THE ROYAL SHIVANA

Nusa Dua

Bali, Indonesia

NUSA DUA

A popular destination for those looking for a peaceful, authentic holiday in Bali

Relaxing atmosphere

Calm ocean

Sand beach

Nusa Dua is located on the east coast of Bali and is known for its iconic sunrises, colorful traditional fishing boats, and relaxing atmosphere

"Discover a paradise of peace and tranquility hidden on the island of Bali full of comfort.

The ROYAL SHIVANA complex with 24 villas invites you to experience a harmonious blend of luxury lifestyle and artistic inspiration."

Your Dream Getaway Awaits
Whether you seek relaxation or adventure, Nusa Dua offers an unparalleled escape. Discover why this idyllic destination is celebrated as Bali's first choice for luxury and excellence.

WHO CHOOSES NUSA DUA

Appreciators of comfort with access to developed infrastructure

Tourists who prefer a calm and safe vacation

Families with children for long stays and holidays

Expats working in Indonesia

DEMAND

In Nusa Dua, the big demand for tourism typically centers around several key aspects:

1. Luxury Accommodations
2. Beach Tourism
3. Wellness and Spa Services
4. Cultural Experiences
5. Golfing
6. Family-Friendly Resorts
7. MICE (Meetings, Incentives, Conferences, and Exhibitions)
8. Fine Dining and Shopping

Overall, the strong demand in Nusa Dua is driven by its reputation as a premium destination offering a blend of luxury, relaxation, and cultural experiences.

