



# TOP INVESTMENT CATALOGUE

\*Ranking Lowest to Highest Price

**ULUWATU'S HIGH-RANKING  
PROPERTY EXPERT**

**4.8** ★★★★★

**+100 Reviews**



# **REALISTIC FORECASTS, TRUSTED DATA**

At Bali Home Immo Property, we believe trust begins with transparency. Our forecasts are built on verified data from AirDNA and Airbtics, using comparable villas with similar features operating in the same area. Each report includes every major cost such as management, maintenance, utilities, OTA fees, and taxes, which together represent about 53% of total revenue.

Here's a typical cost structure for a fully managed villa:

MANAGEMENT FEE (18%):	Covers guest communication, marketing, booking management, and supervision.
OPERATIONAL COST (10%):	Staff salaries, cleaning, maintenance, and utilities.
OTA FEE (15%):	Commissions from Airbnb, Booking.com, and similar platforms.
ESTIMATED TAX (10%):	Rental income tax and other local obligations.

Some costs can be optimized. Management fees can drop to around 15% for multiple villas, and OTA fees can be reduced through direct bookings.

Be cautious of 18–20% ROI claims, as they often exclude real costs or rely on unrealistic nightly rates. At Bali Home Immo, we value accuracy over exaggeration, providing clear and data-based insights for confident investment decisions.

# OFF-PLAN 1 BEDROOM VILLA NEAR PECATU

LISTING CODE: RF9711A

**BEDROOMS**  
1

**BATHROOM**  
1

**LAND SIZE**  
60 m<sup>2</sup>

**BUILDING SIZE**  
39 m<sup>2</sup>

**OWNERSHIP**  
Leasehold 25 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 93	USD 93	USD 93
Net Revenue*	USD 10,368	USD 11,963	USD 13,558
Net ROI	11.28%	13.02%	14.75%
Break Even	8.9 years	7.7 years	6.8 years



UNGASAN

**IDR 1.4B**

Eqv. USD 85K

[More Info](#)

[Full Forecast](#)

# 1 BEDROOM LOFT NEAR PANDAWA BEACH

**LISTING CODE: RF7819B**

**BEDROOMS**  
1

**BATHROOM**  
1

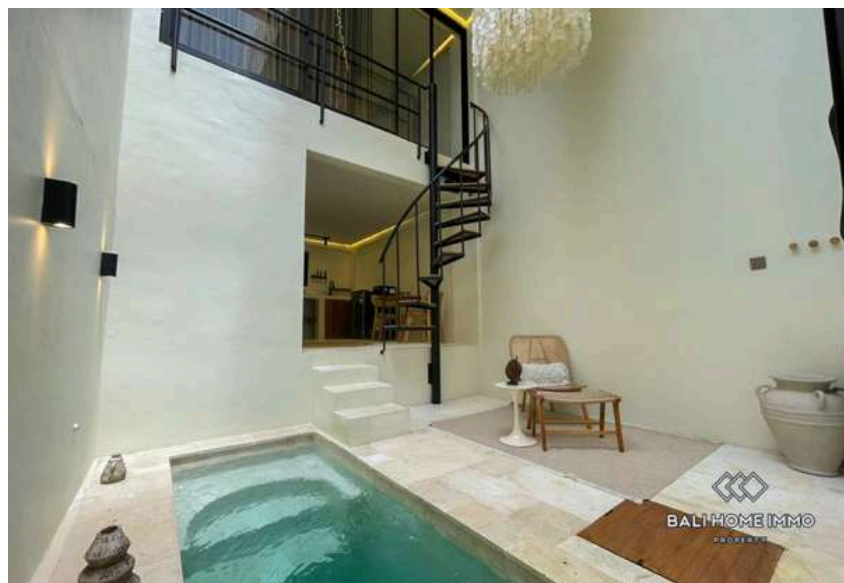
**LAND SIZE**  
32 m<sup>2</sup>

**BUILDING SIZE**  
56 m<sup>2</sup>

**OWNERSHIP**

Leasehold 60 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 66	USD 66	USD 66
Net Revenue*	USD 7,306	USD 8,430	USD 9,554
Net ROI	7.67%	8.85%	10.02%
Break Even	13 years	11.3 years	10 years



PANDAWA

**IDR 1.6B**

Eqv. USD 94K

[More Info](#)

[Full Forecast](#)

# 1 BEDROOM VILLA IN UNGASAN

**LISTING CODE: RF5382**

**BEDROOMS**  
1

**BATHROOM**  
2

**LAND SIZE**  
100 m<sup>2</sup>

**BUILDING SIZE**  
58 m<sup>2</sup>

**OWNERSHIP**

Leasehold 30 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	60%	70%	80%
Avg. Daily Rate	USD 101	USD 101	USD 101
Net Revenue*	USD 11,239	USD 12,968	USD 14,697
Net ROI	10.53%	12.15%	13.77%
Break Even	9.5 years	8.2 years	7.3 years



**📍 UNGASAN**

**IDR 1.8B**

*Eqv. USD 106K*

[More Info](#) ➤

[Full Forecast](#) ➤

# OFF-PLAN 3 BEDROOMS VILLA NEAR PANDAWA BEACH

**LISTING CODE: RF8894**

**BEDROOMS**  
3

**BATHROOM**  
3

**LAND SIZE**  
157 m<sup>2</sup>

**BUILDING SIZE**  
120 m<sup>2</sup>

**OWNERSHIP**

Freehold/  
Leasehold 60 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 128	USD 128	USD 128
Net Revenue*	USD 14,288	USD 16,486	USD 18,685
Net ROI	12.62%	14.56%	16.50%
Break Even	7.9 years	6.9 years	6.1 years



