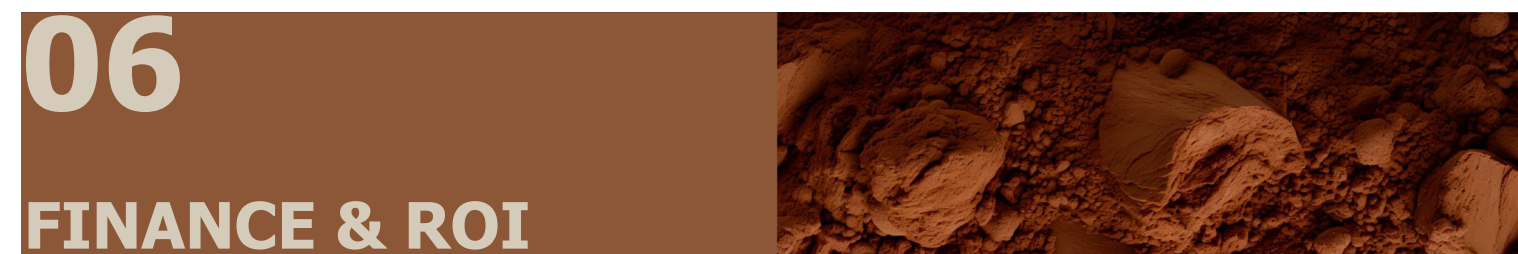
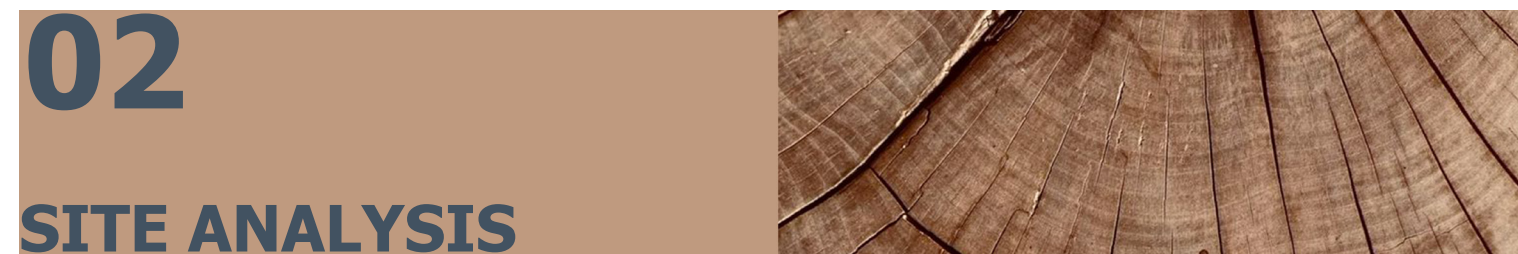