THE ROYAL SHIVANA

Nusa Dua

2 bedroom, 150m2
24 units

VILLA COMPLEX

A-CLASS

2 floors & Roof Top

2 bedrooms

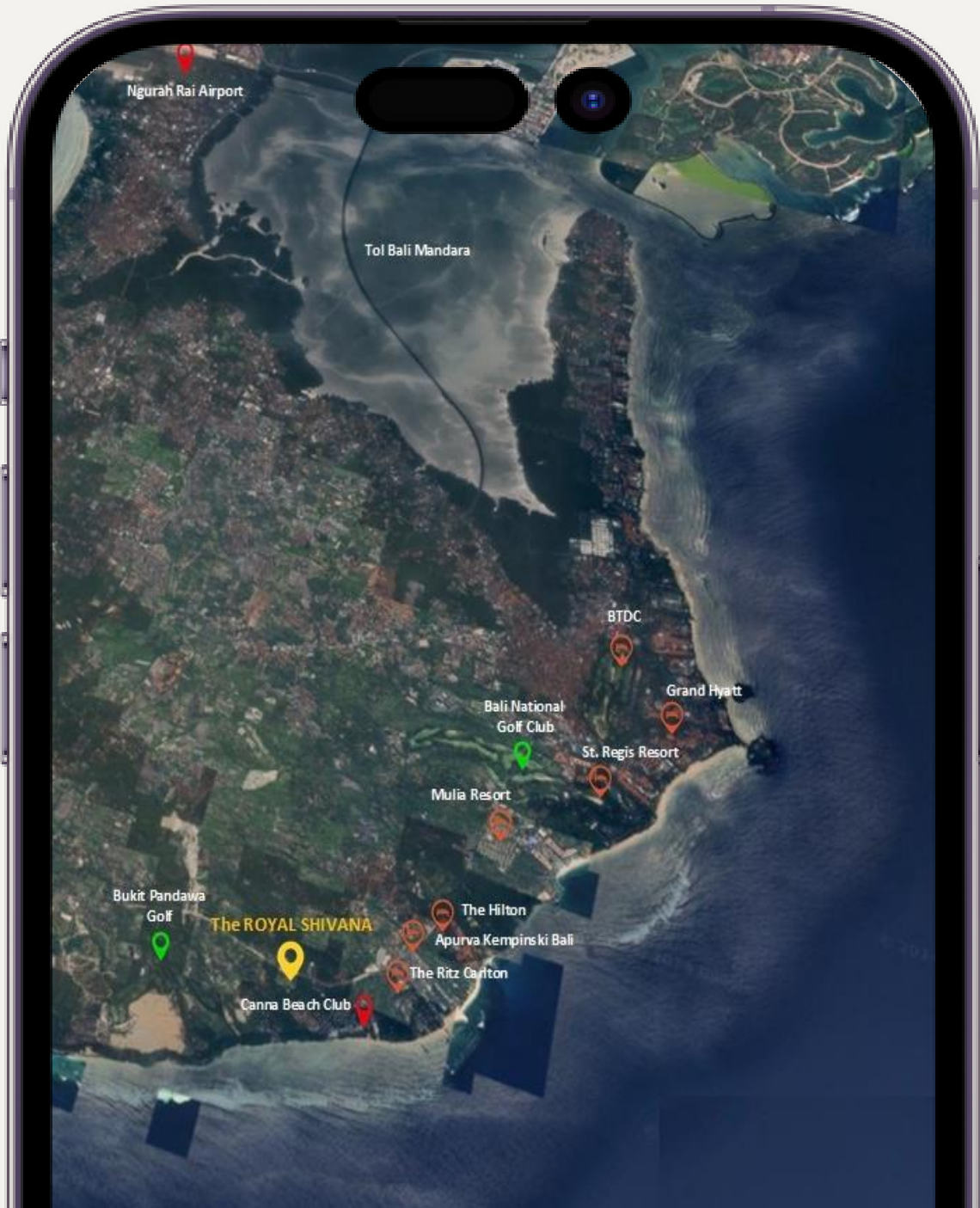Living room & kitchen

Private pool

2 en-suite Bathrooms
Powder room

Furniture and appliances

Private parking

EUROPEAN QUALITY

INFRASTRUCTURE

30 mins to Airport

2 mins   to Hotel Apurva Kempinsky , Ritz Carlton, Hilton , etc

5 mins   to BTDC (Bali Tourism Development Corporation)
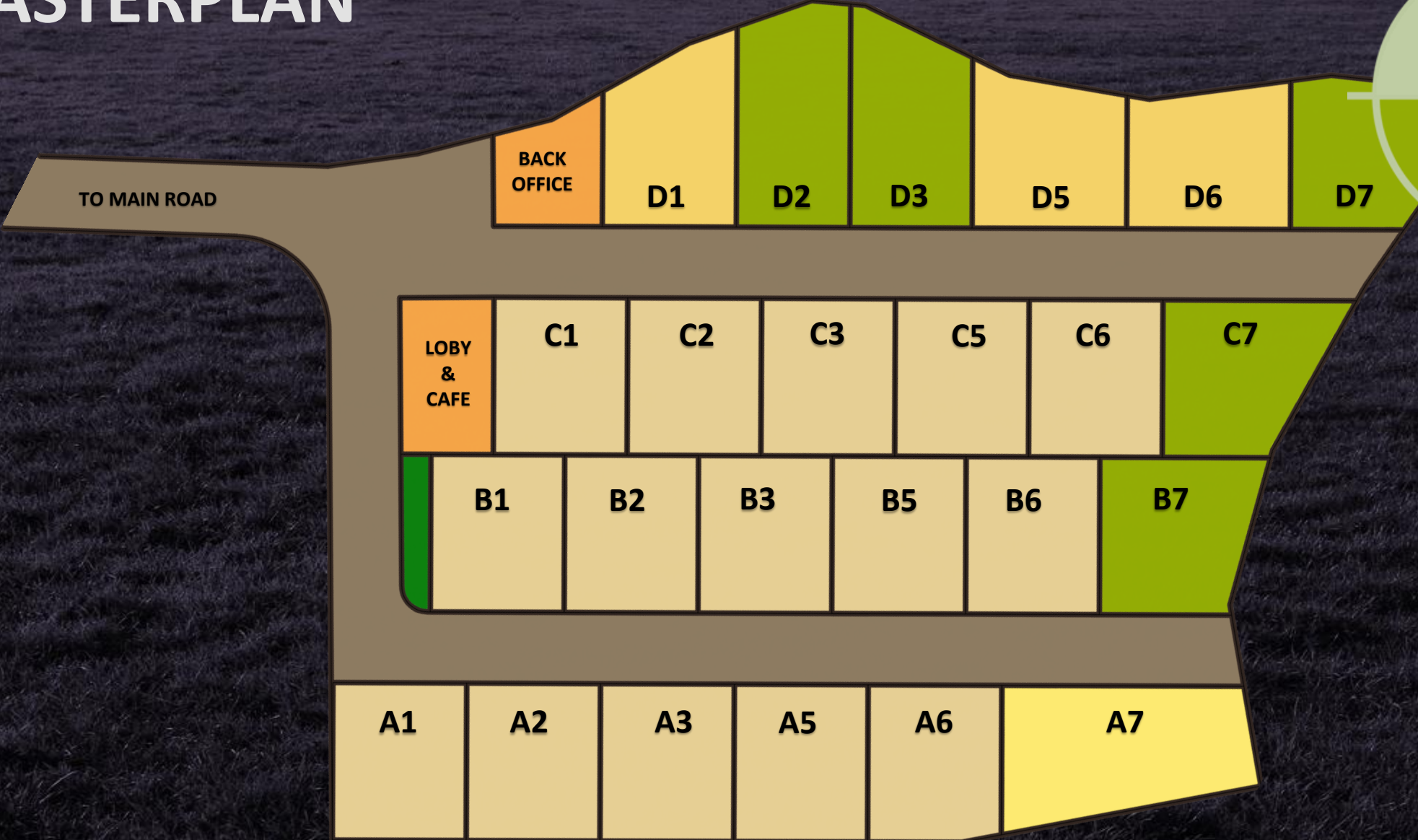
10 mins   to Multiple Famous Beaches

10 mins to Iconic Beach Club

A premium tourist location in Nusa Dua Bali, THE ROYAL SHIVANA is adjacent to several 5 star hotels such as The Mulia Bali, St. Regis Resort, Hotel Apurva Kempinski, Hotel Ritz Carlton, Hotel Hilton, etc.

THE ROYAL SHIVANA is also close to famous cultural attractions, beautiful beaches, as well as a choice of favorite dining and entertainment destinations in Bali.

KEY **FACTS**

20 LUXURY VILLA

- Mediteranian Style
- 2 Bedroom – fully furnished
- Rooftop Seaview
- Private Pool

PROPERTY SIZE

- Land 150 m2
- Building 130 m2
- Pool 21 m2

AMENITIES

- 24 Hour Security
- Service Staff Office
- Private Parking
- Café & Resto

LEASEHOLD OWNERSHIP

Leasehold periode for 25 years

ENVIRONMENTALLY FRIENDLY CONCEPT

Use of sustainable materials and technology as well as design concepts that support environmental conservation

CONSTRUCTION

Start at August 2024, target to start operational at end of 2025

BTDC (7 min)

5* hotel with premium Restaurant (5 min)

Beach (6 min)

