

ISLAND PALMS

Discover **ISLAND PALMS**, a premium villa development in Uluwatu, Bali's southern peninsula. Strategically located near pristine beaches, with easy access to numerous vibrant amenities, **ISLAND PALMS** represents a unique investment opportunity in Bali's sought-after real estate market, blending tranquility with dynamic surroundings.



ISLAND PALMS

Introducing **ISLAND PALMS**, an exclusive collection of seven luxury villas in Uluwatu. Centrally located yet peaceful, the development features modern architecture, open layouts, and premium finishes, offering a perfect blend of style and comfort.



ISLAND PALMS



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At ISLAND PALMS, modern design meets flexibility, with open layouts, a striking spiral staircase, and seamless indoor-outdoor living. Every detail reflects contemporary luxury and sophistication.



ISLAND PALMS



SOUTH BALI

ISLAND PALMS is located in Uluwatu, approximately 30 minutes from Bali's Ngurah Rai International Airport.

This coveted area combines convenience with a sense of exclusivity, offering easy access to South Bali's attractions while maintaining its serene charm.



BEACHES AND LIFESTYLE

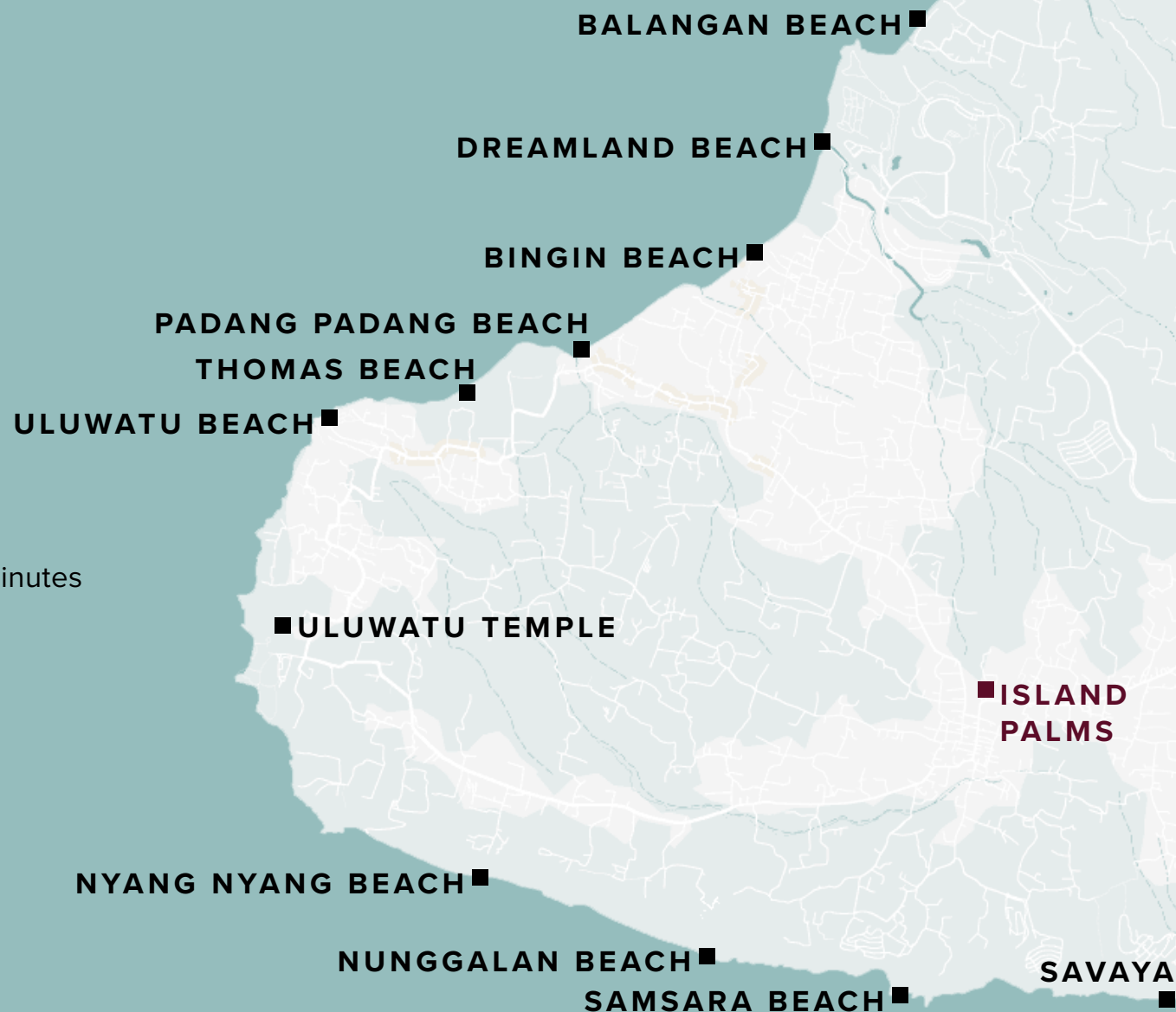
Within short distance of **ISLAND PALMS**, you'll find some of Bali's most iconic amenities and landmarks.

