

# General Description

**5 ares**

LAND AREA (UBUD)

**130 m<sup>2</sup>**

LIVING AREA

**3 CHAMBRES**

WITH PRIVATE BATHROOM

**50 m<sup>2</sup>**

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

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- **Villa 3 bedrooms with Lease of 20 years :**

Land Included and fully equipped

**From 311,000 €**

- **Villa 3 bedrooms with Lease of 30 years :**

Land Included and fully equipped

**From 338,500 €**

The price is NET including VAT

We can find land with an additional 20 years extension guarantee

# Financial Return Projection

Average price per night: 320 EUR

Taux d'occupation	Revenu Net Annuel	%ROI
50%	23 145€	7.44%
60%	29 714€	9.55%
70%	36 208€	11.64%
80%	42 702€	13.73%
90%	49 196€	15.82%

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.)