Golf Club , Paragliding

A strategic connection to other Bali areas Jl. ByPass Nusa Dua

THE ROYAL SHIVANA

LOCATION

Directly drive to the main highway connecting all districts of the island
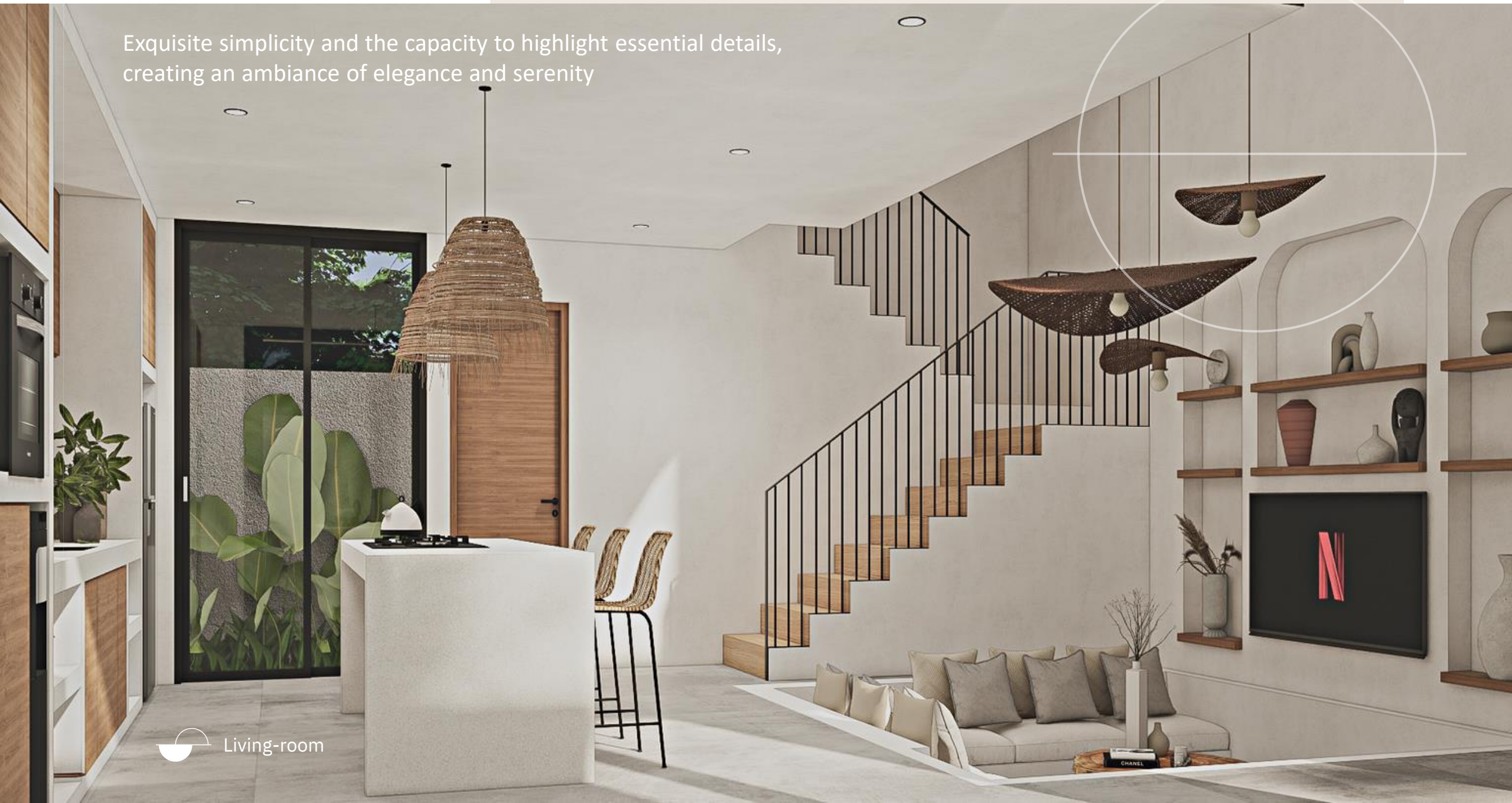
Front - view

