

SKYLINE

VILLAS

payback period

4,4 YEARS

ROI 22,6%

Villas in Ubud

from \$ 160 000

WHAT MAKES

investment property in Bali
attractive?

12-15%

The annual growth
in property prices in Bali

from **15%**

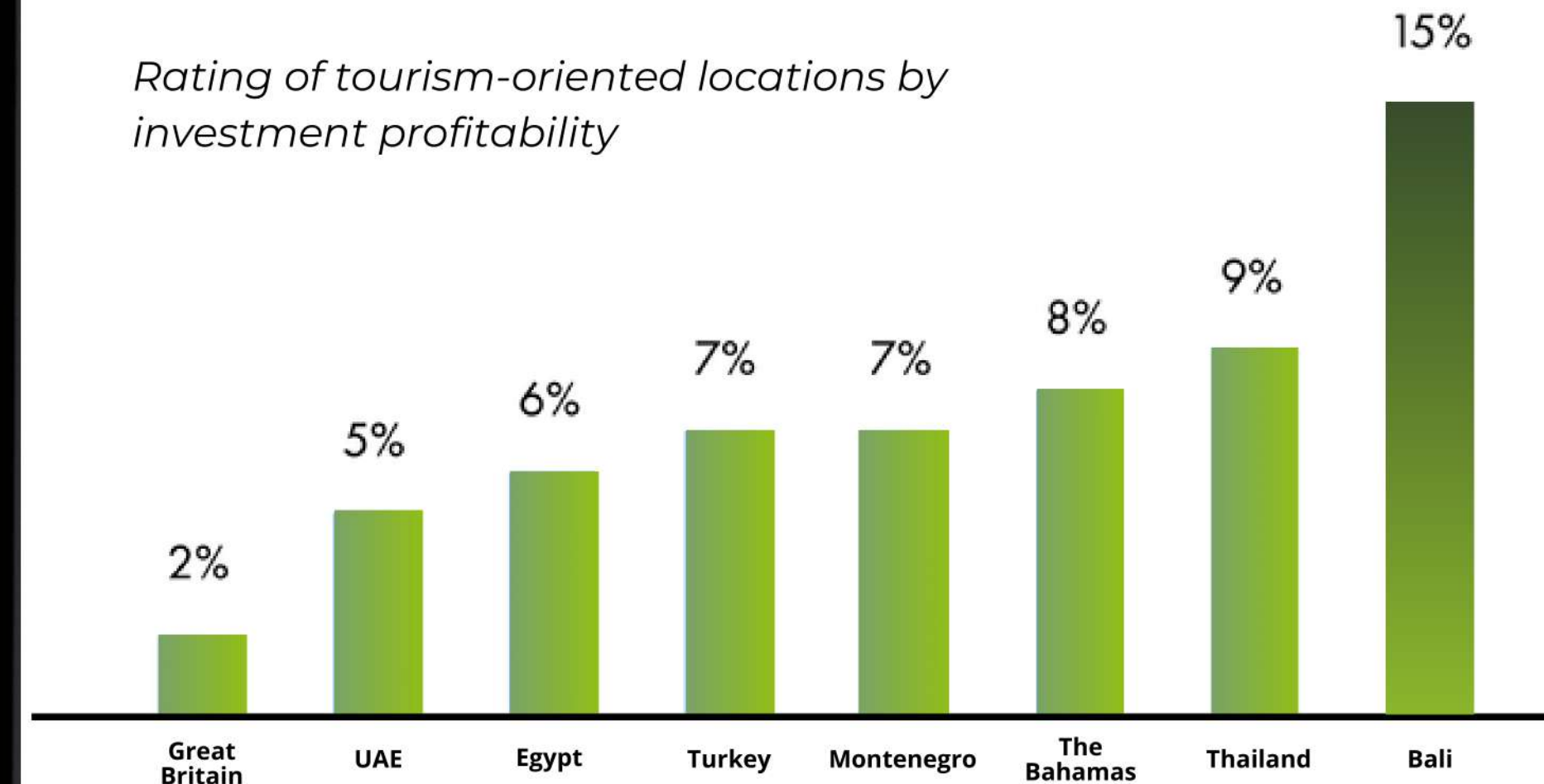
The investment profitability
of Bali real estate ranks among
the top in terms of returns

20%

The annual growth
of tourism in Bali



*Rating of tourism-oriented locations by
investment profitability*



WHY BALI?

