



AMÀRE BALI VILLAS

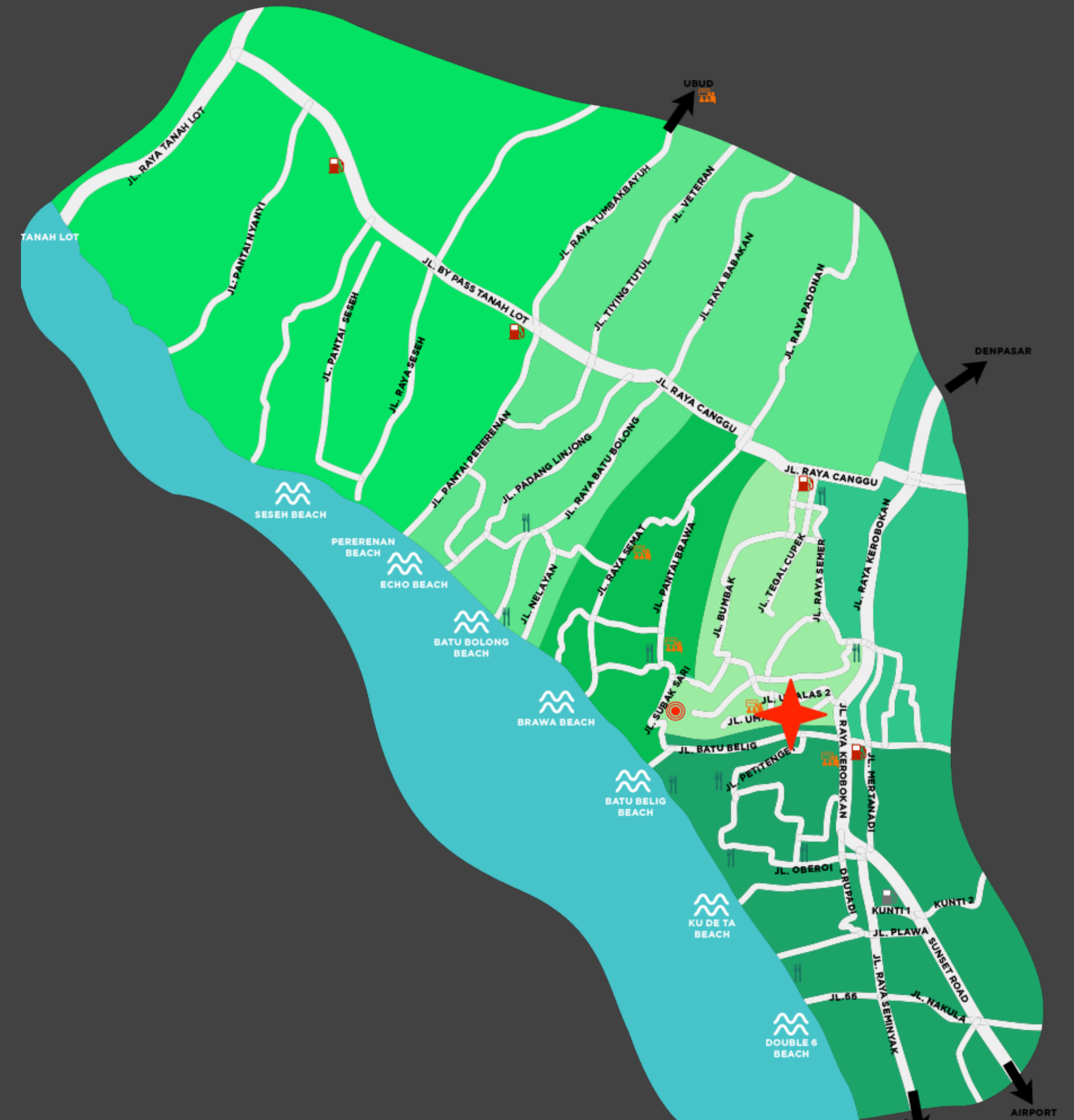


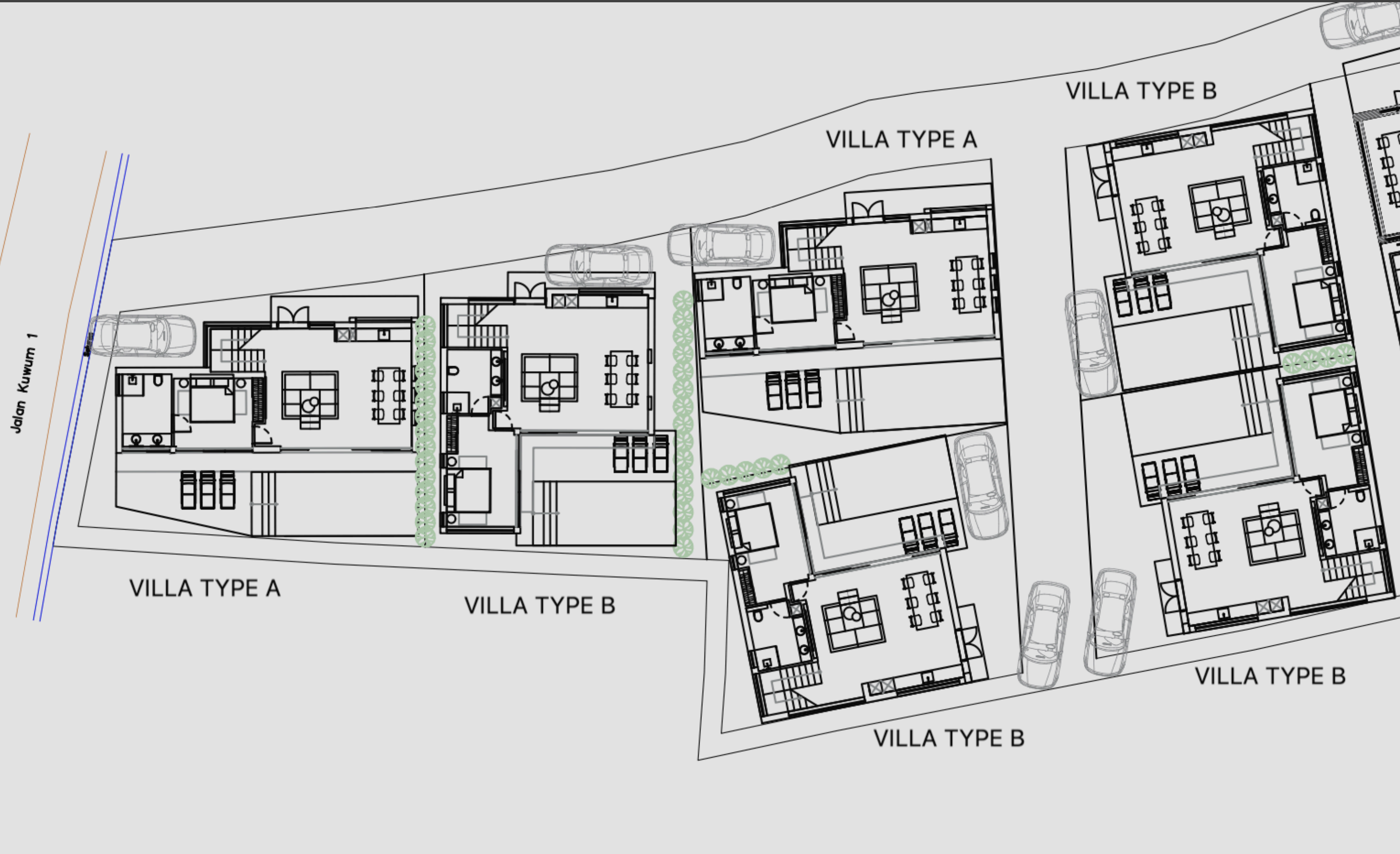
LUXURY ESTATE

**MODERN
MEDITERRANEAN STYLE**

LOCATION

- ▶ A complex of six private villas in the famous Mediterranean style
- ▶ Fully furnished turnkey villas
