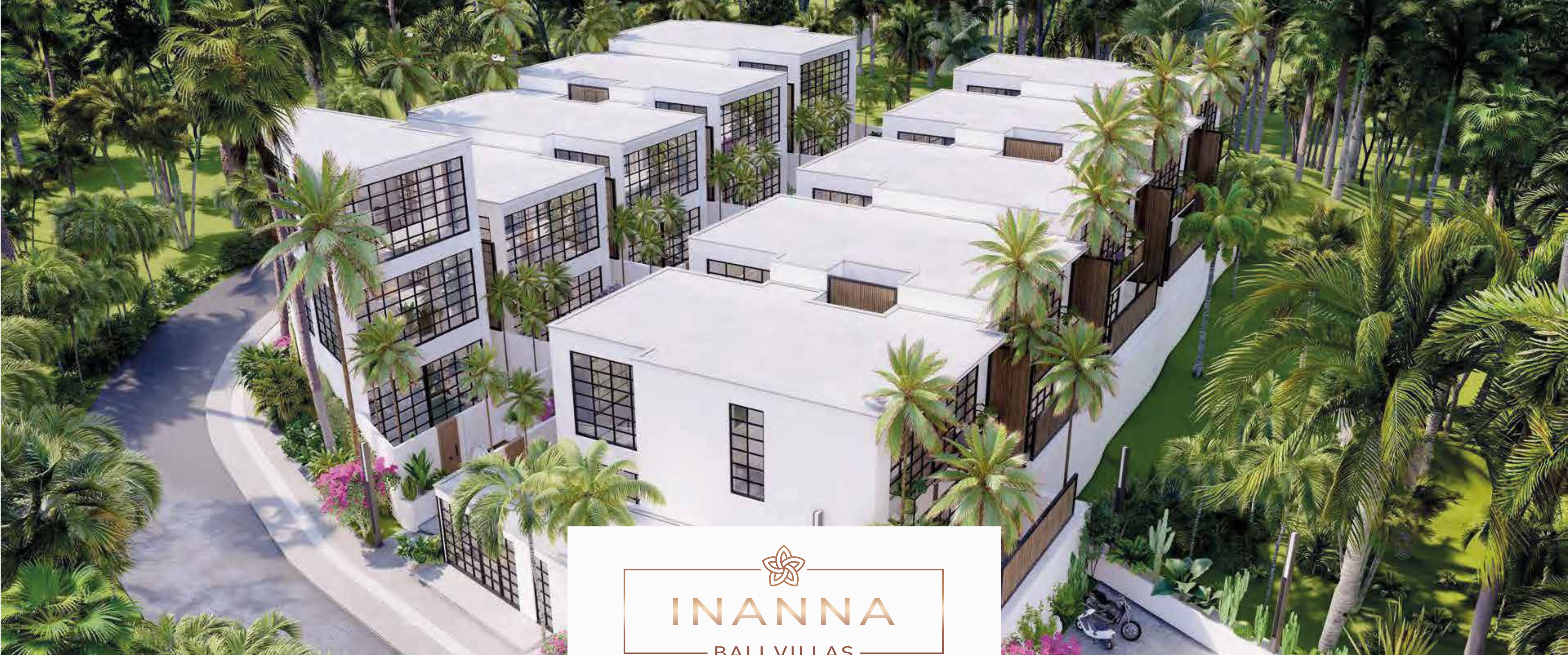




UNIQUE ARCHITECTURAL AND INTERIOR DESIGN CONCEPT

High ROI Investments



Be Exceptional: UNIQUE CONCEPT

ABOUT INANNA BALI VILLAS

Inanna Bali Villas is a complex of 10 villas located in Uluwatu, just a 5- minutes walk from Nyang Nyang Beach. High-end designed villas with 2 bedrooms, 40 years lease* for safe investment and an outstanding average annual ROI of 15% - 20%. Prices start at USD \$299,000 with the Early Bird special offer.

The architectural tropical luxury concept of the villas is unique in Bali and additionally comes with two exceptionals interior design themes as an options for each client.

We are a team of 3 architects and 2 interior designers. Our mastermind architect its the chief architect of a district in a capital of Europe and also for interior design we colaborate with an architectural studio. We are not just perfectionists, we are obsess with this project so we create the idyllic concept: comfortable, durable, functional and incredible aesthetically remarkable home, whether you choose to live in it or rent it out.

PEACEFUL INVESTMENT IN/FOR YOUR FUTURE

If you live abroad and you are concerned that it will be difficult to manage your future property from a distance, don't worry, we've got you covered with our full property management services so you can enjoy the freedom of a complete hands-off investment and use the time for what truly matters for you. We offer 24/7 security, permanent assistance, local tax compliance, housekeeping, landscaping and accounting services, all included in one simple transparent monthly fee.

