



# DESIGNED FOR COMFORT

*BUILT FOR PROFIT*

Secure Your Investment Now

Exclusive **2BR Minimalist Townhouses**

A modern take on **simplicity** and **serene living**

Seminyak 

# DESIGNED FOR SMART LIVING

Every inch of these townhouses is designed with **purpose** and **efficiency** in mind. The layout ensures that **no space goes to waste, creating a functional yet stylish home.**



A private pool and pool deck, offering a refreshing space to unwind.



Two well-appointed bedrooms, each with a private en-suite bathroom for convenience and comfort.

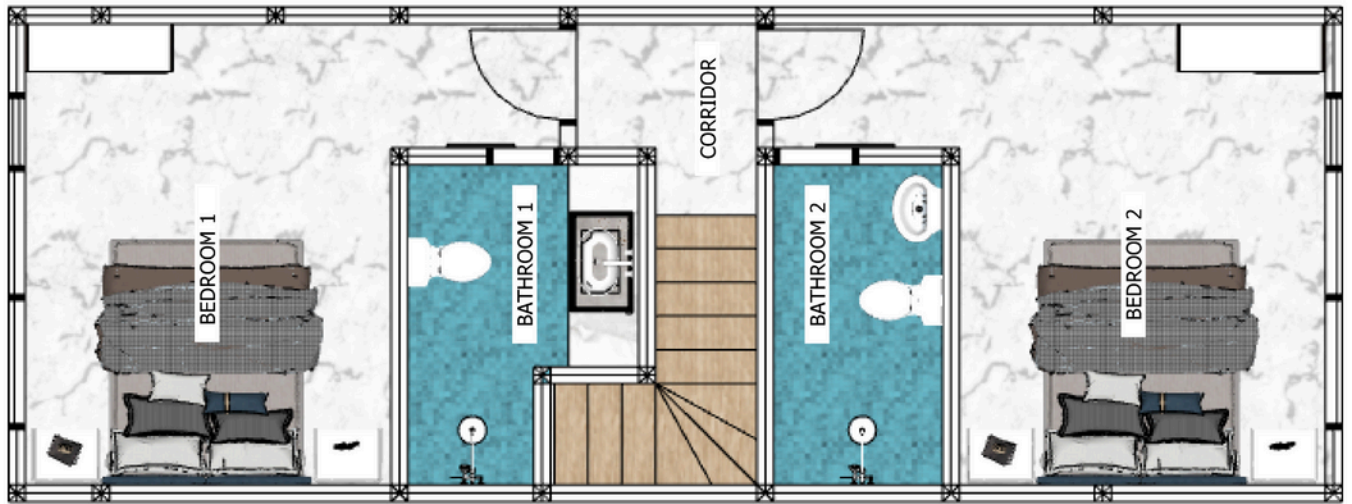


A practical, well-planned living area that flows seamlessly into the kitchen for effortless daily living.

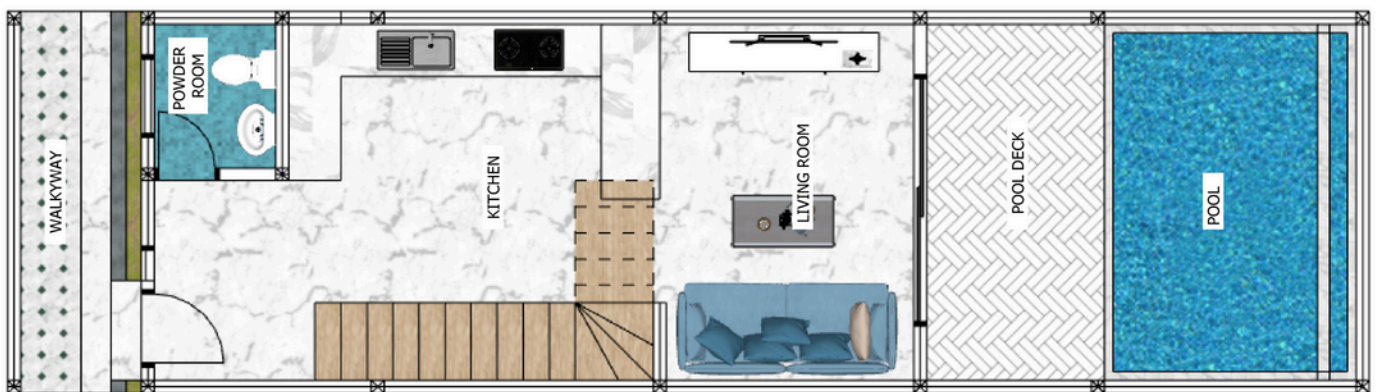
With a smart and efficient design, these townhouses provide everything you need for a comfortable and modern lifestyle



## First Floor



## Ground Floor



This layout illustrates the shared design concept across our five-unit townhouse project.