PORTFOLIO





CONTENT



LOCATION

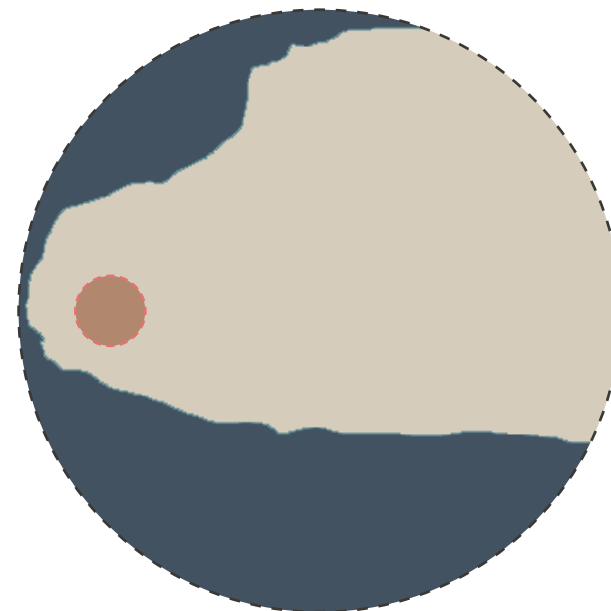
01



INDONESIA



BALI



ULUWATU



Uluwatu,
Bali



LOCATION

01

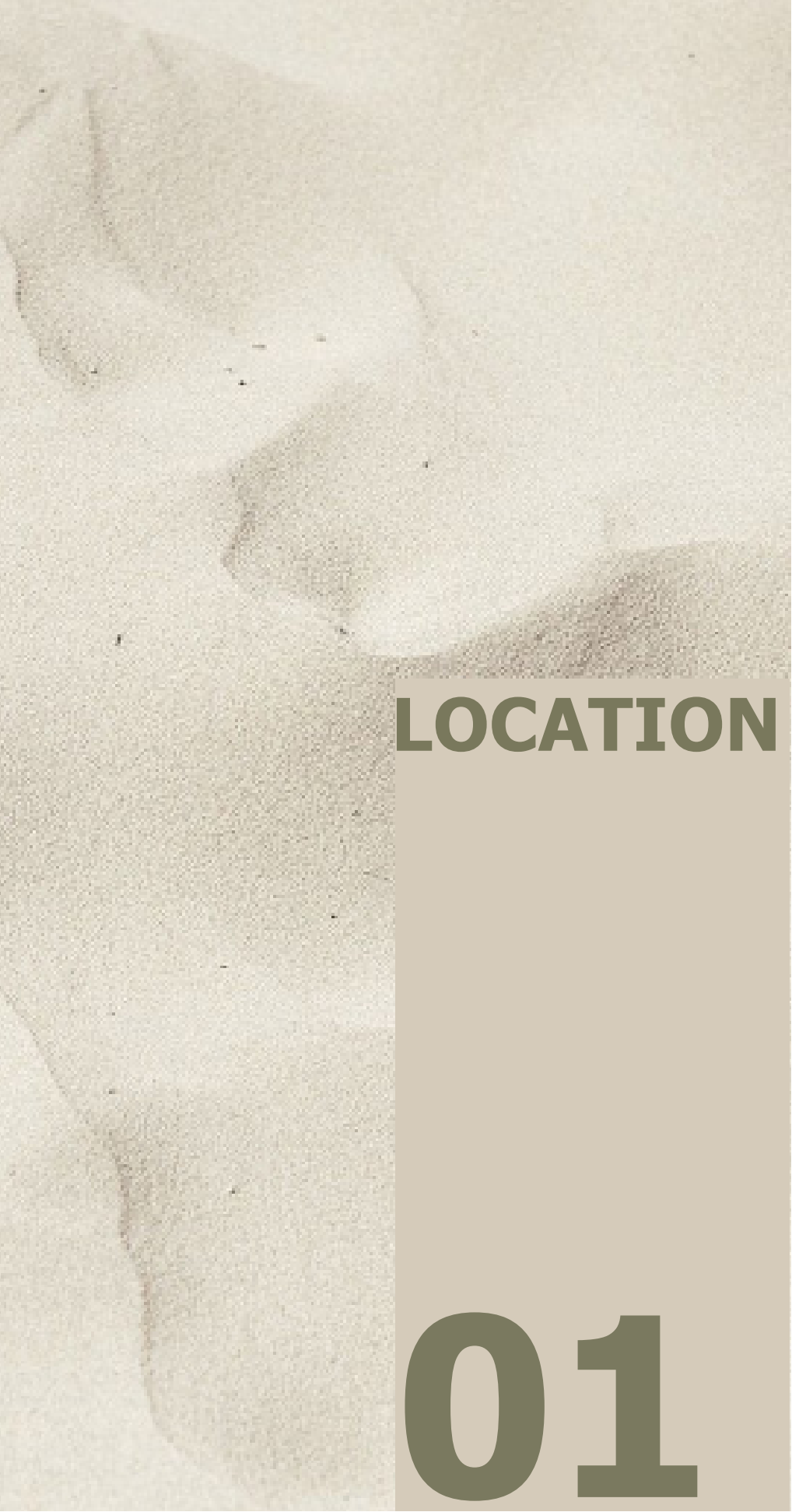
Uluwatu
Bali



LOCATION

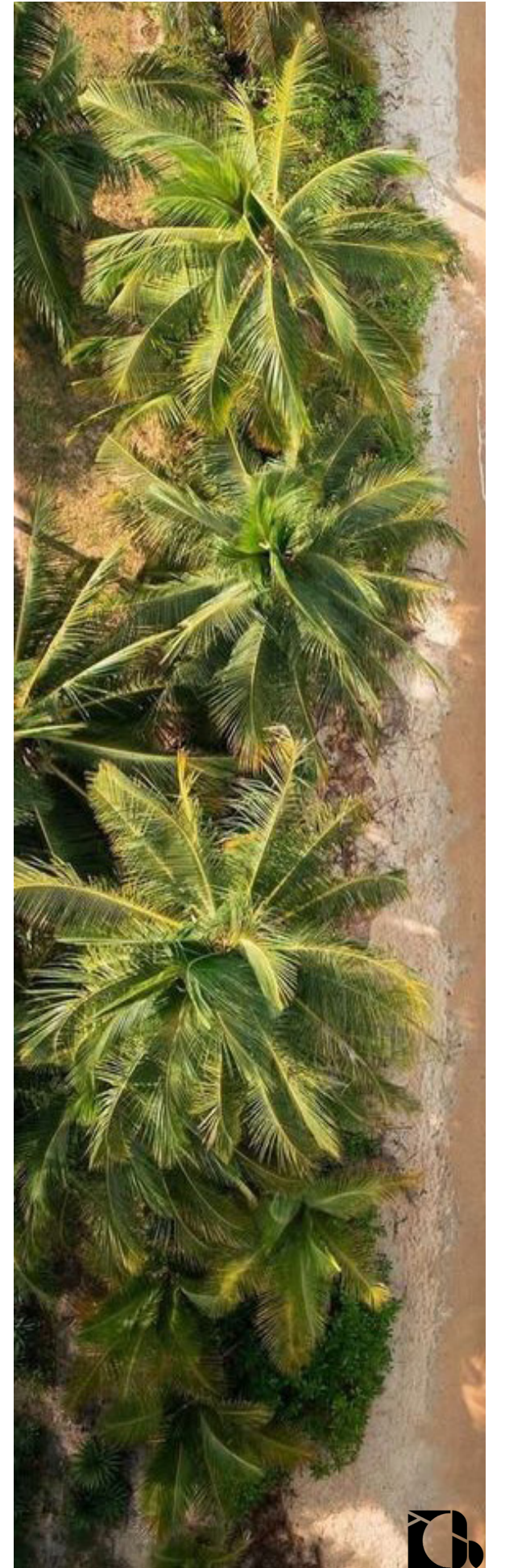
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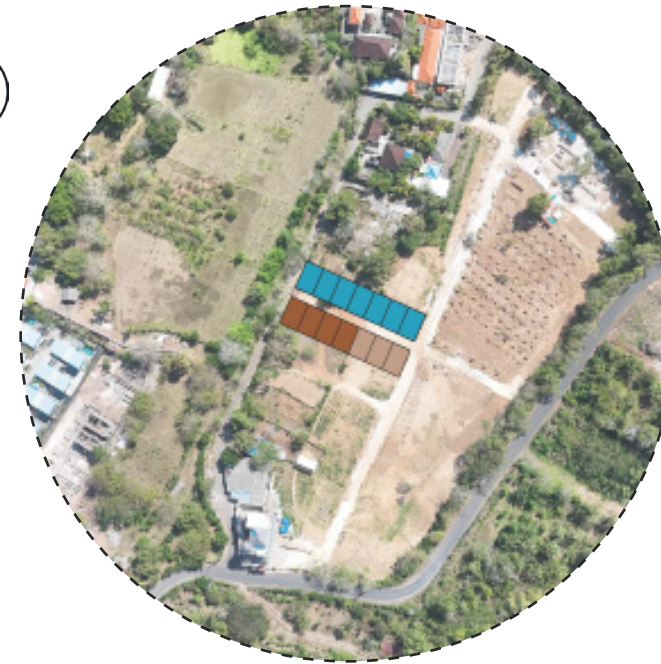


