



CANGGU

MADURA RESORT

by Ilot Property Bali

OPTIMIZED TURNKEY INVESTMENT

4 Bedrooms

32 years

USD 540,000

Est. Yearly Gross Revenue:

USD 160,000

Est. ROI: **18%**

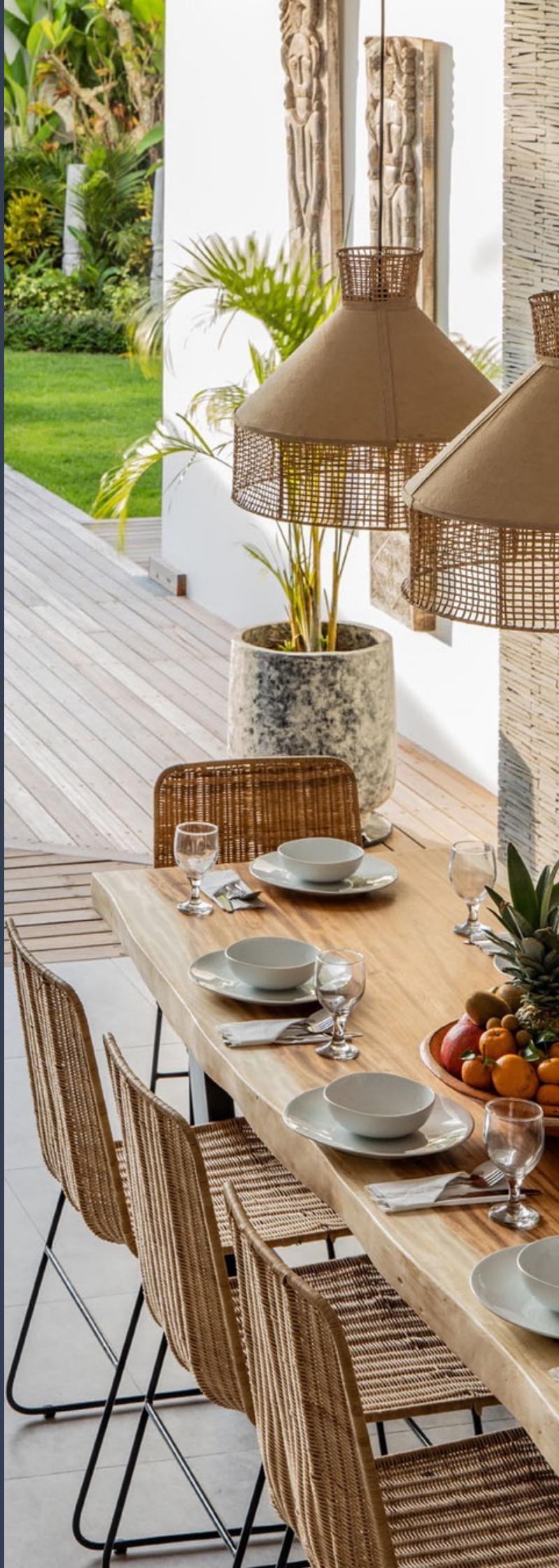
Est. Amortization: **6 years**



MADURA RESORT

Madura is a beautiful L-shape villa offering large main living space composed of a fancy dining space and a beautiful lounge corner all in one large breezy plateau, facing the garden and pool area. Those volumes give a nice modern style to the villa and a luxury feeling.

The 4 bedrooms with ensuite bathrooms, large wardrobe, good quality bedding and beautiful head bed offer a peaceful and comfortable boutique-hotel style experience.