**PANDAWA**

**IDR 1.9B**

Eqv. USD 113K

[More Info](#) ↗

[Full Forecast](#) ↗

# OFF-PLAN 2 BEDROOMS VILLA NEAR PECATU

**LISTING CODE: RF9711B**

**BEDROOMS**  
2

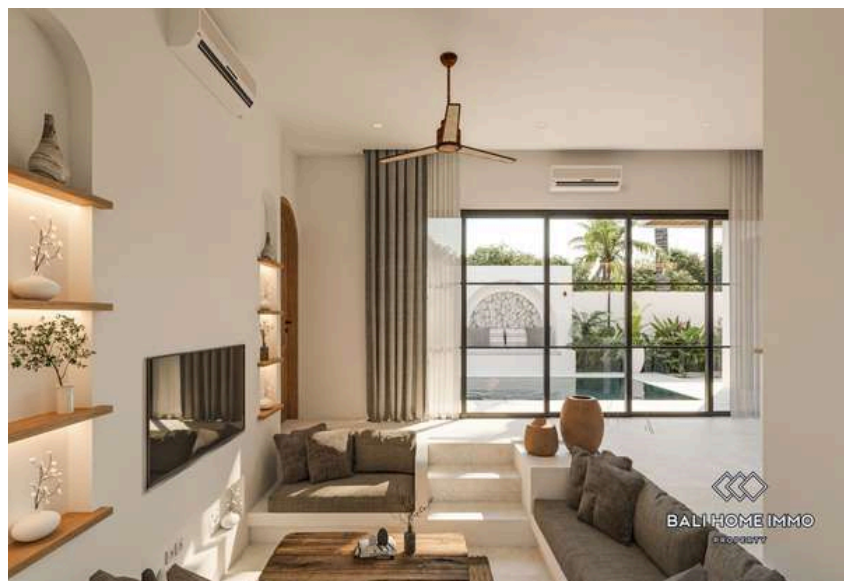
**BATHROOM**  
2

**LAND SIZE**  
125 m<sup>2</sup>

**BUILDING SIZE**  
70 m<sup>2</sup>

**OWNERSHIP**  
Leasehold 25 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 136	USD 136	USD 136
Net Revenue*	USD 15,156	USD 17,487	USD 19,819
Net ROI	10.93%	12.62%	14.30%
Break Even	9.1 years	7.9 years	7.0 years



**📍 UNGASAN**

**IDR 2.1B**

Eqv. USD 125K

[More Info](#)

[Full Forecast](#)

# 3 BEDROOMS VILLA IN UNGASAN

LISTING CODE: RF9344

**BEDROOMS**  
3

**BATHROOM**  
3

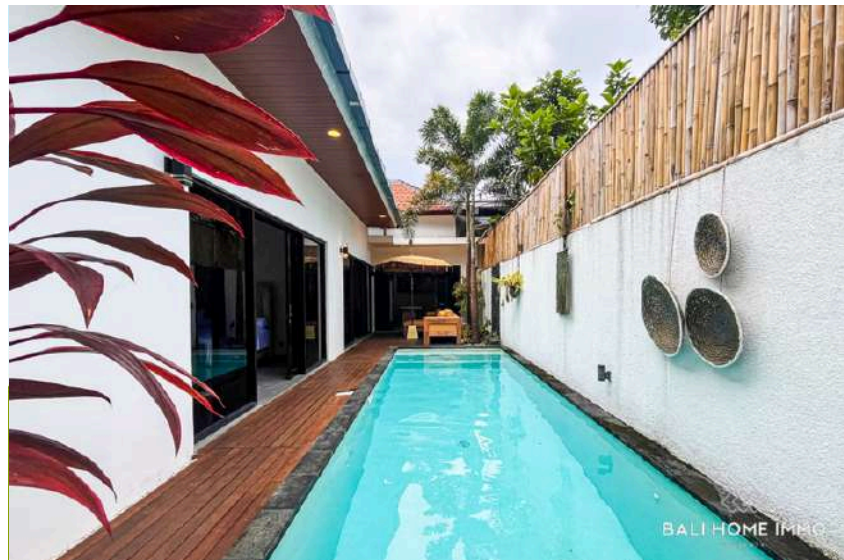
**LAND SIZE**  
200 m<sup>2</sup>

**BUILDING SIZE**  
121 m<sup>2</sup>

**OWNERSHIP**

Leasehold 21 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 161	USD 161	USD 161
Net Revenue*	USD 17,938	USD 20,698	USD 23,457
Net ROI	12.54%	14.47%	16.40%
Break Even	8.0 years	6.9 years	6.1 years



UNGASAN

**IDR 2.2B**

Eqv. USD 129K

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 2 BEDROOMS VILLA NEAR MELASTI BEACH

**LISTING CODE: RF8243**

**BEDROOMS**  
2

**BATHROOM**  
2

**LAND SIZE**  
125 m<sup>2</sup>

**BUILDING SIZE**  
86 m<sup>2</sup>

**OWNERSHIP**

Leasehold 25 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 139	USD 139	USD 139
Net Revenue*	USD 15,551	USD 17,943	USD 20,336
Net ROI	11.67%	13.47%	15.26%
Break Even	8.6 years	7.4 years	6.6 years



**📍 UNGASAN**

**IDR 2.3B**

Eqv. USD 133K

[More Info](#) ➔

[Full Forecast](#) ➔

# 2 BEDROOMS VILLA NEAR KARMA BEACH

**LISTING CODE: RF4409**

**BEDROOMS**  
2

**BATHROOM**  
2

**LAND SIZE**  
142 m<sup>2</sup>

**BUILDING SIZE**  
160 m<sup>2</sup>

**OWNERSHIP**

Leasehold 29 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 149	USD 149	USD 149
Net Revenue*	USD 16,587	USD 19,139	USD 21,691
Net ROI	11.95%	13.79%	15.63%
Break Even	8.4 years	7.2 years	6.4 years



