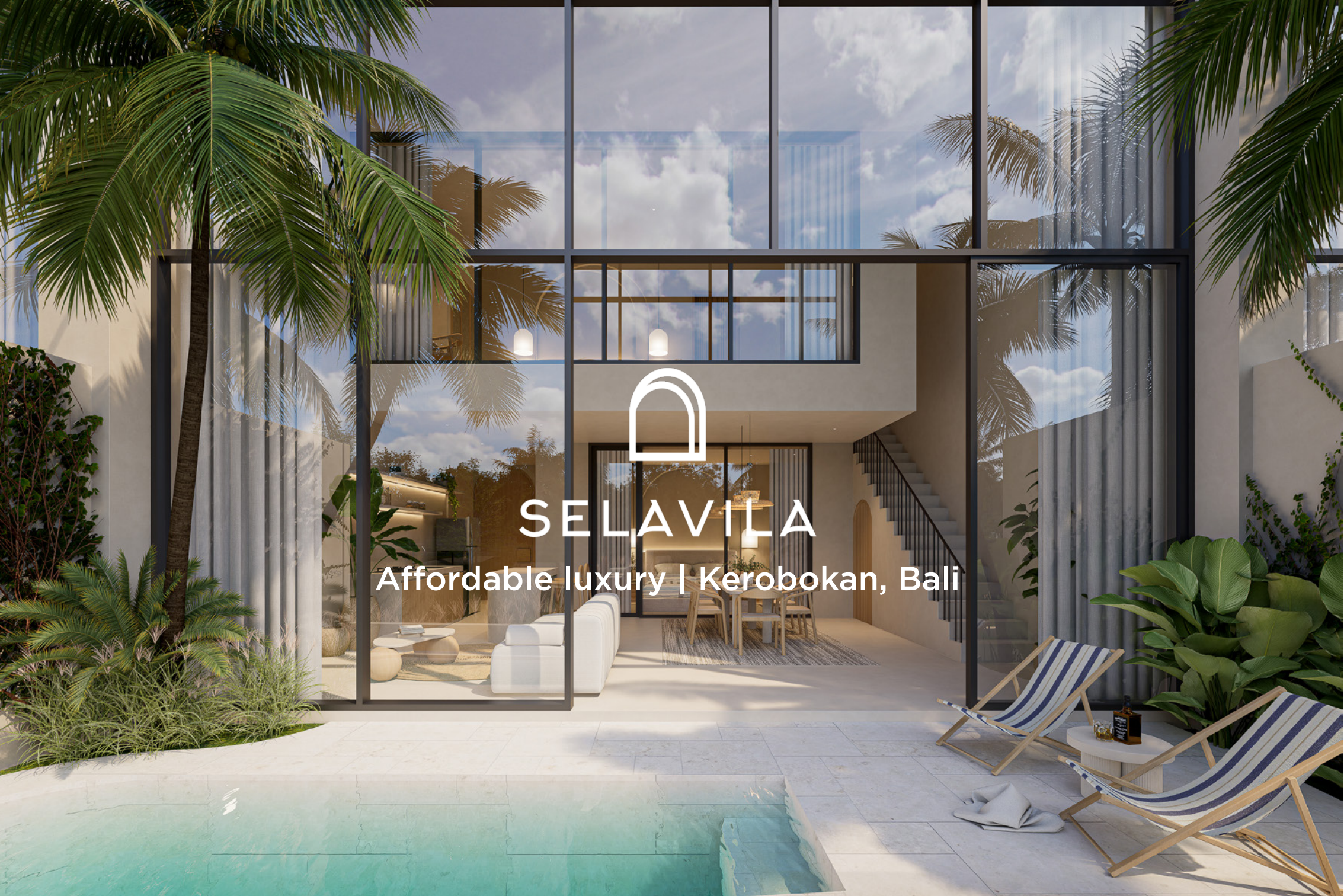




SELAVILA

Affordable luxury | Kerobokan, Bali





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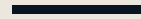
SELAVILA

# SELAVILA

A villa concept combining the laid-back barefoot ambiance of Canggu with the discreet and effortless elegance of Bali luxury



# THE VILLAS



# THE CONCEPT

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Welcome to Selavila, your gateway to an extraordinary villa experience. Imagine Mediterranean charm blending with Bali's stunning landscapes. Selavila features 11 beautifully designed villas, offering modern elegance with Mediterranean flair, just minutes from the popular Seminyak beach in Kerobokan Area.