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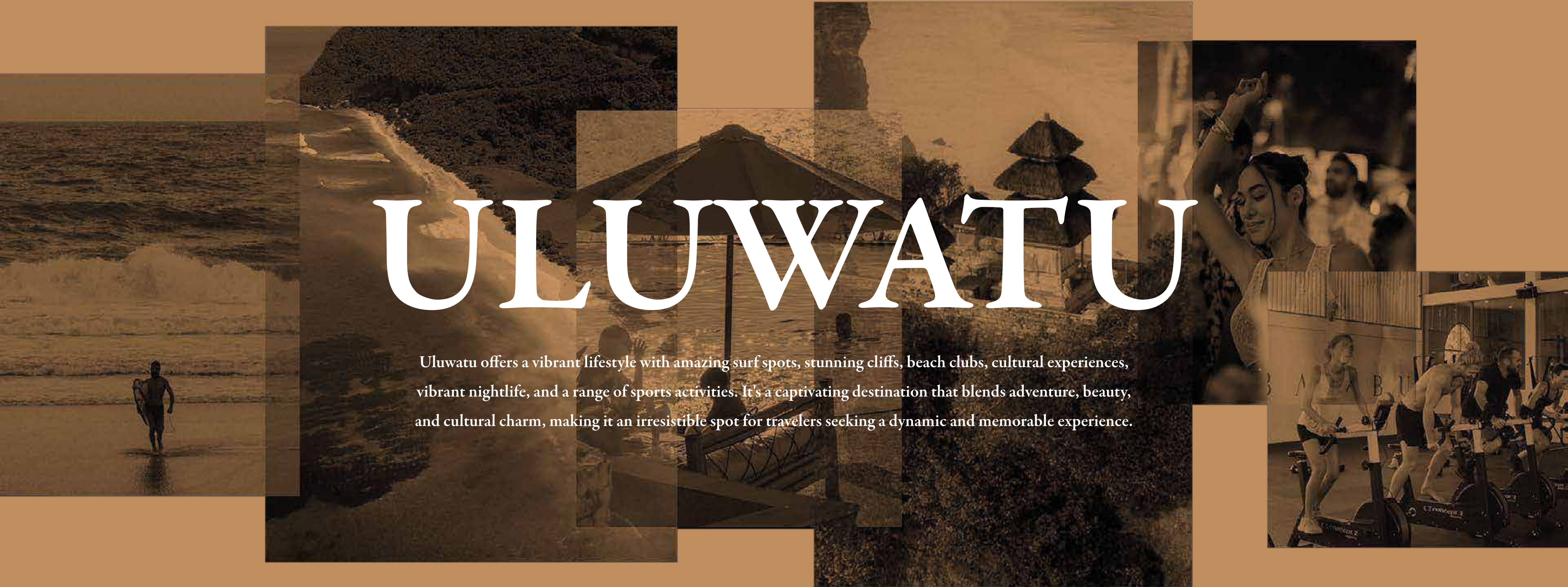
TOP LOCATION

Nyang Nyang Beach, Uluwatu, area of Bali



ULUWATU

Uluwatu offers a vibrant lifestyle with amazing surf spots, stunning cliffs, beach clubs, cultural experiences, vibrant nightlife, and a range of sports activities. It's a captivating destination that blends adventure, beauty, and cultural charm, making it an irresistible spot for travelers seeking a dynamic and memorable experience.



PECATU ULUWATU

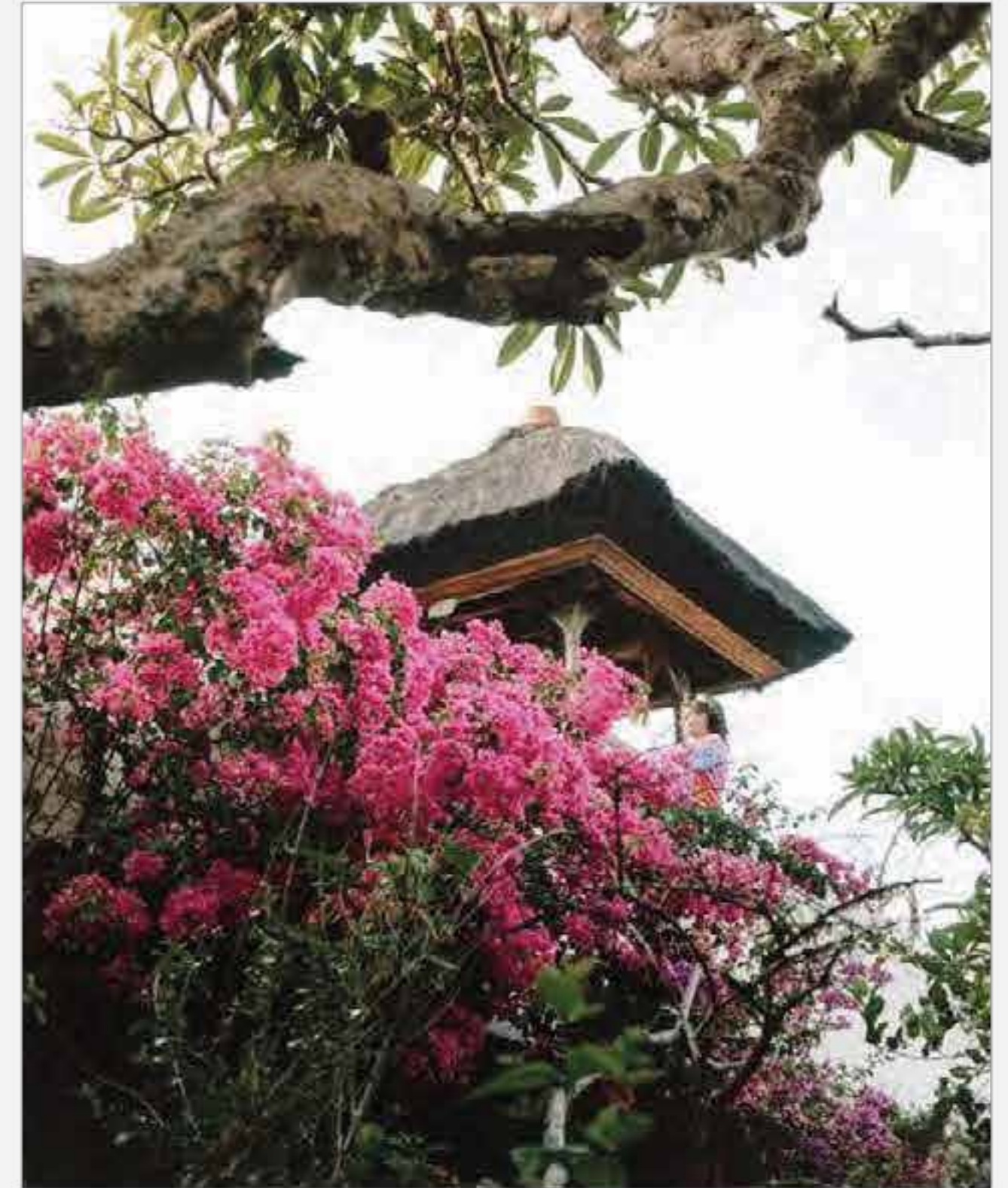
IDEAL BALANCE OF TRANQUILITY AND A VIBRANT LIFESTYLE

Pecatu Uluwatu, particularly Nyang Nyang Beach, is a trendy and rapidly growing location in Bali. Perched on limestone cliffs with stunning sunsets and beautiful beaches, it offers a balance of tranquility and vibrancy. With diverse attractions and a thriving community, from secluded coves to renowned surfing spots, Nyang Nyang provides a captivating variety of experiences. From casual eateries to fine dining, along with luxurious resorts, spas, and beach clubs, it caters to a range of preferences.