- Bingin - 5 minutes
- Savaya - 7 minutes

Beaches - all within 5- 10 minutes

- Balagan Beach
- Dreamland Beach
- Bingin Beach
- Padang Padang Beach
- Thomas Beach
- Uluwatu Beach
- Nyang Nyang Beach
- Nunggalan Beach
- Samsara Beach
- Melasti Beach

- Ngurah Rai International Airport - 30 minutes



THE VILLAS

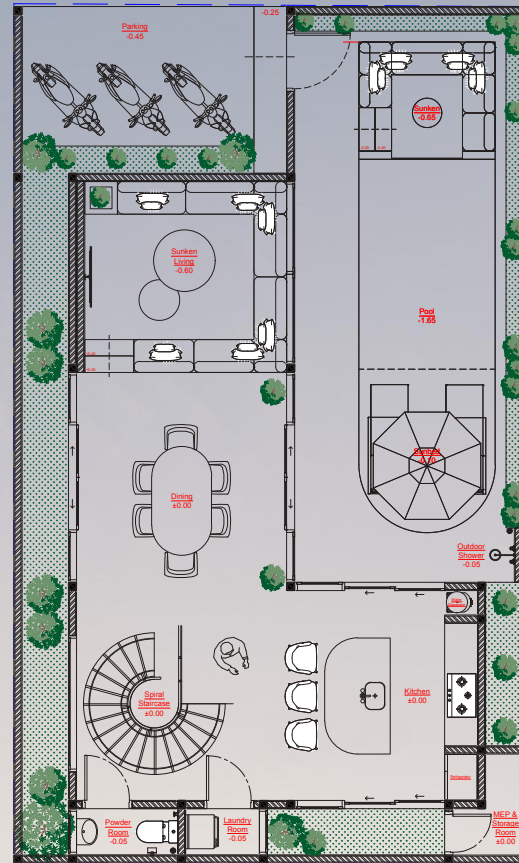
6 Villas
2 bedrooms with ensuite bathroom
Fully furnished

Plot size
1.5 are to 1.8 are

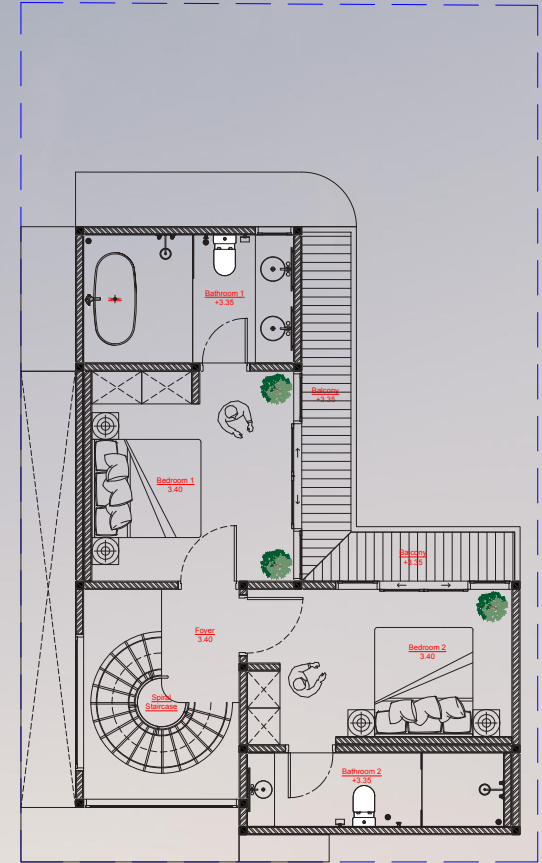
143 m² total build size
78 m² ground floor
65 m² top floor

25 year lease from USD 239k
49 year lease from USD 279k

All lease durations are extendable



Ground Floor



Top Floor



SITE PLAN



THE INVESTMENT

		<u>Conservative</u>		<u>Base Case</u>		<u>Optimistic</u>	
		IDR	USD	IDR	USD	IDR	USD
Investment		4,022,025,219	239,000	4,022,025,219	239,000	4,022,025,219	239,000
Nightly Rate (IDR)		2,750,000		3,000,000		3,250,000	
Average Occupancy Rate (%)		75%		80%		85%	
Nights Booked per year		274		292		310	
Gross Yearly Revenue (IDR)		752,812,500	44,734	876,000,000	52,054	1,008,312,500	59,917
Airbnb Fees (15%)	15%	112,921,875		131,400,000		151,246,875	
Net Revenue After Airbnb Fees		639,890,625	38,024	744,600,000	44,246	857,065,625	50,929
Utilities (Electricity, Water, WiFi)	3.0%	22,584,375		26,280,000		30,249,375	
Maintenance & Repairs	2.0%	15,056,250		17,520,000		20,166,250	
Property Management Fees	15%	112,921,875		131,400,000		151,246,875	
Income Tax	10%	75,281,250		87,600,000		100,831,250	
Total Net Operating Costs	35%	225,843,750	13,420	262,800,000	15,616	302,493,750	17,975
Net Profit		414,046,875	24,604	481,800,000	28,630	554,571,875	32,954
		10%		12%		14%	





Bedroom 1

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Bedroom 2

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