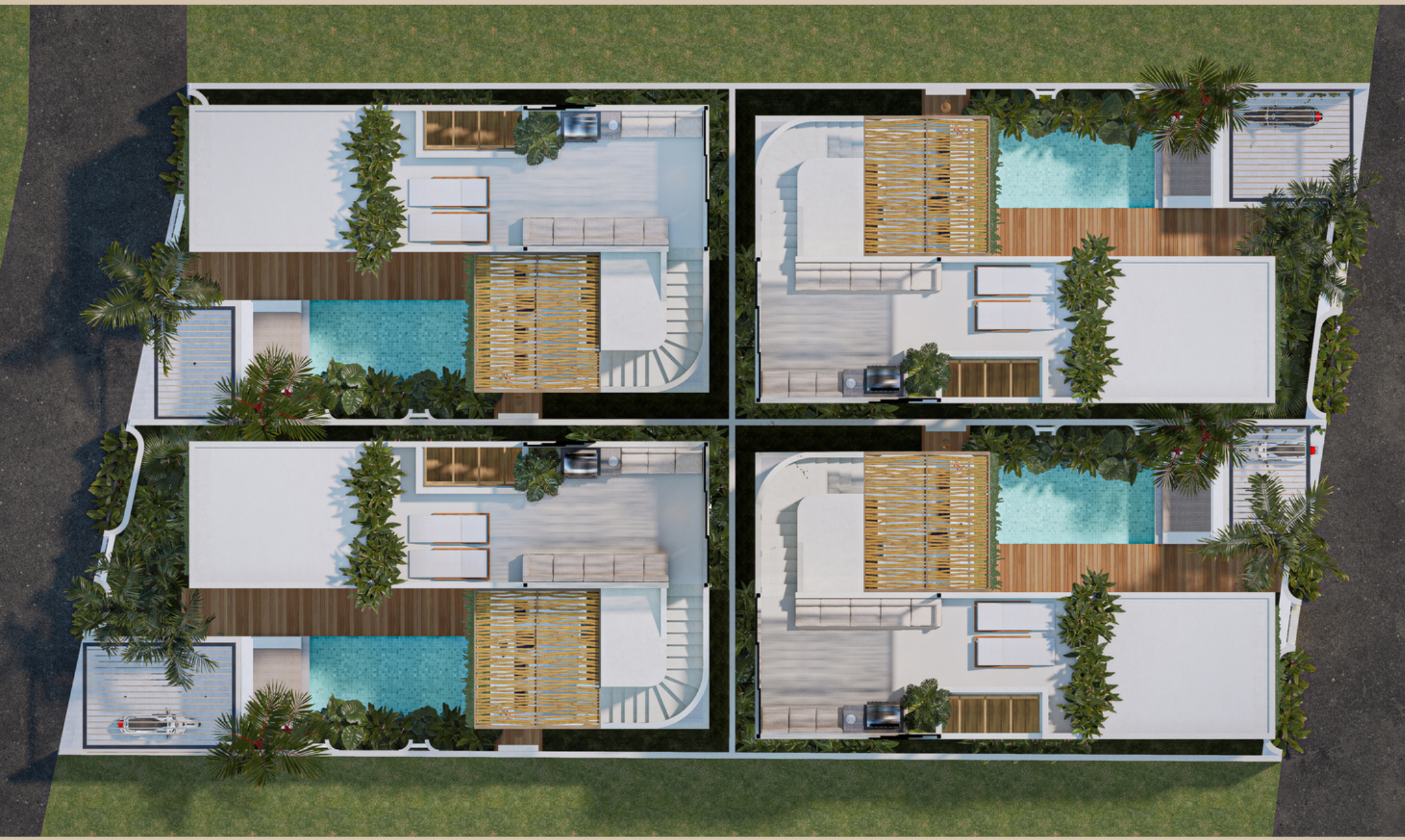
Villa Floor Plans - First Floor



Villa Floor Plans - Rooftop



Villa Siteplan





The Villas Collections

FEATURES & INCLUSIONS

- Modern tropical design
- Stunning panorama of lush greenery and untouched wilderness.
- Sunken sofa
- Large rooftop
- Outdoor shower
- Furniture & kitchen appliances
- Private pool
- 25-year land lease +20-year extension
- Private parking
- Construction Time 12 months
- Optional villa management



VILLA 1

3 – Bedroom, 3 Bathroom, Rooftop

Land size : 115 - 126 sqm

Build size: 168ssqm

Exclusive Early Bird Price: From USD $329,000 (Exclusive Presale Price)

VILLA 2

3 – Bedroom, 3 Bathroom, Rooftop

Land size : 115 - 126 sqm

Build size: 168sqm

Exclusive Early Bird Price: From USD $329,000 (Exclusive Presale Price)



VILLA 3

3 – Bedroom, 3 Bathroom, Rooftop

Land size : 115 - 126 sqm

Build size: 168sqm

Exclusive Early Bird Price: From USD $329,000 (Exclusive Presale Price)

VILLA 4

3 – Bedroom, 3 Bathroom, Rooftop

Land size : 115 - 126 sqm

Build size: 168sqm

Exclusive Early Bird Price: From USD $329,00 (Exclusive Presale Price)

Current Payment Plan

	Date	Payment %
Payment 1	Upon Signing	20%
Payment 2	Start of Construction	30%
Payment 3	Structual Complete	20%
Payment 4	Lock Up	20%
Payment 5	Construction completion	5%
Payment 6	Villa furnishing and Landscaping completion	5%

Payment plans can be modified, with full payment within the villa construction timelines (by December 2024). However, adjusting the payment schedule may impact the final price. Please enquire for more information

BUYING PROCESS

Step1: Reserve a villa your interested in for 14 days with USD $2000 refundable reservation fee.

