

UNREAL VILLAS

EXCLUSIVE BALI
INVESTMENT
OPPORTUNITY

ULUWATU, BALI



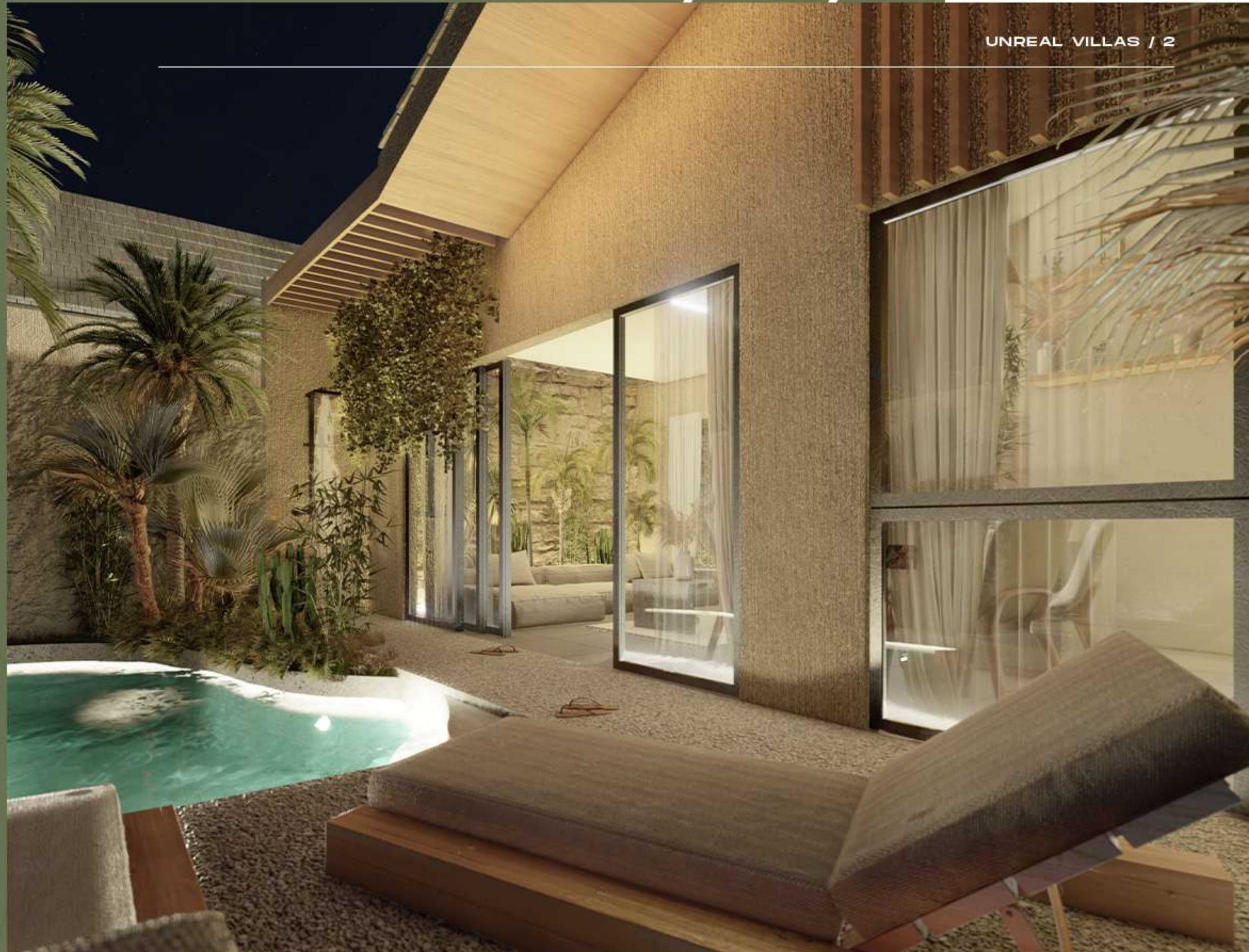
ABOUT US

STEP INTO OUR **ULUWATU** VILLA, WHERE SINGLE-LEVEL ELEGANCE MEETS **TROPICAL** BLISS. CLOSE TO THE **AZURE WAVES**, IT'S A HAVEN FOR **SERENITY** & SEASIDE **ADVENTURES**.

DESIGNED FOR **COMFORT**, EACH VILLA OFFERS A UNIQUE LAYOUT, FEATURING A **BEDROOM** WITH A LUXURIOUS IN-ROOM **BATHTUB**, A SLEEK SHOWER-EQUIPPED BATHROOM WITH GARDEN VIEW, AND A HARMONIOUS KITCHEN-LIVING SPACE, ALL LEADING TO AN INVITING OUTDOOR **POOL** AND **GARDEN**.

