

# New exclusive Beach Villa Project in Cemagi

- Pool, Luxury Kitchen & Furniture included
- Teakwood, Premium sanitary wares and other Luxury materials
- Ready for rental at delivery
- Around 8 months construction time
- 450m from Cemagi Beach, one of the most expensive Areas at Bali!
- 25-50% lower price then competition!
- 25 year lease! (50% more than average)

Launch Price: 215.000€ for 2 Bedroom Villa

Launch Price: 149.000€ for 1 Bedroom Villa





# 1 BEDROOM VILLA

- 97.300€ downpayment
- 43.785€ remaining over max. 4 years after delivery! (913€ per month)
- **Monthly rates will be paid by rental profit!**  
(We are the only ones on the market offering that!)
- 20% of the revenue goes for:  
management fees, tax, insurance etc.
- 5000€ reservation fee for 2 weeks
- 7500€ reservation fee for 4 weeks

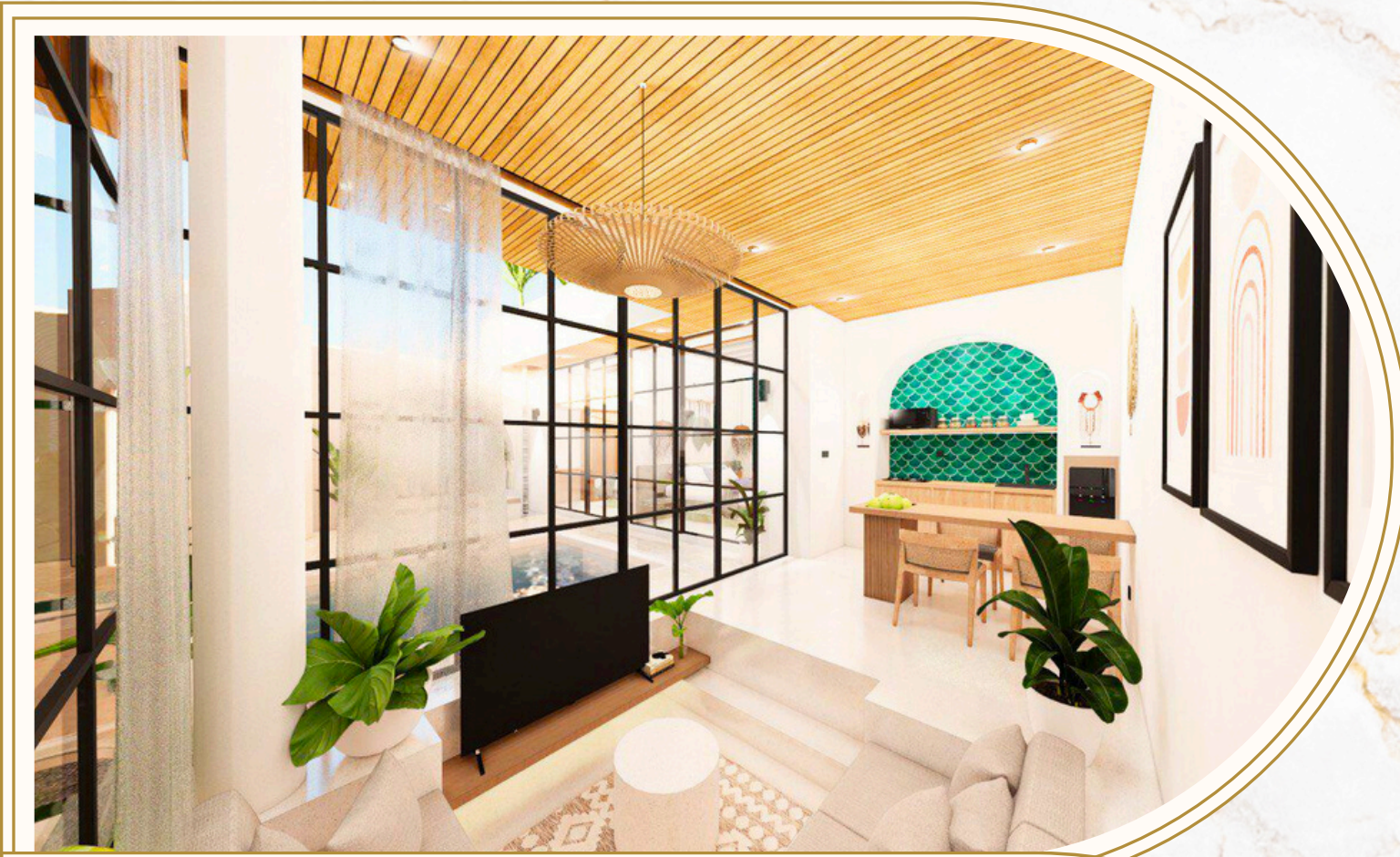
Closed Presale Price **€ 139.000**



## 2 BEDROOM VILLA

- 129.350€ downpayment
- 69.650€ remaining  
**can be paid off by rental profit!**
- 1520€ per month rate, after delivery
- 20% of the revenue goes for:  
management fees, tax, insurance etc.
- 5000€ reservation fee for 2 weeks
- 7500€ reservation fee for 4 weeks

