

# PORTFOLIO





## 01 LOCATION

## 02 SITE ANALYSIS



## 03 LAYOUTS

## 04 LOOK & FEEL/PLANS



## 05 PHASES

## 06 FINANCE & ROI



CONTENT



**LOCATION**  
**01**



01

## LOCATION



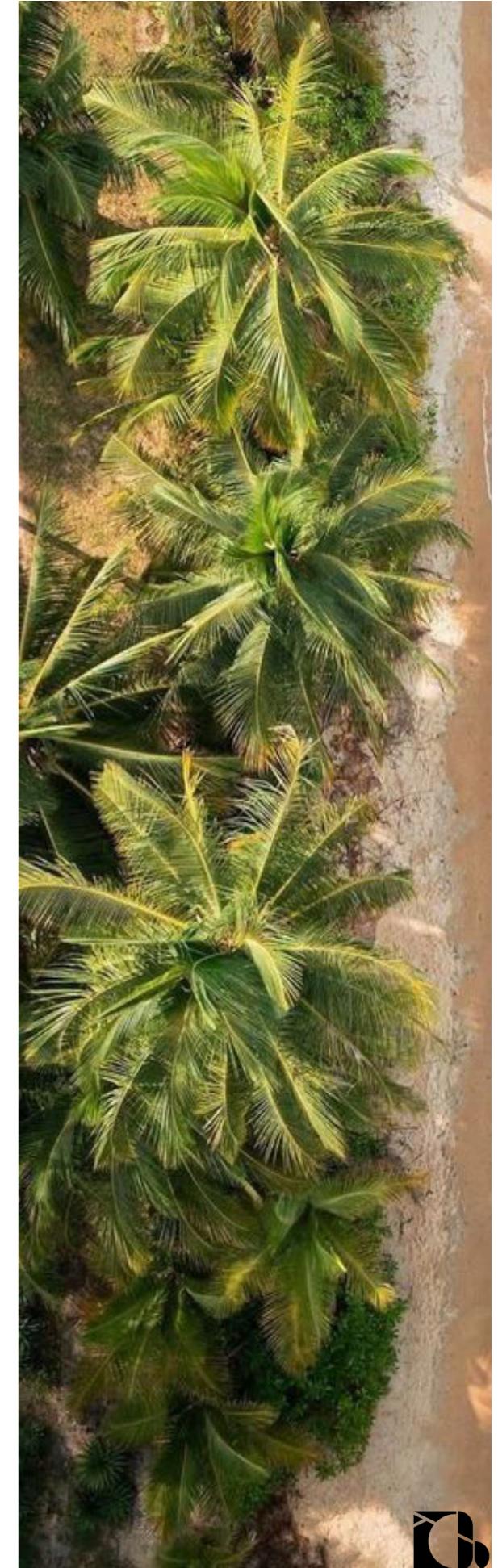
01

## LOCATION



01

LOCATION





## SITE ANALYSIS

02

### SITE CONDITION

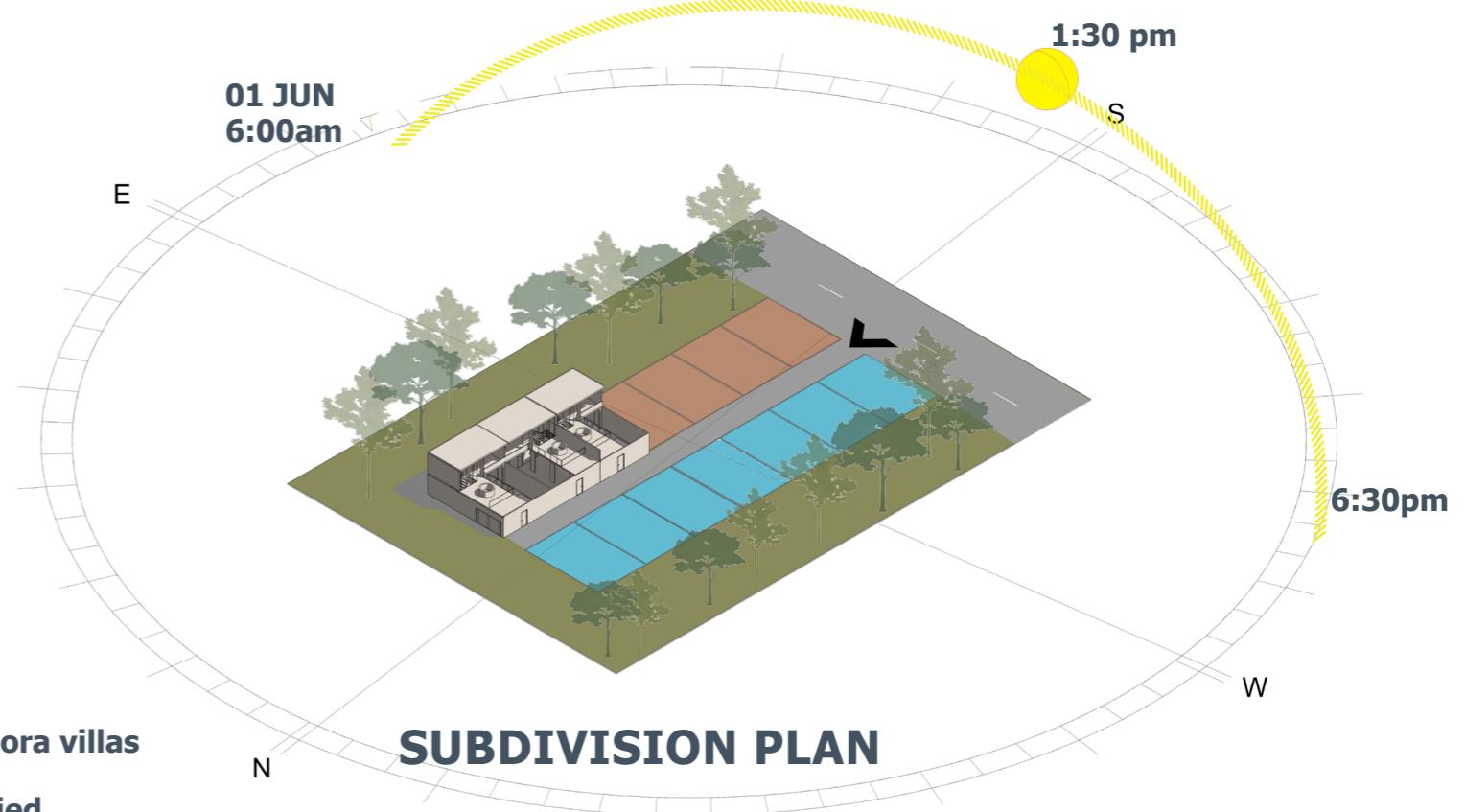


[Click to watch the full video !](#)

