



**Boost Your Wealth:
Enjoy Passive Income from Your Villa
Investment in Ubud, Bali.**
Only 3 Villas - Reserve Now



Off-plan Villas

Early Bird Price from **~\$195K USD**

Our minimalist Nordic-designed villas serve as a serene backdrop to Bali's vibrant nature and local culture, offering 2-3 bedroom villas with high quality standard. The villas are designed and managed by a Scandinavian led team, so you can invest effortlessly in Bali and enjoy passive income.

Villa Highlights


- ★ Nordic design meets Balinese tropics
- ★ Modern 2-3 bedroom luxury villas
- ★ Private pool, infinity view to rice fields
- ★ Private roof top terrasse, tropical garden
- ★ 12%-22% ROI from villa rental income

Contact

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 Bedulu Boutique Villas is developed by PT PMA **Lead Heart First Consulting** (NIB: 1260000310726)

Professional Management Team

The villas will be under expert management by LHF ensuring exceptional guest experiences and proactive villa promotion. Our cornerstone services are:

● Guest Experience

Create a unique guest experience through our local insight.

● Channel & OTA Management

Optimize profits through professional channel management & OTA* listings.

● Social Media Management

Optimize our brand & social media platforms & build community.

● AI & Analytics

Use AI for price optimization & Business Analytics for KPIs tracking.

Just sit back and enjoy your passive income!

*OTA: Online Travel Agency, e.g. Booking.com, Airbnb, Agoda.

Strategic Location

- ★ Located in an authentic village setting
- ★ 180-degree rice field view
- ★ 10-15 minutes to central Ubud
- ★ 1 min to paved rice field walking track
- ★ Easy access to the South/East/Airport



Development Plan



* Villas construction will be start following 1st instalment and finalization of contract. Future dates will be adjusted accordingly.

** Pre-launch promotion & Villa management setup will be ongoing throughout 2025 to optimize bookings.



Return on Investment (ROI)

Your Villa Investment

Annual ROI from Rental Income

Villa Leasehold Resale Potential

Leasehold Resale Potential

Investing in a villa at Bedulu Boutique Villas offers resale potential. The initial leasehold period is 25 years, with an optional 15-year extension. Owners can resell their villa at any time under the same terms. The resale value depends on Bali's property market, which is trending upwards post-COVID. Selling after, say, 6 years could yield significant capital gains alongside rental income.

Return on Investment from Rental Income

2 Bedroom Villas (Estimate)

Occupancy	70% (Low)	80% (Mid)	90% (High)
Daily Rental	\$217 (USD)	\$217 (USD)	\$217 (USD)
Monthly Revenue	\$4,562	\$5,214	\$5,866
Monthly Expenses	\$700	\$700	\$700
Management Fee	\$866	\$990	\$1,114
Marketing Fee	\$578	\$660	\$743
Monthly Profits	\$2,419	\$2,864	\$3,301
Annual Profits	\$29,022	\$34,368	\$39,714
Annual ROI	13%	16%	19%
Years to Breakeven	7.9	6.7	5.8

3 Bedroom Villas (Estimate)

Occupancy	70% (Low)	80% (Mid)	90% (High)
Daily Rental	\$277 (USD)	\$277 (USD)	\$277 (USD)
Monthly Revenue	\$5,807	\$6,636	\$7,466
Monthly Expenses	\$850	\$850	\$850
Management Fee	\$1,103	\$1,260	\$1,418
Marketing Fee	\$735	\$840	\$945
Monthly Profits	\$3,119	\$3,686	\$4,253
Annual Profits	\$37,428	\$44,232	\$51,036
Annual ROI	16%	19%	22%
Years to Breakeven	6.1	5.2	4.5

ROI calculation and Assumptions: The ROI is based on price estimates of nightly rate (275-350 USD*/night gross), an occupancy rates between 70-90%. The cost deductions are based on 21% tax and service on the gross price, estimated running fee for the villa, estimated average online travel platform fees, and management fees. This gives a payback time of 5-8 years. You might find our estimate more conservative/realistic than other developers - we are committed to doing our best to secure the best possible actual ROI outcomes. Tax on income is not included and depends on the investor's specific situation - in Indonesia, if the asset is held in a company structure and profits paid out as dividend there is no tax on dividend if it is reinvested in Indonesia.

For Sale: Three Villas Available

	Built Area* (m2)	Land Size* (m2)	Pool Size (m2)	ROI** Estimate	Early Bird Price*** (Until May 15th, 2024)	Price*** (After May 15th, 2024)
Villa Bedulu (3 Bedroom/3 Bathroom)	181.5 m2	279.6 m2	13.6 m2	16-22%	~230,000 USD ~205,000 EUR 3,500,000,000 IDR	~245,000 USD ~220,000 EUR 3,750,000,000 IDR
Villa Padi (2 Bedroom/2 Bathroom)	123.2 m2	214.2 m2	13.6 m2	13-19%	~210,000 USD ~190,000 EUR 3,250,000,000 IDR	~220,000 USD ~200,000 EUR 3,400,000,000 IDR
Villa Pulu (2 Bedroom/2 Bathroom)	111.0 m2	177.4 m2	13.6 m2	12-20%	~195,000 USD ~175,000 EUR 3,000,000,000 IDR	~205,000 USD ~185,000 EUR 3,150,000,000 IDR

* Built and land area are approximately.

** See the previous page for the ROI.

*** The prices are fixed in IDR, and the USD price is indicative only.

Added Value Features

- ✓ Common Area (Access & Parking)
- ✓ Reception & Guest Service
- ✓ Full Management

Optional Extras

- ✓ Solar Panels
- ✓ Water Filter System
- ✓ Selected Facility Upgrades

Disclaimer*

*The content of this brochure is informative only and does not constitute investment advice. Some of the information in this brochure may be subject to change and LHF has the right to change conditions and terms until the final contract is signed.



Secure Your Investment Opportunity

Get in touch!

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Visit bedulovillaboutiques.com to
learn more about our projects

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