

# 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 ★★★★★

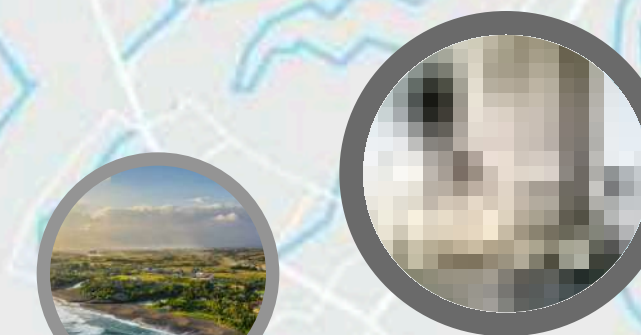
Elite Fit Bali

4.5 ★★★★★

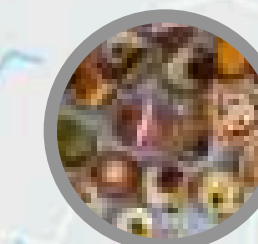
Mostly Restaurant and Bar

4.6 ★★★★★

## COMPLEX



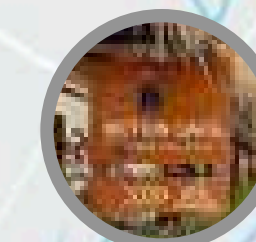
Pererenan



Copenhagen  
Restaurant



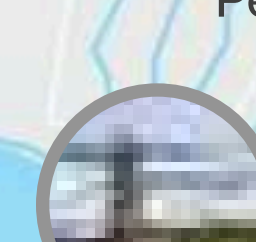
Jungle Padel  
Pererenan



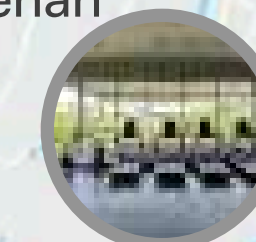