Casa bombora villas

Lots occupied

Lots available 100 sqm

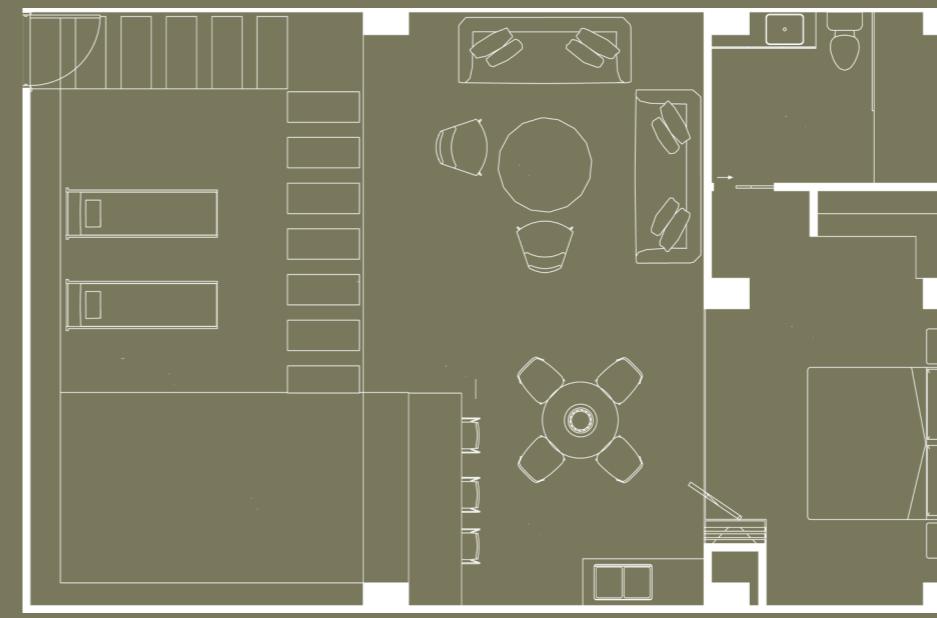




# 03

## LAYOUTS

### 1 LEVEL 1 BR

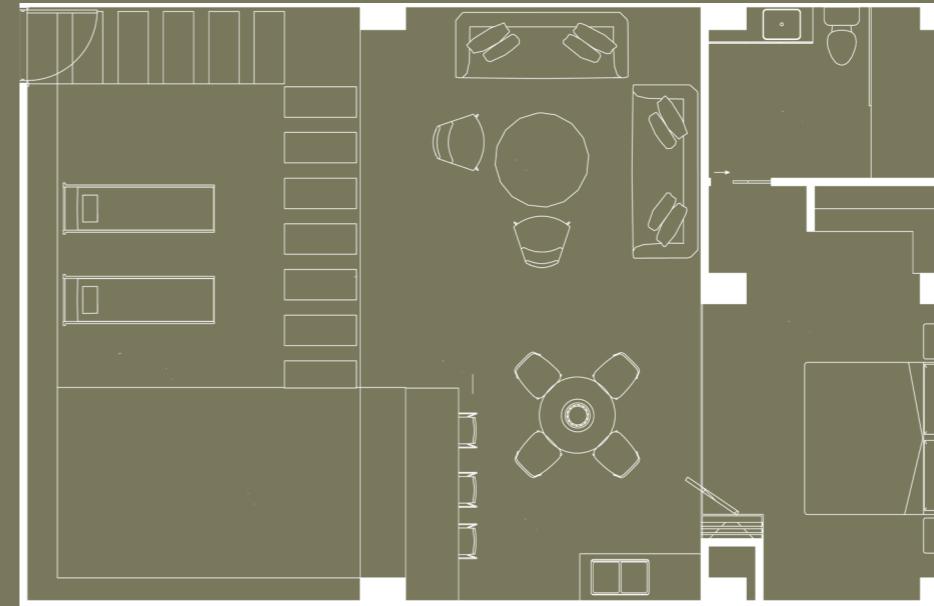


Ground level