LOCATION

01



SITE CONDITION

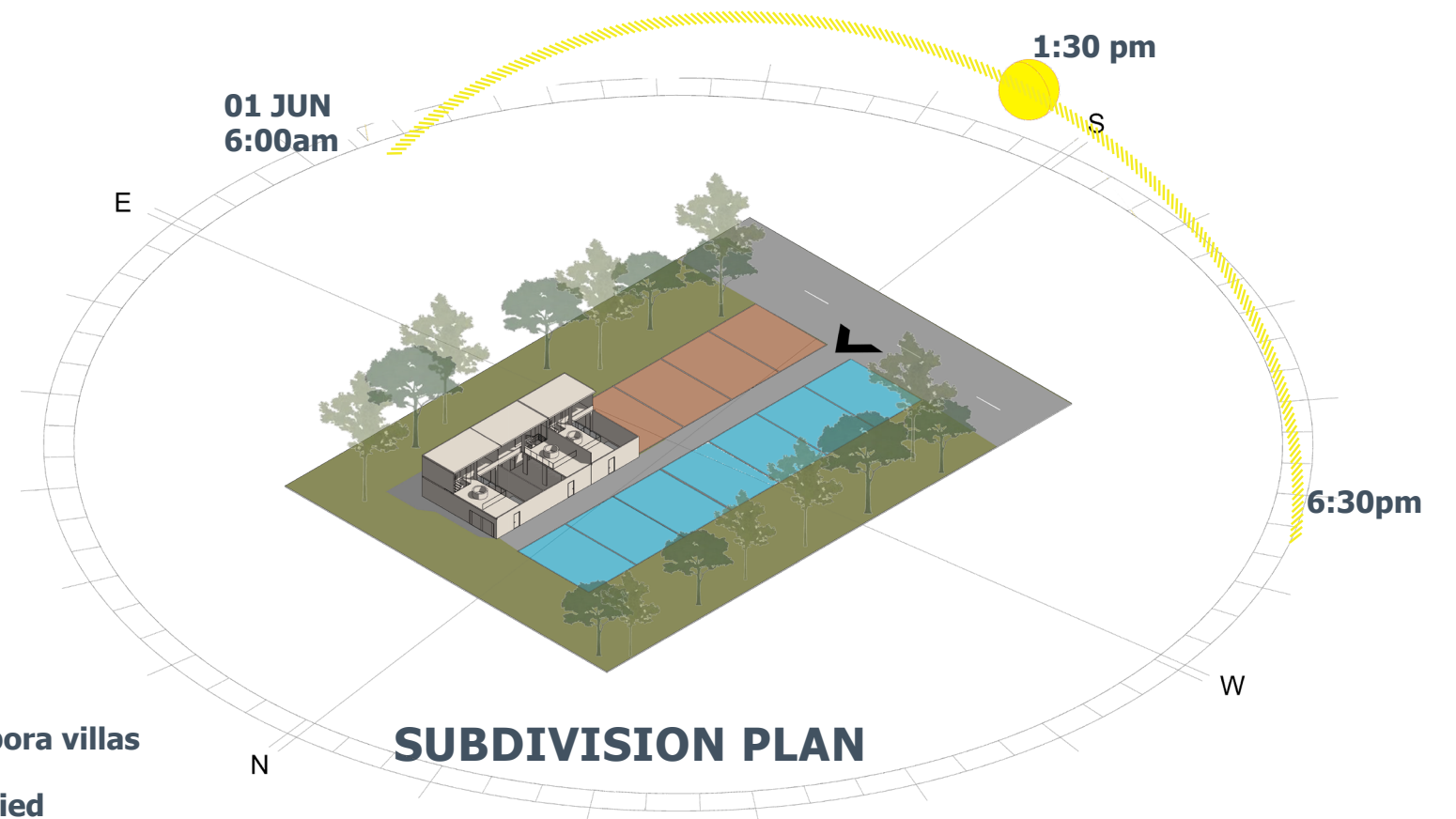


[Click to watch the full video !](#)

