

# TINY ROOFTOP VILLA

one bedroom villa in kedungu

★★★★★ join 36 happy investors







# Property Overview

Boho style semi-furnished one bedroom villa with rooftop

PRE-SALE OFFER

~~USD 159.000~~  
**USD 139.000**

**25+5**  
yrs leasehold

**8 months**  
construction time

**150m<sup>2</sup>**  
land size

**75m<sup>2</sup>**  
villa size

**23m<sup>2</sup>**  
garden size

**30m<sup>2</sup>**  
rooftop

# Amenities and Inclusions

**Boho-style semi-furnished one-bedroom villa featuring a spacious open living area, convertible bathroom, cozy terrace, outdoor chill area, and private pool with serene treeline views.**

This is the perfect investment for a modern couple seeking an elegant home that also offers excellent potential for both short and long-term rentals.

## General

- Semi-furnished
- Spacious rooftop area with lush tree line view
- External staff area

## Terrace

- 2 sun beds
- 1 outdoor couch
- Side table

## Rooftop

- Lush tree line views
- Sun bed with cushions
- 1 table
- 2 chairs
- Plants

## Living room / Kitchen

- 55" TV
- Side table & rug
- Cushions
- 4 bar chairs

## Bedroom – 39.5m<sup>2</sup>

- Air Conditioning Daikin 1.5 PK
- 180cm king size mattress
- High quality rug/carpet
- Blackout curtains
- Transparent linen curtains
- Chair & working desk
- Night stands & decoration



### **German-led project management & weekly progress reporting**

We guarantee superior build quality backed by weekly progress reports and continuous 24/7 CCTV monitoring on site.





# The Location

Enjoy tree line views from both the bedroom and garden, just 2-minute walk from Pigstone Beach. Portions of the adjacent rice fields will remain preserved and undeveloped.



2 Minutes to  
**Pigstone Beach**



7 Minutes to  
**Kedungu Beach**



2 Minutes to  
**Popular Surf Spots**



<5 Minutes to  
**Bars & Restaurants**



<5 Minutes to  
**Popular Cafés**



~60 Minutes to  
**DPS Airport**

 [Open Google Maps location](#)

# Return on Investment

## Key Numbers

**19%\***  
Annual ROI

**70%\***  
Ø Occupation

**5.4**  
yrs to Breakeven

\* Conservative prediction. Expected to increase significantly as Kedungu's popularity grows over the next two years.

## Profit Calculation

Occupancy	70% (Low)	80% (Mid)	90% (High)
Nightly Rate	\$120	\$120	\$120
Monthly Revenue	\$2,555	\$2,920	\$3,285
Monthly Expenses	\$400	\$400	\$400
Monthly Profits	\$2,155	\$2,520	\$2,885
<b>Annual Profits</b>	<b>\$25,860</b>	<b>\$30,240</b>	<b>\$34,620</b>
Annual ROI	19%	22%	25%
Years to Breakeven	5.4 years	4.6 years	4 years

Total profit after 25 years at 80% occupancy

**\$ 1,123,787**

Calculation based on a 3% rental rate and 2% running costs increase per year.

## Payment Plan

30% payment upon contract signing, followed by 2x 30% payments during construction, with the remaining 10% due upon completion.