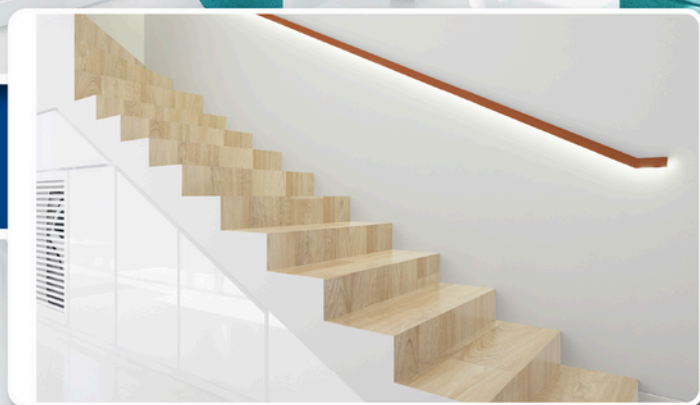
Exterior

# Design Showcase

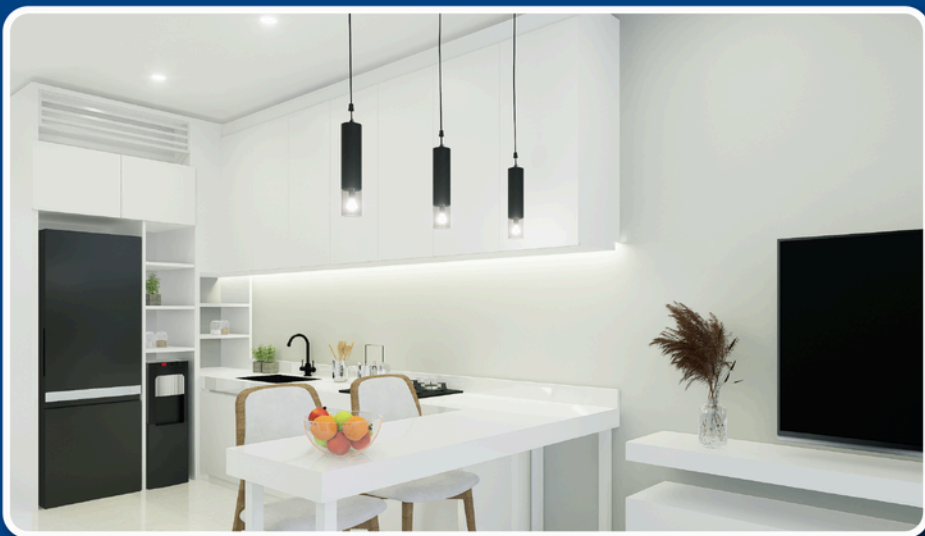




Exterior







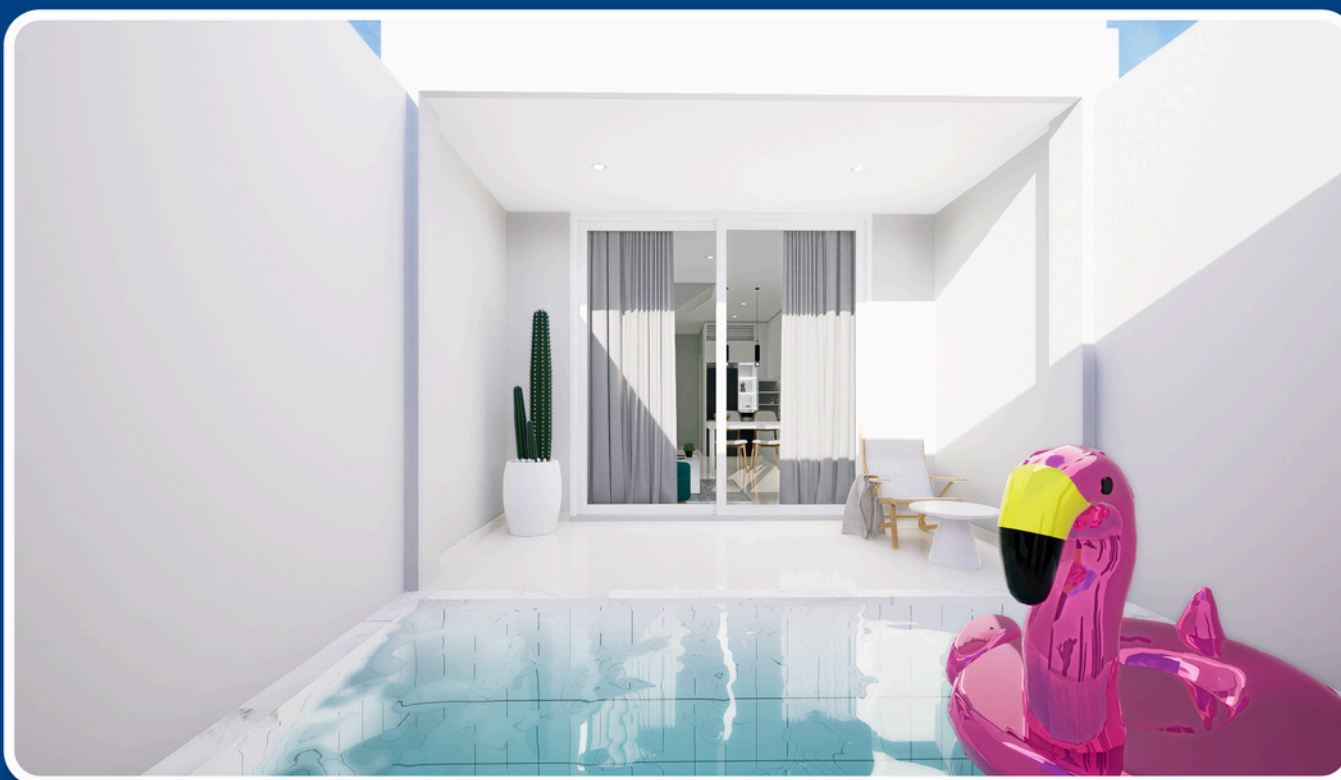
Kitchen & Living Room



Bedroom







Swimming Pool



# RENTAL ROI

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Our ROI insights are based on thorough market research and real performance data from 2-bedroom villas in the area. With average daily rates ranging from **\$200 to \$250 and occupancy levels consistently above 70%**, this neighborhood shows strong indicators of profitability for short-term rentals.

**Strategically located** near the beach, cafes, and popular hotspots, this area attracts a steady flow of both international and domestic travelers. The properties listed **demonstrate stable revenue generation**, suggesting an ideal environment for investors seeking high-yield, low-risk vacation rentals.

With construction nearing completion on the final plot in this sought-after enclave, future disturbances are no longer a concern—enhancing the appeal and peace-of-mind for potential guests. The surrounding success stories offer a compelling case for confident entry into this proven rental market.

# RENTAL ROI

# 01

## STRESSED SCENARIO

Average Daily Rate	\$140 STRESSED SCENARIO
Average Daily Occupancy Rate	70%
Gross Rental Income (Yearly)	\$35.280
Optional Management Fee (Yearly)	\$5.292
Maintenance (Yearly)	\$2.625
ROI	
ROI Calculated with 25 Year Lease Fully Furnished Option	13,09%
All Projections are based on Townhouse Unit 3 Sale price (USD) \$209.000	



REAL SCENARIO

Average Daily Rate	\$170 REAL SCENARIO
Average Daily Occupancy Rate	80%
Gross Rental Income (Yearly)	\$48.960
Optional Management Fee (Yearly)	\$7.344
Maintenance (Yearly)	\$3.000
ROI	
ROI Calculated with 25 Year Lease Fully Furnished Option  All Projections are based on Townhouse Unit 3 Sale price (USD) \$209.000	18,47 %

BEST SCENARIO

Average Daily Rate	\$200 BEST SCENARIO
Average Daily Occupancy Rate	90%
Gross Rental Income (Yearly)	\$64.800
Optional Management Fee (Yearly)	\$9.720
Maintenance (Yearly)	\$3.636
ROI	24,61%
ROI Calculated with 25 Year Lease Fully Furnished Option	
