

BOUQUETTE VILLA INVESTMENT · BALI 2026

CORE Villas — *Investment Summary*

An architect-designed villa community on the residential side of Seseh, Munggu, Bali.

Phase One Snapshot

11 VILLAS	5 LAYOUT OPTIONS	317–437 m² LAND PLOTS	Q3 2027 MOVE IN	Rp 4.24 B ENTRY FROM · ≈ \$246K
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Each villa is offered off-plan across five layouts — from two-bedroom homes to four-bedroom-max residences — on private land plots of 317–437 m². Sold turnkey with a furniture & appliance package, every CORE villa is engineered to generate returns from three distinct engines.

Three Ways to Earn

<p>RETURN 01</p> <p>Pre-Completion Uplift</p> <p>+ \$50,000</p> <p>Each villa is valued \$50,000 above base price on completion. Buy off-plan, sell at handover, capture ~16–18% on base capital in under a year.</p>	<p>RETURN 02</p> <p>Annual Rental Yield</p> <p>up to 12.5%</p> <p>Net, realistic occupancy (15.2% optimistic). Fully managed mid-term residential rental, conservatively underwritten.</p>	<p>RETURN 03</p> <p>Capital Appreciation</p> <p>+ 5% / yr</p> <p>Linear (not compounded) on the post-completion uplifted value, building steady equity over the hold period.</p>
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5-Year Worked Example — *Plot 7 · 4BR · realistic 80% occupancy*

<p>ENTRY · Y0</p> <p>\$315,000</p> <p>\$290K base + \$25K furniture</p>	+	<p>DAY-1 UPLIFT · Y1</p> <p>+ \$50,000</p> <p>on completion (~10 mo)</p>	+	<p>NET RENTAL · Y1–4</p> <p>+ \$152,800</p> <p>4 yrs × \$38,200 net</p>	+	<p>APPRECIATION · Y2–5</p> <p>+ \$68,000</p> <p>5% linear × \$340K × 4 yrs</p>	=	<p>TOTAL GAINS · 5YR</p> <p>~\$271,000</p> <p>≈ 86% on entry · ~15% IRR</p>
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In plain terms: a \$315,000 entry returns roughly \$271,000 in cumulative gains over five years — an asset worth ~\$408,000 plus ~\$153,000 of net rental income already received. Illustrative only.

Available Plots — Pricing & Net ROI

Currently available inventory only. Total investment includes the \$25,000 turnkey furniture & appliance package.
Net ROI shown at realistic (80%) and optimistic (~95%) occupancy.

PLOT	LAND	LAYOUT	BASE PRICE	TOTAL INV.	TARGET RENT	ROI · REAL.	ROI · OPT.
01	365 m ²	3 BR	Rp 5.58 B ≈ \$324,000	Rp 6.01 B ≈ \$349,000	Rp 86.1 M ≈ \$5,000 /mo	8.9%	10.8%
		4 BR	Rp 5.67 B ≈ \$329,000	Rp 6.10 B ≈ \$354,000	Rp 103.3 M ≈ \$6,000 /mo	10.8%	13.1%
02	437 m ²	3 BR Max	Rp 6.08 B ≈ \$353,000	Rp 6.51 B ≈ \$378,000	Rp 86.1 M ≈ \$5,000 /mo	8.2%	10.0%
		4 BR Max	Rp 6.17 B ≈ \$358,000	Rp 6.60 B ≈ \$383,000	Rp 103.3 M ≈ \$6,000 /mo	10.0%	12.1%
06	426 m ²	3 BR Max	Rp 6.08 B ≈ \$353,000	Rp 6.51 B ≈ \$378,000	Rp 86.1 M ≈ \$5,000 /mo	8.2%	10.0%
		4 BR Max	Rp 6.17 B ≈ \$358,000	Rp 6.60 B ≈ \$383,000	Rp 103.3 M ≈ \$6,000 /mo	10.0%	12.1%
07	317 m ²	2 BR	Rp 4.40 B ≈ \$255,500	Rp 4.83 B ≈ \$280,500	Rp 60.3 M ≈ \$3,500 /mo	7.3%	8.9%
		3 BR	Rp 4.90 B ≈ \$284,500	Rp 5.33 B ≈ \$309,500	Rp 86.1 M ≈ \$5,000 /mo	10.0%	12.2%
		4 BR	Rp 4.99 B ≈ \$290,000	Rp 5.42 B ≈ \$315,000	Rp 103.3 M ≈ \$6,000 /mo	12.1%	14.7%
09	322 m ²	2 BR	Rp 4.24 B ≈ \$246,000	Rp 4.67 B ≈ \$271,000	Rp 60.3 M ≈ \$3,500 /mo	7.5%	9.2%
		3 BR	Rp 4.74 B ≈ \$275,000	Rp 5.17 B ≈ \$300,000	Rp 86.1 M ≈ \$5,000 /mo	10.4%	12.6%
		4 BR	Rp 4.82 B ≈ \$280,000	Rp 5.25 B ≈ \$305,000	Rp 103.3 M ≈ \$6,000 /mo	12.5%	15.2%
13	422 m ²	3 BR	Rp 5.51 B ≈ \$320,000	Rp 5.94 B ≈ \$345,000	Rp 86.1 M ≈ \$5,000 /mo	9.0%	11.0%