Closed Presale Price **€ 199.000**



## ROI Calculation 1 Bedroom Villa

- 139.000€ total price
- Average occupancy of the area 80%
- Average 120€ daily rental price = 35.040€ Revenue
  - 20% Management fees, Insurance and Tax

**Net profit: 2336€ p. month, 28.032€ year /20,5%/ ROI: 4,9 years**

## ROI Calculation 2 Bedroom Villa

- 199.000€ total price
- Average occupancy 80% - 175€ daily rental price = 51.100€ Revenue
  - 20% Management fees, Insurance and Tax

**Net profit: 3482€ p. month, 41.790€ year /20,5%/ ROI: 4,9 years**

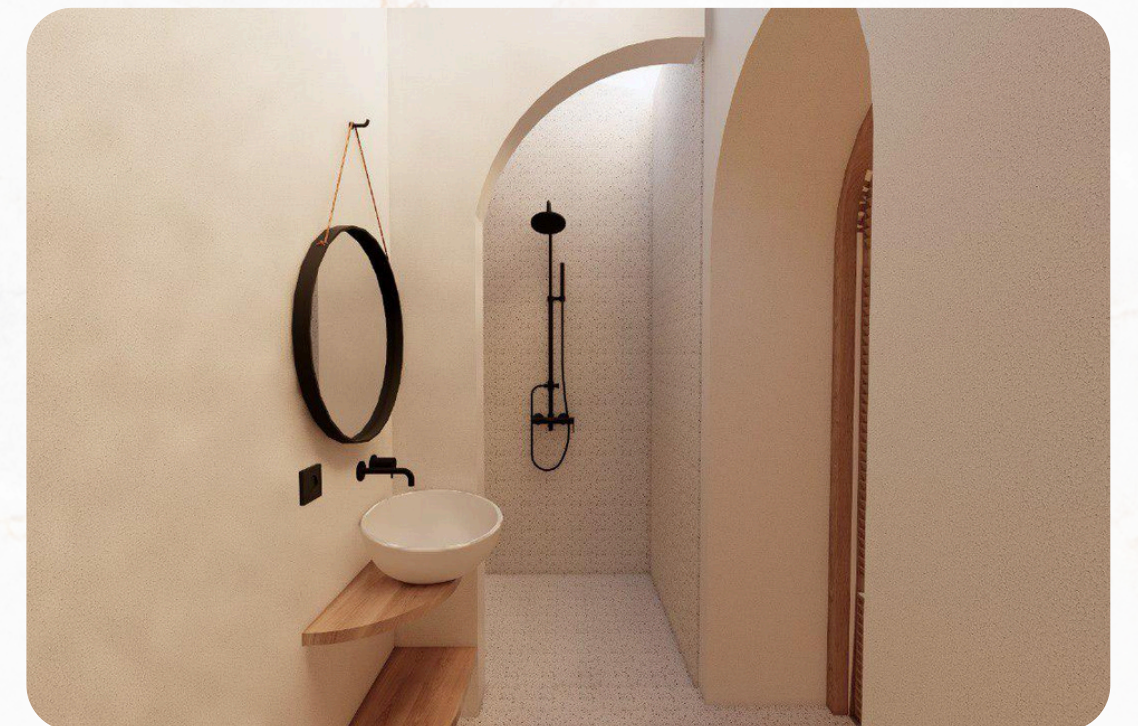
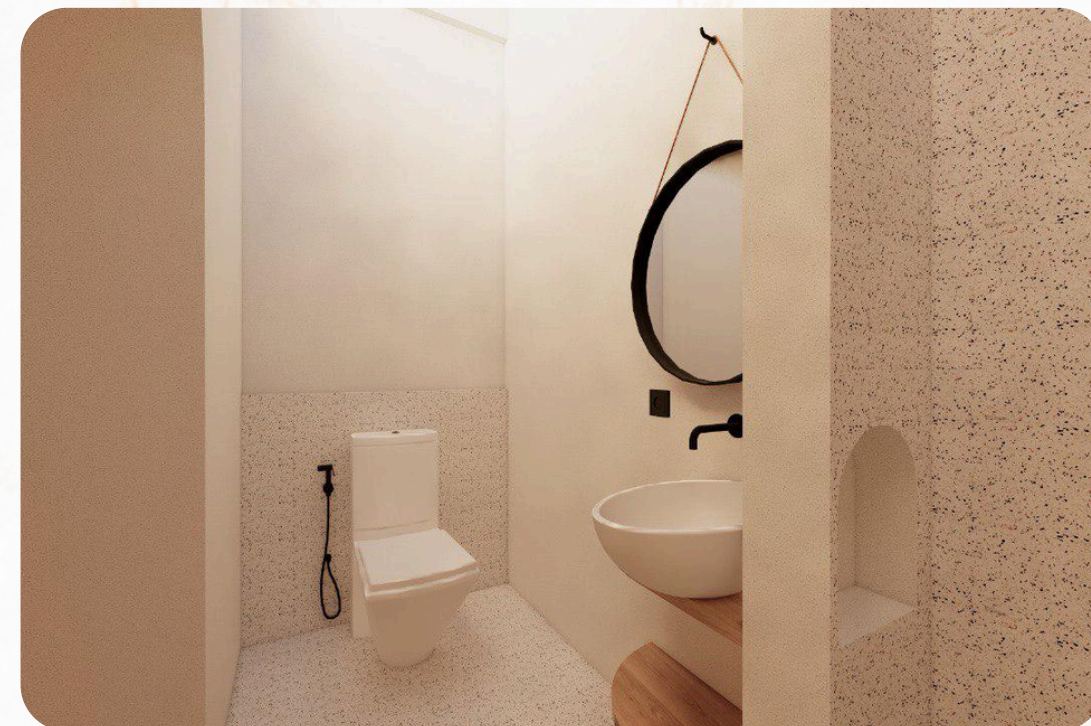
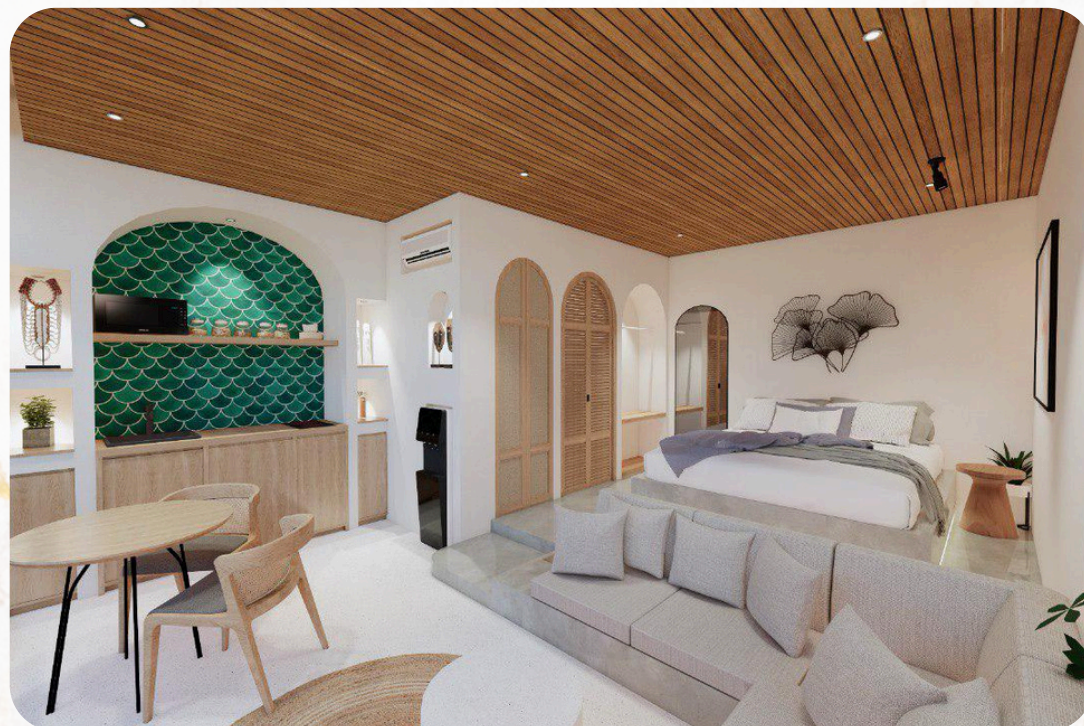
## ROI Calculation example with paid off 2-bedroom Villa, only calculating total invest:

- Total invest directly 129.350€
- Profit per year after expenses & tax = 41.790€
- **ROI = 32% / 3,1 Years**
- ROI calculated total price = 20,5%

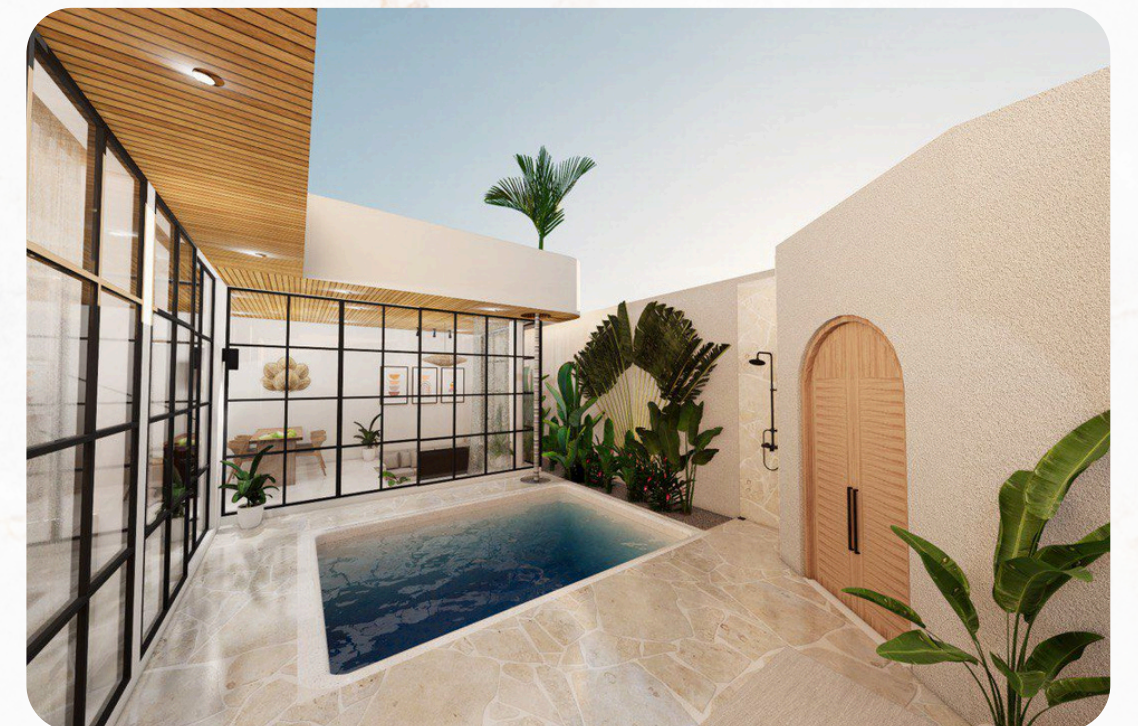
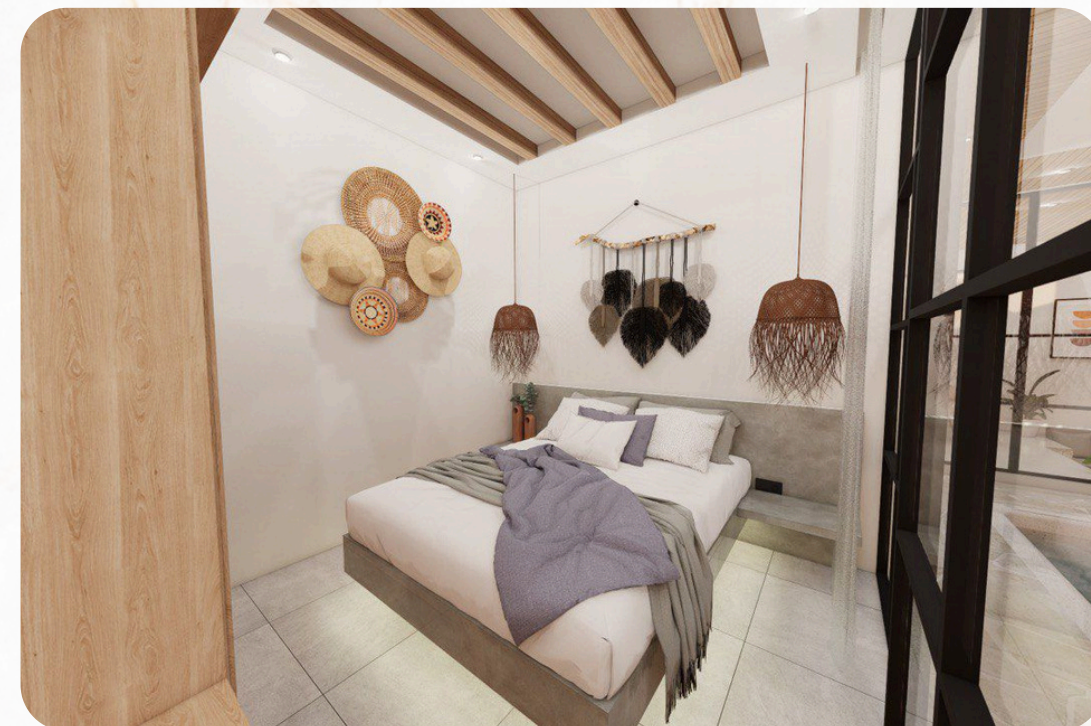
The reservation fee will freeze this Offer for the timeperiod.