Experience the perfect harmony of contemporary design and tropical allure in a peaceful residential setting.

x

It is the ideal choice for those seeking affordable luxury in Bali's paradise.



# THE DESIGN

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The design seamlessly blends Mediterranean-inspired architecture with contemporary island elegance, creating a perfect fusion of refinement and leisure. As you step inside, you'll be greeted by lofty ceilings and floor-to-ceiling windows, bathing the space in natural light and enhancing the airy ambiance.

Step out of the living room and be greeted by stunning views of rice fields that blur the line between indoor and outdoor living, offering an unparalleled sense of space and connection to nature. Intricate hand-carved details adorn every corner, adding a distinctive Mediterranean charm.

Every element tells a story, and every detail is thoughtfully crafted to deliver an unparalleled living experience.









# OUTDOOR LIVING

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Step into sun-soaked outdoor spaces, where natural light enhances an elegant yet inviting ambiance.

Picture this: loungers await you by a stunning mosaic-tiled swimming pool, surrounded by greenery and tropical gardens, and offering serene views of the neighboring rice fields.

Experience the perfect blend of elegance and tranquility in your own private paradise.



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# INDOOR LIVING

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The spacious interiors feature high ceilings and large windows, flooding the rooms with natural light and offering breathtaking views of the tropical landscape.

Elegant ceramic floors, minimalist decor, and bespoke furnishings create a serene ambiance, while open-plan living areas seamlessly connect to private outdoor terraces.

Experience the perfect blend of style and comfort in every corner of your new home.





SELAVILA







# KITCHEN

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Each villa boasts a minimalistic kitchen with an island bar, featuring stunning and functional countertops and top-of-the-line appliances.

The open-plan layout seamlessly connects the kitchen to the dining and living areas, all bathed in natural light and complemented by sleek, modern cabinetry.











SELAVILA



# BEDROOMS

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With high ceilings for optimal natural light, you'll awaken to the gentle embrace of morning sunlight.

Inside, the spacious interior harmoniously blends Mediterranean and modern design elements, creating a cozy sanctuary in neutral earthy tones.

Your bedroom is more than just a place to sleep—it's a haven of comfort, thoughtfully designed with cosy corners to provide ultimate delight and relaxation.







# BATHROOMS

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The bathrooms combine both elegance and practicality, featuring premium sanitary fixtures, designed to enhance your daily rituals with tranquility.

Natural light floods in through the skylight, adding to the airy atmosphere. For added luxury, the ensuite master bedroom bathroom features a relaxing bathtub, perfect for unwinding and rejuvenating in the comfort of your own home.

Every element is crafted to elevate your lifestyle with style and comfort.



# FINISHING

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Discover unparalleled luxury and meticulous craftsmanship in every corner of this exquisite villa. From the meticulously curated decor that promises to redefine your lifestyle, to the spa-inspired bathrooms adorned with premium fixtures and exquisite finishes designed to offer a tranquil sanctuary within your own residence.

Step outside to beautifully landscaped grounds showcasing private terraces, serene lounging areas, and a glistening pool that embodies the epitome of relaxation.

This is more than just a home; it's a haven designed for those who appreciate the finer things in life.

# TWO VILLA DESIGNS

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Selavila offers two different types of villa designs, **Type A & B**. Both are spacious and thoughtfully designed that prioritizes both comfort and functionality.

The main level seamlessly integrates an enclosed living and dining area with a state-of-the-art kitchen, ideal for modern living.