ULUWATU LIFESTYLE

Uluwatu offers the perfect lifestyle with its white sandy beaches, breathtaking sunset spots, amazing waves for surfing, and even a sacred temple. It's the ultimate combination of relaxation, adventure, and spiritual experiences that make Uluwatu an incredible place to be.





In addition, Uluwatu has a vibrant night-life scene with beach clubs, entertainment options, and sports centers. You can also find a variety of healthy café spots to satisfy your cravings. Uluwatu truly offers a well-rounded experience, combining lively entertainment, active pursuits, and delicious, health-conscious dining options.

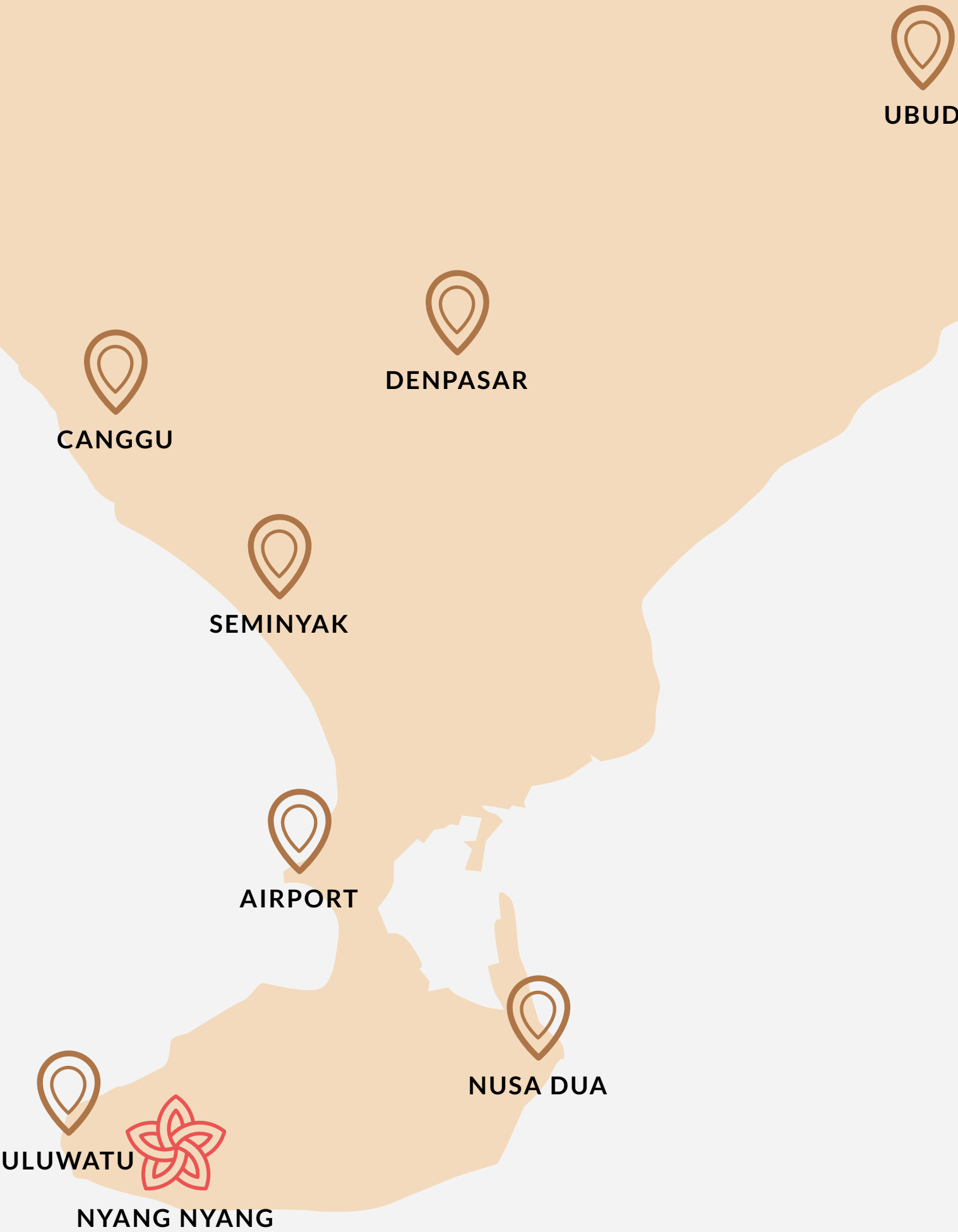
INANNA BALI VILLAS
IS STRATEGICALLY
AND CONVENIENTLY
LOCATED IN NYANG NYANG

PROXIMITY TO KEY
LOCATIONS

- 45 mins to Airport
- 6 mins to Supermarkets
- 5 mins to Multiple Beaches
- 10 mins to Iconic Beach Club
- 10 mins to Community Area

DISTANCE TO OTHER
POPULAR AREA IN BALI

- 25 mins to Nusa Dua
- 45 mins to Seminyak
- 55 mins to Canggu
- 50 mins to Denpasar
- 85 mins to Ubud



A HIGHLY PROMISING INVESTMENT DESTINATION

INANNA BALI VILLAS is nestled in a quiet corner of Pecatu area, providing a peaceful home while being close to the vibrant lifestyle offerings of the region. While the initial development in this area focused on hotels and resorts, the demand for modern private villas has grown, creating an opportunity for INANNA BALI VILLAS to cater to this need.