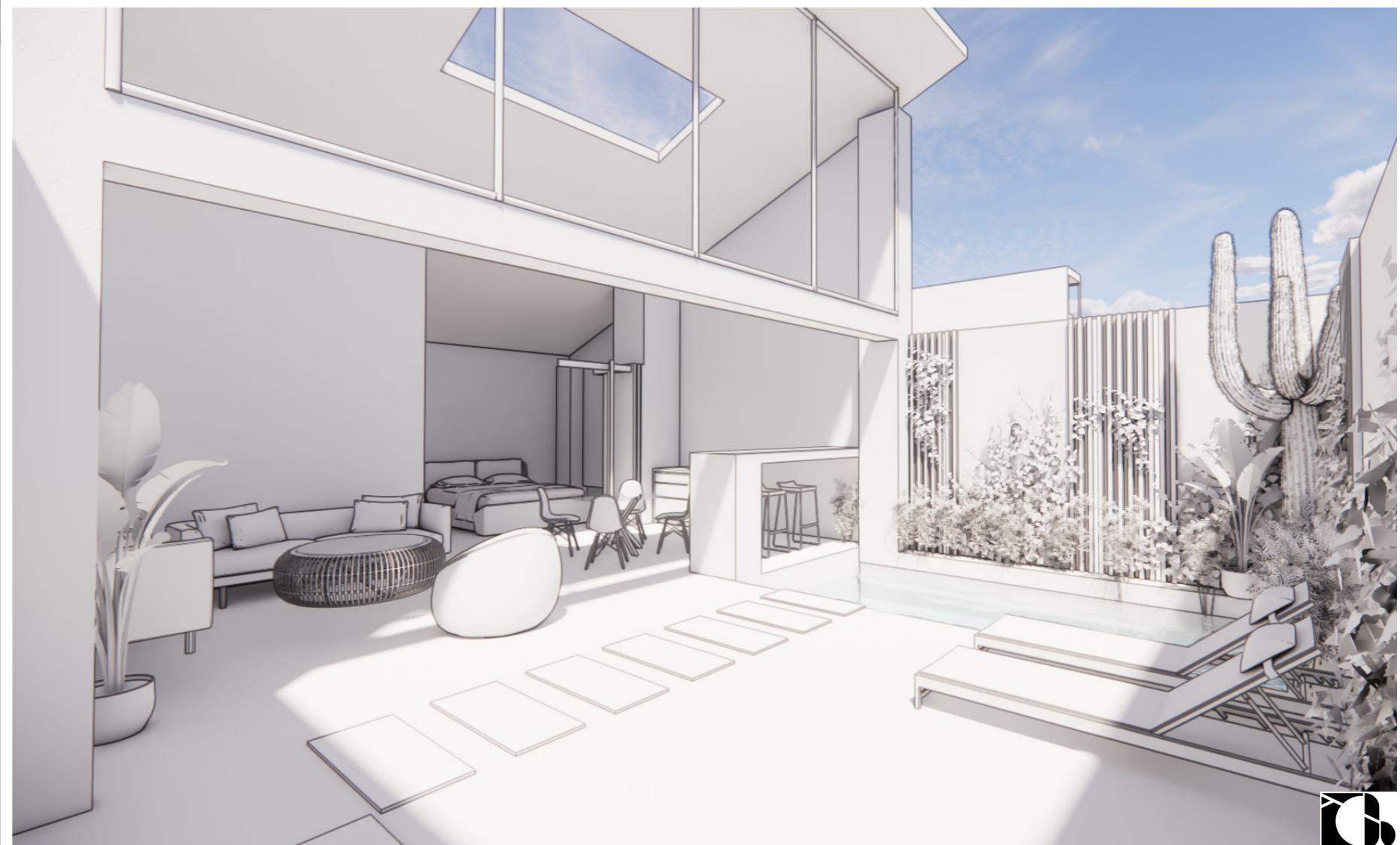




## MEZZANINE 1 BR



Ground level



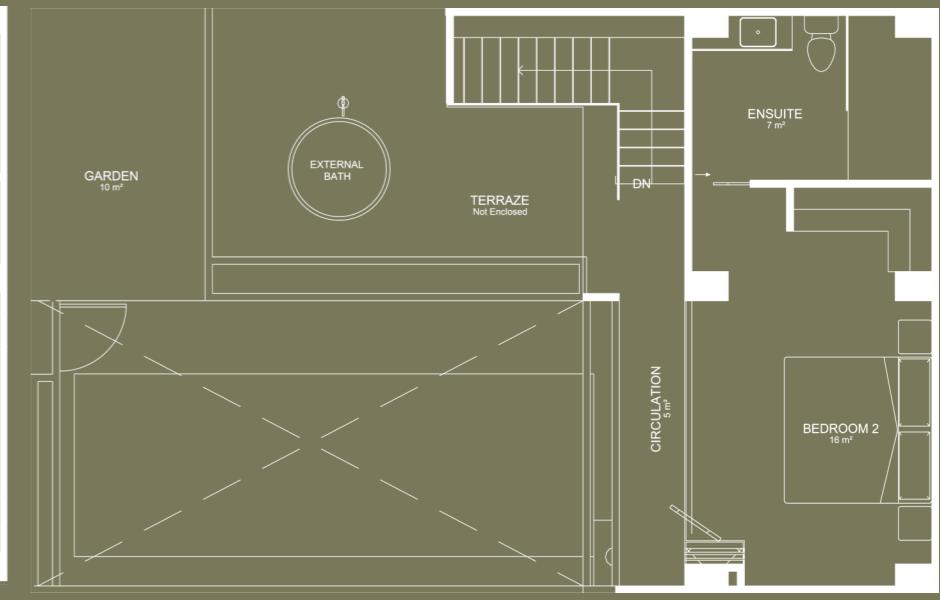
# LAYOUTS

# 03

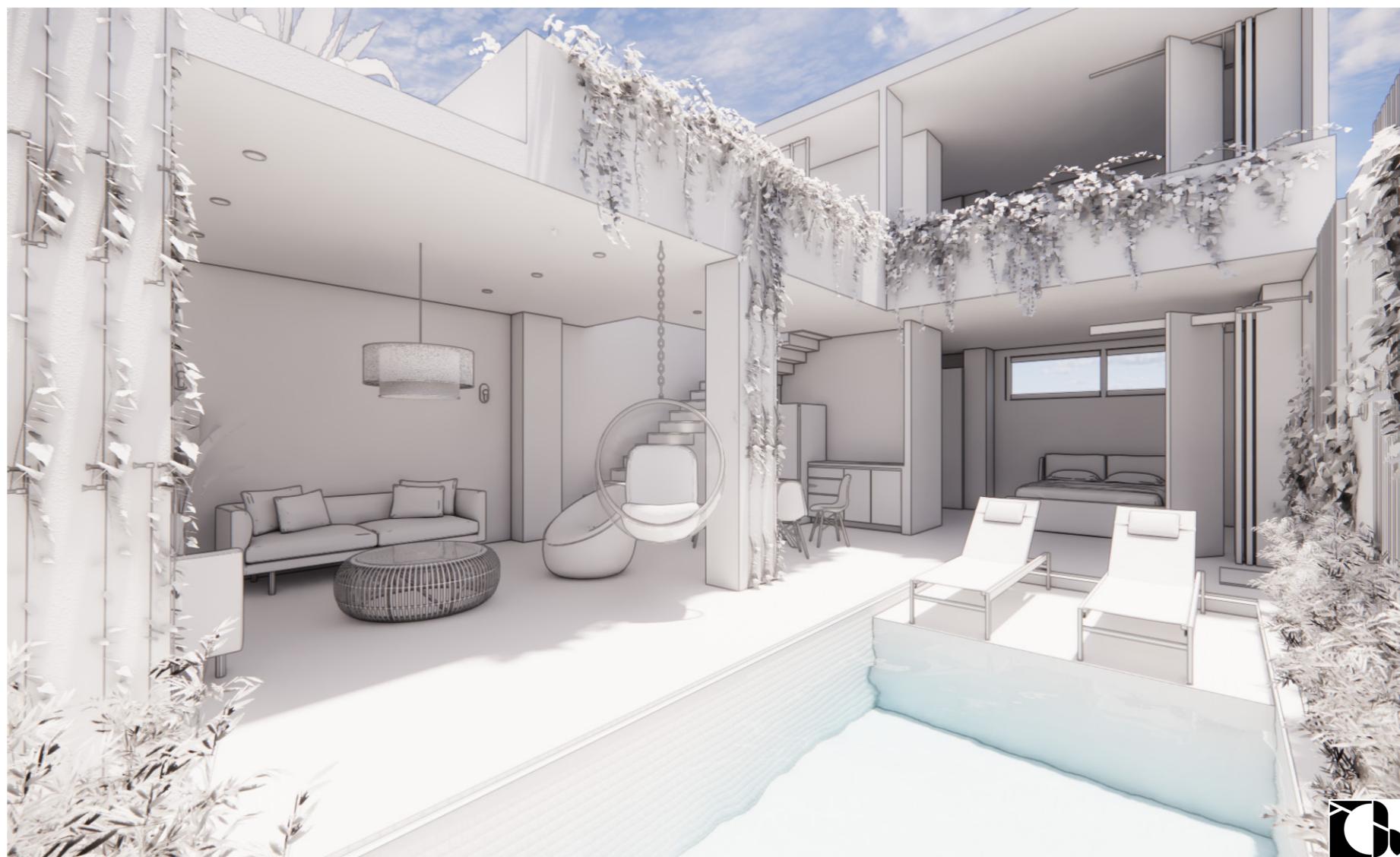
