

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
- A 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

- www.beduluboutiquevillas.com
 - bedulu@leadheartfirst.com



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Bedulu Boutique Villas is developed by PT PMA **Lead Heart First Consulting** (NIB: 1260000<u>310726)</u>

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 pawed rice field walking track
- ★ Easy access to the South/East/Airport



Development Plan





Return on Investment (ROI)



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

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Occupancy	70% (Low)	80% (Mid)	90% (High)	Occupancy	70% (Low)	80% (Mid)	
Daily Rental	\$217 (USD)	\$217 (USD)	\$217 (USD)	Daily Rental	\$277 (USD)	\$277 (USD)	
Monthly Revenue	\$4,562	\$5,214	\$5,866	Monthly Revenue	\$5,807	\$6,636	
Monthly Expenses	\$700	\$700	\$700	Monthly Expenses	\$850	\$850	
Management Fee	\$866	\$990	\$1,114	Management Fee	\$1,103	\$1,260	
Marketing Fee	\$578	\$660	\$743	Marketing Fee	\$735	\$840	
Monthly Profits	\$2,419	\$2,864	\$3,301	Monthly Profits	\$3,119	\$3,686	
Annual Profits	\$29,022	\$34,368	\$39,714	Annual Profits	\$37,428	\$44,232	
Annual ROI	13%	16%	19%	Annual ROI	16%	19%	
Years to Breakeven	7.9	6.7	5.8	Years to Breakeven	6.1	5.2	
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2 Bedroom Villas (Estimate)

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.

3 Bedroom Villas (Estimate)

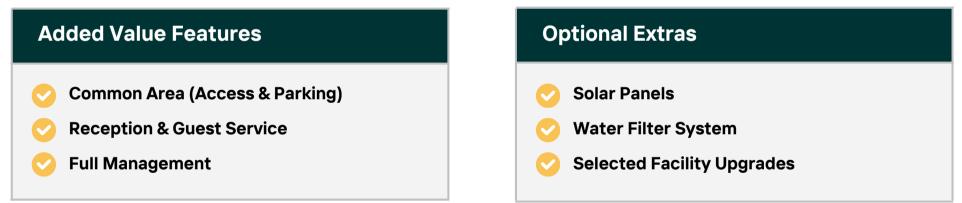
For Sale: Three Villas Available

	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.



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!

+62 823 4021 8640

bedulu@leadheartfirst.com

Visit **beduluvillaboutiques.com** to learn more about our projects

JI. Suka Duka, Yeh Pulu, Banjar Lebah, Bedulu, Kec. Blahbatuh, Kabupaten Gianyar, Bali 80581 @beduluboutiquevillas