INANNA IS SURROUNDED BY PICTURESQUE BEACHES AND SURFING SPOTS

DISTANCE TO BEACHES

- 19 mins to Bingin Beach
- 22 mins to Dreamland Beach
- 13 mins to Padang Padang Beach
- 12 mins to Uluwatu Beach
- 13 mins to Thomas Beach
- 12 mins to Suluban Beach
- 32 mins to Balangan Beach



THE VILLAS

THE PERFECT CHOICE FOR INVESTMENT IN BALI

This property's location is fantastic, with a beautiful cliff top view and Nyang Nyang beach just a short walk away. The unique architecture and well-designed features make it highly appealing for the rental market. It's easily accessible from the main street, ensuring a promising return on investment of 16-21%. Additionally, the property's value is expected to appreciate at a rate of around 10% per year.



from 134 m²



2 bedrooms



-3 bathrooms



private pool

FEATURES

41 Years Land Leasehold*

26 years lease + 15 years guaranteed extension

Modern Tropical Design

Furniture, Sanitary & Kitchen appliances included

Sound Proofing and Privacy, double walls that completely separate the units

Private pool

Private Car Parking

Optional Solar pannels

Bathroom with tropical garden

Outdoor Bathtub

4 A.C. Units

55” 4K smart TV

Flying stairs and balcony with glass rally

Completion of construction August 2024



PRICING AND VILLA DETAILS

Our 10 Villas are individually rendered, spotlighting unique features
so you can have an overview of each area of the house.

UNIT NAME	PRICING	LAND SIZE m ²	BUILDING SIZE m ²	FLOORS	BEDROOMS	BATHROOMS	GARDEN AREA m ²	POOL SIZE m ²	CAR PARK m ²
LOT 1	\$435,000	157	166.01	2	2	2	45.28	12.35	11.50
LOT 2	\$405,000	138	162.78	2	2	2	24.20	12.35	11.50
LOT 3	\$397,000	132	162.78	2	2	2	20.70	12.35	11.50
LOT 4	\$397,000	132	162.78	2	2	2	20.70	12.35	11.50
LOT 5	\$335,000	114	134.36	2	2	2	17.96	12.35	11.50
LOT 6	\$425,000	77	150.65	3	2	3	12.18	12.35	11.50
LOT 7	\$369,000	124	149.91	2	2	2	20.04	12.35	11.50
LOT 8	\$397,000	132	162.78	2	2	2	21.00	12.35	11.50
LOT 9	\$398,000	133	162.78	2	2	2	21.76	12.35	11.50
LOT 10	\$435,000	140	173.70	2	2	2	20.78	12.35	11.50

FINISHES

Material selection

Exquisite finishing materials were chosen for the building, emphasizing both elegance and durability. The selection comprised of premium materials meticulously sourced to enhance the aesthetic appeal and provide a luxurious touch.

Counter top & vanity unit



Engineered wood



Teak wood



Terazzo



Marble

Walls



Dulux Weathershield Paint



Lime Stone



White Granite



Lime Wash

Flooring



Terazzo



Polished Cemen



Palimanan Stone



Granite Tiles

Top floor



Ground floor



LOT 1

LAND SIZE	157m ²
BUILDING SIZE:	
GROUND FLOOR	98,23m ²
SECOND FLOOR	67,77m ²
TOTAL	166,01m ²
PRIVATE PARKING	11,50m ²
POOL AREA	12,35m ²
GARDEN AREA	45,28m ²
LIVING ROOM	21,91m ²
KITCHEN	15,97m ²
STAIRCASE	4,99m ²
CORRIDOR 1	3,64m ²
BATHROOM 1	8,67m ²
GARDEN BATHROOM 1	2,85m ²
MASTER BEDROOM	23,10m ²
MASTER BD GARDEN	32,97m ²
CORRIDOR 2	3,64m ²
OFFICE AREA	15,02m ²
BATHROOM 2	8,67m ²
BEDROOM 2 nd FLOOR	23,10m ²
BALCONY 2 nd BEDROOM	5,20m ²

PRICE: \$435.000



Top floor



Ground floor



LOT 2

LAND SIZE	138m ²
BUILDING SIZE:	
GROUND FLOOR	95,01m ²
SECOND FLOOR	67,77m ²
TOTAL	162,78m ²
PRIVATE PARKING	11,50m ²
POOL AREA	12,35m ²
GARDEN AREA	24,20m ²
LIVING ROOM	21,91m ²
KITCHEN	15,97m ²
STAIRCASE	4,99m ²
CORRIDOR 1	3,64m ²
BATHROOM 1	8,67m ²
GARDEN BATHROOM 1	2,85m ²
MASTER BEDROOM	23,10m ²
BATHUB TERRACE	6,50m ²
CORRIDOR 2	3,64m ²
OFFICE AREA	15,02m ²
BATHROOM 2	8,67m ²
BEDROOM 2 nd FLOOR	23,10m ²
BALCONY 2 nd BEDROOM	5,20m ²

PRICE: \$405.000



Top floor



Ground floor



LOT 3

LAND SIZE	132m ²
BUILDING SIZE:	
GROUND FLOOR	95,01m ²
SECOND FLOOR	67,77m ²
TOTAL	162,78m ²
PRIVATE PARKING	11,50m ²
POOL AREA	12,35m ²
GARDEN AREA	20,70m ²
LIVING ROOM	21,91m ²
KITCHEN	15,97m ²
STAIRCASE	4,99m ²
CORRIDOR 1	3,64m ²
BATHROOM 1	8,67m ²
GARDEN BATHROOM 1	2,85m ²
MASTER BEDROOM	23,10m ²
BATHUB TERRACE	6,50m ²
CORRIDOR 2	3,64m ²
OFFICE AREA	15,02m ²
BATHROOM 2	8,67m ²
BEDROOM 2 nd FLOOR	23,10m ²
BALCONY 2 nd BEDROOM	5,20m ²