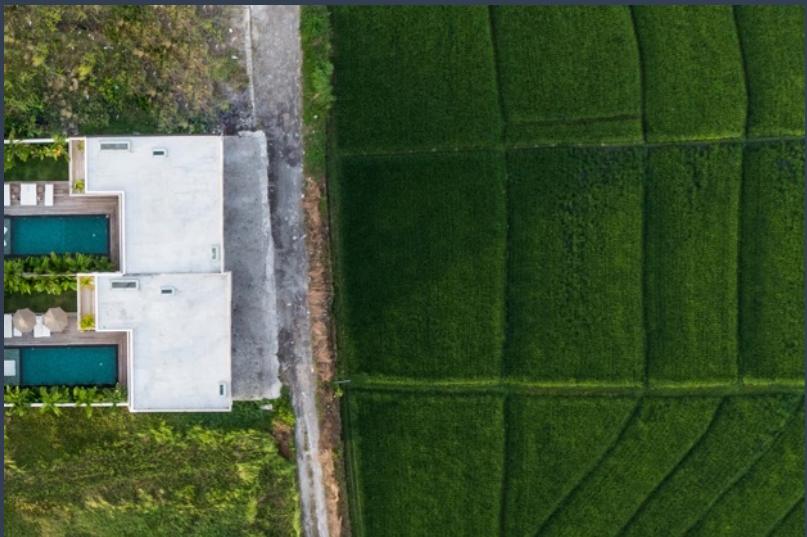


A PERFECT RECIPE FOR GREAT INVESTMENT



Prime Design

The Madura development project combines functional space and clean architectural lines. Spacious, elegant, with a mix of sophistication and tropical touch.



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 \$160,000 revenue per year. The investment can easily be amortized in 6 years and easily resold.



Remarkable Turnkey Development Project

5 Villas Project

4 Bedrooms

**Exceptional
32 years leasehold**

Land size 3 acre

Building size 198 Sqm

Pool size 11 x 3.5 m

Fully Furnished

ROI over 18%

Amortized in 6 years

FLOOR PLAN LAYOUT



1st Floor



2nd Floor



The design concept is creating a clean space with touch of antiques and Balinese artifacts.

The rooms are peaceful and comfortable, each one has great details, large wardrobe, a good quality bedding and beautiful head bed.

The bedrooms with ensuite bathrooms offer a boutique-hotel style experience.

