



NUSA DUA

OCEAN BREEZE

by Ilot Property Bali

OPTIMIZED TURNKEY INVESTMENT

1 Bedroom

37 years

USD 265,000

Est. Yearly Gross Revenue:

USD 35,000

Est. ROI: **10%**

Est. Amortization: **13 years**

2 Bedrooms

37 years

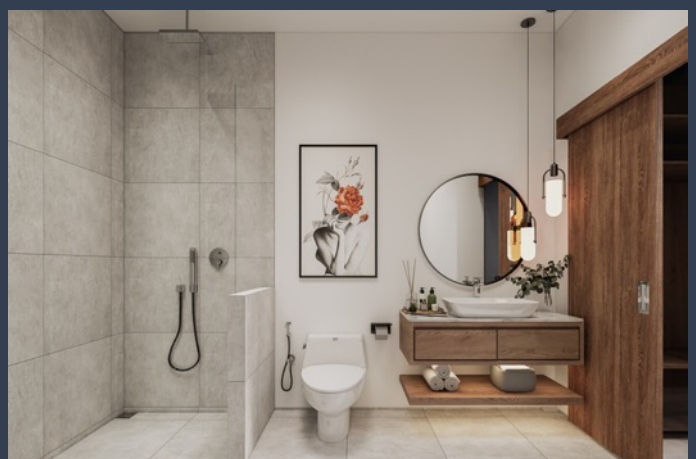
USD 278,000

Est. Yearly Gross Revenue:

USD 73,000

Est. ROI: **15%**

Est. Amortization: **7 years**



OCEAN BREEZE

The Ocean Breeze is located on a hill at the southeast part of the Nusa Dua peninsula, providing an incredible and unobstructed view of the ocean and sunrise.

The inside of the house is elegantly decorated and furnished, offering a very friendly atmosphere to the guest. This heaven of peace and serenity is the perfect place to enjoy relaxing and quiet time in Bali.



A PERFECT RECIPE FOR GREAT INVESTMENT



Prime Design

Ocean Breeze modern design offers enhanced living space on both floors with an incredible view of the ocean. The lower floor provides a direct access to the garden and swimming pool.



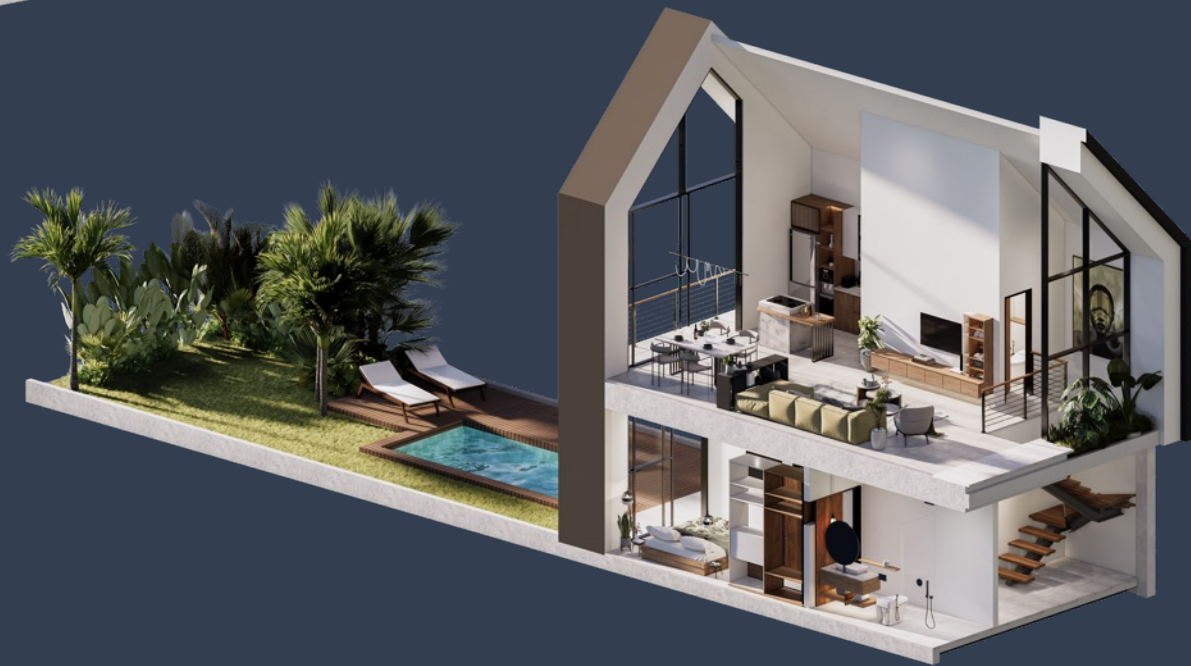
Prime Location

Ocean Breeze is located only few minutes away from golf course, incredible restaurants, the world famous Uluwatu surf spot and Jimbaran renowned for its fish restaurant on the beach.