POSITIONS IN GLOBAL RATINGS

Booking.com

Even during restrictions and the pandemic, the island remained the most desirable destination according to data from booking.com

BBC

According to BBC Travel, Bali is considered the best island in the world

Forbes

Forbes, one of the most influential sources in the world, ranks Bali among the top 5 best investment destinations

Tripadvisor

Bali, Indonesia
Nº1 Best tourist destination in the world

DestinAsian
FROM ASIA TO THE WORLD

TOP 1
Best island in the world

U.S. News & WORLD REPORT

Another influential source ranks Bali as the 4th most attractive destination in the world for investment

M

DailyMail
ranks Bali as the number 1 honeymoon destination in the world

Instagram

TOP 5
most Instagrammable places on the planet



MONKEY FOREST



THE TANAH LOT TEMPLE



THE BATU BOLONG
TEMPLE



THE BANJAR HOT SPRINGS



THE MOUNT AGUNG VOLCANO



SAFARI PARK UBUD



THE BUKIT PENINSULA



THE UBUD PALACE



IMMERSE YOURSELF IN THE UNIQUE WORLD

The magic of culture, nature, and travel

Comfortable temperature - lower than the coast (27°C)

LOCATION

[Check in
google maps](#)

Ubud - the central district of
the island of Bali

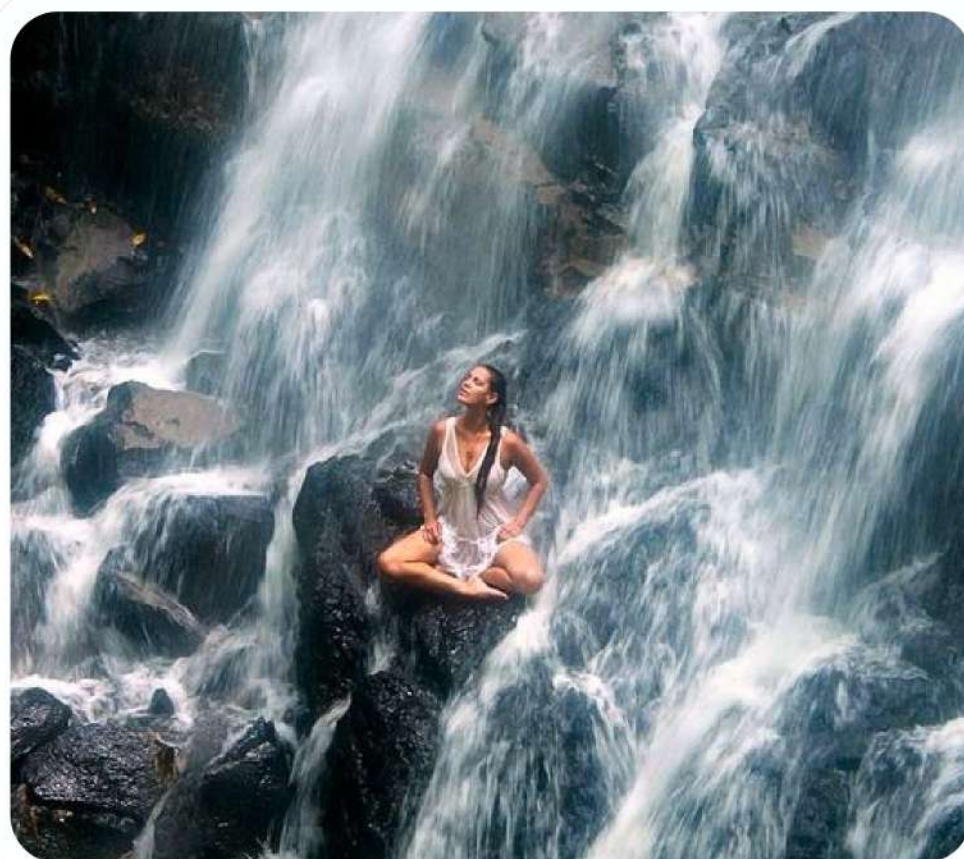
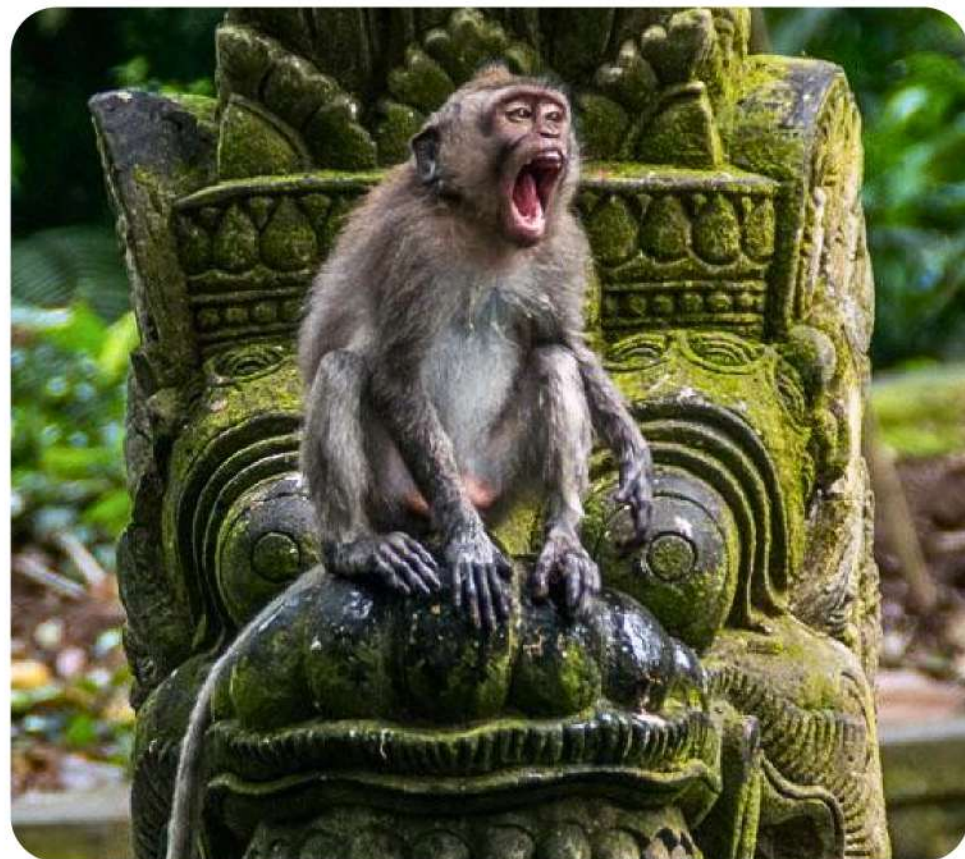


