

BALI BUKIT VILLAS

Complex of villas near the Ocean

- ✓ 3 units up to 160 sq.m.
- ✓ 3 bedrooms
- ✓ 3 minutes from the beach

ROI 13-15% | Capitalization 25%





Concept

3 modern villas of comfort class from the developer for long-term residence and investment

With our rich experience in design, construction, and finishing works, we've decided to create a project that marries appealing cost with modern design, high-quality natural materials, reliability, and comfort.

Kembali Villas is a flexible, pragmatic solution for the investor, offering high returns at an attractive price.





Advantages

Walking distance to the ocean



In just 20 minutes on foot or 3-5 minutes by transportation, you can reach Bali's most beautiful beaches

Developing area



The Kutuh area of Bukit is being actively developed and promises significant potential in the next 2 years through intensive construction of new entertainment and recreational facilities

Functional design



Stylish minimalist interiors and quality finishes combined with full functional equipment provide maximum comfort for both long term living and for renting out the villa

Quality of construction



Strict control over compliance with construction norms guarantees quality results. Moisture protection and seismic resistance of buildings ensure reliability, safety and comfort

Convenient transport access



Exit to three key highways provides easy access to all major locations and allows quick access to other parts of Bali without traffic jams

Project Description

BALI BUKIT VILLAS

Complex of 3 villas with
its own landscaped area

Bali, Bukit (Pandawa beach)
3 minutes to the Ocean

House Area 150-160 m²

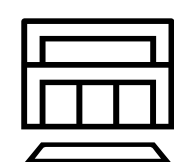
Plot Area per villa 160-175 m²

Leasehold 30 years+
(guaranteed renewal)