Step through large glass sliding doors onto an outdoor terrace complete with a private pool and verdant garden oasis, offering an unparalleled space for relaxation and entertainment. Upstairs, the master suite awaits, offering stunning views and ultimate tranquility.

Every detail of Selavila is crafted with precision to enhance both indoor and outdoor living, creating the ultimate Bali retreat for those who appreciate fine living.

TYPE A



TYPE B



# SELAVILA TYPE A

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Discover the allure of Type A, a stunning two-level residence designed for sophisticated living. The entire ground floor is devoted to an open kitchen and expansive living area, featuring a unique arched, sunken living room that maximizes space and elegance.

On the first level, you'll find two beautifully appointed bedrooms, offering a peaceful retreat. The luxurious master bathroom is your personal spa, complete with a relaxing bathtub and a refreshing rain shower. Type A seamlessly blends style and comfort, making it the perfect choice for your next home.



# FLOOR PLAN TYPE A

GROUND FLOOR



- 1. ENTRANCE
- 2. SUNKEN LOUNGE AREA
- 3. KITCHEN
- 4. DINING AREA

LEVEL 1



- 5. POWDER ROOM
- 6. STORAGE
- 7. POOL DECK
- 8. POOL

- 9. FOYER
- 10. BEDROOM 1
- 11. BATHROOM
- 12. BEDROOM 2

# SELAVILA TYPE B

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Introducing Type B, designed for a distinctive living experience. Step into a grandeur of space with its high-ceilinged living room, dining area, and open kitchen, delivering an expansive and airy ambiance.

On the ground floor, indulge guests in a comfortable bedroom and bathroom, offering convenience and privacy.

Upstairs, immerse yourself in luxury with a spacious master bedroom boasting panoramic views of the serene rice fields, complemented by an ensuite master bathroom for ultimate relaxation.

Type B combines elegance with panoramic vistas, ensuring a lifestyle of sophistication and comfort.





# FLOOR PLAN TYPE B

GROUND FLOOR



LEVEL 1



- 1. ENTRANCE
- 2. KITCHEN
- 3. LIVING ROOM
- 4. DINING AREA
- 5. GUEST BEDROOM

- 6. GUEST BATHROOM
- 7. STORAGE / STAIRS
- 8. POOL DECK
- 9. POOL

- 10. FOYER
- 11. MASTER BEDROOM
- 12. MASTER BATHROOM
- 13. VOID



# LANDSCAPING

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Wander through tropical gardens and charming patios that effortlessly blend into secluded spots perfect for relaxation beside the sparkling swimming pool.

As daylight wanes, be enchanted by the soft glow of carefully placed lighting that enhances the beauty of this Mediterranean and Indonesian-inspired landscape.

**DEVELOPMENT**

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SELAVILA

# SELAVILA VILLAS

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## 11 LUXURY VILLAS

2 Bedrooms on 1421m<sup>2</sup> of land

## OFFPLAN PRICE FROM IDR 2.95 BILLION

10 month payment plan available

## LAND SIZE

95 - 129 sqm (1.022 - 1.389 sqft)

## PROPERTY SIZE

125 - 140 sqm (1.346 - 1.507 sqft)

## AMENITIES

- Gated entry with security
- Central Parking area
- Private pool
- Private storage rooms

## LEASEHOLD OF 30 YEARS

Option to purchase additional years at market price at the time of extension.