SITE ANALYSIS

02

-  Casa bombora villas
-  Lots occupied
-  Lots available 100 sqm

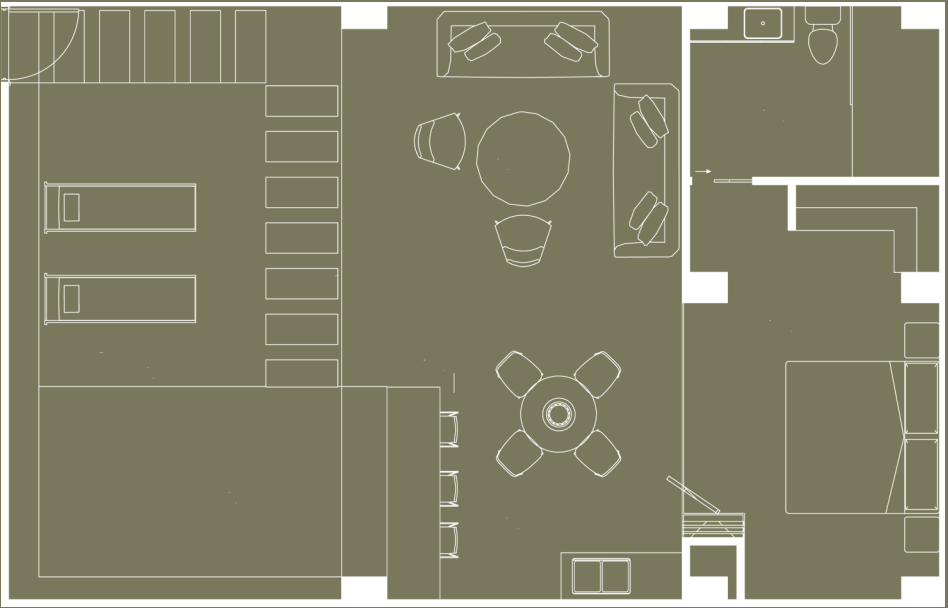




LAYOUTS

03

1 LEVEL 1 BR



Ground level

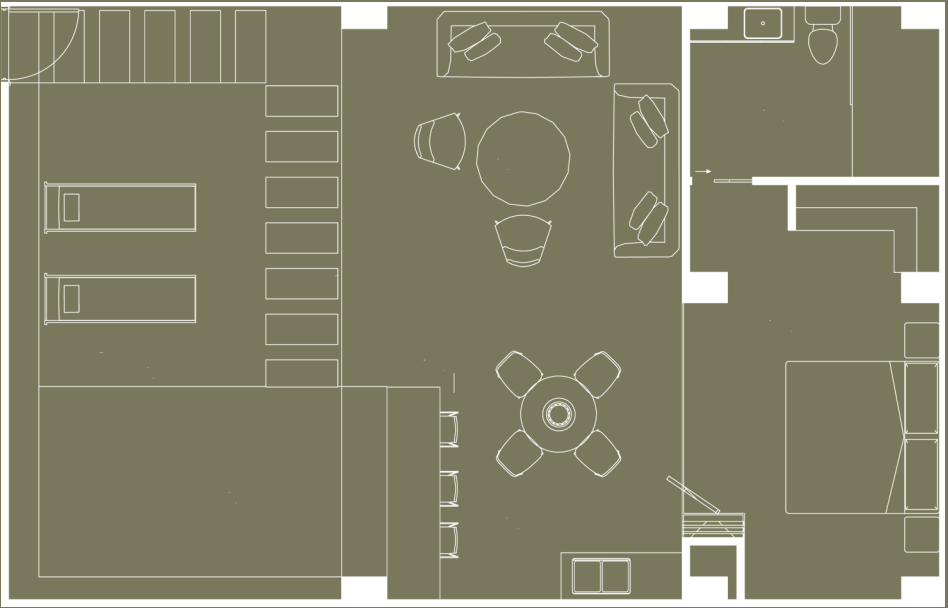




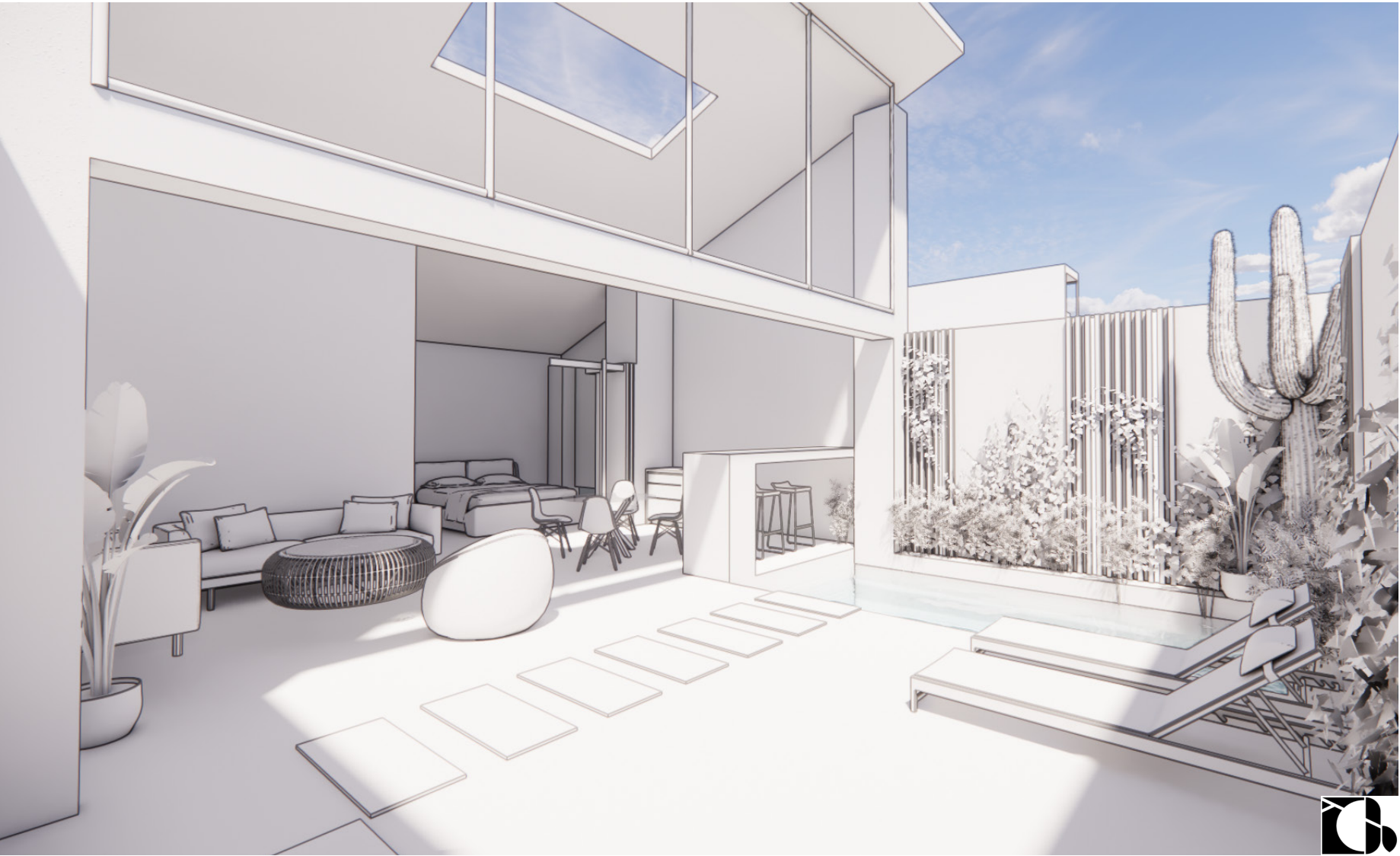
LAYOUTS

03

MEZZANINE 1 BR



Ground level





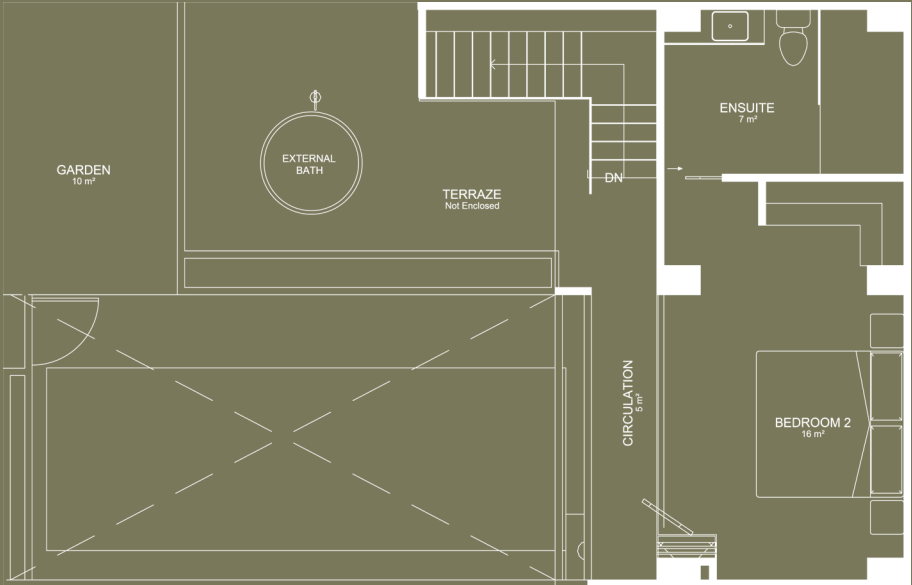