## 2 LEVELS 1BR

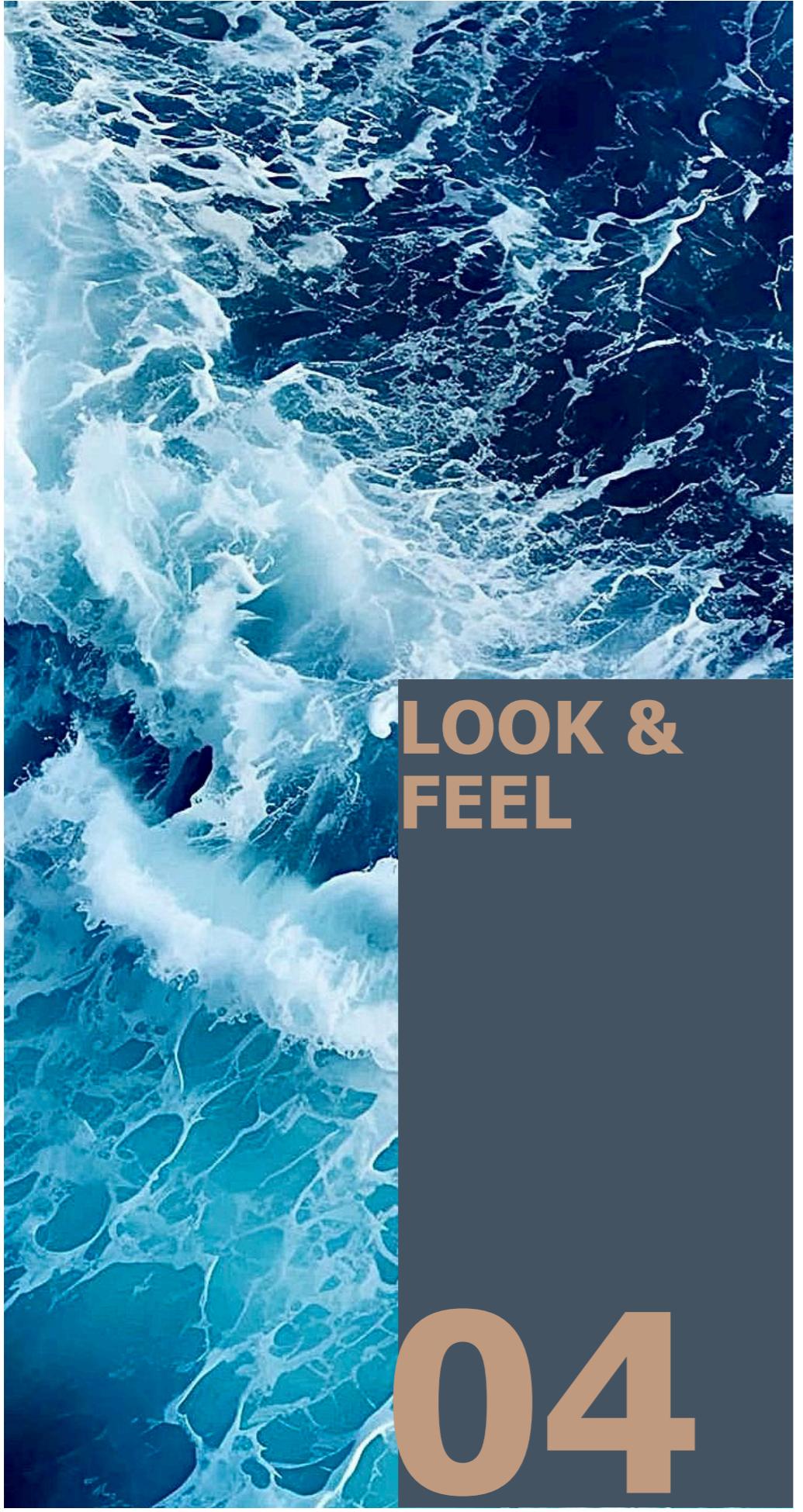


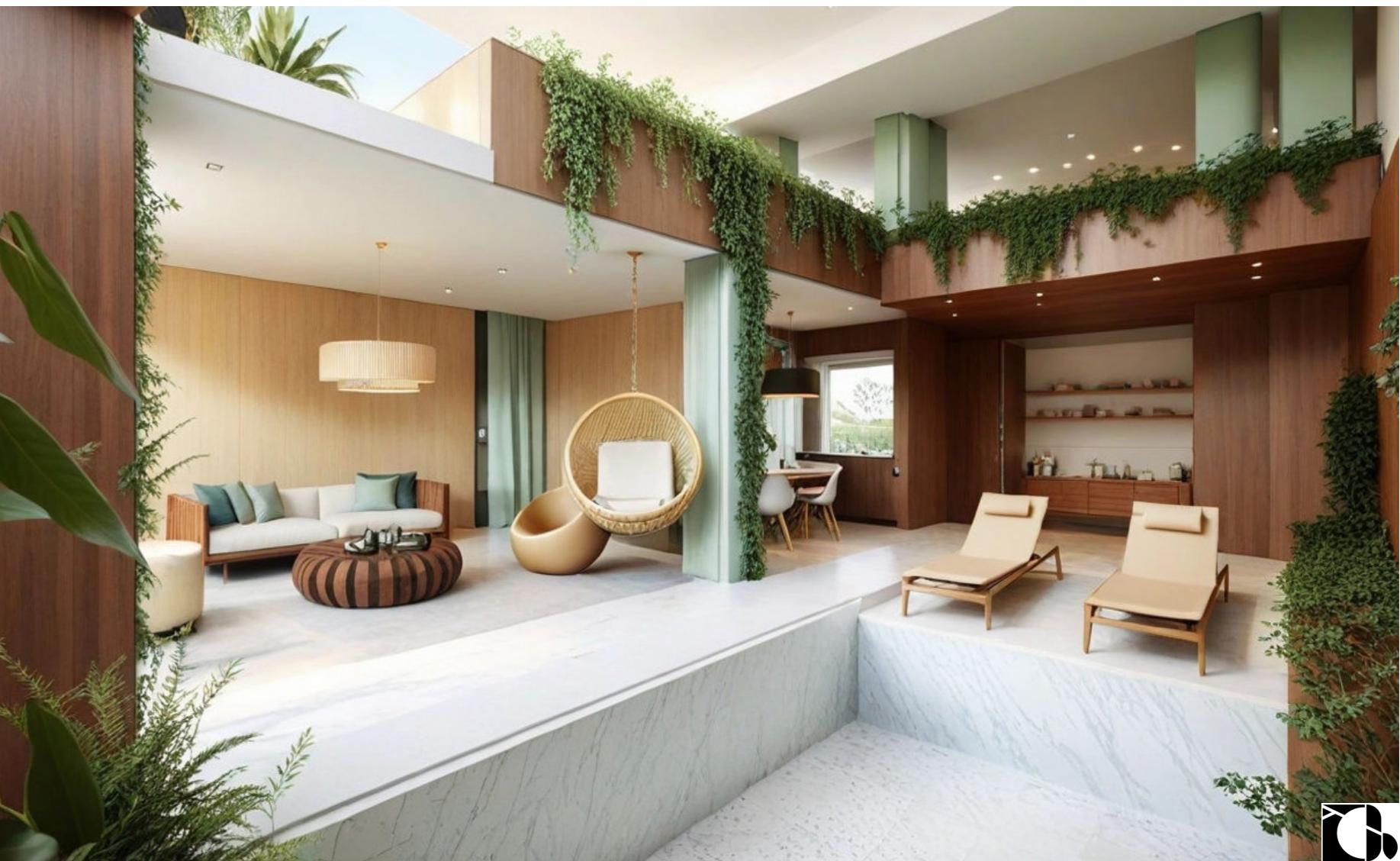
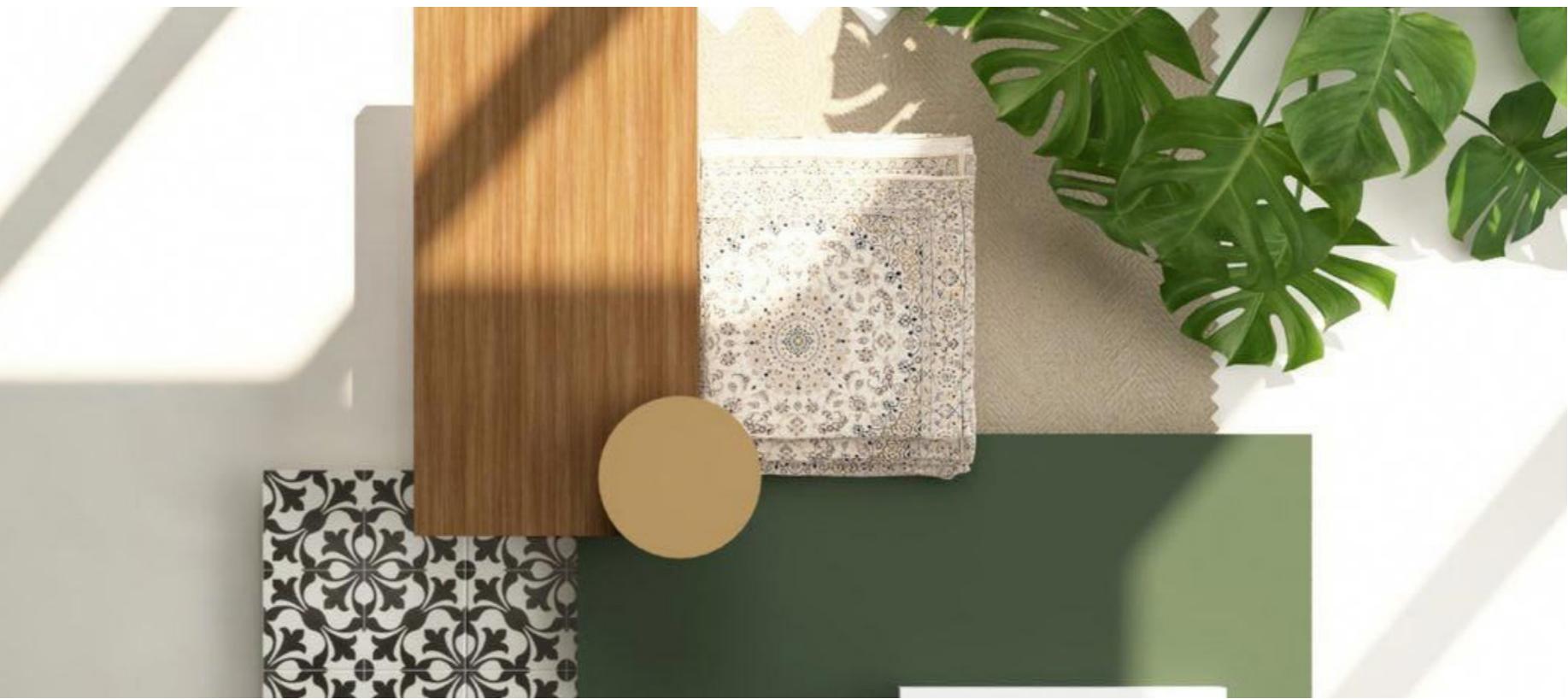
Ground level



Level 1











- 01**  
Pre design 
- 02**  
Design 
- 03**  
Construction 
