

# Exclusive premium villa complex two minutes from the picturesque Pandawa Beach (002519)



# 377 500 €

 Floor area	193 m <sup>2</sup> - 274 m <sup>2</sup>
 Number of rooms	3 bedrooms
 Furnitures	Partly
 To the beach:	m
 Location:	Indonesia, Bali
 To the airport:	km
 To the city centre:	km

## Options

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

## Description

**Exclusive complex of 8 premium villas located two minutes from the picturesque Pandawa Beach, Bali.**

This project, surrounded by luxurious five-star hotels, offers a unique opportunity to become an owner of elite real estate with private roofs and breathtaking ocean views.

**Villa 1:**

- Area: 193 m<sup>2</sup>
- Land area: 170 m<sup>2</sup>
- **Number of bedrooms: 3**
- Number of bathrooms: 3
- **Price: from \$ 405,000**

This villa is an ideal choice for those who value comfort and functionality. Spacious bedrooms, stylish bathrooms and thoughtful layout create a harmonious space for comfortable living.

#### **Villa 2:**

- Area: 274 m<sup>2</sup>
- Land area: 220 m<sup>2</sup>
- **Number of bedrooms: 3**
- Number of bathrooms: 4
- **Price: from \$ 490,000**

This villa offers even more space and comfort. With three bedrooms and four bathrooms, it is ideal for those who prefer space and privacy.

Both villas have private rooftops with ocean views and are located just two minutes from Pandawa Beach.

Investing in these villas is not only an opportunity to enjoy life in Bali, but also a profitable investment in real estate with high returns.

Construction of the complex began in January 2024, and completion is scheduled for January 2025.

**The villas will be located in one of the most prestigious areas of Bali, with easy access to all major points of interest:**

- Airport - 30 minutes
- Supermarkets - 7 minutes
- Shopping malls - 10 minutes
- Luxury hotels - 8 minutes
- Best beaches - 5-10 minutes
- Best restaurants and beach clubs - 10-20 minutes

The complex offers unique investment opportunities.

By purchasing a property at an early stage of construction, you can expect capital growth of up to 25% during the construction cycle.

The villas are also ideal for personal use for **3-6 months a year**, with the possibility of renting out during your absence.

**The average rental yield is 8-13%**, which provides a constant and stable income that can increase over time due to the appreciation of the property.

The expected annual rental income through **our management company is 12-17%**.

**The investment plan includes the following stages:**

- **Down payment of 30%** upon signing the contract
- Monthly reports with photos throughout the construction period
- Receiving keys and documents upon completion of construction

We offer flexible payment terms tailored to the individual needs of each client.

The management company will provide a full range of services, including guest services, concierge service, 24-hour security, maintenance of your property and territory, as well as regular profit reports and income payments.

Investing in this project is not only buying luxury real estate in Bali, but also a profitable investment with a high level of profitability and long-term prospects.

**Information updated: 04.09.2024**

## **Photo gallery**

