Step 2: Review all contracts and conduct your due diligence during the 14-day reservation period.

Step 3: Sign the purchase contracts an pay the first deposit (with reservation fee counted towards the first deposit); Or the $2000 reservation is refunded if you do not proceed for any reason.



Villa Management (Optional)

COMPLETE HOSPITALITY MANAGEMENT PACKAGE:

Our fees and pricing are purely based on commissions for reservations with no monthly fees charged. 15-20% from Published Rate.

BRANDING, SALES AND MARKETING

- CHANNEL MANAGER
- FULL DISTRIBUTION
- PHOTO & VIDEO
- SEO
- RESERVATION

GUEST EXPERIENCE MANAGEMENT

- 24/7 GUEST ASSISTANCE
- CONCIERGE
- SEAMLESS CHECK-IN AND CHECK-OUT
- F&B AND WELLNESS PARTNERS

ACCOUNTING AND REPORTING

- FINANCIAL REPORT
- BUSINESS TAX ADVISORY
- ADMINISTRATIVE SUPPORT
- GOVERNMENT RELATION

ASSET OPERATIONAL MANAGEMENT

- HR MANAGEMENT, TRAINING AND RECRUITMENT
- ASSET MAINTENANCE
- PROCESS AND SERVICE QUALITY CONTROL

PRE-OPENING CONSULTANCY

- MARKET STUDY
- MARKET POSITIONING
- INTERIOR DESIGN
- RENTAL STRATEGY

YIELD AND EXIT MANAGEMENT

- PRICING STRATEGY
- SEASONAL PROMOTION
- REAL ESTATE SALES
- NOTARY AND LEGAL PARTNERS





ROI Calculation

USD $329,000

	Low	Medium	High
Occupancy	75%	85%	95%
Average day rate	$350	$350	$350
Gross Rental Income	$95,800	$108,600	$118,400
Management fee	$17,244	$19,548	$21,312
Taxes	$28,740	$32,580	$38,520
Net Income	$49,816	$56,427	$61,568
Annual ROI	15.14%	17.16%	18.71%
Years to break even	7	6.1	5.6

*Calculations do not include any applicable taxes, electricity & internet.

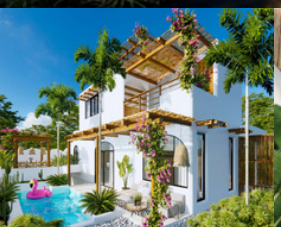
















Building Team

Ade Bali

Ade Bali has been a leading provider of top-tier design and construction services in Bali since 2008. Boasting a proven track record with over 100 successful projects, their expertise encompasses a wide spectrum of developments, including luxurious private villas, hotels, apartments, and various commercial properties.

Recognized locally for their unwavering commitment to quality and steadfast dedication to timely project delivery, AbeBali has garnered the trust and admiration of clients and partners alike.

The AbeBali team, consisting of construction and MEP (Mechanical, Electrical, and Plumbing) experts, is wholly devoted to the developments of Elysium Group Bali. Providing 24/7 oversight, they meticulously manage every aspect of the project, ensuring stringent quality control measures and the implementation of construction best practices.

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Supporting the local Balinese community

At Elysium Group Bali, we believe in not only enhancing the beauty of Bali but also enriching the lives of its local communities. As Australians who have been privileged to live and work on this tropical island, we are committed to giving back to the place that has welcomed us with open arms.

Our commitment to the local community is exemplified through our partnership with Peduli Learning Centre, a dedicated initiative focused on empowering Balinese children through the gift of education. We recognize that education is the key to unlocking their full potential and creating a brighter future for both them and their communities.

Here at Elysium Group Bali, we're proud to announce our pledge to donate 1% of total sale price for each villa we sell, contributing and helping with expansion and construction of more learning centres throughout Bali. These learning centres will play a pivotal role in educating underprivileged local children, providing them with opportunities that may otherwise be out of reach.

With this initiative, we aim to make a tangible and positive impact on the lives of Bali's youth, fostering a brighter and more prosperous future for the island and its people. When you choose Elysium Group Bali, you're not only investing in luxury properties; you're also investing in the future of Bali and its local communities. Join us in our mission to give back and make a lasting difference on this enchanting island we call home.









About Us

Elysium Group Bali, where the fusion of luxury investment and development meets the enchanting tropical paradise of Bali. As a family business, we bring a unique blend of passion, dedication, and over 40 years of combined experience in property development from the shores of Australia to the vibrant landscapes of Bali.

At Elysium Group Bali, our journey is rooted in a profound love for interior design, architecture, and the irresistible charm of tropical destinations. This passion drives our unwavering commitment to crafting architectural masterpieces on this beautiful island. We don't just construct buildings; we meticulously design aesthetically pleasing and comfortable spaces that harmonize with the natural beauty of Bali.

Our philosophy revolves around creating projects that not only captivate the eye but also hold enduring value for our customers. Elysium Group Bali is synonymous with dedication to our craft, an appreciation for tropical beauty, and an unparalleled expertise in real estate development. We strive to be the ideal choice for those who seek both luxury and lasting investment opportunities.

Join us in our journey as we turn dreams into reality, reshaping the Bali coastline one masterpiece at a time. At Elysium Group Bali, we invite you to be a part of a legacy where every project is a testament to our commitment to excellence, luxury, and the timeless allure of Bali's tropical paradise.

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