

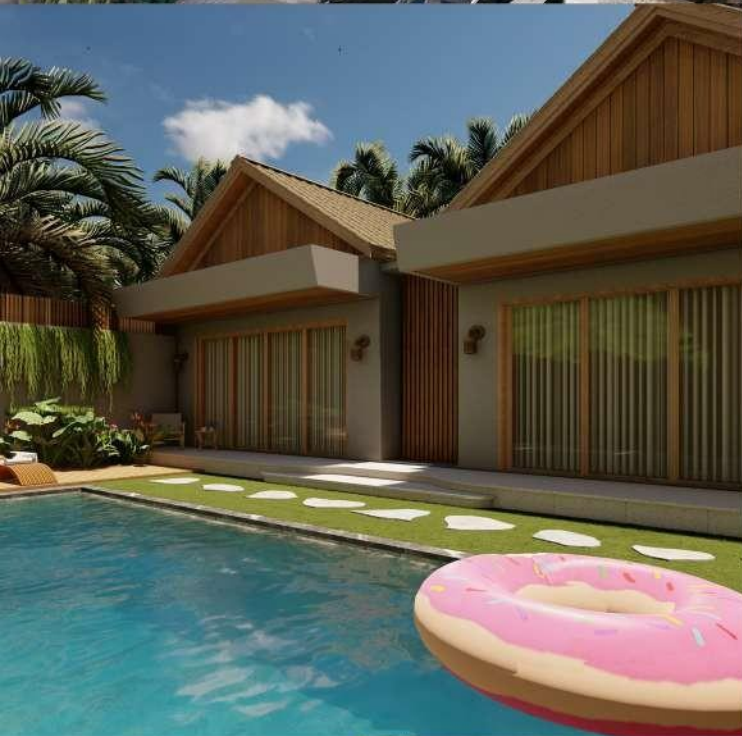


SUN VILLA

— BALI —

DISCOVER LUXURIOUS OPEN SPACE VILLA IN A PERFECT PLACE





Welcome!

Sun Villa is our villa and hospitality property brand by Sinergi Group. We designed our works of property just for investors that intended to start property investment in strategic place in Bali. We offer property investment that developed, designed, and managed by the experts to ensure your investment gain.

Experience the perfect synergy of luxury and convenience at Sun Villa. Netled in the golden triangle of the vibrant Seminyak, our exclusive property offers a seamless blend of modern elegance and authentic Balinese charm.

SUN VILLA 2



An aerial photograph of a lush, green landscape in Bali, Indonesia. The image shows a series of terraced rice fields carved into a hillside, surrounded by dense tropical forest. The terraces are filled with water, reflecting the sky and creating a shimmering effect. The forest is composed of various types of trees, including palm trees. The overall scene is vibrant and scenic, capturing the beauty of the Golden Triangle of Bali.

THE LOCATION

in the **Golden Triangle of Bali**



SUN VILLA | SEMINYAK

We call investors to take a look and glance at our Sun Villa which a strategically located in Seminyak, Bali. In addition to its peaceful atmosphere of tranquility and always strength. Everything you need is in Seminyak, such as the tourism sector, food, entertainment venues, health, education, and others.

1 KILOMETERS TO

Gusto Gelato, Starbucks Reserve, Naughty Nuri's

2 KILOMETERS TO

Sunset Road, La Favela Bali, Made's Warung

3 KILOMETERS TO

Seminyak Beach, Mrs Sippy bali, Ku De Ta Bali

4 KILOMETERS TO

Potato Head Beach, Kuta Beach, Pura Petitenget



SUN VILLA 2

BALI TROPICAL MODERN

FACILITIES, FEATURES & INCLUSIONS

FACILITIES

We offered you the classic concept of tropical. We committed to provide of standart quality of high maintenanced villa.



Private Pool	Wi-Fi & Electricity	Full Furnished
24 Hours & Security	Parking Available	Fire Extinguisher
Water Heater	All Hotel Ameneties	Water Source

FEATURES & INCLUSIONS

Rp3.800.000.000

🏠 Land Size

220

Nett Size 🏠

185

2 King Size Bed
Bedroom



Open Air
Living Room



Swimming
Pool



Kitchen



Bathub
Bathroom



Garden/
Landscape



Exotic
Dining Room





THE OFFERS

We build dream called Sun Villa to make your dreams come true wrapped in warmth, comfort, and make memories. We offered you privilege consists.

- Long-term Leasehold 25 years + 25 years guarantee extension
- Bali Villa Management Included
- ROI estimated up to 17,07%
- BEP opportunity +-6 years

RETURN OF INVESTMENT

PAYBACK

6 Yrs

OCC.RATE

80%

RETURN

17.07%

Amount Invested	: 3.800.000.000
Occupancy Rate	: 80%
Rent per day (average)	: 2.7 - 3.25 M
Operational Cost Rate	: Approx. 30%
Peak Monthly income	: 77.625.000
Peak Annual revenue	: 931.500.00
Nett monthly income	: 50.456.250
Nett annual revenue	: 605.475.000
Rate of return	: 594,38%

FLOOR PLAN

Experience the harmonious fusion of modern architecture and superior craftsmanship in this villa. A Commitment by Sun Villa to Crafting Dream Villas with Exceptional Building Design and Unmatched Functionality.

The tropical type is crafted with precision, expecting superior quality and lasting strength in a luxury villa.



Legend

1. Swimming Pool
2. Kitchen
3. Dining Room
4. Living Room
5. Warehouse
6. Bedroom
7. Bathroom

EXTERIOR LOOKS



INTERIOR LOOKS

