



UTOPIA



# UTOPIA

Welcome to  
the epitome of luxury.

Nestled in serene Berawa, this architectural masterpiece invites elegance. Step into the magnificent two-story villa with three en-suite bedrooms, an open living area, with a designer kitchen that harmoniously invokes relaxation. The outdoor area boasts a spacious pool, BBQ, and lounge area with green surroundings that encapsulate the Bali lifestyle.

Experience luxury at Villa Utopia, where every detail offers unparalleled living. Your dream lifestyle begins here.

## Details

Floor - 2 Levels

Price - USD\$350,000

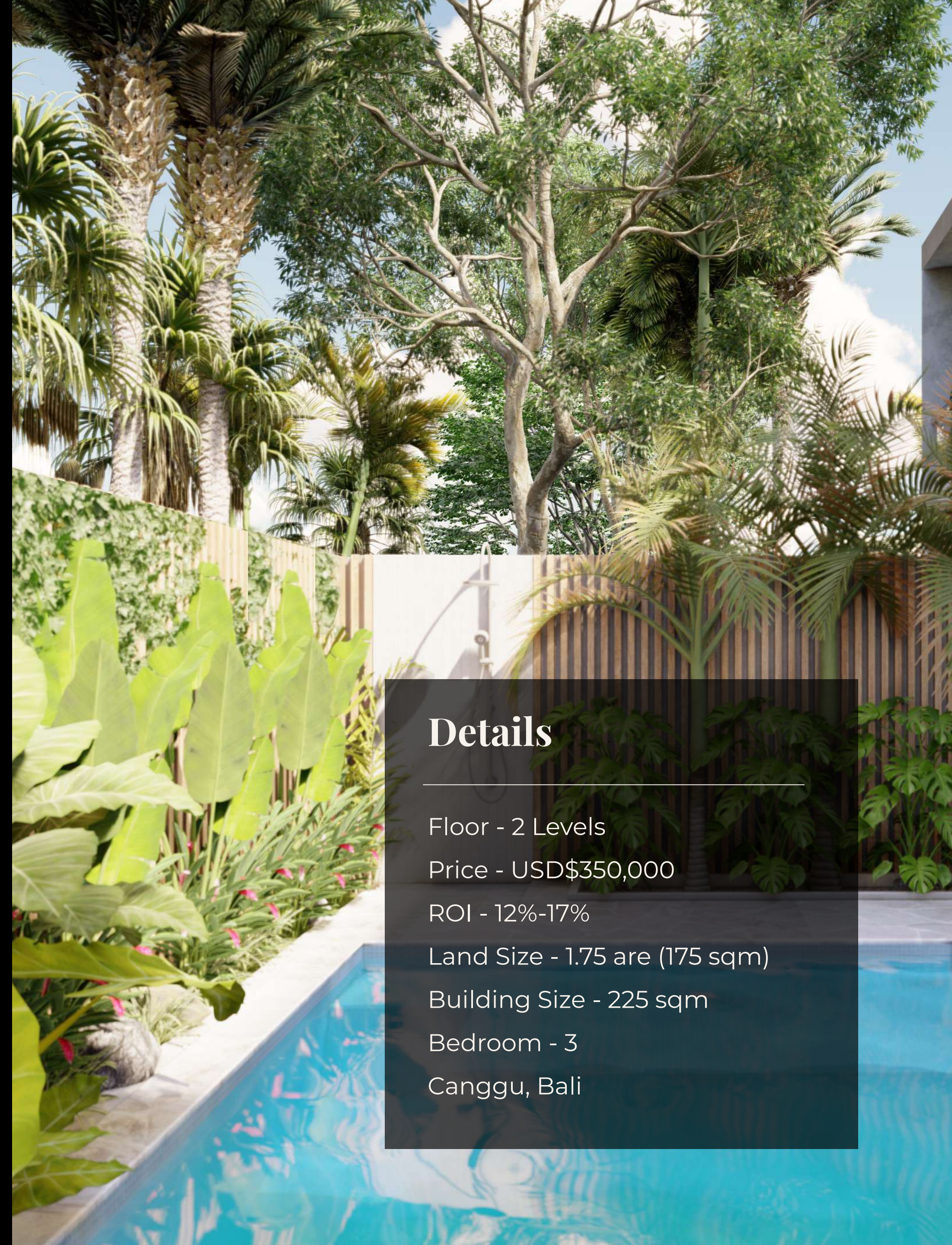
ROI - 12%-17%

Land Size - 1.75 are (175 sqm)