- 04**  
Keys 

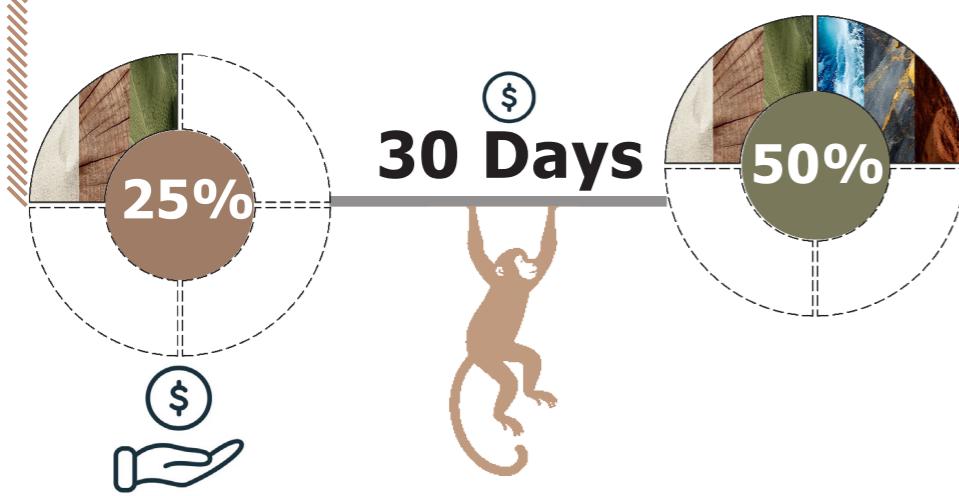


## PRE-DESIGN PHASE

**01**



- Client signs Letter of Intent and initiates land lease purchase.
- Legal services: notary, topography, land checks, and permits.
- Kick-off meetings with Construction & Design team to align on vision and goals.
- Preliminary cost estimate & methodology overview.
- Initial project breakdown and timeline.