NATURE AND CULTURE

The global capital of spiritual practices.
Here, there are many retreat centers and temples.

- Luxurious rice terraces
- Natural attractions
- Authentic landscapes
- Waterfalls
- Temples





UBUD

This enchanted place,
framed by dense jungles
and filled with the secrets
of nature

IN BALI, EVERYTHING IS NEARBY

10 minutes away from Skyline:

Restaurants, shops, sports complexes, yoga centers, Ubud attractions, waterfalls

It's a 1-hour drive or bike ride to the nearest cities and beaches



City Centre



10 minutes

Parq Ubud

The most famous multi-functional center



8 minutes

Zest Cafe

The famous vegan restaurant



10 minutes

Helipad



2 minutes

Monkey Forest



10 minutes

Pepito

Supermarket



3 minutes

Parq family

Family multi-functional center



8 minutes



SKYLINE





The location is situated in a quiet
area, with stunning views of
RICE TERRACE

NO TRAFFIC
to the main road of Ubud and the
legendary Street of Artists



ACCESS
to the premises is
convenient and quick

Surrounded by
LUXURY HOTELS
★ ★ ★ ★ ★



LOCATION ANALYTICS



CRYSTALL LAGOON
from 320\$ night



VILLA SENJA
from 610\$ night



VILLA SEMANGAT
from 600\$ night



MANGO VILLAS
from 200\$ night



VICEROY BALI
from 700\$ to 2200\$ night



KAMANDALU
from 240\$ to 1600\$ night



VILLA BAOLI
from 310\$ night



VILLA CIRYANDIL
from 400\$ night



VILLA KADY
from 300\$ night



VILLA DREAM
from 320\$ night

13 villas

in tropic style

1 275 m²

total area

11 one-bedroom
villas

2 two-bedroom
villas

\$ 160 000

start from

ROI 22,6%



Leasehold

30+30 years

2025

Year of project completion and operation

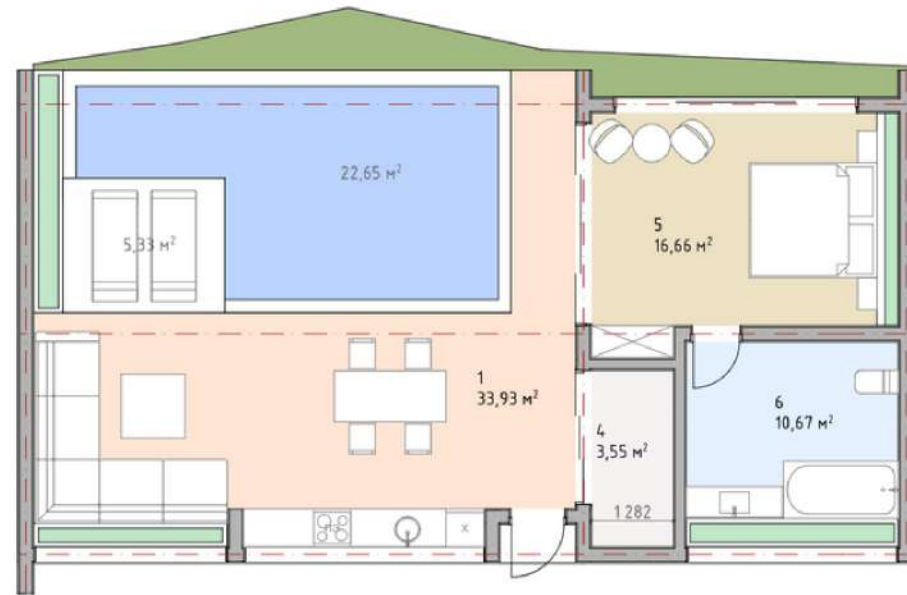
MASTERPLAN

PHASE I
8 units

PHASE II
5 units



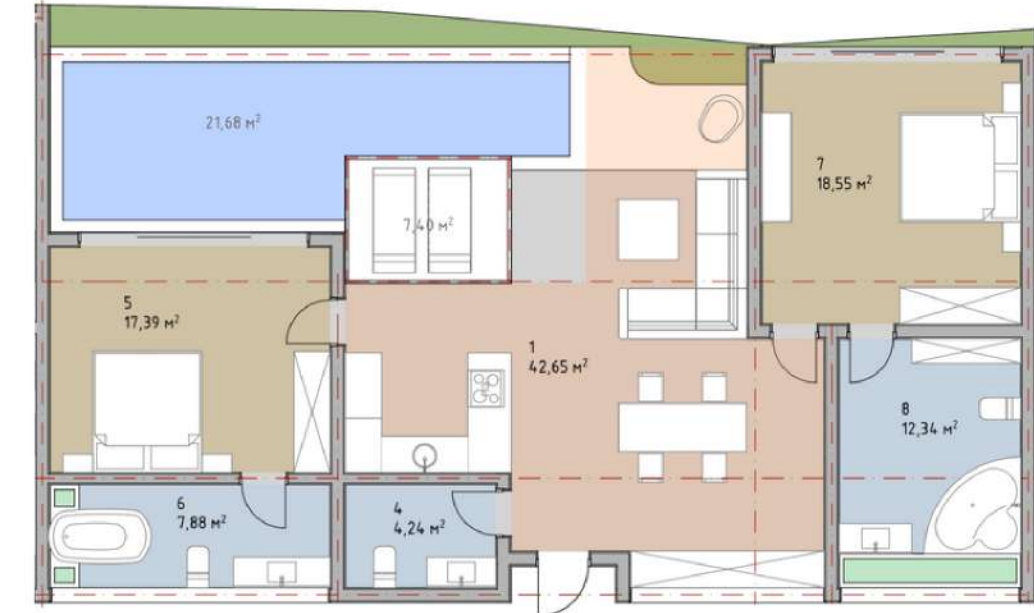
93,3 m²
6 units



93,9 m²
5 units



132,6 m²
2 units



3 LAYOUT SOLUTIONS
Starting price from \$160,000



SKYLINE VILLAS

SKYLINE VILLAS

AT THE ENTRANCE

You are greeted by friendly staff who accompany you to your villa

Villa 93,3 m²

6 UNITS | SWIMMING POOL - 22M² | TERRACE | 1 BEDROOM

\$ 1715 /M²

\$ 160 000

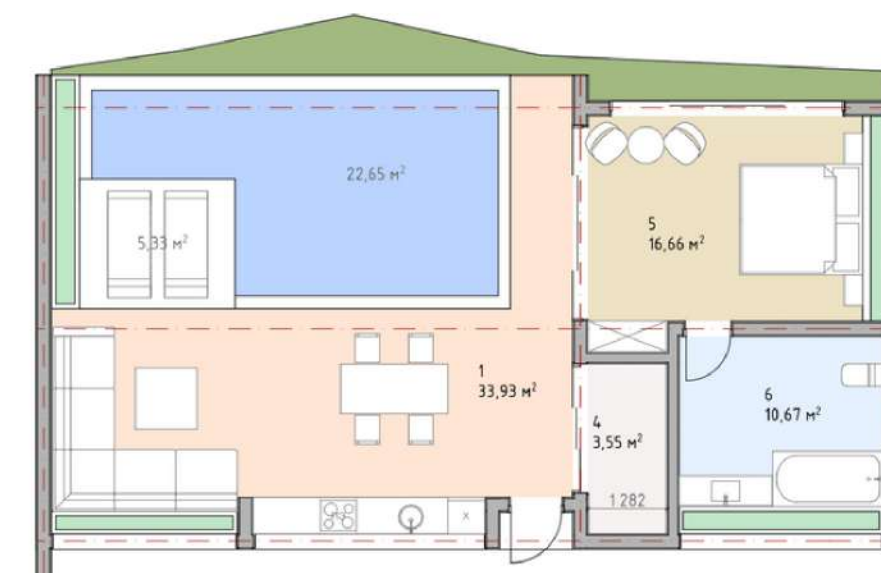
ROI 22,6%





Open living-room

bedroom **16 m²**
 kitchen-lounge **34 m²**
 bathroom **10 m²**
 swimming pool **22 m²**