Building Size - 225 sqm

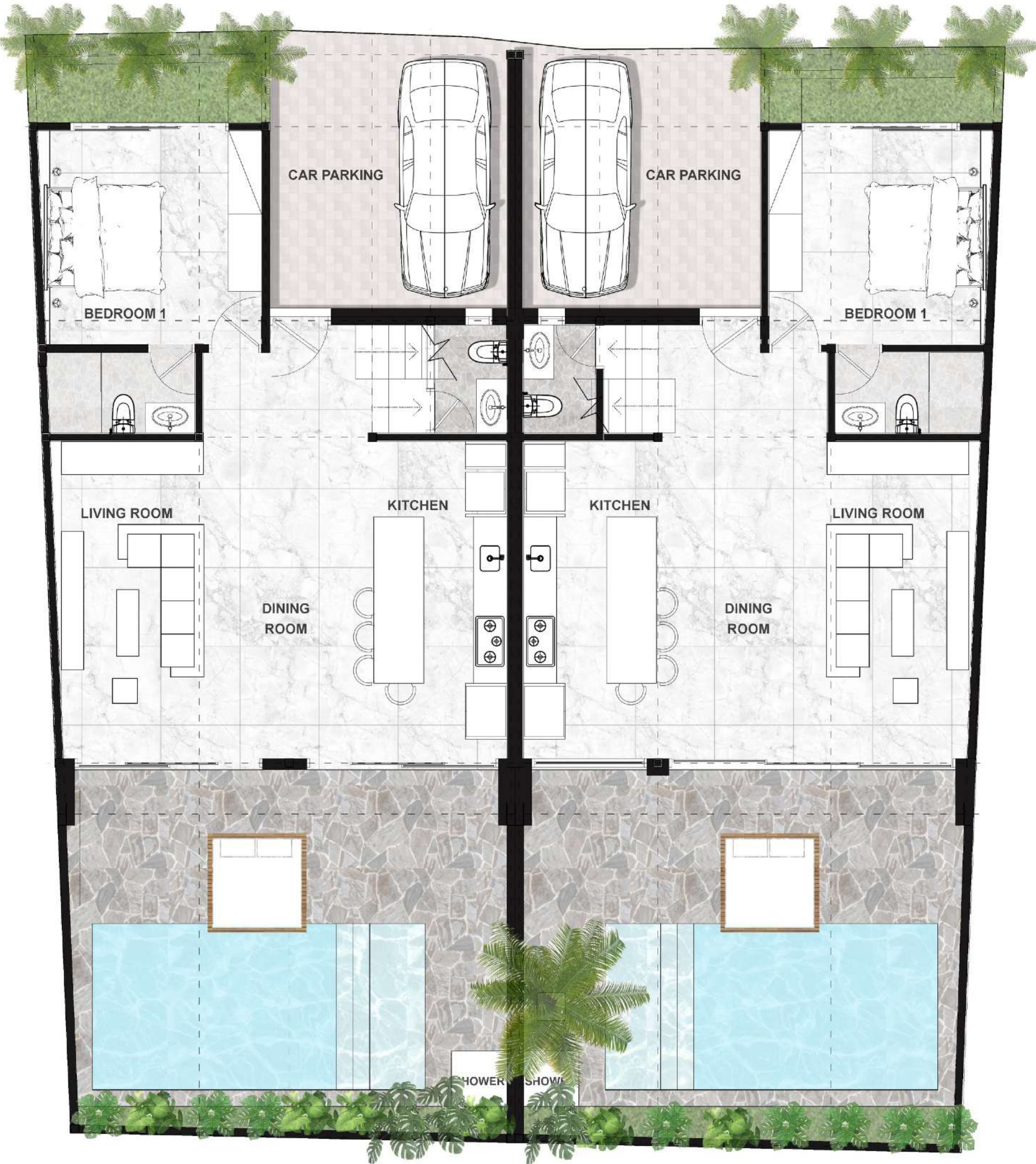
Bedroom - 3

Canggu, Bali

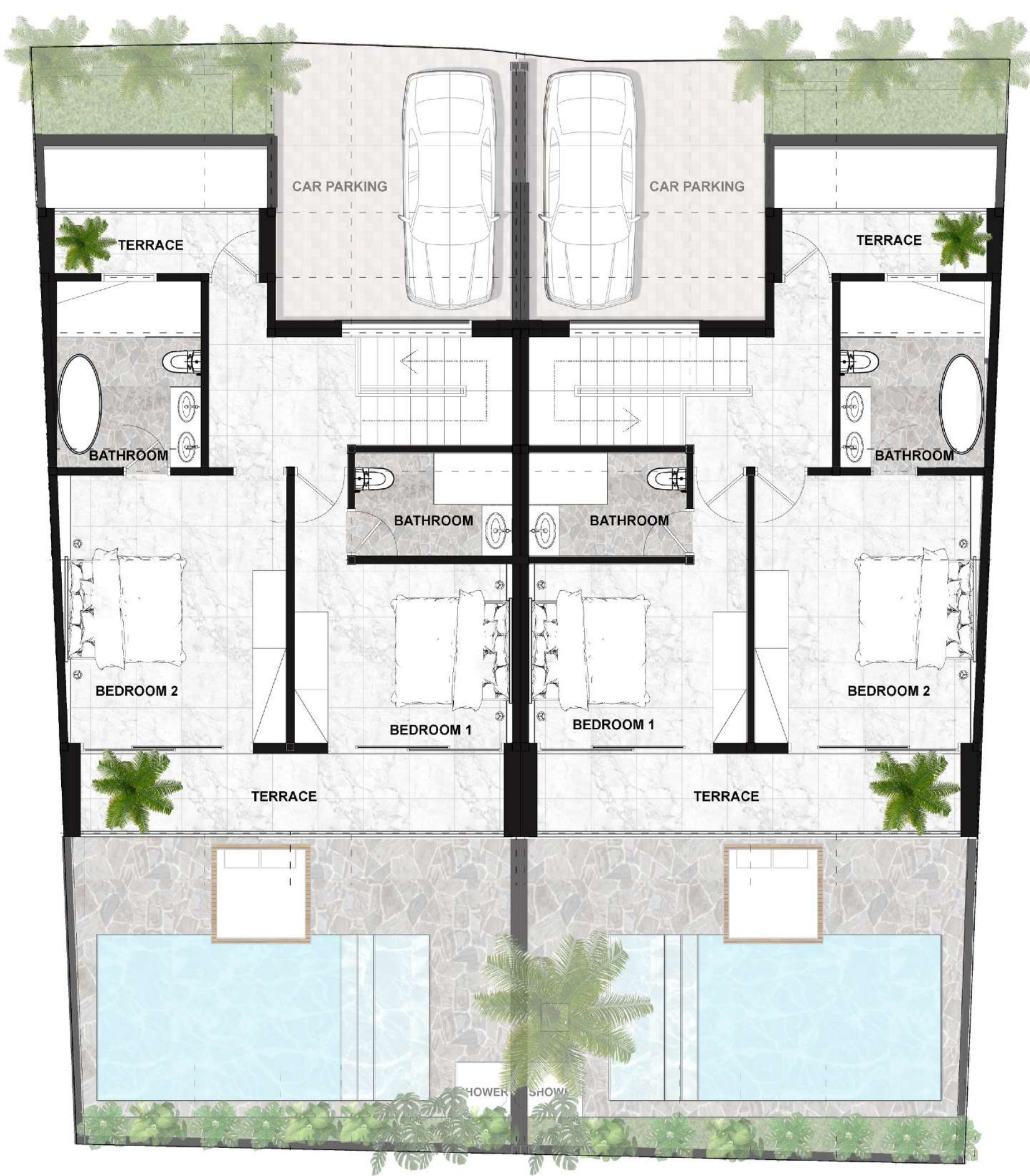




# First Floor Plan



# Second Floor Plan





# Exterior



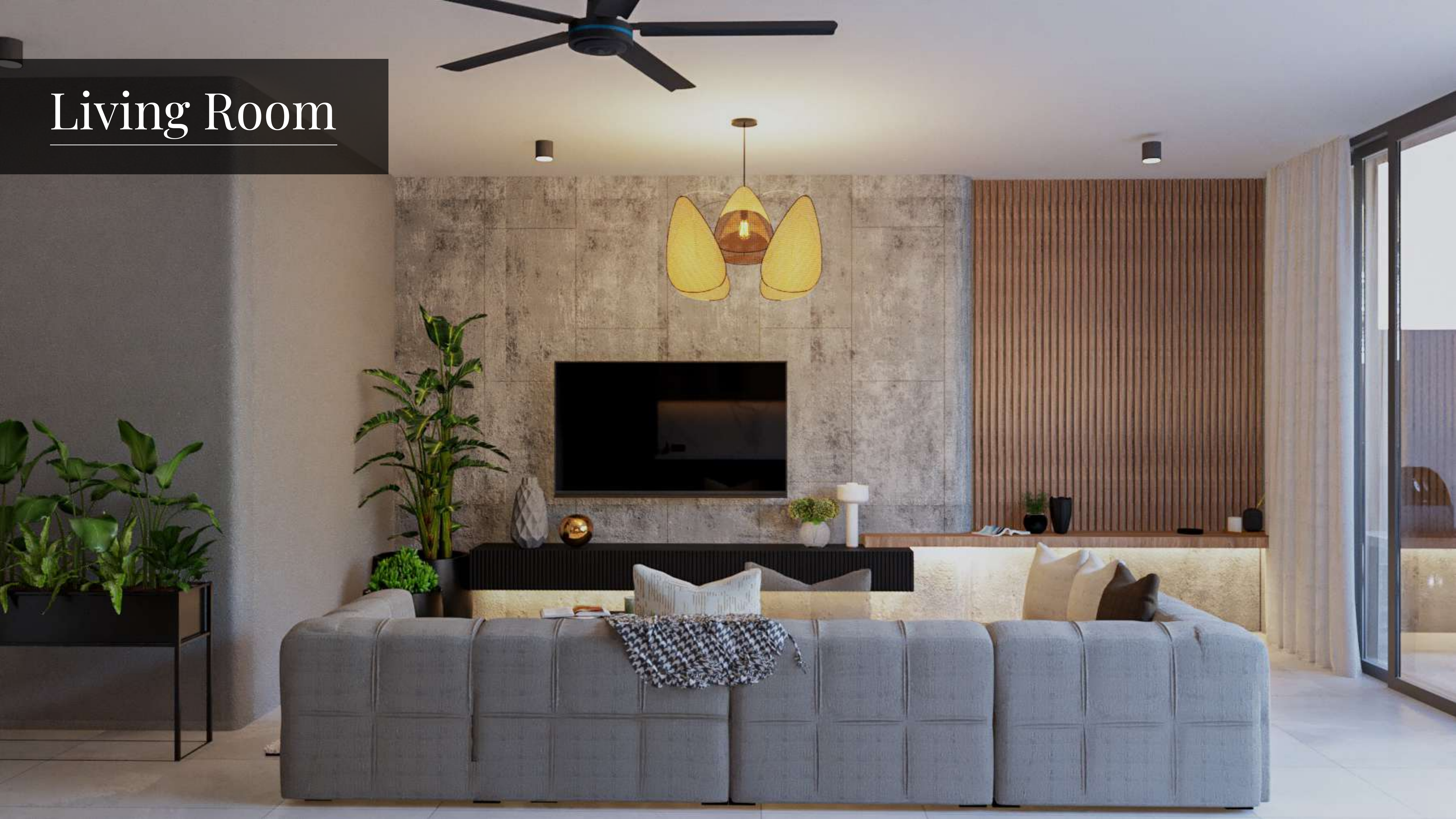


# Living Room





# Living Room





# Kitchen





# Master Bedroom

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# Guest Bedroom

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# Bathroom





# Bathroom





# Outdoor







Outdoor





# UTOPIA

## Dear Potential Investor,

*Discover the Irresistible Incentives  
of Villa Utopia in Berawa, Bali*

We are thrilled to introduce you to Villa Utopia, an exceptional project nestled in the enchanting paradise of Berawa, Bali. We understand that choosing the right investment opportunity is crucial, and in this promo PDF, we want to highlight the compelling incentives that make Villa Utopia the perfect choice for you.





## High Demand and Shortage in Stock

Bali's property market is experiencing an unprecedented surge in demand, while the supply of premium properties remains limited. By investing in Villa Utopia, you secure a coveted piece of real estate in one of Bali's most sought-after locations, ensuring your investment's long-term value and potential for significant capital gains.



## Attractive Profit on Investment

The future looks promising for Villa Utopia investors. With the current market trends and the scarcity of luxury properties in Berawa, Bali, we anticipate an average conservative return on investment of 15% - 25% when the property is ready for occupancy. Your investment in Villa Utopia is not just a smart decision for the present but a rewarding opportunity for the future.



## Average Conservative Market ROI

We understand that besides capital appreciation, rental income is a vital aspect of any property investment. The average conservative market ROI for similar properties in this area falls between 12% - 18%. Rest assured that our team of experts will work diligently to maximize the rental potential of your villa and provide you with the best possible returns.

