

BOUTIQUE VILLA COMPLEX

PERERENAN

Rental income annually
\$19 000

ROI
13%

Prime location

The villas are located in one of Bali's most promising areas — quiet and green. The peaceful surroundings are combined with proximity to cafes, surf spots, and well-developed infrastructure: just 8 minutes to Pererenan Beach and 3–4 minutes to the street with restaurants and shops.

FOR INVESTORS:

The area is gaining popularity due to rapid development and its proximity to Canggu and Pererenan. With a potential ROI of 12–14%, it's a smart choice for early investors.



Favored by Expats & Investors

The complex is located in the Pererenan area, which has already gained strong investment appeal.

Jungle Padel Pererenan

4.5 ★★★★★

Elite Fit Bali

4.5 ★★★★★

Mostly Restaurant and Bar

4.6 ★★★★★

COMPLEX



Pererenan



Copenhagen Restaurant



Jungle Padel Pererenan



Motion Cafe Pererenan



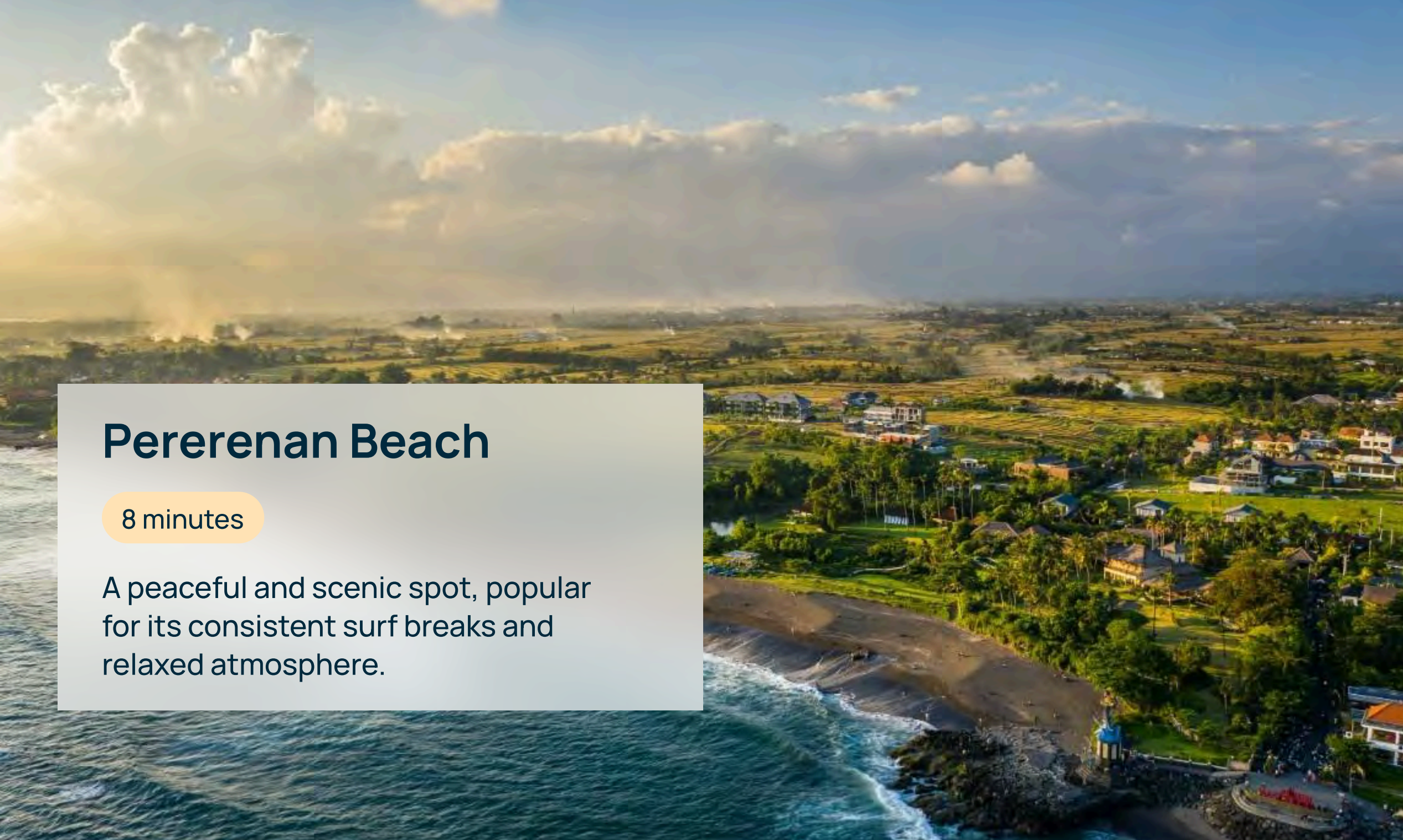
Obsidian GYM



Pererenan Beach



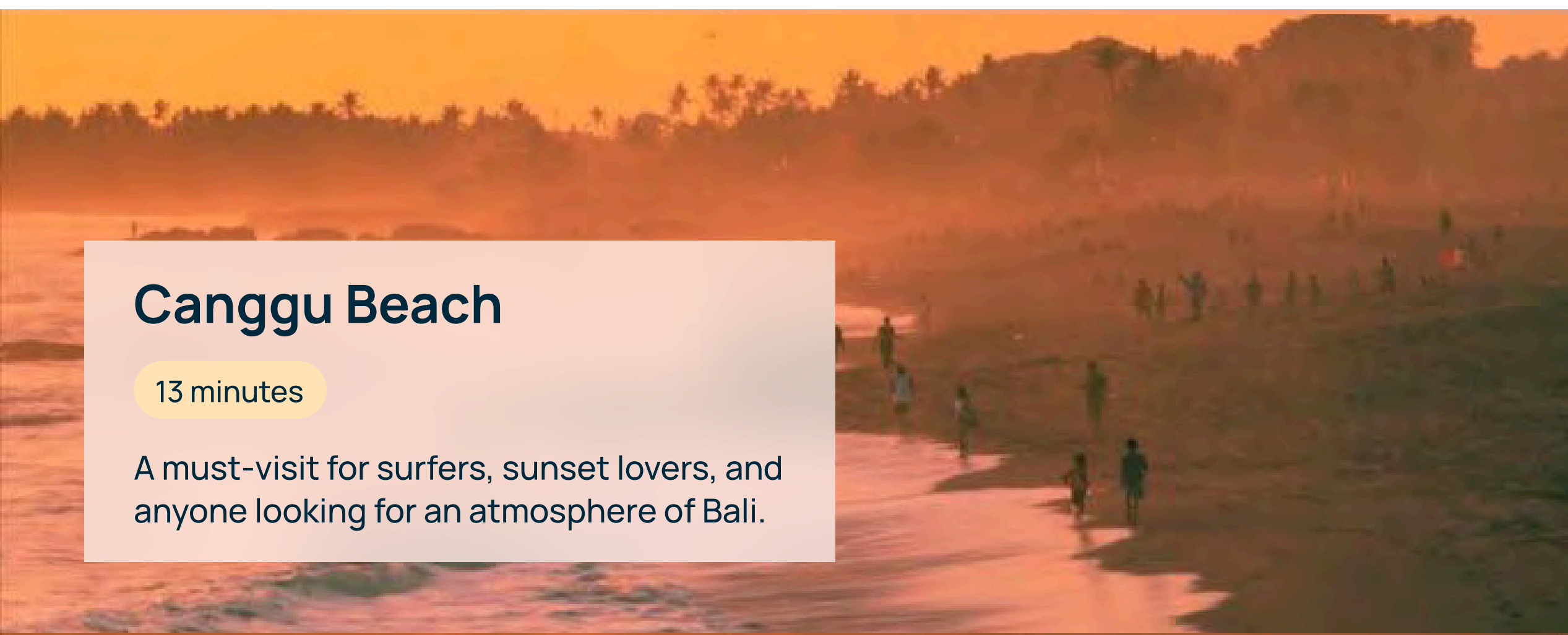
Elite Fit Bali



Pererenan Beach

8 minutes

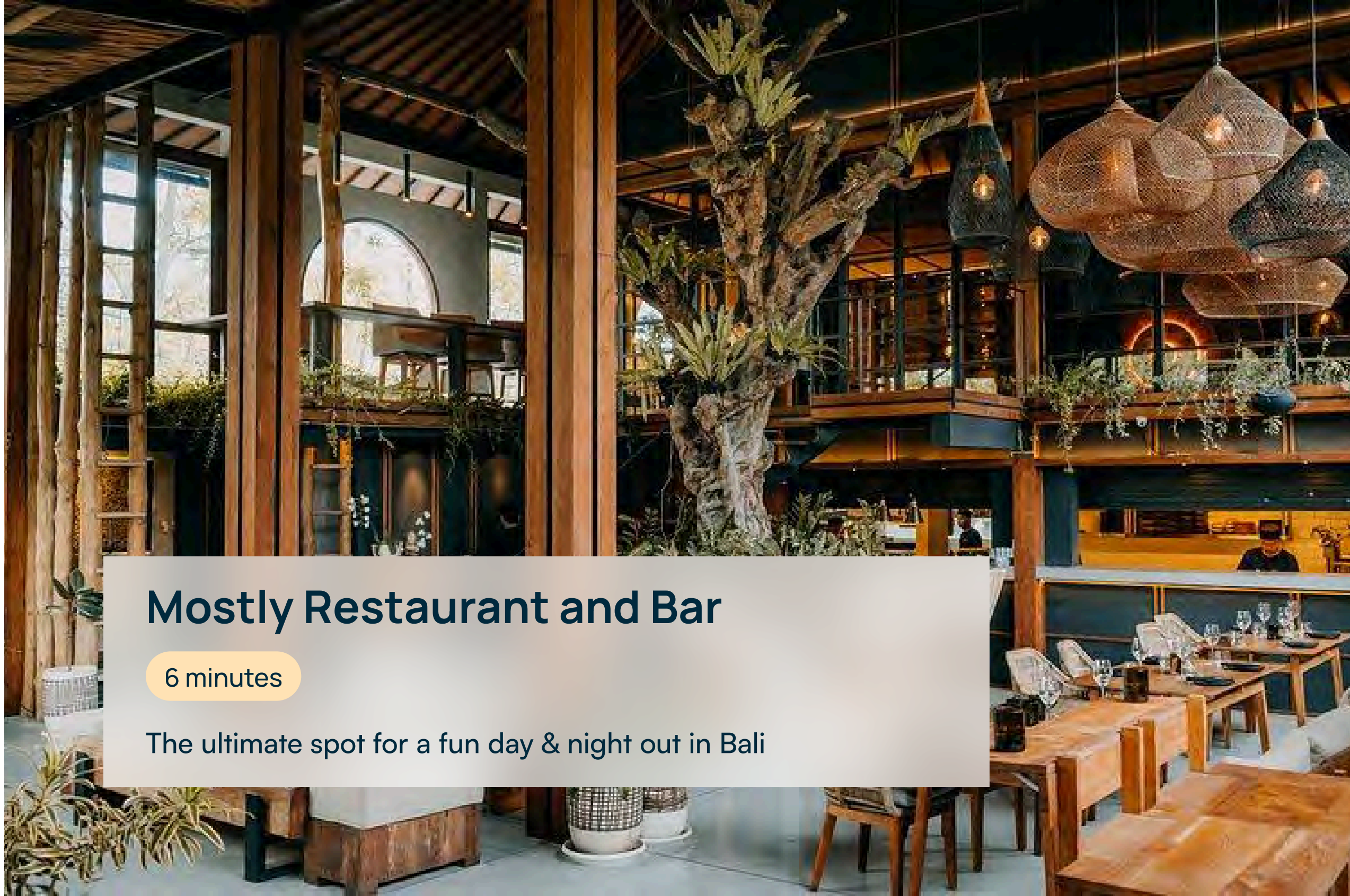
A peaceful and scenic spot, popular for its consistent surf breaks and relaxed atmosphere.