LAYOUTS

03

2 LEVELS 1BR

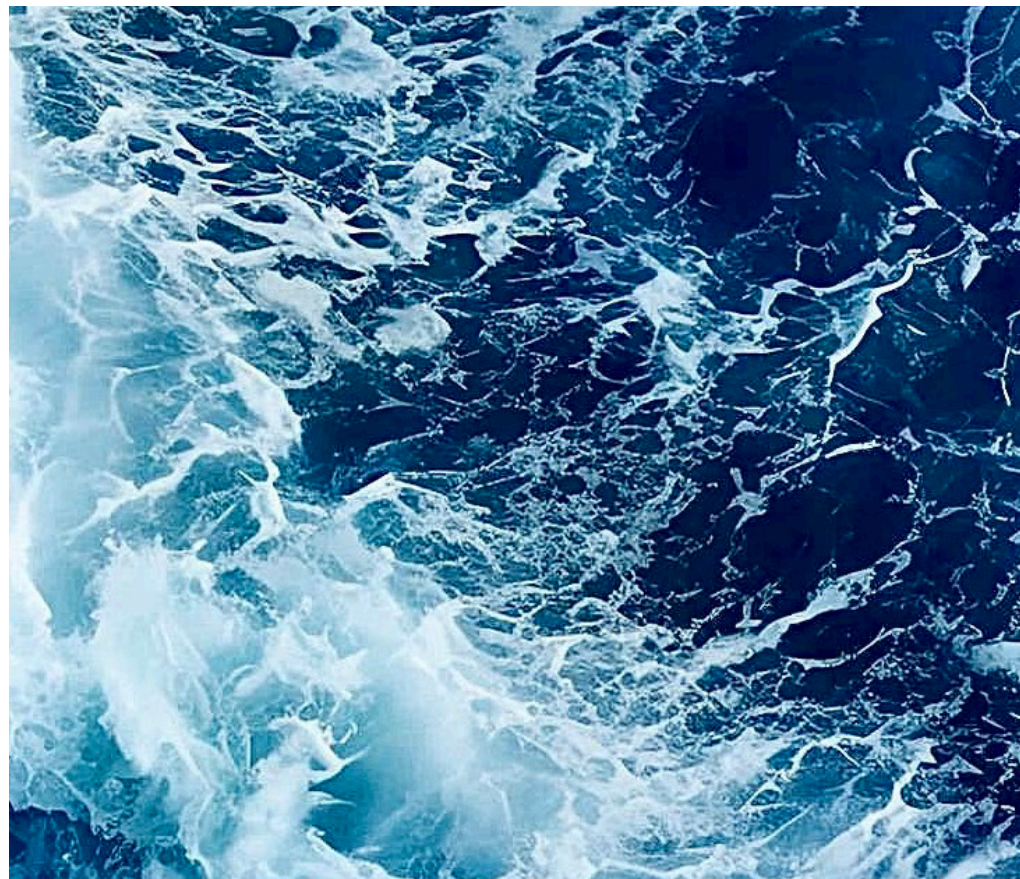


Ground level



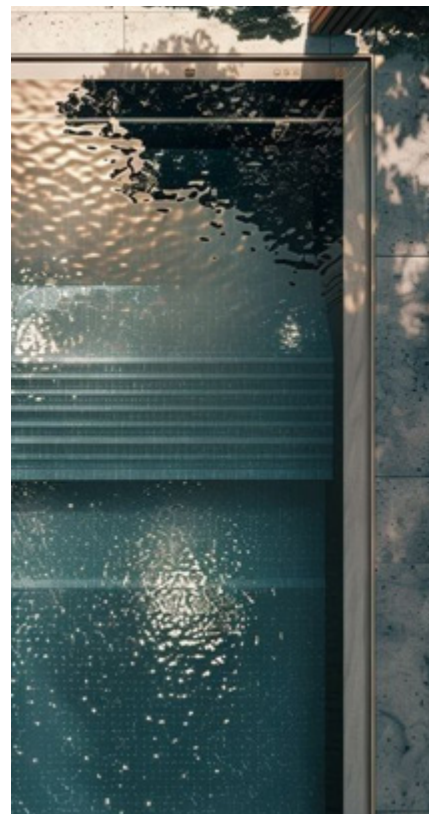
Level 1

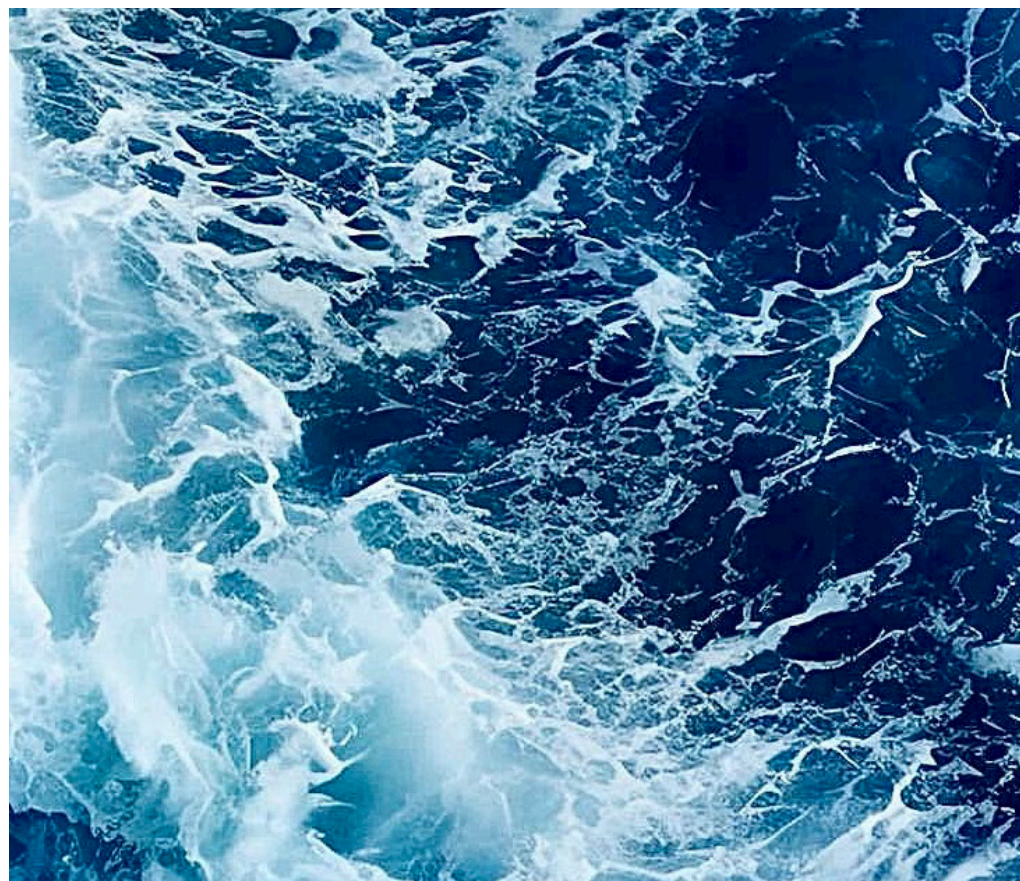




LOOK &
FEEL

04





LOOK &
FEEL

04

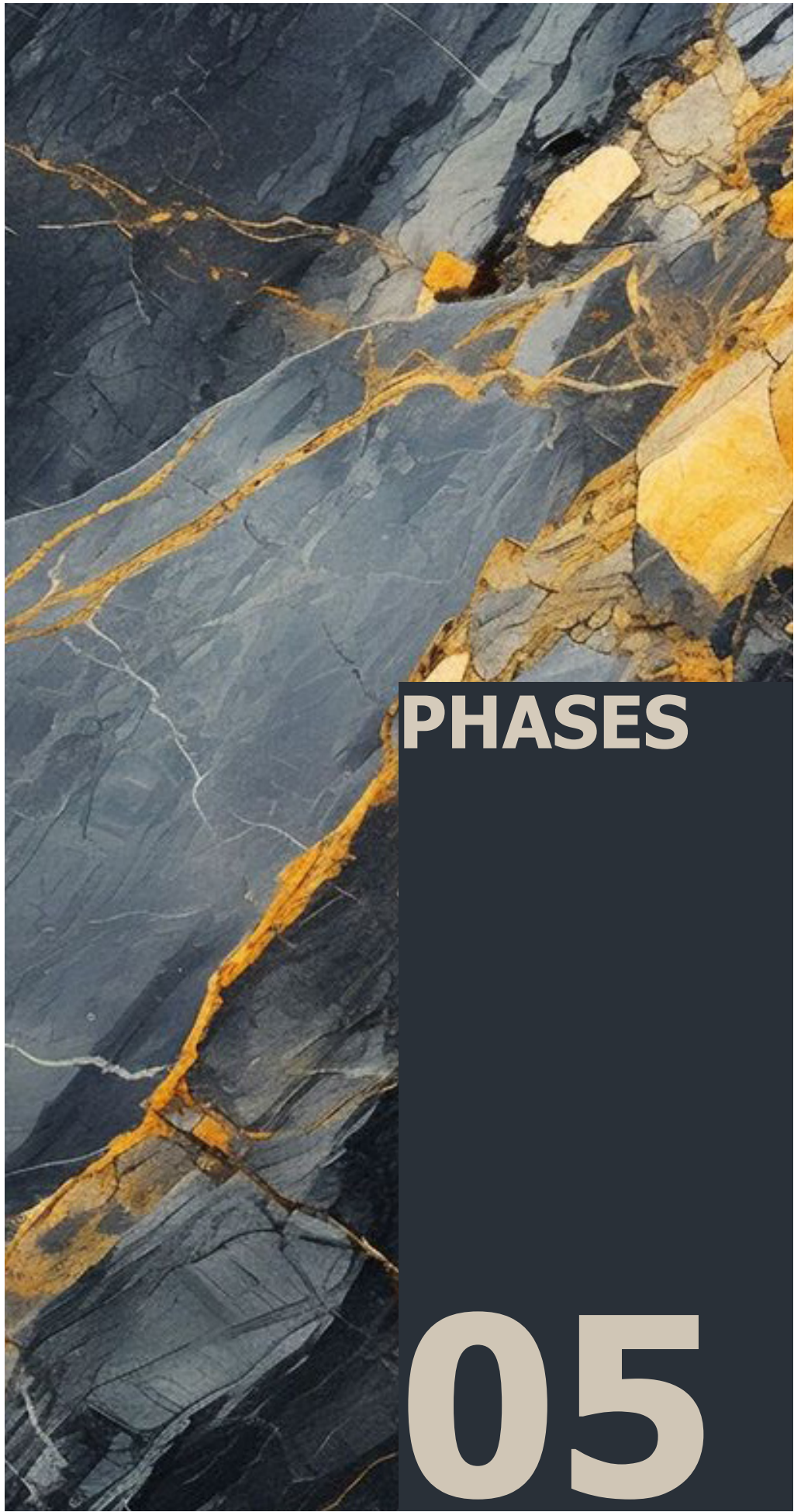




LOOK &
FEEL

04





01

Pre design

02

Design

03

Construction

04

Keys