Motion Cafe  
Pererenan



Obsidian GYM

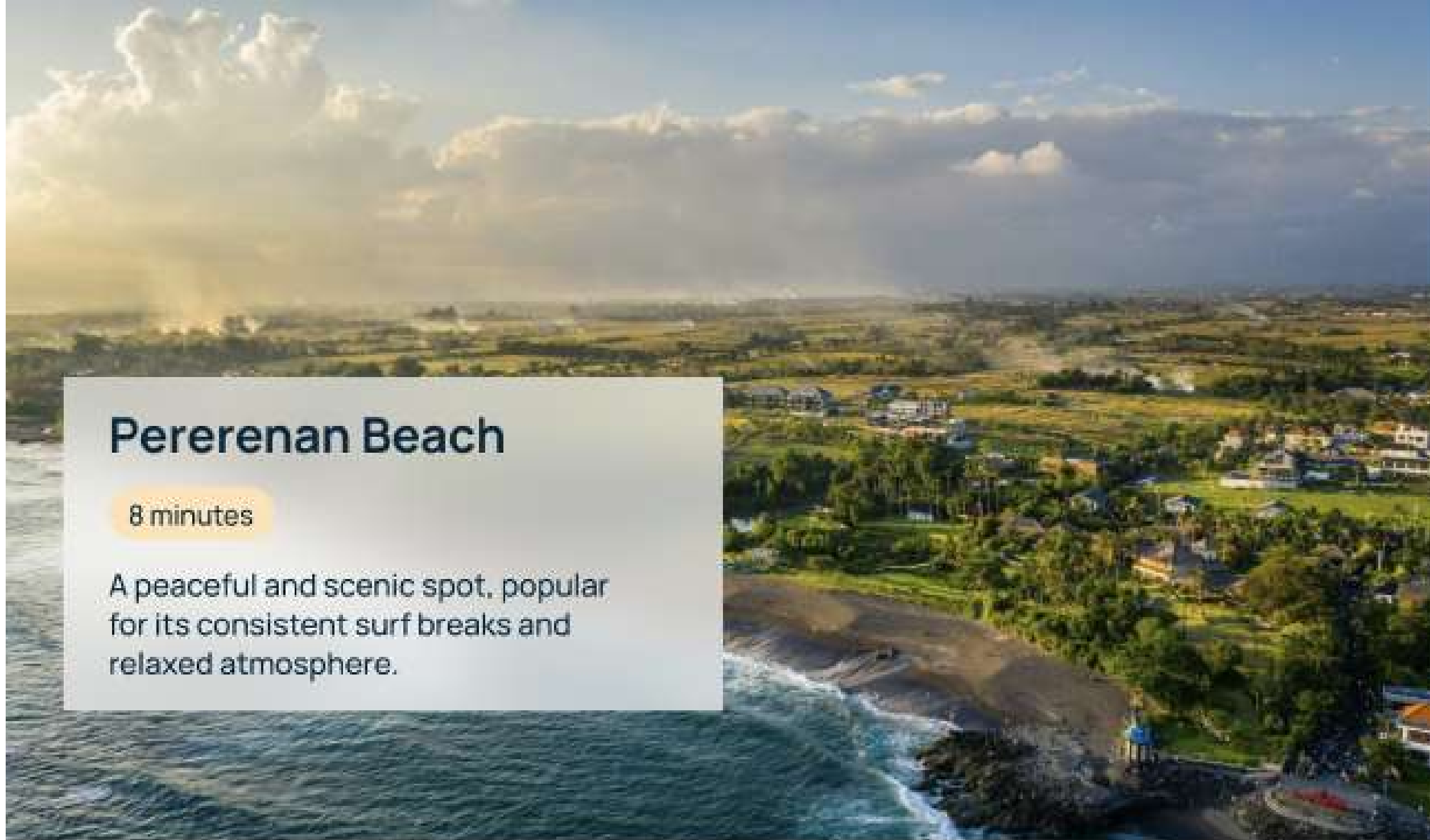


Pererenan Beach



Elite Fit Bali

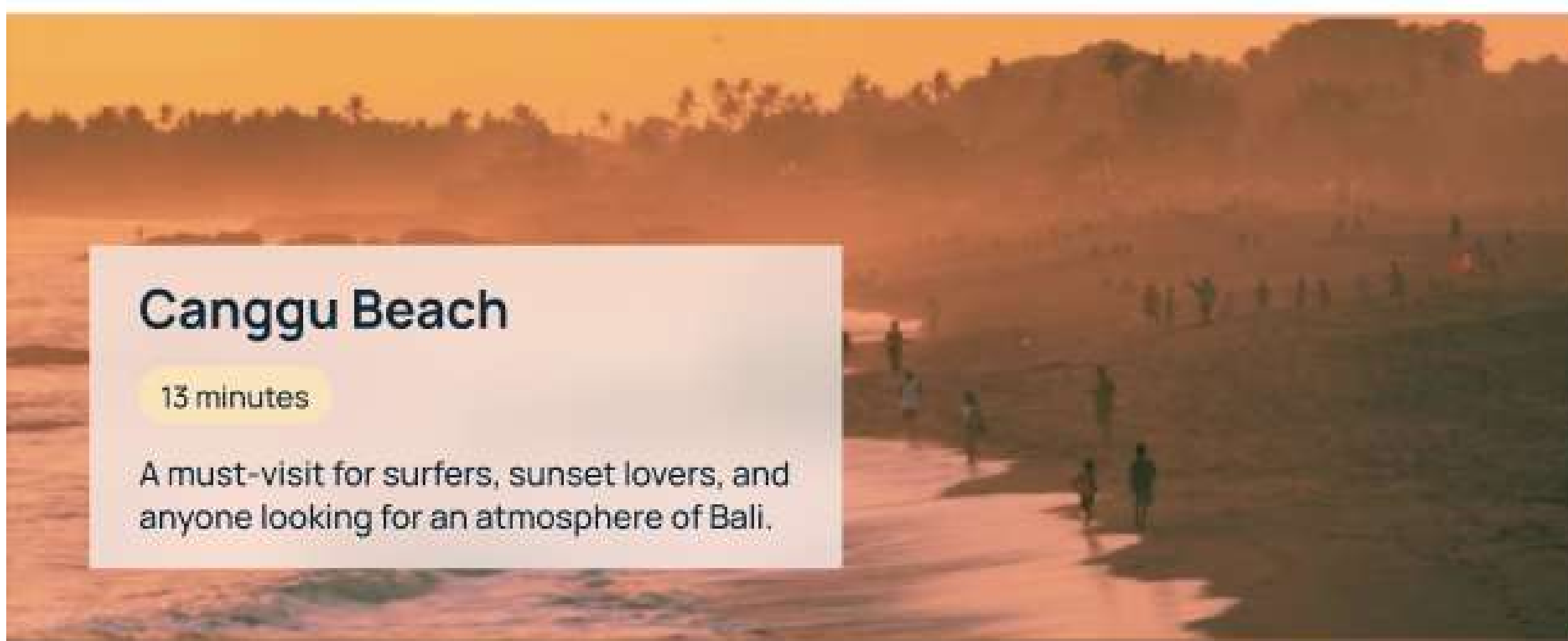




## Pererenan Beach

8 minutes

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



## Canggu Beach

13 minutes

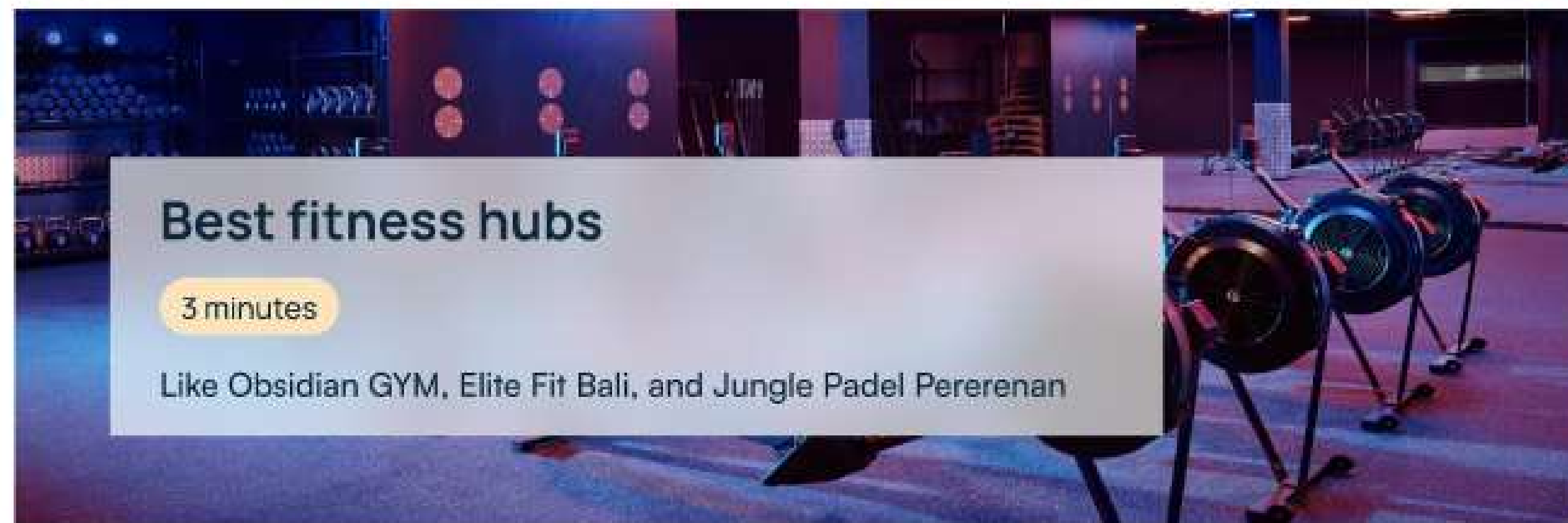
A must-visit for surfers, sunset lovers, and anyone looking for an atmosphere of Bali.