PRICE: \$397.000



Top floor



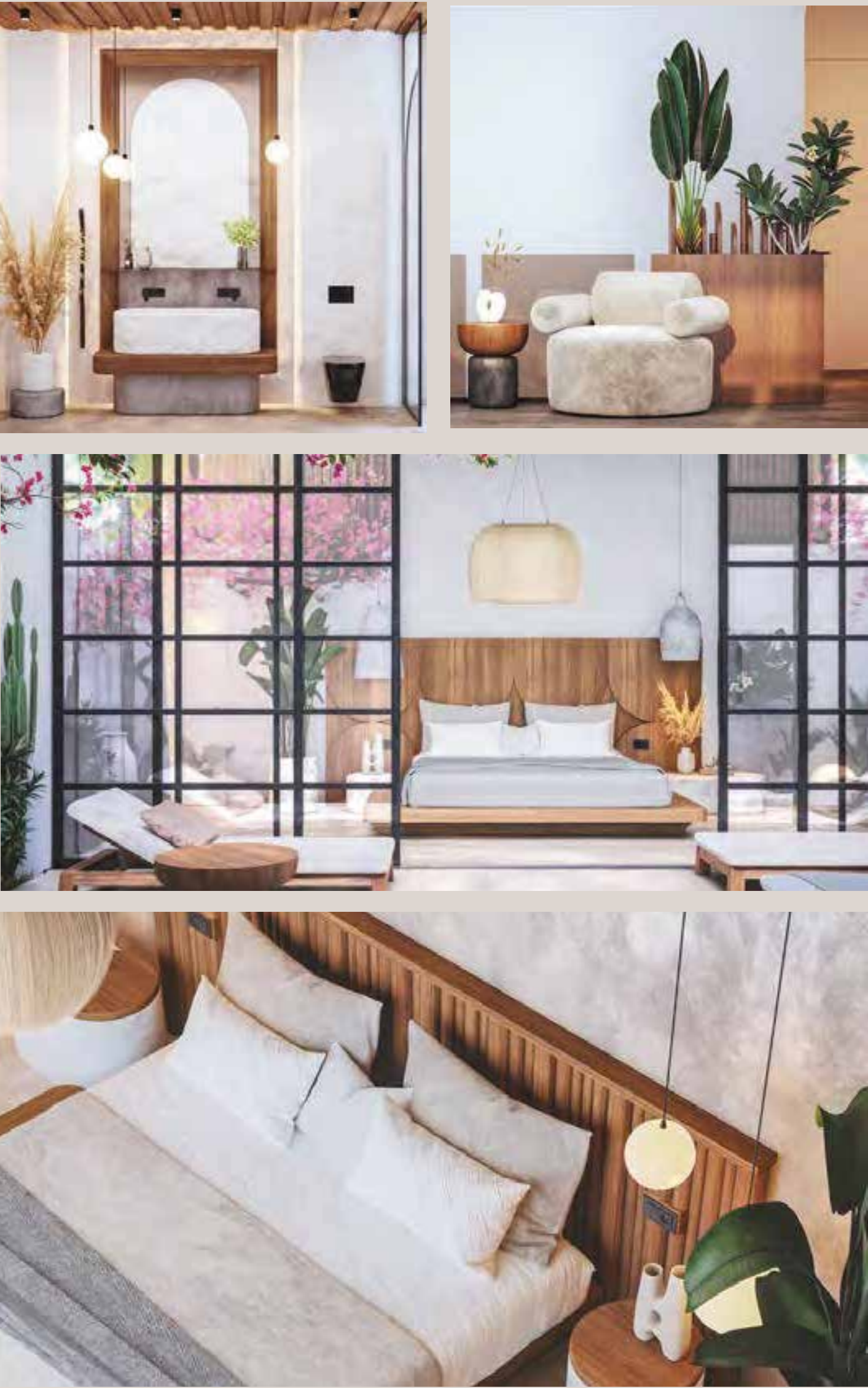
Ground floor



LOT 4

LAND SIZE	132m²
BUILDING SIZE:	
GROUND FLOOR	95,01m²
SECOND FLOOR	67,77m²
TOTAL	162,78m²
PRIVATE PARKING	11,50m²
POOL AREA	12,35m²
GARDEN AREA	20,70m²
LIVING ROOM	21,91m²
KITCHEN	15,97m²
STAIRCASE	4,99m²
CORRIDOR 1	3,64m²
BATHROOM 1	8,67m²
GARDEN BATHROOM 1	2,85m²
MASTER BEDROOM	23,10m²
BATHUB TERRACE	6,50m²
CORRIDOR 2	3,64m²
OFFICE AREA	15,02m²
BATHROOM 2	8,67m²
BEDROOM 2nd FLOOR	23,10m²
BALCONY 2nd BEDROOM	5,20m²

PRICE: \$397.000



Top floor



Ground floor



LOT 5

LAND SIZE	114m ²
BUILDING SIZE:	
GROUND FLOOR	78,38m ²
SECOND FLOOR	55,98m ²
TOTAL	134,36m ²
PRIVATE PARKING	11,50m ²
POOL AREA	12,35m ²
GARDEN AREA	17,96m ²
LIVING ROOM	17,94m ²
KITCHEN	13,60m ²
STAIRCASE	4,87m ²
CORRIDOR 1	3,64m ²
BATHROOM 1	6,12m ²
GARDEN BATHROOM 1	1,90m ²
MASTER BEDROOM	18,36m ²
BATHUB TERRACE	4,78m ²
CORRIDOR 2	3,64m ²
OFFICE AREA	12,82m ²
BATHROOM 2	6,12m ²
BEDROOM 2 nd FLOOR	18,36m ²
BALCONY 2 nd BEDROOM	3,82m ²

PRICE: \$335.000





LOT 6

LAND SIZE	77m²
BUILDING SIZE:	
GROUND FLOOR	50,95m²
SECOND FLOOR	49,85m²
THIRD FLOOR	49,85m²
TOTAL	150,65m²
PRIVATE PARKING	11,50m²
POOL AREA	12,35m²
GARDEN AREA	12,18m²
LIVING ROOM	21,36m²
KITCHEN	10,84m²
STAIRCASE	5,65m²
CORRIDOR	5,87m²
BATHROOM 1	9,61m²
MASTER BEDROOM	23,00m²
BATHROOM 2	7,37m²
OFFICE AREA	11,73m²
BATHROOM 3	6,88m²
2nd BEDROOM	19,64m²