NESTLED AMIDST ULUWATU'S CAPTIVATING SCENERY, THESE VILLAS BLEND **MODERN** DESIGN WITH THE AREA'S NATURAL CHARM, OFFERING A TRANQUIL YET **VIBRANT** LIFESTYLE.

ULUWATU, BALI



UNREAL VILLAS / 2

WHY? BALI

Nº2 WORLD TOURIST
DESTINATION (2024)

1

TROPICAL BEAUTY

2

TAX INCENTIVES

3

GROWING
INFRASTRUCTURE

4

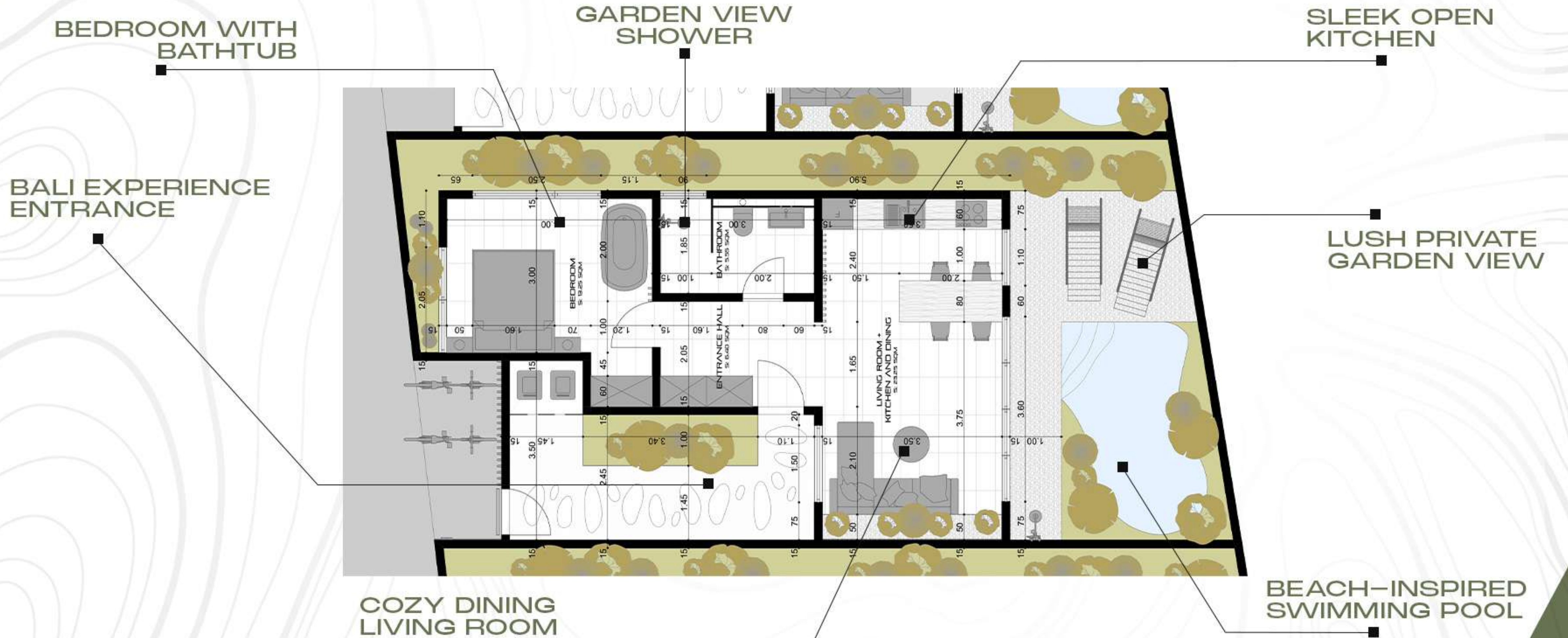
GOVERNMENT SUPPORT

5

STABLE POLITICAL CLIMATE

6

DISTRIBUTION



INTRODUCING

OUR NEW PROJECT:



1 STORY
BUILDING



MODERN
STYLE



31 YEARS
LEASEHOLD



TROPICAL
GARDENS



120 M2
LAND SIZE



105.000 EUR
SELLING PRICE

INTERIOR





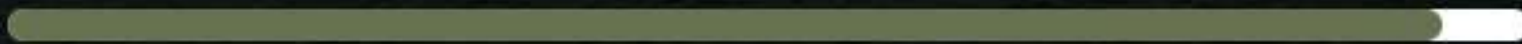
ROOFTOP OUTDOOR

How is this submarket performing?