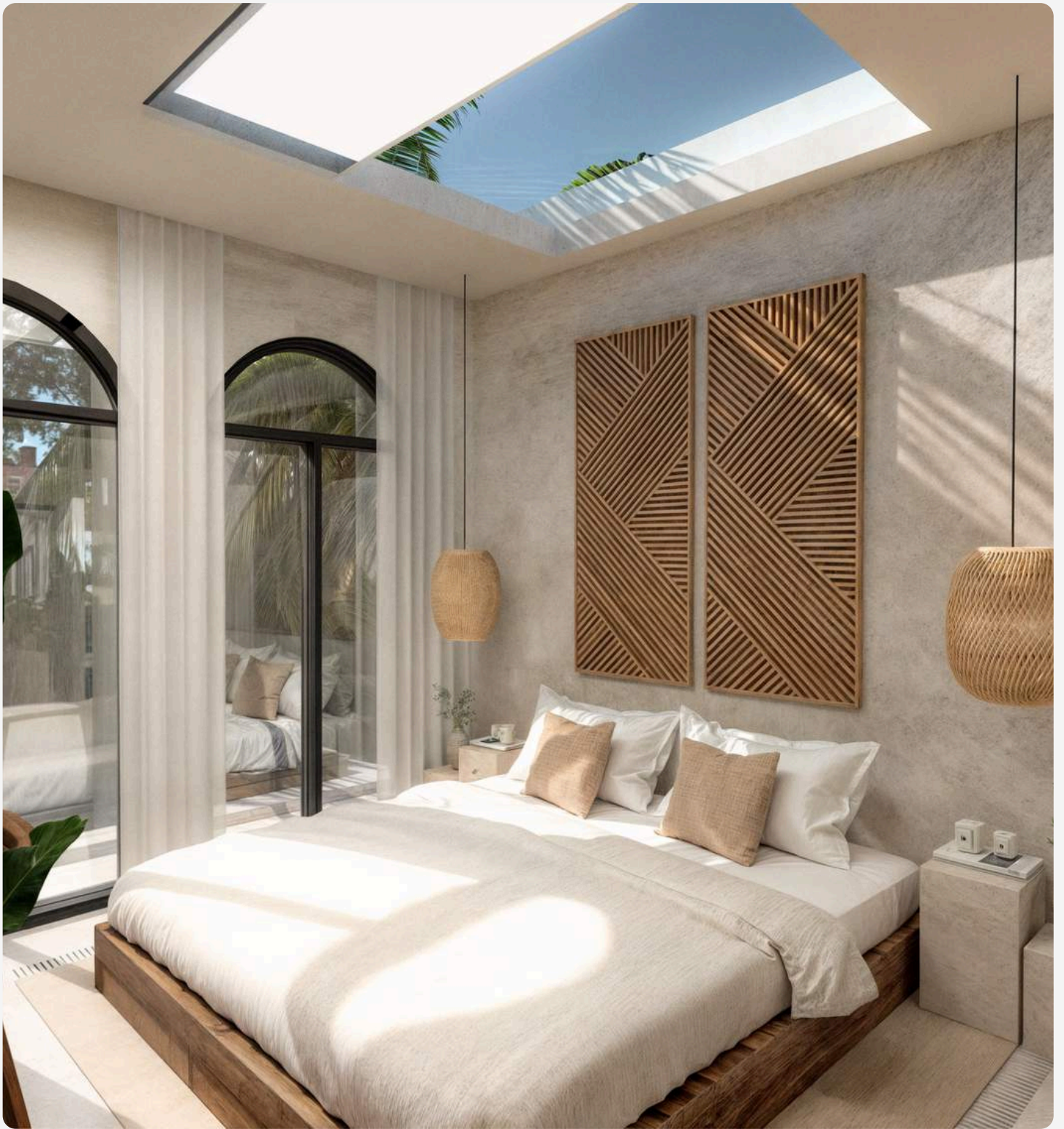
















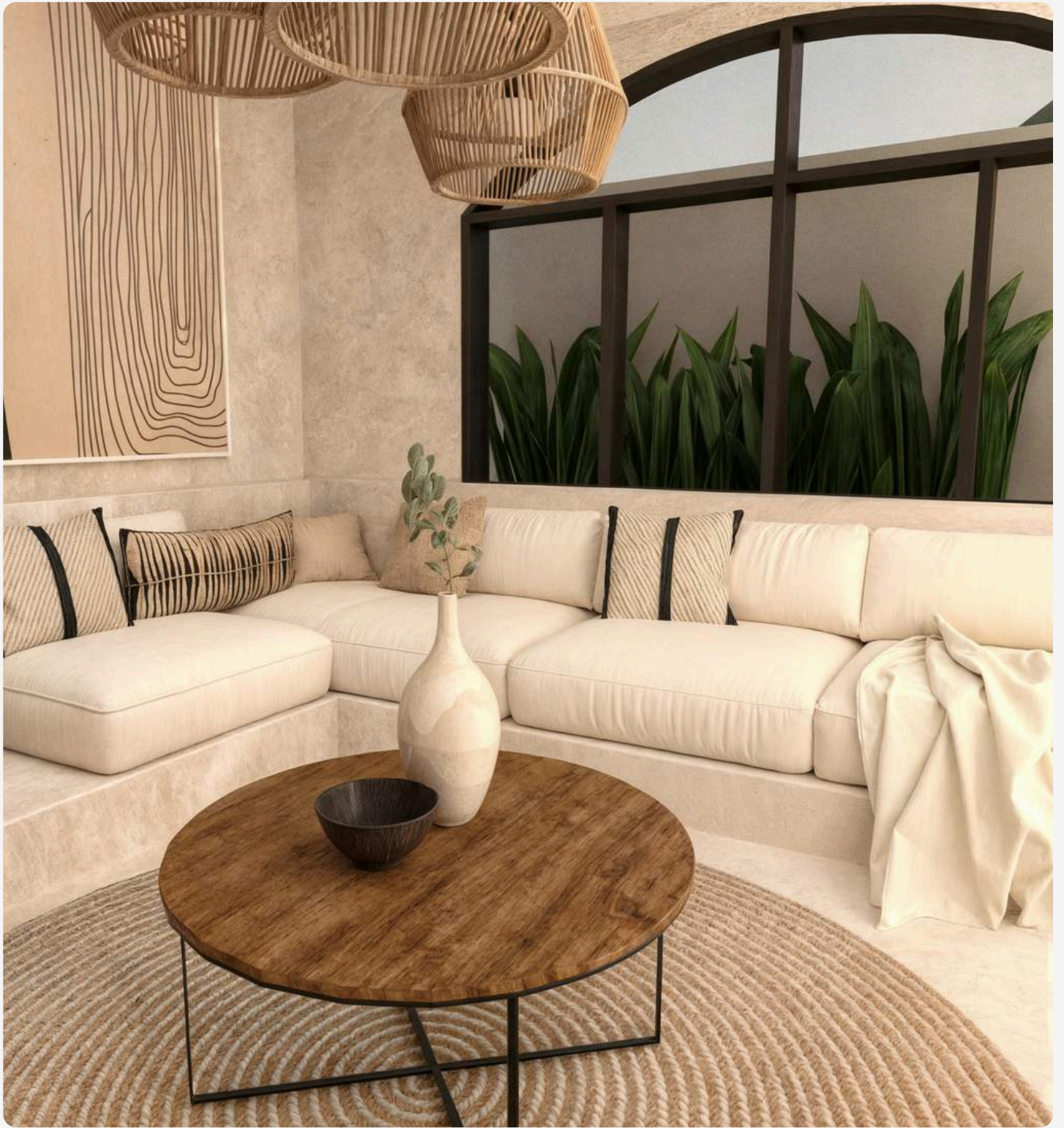












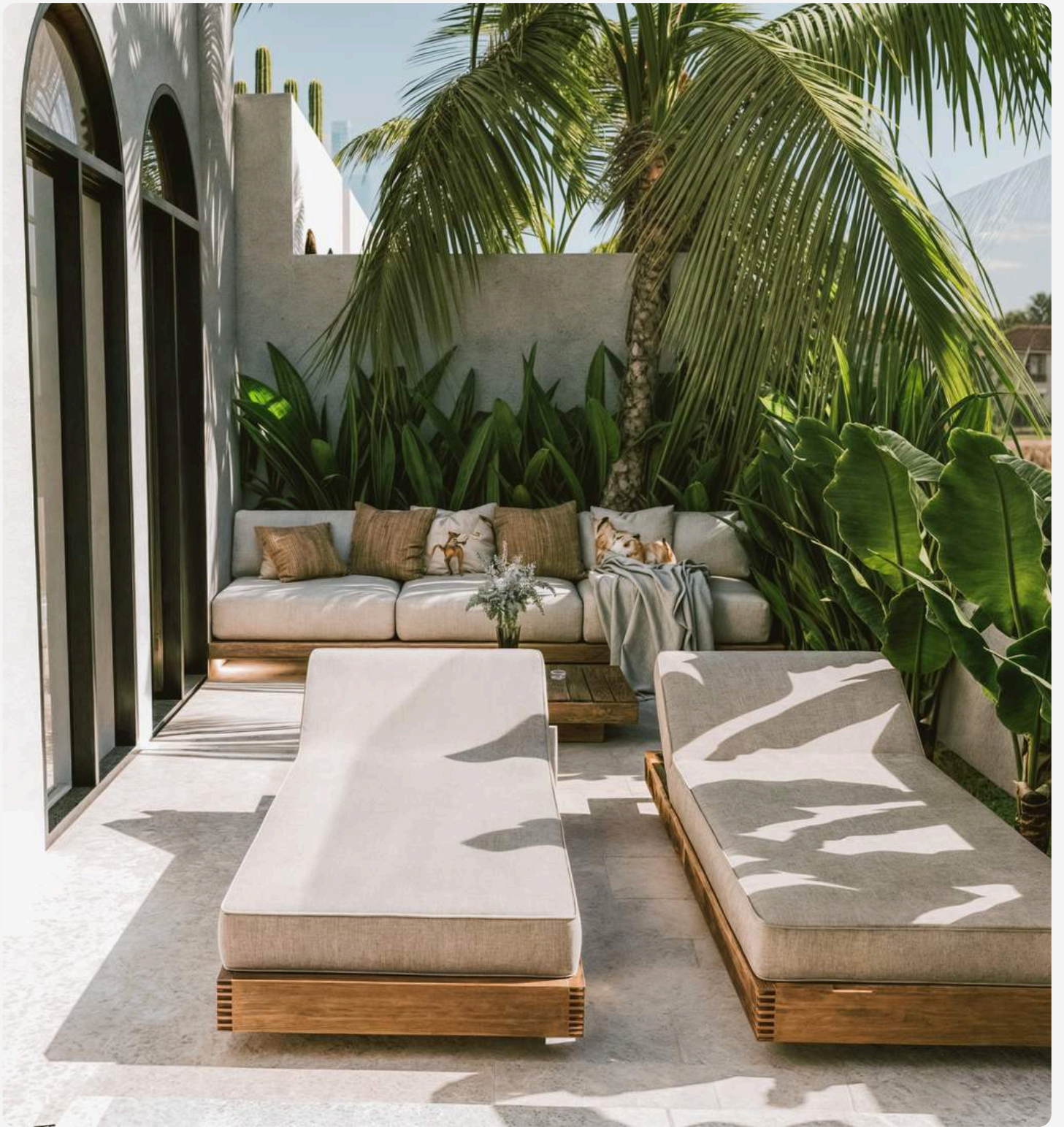


































# Why to invest with us



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## German

project management

## 10+ years

experience: [see projects](#)

## 40+

villas built

## Live CCTV

– and weekly KPI-based reporting during construction

## 600+

workers



### Full legal assistance

Professional consultation on company setup and bank account opening. You are fully legally protected.



### Remote transaction from your phone

No need to visit Bali for deal closure and document processing.



### Airbnb ready and fully managed (optional)

From construction to property and guest management – we take care of it all. Enjoy peace of mind while maximizing your profits.



**10-year foundation warranty** — ten times longer than the industry standard of just 1 year.



[Click here to inquire now](#)



# 96% of our clients consider us their best investment

“I had always dreamed of constructing a property in Bali, and Loa Real Estate was instrumental throughout the entire process. I discovered their rates to be more competitive than many other construction services in Bali and allowing me the opportunity to inspect the quality of work in some of their recently finished projects. I am exceptionally pleased with my villa, and it is excelling as a vacation rental. Thanks Dariusch!”