Enjoy panoramic vistas of Nusa Dua's stunning landscapes, unwind in a spacious, elegantly designed villa, and bask in the sun on your private rooftop terrace.
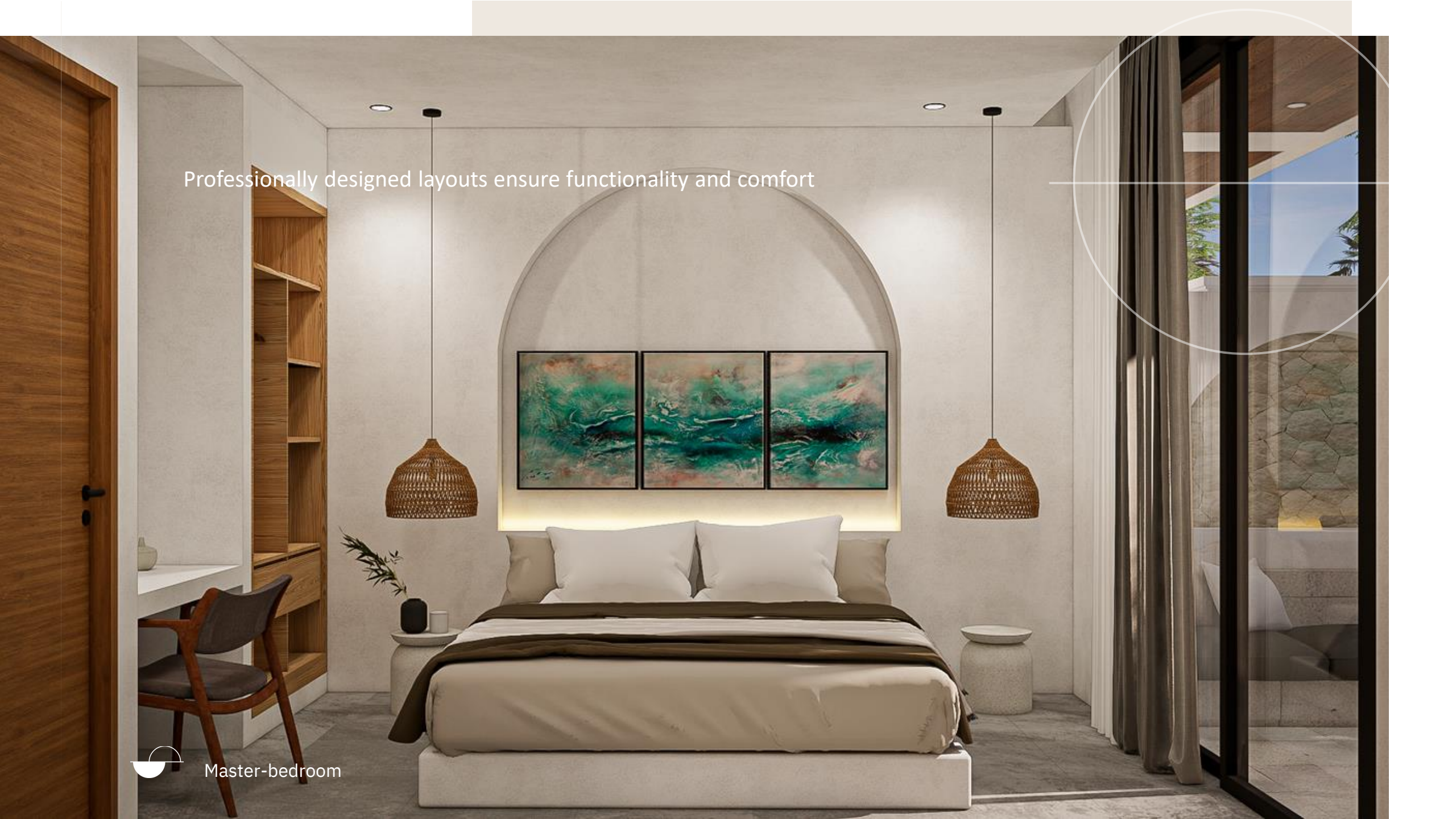
Roof Top