**ULUWATU**

**IDR 2.3B**

Eqv. USD 140K

[More Info](#) ↗

[Full Forecast](#) ↗

# 3 UNIT OF BEAUTIFUL TROPICAL HOUSE IN ULUWATU

LISTING CODE: RF8008

**BEDROOMS**  
5

**BATHROOM**  
4

**LAND SIZE**  
400 m<sup>2</sup>

**BUILDING SIZE**  
200 m<sup>2</sup>

**OWNERSHIP**

Leasehold 20 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 225	USD 225	USD 225
Net Revenue*	USD 25,117	USD 28,981	USD 32,845
Net ROI	18.11%	20.89%	23.68%
Break Even	5.5 years	4.8 years	4.2 years



PECATU

**IDR 2.3B**

Eqv. USD 138K

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 2 BEDROOMS VILLA IN UNGASAN

LISTING CODE: RF8390

**BEDROOMS**  
2

**BATHROOM**  
2

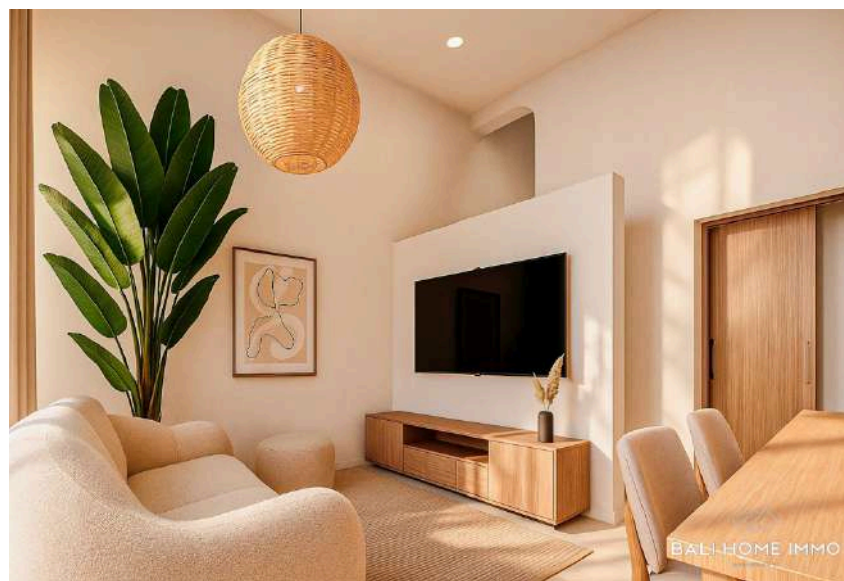
**LAND SIZE**  
125 m<sup>2</sup>

**BUILDING SIZE**  
110 m<sup>2</sup>

**OWNERSHIP**

Leasehold 25 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 155	USD 155	USD 155
Net Revenue*	USD 17,328	USD 19,994	USD 22,660
Net ROI	12.08%	13.94%	15.79%
Break Even	8.3 years	7.2 years	6.3 years



UNGASAN

**IDR 2.4B**

Eqv. USD 143K

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 2 BEDROOMS VILLA IN UNGASAN

LISTING CODE: RF8435A

**BEDROOMS**  
2

**BATHROOM**  
2

**LAND SIZE**  
112 m<sup>2</sup>

**BUILDING SIZE**  
70 m<sup>2</sup>

**OWNERSHIP**

Freehold/Leasehold 80 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 148	USD 148	USD 148
Net Revenue*	USD 16,551	USD 19,097	USD 21,644
Net ROI	11.15%	12.87%	14.58%
Break Even	9.0 years	7.8 years	6.9 years



UNGASAN

**IDR 2.5B\***

Eqv. USD 148K

\* FREEHOLD PRICE

[More Info](#)

[Full Forecast](#)

# 2 BEDROOMS VILLA NEAR NYANG NYANG BEACH

LISTING CODE: RF7116A

**BEDROOMS**  
2

**BATHROOM**  
2

**LAND SIZE**  
125 m<sup>2</sup>

**BUILDING SIZE**  
143 m<sup>2</sup>

**OWNERSHIP**

Leasehold 24 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 155	USD 155	USD 155
Net Revenue*	USD 17,319	USD 19,984	USD 22,648
Net ROI	10.47%	12.08%	13.69%
Break Even	9.5 years	8.3 years	7.3 years



NYANG NYANG

**IDR 2.7B**

Eqv. USD 164K

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 4 BEDROOMS VILLA IN UNGASAN

LISTING CODE: RF4555

**BEDROOMS**  
4

**BATHROOM**  
3

**LAND SIZE**  
196 m<sup>2</sup>

**BUILDING SIZE**  
110 m<sup>2</sup>

**OWNERSHIP**

Freehold/  
Leasehold 25 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	60%	70%	80%
Avg. Daily Rate	USD 197	USD 197	USD 197
Net Revenue*	USD 20,253	USD 23,628	USD 27,004
Net ROI	11.44%	13.34%	15.25%
Break Even	8.7 years	7.5 years	6.6 years



UNGASAN

**IDR 2.9B\***

Eqv. USD 178K

\* LEASEHOLD PRICE

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 3 BEDROOMS VILLA NEAR BALANGAN BEACH