## Mostly Restaurant and Bar

6 minutes

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



## Best fitness hubs

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 years**

PRICE  
**\$150 000**

LEASEHOLD  
**30 years**

VILLA SIZE  
**84,42 sqm**

LAND STATUS  
**red zone**

## AMENITIES:

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



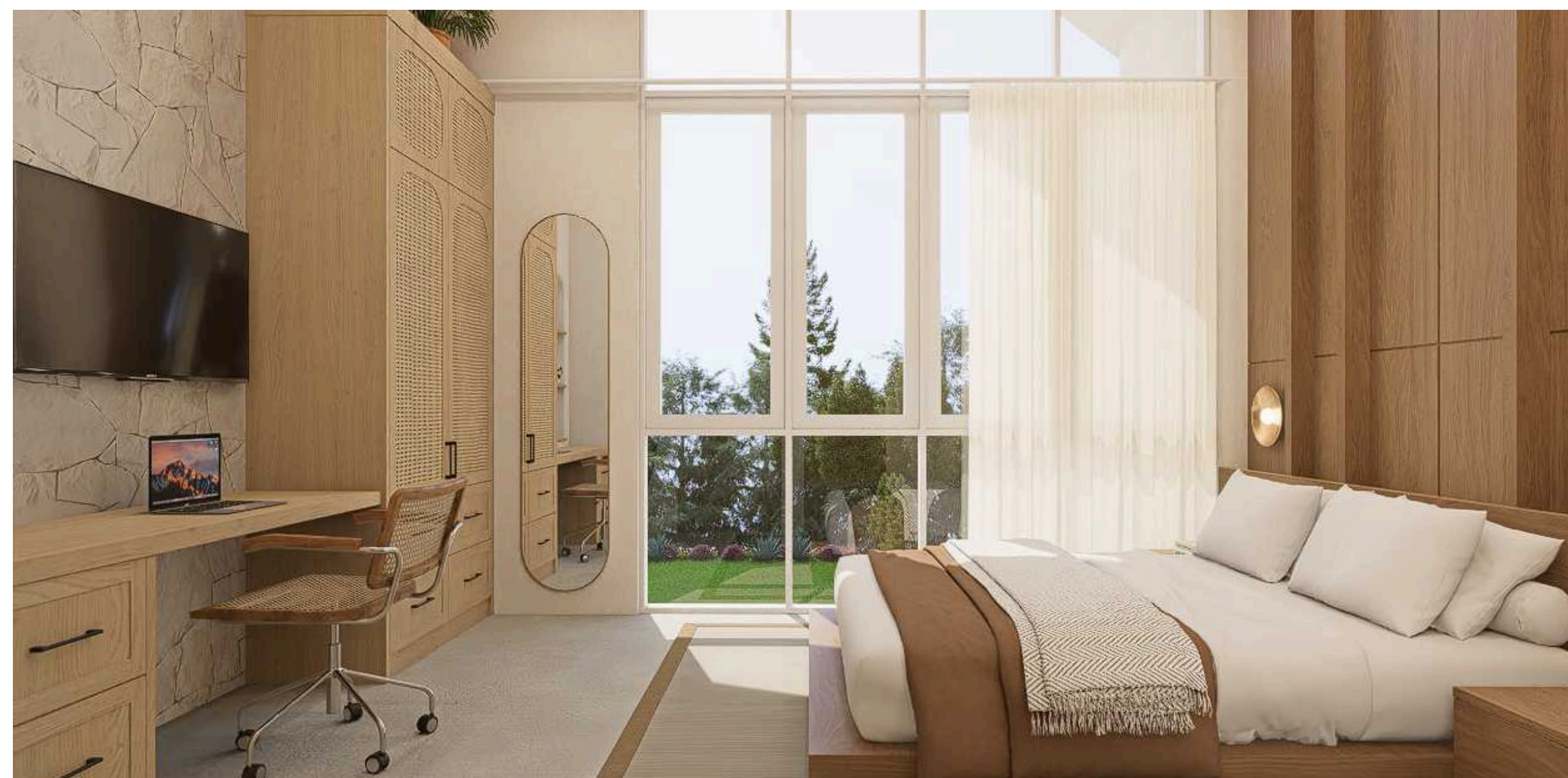


# 2 Bedroom Villa





## 2 Bedroom Villa





# Price

2 BEDROOM VILLA

**2,48 bn IDR**

**\$150,000**

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

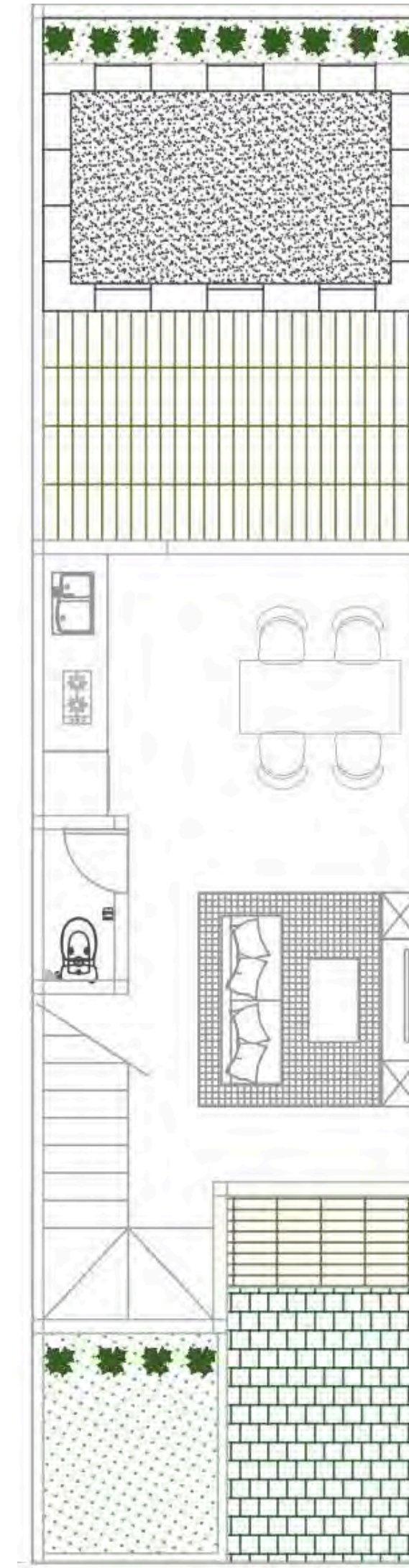
Price includes a full furniture package with appliances, dishes, accessories, plants, and bedding — everything needed for hassle-free rentals