- ▶ Located in the central area of Bali - Umalas
- ▶ Ten minutes drive from Berawa and Canggu beaches
- ▶ Developed infrastructure and proximity to the best villas and estates in Bali
- ▶ No traffic jams and quick access to Sunset Road
- ▶ Supermarkets within a couple of minutes drive
- ▶ Quiet and great for living area with high rental demand





MASTER PLAN

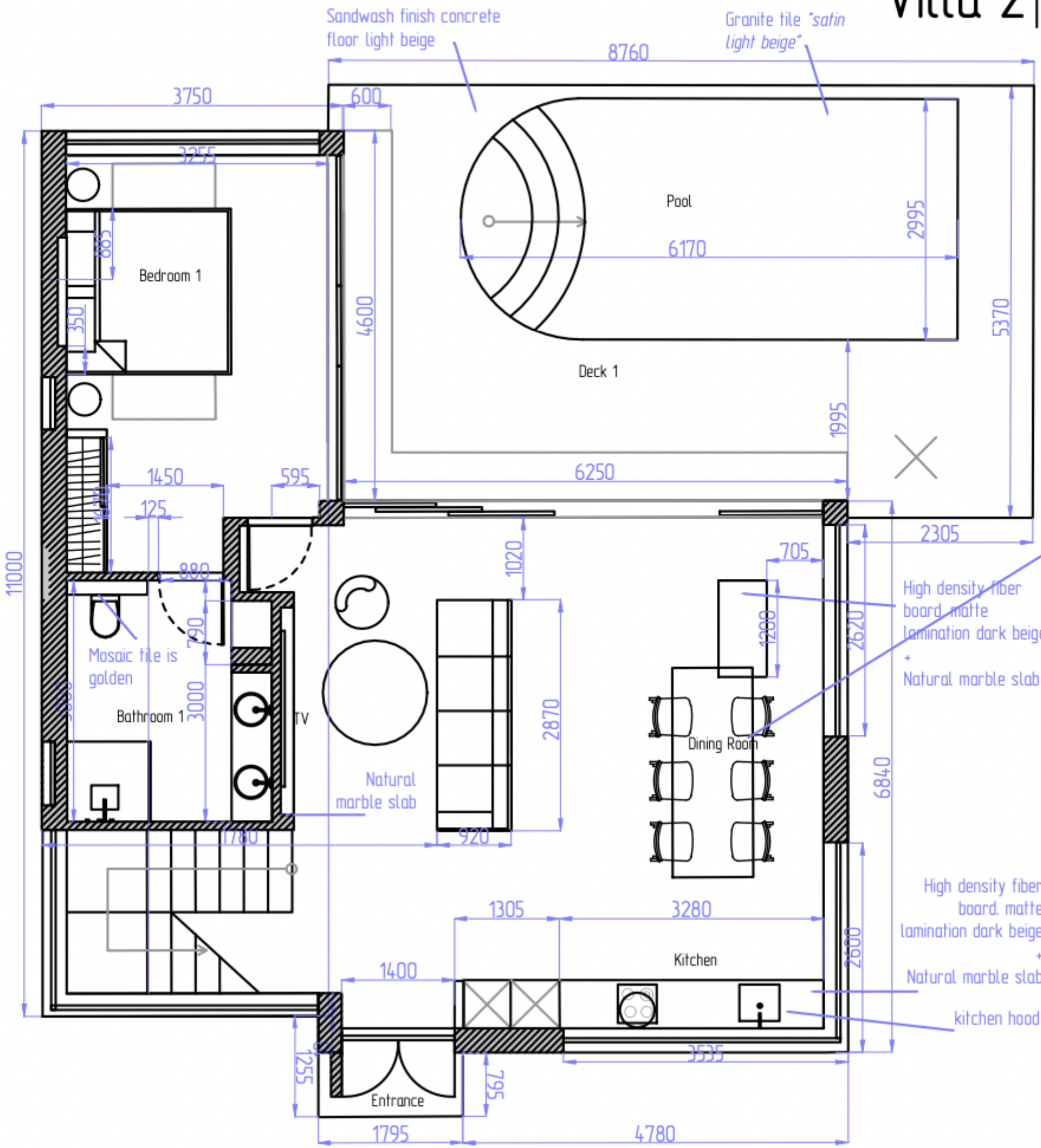
- ▶ Convenient access from the main road
- ▶ Private road inside the complex with a parking lots beside every villa
- ▶ Private fenced area of each villa