## CONSTRUCTION COMMENCED

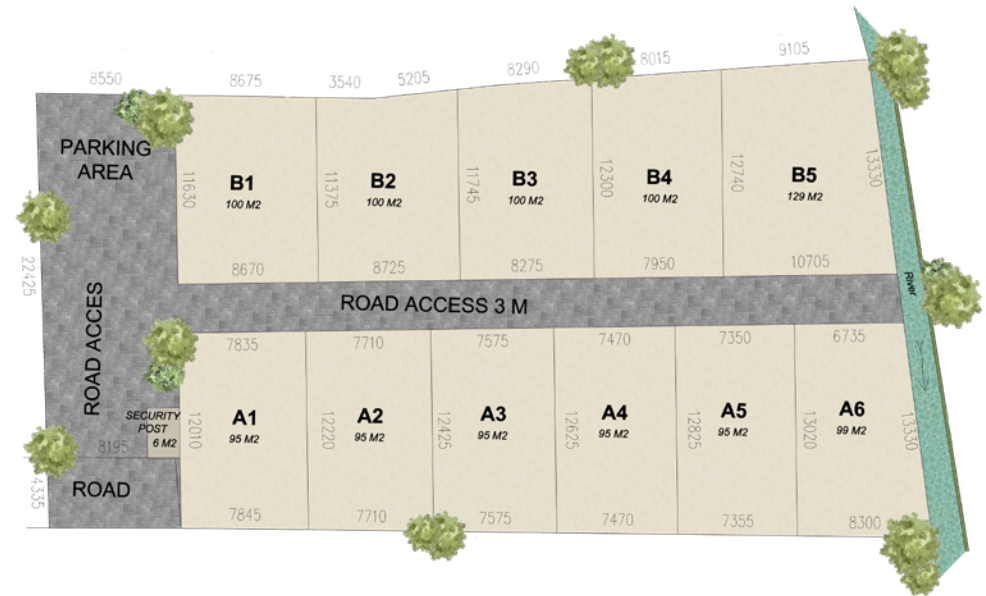
Construction started September 2024  
Per villa we estimate 10-12 months of development time.

# SELAVILA BLOCK PLAN

## OFF PLAN PRICING\*

BLOCK A		BLOCK B	
<b>A1</b>	2.950.000.000 IDR	<b>B1</b>	2.950.000.000 IDR
<b>A2</b>	2.950.000.000 IDR	<b>B2</b>	2.950.000.000 IDR
<b>A3</b>	2.950.000.000 IDR	<b>B3</b>	2.950.000.000 IDR
<b>A4</b>	2.950.000.000 IDR	<b>B4</b>	2.950.000.000 IDR
<b>A5</b>	2.950.000.000 IDR	<b>B5</b>	4.005.000.000 IDR
<b>A6</b>	3.074.000.000 IDR		

\* These prices are based on purchasing a villa off plan and are subject to change.



LAND AREA: 1 421 M<sup>2</sup>  
 TOTAL LOT AREA: 1 108 M<sup>2</sup>  
 COMMON AREA: 313 M<sup>2</sup>





# SELAVILA TYPE A

## 6 LUXURY VILLAS TYPE A

Land size: 95-99 sqm

Ground floor: kitchen & living room

2nd floor: 2 bedrooms with 1 bathroom

## PRICE FROM IDR 2.950.000.000

A1-A5: IDR 2.950.000.000

A6: IDR 3.074.000.000

## LAND SIZE

A1-A5: 95 sqm (1.022 sqft)

A6: 99 sqm (1.066 sqft)

## PROPERTY SIZE

140 sqm (1.507 sqft)



# SELAVILA TYPE B

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## 5 LUXURY VILLAS TYPE B

Land size: 100-130 sqm

Ground floor: kitchen, living room & 1 bedroom with ensuite bathroom

2nd floor: master bedroom with 1 bathroom

## PRICE FROM IDR 2.950.000.000

B1-B5: IDR 2.950.000.000

B6: IDR 4.005.000.000

## LAND SIZE

B1-B4: 100 sqm (1.077 sqft)

B5: 129 sqm (1.389 sqft)

## PROPERTY SIZE

125 sqm (1.346 sqft)



LOCATION

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*Minutes away from Seminyak, Kerobokan offers the perfect blend of tranquility and vibrant urban charm.*



SELAVILA

# LOCATION

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Welcome to your tranquil sanctuary nestled in the heart of Kerobokan, where peace and convenience converge just moments away from Seminyak and Umalas.

