



VILLA ASADEL

A LITTLE PIECE OF PARADISE



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- You are cordially invited to be an owner at Villa Asadel, of your own luxury condo in Bali. Only 5 exclusive condos are for sale, please consider this is a personal invitation to invest in a little piece of paradise.



THE LOCATION

The legendary beauty and popularity of Bali have made land here an increasingly scarce resource. Villa Asadel is located in the peaceful hills of Tumbak Bayuh, a quiet, safe and upscale area.



LAND LOCATION



Bali is easily accessible from major cities in Asia and Australia. Villa Asadel is located only 20 km from Ngurah Rai International Airport, making access easy for domestic and international visitors.



LAND LOCATION

New hotels, old villages, pubs, and nice restaurants are all within a short distance of the property. It's one of the last available areas in South-West Bali, making this a unique investment opportunity. Batu Bolong Beach is just 4.5 km away, and The Highland Golf Resort is within 1.5 hours drive. The cool prevailing ocean breezes make the temperature more comfortable than many other parts of the island.



FREEHOLD AREA IS 690M²
(18 x 39M)



4.5 KM FROM BATU
BOLONG BEACH



20 KM FROM THE
INTERNATIONAL AIRPORT



THE PROPERTY IS SITUATED IN A
QUIET TRADITIONAL AREA, WHICH
IS NOW UNDER DEVELOPMENT.



A GREAT INVESTMENT OPPORTUNITY





VILLA ASADEL INVESTMENT PLAN

Bali offers far more than a legendary, world-renowned slice of paradise, famous for its beautiful beaches, artistry, culture and friendly people.

The Indonesian economy is the largest in Southeast Asia and one of the most rapidly emerging global market economies.

As an upper-middle income country and member of the G20, Indonesia is classified as a newly industrialized country. It is the 16th largest economy in the world by nominal GDP, and 7th largest in terms of GDP (PPP).

The future for Indonesia looks prosperous, Bali even more so. Property investment in this growing economy will be a solid long term investment, whether for personal use, rental income, or re-sale

