



YOUR INVESTMENT IN BALI



**Properties for Rent or Sale –
Green School Area**



PROJECT: FAMILY VILLAS IN BALI

Designed for Long-Term Rental

Where are the villas located?

The villas are in Sibang Kaja, just a 5-minute walk from Green School, Bali's renowned international school. This area is highly sought after, attracting families from around the globe, but there is very little housing supply nearby.

Sibang Kaja is only 25 minutes from two of Bali's main cities: Ubud (the cultural heart of the island) and Canggu (a surf hotspot). This strategic location is perfect for those who want to experience the authentic, quieter side of Bali, while still being close to key tourist destinations.





VILLAS

- Individual plot: 300 m²
- Living space: 130 m²
- Two floors: 3 or 4 bedrooms, 3 bathrooms, open-plan kitchen and living area
- Garden: 230 m²
- Private pool
- Gated community





VILLAS





VILLAS

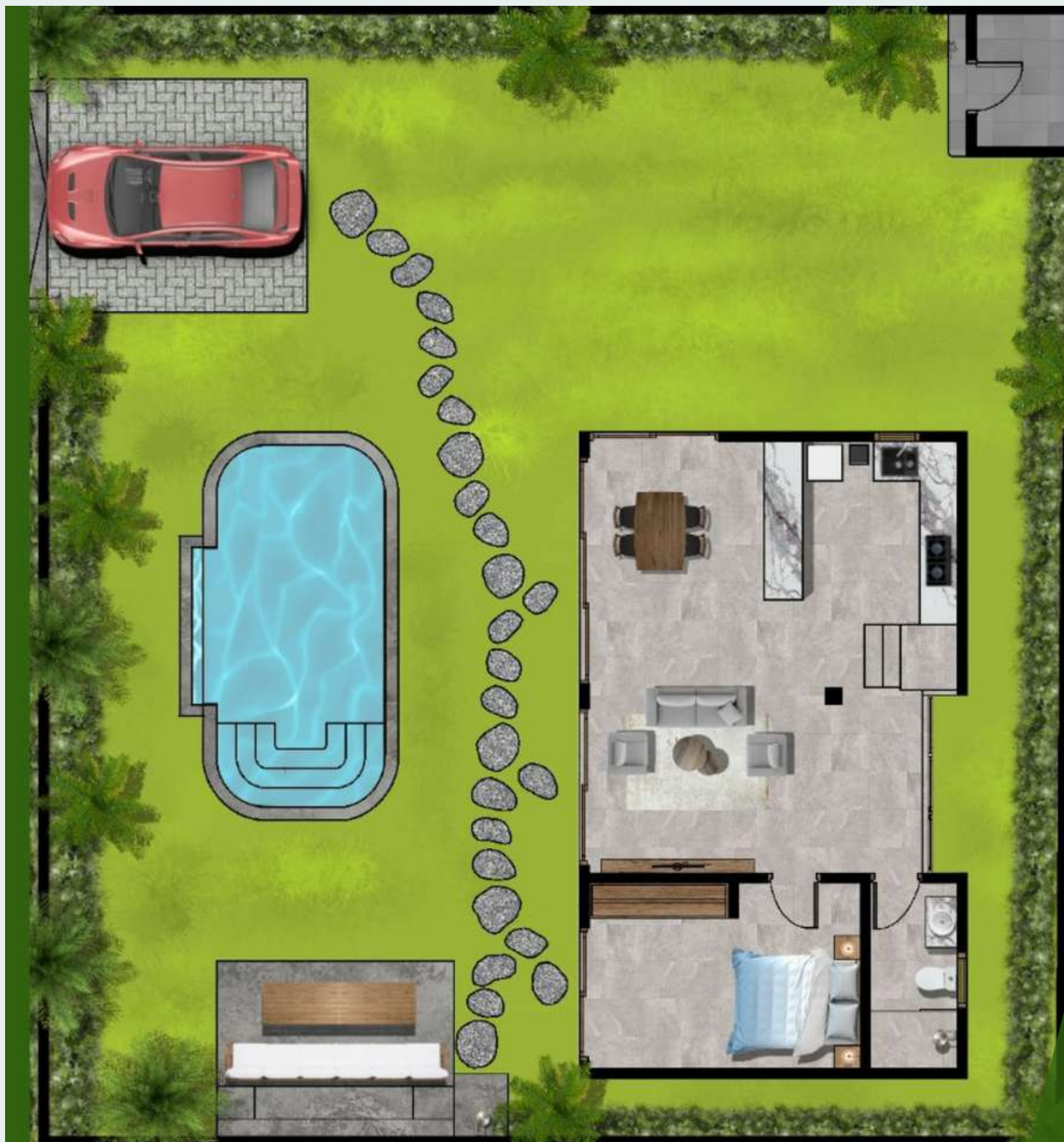




VILLAS

FLOOR PLANS

GROUND FLOOR





VILLAS

FLOOR PLANS

FIRST FLOOR OPTION A



FIRST FLOOR OPTION B



First Floor Option B (+€5,415 upgrade)



WHY INVEST IN BALI?

Rental yields in Bali are among the highest in the world, averaging 11.5–15% per year, compared to a global average of 5%. For property sales, the appreciation rates are close to 50%.

Bali is booming with international tourism and ranks at the top of global travel destinations.



NEW DEVELOPMENTS ON THE ISLAND



Paramount's agreement to build Asia's largest theme park in Bali



A new international cruise port



WHY THE GREEN SCHOOL AREA?

- High demand, low supply
- Affluent families: The average yearly tuition is €20,000. Over 480 students are currently enrolled.
- Limited housing for Western families: Most nearby homes are local style (not suitable for expats). Only two luxury developments exist (14 and 10 houses), with rents around €8,000/month. Few mid-range rentals (€2,000–€3,000/month).