ARCHITECTURE



VILLA TYPE B FLOOR PLAN

Villa 2 | ground floor

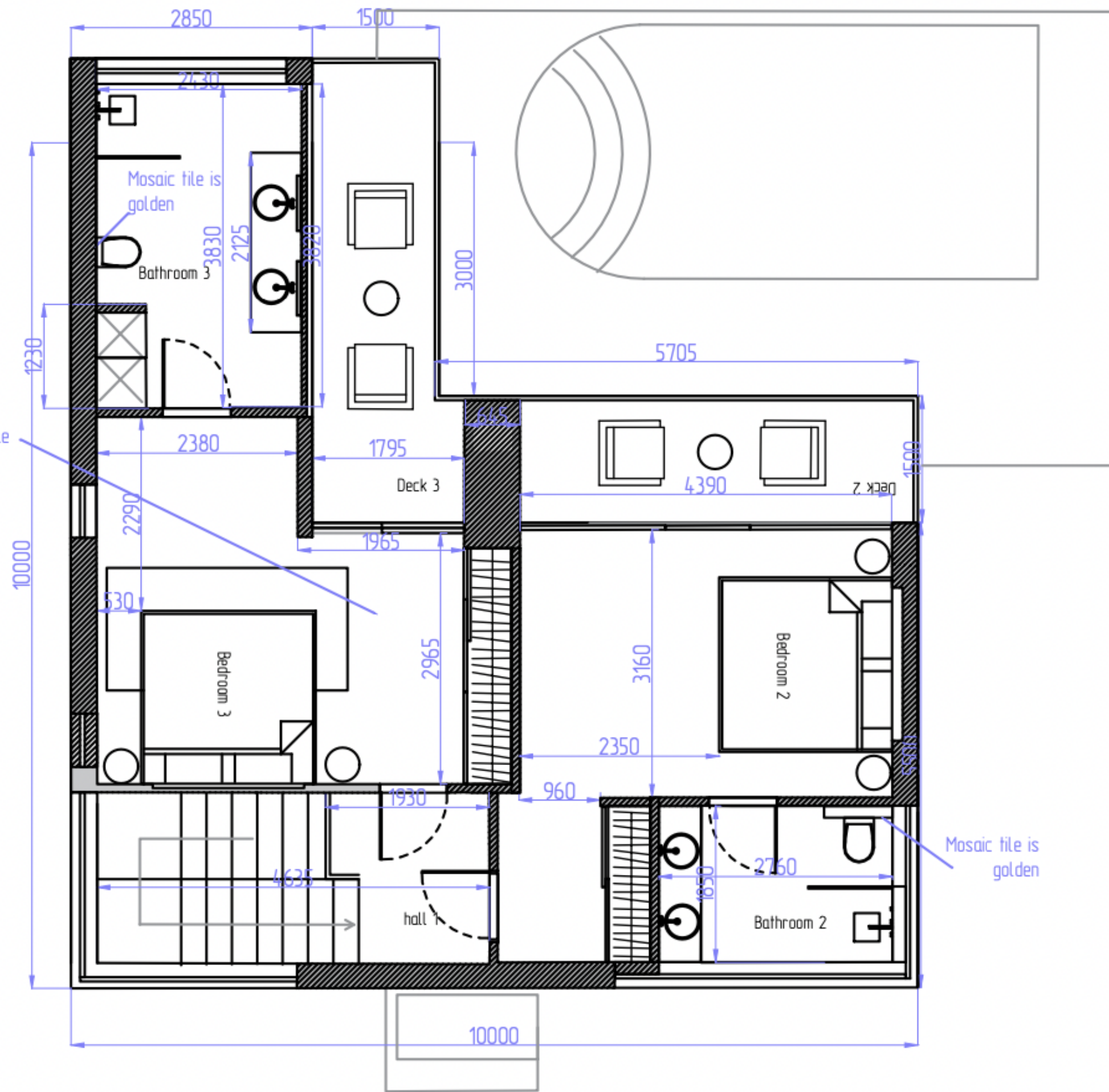


Areas of premises

Name	S
Dining Room	47,4M ²
Kitchen	15,6M ²
Bedroom 1	8,3M ²
Bathroom 1	8,3M ²
Total:	71,3M ²