Exquisite simplicity and the capacity to highlight essential details, creating an ambiance of elegance and serenity
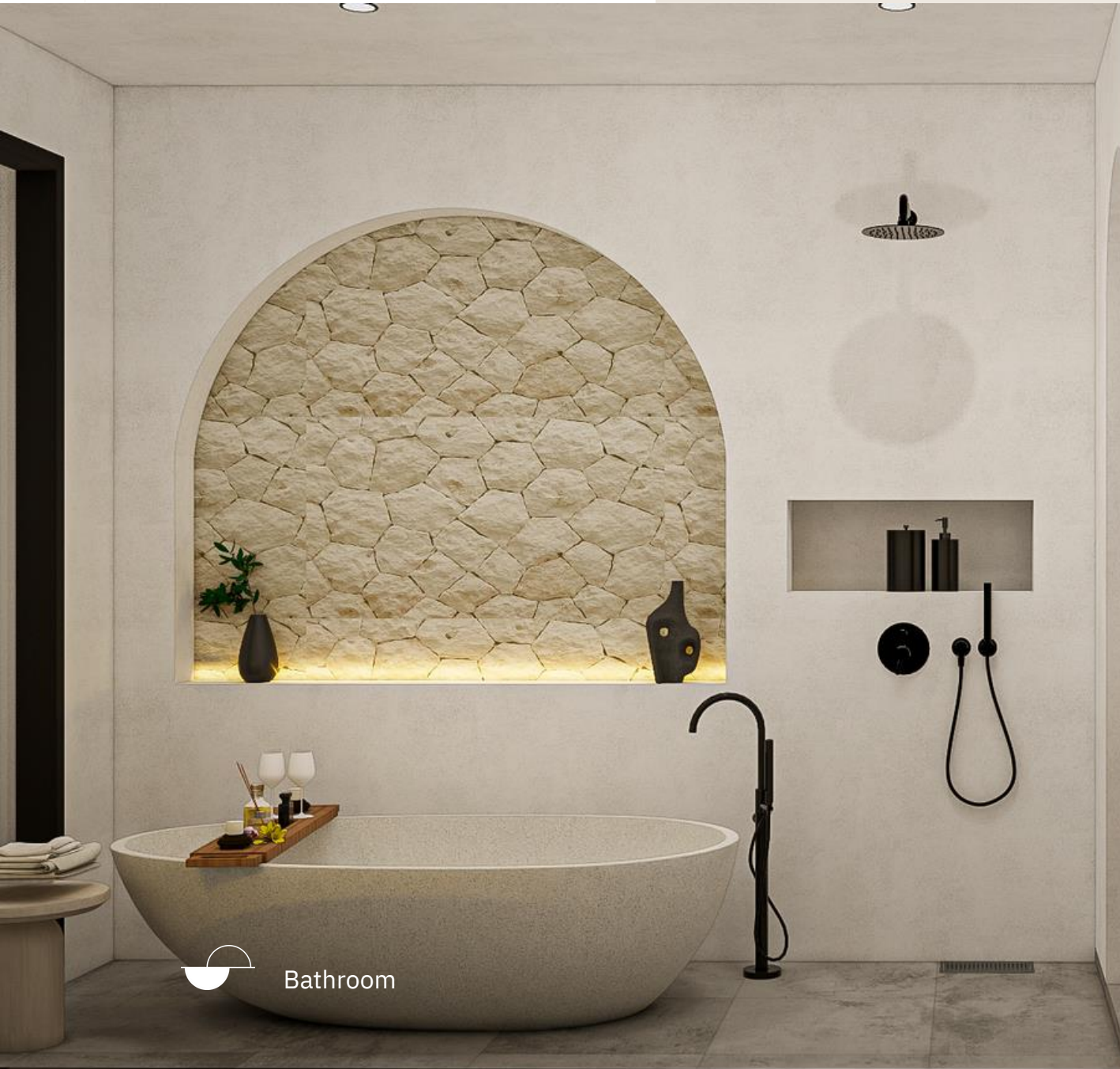
Living-room

Professionally designed layouts ensure functionality and comfort

Master-bedroom

Bathroom

En-suite bathroom in all bedrooms

Elevate your stay and create unforgettable
moments in your own luxurious slice of paradise.