Project start July-August, 2024
Completion October, 2025



Project Description



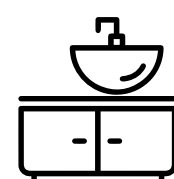
Units 3



Floors 2



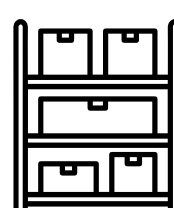
Bedrooms 3



Bathrooms 3



Office room



Storage &
Mechanical room



Project Description

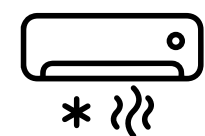
BALI BUKIT VILLAS



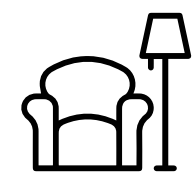
Fully equipped villas



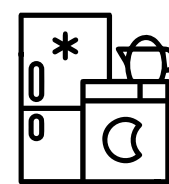
Smart Home System



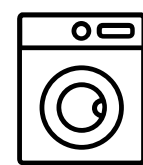
A/C system



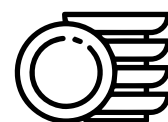
Furniture and Interior items



Home appliances



Wash machine

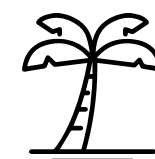


Dishes and Kitchenware



Home textiles

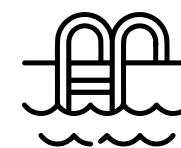
Amenities on site



Landscaping



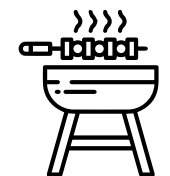
Parking



Private pool



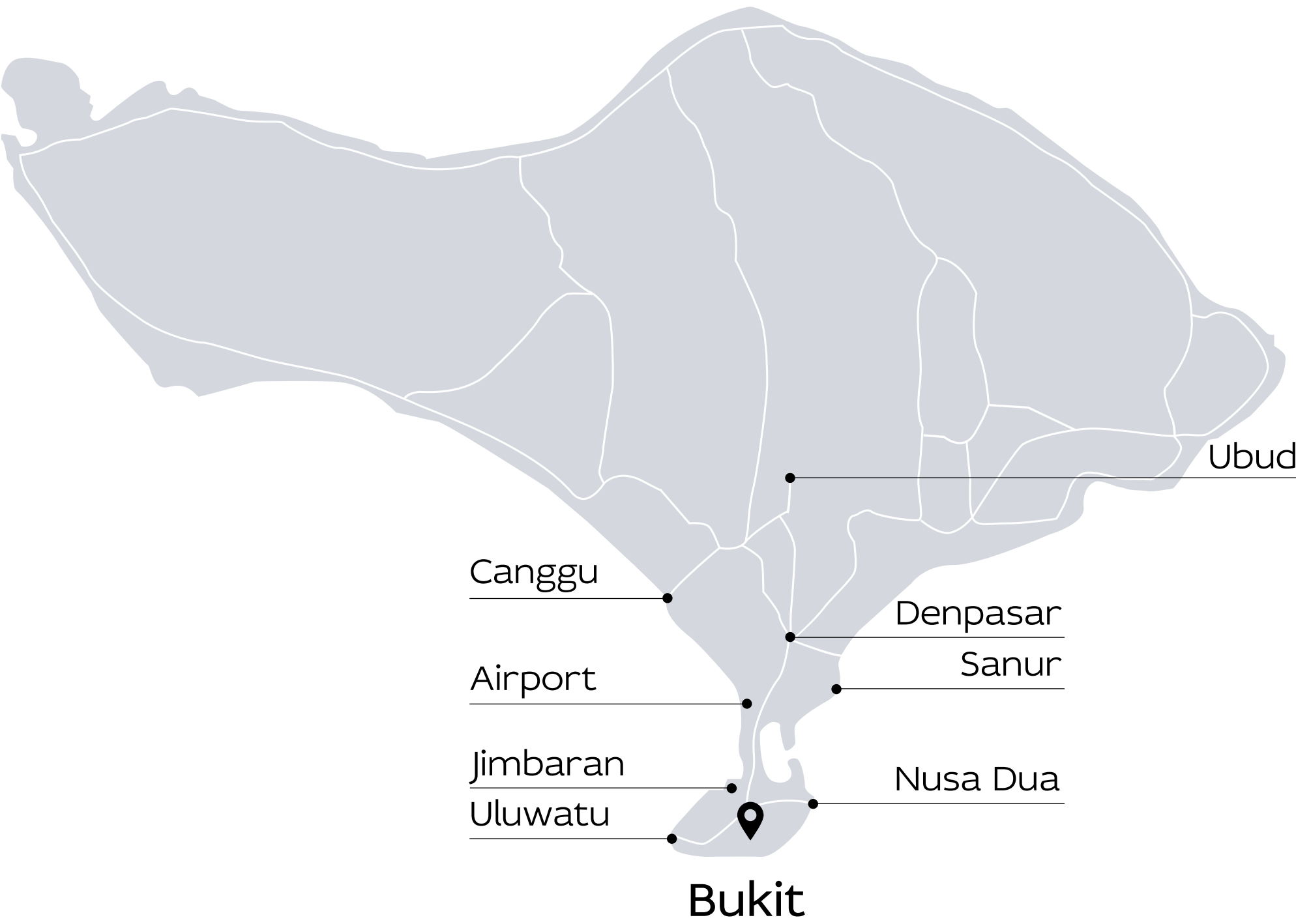
Terrace



BBQ area

Location

Bali, Bukit peninsula



BALI BUKIT VILLAS



Location

Access to Main Locations

-  Beaches 3-15 min.
-  Cafes / Restaurants 3-7 min.
-  Supermarkets 2-7 min.
-  Central Market 7 min.
-  Shopping Mall 12 min.
-  Complex Parq Blue 9 min.
-  Park Garuda Wisnu 13 min.
-  Golf Club 2 min.
-  Airport Ngurah Rai 28 min.