LISTING CODE: RF6944

**BEDROOMS**  
3

**BATHROOM**  
3

**LAND SIZE**  
148 m<sup>2</sup>

**BUILDING SIZE**  
130 m<sup>2</sup>

**OWNERSHIP**

Leasehold 25 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 223	USD 223	USD 223
Net Revenue*	USD 26,747	USD 30,568	USD 34,389
Net ROI	14.41%	16.47%	18.53%
Break Even	6.9 years	6.1 years	5.4 years



BALANGAN

**IDR 3.1B**

Eqv. USD 185K

[More Info](#)

[Full Forecast](#)

# 2 BEDROOMS VILLA IN DESIRABLE AREA OF BINGIN

**LISTING CODE: RF7008D**

**BEDROOMS**  
2

**BATHROOM**  
2

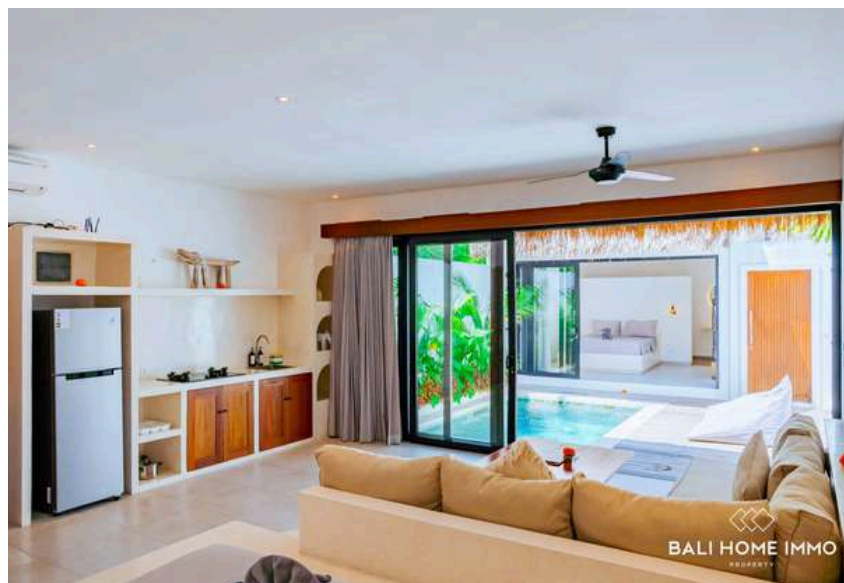
**LAND SIZE**  
130 m<sup>2</sup>

**BUILDING SIZE**  
103 m<sup>2</sup>

**OWNERSHIP**

Leasehold 28 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 175	USD 175	USD 175
Net Revenue*	USD 21,007	USD 24,008	USD 27,009
Net ROI	10.54%	12.05%	13.55%
Break Even	9.5 years	8.3 years	7.4 years



BINGIN

**IDR 3.3B**

Eqv. USD 199K

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 2 BEDROOMS VILLA IN NYANG NYANG BEACH

**LISTING CODE: RF8694**

**BEDROOMS**  
2

**BATHROOM**  
2

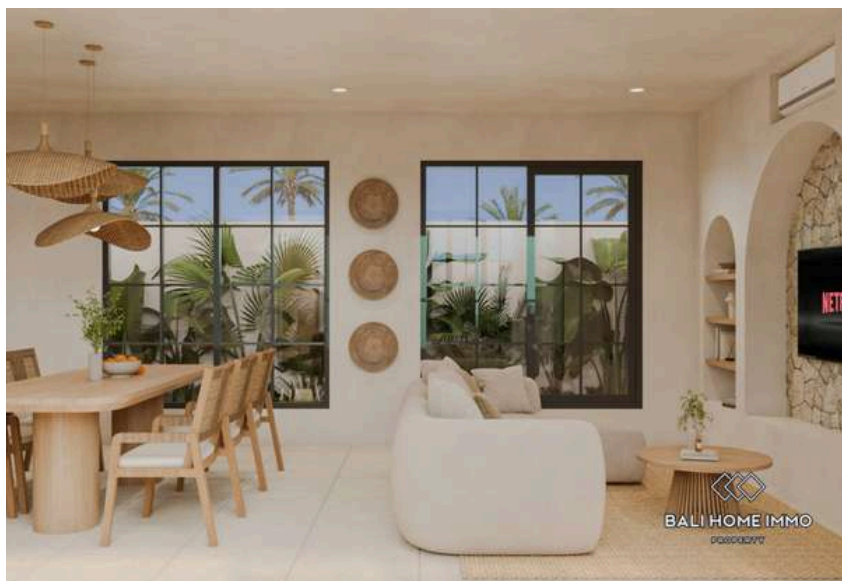
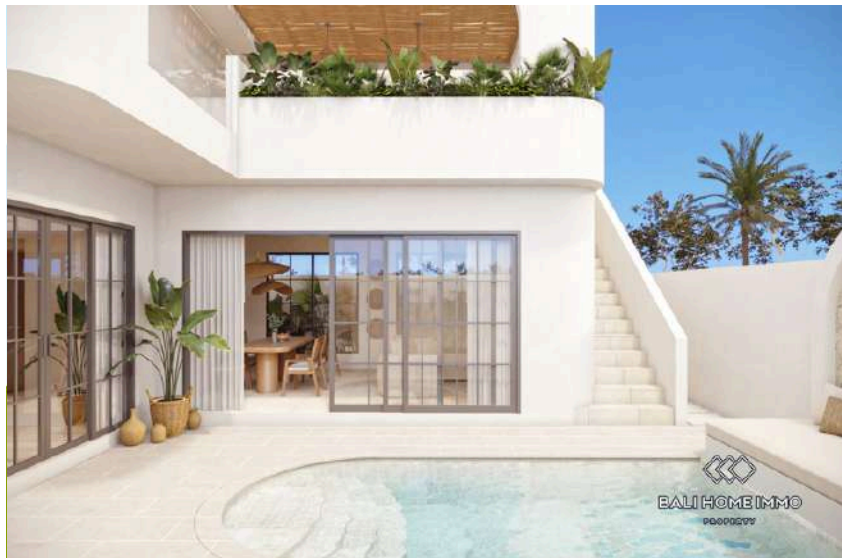
**LAND SIZE**  
137 m<sup>2</sup>