Deck 1	18M ²
Pool	20M ²
Entrance	6M ²
Total:	44M ²

Villa 2 | first floor



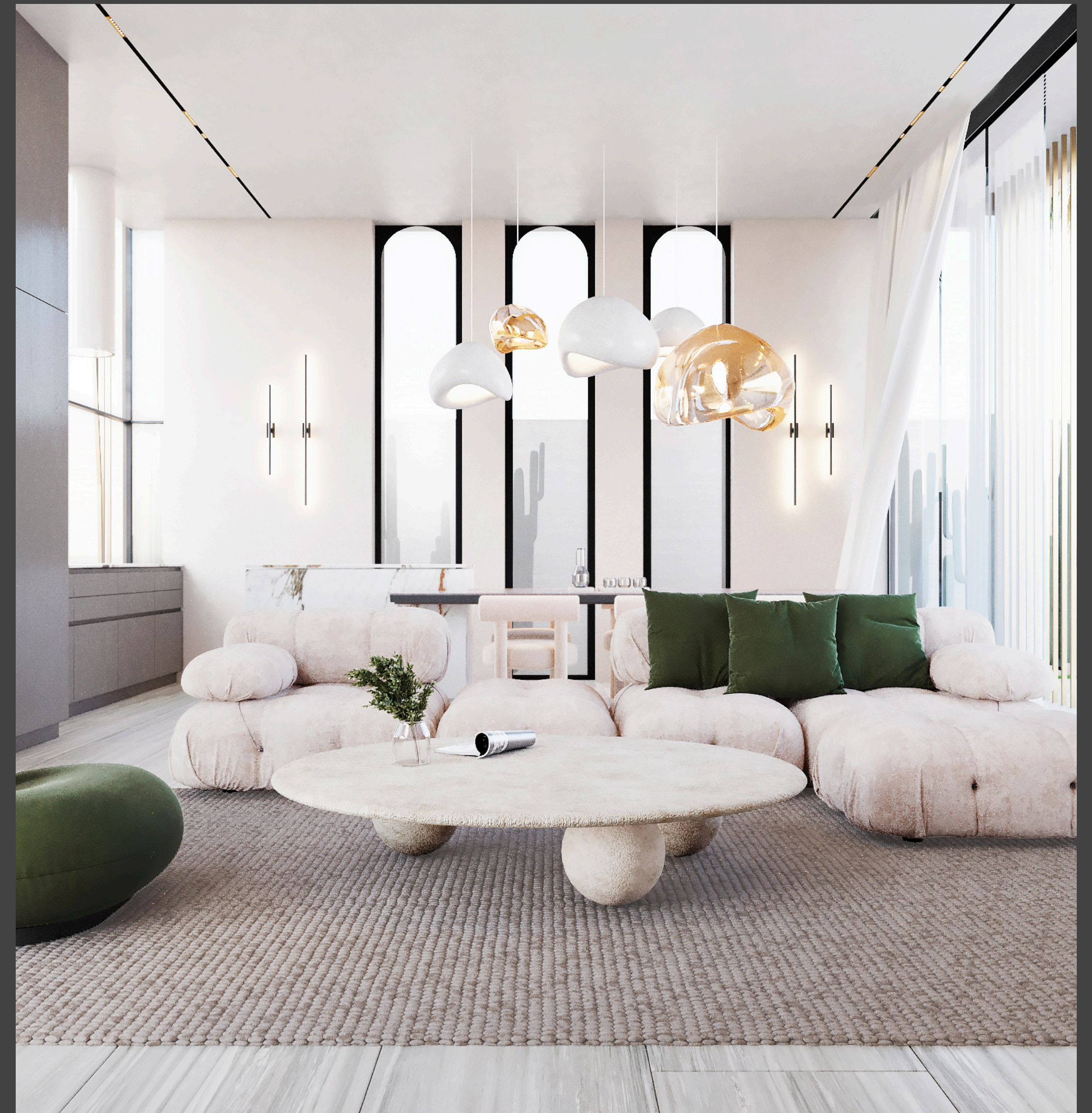
Areas of premises

Name	S
hall 1	9,3M ²
Bedroom 2	16,4M ²
Bathroom 2	6,3M ²
Bedroom 3	14,8M ²
Bathroom 3	8,4M ²
Total:	55,2M ²

Deck 2	8M ²
Deck 3	7,2M ²
Total:	15,2M ²

LIVING ROOM AND KITCHEN

- ▶ Luxury finishing materials
- ▶ Furniture and handmade decor items
- ▶ Light, minimalistic interiors
- ▶ Fully air-conditioned living areas
- ▶ Layered lighting
- ▶ Soundproof aluminium windows
- ▶ Natural marble finishing
- ▶ High end kitchen set







BEDROOMS AND BATHROOMS

- ▶ Customized modern furniture
- ▶ Layered lighting
- ▶ Built in wardrobes with mirror glass
- ▶ En-suite bathrooms with unique decor elements
- ▶ Balconies along the second floor