Villa 93,9 m²

5 UNITS | SWIMMING POOL - 24 M² | TERRACE | 1 BEDROOM

\$ 1704 /M²

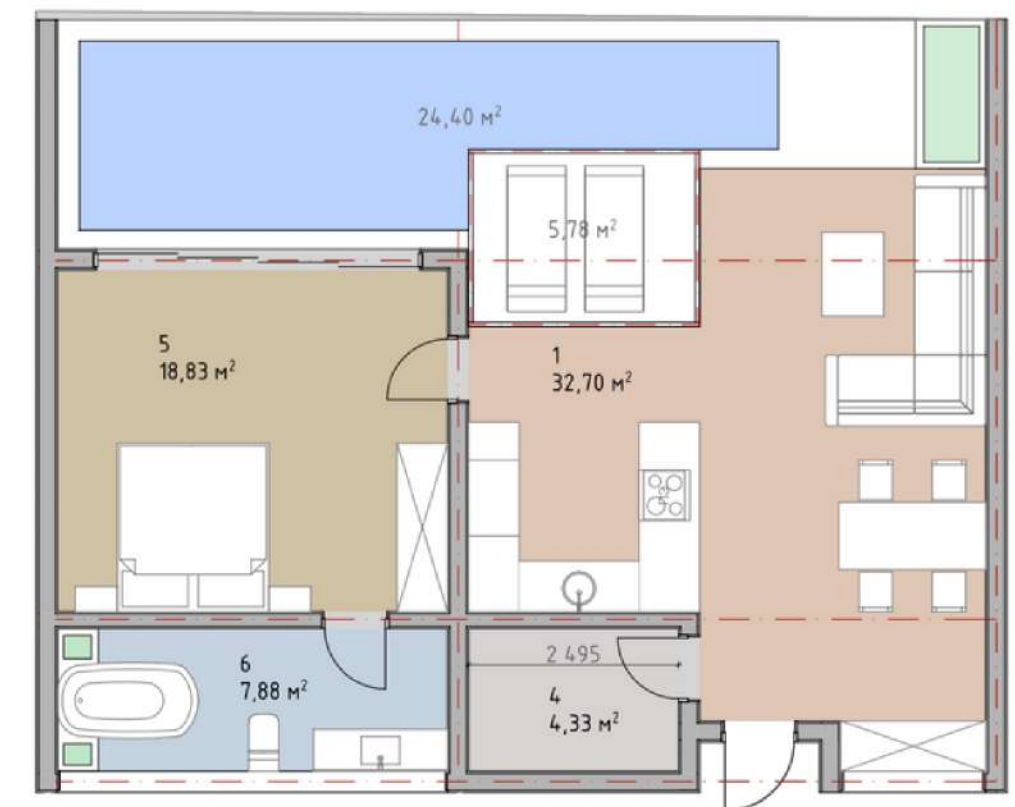
\$ 160 000

ROI 22,6%





kitchen-lounge **32 m²**
bedroom **19 m²**
swimming pool **24 m²**
bathroom **7 m²**



Villa 132,6 m²

2 UNITS | SWIMMING POOL - 21 M² | TERRACE | 2 BEDROOMS

\$ 1697 /M²

\$ 225 000
ROI 22,5%





1st bedroom **18 m²**
2nd bedroom **17 m²**
kitchen-lounge **42 m²**
bathroom **12 m²**
swimming pool **21 m²**