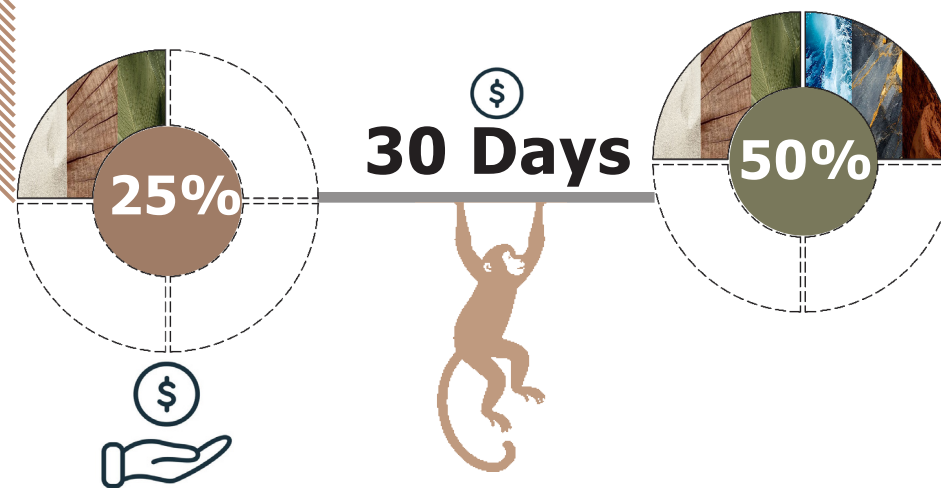


PRE-DESIGN PHASE

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



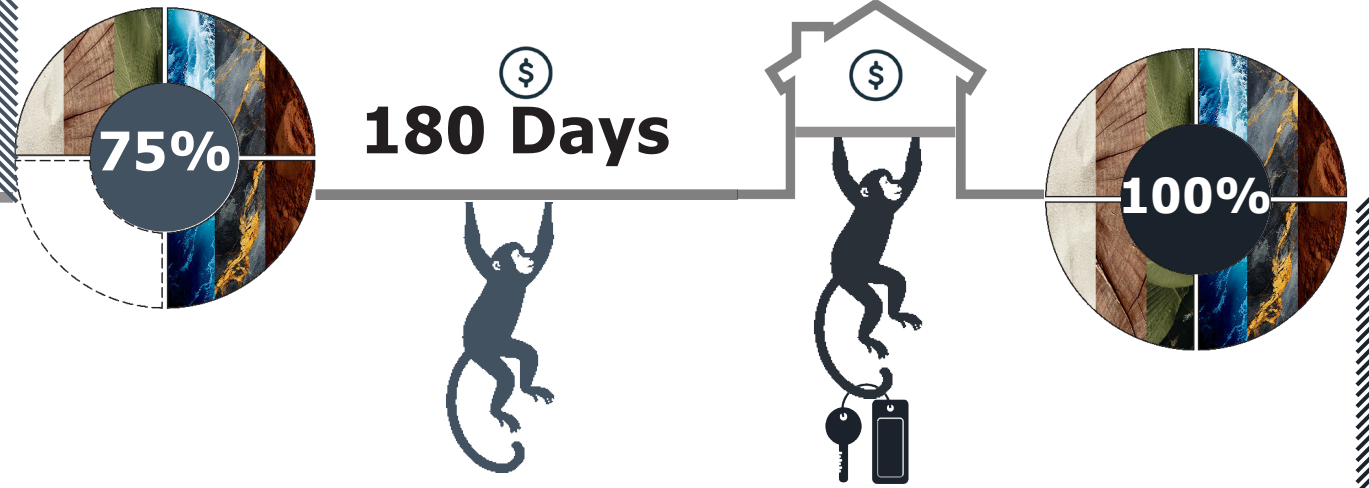
- Schematic Design & Concept Illustrations.
- Topographical Survey & Soil Testing.
- Technical & Construction Drawings (Architecture, Structure, MEP, etc).

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