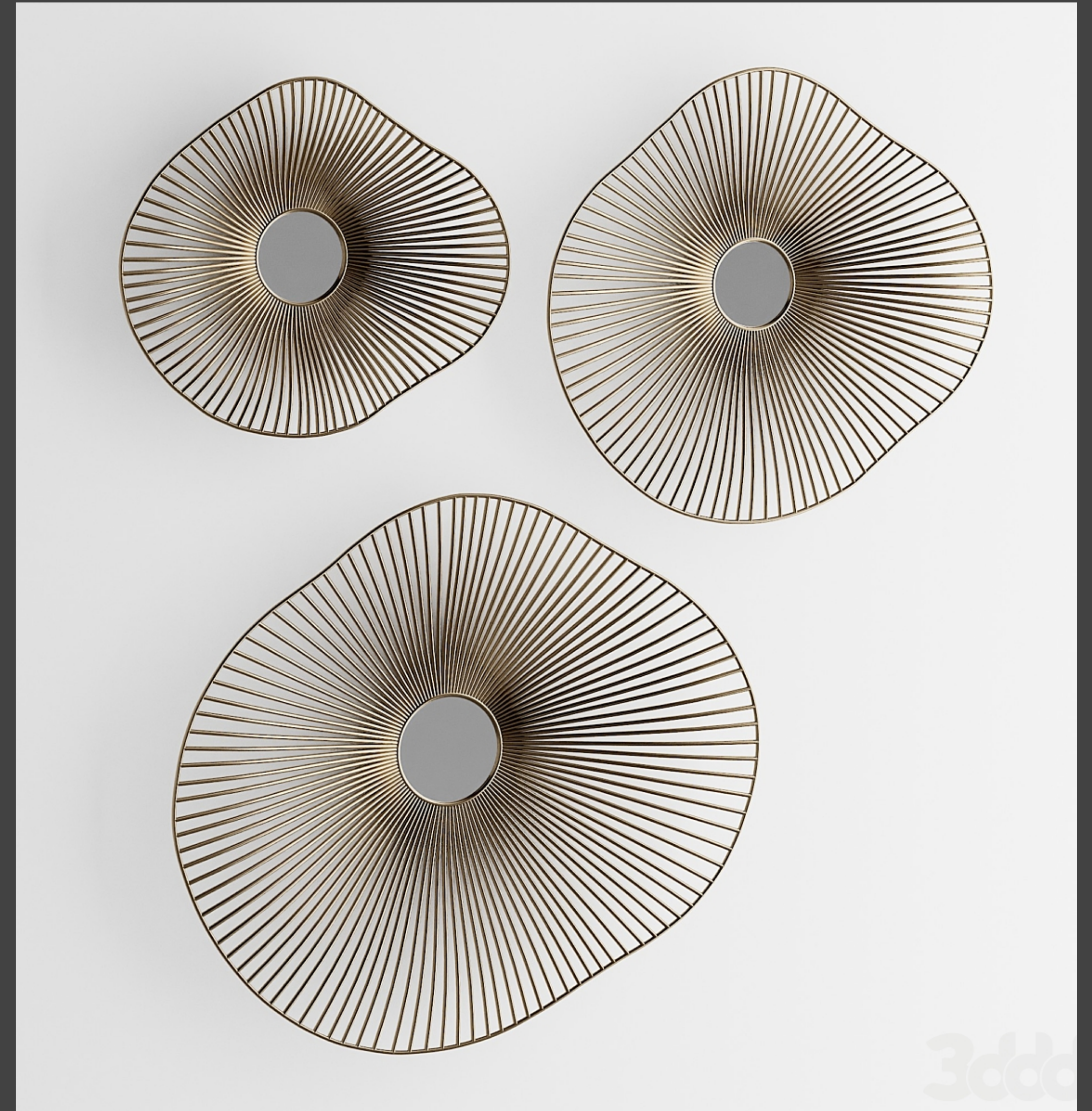


FURNITURE



THE PACKAGE

- ▶ Living room sofa
- ▶ Living room soft chair
- ▶ Dining table
- ▶ Dining chairs
- ▶ Linen sheer curtains
- ▶ Soft beds in 3 bedrooms
- ▶ Wooden side tables
- ▶ Build in wardrobes with sliding doors
- ▶ Full kitchen set
- ▶ Wall decorations
- ▶ Lighting





PERFECTION OF DETAILS

OUTDOOR

FINISHING MATERIALS





BACKYARD

NIGHT LIGHTING





PRICE OF EACH VILLA IS 465.000 USD

- ▶ leasehold period 25 years
- ▶ turnkey fully furnished villas
- ▶ reservation deposit payment 10%
- ▶ first payment 30% upon signing of agreement
- ▶ second payment 20% after the roof finishing
- ▶ third payment 20% after the MEP works completed
- ▶ fourth payment 20% when finishing works completed

The payment schedule and the cost of villa are valid only at the off- plan stage. Upon purchase villa will be under construction, it's price will be 30% higher at the foundation stage and 50% at finishing stage.

5 YEARS WARRANTY



PRIVATE POOL

INVESTMENT RETURN AND MANAGING SERVICE

- ▶ ROI is 20-25% per year from rentals
- ▶ The annual increase of the villa cost by 30% due to rising the land prices
- ▶ Full management service fee is 20% from rentals
- ▶ Maintenance and technical support team
- ▶ Concierge service is available upon request



WELCOME HOME

Amàre Villas