

General Description

4 ares

LAND AREA (UBUD)

100 m²

LIVING AREA

2 CHAMBRES

WITH PRIVATE BATHROOM

30 m²

SWIMMING POOL



- **Geographic location :** Land located between 1km and 3.5km from the center of Ubud in Bali, Indonesia

Sample Design

The design will be adapted to the characteristics of the chosen terrain as well as the stylistic preferences of the client investor



Initial Investment Cost

- **Villa 2 bedrooms with Lease of 20 years :**

Land Included and fully equipped

From 259,000 €

- **Villa 2 bedrooms with Lease of 30 years :**

Land Included and fully equipped

From 281,000 €

The price is NET including VAT

We can find land with an additional 20 years extension guarantee

Financial Return Projection

Average price per night: 250 EUR

Occupancy rate	Annual Net Income	%ROI
50%	17 085€	6.60%
60%	22 652€	8.75%
70%	27 694€	10.69%
80%	32 736€	12.64%
90%	37 778€	14.59%

The estimate of the net rate of return takes into account all the various charges and taxes (management and marketing costs (12%); hotel tax (10%) and corporate tax (1%), home insurance, employee salaries (housekeeper, gardener, pool attendant, as well as all costs related to the maintenance and proper functioning of the villa. e.g.: electricity, wi-fi, swimming pool products, cleaning products, laundry, etc.)