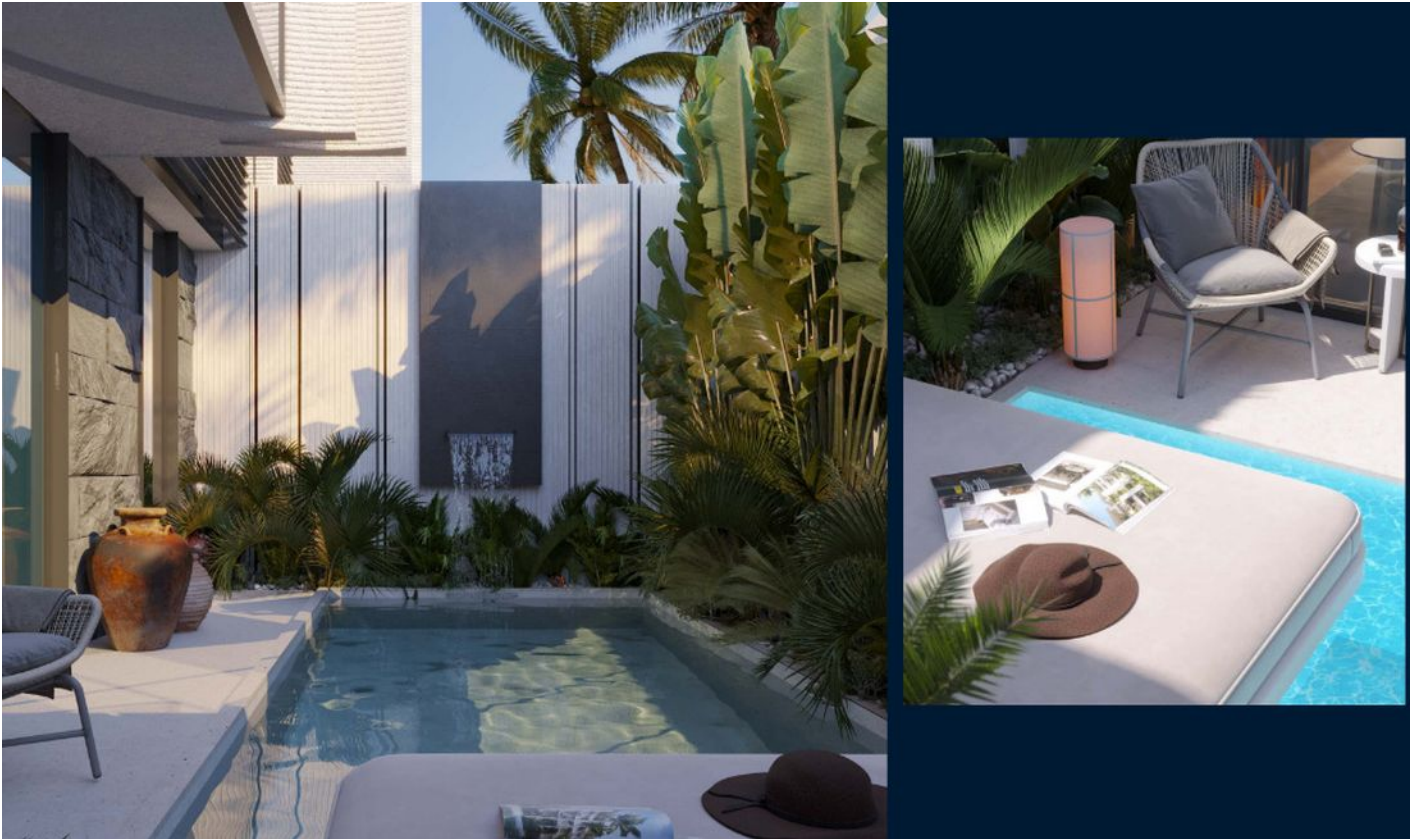



# Luxury villas in a large residential complex in Canggu (00596)




237 900 € - 1 212 700 €

 Floor area 90 m<sup>2</sup> - 335 m<sup>2</sup>

 Number of rooms  
1 bedroom  
2 bedrooms  
3 bedrooms  
5 bedrooms

 Furnitures Partly

 To the beach: m

 Location: **Indonesia, Bali, Canggu**

 To the airport: **km**

 To the city  
centre: **km**

## Options

- ✓ Smart house
- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ Outdoor parking
- ✓ 0% installment
- ✓ Security

## Description

Income property for living and investment.

Villas in a large-scale complex of 209 objects in the TOP location of Canggu. The total area of the complex is 8,980 m<sup>2</sup>.

### Description of the villas:

- **1 bedroom** area 90.2 m<sup>2</sup>
- **2 bedrooms** area 106 m<sup>2</sup>
- **2 bedrooms with rooftop** area 158 m<sup>2</sup>
- **3 bedrooms with rooftop** area 201 m<sup>2</sup>
- **5 bedrooms** area 335 m<sup>2</sup>

### Complex infrastructure:

- green alley passing through architectural portals and the river

- artificial waterfall
- green roof terraces
- cascade system of objects
- jogging and cycling paths around the complex
- coworking space and studio for recording podcasts and songs
- gym and yoga area
- SPA area with sauna, jacuzzi and massage services
- huge swimming pool with waterfalls and depth transitions of 1,300 m2
- playground
- restaurant

### **Indicators:**

- 40% increase in resale value after 5 years
- ROI from 33% payback in 5 years
- 27 years land lease term

### **Profitability forecast:**

- Occupancy rate – 85%
- Management company services 20%
- NET INCOME - \$24,103
- Annual yield - 17.9%
- Payback period - 5.6 years

Construction completion date: 05.2025

**Information updated: 15.10.2024**

## **Photo gallery**