Submarket Score

97 Rental Demand



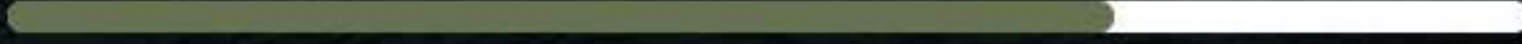
97 Revenue Growth



100 Seasonality



64 Regulation



Annual Revenue

898.8M +33% past Year



Occupancy Rate

89% +16% past Year



Average Daily Rate

3.6M +27% past Year



RevPAR

2.2M +59% past Year



RETURN ON INVESTMENT:

PRICE
EUR 105.000

DAILY
EUR 100 – EUR 160

OCCUPANCY RATE
80–90%

PAYBACK PERIOD
3–4 YEARS

HOW TO INVEST :

01**INQUIRY AND INFORMATION**

CONTACT OUR PROJECT TEAM TO EXPRESS YOUR INTEREST IN INVESTING IN OUR VILLA PROJECT.

REQUEST DETAILED INFORMATION ABOUT THE PROJECT, INCLUDING LOCATION, VILLA SPECIFICATIONS, AND INVESTMENT TERMS.

02**REVIEW AND COMMITMENT**

CAREFULLY REVIEW THE PROVIDED INVESTMENT TERMS, INCLUDING THE PAYMENT SCHEDULE FOR CONSTRUCTION MILESTONES.

ONCE SATISFIED, SIGN THE INVESTMENT AGREEMENT WITH OUR PROJECT TEAM TO FORMALIZE YOUR COMMITMENT.

03**PAYMENT EXECUTION**

MAKE THE INITIAL PAYMENT OF THE PURCHASE PRICE UPON SIGNING THE AGREEMENT.

FOLLOW THE PAYMENT SCHEDULE AS CONSTRUCTION PROGRESSES TO FULFILL YOUR FINANCIAL OBLIGATIONS.

OUR LOCATION?

ULUWATU UNREAL VILLAS

RENOWNED FOR ITS MAJESTIC **CLIFFS** AND ICONIC **TEMPLES**, ULUWATU IS FAST BECOMING BALI'S NEW HOTSPOT FOR **LUXURY LIVING AND LEISURE**.

ADJACENT TO THE PICTURESQUE **ULUWATU GOLF COURSE**, OUR VILLAS OFFER AN EXCLUSIVE **RETREAT**. HERE, YOU'RE JUST A SWING AWAY FROM ONE OF BALI'S PREMIER GOLF **EXPERIENCES**, WITH STUNNING OCEAN **VIEWS** AND LUSH **LANDSCAPES**.

THIS AREA IS EMERGING AS A **HAVEN** FOR THOSE SEEKING A BLEND OF UPSCALE **TRANQUILITY** AND EASY ACCESS TO ULUWATU'S FAMOUS **BEACHES**, **SURFING** SPOTS, AND **CULTURAL** LANDMARKS. IT'S WHERE MODERN **SOPHISTICATION** MEETS THE **SERENE** CHARM OF BALI.

ULUWATU, BALI

WHAT'S

WALKING DISTANCE

FAMOUS CAFES:

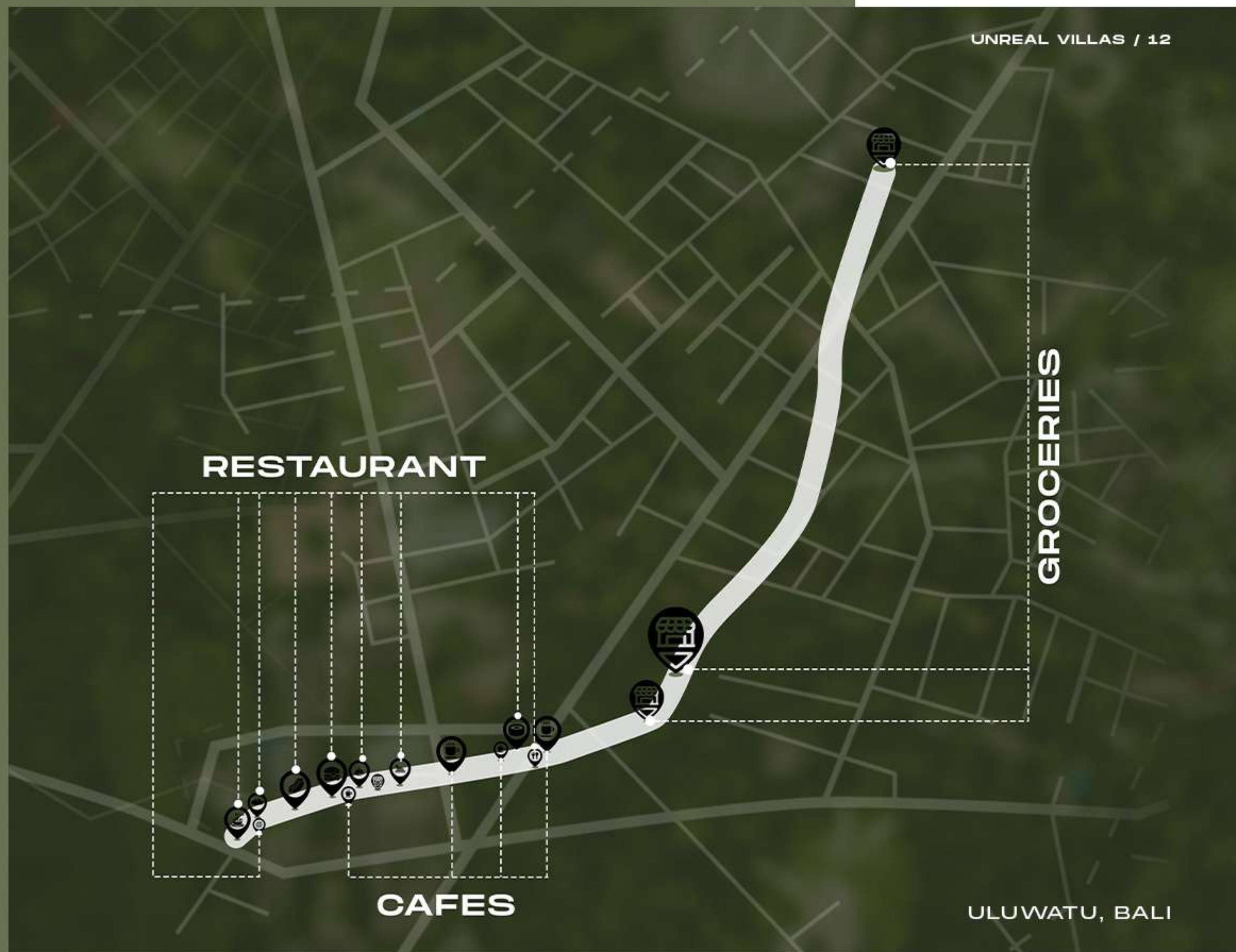
BGS (300 M)
TARABELLE (500 M)
ULU ARTISAN (500M)
BREAD BASKET BAKERY (600M)
CAFE MIA (50M)

GROCERIES:

PEPITO MARKET (600M)
BALI BUDA (900 M)
GREEN HABIT (1 KM)

RESTAURANT:

SPANISH PREMIUM FOOD: EL MERKAT (300 M)
ITALIAN FOOD: LIKE AT HOME (250 M)
HEDONIST (500M)
RUSSIAN FOOD: MAGIC LAMP (600 M)
KOREAN FOOD: YEOBI HANSIK (600 M)
CHINESE & LOCAL FOOD: WARUNG DE DUSUN (550 M)
BURGER: HUNGRY HUNT (400 M)
SUSHI: URU RAMEN SUSHI GARDEN (600 M)
HEALTHY: SALAD LAB (50M)



WHAT'S NEARBY



BEACHES

- DREAMLAND BEACH (7 MIN BIKE)
- BINGIN BEACH (10 MIN BIKE)
- KARMA BEACH (10 MIN BIKE)
- BALANGAN BEACH (12 MIN BIKE)



BEACHCLUBS

- EL KABRON (10 MIN BIKE)
- SAVAYA (10 MIN BIKE)
- SINGLE FIN (16 MIN BIKE)
- ULU CLIFFHOUSE (17 MIN BIKE)



SERVICES

- INTERNATIONAL DENPASAR AIRPORT (12 KM)
- NEW KUTA GOLF (400 M)
- DFC GYM (50 M)
- NEGARA COWORKING (700 M)
- HOSPITAL (600 M)
- PHARMACY (800 M)

EXTERIOR RENDERS:

ULUWATU, BALI

UNREAL VILLAS / 14



ULUWATU, BALI

UNREAL VILLAS / 15





ULUWATU, BALI







INTERIOR RENDERS:

ULUWATU, BALI

UNREAL VILLAS / 21













ULUWATU, BALI

UNREAL VILLAS / 28



CONTACT DETAILS:

**A PROFITABLE & UNIQUE
INVESTMENT OPPORTUNITY!**

CONTACT US:



+62 852-1779-0692



hello@UnrealVillas.xyz



www.UnrealVillas.xyz

FEEL FREE TO REACH OUT TO US FOR INQUIRIES OR VISIT OUR
WEBSITE FOR MORE INFORMATION.