**BUILDING SIZE**  
132 m<sup>2</sup>

**OWNERSHIP**

Leasehold 24 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 199	USD 199	USD 199
Net Revenue*	USD 23,919	USD 27,336	USD 30,753
Net ROI	11.88%	13.57%	15.27%
Break Even	8.4 years	7.4 years	6.5 years



**NYANG-NYANG**

**IDR 3.3B**

Eqv. USD 202K

[More Info](#)

[Full Forecast](#)

# 2 BEDROOMS VILLA IN UNGASAN

LISTING CODE: RF9562B

**BEDROOMS**  
2

**BATHROOM**  
2

**LAND SIZE**  
172 m<sup>2</sup>

**BUILDING SIZE**  
217 m<sup>2</sup>

**OWNERSHIP**

Leasehold 27 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 175	USD 175	USD 175
Net Revenue*	USD 19,500	USD 22,500	USD 25,500
Net ROI	8.68%	10.02%	11.36%
Break Even	11.5 years	10.0 years	8.8 years



UNGASAN

**IDR 3.7B**

Eqv. USD 224K

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 3 BEDROOMS VILLA IN UNGASAN

LISTING CODE: RF8450

**BEDROOMS**  
3

**BATHROOM**  
3

**LAND SIZE**  
123 m<sup>2</sup>

**BUILDING SIZE**  
150 m<sup>2</sup>

**OWNERSHIP**

Freehold/  
Leasehold 80 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 172	USD 172	USD 172
Net Revenue*	USD 19,169	USD 22,118	USD 25,067
Net ROI	8.57%	9.89%	11.20%
Break Even	11.7 years	10.1 years	8.9 years



UNGASAN

**IDR 3.8B**

Eqv. USD 224K

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 3 BEDROOMS VILLA IN UNGASAN

**LISTING CODE: RF8435B**

**BEDROOMS**  
3

**BATHROOM**  
3

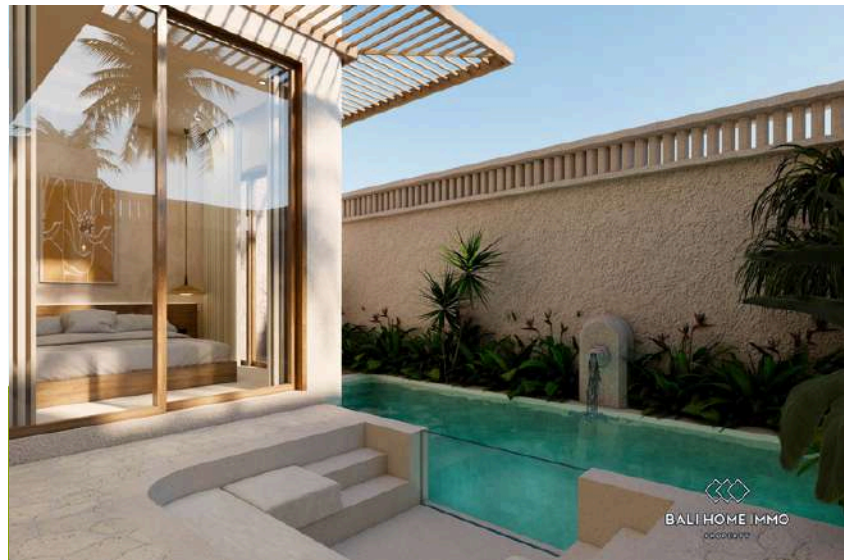
**LAND SIZE**  
104 m<sup>2</sup>

**BUILDING SIZE**  
140 m<sup>2</sup>

**OWNERSHIP**

Freehold/Leasehold 80 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 216	USD 216	USD 216
Net Revenue*	USD 24,126	USD 27,837	USD 31,549
Net ROI	10.62%	12.26%	13.89%
Break Even	9.4 years	8.2 years	7.2 years



UNGASAN

**IDR 3.6B**

Eqv. USD 217K

[More Info](#)

[Full Forecast](#)

# OCEAN VIEW 1 BEDROOM VILLA IN BINGIN

LISTING CODE: FA009

**BEDROOMS**  
1

**BATHROOM**  
2

**LAND SIZE**  
133 m<sup>2</sup>

**BUILDING SIZE**  
183 m<sup>2</sup>

**OWNERSHIP**

Leasehold 20 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 175	USD 175	USD 175
Net Revenue*	USD 21,004	USD 24,005	USD 27,005
Net ROI	9.40%	10.74%	12.08%
Break Even	10.6 years	9.3 years	8.3 years



BINGIN

**IDR 3.7B**

Eqv. USD 234K

[More Info](#)

[Full Forecast](#)

# 2 BEDROOMS VILLA IN DESIRABLE AREA OF BINGIN

**LISTING CODE: RF5084**

**BEDROOMS**  
3

**BATHROOM**  
3

**LAND SIZE**  
100 m<sup>2</sup>

**BUILDING SIZE**  
196 m<sup>2</sup>

**OWNERSHIP**

Leasehold 25 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 258	USD 258	USD 258
Net Revenue*	USD 30,963	USD 35,387	USD 39,810
Net ROI	12.56%	14.35%	16.14%
Break Even	8.0 years	7.0 years	6.2 years