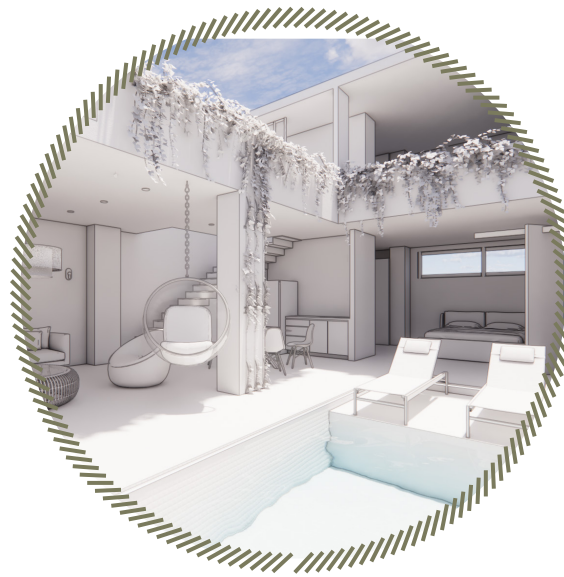


- Handover of the completed villa to the owner.
- 3-month guarantee period for testing appliances, installations, and functionality.
- Assistance connecting with management company for rental operations (optional).
- Final documentation, warranties, and project close-out.



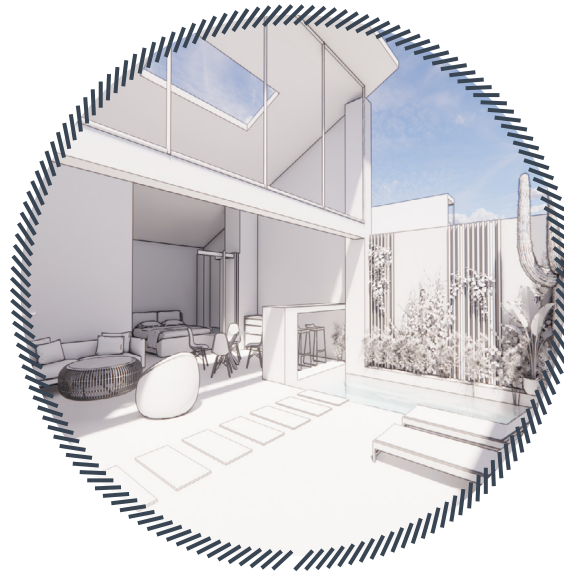