PRICE: \$425.000



Top floor



Ground floor



LOT 7

LAND SIZE	124m ²
BUILDING SIZE:	
GROUND FLOOR	87,92m ²
SECOND FLOOR	61,99m ²
TOTAL	149,91m ²
PRIVATE PARKING	11,50m ²
POOL AREA	12,35m ²
GARDEN AREA	20,04m ²
LIVING ROOM	21,91m ²
KITCHEN	15,97m ²
STAIRCASE	4,99m ²
CORRIDOR 1	3,64m ²
BATHROOM 1	8,67m ²
GARDEN BATHROOM 1	2,85m ²
MASTER BEDROOM	18,87m ²
BATHUB TERRACE	4,10m ²
CORRIDOR 2	3,64m ²
OFFICE AREA	15,02m ²
BATHROOM 2	8,67m ²
BEDROOM 2 nd FLOOR	18,87m ²
BALCONY 2 nd BEDROOM	4,10m ²

PRICE: \$369.000



Top floor



Ground floor



LOT 8

LAND SIZE	132m ²
BUILDING SIZE:	
GROUND FLOOR	95,01m ²
SECOND FLOOR	67,77m ²
TOTAL	162,78m ²
PRIVATE PARKING	11,50m ²
POOL AREA	12,35m ²
GARDEN AREA	21,00m ²
LIVING ROOM	21,91m ²
KITCHEN	15,97m ²
STAIRCASE	4,99m ²
CORRIDOR 1	3,64m ²
BATHROOM 1	8,67m ²
GARDEN BATHROOM 1	2,85m ²
MASTER BEDROOM	23,10m ²
BATHUB TERRACE	6,50m ²
CORRIDOR 2	3,64m ²
OFFICE AREA	15,02m ²
BATHROOM 2	8,67m ²
BEDROOM 2 nd FLOOR	23,10m ²
BALCONY 2 nd BEDROOM	5,20m ²

PRICE: \$397.000



Top floor



Ground floor



LOT 9

LAND SIZE	133m ²
BUILDING SIZE:	
GROUND FLOOR	95,01m ²
SECOND FLOOR	67,77m ²
TOTAL	162,78m ²
PRIVATE PARKING	11,50m ²
POOL AREA	12,35m ²
GARDEN AREA	21,76m ²
LIVING ROOM	21,91m ²
KITCHEN	15,97m ²
STAIRCASE	4,99m ²
CORRIDOR 1	3,64m ²
BATHROOM 1	8,67m ²
GARDEN BATHROOM 1	2,85m ²
MASTER BEDROOM	23,10m ²
BATHUB TERRACE	6,50m ²
CORRIDOR 2	3,64m ²
OFFICE AREA	15,02m ²
BATHROOM 2	8,67m ²
BEDROOM 2 nd FLOOR	23,10m ²
BALCONY 2 nd BEDROOM	5,20m ²

PRICE: \$398.000



Top floor



Ground floor



LOT 10

LAND SIZE	140m ²
BUILDING SIZE:	
GROUND FLOOR	101,67m ²
SECOND FLOOR	72,03m ²
TOTAL	173,70m ²
PRIVATE PARKING	11,50m ²
POOL AREA	12,35m ²
GARDEN AREA	20,78m ²
LIVING ROOM	21,91m ²
KITCHEN	17,28m ²
STAIRCASE	4,99m ²
CORRIDOR 1	6,86m ²
BATHROOM 1	8,67m ²
GARDEN BATHROOM 1	1,83m ²
MASTER BEDROOM	23,18m ²
BATHUB TERRACE	6,46m ²
TROPICAL SHOWER	1,50m ²
CORRIDOR 2	6,86m ²
OFFICE AREA	15,73m ²
BATHROOM 2	8,67m ²
BEDROOM 2 nd FLOOR	23,18m ²
BALCONY 2 nd BEDROOM	5,20m ²

PRICE: \$435.000





Aesthetic.

The Aesthetic Design has a unique mark, where simplicity is revealed through the skillful combination of natural elements and refined materials.

Inspired by the lush beauty of the surrounding environment, this interior design project embraces the inherent charm of teak wood, the timeless allure of marble, the contemporary sophistication of white terrazzo, the organic comfort of linen and the gentle ambiance of limewash.

With an emphasis on simplicity as the epitome of sophistication, this space invites you to experience a harmonious blend of tranquility and refined aesthetics, creating a truly captivating tropical retreat.

OUR DESIGN

The concept of the villas is unique in Bali and additionally comes with two distinct interior design options for each client.

Aesthetic Design





Elegant.

The first and only of this kind in Bali. We've created a fascinating contrast between teak wood and minimalist concrete, maintaining everything in a simple elegance.

The living room with a high-ceilinged living area that blends modern and elegant styles with exotic influences. The accents of teak wood, the amber-colored glass balustrade, and the rounded shapes contrasting with straight lines create an appealing atmosphere. The height of the space is accentuated by a voluminous rattan lighting fixture.

The white textured walls add a perfect tropical and cozy vibe for relaxation. But the surprise lies in the outdoor courtyard, where we unveil a relaxation oasis with a freestanding bathtub, surrounded by tropical vegetation.



Elegant Design



THE DEVELOPMENT

10 Luxury Villas

2 bedrooms, 2 & 3 floors

PRICE STARS from \$335.000

Payment plan available

Land Size

77-157 m²

Building size

134-170 m²

Amenities

24/7 hours security

Staff Quarter

Main Road Access

Private Car Parking

2 sources of water supply

Construction completion

August 2024

41 Years Leasehold*

26 years lease + 15 years guaranteed extension

Warranties

- 2-Years maintenance
- 5-Years structural warranties

Sustainability

- We use **EcoCrete** for wall partition, a material obtained from coal waste into concrete that's lighter, stronger and more sustainable.
- Optional solar pannels.

Secure Living

- Each villa is thoroughly protected with Anti-termite treatments
- The villas have 3 years waterproof guarantee (polyurethane material was used)

SUSTAINABILITY & COMMUNITY

IMPLEMENTING ON-SITE SOLAR PANELS FOR 50% ELECTRICITY GENERATION

By utilizing on-site solar panels, we aim to generate 50% of our electricity for the ongoing development of 10 villas, reducing carbon emissions by an estimated **42,476** kilograms annually. This approach offers economic advantages to villa owners through reduced energy expenses and enhanced self-sufficiency.

Currently, we're researching how we can assist and positively impact the local community. To achieve this, we're consulting with local experts to gather recommendations on the most effective ways to offer assistance. Our commitment lies in discovering practical and impactful ways to support the community, and we'll provide precise solutions and updates as they become available.





