



# Unu

Villas

a project by  
**OCTO**





## **Leasehold Period**

24 years + 25 years

## **Building Size and Prices**

1 BR | 70 m<sup>2</sup> | from \$159.000

2 BR | 115 m<sup>2</sup> | from \$199.000

## **High Quality**

Excellent  
building standard

## **Experienced Developer**

more than 60 Villas built

## **Highlights**

Sunken Sofa  
Smart Floorplans  
Easy Payment Plan

## **Great Investment**

Good ROI  
Prime Location  
Demanded Interior Style







## BEACH - 7 MIN

- RESTAURANTS
- BEACHCLUBS
- SURFING

## CANGGU - 5 MIN

- RESTAURANTS
- SHOPS
- GYMS

## PERERENAN - 2 MIN

- RESTAURANTS
- SHOPS
- GYMS

## SUPERMARKET - 3 MIN

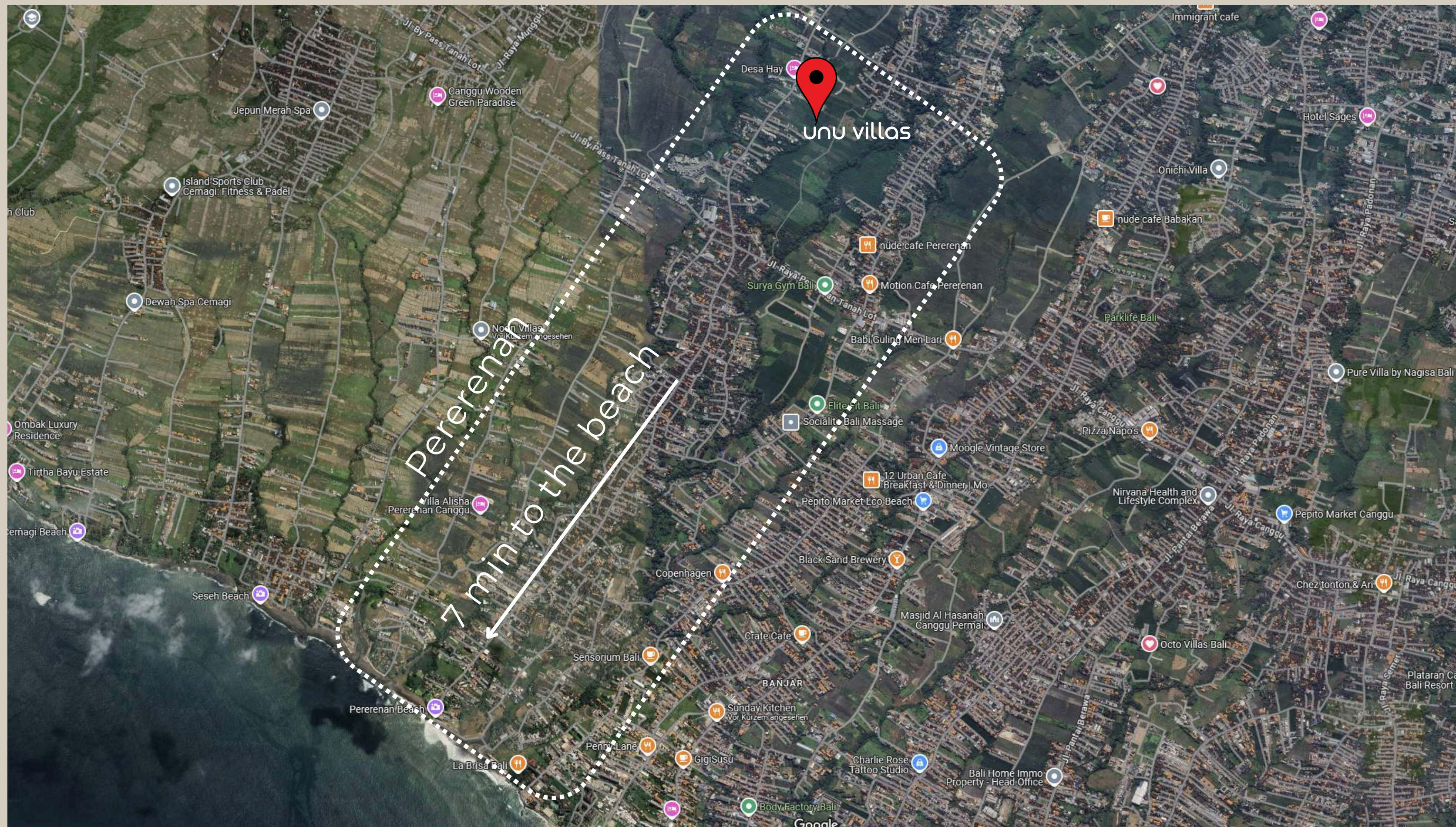
- PEPITO
- FRESTIVE

## AIRPORT - 55 MIN



*Pererenan, Bali, was ranked as the world's third coolest neighborhood in 2024 by Time Out magazine.*





unu villas

Pererenan  
7 min to the beach

BANJAR

Google



## 2 Bedroom Villa - 115m<sup>2</sup>

Ground Floor



unfurnished: \$199.000 USD

fully furnished and decorated: \$225.000 USD



## 2 Bedroom Villa - 115m<sup>2</sup>

First Floor





## 2 Bedroom Villa - 115m<sup>2</sup>

### Rooftop

(Jacuzzi optional)





