

Luxury Villa Complex for Sale in Pererenan



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I. OUR STORY

From the moment we started this project in 2019 we've been dedicated to creating luxurious and curated holiday homes in Bali.

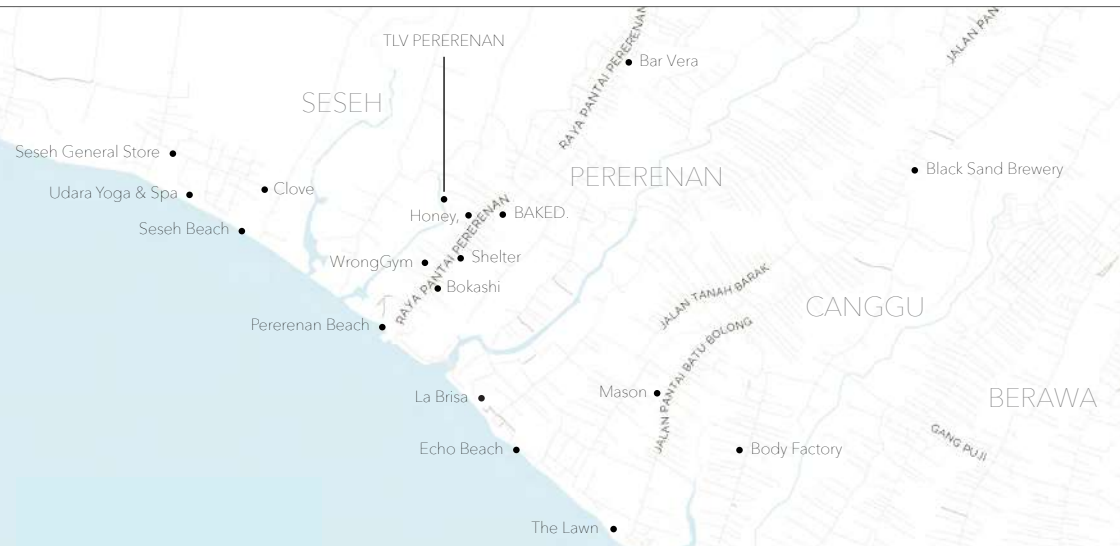
Through the combination of minimal Dutch architecture by IN-ZICHT studio, locally made furniture and careful plant curation, we've created a modern oasis in the middle of sought-after Pererenan.

Our complex consists of one apartment and three Villas, which all share services such as night time security, pool maintenance, garden maintenance and daily housekeeping.



II. LOCATION

Centrally located and only 500 meters away from the beach, trendy eateries and wellness centres - right in between buzzing Canggu and laid-back Seseh.



III. PROPERTIES

Consisting of 1, 2 and 3-bedroom residences, our complex offers the ultimate combination of personal use and commercial subleasing options such as Airbnb.

REFERENCE	BEDROOMS	LAND AREA	TOTAL AREA	LIVING AREA	PRICE (USD)
Apartment	1	35 m2	105 m2	70 m2	\$110K
Villa I	2	142 m2	270 m2	155 m2	\$340K
Villa II	2	155 m2	290 m2	170 m2	\$345K
Villa III	3	215 m2	365 m2	202 m2	\$485K
				COMPLEX PRICE	\$1250K

III. PROPERTIES

Apartment

- Custom furniture
- High-end amenities
- Open plan kitchen
- Built-in drinking water filter
- Extra large wardrobes
- Designated workspace
- Smart TV
- Sonos Move speaker
- High speed internet
- Private rooftop



III. PROPERTIES

Villa I

- Custom furniture
- High-end amenities
- Open plan kitchen and living area
- Private pool and courtyard
- Built-in drinking water filter
- Smart TV
- Sonos Move speaker
- High speed internet
- Private rooftop



III. PROPERTIES

Villa II

- Custom furniture
- High-end amenities
- Open plan kitchen and living area
- Private pool and courtyard
- Built-in drinking water filter
- Smart TV
- Sonos Move speaker
- High speed internet
- Private rooftop



III. PROPERTIES

Villa III

- Custom furniture
- High-end amenities
- Open plan kitchen and living area
- Sunken XL couch
- Private pool and garden
- Built-in drinking water filter
- Smart TV
- Sonos Move speaker
- High speed internet
- Private rooftop



IV. ESTABLISHED RATES

Whether you are looking for a compact holiday apartment, spacious riverside Villa, or somewhere in between, we have you covered with our offer of luxury properties.

REFERENCE	NIGHTLY RATE (USD)	MONTHLY RATE (USD)	OCCUPANCY RATE
Apartment	\$90	\$1900	82%
Villa I	\$260	\$5100	85%
Villa II	\$260	\$5100	84%
Villa III	\$320	\$6500	81%

V. LEASE TERMS

To protect local land-owners, the most common way to purchase a second home is by leasing. To enjoy your home for longer, you can extend your lease for an additional 30 years.

- 22 year lease
- Toursim zoning for legal subleasing
- IMB in progress
- Option to extend for an additional 30 years



VI. CONTACT

If you have any questions regarding any of our properties, the lease terms, or general process of purchasing a home in Bali and the legal/tax fees involved, please do not hesitate to ask your agent or to contact us directly.

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