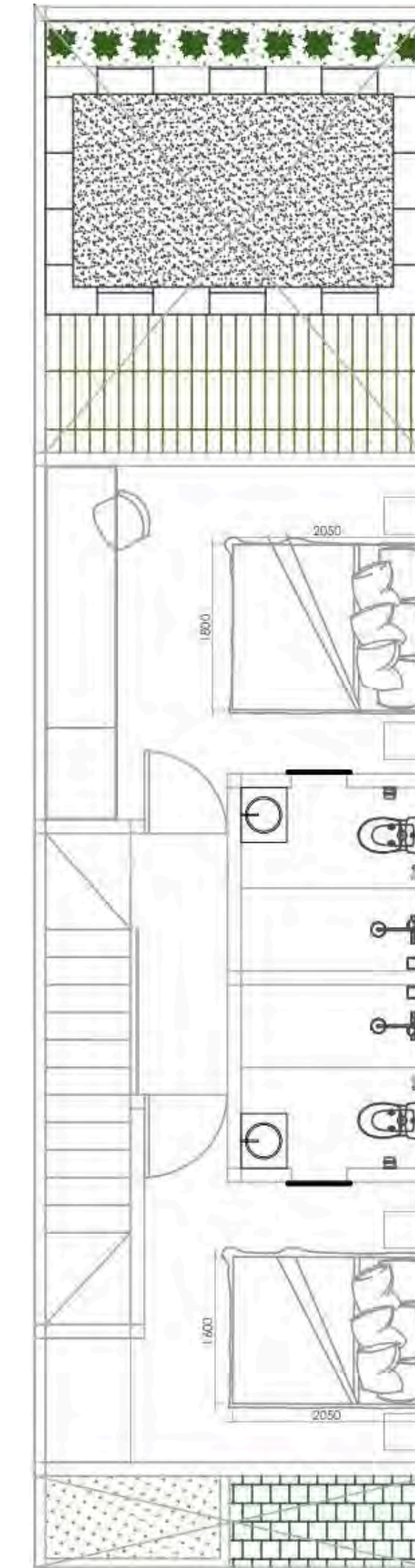
# 2 Bedroom Villa

- ✦ 84,42 sqm building
- ✦ 75 sqm land
- ✦ Private pool and garden
- ✦ Parking

**PRICE: \$150 000**



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

