



akami

VILLAS

a project by
OCTO



Smart Investment

early bird price: \$250.000
price after completion: \$295.000

Leasehold Period

24 years + 25 years

Experienced Developer

More than 60 Villas built

Size

3 BR - 120 m²
Land size 350m² / 3.5 Are



Highlights

- Attractive Payment Plan
- Optional wellness facilities, including sauna and ice bath, can be added to your villa package
- Infinity Pool and huge garden
- Modern Tropical Design
- Secluded location at the end of a private street surrounded by lush green nature



5 BR
685.000 USD

sold

sold

sold

3 BR
250.000 USD

3 BR
260.000 USD



Villa 4
(sold)

Villa 3
(sold)

River

Villa 2

Villa 5

Villa 6
(sold)

Villa 1







SUPERMARKET - 6 MIN

- PEPITO
- FRESTIVE

CANGGU - 6 MIN

- RESTAURANTS
- SHOPS
- GYM

BEACH - 10 MIN

- RESTAURANTS
- BEACHCLUBS
- SURFING

PERERENAN - 4 MIN

- RESTAURANTS
- SHOPS
- GYM
- PADEL

AIRPORT - 50 MIN





Building Size and Prices

Living area: 120 m²

Land size: 350m²

From: 250.000 USD

Flexible Layout

3 Bedroom

or

2BR + Office

Layout available

Lush green Surroundings

river and rice field views

peaceful and quiet area

AKAMI SPA FACILITIES



Akami Villas features an optional private spa sanctuary, complete with sauna and a 10°C ice bath, offering residents the ultimate space to relax, recover and enjoy a truly elevated lifestyle.

CONSTRUCTION TIMELINE

SEP 2025

SEP-DEC 2025

DEC-MAR 2025

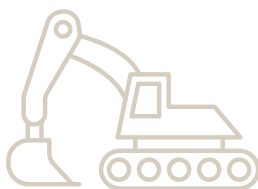
MAR-JUL 2026

JUL-AUG 2026

Q3 2026

SITE PREPARATION & FOUNDATION

Ground preparation, footings, and foundations are professionally completed for lasting stability.



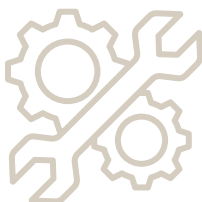
STRUCTURAL & ROOFING

All structural elements are built to the highest standards (e.g., columns, ceilings).



PLUMBING AND ELECTRIC

Premium electrical and plumbing installations.



FINISHING AND INTERIOR WORKS

- Flooring
- Premium fixtures and finishes in kitchen and bathrooms
- Elegant interiors



GARDEN AND DEEP CLEANING

- Landscaped garden & pool
- Elegant entryway
- Immaculate deep cleaning
- Final quality inspections



HANDOVER

Designed for immediate occupancy or **lucrative** rental opportunities.



PAYMENT INSTALLMENTS

Payments

40%

20%

10%

10%

10%

10%

Finishing Progress

0-20%

40%

60%

80%

90%

100%



Why choose akami Villas Bali?

- Design Brilliance: Contemporary architecture meets the warmth of Balinese and tropical aesthetics.
- Custom Interiors: Create a home that suits your taste while appealing to the rental market.
- Top-Tier Location: Just minutes from Bali's finest beaches, restaurants, and cultural hotspots.
- High-Return Investment: Attractive pricing with strong growth potential.
- Easy Payment Options: Flexible plans tailored to your budget.

Disclaimer: The renderings shown in this brochure are not binding and are for illustrative purposes only.

R.O.I CALCULATION 3 BEDROOM RIVERFRONT VILLA

ALL COSTS LISTED ARE PER YEAR

Occupancy rate	50%	80%	85%	90%
Average nightly rate (excluding online Travel Agency (OTA) fees such as Airbnb or Booking.com commissions)	\$180,00	\$180,00	\$180,00	\$180,00
Yearly Income	\$32.850,00	\$52.560,00	\$55.845,00	\$59.130,00
Electricity, wifi	\$600,00	\$600,00	\$600,00	\$600,00
Employee Salaries	\$2.500,00	\$2.500,00	\$2.500,00	\$2.500,00
Community fees (waste, village services)	\$400,00	\$400,00	\$400,00	\$400,00
Professional laundry, villa essentials and bespoke welcome gifts	\$450,00	\$450,00	\$450,00	\$450,00
Management 20%	\$6.570,00	\$10.512,00	\$11.169,00	\$11.826,00
Yearly Expenses	\$10.520,00	\$14.462,00	\$15.119,00	\$15.776,00
Yearly Profit	\$22.330,00	\$38.098,00	\$40.726,00	\$43.354,00
R.O.I.	9%	16%	17%	18%



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