Experience the ideal balance of serene seclusion and vibrant urban charm, surrounded by trendy cafes, luxurious spas, top-tier international schools, and a thriving community.

Whether you're craving a serene retreat or an exhilarating urban adventure, this is your gateway to a tropical paradise in one of Bali's most sought-after and upcoming locations.

Batu Bolong Beach

FINNS Beach Club

Pantai Batu Belig

Potato Head Beach Club

Petitenget Beach

KU DE TA

Seminyak Beach

Double Six Beach

Legian Beach

SELAVILA

### Cafes & Restos

- 2 min to Kerobokan
- 5 min to Umalas
- 7 min to Seminyak
- 15 min to Canggu

### Beaches

- 10 min to Batu Belig Beach
- 15 min to Petitenget Beach
- 15 min to Seminyak Beach

### Facilities

- 2 min to Supermarkets
- 2 min to SLK International School
- 5 min to Pro Education Umalas
- 30 min to Airport



# NEIGHBORHOOD

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On the edge of Seminyak and Umalas - just minutes from the vibrant heart of these buzzing areas, Kerobokan offers the perfect blend of tranquility and trendiness.

Surrounded by lush rice fields, you'll find cafes, hotspots, and some of the most delicious local warungs.

Experience the best of both worlds in this peaceful yet buzzing neighborhood!



Umane



Nook



St. Jacques



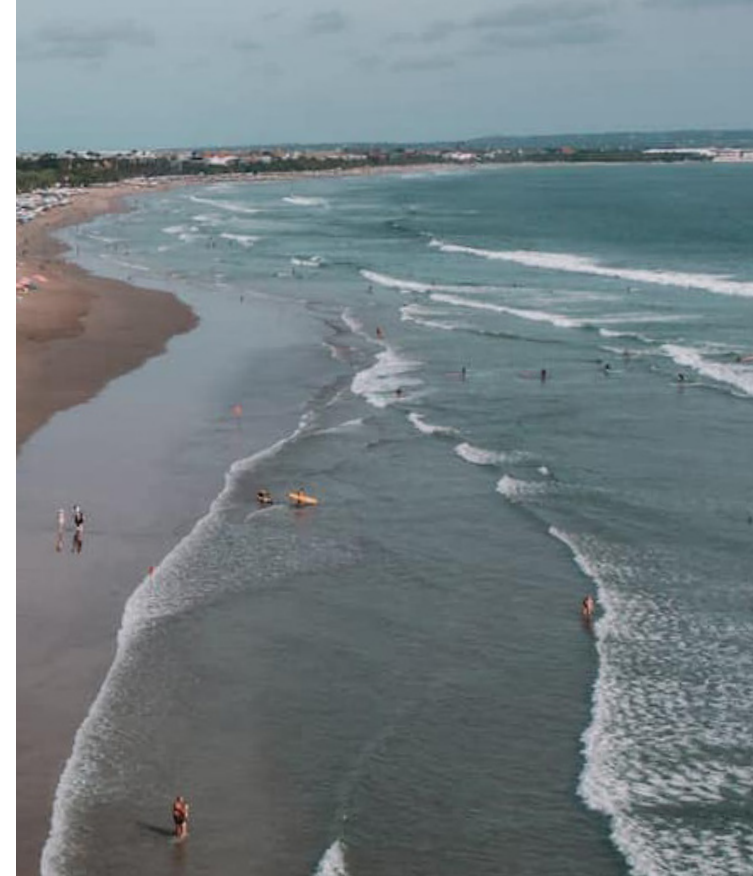


## CAFES & RESTOS

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Start your day with a takeaway coffee and croissant, relishing the flavors at Kerobokan's newest cafes, boasting exquisite interior designs. Immerse yourself in the magic of sunset sessions and savor mouthwatering dinners at the latest restaurants in town, promising unforgettable moments to cherish forever.