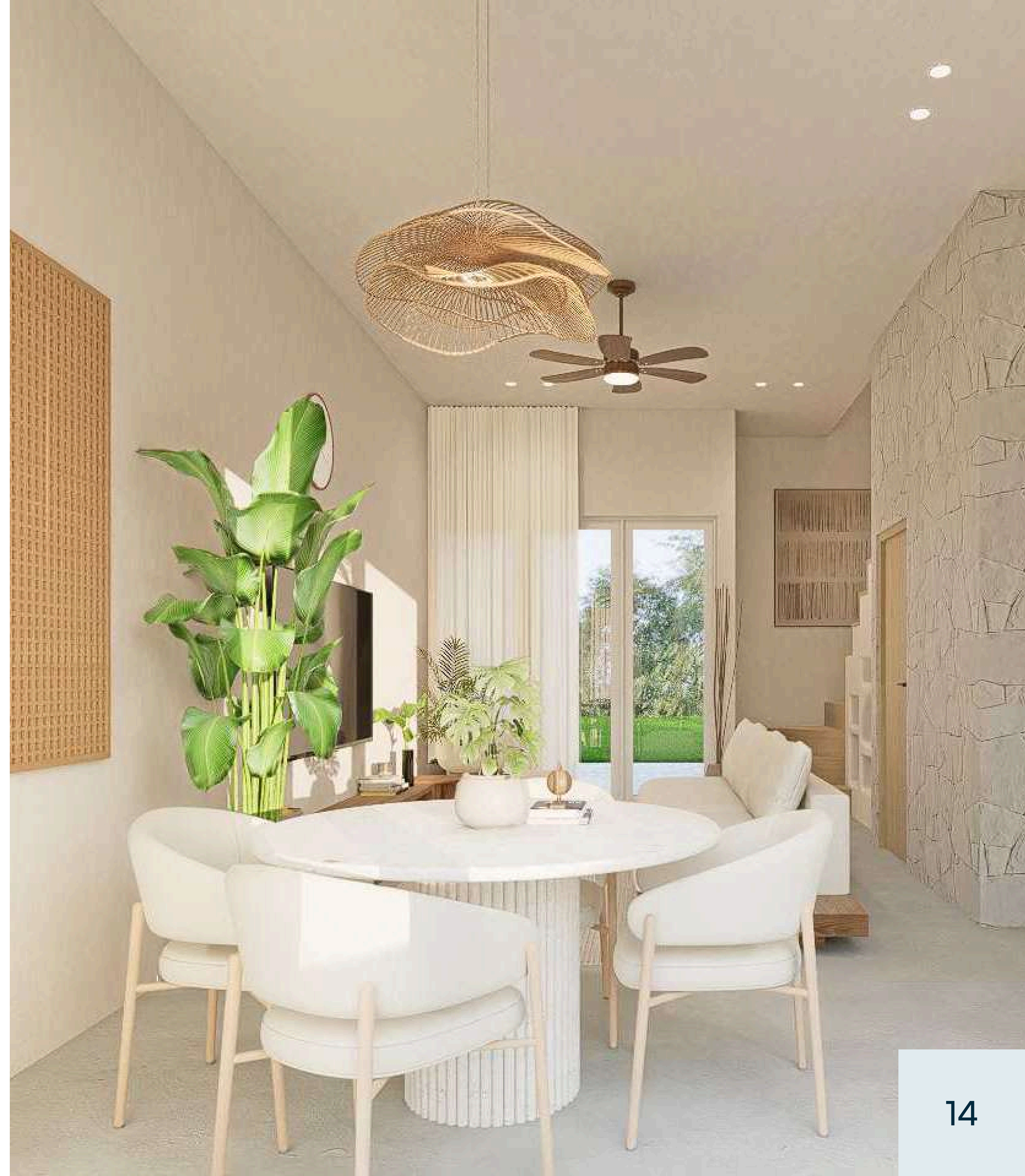




# Project Completion

Construction start is in June-July

Completion: September - October 2026







