







# Complex of premium villas for living and investment in Umalas area (007173)



**536 400 €**

-  Floor area **250 m<sup>2</sup>**
-  Number of rooms **3 bedrooms**
-  Furnitures **Partly**
-  To the beach: **m**
-  Location: **Indonesia, Bali, Canggu**
-  To the airport: **km**

 To the city  
centre:                      km

## Options

- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ Garden

## Description

**A complex of premium villas for living and investment in the main tourist location of Bali - the Umalas area.**

New luxury villas being built on the site of a complex already in demand among customers, which has high ratings and is in great demand among tourists.

The occupancy of the villas is above 90%.

The impeccable reputation of the complex is the key to success and reliability of investments.

Passive income without participation in the management process.

Access to the infrastructure of the complex.

Unlimited personal residence with Magnum Management Program privileges.

### Location:

- Berawa and Batu Belig beaches in 5 minutes
- Near the complex there are 47 restaurants and cafes
- Convenient transport interchange with access to the main tourist areas
- Supermarket 1 minute from the complex
- International Schools: Canggu Community School and ProEducation School 6 minutes away

- International Kindergarten Umalas Kids Club 2 minutes walk

The Umalas area is known for its flair - it has retained the atmosphere of the real Bali, immersed in greenery with a laid-back lifestyle.

The complex is surrounded by the main tourist locations with the best beach clubs and trendy establishments.

**The complex includes:**

- 9 three bedroom villas of 302 m2
- 4 one bedroom villas 90-100 m2

One-room villas - an ideal format for daily rent

the fastest return on investment compared to other objects

housing is equipped with everything necessary for a good rest - a kitchen-living room, a swimming pool with sun loungers, a spacious bedroom and much more

you can spend holidays here without restrictions

Projected yield 12-16.5%

Completion date: beginning of the III quarter of 2023.

31 year tenure, renewable for 20 years

Monthly maintenance costs:

- \$400 per month one bedroom villa
- \$600 per month three bedroom villa

**Information updated: 05.08.2024**

## **Photo gallery**







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