FINANCE & ROI

06



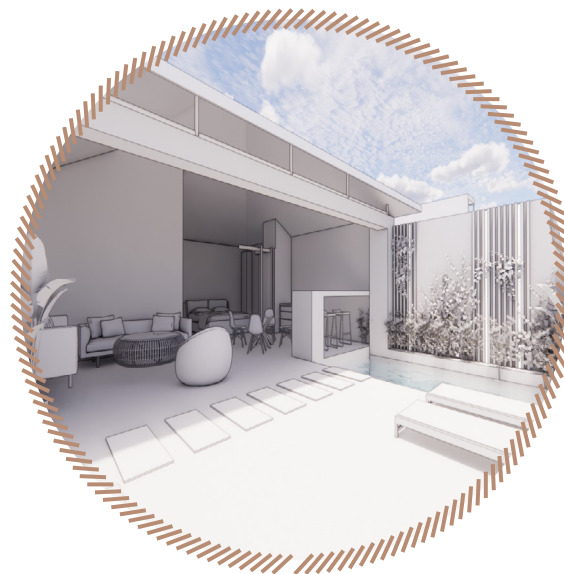
2 LEVELS 1BR

ROI - 22% / 28%



MEZZANINE 1BR

ROI - 20% / 26%

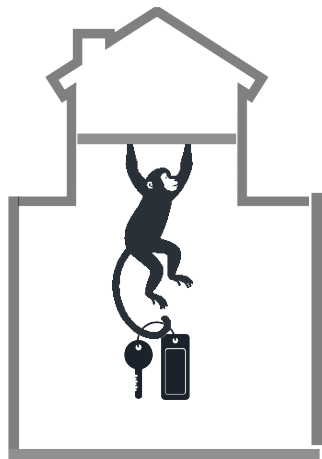


1 LEVEL 1 BR

ROI - 18% / 25%



ESTIMATED NUMBERS - ROI



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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