## DESIGN PHASE

**02**



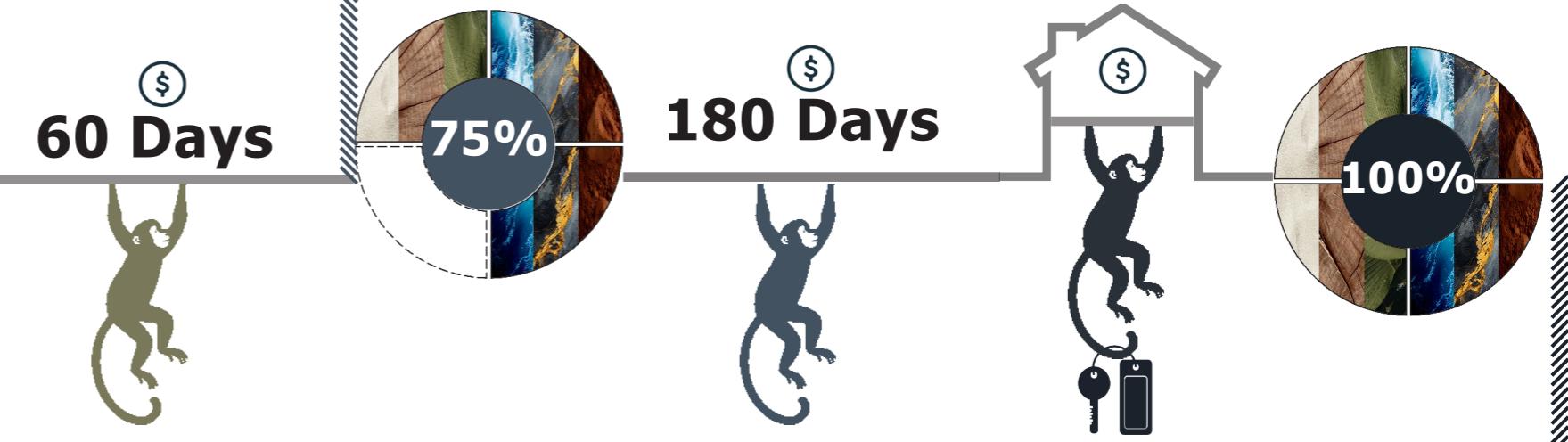
- Schematic Design & Concept Illustrations.
- Topographical Survey & Soil Testing.
- Technical & Construction Drawings (Architecture, Structure, MEP, etc.)

## CONSTRUCTION PHASE

**03**



- A: Construction execution: Preliminaries, Structure, Architecture, MEP & HVAC.
- B: Interior production & procurement estimates (custom furniture, appliances, electronics, loose furniture, landscaping).