## 2 Bedroom Villa - 115m<sup>2</sup>





## 1 Bedroom Villa - 70m<sup>2</sup>

Ground Floor



unfurnished: \$159.000 USD

fully furnished and decorated: \$165.000 USD



# 1 Bedroom Villa - 70m<sup>2</sup>

First Floor





# 1 Bedroom Villa - 70m<sup>2</sup>







2 BR Villas

1 BR Villas





2 BR Villas

1 BR Villas

1

2

3

4

5

6

7

8

9

10

11

12

Car  
Parking

Sold

Sold

Sold

Sold

Sold

Portier

Rice field



# CONSTRUCTION TIMELINE

JUNE-AUG 2024

AUG-OCT 2024

OCT-MAR 2024

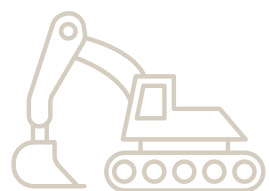
MAR-JUN 2025

JUN 2025

JUL-AUG

## SITE PREPARATION & FOUNDATION

The ground is **leveled**, **footings** and **foundations** are constructed



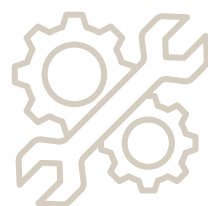
## STRUCTURAL & ROOFING

Structural elements are constructed **Columns**, **ceilings** etc.



## PLUMBING AND ELECTRIC

Installation of **electrical** and **plumbing** structures



## FINISHING AND INTERIOR WORKS

Flooring, kitchen and bathroom **finishings**, **interior**



## GARDEN AND DEEP CLEANING

Garden with **plants**, **pool** and entry preperation deep cleaning and **final inspections**



## HANDOVER

**Ready to move in** or **start renting** and generating income



# PAYMENT INSTALLMENTS

Payments

Progress

20%

40%

60%

70%

80%

15%

90%

15%

100%



# R.O.I Calculation 2 Bedroom Villa - 199.000\$

Occupancy rate	50%	80%	85%	90%
Average Price per night excl. OTA Fees	\$140,00	\$140,00	\$140,00	\$140,00
Yearly Income	\$25.550,00	\$40.880,00	\$43.435,00	\$45.990,00
Electricity	\$800,00	\$800,00	\$800,00	\$800,00
Monthly costs (Village fee, Waste, Wi-Fi)	\$400,00	\$400,00	\$400,00	\$400,00
Salaries	\$2.500,00	\$2.500,00	\$2.500,00	\$2.500,00
Laundry, supplys, welcome gifts	\$500,00	\$500,00	\$500,00	\$500,00
Tax (Depending on company structure etc.)	-	-	-	-
Management 15%-20%	\$3.832,50	\$6.132,00	\$6.515,25	\$6.898,50
Yearly Expenses	\$8.032,50	\$10.332,00	\$10.715,25	\$11.098,50
Yearly Profit	\$17.517,50	\$30.548,00	\$32.719,75	\$34.891,50
R.O.I.	9,0%	15,5%	16,6%	17,7%



# R.O.I Calculation 1 Bedroom Villa - 159.000\$

Occupancy rate	50%	80%	85%	90%
Average Price per night excl. OTA Fees	\$110,00	\$110,00	\$110,00	\$110,00
Yearly Income	\$20.075,00	\$32.120,00	\$34.127,50	\$36.135,00
Electricity	\$600,00	\$600,00	\$600,00	\$600,00
Monthly costs (Village fee, Waste, Wi-Fi)	\$400,00	\$400,00	\$400,00	\$400,00
Salaries	\$2.500,00	\$2.500,00	\$2.500,00	\$2.500,00
Laundry, supplys, welcome gifts	\$450,00	\$450,00	\$450,00	\$450,00
Tax (Depending on company structure etc.)				
Management 15%-20%	\$3.011,25	\$4.818,00	\$5.119,13	\$5.420,25
Yearly Expenses	\$6.961,25	\$8.768,00	\$9.069,13	\$9.370,25
Yearly Profit	\$13.113,75	\$23.352,00	\$25.058,38	\$26.764,75
R.O.I.	8,2%	14,7%	15,8%	16,8%





## Why choose UNU Villas Bali?

- Architectural Excellence: Modern design infused with Balinese/Tropical charm.
- Personalized Interiors: Tailor your living space to reflect your personal style and rental demand.
- Prime Location: Proximity to Bali's best beaches, dining, and cultural experiences.
- Smart Investment: Excellent pricing and potential for value appreciation.
- Flexible Payment Plans: Customizable options to fit your financial situation.
- Semi- Furnished, full furniture pack available

Disclaimer: The renderings shown in this brochure are not binding and are for illustrative purposes only. The interior design packages are not included in the purchase and will need to be bought separately.





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