Layouts

1st floor



2nd floor



Living & Dining Room



Living & Dining Room



Bedrooms

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Bedrooms



BALI BUKIT VILL



Bathroom



Interior Materials

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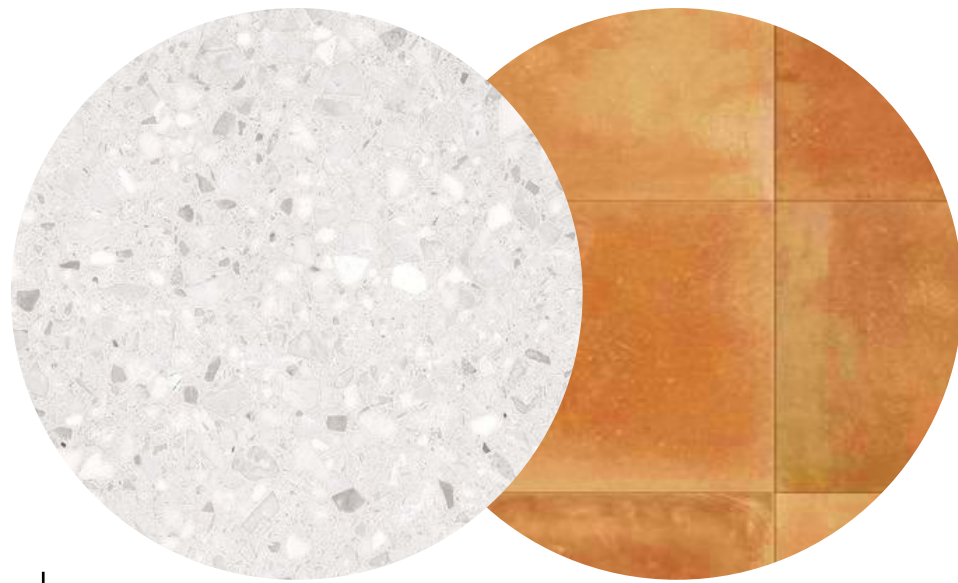
Natural Stones Limestone / Lava Stone

Represents local Indonesian natural materials



Concrete & Microcement Plaster

Simple yet reliable provides an elegant, modern aesthetic and durability



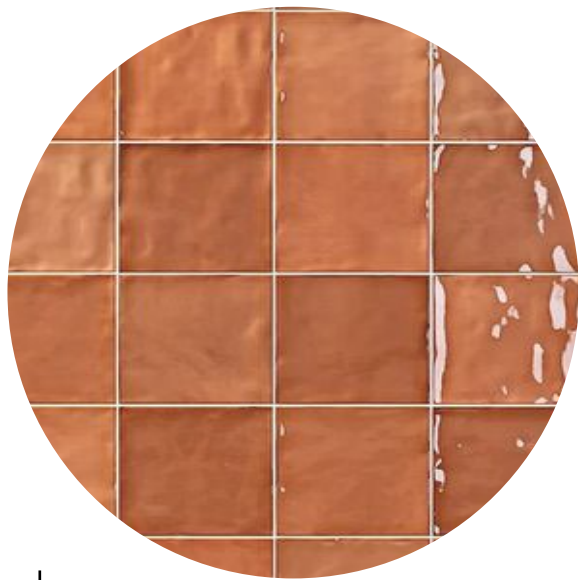
Terrazzo & Ceramic

Composite material, valued for its durability and unique aesthetics of inclusions of marble, quartz, glass or other crumbs



Natural Textile

Accentuates interior details, adding comfort and sophistication



Tile

Practical and visually appealing, durable and low-maintenance wall coverings with a pleasant texture



Abaca & Sisal Fiber

Brings natural charm and warmth to the interior, creating an elegant and cozy atmosphere



Natural Wood

Provides a sense of warmth and tranquility, bringing a calming nature to the home

Price for villas in Bukit, Bali

Average price

\$220-500K

for 1 unit

\$1400-3750

per sq.m.

Our villas price

\$238-265K

for 1 unit

from \$1585

per sq.m.

Rental Income

Monthly rent

\$2900-3500

Management
per month

12%
\$360

Annual yield

11-14%

Dayly rent

\$200-250

Management
per month

25%

Occupancy
rate

75-90%

Annual yield

14-17%

Value Growth

Increase in the value
of the villa after completed
of construction

\$238-
265K

+25%
for 1 year

Payback
period

6-8
years

Payback
period

5-6
years



Payment Plan

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Villa price
Full payment discount