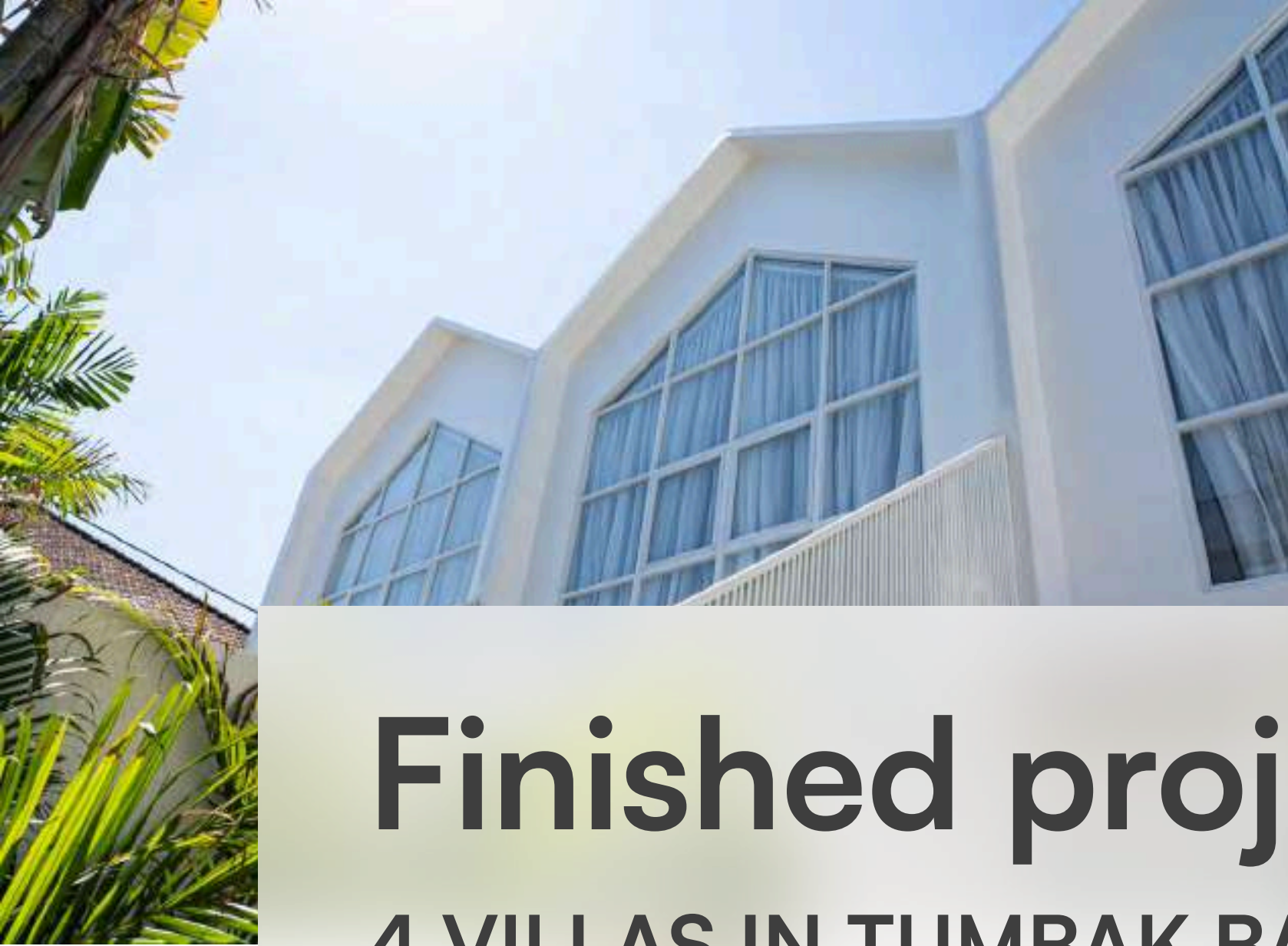
# Finished project

## 5 VILLAS IN TUMBAK BAYUH

Finished in September 2024



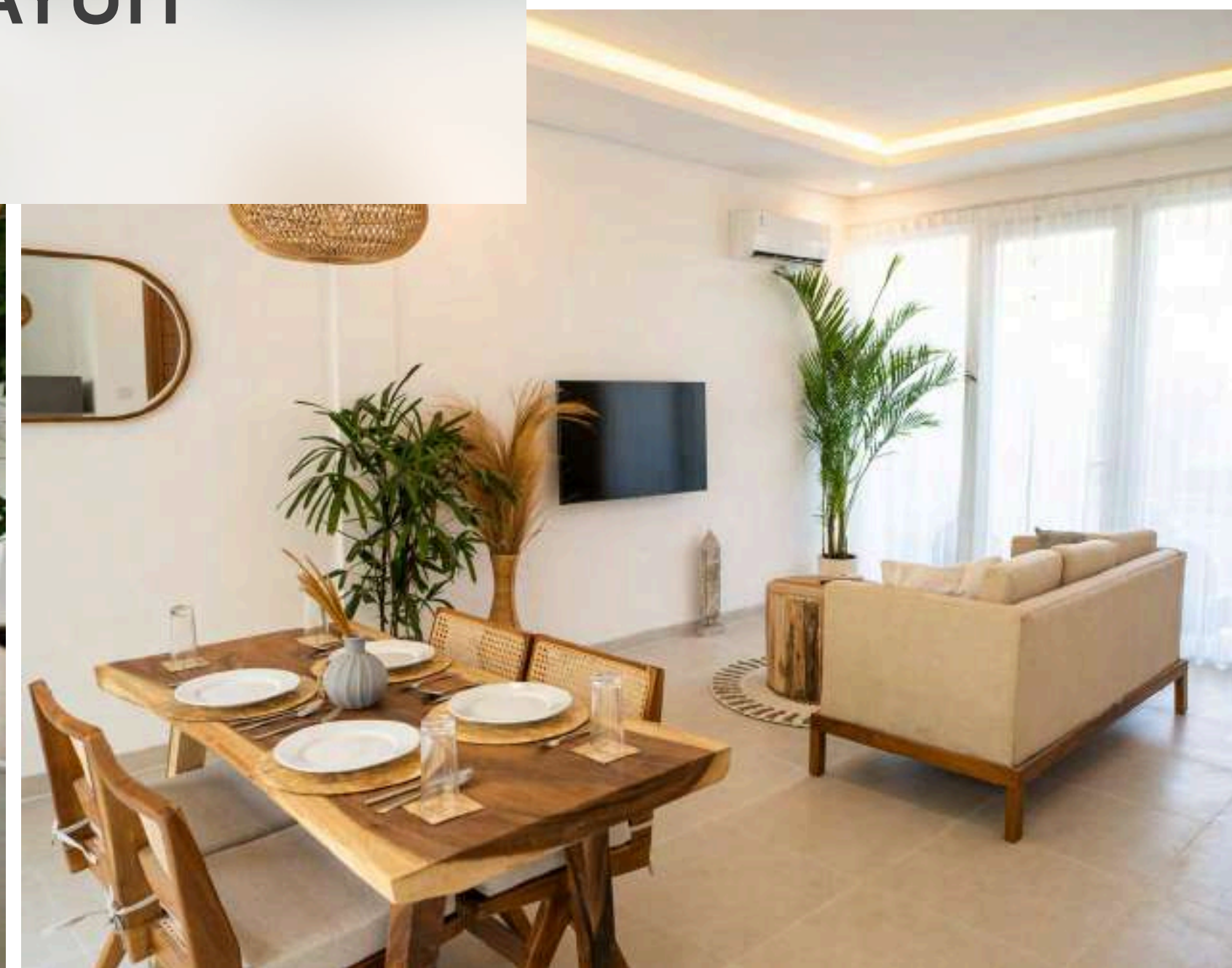
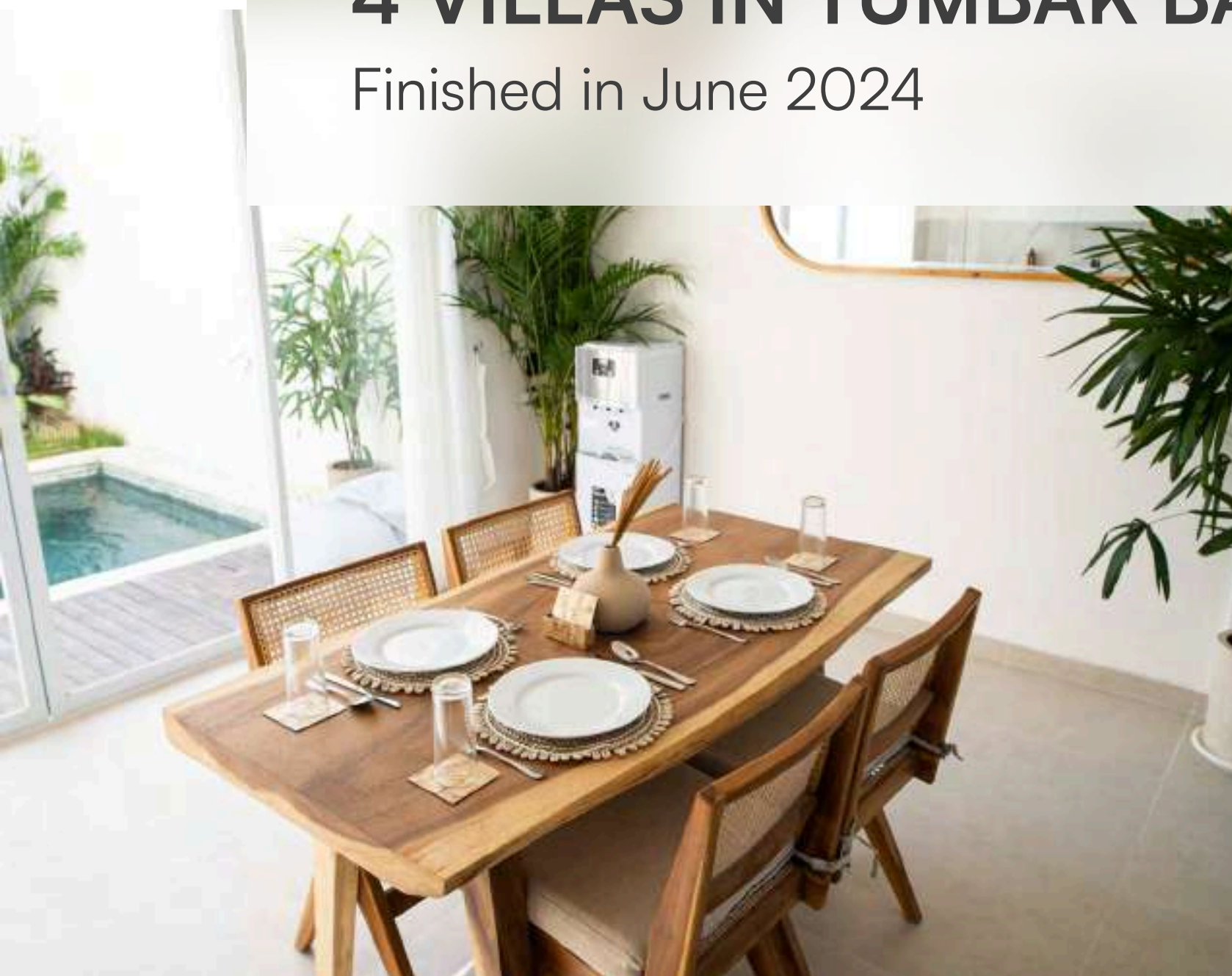