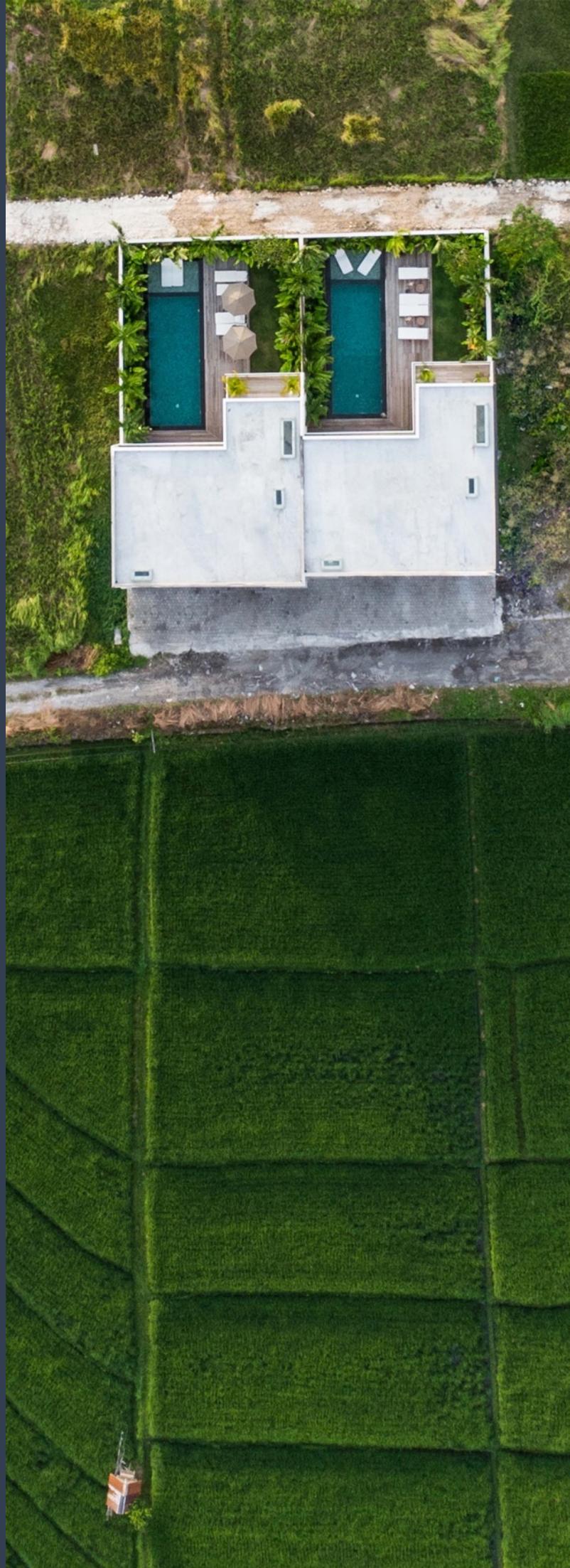
LOCATION

Canggu, Berawa & Umalas

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

Close to the beach, top bars & 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



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



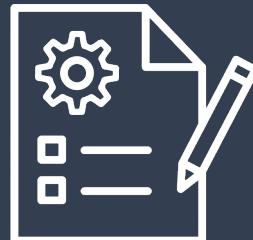
We invest in areas up to our standards with strong upside potential to deliver the highest ROI and value gain.

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.



Mircro-Pile Fondation

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

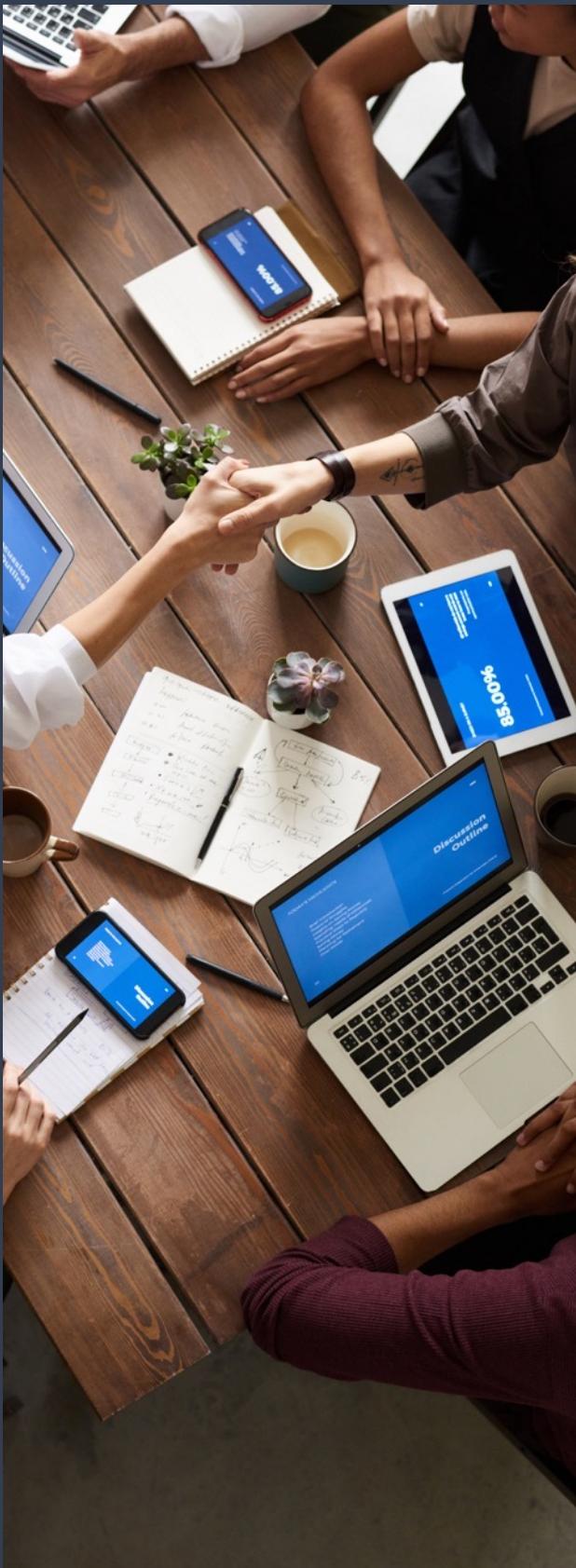
Steel is our choice for structural material. Steel can be assembled quickly, has good durability, loads, integrity, and recyclable.