All Projections are based on Townhouse Unit 3 Sale price (USD) \$209.000	



# Why Invest Here?



## 1. Strategically Positioned For Growth

These townhouses are located in one of the most desirable and fast-developing areas in Bali. In close proximity to world-class dining, beaches, international schools, and entertainment hubs, they offer convenience, prestige, and the perfect foundation for long-term investment growth.



## 2. High Demand, Higher Returns

The area has consistently shown strong growth in both property value and rental income. With Bali's ever-increasing global appeal and limited supply of quality developments, these townhouses offer excellent potential for high ROI and steady appreciation.



## 3. Designed For Modern living

With a layout that meets the lifestyle needs of expats, digital nomads, and vacationers alike, each townhouse combines elegance and practicality, ensuring both high occupancy and long-term livability.



## 4. Minimalist Design, Maximum Appeal

Clean lines, airy spaces, and a timeless all-white aesthetic appeal to a premium market that values simplicity, elegance, and comfort. This design approach not only elevates the space but also maximizes visual impact for marketing and rentals.



## 5. A Location That Sells Itself

Situated in a rapidly developing zone favored by both tourist and long-term residents, this project benefits from steady foot traffic, infrastructure growth, and strong rental yields.

# LOCATION

This townhouse is set in a prime location, offering easy access to Bali's best beaches, upscale restaurants, cafés, and beach clubs. Supermarkets, boutiques, and schools are just minutes away, while the airport is easily reachable. The area's high demand for daily rentals makes it perfect for both short stays and long-term living.



## — Nearby Destinations —

- **2 Mins** - Batu Belig Beach
- **7 Mins** - Canggu Community School
- **8 Mins** - Finns Beach Club
- **10 Mins** - Potato Head Beach Club
- **15 Mins** - Seminyak Beach
- **30 Mins** - I Gusti Ngurah Rai International Airport



# CONTACT US

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