# Finished project

## 4 VILLAS IN TUMBAK BAYUH

Finished in June 2024



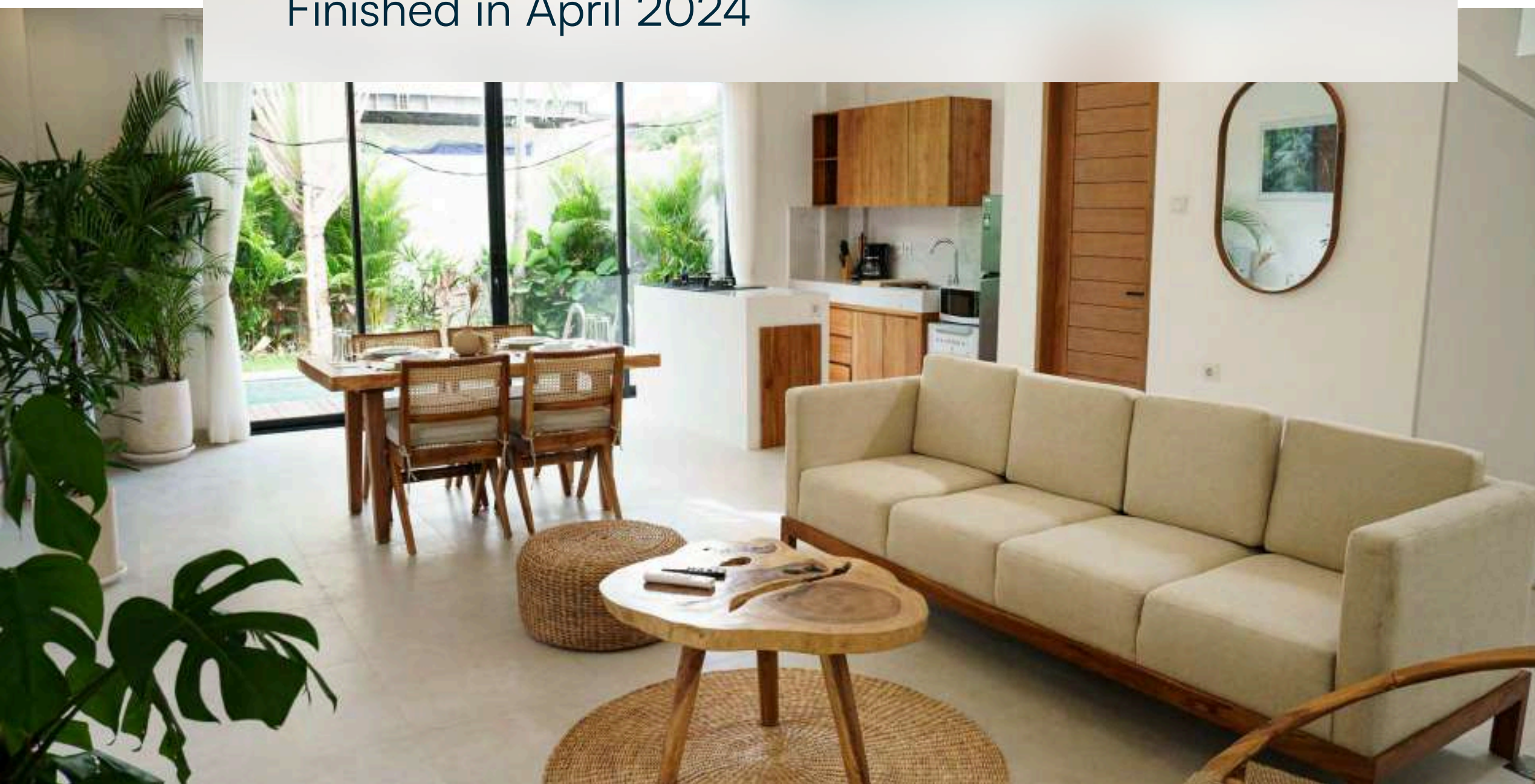




# Finished project

## 3 