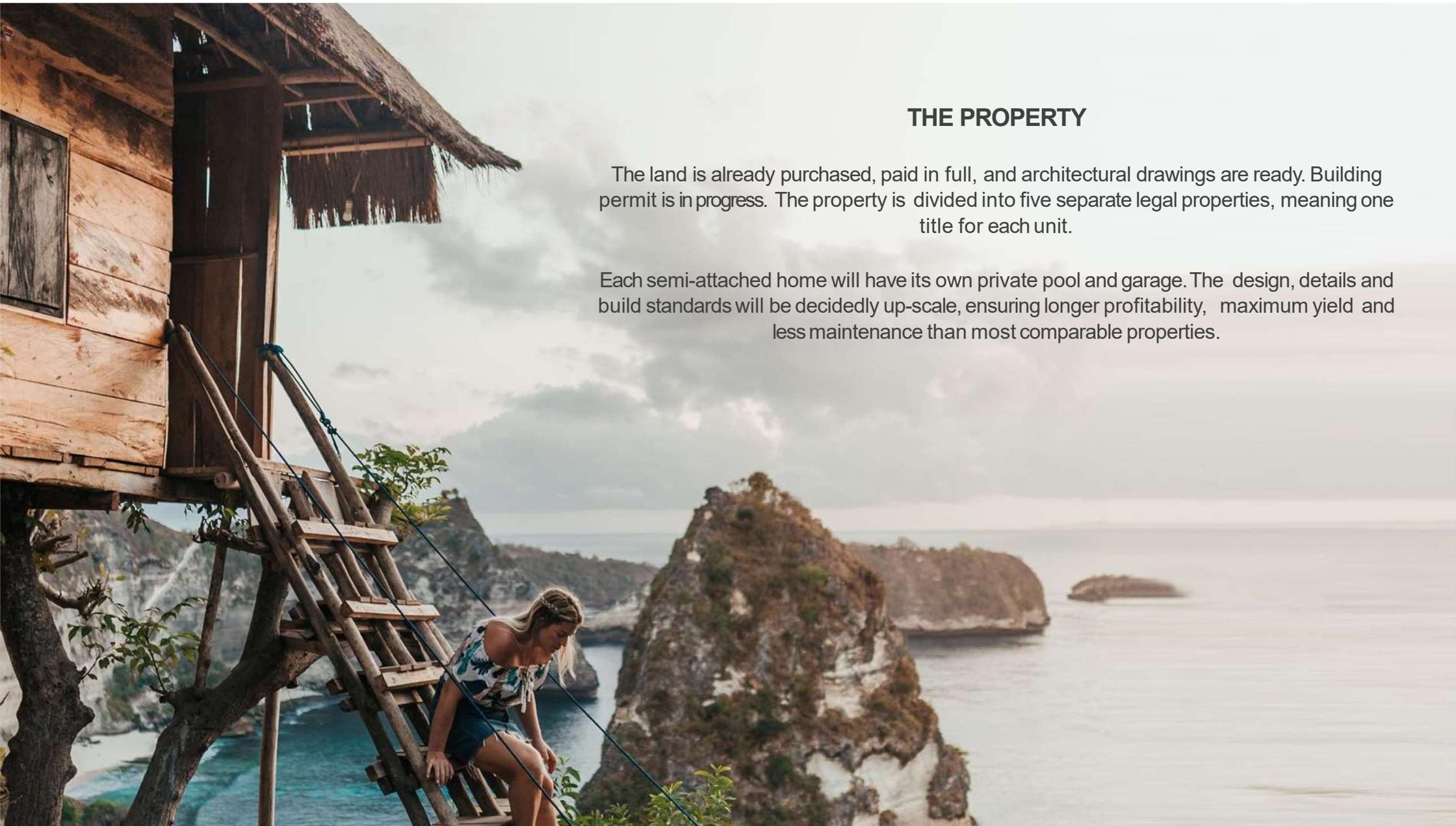


VILLA ASADEL INVESTMENT PLAN

If you are looking for a short-term investment return plan, where you invest now and sell upon completion of construction, our calculations indicate an ROI of an estimated 10-15% over a 12 month period.

If you plan to invest in a condo at Villa Asadel for occasional personal vacation use, it can still provide reliable supplemental income through numerous avenues, whenever you, friends and family are not enjoying it. The market for rental houses in Bali is excellent. Bali will remain an attractive holiday destination for foreigners for decades to come, as it has, for the last century.

A long-term investment plan, based upon short-term lease (daily/weekly/monthly rentals), should support an expected ROI within 10 to 12 years. There are several channels and agencies for rental services in Bali, requiring a minimum of effort, to maximize yield and thus ensure your property and revenue stream are well taken care of.



THE PROPERTY

The land is already purchased, paid in full, and architectural drawings are ready. Building permit is in progress. The property is divided into five separate legal properties, meaning one title for each unit.

Each semi-attached home will have its own private pool and garage. The design, details and build standards will be decidedly up-scale, ensuring longer profitability, maximum yield and less maintenance than most comparable properties.

VILLA ASADEL INVESTMENT PLAN



MODERN HIGH-CLASS ARCHITECTURE AND FINISH



PRIVATE CAR
PARKING



CHOOSE A 3-BEDROOM (160 M²)
OR 4-BEDROOM (184 M²) HOUSE



FULL A.C.

VILLA ASADEL INVESTMENT PLAN



SEPARATE EXTERNAL
MAID ROOM



MASTER BEDROOM
WITH EN SUITE BATH



OPEN PLAN
LIVING

VILLA ASADEL INVESTMENT PLAN



Interior details and finishes may be customized to your personal tastes. WIFI, cable TV, satellite and other amenities will be optional choices furnished at your expense. We will be happy to arrange services like gardening, pool service, child care, cleaning and other staffing needs through our extensive local contacts.



SEPARATE EXTERNAL
LAUNDRY ROOM



PRIVATE POOL 16 M²
(7 x 2.3M)



7.7 KWH POWER
SUPPLY



JURISDICTIONAL ISSUES



There are three alternatives for foreigners to use or own land and buildings in Indonesia.

- Leasehold, this is basically a lease agreement between a landowner and a third party, typically done for foreigners.

This can be for land on which the Lessee can develop or build or for land and buildings. There is no actual law determining the length of a lease, however generally lease terms of 25 or 30 years being the norm.

Leases can be subleased to another party at any time, with the new lessee assuming the remaining time left on the lease.

- HGB is a right to build conferred on the owner by the government.

This title is granted for a maximum initial period of 30 years and extendable for another 20-year period, with a possibility for renewal of another 30 years.