The reservation fee is not refundable, but can be used and calculated with any other downpayment for any other Project for an unlimited amount of time!

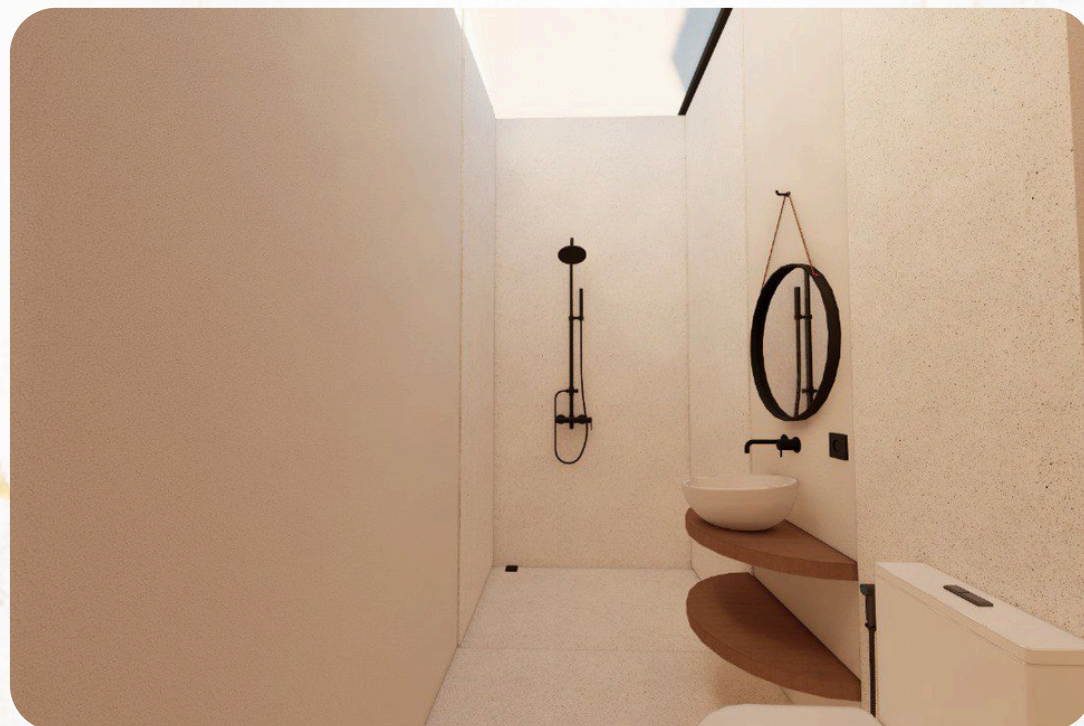
# 1 BEDROOM VILLA



# 2 BEDROOM VILLA



# 2 BEDROOM VILLA



Jl. Pantai Mengening



Kai House Cemagi

Casa Cemagi

Pak Dua Villa D9

K Club Cemagi

The Araya Villas  
Cemagi Beach

Villa Mar y Arena

Pantai Karang Cemagi

Pesisir pantai cemangi

Gg. Kubu Radit

Jl. Pantai Mengening

The Sahita

Jelinjing Belan

KISS BALI BEACH  
RESIDENCE

KONADITYA VILLA

Cemagi Beach

Jelinjing  
Alaslelagi

7 min

Zu Fuß

2 min

7 min

7 min

7 min (450 m) Größtenteils flach

über Jl. Pantai Mengening

Vorschau

Teilen

