



CANGGU

# MOA RESORT

by Ilot Property Bali



ILOT PROPERTY  
BALI

# OPTIMIZED TURNKEY INVESTMENT

**4 Bedrooms**

**33 years**

**USD 595,000**

Est. Yearly Gross Revenue:

**USD 160,000**

Est. ROI: **16%**

Est. Amortization: **6 years**

**6 Bedrooms**

**33 years**

**USD 640,000**

Est. Yearly Gross Revenue:

**USD 230,000**

Est. ROI: **21%**

Est. Amortization: **5 years**



# MOA RESORT

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MOA is a tropical industrial style villa compound combining steel structure and premium wood to create contemporary lines and beautiful volumes.

This impressive architecture building is located in a middle of Balinese rice fields, in the heart of the premium location of Canggu.



# A PERFECT RECIPE FOR GREAT INVESTMENT

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## Prime Design

The MOA development project integrates modern architecture and landscape the best way possible to provide a beautiful and unique tropical experience.



## Prime Location

Located in the prime area of Canggu, Berawa, the compound is surrounded by stunning rice fields, minutes away from the beach, top bar & restaurants, sport facilities.



## Prime Investment

With its prime location and design, each villa could generate over \$200,000 revenue per year. The investment can easily be amortized in 5 to 6 years and easily resold.



## Remarkable Turnkey Development Project

20 villas on 71 are land

**Exceptional 33 years  
leasehold**

4 units with 4 bedrooms  
Lot 9, 10, 11 & 12

16 units with 6 bedrooms

**Land size** 3 are

**Building size** 270 Sqm

**Pool size** 11 x 3.5 m

**Living area** 12 m

**Fully Furnished**

**ROI over 20%**

**Amortized in 5 to 6 years**

# FLOOR PLAN LAYOUT

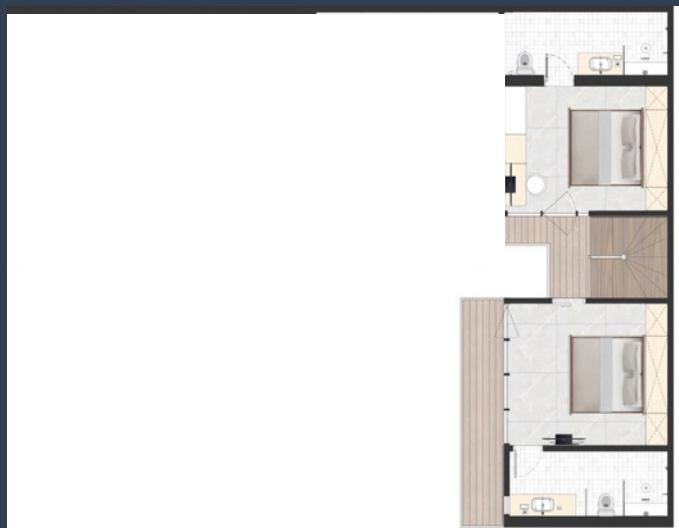


1st Floor

6 bedrooms



4 bedrooms



2nd Floor



**All the rooms are perfectly insulated with double layer walls giving optimum thermal and acoustic comfort**

The large window facade offers natural light to each room. The main plateau on the first floor offers a large living space of 12 meters, all open to the outside area.

# LOCATION

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Canggu, Berawa & Umalas

Nestled between Umalas and Canggu, MOA boasts an envious and strategic location. Two of the trendiest and fastest-growing areas of Bali are on your doorstep, yet the immediate surrounding are serene and tranquil with rice fields views.

Close to the beach, top bar & restaurants, sport facilities and international schools.

The areas of Canggu, Berawa and Umalas are in high demand and fast growing in popularity and investment. Expecting to continue to grow and increase in value



# Payment Plan (*construction & development*)

Five steps for your payment

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## 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

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

## We design and build

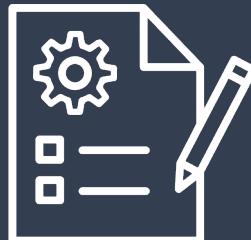
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We respect the highest standard of construction by ensuring the quality and integrity in all of our projects

## We manage for you

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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.



## Steel beams and Crawl spaces

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

Crawl spaces, hollow areas under the floors, are convenient and unobtrusive places designed to contain technical features of a house –

It allows unrestricted easy access to maintain all the plumbing, electrical wiring, drywall, insulation and heating, and cooling systems.

