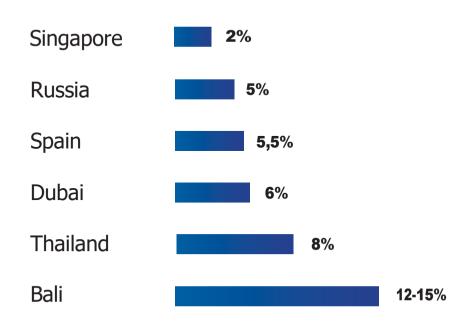




### AVERAGE ANNUAL RETURN





Total number of foreign tourist arrivals





#### Full 365 days

Season and no Turkey, Europe or Dubai off-season months



#### Low and Affordable Real Estate

Price especially during construction



#### High occupancy

70-80% in average and up to 100% during dry season in Canggu



#### High renting ROI average

15-20% rent 20-25% increasing yearly









- The open-plan living room offers an enchanting view of the pool, bathing the room in natural light. A fully equipped kitchen and elegant dining room await you. The interior and exterior are embellished with yellow accents, evoking the splendor of the frangipani flower, creating a bright, floral ambience.
- The lush garden, adorned with deckchairs and an outdoor lounge, invites you to enjoy a tropical experience right in the heart of your home.





# FEATURES & INCLUSIONS

Description	SQM Area	
Land	200.22m <sup>2</sup>	
Floor area	103.72 m <sup>2</sup>	
Bedroom 1	19.63 m2	
Bedroom 2	19.63 m2	
Bathroom 1	9.44 m2	
Bathroom 2	9.44 m2	
Dining room and Living room	45.55 m2	
Storage	2.30 m2	
Total Building Area	105.99 m2	
Description	Dimension	
Description	Difficusion	
Pool deck	35.07 m2	
Pool deck	35.07 m2	
Pool deck Swimming pool	35.07 m2 32.52 m2	
Pool deck Swimming pool Garden Total	35.07 m2 32.52 m2 26.64 m2 94.23 m2	
Pool deck Swimming pool Garden	35.07 m2 32.52 m2 26.64 m2	
Pool deck Swimming pool Garden Total	35.07 m2 32.52 m2 26.64 m2 94.23 m2	
Pool deck Swimming pool Garden Total Description	35.07 m2 32.52 m2 26.64 m2 94.23 m2 Dimension	
Pool deck Swimming pool Garden Total Description Parking Area	35.07 m2 32.52 m2 26.64 m2 94.23 m2 Dimension 19 m2	
Pool deck Swimming pool Garden Total  Description Parking Area Access	35.07 m2 32.52 m2 26.64 m2 94.23 m2 Dimension 19 m2 15 m2	









## ROI

Occupancy	70% (low)	80% (mid)	90% (high)
Nightly Rate	225 \$ (USD)	225 \$ (USD)	225 \$ (USD)
Monthly Revenue	\$ 4,725	\$ 5,400	S 6,075
Monthly Expenses*	\$ 1,000	\$ 1,000	\$ 1,000
Monthly Profits	\$ 3,725	\$ 4,400	\$ 5,075
Annual Profits	\$ 44,700	\$52,800	\$ 60,900

\*Does include: staff, electricity and internet



