## KEYS

**04**

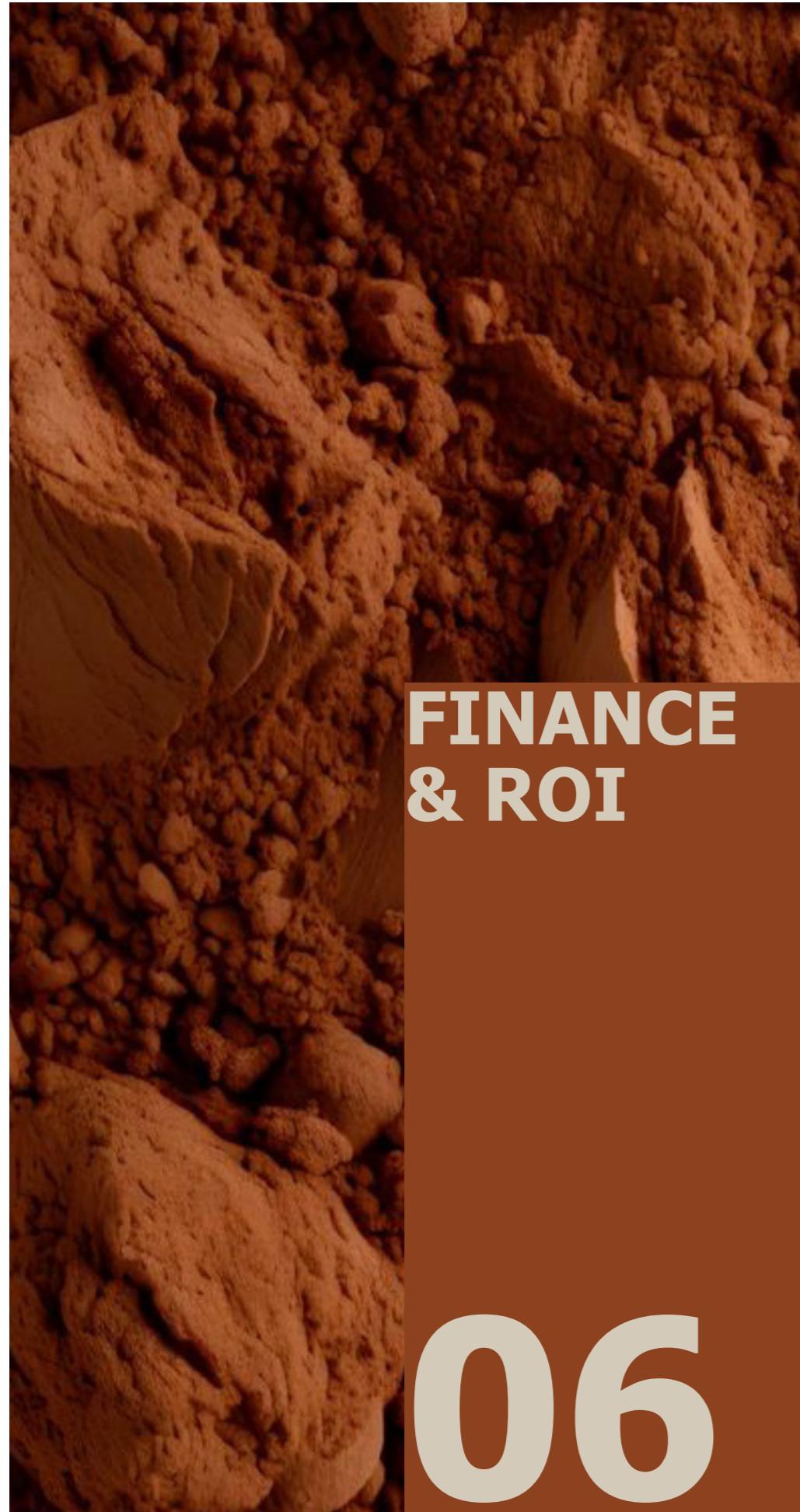


- Handover of the completed villa to the owner.
- 3-month guarantee period for testing appliances, installations, and functionality.
- Assistance connecting with management company for rental operations (optional).
- Final documentation, warranties, and project close-out.

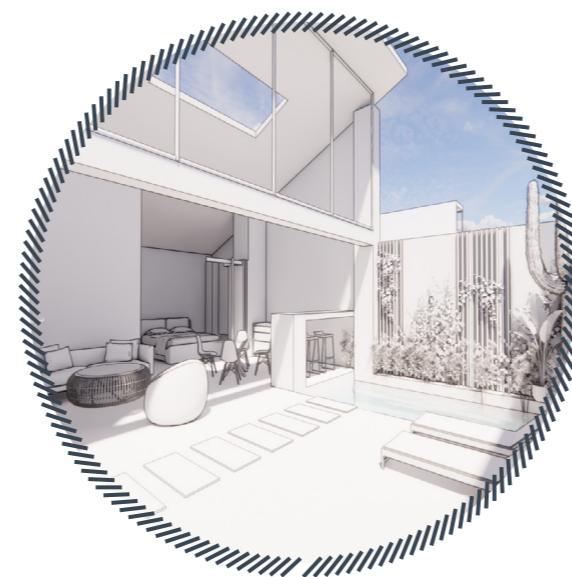


# 06

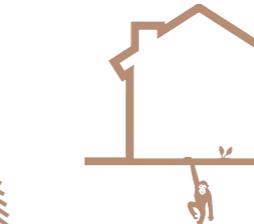
## FINANCE & ROI



**2 LEVELS 1BR**  
ROI - 22% / 28%



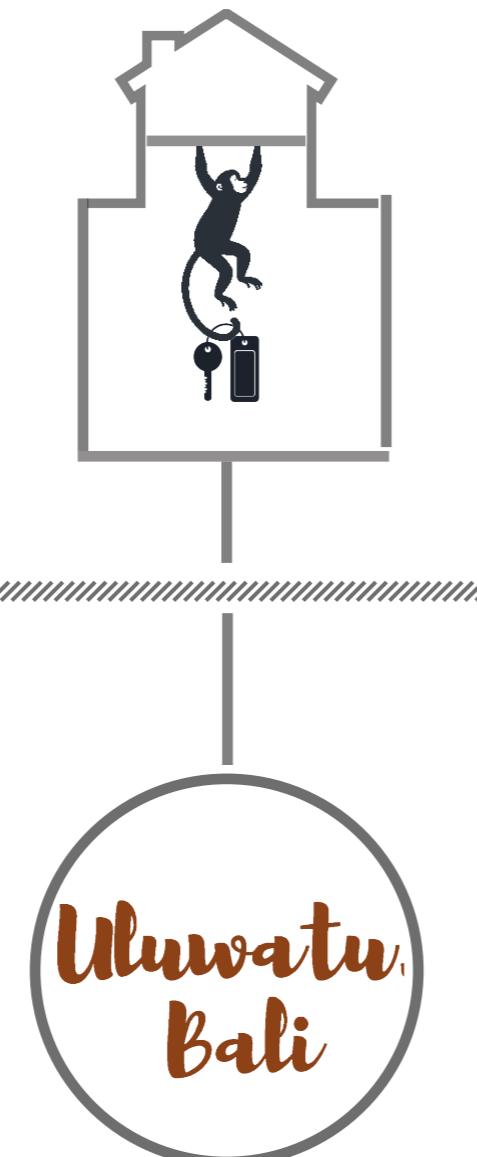
**MEZZANINE 1BR**  
ROI - 20% / 26%



**1 LEVEL 1 BR**  
ROI - 18% / 25%



## ESTIMATED NUMBERS - ROI



**Uluwatu,  
Bali**



**2 LEVELS 1BR**

DAYLY RENT	\$350 AUS
ROI	22-28%

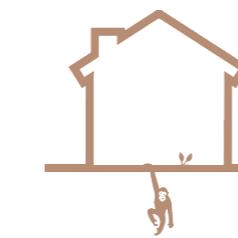
**INVESTMENT - \$230K AUD**



**MEZZANINE 1BR**

DAYLY RENT	\$250 AUS
ROI	20-26%

**INVESTMENT - \$180K AUD**



**1 LEVEL 1 BR**

DAYLY RENT	\$165 AUS
ROI	18-25%

**INVESTMENT - \$165K AUD**





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