Kitchen

Equipped with all the necessary amenities in each unit





Swimming pool

View of the rice terraces
Aesthetic loungers



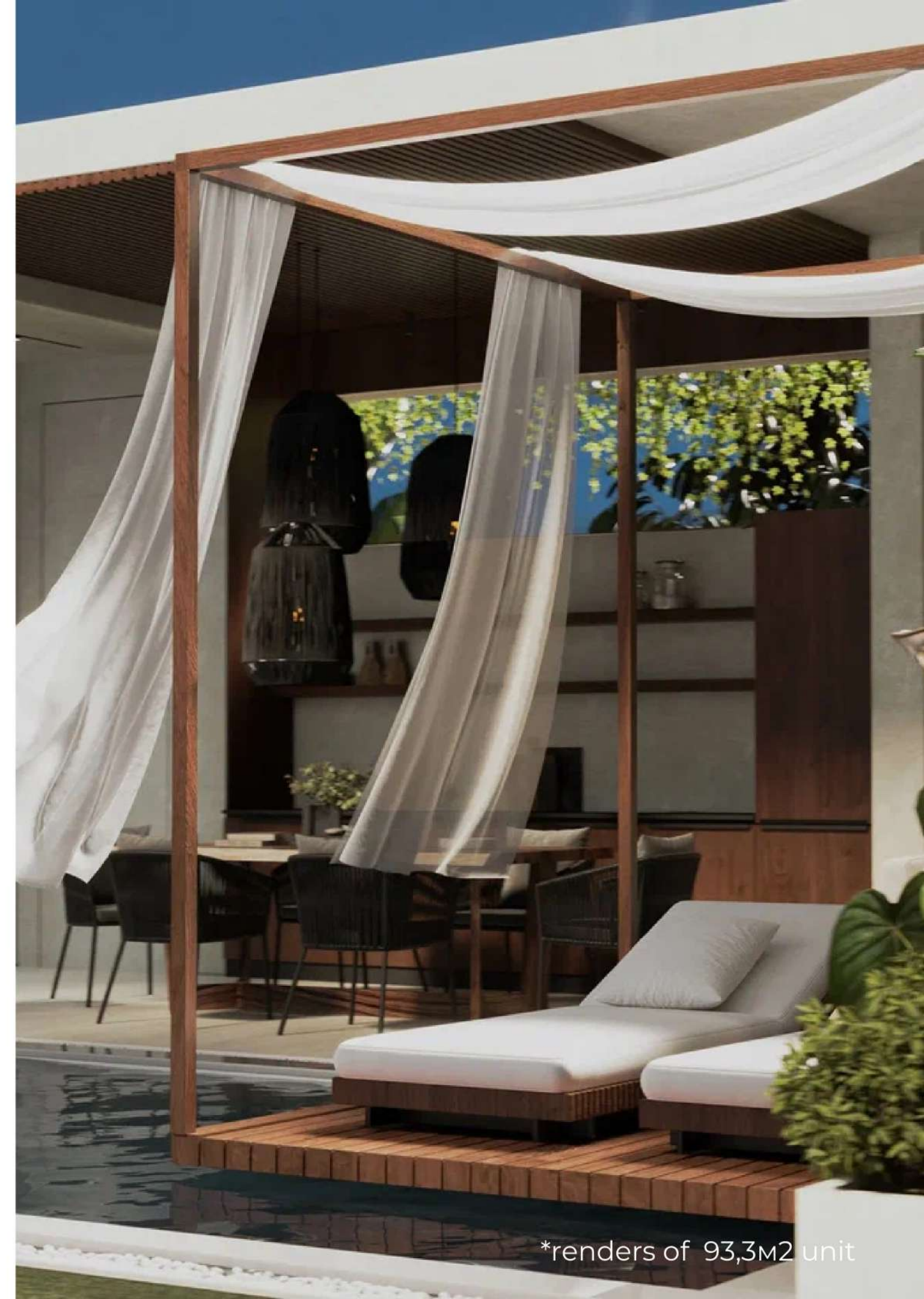
*renders of 93,9M2 unit



Luxury

picture in every corner

Ideal for social media
and just photos for
memories



*renders of 93,3M2 unit



Bedrooms

with view on the
rice terrace



Important details

Furniture by designers
Floating skirting boards
High ceilings





Tropical shower

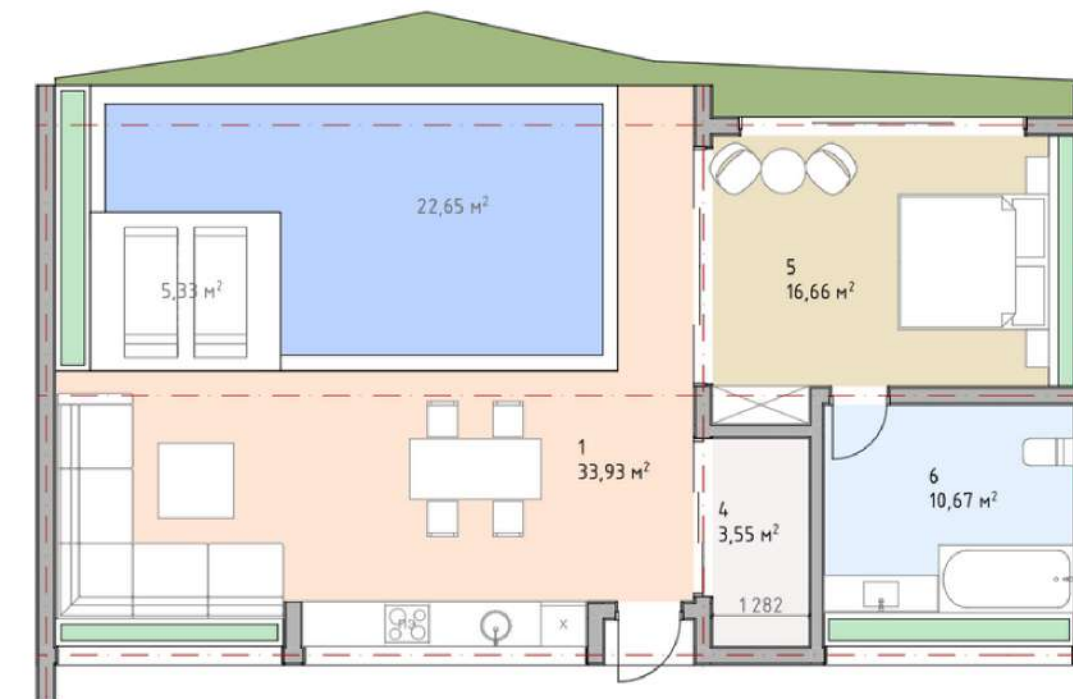
with natural sunlight

Imagine a luxurious morning in your stylish shower,
where you'll start each day with a feeling of
satisfaction and well-being