BINGIN

**IDR 4.1B**

Eqv. USD 245K

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 3 BEDROOMS VILLA IN UNGASAN

**LISTING CODE: RF5620B**

**BEDROOMS**  
3

**BATHROOM**  
3

**LAND SIZE**  
227 m<sup>2</sup>

**BUILDING SIZE**  
161 m<sup>2</sup>

**OWNERSHIP**

Leasehold 29 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 227	USD 227	USD 227
Net Revenue*	USD 25,269	USD 29,157	USD 33,045
Net ROI	10.21%	11.78%	13.35%
Break Even	9.8 years	8.5 years	7.5 years



UNGASAN

**IDR 4.1B**

Eqv. USD 247K

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 3 BEDROOMS VILLA IN PRIME AREA OF BINGIN

LISTING CODE: RF5168

**BEDROOMS**  
3

**BATHROOM**  
3

**LAND SIZE**  
110 m<sup>2</sup>

**BUILDING SIZE**  
243 m<sup>2</sup>

**OWNERSHIP**

Leasehold 30 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 278	USD 278	USD 278
Net Revenue*	USD 33,336	USD 38,099	USD 42,861
Net ROI	12.14%	13.87%	15.61%
Break Even	8.2 years	7.2 years	6.4 years



BINGIN

**IDR 4.5B**

Eqv. USD 268K

[More Info](#)

[Full Forecast](#)

# 3 BEDROOMS VILLA IN BINGIN PRIME AREA

LISTING CODE: RF8892

**BEDROOMS**  
3

**BATHROOM**  
3

**LAND SIZE**  
180 m<sup>2</sup>

**BUILDING SIZE**  
137 m<sup>2</sup>

**OWNERSHIP**

Leasehold 24 Years



**This villa is already operating**  
Ask us for the Financial information



BINGIN

**IDR 4.7B**

Eqv. USD 277K

[More Info](#)

# 3 BEDROOMS VILLA WITH OCEAN VIEW IN UNGASAN

LISTING CODE: RF8893

**BEDROOMS**  
3

**BATHROOM**  
4

**LAND SIZE**  
201 m<sup>2</sup>

**BUILDING SIZE**  
382 m<sup>2</sup>

**OWNERSHIP**

Freehold/  
Leasehold 40 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 259	USD 259	USD 259
Net Revenue*	USD 28.927	USD 33.378	USD 37.828
Net ROI	8.03%	9.26%	10.50%
Break Even	12.5 years	10.8 years	9.5 years



UNGASAN

**IDR 6B**

Eqv. USD 354K

[More Info](#)

[Full Forecast](#)

# OCEAN VIEW 3 BEDROOMS VILLA IN BINGIN

LISTING CODE: RF8095

**BEDROOMS**  
3

**BATHROOM**  
3

**LAND SIZE**  
400 m<sup>2</sup>

**BUILDING SIZE**  
200 m<sup>2</sup>

**OWNERSHIP**

Leasehold 25 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 347	USD 347	USD 347
Net Revenue*	USD 41,645	USD 47,594	USD 55,425
Net ROI	10.97%	12.96%	14.10%
Break Even	9.1 years	8.0 years	7.1 years

**SOLD!**



BINGIN

**IDR 6.3B**

Eqv. USD 382K

[More Info](#)

[Full Forecast](#)

# OCEAN VIEW 4 BEDROOMS VILLA IN BINGIN

LISTING CODE: FA011

**BEDROOMS**  
4

**BATHROOM**  
4

**LAND SIZE**  
500 m<sup>2</sup>

**BUILDING SIZE**  
286 m<sup>2</sup>

**OWNERSHIP**  
Leasehold 20 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 462	USD 470	USD 462
Net Revenue*	USD 55,531	USD 63,464	USD 71,398
Net ROI	13.38%	15.29%	17.20%
Break Even	7.5 years	6.5 years	5.8 years



BINGIN

**IDR 6.9B**

Eqv. USD 407K

[More Info](#)

[Full Forecast](#)

# OCEAN VIEW 7 BEDROOMS VILLA IN ULUWATU

LISTING CODE: RF2863A

**BEDROOMS**  
6

**BATHROOM**  
7

**LAND SIZE**  
375 m<sup>2</sup>

**BUILDING SIZE**  
805 m<sup>2</sup>

**OWNERSHIP**

Freehold/  
Leasehold 30 Years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	65%	75%	85%
Avg. Daily Rate	USD 377	USD 377	USD 377
Net Revenue*	USD 42,004	USD 48,466	USD 54,928
Net ROI	10.15%	11.71%	13.27%
Break Even	9.9 years	8.5 years	7.5 years



UNGASAN

**IDR 7B\***

Eqv. USD 414K

\* LEASEHOLD PRICE

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 3 BEDROOMS VILLA IN BINGIN

LISTING CODE: RF5341

**BEDROOMS**  
3

**BATHROOM**  
4

**LAND SIZE**  
150 m<sup>2</sup>

**BUILDING SIZE**  
325 m<sup>2</sup>

**OWNERSHIP**

Freehold/Leasehold 71 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 349	USD 349	USD 349
Net Revenue*	USD 41,881	USD 47,864	USD 53,847
Net ROI	9.29%	10.76%	11.94%
Break Even	10.8 years	9.4 years	8.4 years

**SOLD!**



BINGIN

**IDR 7.5B**

Eqv. USD 451K

[More Info](#)

