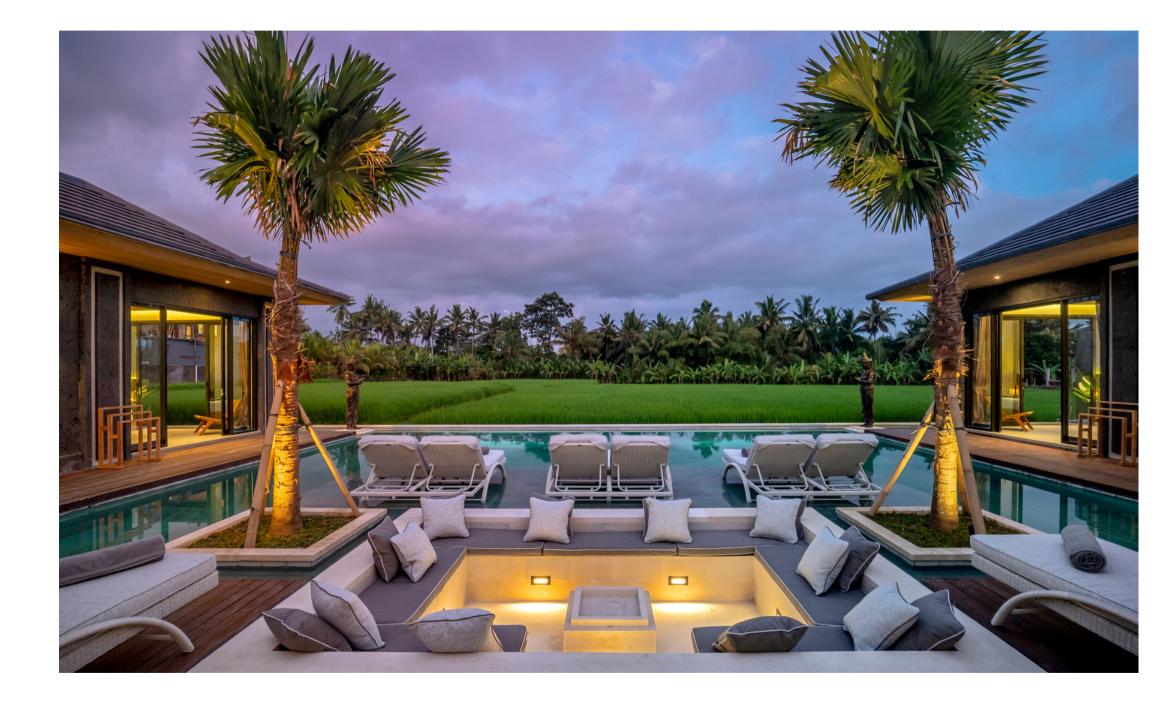
General Description

7 ares LAND AREA (UBUD) 215 m2 LIVING AREA 5 CHAMBRES WITH PRIVATE BATHROOM 70 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 5 bedrooms with Lease of 20 years : Land Included and fully equipped
- Villa 5 bedrooms with Lease of 30 years : Land Included and fully equipped

The price is NET including VAT We can find land with an additional 20 years extension guarantee



From 453,500 €

From 415,000 €

Financial Return Projection

	Average price per night: 550 EUR	
Taux d'occupation	Revenu Net Annuel	%ROI
50%	44 701€	10.77%
60%	55 631€	13.41%
70%	66 937€	16.13%
80%	78 242€	18.85%
90%	89 547€	21.58%

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.)