93,3M² VILLA (\$ 1 715/M²)
\$ 160 000

Selling price after
construction + 48,7 % (\$ 2 550 /M²)
\$ 237 900



ROI*	Payback Period	Rent per day	Occupancy rate	Annual revenue	Marketing	Management company	Annual profit
22,6%	4,4 года	200 \$	80%	58 400 \$	10 510 \$	11 680 \$	36 210\$

REALISTIC

27,7%	3,6 года	230 \$	85%	71 360 \$	12 840 \$	14 270 \$	44 250 \$
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OPTIMISTIC

* ROI (Return On Investment)

ROI forecast

Area	Price	Price for 1 M ²	ROI	PP	Rent per day	Occupancy rate	Marketing*	Management company	Annual revenue	Annual profit
93,3 M ²	160 000 \$	1714,9 \$	22,6%	4,4 years	200 \$	80%	10 510 \$	11 680 \$	58 400 \$	36 210 \$
			27,7%	3,6 years	230 \$	85%	12 840 \$	14 270 \$	71 360 \$	44 250 \$
93.9M ²	160 000 \$	1703,9 \$	22,6%	4,4 years	200 \$	80%	10 510 \$	11 680 \$	58 400 \$	36 210 \$
			27,7%	3,6 years	230 \$	85%	12 840 \$	14 270 \$	71 360 \$	44 250 \$
132,6 M ²	225 000 \$	1696,8 \$	22,5%	4,4 years	280 \$	80%	14 720 \$	16 350 \$	81 760 \$	50 690 \$
			27,4%	3,7 years	320 \$	85%	17 870 \$	19 860 \$	99 280 \$	61 550 \$

FLEXIBLE TERMS OF INSTALLMENT PLAN

15 MONTHS
5 PAYMENTS

67 500 \$

31 500 \$ per quarter

132,6 M²

225 000 \$

48 000 \$

22 400 \$ per quarter

93,9 M²

160 000 \$

48 000 \$

22 400 \$ per quarter

93,3 M²

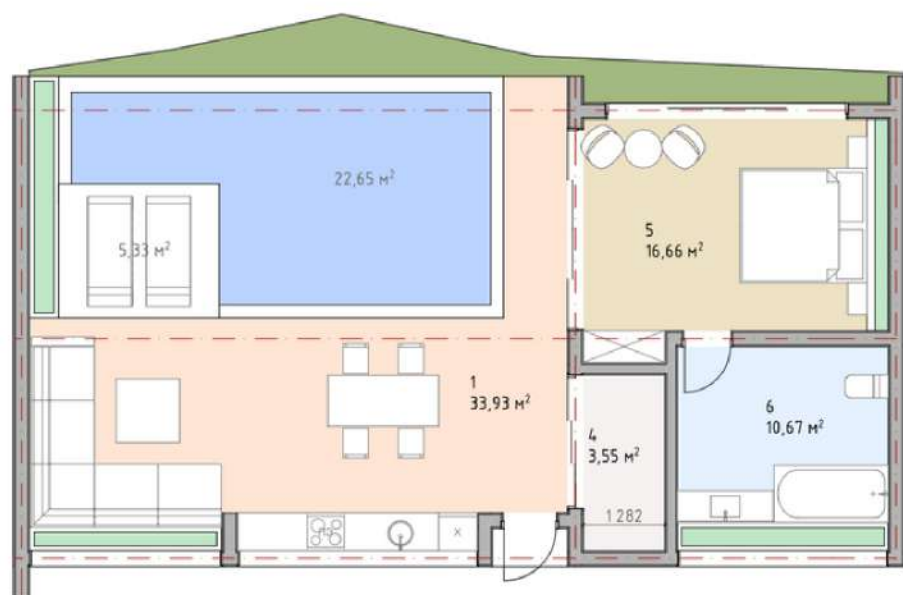
160 000 \$

Initial down payment 30%

HOW WILL THE INVESTMENT PRICE CHANGE?