[Full Forecast](#)

# 5 BEDROOMS VILLA IN BINGIN

LISTING CODE: RF3803

## BEDROOMS

5

## BATHROOM

5

## LAND SIZE

400 m<sup>2</sup>

## BUILDING SIZE

220 m<sup>2</sup>

## OWNERSHIP

Leasehold 32 years

\*Source:

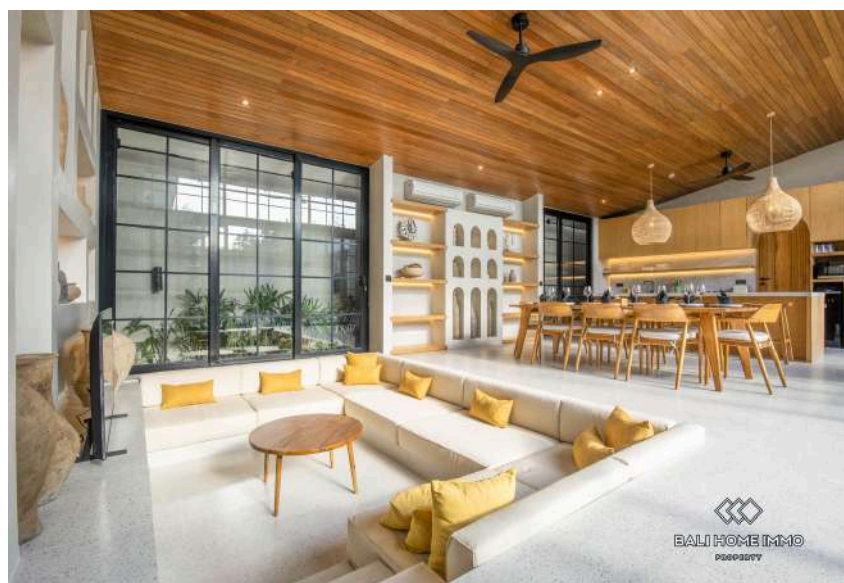
Owner-Reported Financials

Profit Before Tax

(from period April–October 2025)

## REVENUE TABLE\*

PERIOD OF MONTH	REVENUE	EXPENSES	PROFIT	Days booked
APRIL 2025	USD 11.632	USD 2,121	USD 9,511	21
MAY 2025	USD 13.410	USD 2,228	USD 11,183	23
JUNE 2025	USD 13.677	USD 2,228	USD 11,449	20
JULY 2025	USD 17.836	USD 2,249	USD 15,587	25
AUGUST 2025	USD 18.052	USD 2,228	USD 15,825	25
SEPTEMBER 2025	USD 13.358	USD 2,228	USD 11,130	23
OCTOBER 2025	USD 12.199	USD 1,987	USD 10,212	20



BINGIN

## IDR 10B

Eqv. USD 589K

[More Info](#)

[Full Forecast](#)

# OFF-PLAN OCEAN VIEW 4 BEDROOMS VILLA IN BINGIN

**LISTING CODE: RF8623B**

**BEDROOMS**  
4

**BATHROOM**  
4

**LAND SIZE**  
220 m<sup>2</sup>

**BUILDING SIZE**  
254 m<sup>2</sup>

**OWNERSHIP**  
Freehold

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 447	USD 447	USD 447
Net Revenue*	USD 53,701	USD 61,373	USD 69,044
Net ROI	7.64%	8.74%	9.83%
Break Even	13.1 years	11.4 years	10.2 years



**BINGIN**

**IDR 11.7B**

*Eqv. USD 706K*

[More Info](#)

[Full Forecast](#)

# OFF-PLAN 4 BEDROOMS VILLA IN BINGIN

LISTING CODE: RF3323

**BEDROOMS**  
4

**BATHROOM**  
4

**LAND SIZE**  
220 m<sup>2</sup>

**BUILDING SIZE**  
305 m<sup>2</sup>

**OWNERSHIP**

Leasehold 33 years

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	70%	80%	90%
Avg. Daily Rate	USD 543	USD 543	USD 543
Net Revenue*	USD 65,158	USD 74,467	USD 83,775
Net ROI	9.11%	10.41%	11.71%
Break Even	11 years	9.6 years	8.5 years



BINGIN

**IDR 12B**

Eqv. USD 715K

[More Info](#)

[Full Forecast](#)



# OCEAN VIEW 4 BEDROOMS VILLA IN ULUWATU

LISTING CODE: KT002

**BEDROOMS**  
4

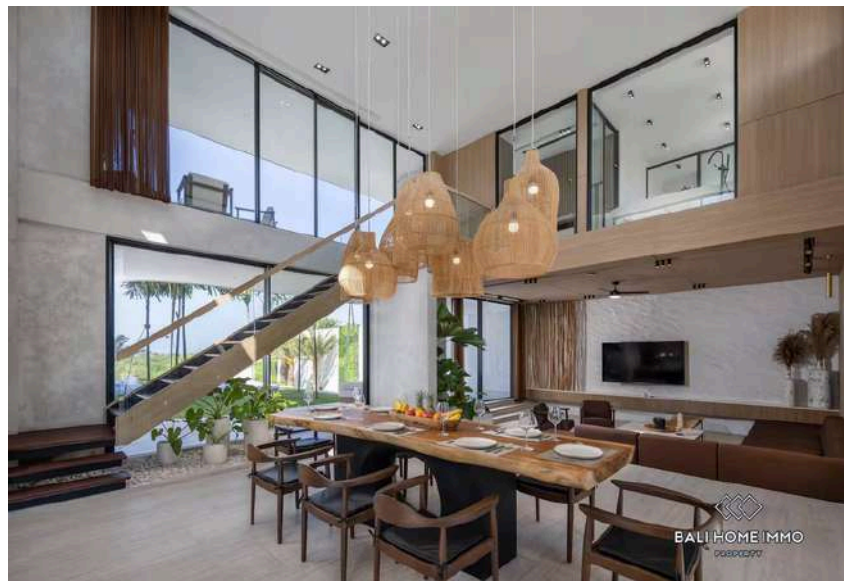
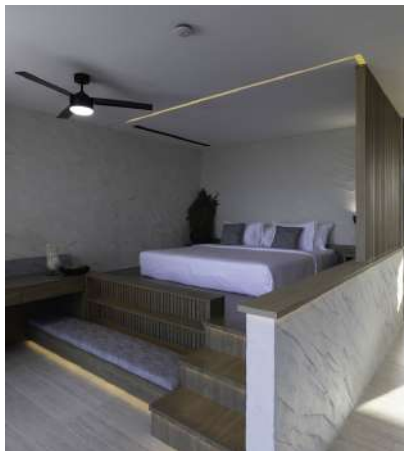
**BATHROOM**  
5