PLOT	LAND	LAYOUT	BASE PRICE	TOTAL INV.	TARGET RENT	ROI · REAL.	ROI · OPT.
		4 BR	Rp 5.60 B ≈ \$325,000	Rp 6.03 B ≈ \$350,000	Rp 103.3 M ≈ \$6,000 /mo	10.9%	13.2%

Plots 3, 4, 5, 8 and 11 are sold and excluded. Villas are sold in IDR; USD shown for reference (1 USD = 17,222 IDR). Prices exclude taxes; indicative and subject to availability.

Assumptions

Investment & Currency	Costs & Deductions	Appreciation & Hold
Total investment = base property price + \$25,000 turnkey furniture & appliance package. FX: 1 USD = 17,222 IDR; sales and local taxes settled in IDR. Target rents (USD/month): 2 BR \$3,500 · 3 BR & 3 BR Max \$5,000 · 4 BR & 4 BR Max \$6,000.	Variable deductions 25.5% of gross rent (Management 5% · Marketing 10% · Tax 10.5%). Fixed operating costs \$390/month (Maintenance \$100 · Insurance \$100 · Common area \$190). Tenants pay electricity, internet, laundry and cleaning directly.	Capital appreciation 5% per year, linear (not compounded), on the post-completion uplifted value (base + \$50,000 day-1 uplift). Mid-term residential strategy, conservative mid-market positioning. Max layouts modelled at standard target — premium pricing not yet factored.

Track Record

<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 5px;">2</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;">SISTER VILLAS OPERATING</div>	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 5px;">4 yrs</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;">CONSISTENT PERFORMANCE</div>	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 5px;">\$6.0–6.5K</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;">ACHIEVED MONTHLY RENT · USD</div>
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Two existing villas with the identical CORE design, on smaller land plots, have rented consistently at \$6,000–\$6,500 USD/month for four years. The rents modelled across CORE Villas are set deliberately conservative against this proven run-rate. A re-sale alternative also exists — buy off-plan and sell at completion to realise the \$50,000 day-one uplift alone, a sub-12-month return without holding through the rental phase.

Underlying Calculation Structure

Total Investment = Base price + \$25,000 furniture & appliance package

Gross Potential Rent = Monthly target rent × 12

Effective Gross = Gross × Occupancy (Realistic 80% · Optimistic ~95%)

Variable Deductions = 25.5% of Effective Gross (Mgmt 5% + Marketing 10% + Tax 10.5%)

Fixed Costs = \$390/month × 12 = \$4,680 / yr

Net Income = Effective Gross – Variable – Fixed

Net ROI = Net Income ÷ Total Investment

Appreciation = 5% × Uplifted Value × hold years (linear)

Worked: Plot 7 · 4BR · realistic

Gross = \$6,000 × 12 = \$72,000
 Effective = \$72,000 × 80% = \$57,600
 – Variable (25.5%) = – \$14,688
 – Fixed = – \$4,680
 = Net income = \$38,232 / yr
 Net ROI = \$38,232 ÷ \$315,000 = **12.1%**

Uplifted value = \$290,000 + \$50,000 = \$340,000
 Appreciation = 5% × \$340,000 × 4 = \$68,000

This document is prepared for marketing purposes and does not constitute an offer, contract or financial advice. All prices, measurements, figures, returns and projections are indicative, exclude taxes unless stated, and must be independently verified by the buyer and their advisers during due diligence. Rental and appreciation figures are illustrative; past performance of reference villas is not a guarantee of future returns.