VILLA PROPERTY MANAGEMENT

If you choose Inanna Bali Villas for investment and you live abroad, don't worry, we've got you covered with our full property management services.

Enjoy the freedom of a complete hands-off investment, so you have more time for what truly matters. We offer 24/7 security, permanent assistance, local tax compliance, housekeeping, landscaping and accounting services, all included in one monthly fee.



MARKETING AND BOOKING

- ✿ 24/7 Guest Support & Assistance
- ✿ Digital Marketing Strategy
- ✿ Photo, Video & Drone Shoot
- ✿ Guest Airport Transfers

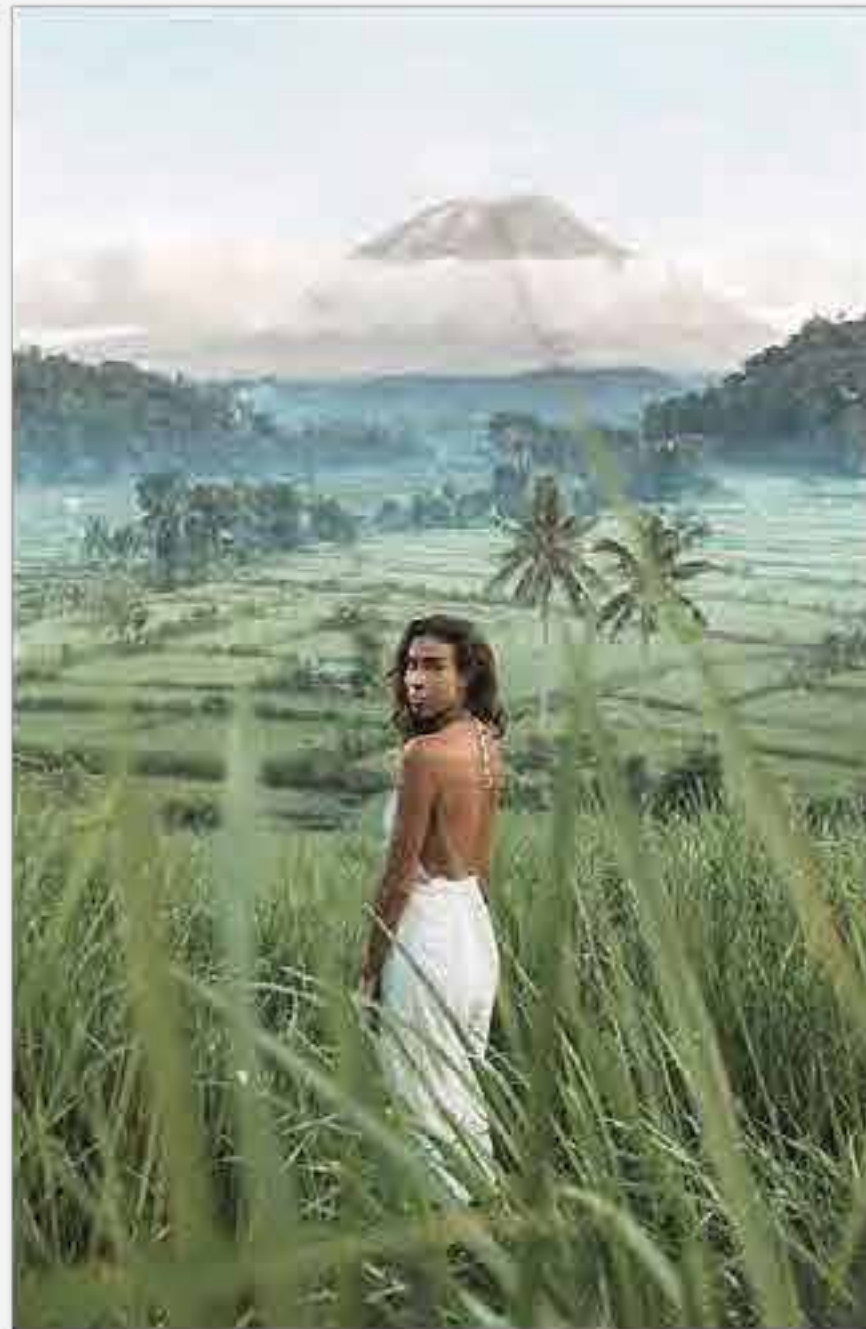
HOUSEKEEPING

- ✿ Villa Staff Management
- ✿ Professional Cleaning
- ✿ Pool & Garden Maintenance
- ✿ Villa Preventive Maintenance

ACCOUNTING & BOOKKEEPING

- ✿ Compliance with local taxation
- ✿ Earnings reporting and distribution
- ✿ Management of utilities and expenses

WHY INVEST IN BALI?