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 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.

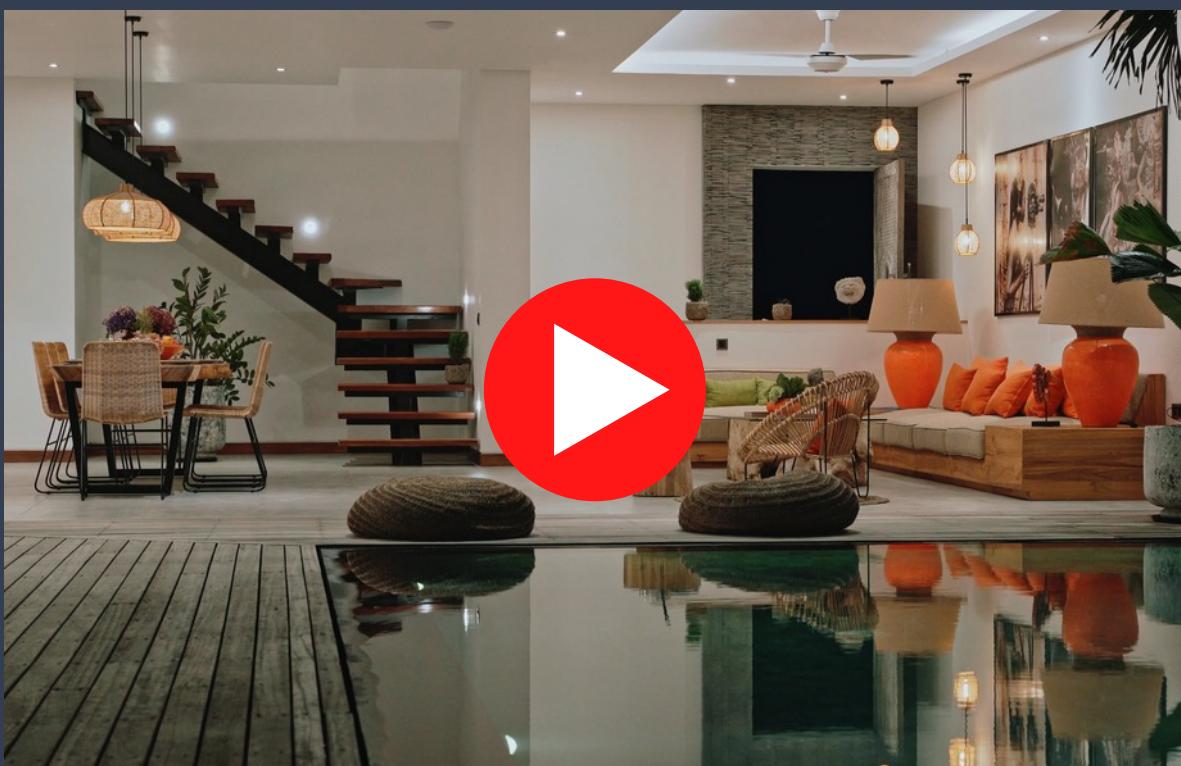
Invest in paradise

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 Madura Resort



Virtual Tour of Madura Resort





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BALI



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