# WHY CHOOSE LEASEHOLD?

HERE IS WHY LEASEHOLD IS MORE BENEFICIAL



With leasehold, the land price is 3 to 4 time 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.

# 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 rice, 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

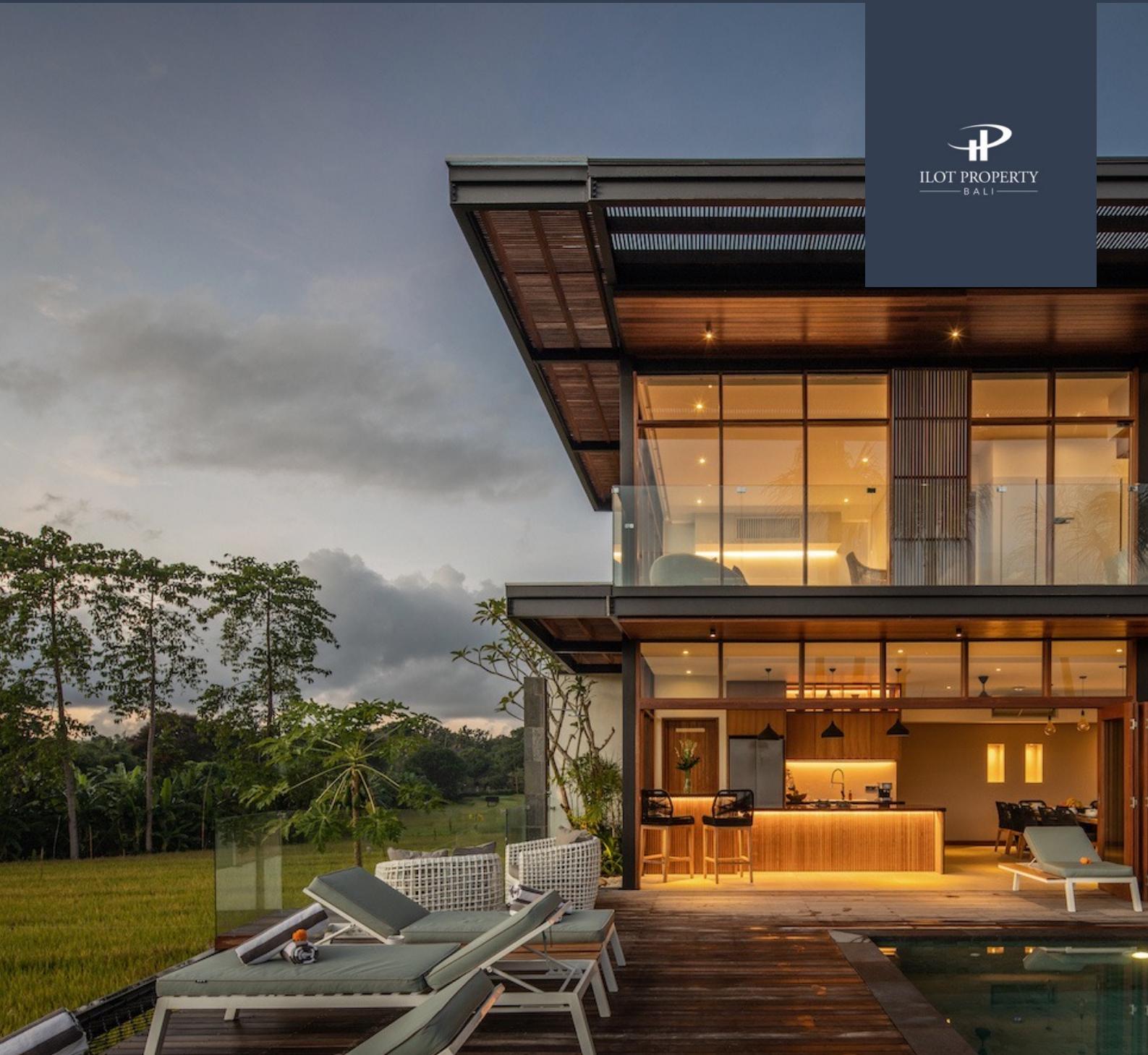
With its glorious scenery, warm climate, welcoming culture and low cost of living, Bali is one of the most desirable place to live, visit, and invest. We offer the a chance to make a smart investment into this magnificent part of the world.

# Video of MOA Resort



# Virtual Tour of MOA Resort





**For inquiries,  
contact us.**

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