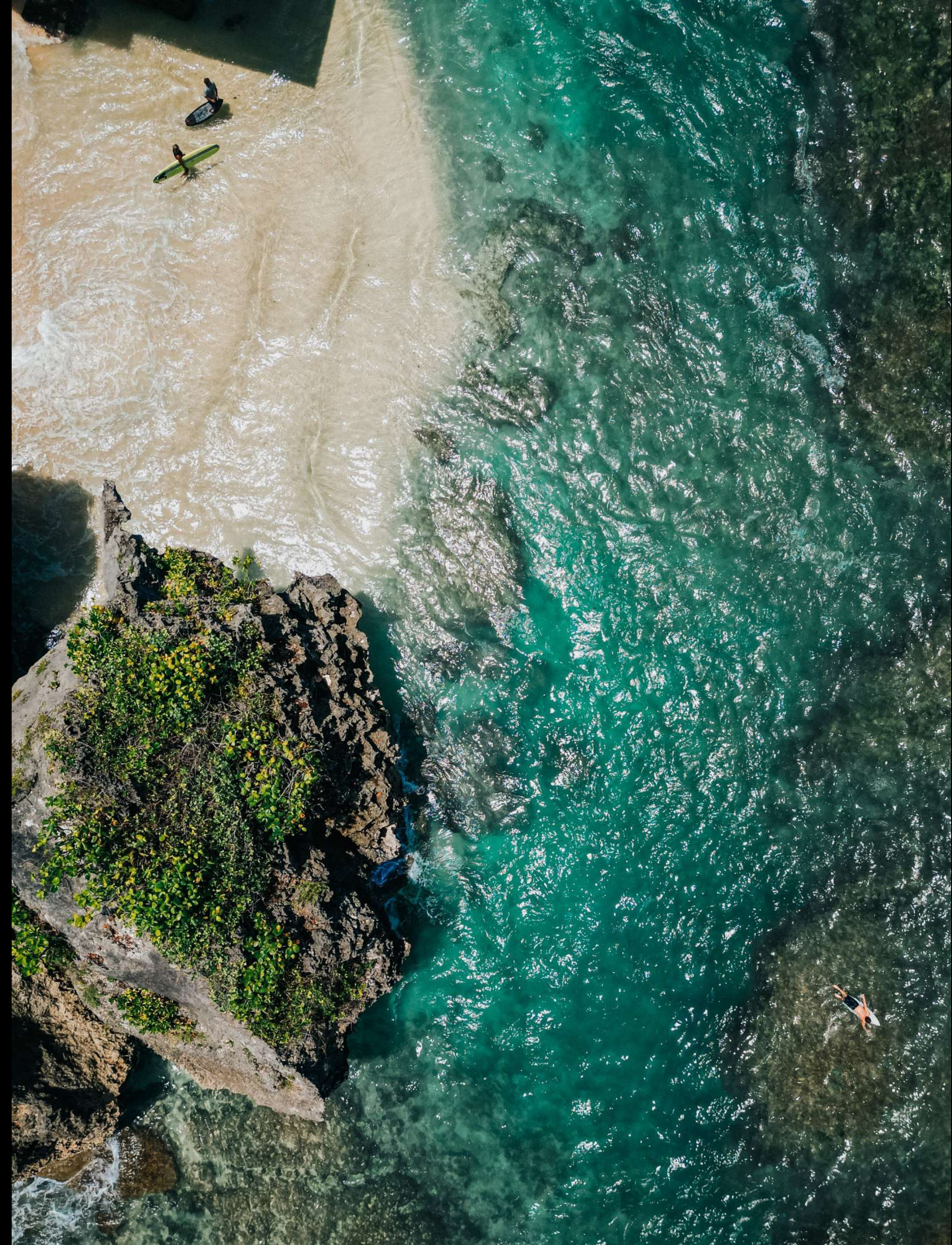
Villa Utopia presents an irresistible opportunity for discerning investors seeking both financial prosperity and a unique lifestyle experience. With its prime location, attractive returns, and luxurious amenities, Villa Utopia stands as a testament to the perfect fusion of luxury and conscience. Join us in this extraordinary venture, and let Villa Utopia be the gateway to your dreams in the breathtaking paradise of Berawa, Bali.



# Convenient Payment Plan for Your Dream

Investing in your dream villa should be seamless and rewarding.

At Villa Utopia, we understand the importance of financial ease and confidence in your investment.





# Our flexible payment plan consists of five stages

Each strategically crafted to make the process easier and more enjoyable for you:

10%

## Deposit

Begin your journey with just a 10% deposit to secure your chosen villa exclusively. Reduce the burden of a large upfront payment and allocate your resources efficiently.

30%

## On Signing

Make a 30% payment upon signing the agreement, initiating construction and bringing your dream closer to reality. Manage your finances effectively with staged payments.

30%

## After Walls Are Done

Witness your Villa Utopia taking shape with an additional 30% payment after the walls are completed. Enjoy the excitement of progress and on-schedule construction.

25%

## When Installing Floors

Pay 25% during floor installation, marking another significant step towards your luxurious abode. Experience tangible progress and added security in your investment.

5%

## Key Delivery

Congratulations! Your Villa Utopia is ready for you. Complete the process with a final 5% payment upon key delivery, and step into your own slice of paradise with cherished memories



# Why Our Payment Plan Makes It Easier to Buy

At Villas Utopia, we make your dreams attainable. Own your luxurious villa with our stress-free and exciting payment plan. Take the first step towards your Utopia today!



## Financial Flexibility

Manage your finances efficiently with staged payments.