Private Pool Area

2-BEDROOM| 150 M2

1st floor

1	Living room
2	Kitchen & Dining Room
3	Bedroom & Bathroom
4	Powder room
5	Pool Area
6	Entrance Area

LAYOUT PLAN

2-BEDROOM | 150 M2

2nd floor

1. Bedroom & Bathroom
2. Living Room
3. Balcony
4. Stair
5. Roof Dack

LAYOUT PLAN

2-BEDROOM| 150 M2

Roof Top

1 — Roof Top Living Area

2 — Stair

3 — Planter

4 — Roof Dack

LAYOUT PLAN

SUMMARY LEASE HOLD

The Royal Shivana		
Beds		2
Revenue per bed	$	109,38
Days in a month		30

net of OTA price and tax, service tax

Breakdown	Yearly	
Villa Revenue	$	60.292,97
Agent commision	$	9.043,95
Operational Exp	$	8.680,08
Other Exp	$	868,01
Net profit	$	**41.700,94** year

Villa Capital	$	250.000
BEP		**6,00** year
ROI		**16,68%** per year

** This calculation for estimation of current design The Royal Shivana, different calculation will apply for modification design from client.

ONLY
$ 250.000

BEP
6 years

ROI
16,68% per years

ROI CALCULATION (LEASE HOLD)

Beds		2	
Revenue per bed	$	109,38	*net of OTA price and tax, service tax
Days in a month		30	
Dispenda Tax - Badung		10%	
Service Tax		10%	
Ops Expenses	$	361,67	per month per BR

THE ROYAL SHIVANA

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
SESSION		Low	Low	Low	High	High	Peak	Peak	Peak	High	Low	Low	Low	
OCC		50%	50%	50%	50%	50%	75%	75%	75%	50%	50%	50%	50%	
RR		1,00	1,00	1,00	1,50	1,50	1,75	1,75	1,75	1,50	1,00	1,00	1,00	
Villa Revenue		3.281,25	3.281,25	3.281,25	4.921,88	4.921,88	8.613,28	8.613,28	8.613,28	4.921,88	3.281,25	3.281,25	3.281,25	60.292,97
Agent commision	15%	492,19	492,19	492,19	738,28	738,28	1.291,99	1.291,99	1.291,99	738,28	492,19	492,19	492,19	9.043,95
Operational Exp		723,34	723,34	723,34	723,34	723,34	723,34	723,34	723,34	723,34	723,34	723,34	723,34	8.680,08
Other Exp	10%	72,33	72,33	72,33	72,33	72,33	72,33	72,33	72,33	72,33	72,33	72,33	72,33	868,01
Net profit		1.993,39	1.993,39	1.993,39	3.387,92	3.387,92	6.525,62	6.525,62	6.525,62	3.387,92	1.993,39	1.993,39	1.993,39	41.700,94

Villa capital	$	250.000

BEP	6,00 years

ROI	16,68% per years

TERM OF PAYMENT

Booking Deposit	**IDR 155.500.000 or $ 10.000** Rate : $1 at IDR 15,500	On signing contract	1
1st Term	**40%** from selling price	Before start construction	2
2nd Term	**40%** from selling price	Concrete Roof (2nd Floor) completion	3
3rd Term	**15%** from selling price	Furniture Installed	4
4th Term	**5%** from selling price	After Hand Over	5

*** 1st term payment is net of deposit

*** all payment are non-refundable

*** The payment for the unit (villa) currently under construction will be calculated based on the agreed-upon progress payment terms.

*** The payment will be calculated based on the current IDR exchange rate.

CONTACT US

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THE ROYAL SHIVANA

Nusa Dua