**LAND SIZE**  
1000 m<sup>2</sup>

**BUILDING SIZE**  
405 m<sup>2</sup>

**OWNERSHIP**  
Freehold

ROI FORECAST	Pessimistic	Realistic	Optimistic
Avg. Occupancy Rate	60%	70%	80%
Avg. Daily Rate	USD 782	USD 782	USD 782
Net Revenue*	USD 111,309	USD 129,860	USD 148,412
Net ROI	9.25%	10.80%	12.34%
Break Even	10.8 years	9.3 years	8.1 years



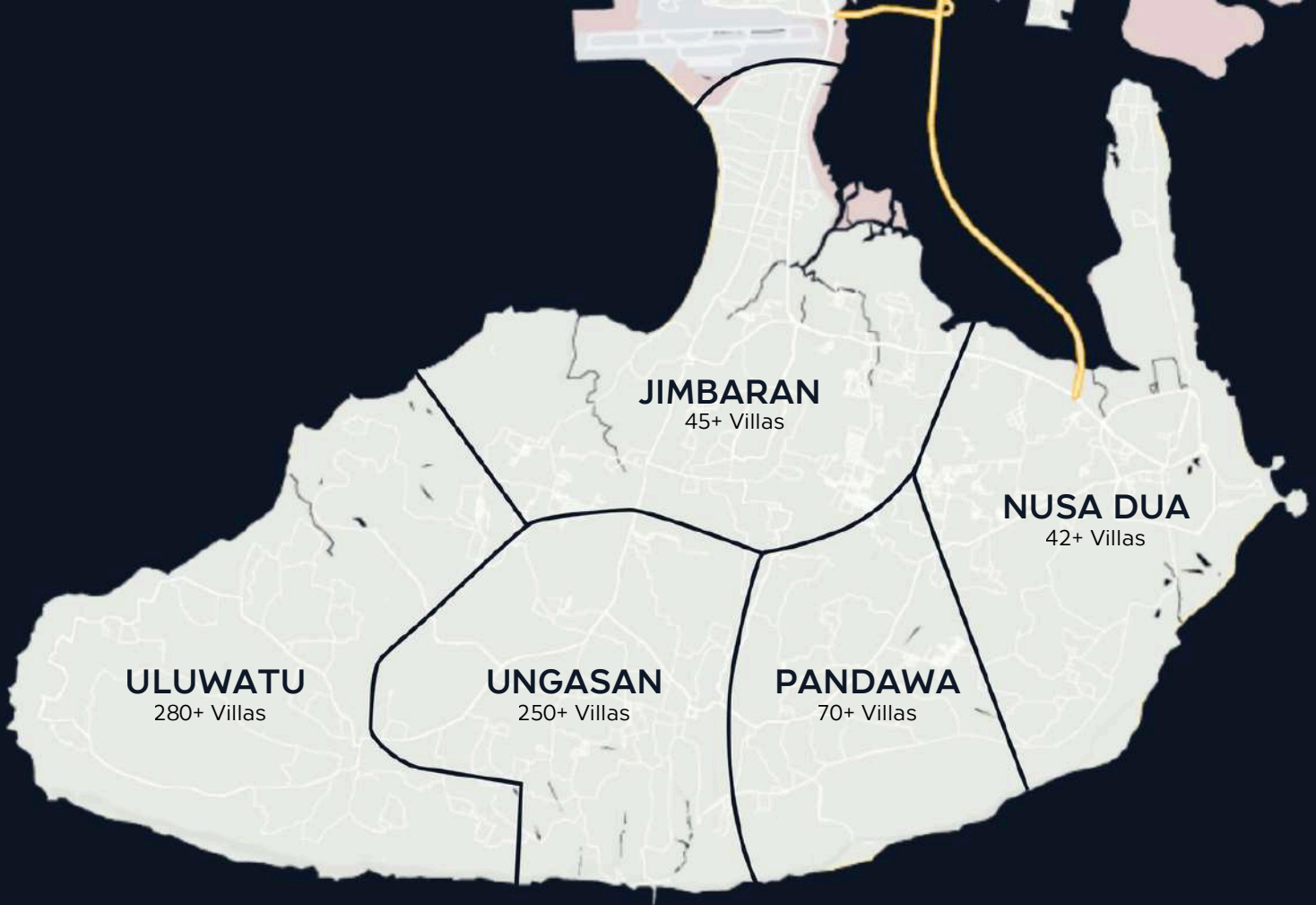
ULUWATU

**IDR 20.3B**

Eqv. USD 1.1M

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