







# Pre Sale! Unique Complex in Bali: Space for Harmony and Investment (010493)



**93 200 € - 102 600 €**

-  Floor area: **28 m<sup>2</sup> - 34 m<sup>2</sup>**
-  Number of rooms: **Studio**
-  Furnitures: **Partly**
-  To the beach: **m**
-  Location: **Indonesia, Bali, Uluwatu**
-  To the airport: **km**



To the city  
centre:

km

## Options

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

## Description

Welcome to the new innovative project in Bali, located in the picturesque **area of Uluwatu**. This unique complex offers not just housing, but a whole concept for improving the quality of life, aimed at attracting tourists and increasing investment opportunities.

### Unique advantages of the complex:

- **World-class fitness center:** the complex has a professionally equipped fitness center, providing all the necessary conditions for maintaining physical fitness.
- **Thermal complex:** including four different types of saunas and baths, allowing you to completely relax and recuperate.
- **Exclusive restaurant:** the first restaurant in Bali with a concept, where the menu includes dishes including superfoods that help prolong life.
- **Detox and wellness programs:** residents and guests can undergo complete detox programs for the body without leaving the territory of the complex, which makes it an ideal place for a wellness holiday.
- **Chlorine-free thermal pool:** the opportunity to swim in crystal clear water without chemical additives.
- **Yoga and meditation:** the territory provides specially equipped spaces for yoga, sound healing and meditation practices.

### Infrastructure of the complex:

- Large swimming pool
- Private parking
- Tea room
- Hammam and sauna
- Dark relaxation room
- SPA with salt room
- Ocean view
- Yoga studio

The complex offers unique opportunities for investors, available with a **guaranteed rental yield of 12% per annum**. This is a chance to become the owner of a studio in the complex with an **ROI of up to 15.67%**.

#### **Apartments:**

- **One-bedroom studios with a loggia**, an area of 28-34 m<sup>2</sup>, located on floors 1-2 (the 3rd floor will be available later with an increase in price).

#### **Price:**

- **Studios with courtyard view — \$100,000**
- **Studios with ocean view — \$110,000**

**Booking and payment terms:** reservation 5%, first payment 20%, remaining amount — installments until the end of construction (schedule: 3x25%).

#### **Price increase schedule:**

- Pre Sale of the first 14 apartments — \$100,000 and \$110,000
- Next 14 apartments — +10%, \$110,000 and \$121,000
- Last 14 apartments — +10%, \$121,000 and \$133,000
- Ready offers on the secondary market — from \$133,000 and \$146,000

#### **Profitability forecast:**

- Minimum guarantee: 12% for the first year
- Realistic scenario: 13.62%
- Pessimistic scenario: 11.58%
- Optimistic scenario: 15.67%

## Location:

The complex is located just 6 minutes from Pantai Beach and 7 minutes from famous places such as Sawaya Bali Loft, Kuta Golf, Bali Alchemy and Wisnu Kencana Cultural Park.

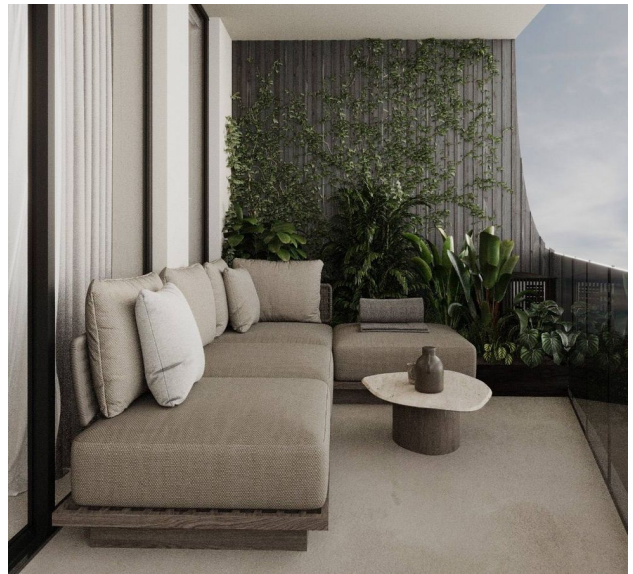
## Commissioning of the complex: Q1 2026.

This complex will be an ideal place for those who seek harmony with nature, care about their health and strive for successful investments.

**Information updated: 26.09.2024**

## Photo gallery











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