FOR 5 YEARS

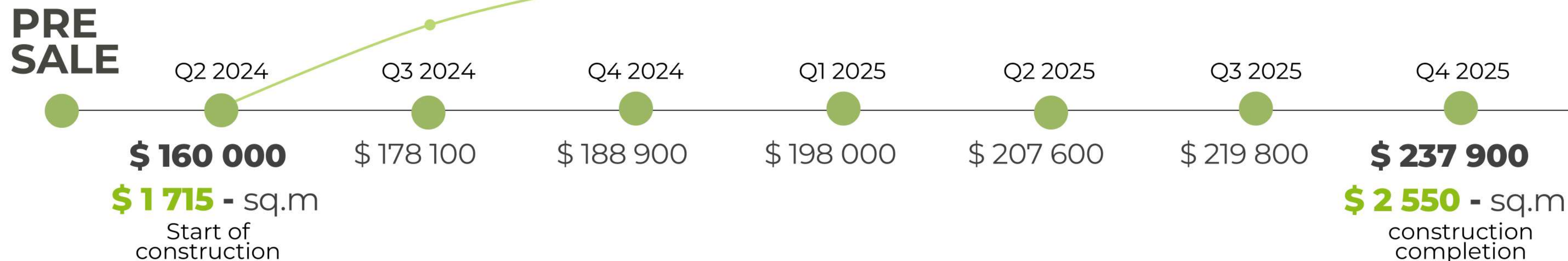
Unit area	93,3 M ²	93,9M ²	132,6 M ²
The price before the foundation is built and building construction	\$ 160 000 (\$ 1 715 /M ²)	\$ 160 000 (\$ 1 704 /M ²)	\$ 225 000 (\$ 1 697 /M ²)
Price ready-made villa	\$ 237 900 (\$ 2 550 /M ²)	\$ 239 400 (\$ 2 550 /M ²)	\$ 338 100 (\$ 2 550 /M ²)
Price in 5 years (+49.1%)	\$ 354 700	\$ 357 000	\$ 504 200
Profit from leasing rental income over 4 years	\$ 144 840	\$ 144 840	\$ 202 760
Total income on sale in 5 years	\$ 339 570	\$ 341 850	\$ 481 910
Return on investment in 5 years	+212%	+214%	+214%



93M² VILLA

HOW THE PRICE WILL CHANGE
OVER THE 15 MONTHS OF CONSTRUCTION

+ 48,7%



Prices of **finished** villas



***Townhouses
PARQ***

Price: **\$ 418 000**

Price per sq.m: **\$ 2 786**



***Villas
HAPPINESS***

Price: **\$ 430 000**

Price per sq.m: **\$ 2 867**



***Villas Green Flow
BALI INVESTMENTS***

Price: **\$ 283 500**

Price per sq.m: **\$ 2 835**



WHAT IS INCLUDED IN THE PRICE



All units will be turnkey

No investor time or attention is required



The Management Company takes all the worries about your real estate, and the investor gets the profit

- Renting out the property
- Cleaning of villas, pools, linen change
- Cleaning of the territory of the complex
- Ensuring the proper operation of all systems
- 24/7 security
- Accrual of profitability
- Payment of taxes
- Financial reporting



Remote access to your personal account and all data necessary to control your business online

Even when not on site, you have the ability to exercise complete control over all processes in your home



General infrastructure

- Parking lot
- Entrance area
- Reception



PURCHASING PROCESS



1. Deposit

\$ 1 000



2. Contract

Conclusion of a contract with the developer



3. Payment

Initial payment 30%
Installment is possible for the construction period



4. Acceptance and documents

- Receiving a real estate object
- Receipt of documents for possession of the object and land
- Material registration of the contract



5. Transfer to management

Transfer under the contract to the management of choice:

- Management Company
- independent living



6. Income generation

The Management Company transfers the rental income to the investor

MANAGEMENT COMPANY

Experience in the business for over 13 years.

Farsight Villas & Hotels Management manages 200+ properties in several Asian countries -

Thailand, Vietnam and Indonesia.

Direct bookings

Using SRM, email marketing and business intelligence in order to analyze data in an integrated way.

By increasing the proportion of direct bookings coming from reservation systems and agents:

10-15% cost reduction

Broad market coverage

We connect properties to over 1000+ travel agents, 50+ online booking systems, and numerous management companies worldwide.

By increasing rates, increasing profits by an average of 15%,

High ratings

A dedicated department deals with reputation, ratings and reviews.

Higher ratings increase views in online systems and influence booking decisions.

11% increase in profit

Smart tariffs

Utilizing innovative pricing: creating and maintaining daily predictive rates that are valid simultaneously across all systems. Analyzing Big Data and Machine Learning and predicting the likelihood of a higher rate one year in advance, taking into account more than 100 parameters for each day. price a year in advance, taking into account more than 100 parameters for each day. Increase profitability by 12-18%.





HOW PAYMENTS ARE MADE

1. Online/offline contract

A contract is concluded with
a management company

2. Online reporting

Through your personal cabinet you can control:
revenue, workload, expenses, profitability

3. Payment

Quarterly payments of income received
are made in a convenient way

A modern, single-story house with large glass windows and doors, illuminated from within. The house is surrounded by a lush green lawn and several tall palm trees. A swimming pool is visible in the foreground, reflecting the warm light from the house and the colorful sky. A covered outdoor dining area with a table and chairs is visible on the right side of the house. The sky is a mix of orange, pink, and purple, suggesting a sunset or sunrise. The overall atmosphere is serene and luxurious.

**LET'S
DISCUSS!**