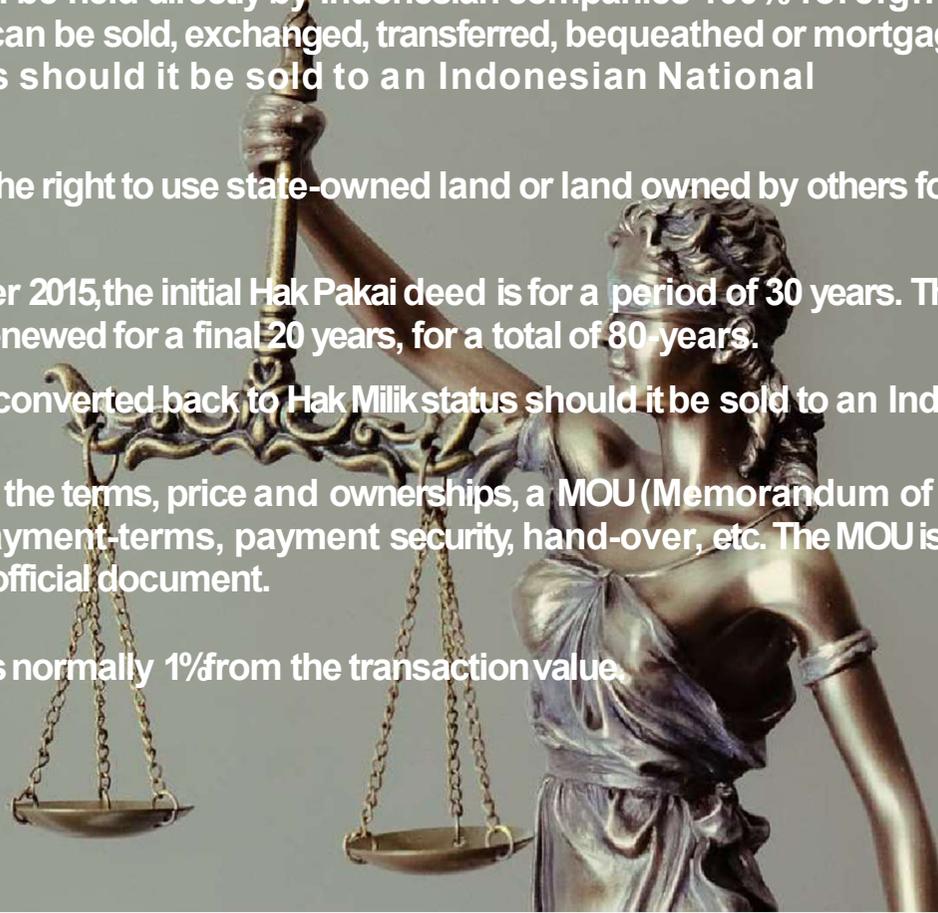
This land right can be held directly by Indonesian companies 100% foreign owned or foreign joint venture companies, and can be sold, exchanged, transferred, bequeathed or mortgaged. HGB can be converted back to Hak Milik status should it be sold to an Indonesian National

- Hak Pakai grants the right to use state-owned land or land owned by others for a specific purpose, as agreed by both parties.

From 28 December 2015, the initial Hak Pakai deed is for a period of 30 years. This title can be extended for another 30 years, and then renewed for a final 20 years, for a total of 80 years.

Hak Pakai can be converted back to Hak Milik status should it be sold to an Indonesian National

- Upon agreeing to the terms, price and ownerships, a MOU (Memorandum of Understanding) is provided. Regulating prices, timeline, payment-terms, payment security, hand-over, etc. The MOU is verified by a local appointed Notary as a legally binding official document.
- A notary charge is normally 1% from the transaction value.



VILLAASADEL INVESTMENT PLAN

Land and Building costs – All included

TYPE CONDO	OUR SELLING PRICE	SUGGESTED SALES PRICE UPON COMPLETION OF CONSTRUCTION	EXPECTED YIELD ON INVESTMENT	ANTICIPATED RENTAL INCOME (YEARLY)	YEARS TOROI
3 bedroom	USD 232,000 (IDR 3.3M)	USD 260,000 (IDR 3.7M)	9%	USD 20,000 (IDR 285,000,000)	12
4 bedroom	USD 267,000 (IDR 3.8M)	USD 290,000 (IDR 4.1M)	9%	USD 25,000 (IDR 360.000.000)	11

Note: Stated prices are without furniture, and fees for transfer of ownership. Transfer of ownership costs vary, and are dependent upon type of ownership desired. Stated prices are approximate and subject to change.

VILLA ASADEL INVESTMENT PLAN

Construction of Villa Asadel is scheduled to start early 2022 and completion of the first condo is estimated to be late 2022.

The condos will be handed over to the owners once they are completed. The order of completion will be according to the order of sign-up and down payment made by all investors.

THE PAYMENTS FOR THE INVESTMENT WILL BE DUE ACCORDING TO THIS PLAN:

1st down-payment (sign-on fee):	USD 75,000 (IDR 1.0M)
2nd payment (start construction):	USD 120,000 (IDR 1.7M)
3rd payment (transfer of ownership):	USD "outstanding balance"

Money transfer through, and secured by Notary in Bali can be arranged. No extra Notary charges are applied. The transfer, however, can only be accepted in the local currency IDR. Meaning currency has to be exchanged twice in the process. An additional cost to the buyer of approximately 2 to 3% of the transferred sum.

SEE YOU IN BALI



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