**André Uebachs**  
Germany, 2023



“In my venture into Bali's real estate for passive income, I partnered with Loa Real Estate to develop a villa for Airbnb business. They surprised me with their organized approach, sending weekly progress reports and remote CCTV monitoring, enabling me to oversee the project from Germany easily. Their efficient and transparent process stood out, streamlining my investment and maximizing my returns. Outstanding job, Dari and team.”

**Edwin Cupina**  
Germany, 2024



“Loa Real Estate has been great to work with all the way through the start of my build to the end. They have taken care of all the details and are quick to respond to any problems as they arise. They have been in great communication all the way through. Highly recommend their services!”

**Christian Rohde**  
Germany, 2023



“I've built two villas with Loa Real Estate, the first in 2016 and the second in 2023/24. The first served as a holiday rental and family vacation home, leading me to reinvest in a second project after the initial success. Both villas impressed me with their style and quality, making me confident in recommending Loa Real Estate for building in Bali.”

**Abdul Khouga**  
Germany, 2016







## Why to invest in the **Kedungu Real Estate Market**

Located in the prime location of Kedungu our spot offers stunning surfing beaches and tranquil surroundings. Just a quick 2 minute drive to popular beaches, cafes, gyms, and restaurants. History has consistently demonstrated that regions endowed with surfing spots witness robust development and yield higher returns on investment.

The real estate market in Kedungu presents an excellent opportunity for residential and commercial property investment. The area is experiencing an influx of high-net-worth individuals as well as anchor businesses. Government's plan to develop the area as a tourist destination is expected to boost the real estate market significantly.

**Investing in Kedungu offers a rare opportunity for investors willing to make a quick move.**



Wide streets  
**No traffic jams**



Upcoming  
**International School**



Upcoming Beach Club  
**Potato Head**



Government-supported  
**Development**

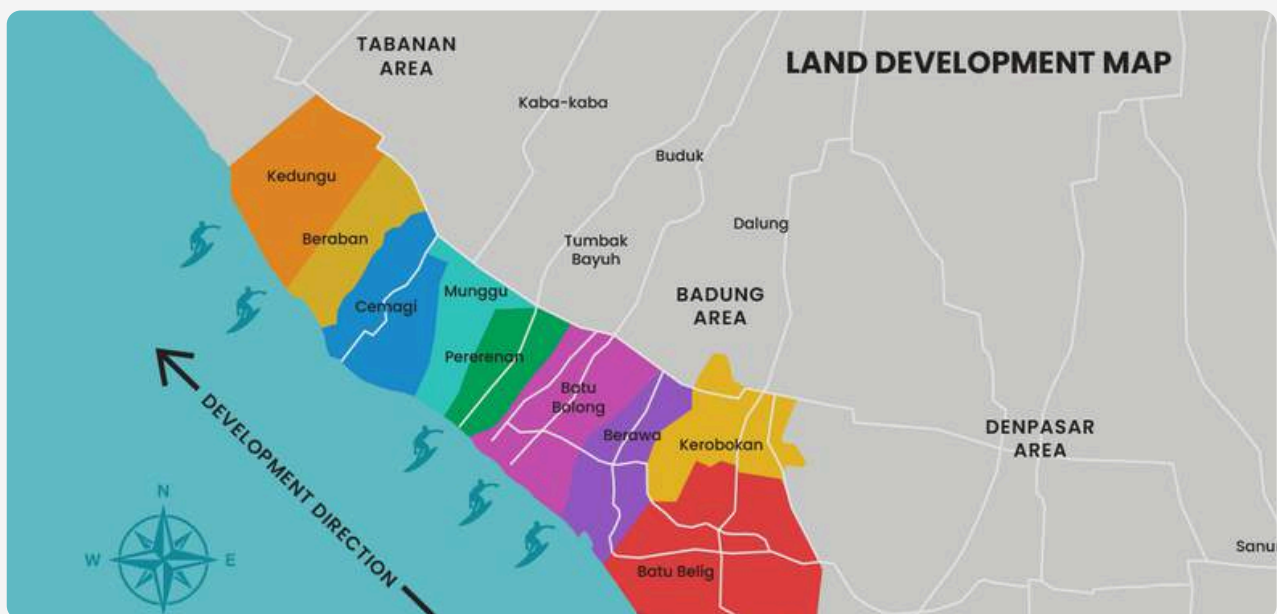


# Development Evolution in Bali

Bali is a highly sought-after destination for real estate, with land prices and development steadily increasing, especially in areas moving westward. The island's growing popularity attracts numerous investors and developers eager to capitalize on the stunning scenery and tropical climate.