## Transparency and Confidence:

Track progress with clear milestones, instilling confidence in your investment.



## Easy Progress Tracking:

Witness your Villa Utopia coming to life with each completed stage.



## Secure Your Villa Early:

Pay just a 10% deposit to secure your dream villa before it's sold out.



## Peace of Mind:

Invest in a high-quality property with a trusted developer, offering peace of mind.



# Villa Utopia   ROI Rental + Annual Rental : Short Term

Purchased Price — \$350,000 (USD)    ROI — 12%-15%

PRICE IN USD		CONSERVATIVE	MOST LIKELY
DAILY RENTAL		\$220	\$250
OCCUPANCY RATE		75%	85%
GROSS INCOME		\$60,225	\$77,562
EXPENSES (YEARLY)	Maintenance	\$2,000	\$1,500
	Electricity	\$2,500	\$2,000
	Rubbish	\$250	\$250
	Stuff	\$2,500	\$2,500
	Total Expenses	\$7,250	\$6,250
Management Fee -15%		\$9,033	\$11,634
TOTAL PROFIT (NET)		\$43,942	\$59,678



# Villa Utopia   ROI Rental + Annual Rental : Long Term

Purchased Price — \$350,000 (USD)    ROI — 12%-15%

PRICE IN USD		CONSERVATIVE	MOST LIKELY
YEARLY RENTAL		\$50,000	\$55,000
GROSS INCOME		\$50,000	\$55,000
EXPENSES (YEARLY)	Maintenance	\$2,000	\$1,500
	Electricity	N/A	N/A
	Rubbish	\$250	\$250
	Stuff	\$2,500	\$2,500
	Total Expenses	\$4,750	\$4,250
Management Fee -15%		\$5,000	\$5,000
TOTAL PROFIT (NET)		\$40,250	\$45,250



# Prime Investment Destination

Bali, the "Island of the Gods," beckons smart investors with:

## Booming Tourism

High rental income potential from millions of tourists attracted to Bali's mesmerizing beaches and vibrant culture.

## Steady Economy

Bali benefits from Indonesia's stable economic growth, supporting investment opportunities.

## Foreigner-Friendly

Favorable property laws invite international investors to acquire properties.

## Diverse Choices

Luxury villas, beachfront properties, hotels, and more cater to varied investment preferences.

## Expat Haven

Thriving expat community creates demand for properties and services.

## Lifestyle Appeal

Own a slice of tropical paradise for a blissful vacation home or retirement destination.

## Appreciating Value

Property market shows consistent appreciation, promising attractive capital gains.



EMBRACE BERAWA:

# Bali's Premier Living Destination

*Immerse yourself in the heart of Canggu, where Berawa shines as the island's most vibrant community.*

An impeccable fusion of authentic island charm and cutting-edge modernity awaits you. Indulge in the finest cafes, restaurants, beach clubs, and an array of sought-after lifestyle amenities admired worldwide.

In Berawa, passions find their perfect match – whether it's surfing, yoga, MMA, equestrian pursuits, luxurious day spas, or rejuvenating wellness retreats. Embrace the role of Bali's central digital business and artistic hub, drawing in locals, expatriates, and digital nomads who relish Berawa's distinctive and affordable lifestyle.

Elevate your living experience with Berawa as your address of choice – where the epitome of a fulfilling life takes center stage.





# Nearby attractions

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## **Bull Gym Fitness:**

350m - 2 Min Drive

## **Nirvana Fitness & Wellness club:**

450m - 3 Min Drive

## **Warung Gouthé:**

1.6km - 5 Min Drive

## **Montessori School Bali:**

2.5km - 8 Min Drive

## **Canggu Community School:**

3.0km - 10 Min Drive

## **Finns Recreation Club:**

3.0km - 10 Min Drive

## **Berawa Beach:**

4.1km - 12 Min Drive

## **Seminyak Beach:**

7.5km - 18 Min Drive

## **Denpasar Airport:**

16km - 39 Min Drive