Canggu Beach

13 minutes

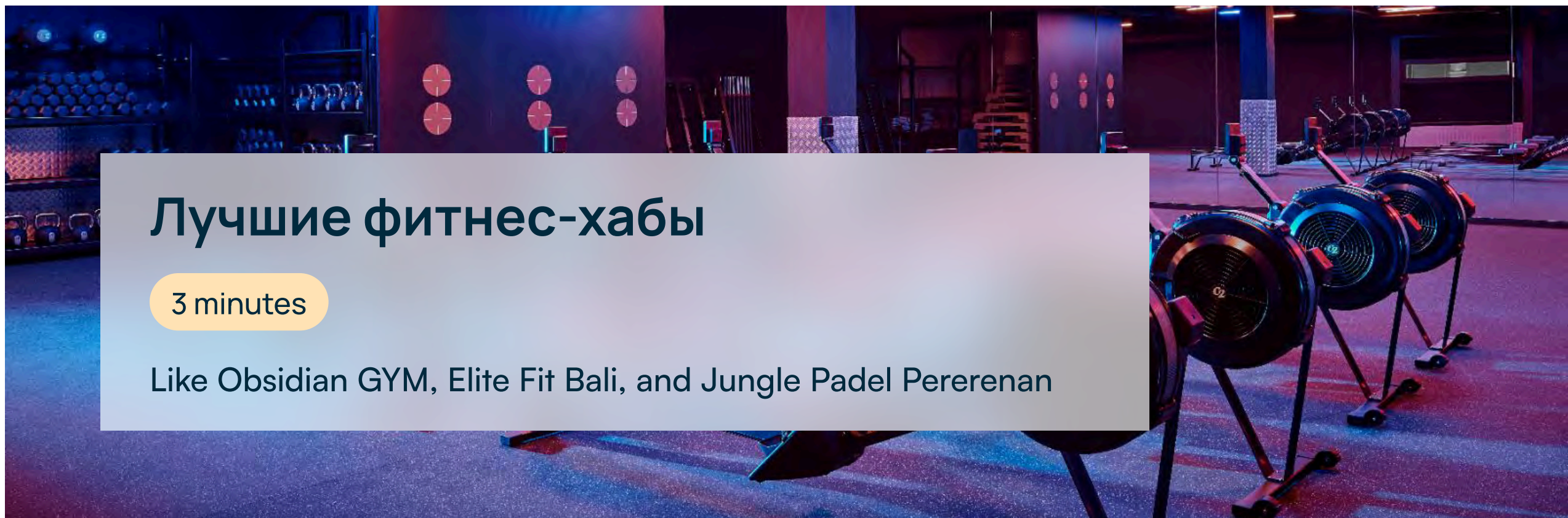
A must-visit for surfers, sunset lovers, and anyone looking for an atmosphere of Bali.



Mostly Restaurant and Bar

6 minutes

The ultimate spot for a fun day & night out in Bali



Лучшие фитнес-хабы

3 minutes

Like Obsidian GYM, Elite Fit Bali, and Jungle Padel Pererenan

Key features

A peaceful setting just moments away from the vibrant life of Pererenan and Canggu. Private pools, lush gardens, and modern layouts.

ROI

13%

PAYBACK

7-8 лет

PRICE

\$155 000

LEASEHOLD

30 лет

VILLA SIZE

75 кв.м.

LAND STATUS

red zone

AMENITIES:

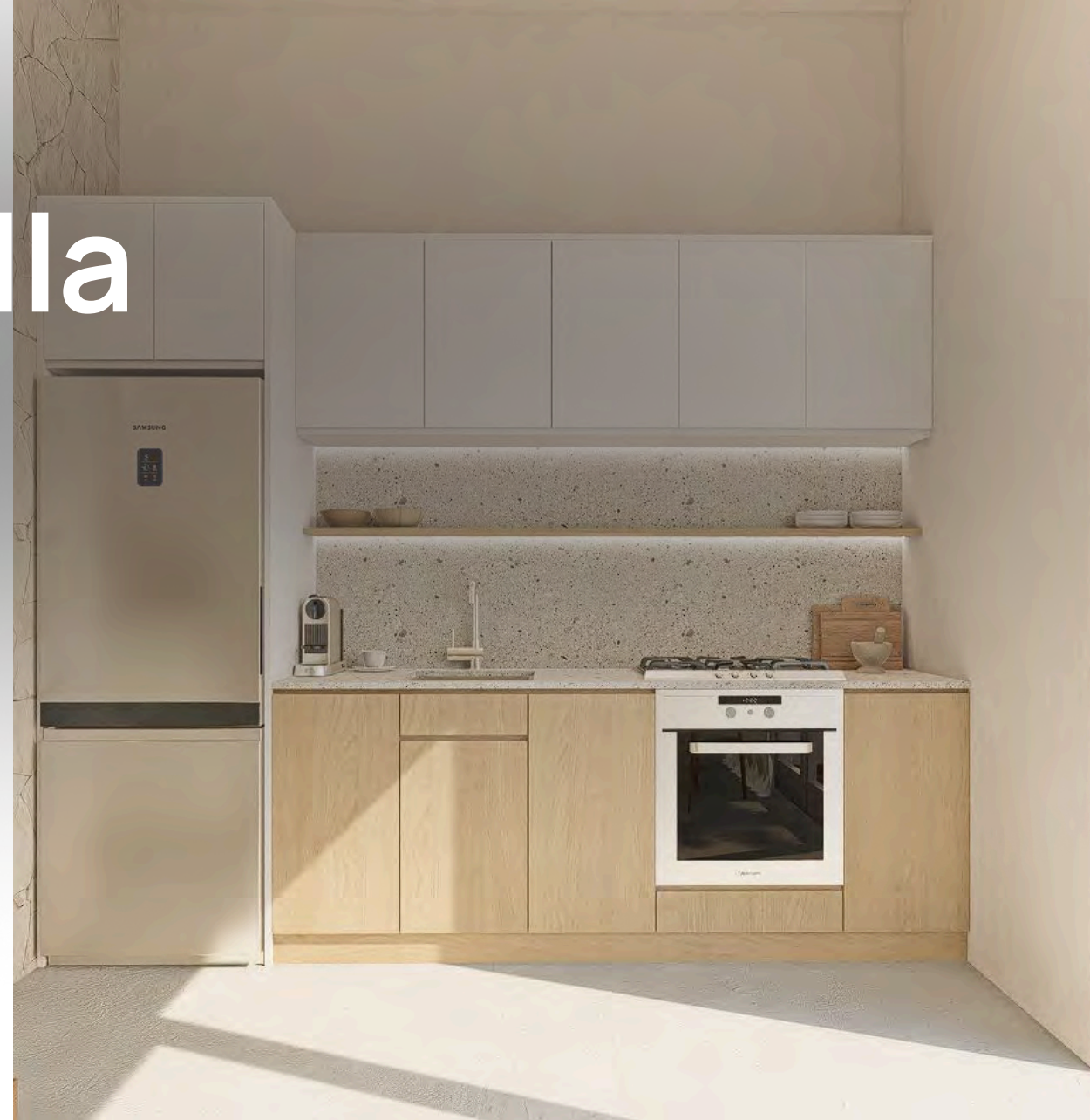
- ✦ Private pool
- ✦ Private garden
- ✦ Security system
- ✦ Parking
- ✦ Rental management