The west coast of Bali is especially desirable due to its proximity to famous surf spots and beaches, as well as its relatively undeveloped state.

As demand continues to rise, prices and development are expanding in this region, making it an opportune time to invest before prices climb even higher.



**LAND PRICE DEVELOPMENT (IN MILLION RP / ARE / YEAR)**

**PRIME RESIDENTIAL LAND**



**LAND PRICE DEVELOPMENT (IN MILLION RP / ARE / YEAR)**

**PRIME COMMERCIAL LAND**

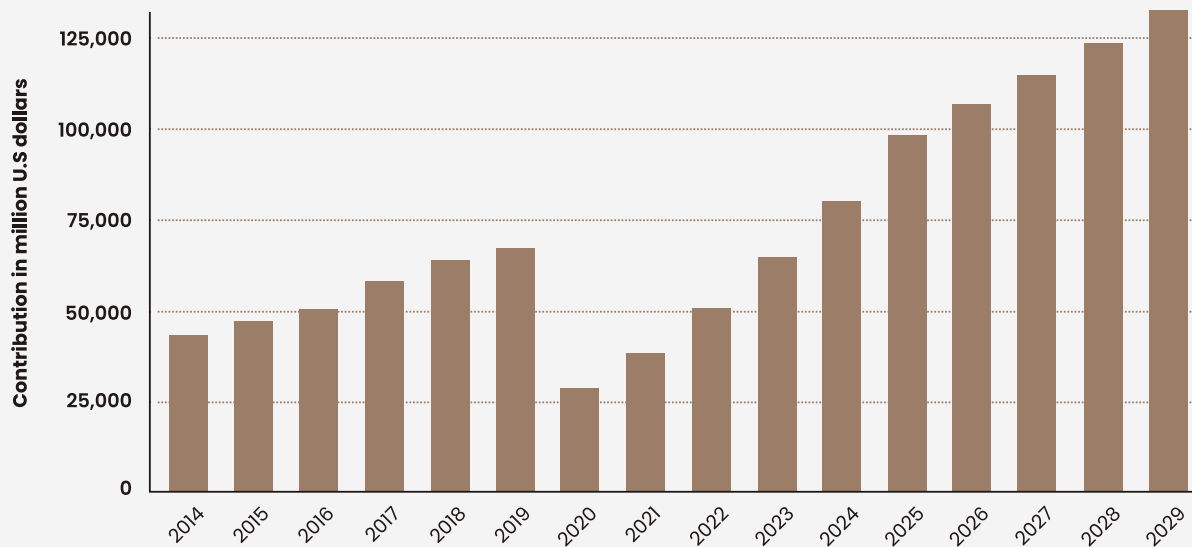


Source



# Absolute Economic Contribution of Tourism in Indonesia from 2014 to 2029

The Indonesian government has implemented a highly proactive policy aimed at significantly boosting the influx of foreign currency into the country through tourism. In conjunction with this initiative, Bali's stringent building regulations, which restrict vertical development beyond 15 meters, provide a clear indicator of the next bustling region poised for growth.



## Tripadvisor

Bali has been ranked as a top travel destination by Tripadvisor for two years.

## Forbes

Forbes, one of the world's most influential financial analysts, lists Bali as one of the top five investment destinations in the world.

## BBC

Top BBC travel in the nomination "Best island in the world".

## FitchRatings

Fitch Ratings assigns Indonesia a stable BBB grade, forecasting robust economic growth in the years ahead.

## Booking.com

Even during the pandemic, Bali remains the most popular destination for tourists from all over the world, according to a Booking.com survey.

## USNews

U.S.News, ranks Bali 4th in the world in terms of investment attractiveness.

[Source](#)





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