A clear opportunity: Western-style villas with pool, service, and maintenance at an affordable price are in high demand.





VILLA PRICE

Construction Start:
September 1st, 2025

3-bedroom, 3-bathroom villa with 300 m² plot: €185,000

Includes:

- Annual taxes
- Notary fees for property title change
- Land certification
- Building permits
- Construction per approved plans
- 25-year renewable lease (+15-year extension option). For the first year after signing, you may extend the land lease at the same annual rate (€1,460/year).

Estimated Completion: February 2027



INVESTMENT BREAKDOWN

RENTAL OPTION

NET YIELD: 13%
GROSS YIELD: 19.5%

Monthly Rent	Occupancy Rate	Total Annual Income (2025)
3.000 €	100%	36.000 €

ANNUAL SERVICES & MAINTENANCE

Included:

- Cleaning: 2x/week
- Gardening: 1x/week
- Pool maintenance: 2x/week
- General maintenance and repairs

Annual cost: €3,500

CONCEPTS	TOTAL
Annual Net Income	32.500€
Annual Management Fee (20%)	6.500€
Net Profit per Year	26.000€

Indonesian Taxes (10%)

Gross Profit	Indonesian Taxes (10%)	Net profit
26.000€	3.600€	22.400€

In Bali, annual or semi-annual leases are paid upfront upon signing



TIMELINE

PAYMENT SCHEDULE

Milestone	Date	AMOUNT
Reservation		10.000 €
1st Payment	01-08-25	55.000 €
2nd Payment	01-09-25	25.000€
3rd Payment	01-12-25	25.000€
4th Payment	01-03-26	25.000€
5th Payment	01-06-26	25.000€
6th Payment	01-09-26	10.000€
7th Payment	Al finalizar	10.000€
TOTAL INVESTMENT		185.000€



CUSTOMIZATION OPTIONS





SECOND FLOOR OPTIONS



- 3 bedrooms, 3 air conditioners: included



- 4 bedrooms: extra €5,415
- Additional A/C and installation: €1,380 per unit



MORE INFORMATION



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