2 Bedroom Villa



2 Bedroom Villa



Price

2 BEDROOM VILLA

2,48 bn IDR

\$155,000

The USD to IDR exchange rate depends on the payment date and may vary

Price includes a full furniture package with appliances, dishes, accessories, plants, and bedding — everything needed for hassle-free rentals

2 Bedroom Villa

- ✦ 75 sqm building
- ✦ 72 sqm land
- ✦ Private pool and garden
- ✦ Parking

PRICE: \$155 000



1ST FLOOR

2ND FLOOR

Investment strategies

13% ROI

01

Flipping

Investing at the early stage of construction and reselling the villa upon completion offers a strong capital gain.

The construction cycle generates up to 28% capital growth — even after taxes and expenses.

02

Second Home

Use your villa for personal holidays during part of the year and rent it out while you're away.

Enjoy the lifestyle and still benefit from a passive income stream in your absence.

03

Rental Strategy

Renting your property short-term through Airbnb or direct bookings yields a consistent income.

13.40% ROI annual return from renting.

Flexible & Secure Payment Plan

Our payment structure ensures **risk-free investments**, allowing you to pay only for completed construction milestones. The constriction will take 15 months.

Stage	Payment	Condition
1st Payment	25%	Down payment
2nd Payment	15%	After completion of foundation
3rd Payment	15%	After completion of walls and roof
4th Payment	15%	After Mechanical, Electrical & Plumbing installation
5th Payment	15%	After ceramics and plastering
6th Payment	10%	Upon building completion
7th Payment	5%	Upon furnishing and final handover

| *The percentage is calculated based on the amount reduced by the booking fee*



About Developer

Developer has successfully completed 6 real estate projects in Bali, with a total of 27 units.

- ✦ Since 2020 developer has been building
- ✦ We have our own rental management company
- ✦ Completing dozens of villas in Canggu
- ✦ The most popular areas profitable for investors

"With a successful track record of completed projects in Bali, I'm in position to offer you the best value for your investment"

Evan Dimitriou

Founder of Bali Bliss Properties



Project Completion

Construction start is in June-July

Completion: September - October 2026





Finished project

5 VILLAS IN TUMBAK BAYUH

Finished in September 2024





Finished project

4 VILLAS IN TUMBAK BAYUH

Finished in June 2024





Finished project

3 VILLAS IN BERAWA

Finished in April 2024





Finished project

2 VILLAS IN UMALAS

Finished in June 2023





Finished project
BLACK AND WHITE VILLAS
in Berawa, Finished in 2022





Finished project

3 JOGLO VILLAS

in Canggu, Finished in 2022