Prime Investment

With its prime location and design, each unit of Ocean Breeze has a rental potential of \$250 per night, generating over \$73,000 revenue per year. The investment can easily be amortized in 7 years.



Remarkable Turnkey Development Project

12 units with ocean view

1 and 2 bedrooms
available

**Exceptional 37 years
leasehold**

Land size 2 are

Building size 108 Sqm

Pool Size 7.3 x 2.4 m

Fully Furnished

ROI over 15%

Amortized in 7 years

FLOOR PLAN LAYOUT

1 bedroom



Ground Floor



Lower Floor

2 bedrooms



Ground Floor



Lower Floor



The modern style townhouse offers optimum comfort and space with great view of the Indian Ocean and sunrise.

The rooms are beautifully designed with a focus on details. The bedrooms with ensuite bathrooms offer a direct access to the pool and garden.

LOCATION

Nusa Dua Peninsula

Nestled on a hill at the southeast part of the Nusa Dua peninsula, Ocean Breeze offers an amazing view of the ocean straight from the living room.

This prime location is only few minutes away from the new Pandawa Golf & Country Club, incredible restaurants located in nearby 5 stars hotels, the world famous Uluwatu surf spot, and Jimbaran renowned for its fish restaurants on the beach.

The area of Nusa Dua is famous among the tourists as a getaway for those looking for peaceful and serene paradise.



Payment Plan *(construction & development)*

Five steps for your payment



Step 1: Booking Time

Your payment starts after you book the villa unit that you want by paying 10% of the total amount



Step 2: Foundation Ground Breaking

The construction starts with breaking the ground and building the foundation for your villa. At this stage, you're required to pay 30% of the total amount



Step 3: Rooftop Set-Up

When we are ready to install the villa rooftop of your villa you are required to pay 35% of the total amount



Step 4: Finishing Phase

We're finishing everything from construction to the interior for the villa. At this stage, you need to pay 20% of the total amount.



Step 5: Three Months After

The last 5% of the construction fee will be in escrow and release 3 months after the completion of the villa.

WHY INVEST WITH US

Our motto is "Quality First"

We analyze and select the best land



We invest in areas up to our standards with strong upside potential to deliver the highest ROI and value gain.

We design and build



We respect the highest standard of construction by ensuring the quality and integrity in all of our projects

We manage for you



Our Villa Management experience guarantees high occupancy rate, optimizing the revenue potential and the best return on investment

CONSTRUCTION

Ilot Property Bali's beating heart is its specialized engineering team.

Always on top of the latest innovations, materials, and systems advances, they are able to adapt any project to the many specific aspects of tropical locations.



Micro-Pile Foundation

For Bali and the entire Indonesian archipelago micro-piles are one of the most effective solutions in terms of costs, quality, and efficiency.

Steel beams

Steel is our choice for structural material. Steel can be assembled quickly, has good durability, loads, integrity, and recyclable.

Walls & Partitions

Our special double-layer walls are the perfect solution for thermal and sound insulation of tropical buildings.

WHY CHOOSE LEASEHOLD?

HERE IS WHY LEASEHOLD IS MORE BENEFICIAL



With leasehold, the land price is 3 to 4 times cheaper than freehold, allowing to invest for less, get a better ROI and reach wider potential buyers when reselling.

Our long term leasehold gives you the opportunity to maintain a competitive leasehold even after amortization, which optimizes your resale value and exit strategy.

An aerial photograph of a tropical coastline. The top half shows a dense, lush green forest. Below the forest is a narrow strip of white sand beach with several dark rocks. The bottom half of the image shows clear, turquoise water with visible coral reefs and sandy bottom. The overall scene is vibrant and idyllic.

WHY INVEST IN BALI

World Tourists' Destination

More than 25 million people come to Bali all year round, domestic and international tourists alike. The villas occupancy rate can easily reach 80%, making Bali a perfect place to invest in villa rental.

Good Money Value

According to the Investment Coordinating Council, investment in Bali's real estate has grown by 28.5% in the past 2 years. Bali property investments have high return on investment, aligned with the steady growth in tourism, affordable land price, and low overhead cost.

Steady Economy and Political Environment

Bali is part of Indonesia, the 3rd largest democracy in the world and the largest economy in Southeast Asia, attracting over 158 Trillion IDR of Foreign Direct Investment. Foreign investments are facilitated by protecting and accommodating laws.

Invest in paradise

With its glorious scenery, warm climate, welcoming culture and low cost of living, Bali is one of the most desirable place to live, visit, and invest. We offer a chance to make a smart investment into this magnificent part of the world.



**For inquiries,
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