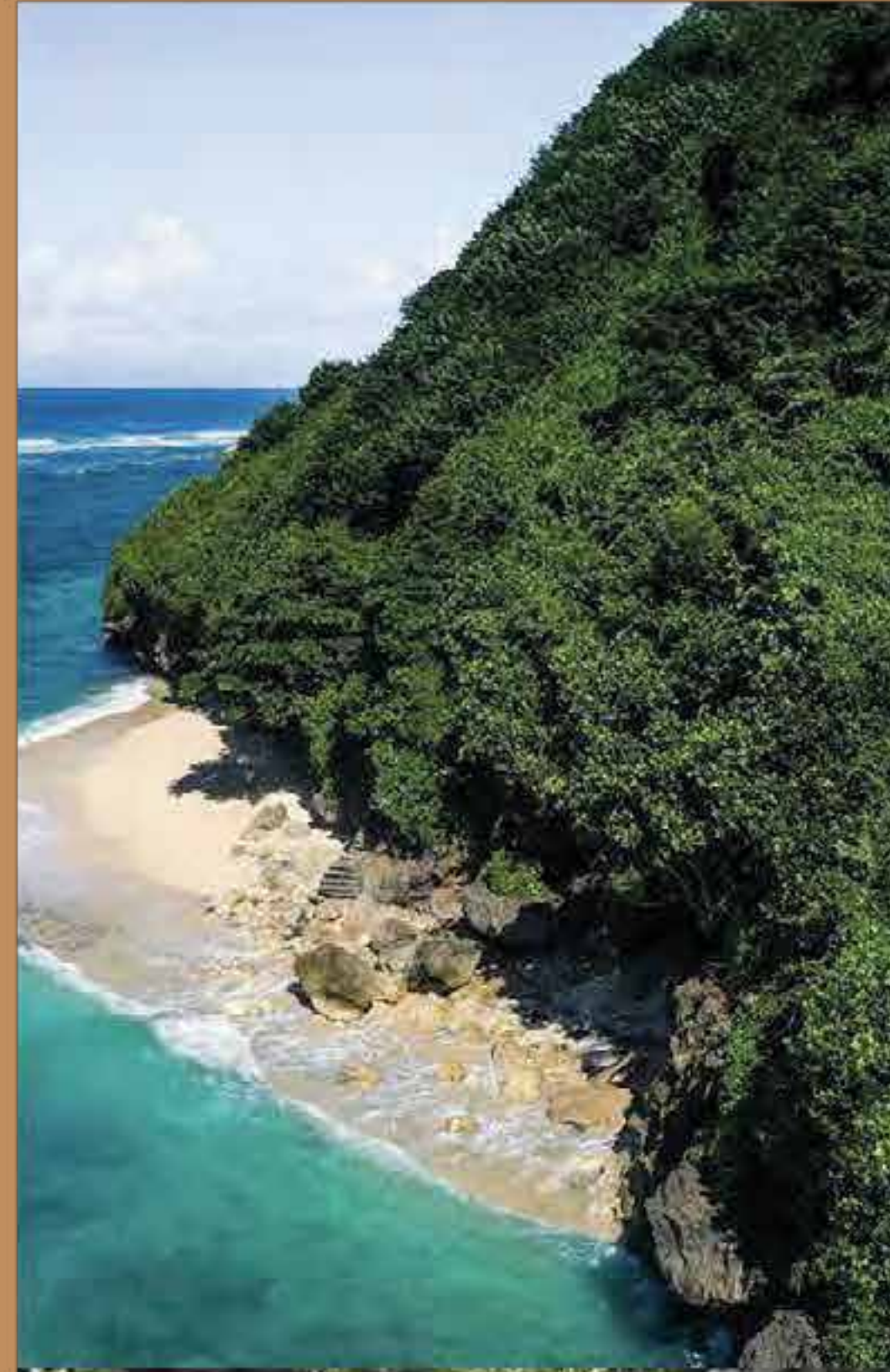


**#1 Tourist destination,
2017 and 2021**

Investing in Bali property offers high rental yields and steady tourist demand. With a strategic location, stable politics, and pro-foreign investment policies, it presents a secure opportunity for long-term growth and returns.

UNIQUE SELLING POINT OF BALI

Bali's unique appeal lies in its breathtaking landscapes, diverse island activities, and rich cultural heritage. From pristine beaches to lush rice terraces and vibrant temples, Bali offers a captivating blend of natural beauty, adventure, and immersive cultural experiences that make it an irresistible destination for you who is seeking a truly unforgettable experience.



LANDSCAPE



ISLAND ACTIVITIES



CULTURE

WHY INVEST IN BALI?

- 1 | Recognized by Forbes as a prominent investment destination
- 2 | Low taxation
- 3 | Favorable legal environment for foreign investors
- 4 | Growing economy, GDP 16 largest economy in the world
- 5 | One of the highest places in the world for tourism
- 6 | 75-90% average occupancy rate per year
- 7 | High ROI in Real Estate



ROI CALCULATION

Investing in our exceptional villas is an opportunity for a high return on investment (ROI). With an annual occupancy projection of minimum 70%, you can expect an outstanding ROI of minimum 16%. Our properties also offer a fast break-even, in just 6 years, ensuring a compelling investment that combines both profitability and long-term value. Take this opportunity to capitalize on this exceptional ROI potential and ensure a prosperous future with this attractive real estate opportunity.

\$299,000* 2BR Villa	Low	Mid	High
Occupancy	70%	80%	90%
Average Day Rate (USD)	\$250	\$250	\$250
Gross Rental Income	\$63,875	\$73,000	\$82,125
Management**	\$9,581	\$10,950	\$12,319
Tax 11%	\$7,026	\$8,030	\$9,034
Total Expenses	\$16,608	\$18,980	\$21,353
Net Income	\$47,268	\$54,020	\$60,773
Annual ROI	15,81%	18.07%	20.33%
Break-even Point (years)	6.3	5.5	4.9

* The calculation is made for the Early Bird Price.

** Prices may be subject to subsequent changes.



OUR TEAM



TRUSTED BUILDER
10+ years of experience

Built with durability, quality and low maintenance in mind. Soil reports, professional architecture and full tech supervision.



TRUSTED BUILDER
of Pyramids of Chi

The Pyramids of Chi is one of the most popular tourist destinations in Ubud. The Sacred Geometry is built with high quality.



ANGGORO SETO
Architect & Site Manager

20 years of experience for building construction and more than 10 years of experience as architect and project manager.



EINN STUDIO
Architecture and Interior Design Studio

Visionaire architects, passionate about creating unique and functional spaces, incorporating outstanding designs. A team of passionate architects they make the impossible to be possible.



YAHIA DARDARI
Chief Architect

Lecturer at University of Architecture and Urbanism “Ion Mincu” and Chief Architect in one of the districts in the capital of Romania, Bucharest. He is the mastermind behind Inanna Bali Villas. His motto is “Architecture is the art of organizing space”.



**PUTU AGUS WIDI
WIDIANTARA S. KOM.,
B.I.T., M.M.**
Project Manager

A Young dynamic professional man with engineer master degree in HELP University in Singapore. With 10 years of experience in building construction managerial, he had managed multiple successful projects in Bali.



GDE BAYU
Architect

Over 120 projects experience as site architect. Highly experienced visionary with creative mindset.



GEORGE NISTEA
Interior Designer

Experienced and passionate interior designer, always in search for new challenges, In his work, he draws inspiration from the rich culture and natural beauty of the island, bringing a unique and innovative perspective to interior design.