Reservation
5%
August 2024



Down payment
20%
September, 2024



2nd payment
20%
November, 2024



3rd payment
20%
Janyary 2024

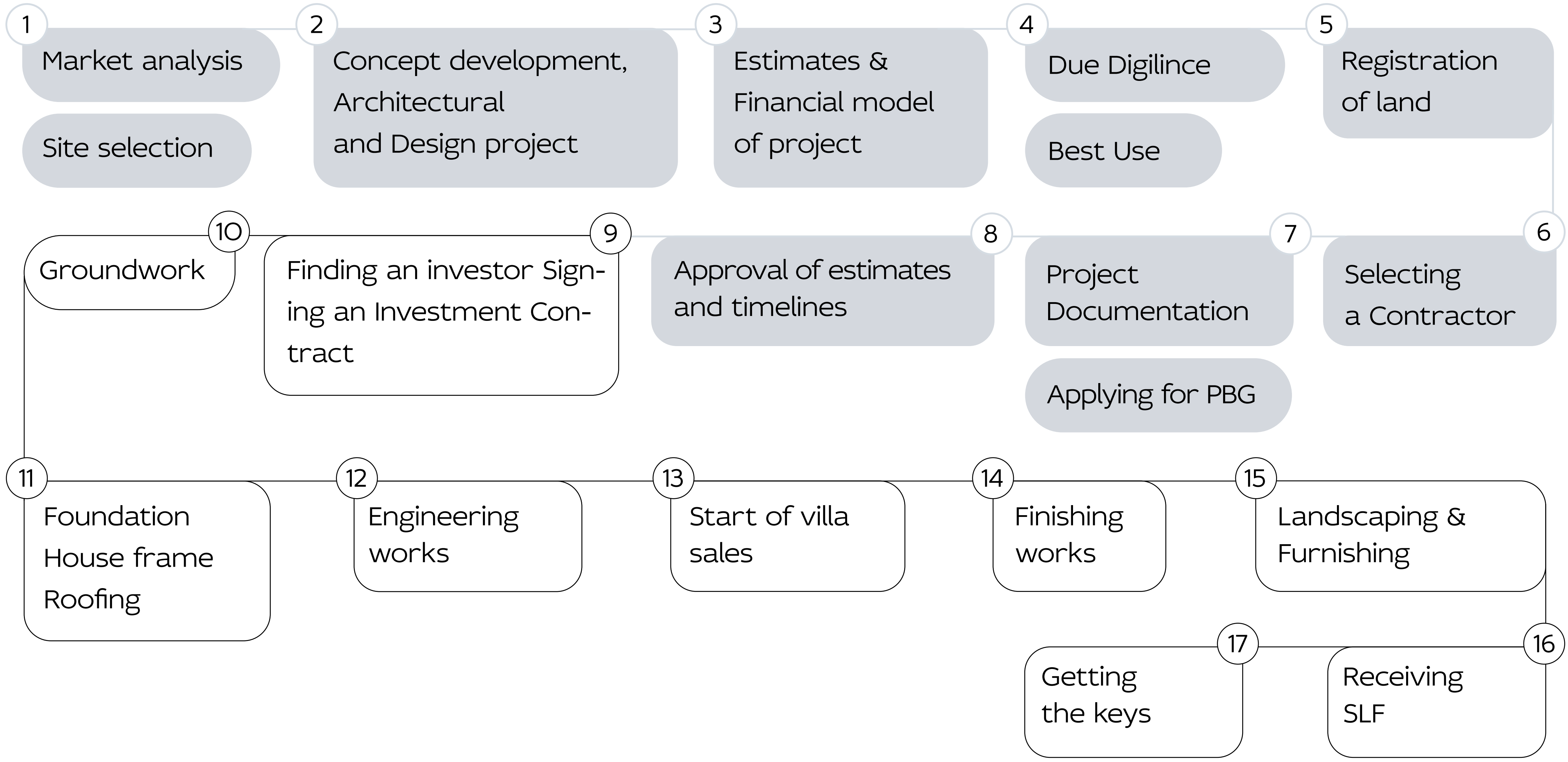


4th payment
25%
April, 2025



Completion payment
10%
June-September 2025

Road Map



Guarantees

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Investment Contract

The agreement offers a guaranteed return, clearly outlined in its terms. It is signed with the company that owns the land and building rights



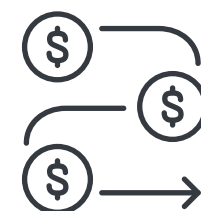
Land as Collateral

The land plot acts as collateral according to the terms of the Investment Contract



Monthly Reporting

Regular reports on costs and construction progress



Staged Financing

Targeted phasing of funds in line with construction progress



24/7 Access to Webcams

Ability to monitor the building process in real time

Team & Partners

BALI BUKIT VILLAS



Sergei Molodtsov

Managing Director
Work Experience:
Real Estate — since 2007,
Construction — since 2015



Nikita Zaytsev

Operations Manager
In architecture since 2015



Philipp Sechkin

Architect Designer
In architecture since 2015



Tatiana Molodtsova

Interior Designer
In design since 2010



Agung Pratidhwana

Architector
Collega Company



Greywoods Design & Construction

General Contractor
greywoods.pro



Farsight Management

Management Company
farsight24.com

Thank you for watching!