VILLAS IN BERAWA

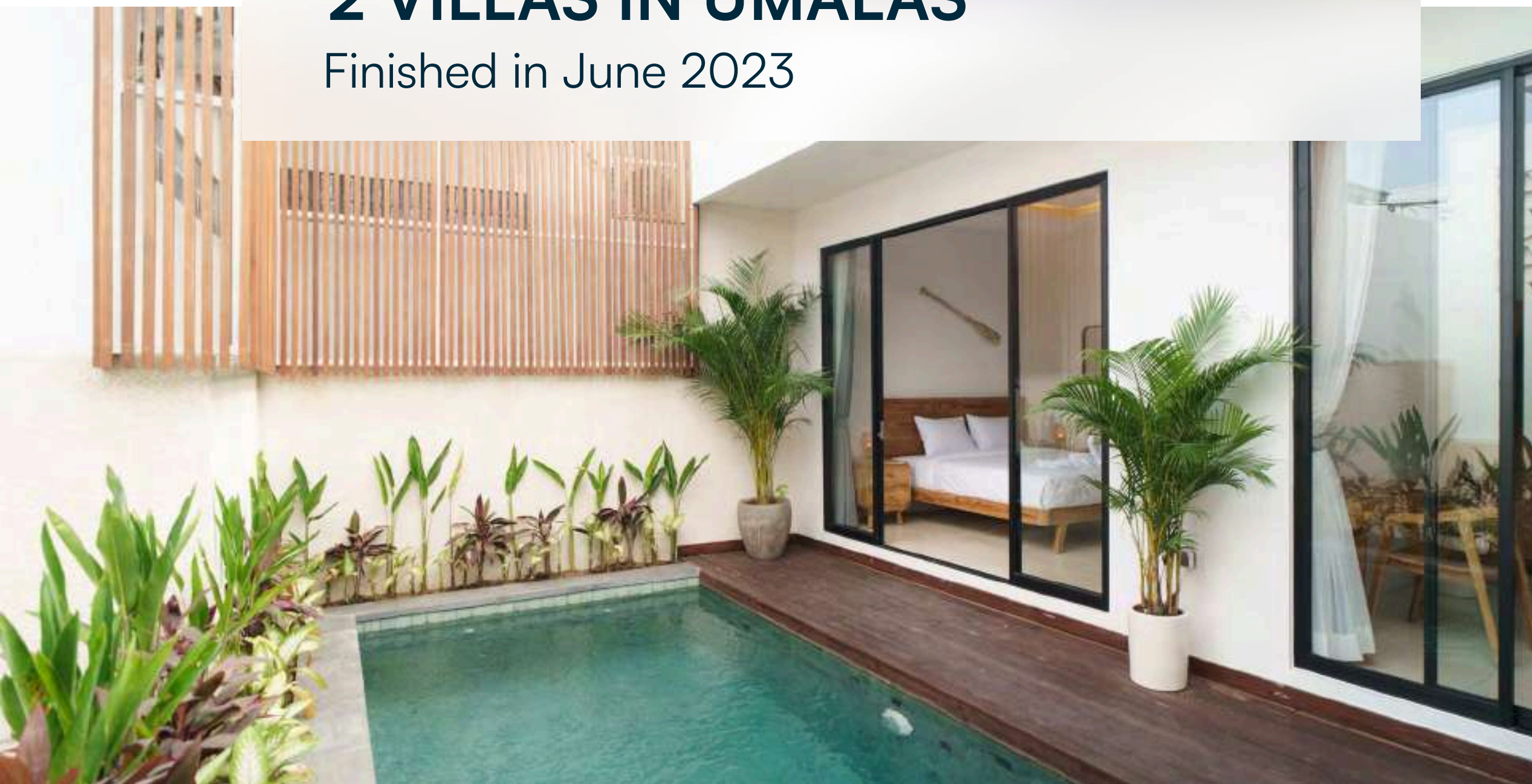
Finished in April 2024







**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