## SURF & BEACH LIFE

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Experience the allure of Seminyak and Batu Belig Beaches with their unique black sands, inviting waves, and serene atmosphere. Perfect for morning strolls, surf adventures, or soaking in breathtaking sunsets, these beaches are your daily escape.

Explore charming coastal footpaths leading to Bali's renowned beachside destinations like the vibrant Potato Head Beach Club. Seek a surfer vibe? Head north to Berawa and Canggu, where you'll find an array of delicious restaurants and lively bars.

# INVESTING IN BALI



# INVESTING IN BALI

*Now is the perfect moment to seize the opportunity in the thriving Bali property market.*

>> Explore a secure investment opportunity in Bali's thriving property market, shielded from interest rate fluctuations and the market crashes often witnessed in other sectors. Maximize your financial potential with confidence and stability.

>> Invest smart, reap big. Capture soaring growth potential in emerging areas with historically high appreciation rates.

>> Thriving tourist hotspot in high demand, poised for a strong rebound and surpassing pre-COVID-19 levels.

>> Exceptional value with lower property prices and maximize your returns on investment, outperforming most other markets.

>> Join the global shift towards remote work and enhanced well-being, attracting a surge of new global residents seeking a higher quality of life.

>> Government-backed initiatives, offering short and long-term resident visa options coupled with strategic infrastructure projects, are propelling unprecedented growth, transforming Bali into a world-class destination of choice.

# ROI CALCULATION

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# ROI CALCULATION IN USD

2.950.000.000 IDR

2 Bedroom Villa | 30 years lease

	LOW	MEDIUM	HIGH
Average Monthly Rate (IDR)	Rp25,000,000	Rp35,000,000	Rp45,000,000
Gross Rental Income	<b>Rp300,000,000</b>	<b>Rp420,000,000</b>	<b>Rp540,000,000</b>
Operating Expenses 15%	Rp45,000,000	Rp63,000,000	Rp81,000,000
Net Yearly Income	<b>Rp255,000,000</b>	<b>Rp357,000,000</b>	<b>Rp459,000,000</b>
Annual ROI	9%	12%	16%
B/E in Years	12	8	6
Profit after B/E end of lease	<b>Rp4,590,000,000</b>	<b>Rp7,854,000,000</b>	<b>Rp11,016,000,000</b>

\* DISCLAIMER: ESTIMATED ROI IS BASED ON CURRENTLY AVAILABLE DATA FROM SHORT-TERM RENTALS IN BALI. SELAVILA CANNOT GUARANTEE ANY RETURNS AND FUTURE OUTCOMES MAY VARY.

**3 YEAR  
INVESTMENT OPPORTUNITY**



# SELAVILA INVESTMENT OPPORTUNITY

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**PRICE OFFPLAN**  
**2.950.000.000 IDR**

**180.000 USD\***

**VALUE WHEN BUILT**  
**3.450.000.000 IDR**

**210.000 USD\***

**VALUE IN 3-4 YEARS**  
**3.900.000.000 -**  
**4.250.000.000 IDR**

**240.000 -**  
**260.000 USD\***

\*USD IS SUBJECT TO DAILY CURRENCY RATE, IDR IS THE LEADING CURRENCY.  
ESTIMATIONS ARE BASED ON CURRENT MARKET AND ARE SUBJECT TO CHANGE,  
SELAVILA CANNOT GUARANTEE ANY RETURNS AND FUTURE OUTCOMES MAY VARY.

# SELAVILA INVESTMENT OPPORTUNITY AFTER 3 YEARS

PURCHASE	2.950.000.000 IDR
CAPITAL EARNED	1.071.000.000 IDR
SELLING PRICE	3.900.000.000 IDR
<b>TOTAL</b>	<b>4.971.000.000 IDR</b>

**69% IN 3 YEARS**  
(+ construction time)



# PAYMENT TERMS

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1. **10%** deposit after binding agreement signed
2. **40%** after the notarial signing
3. **20%** when the roof is installed
4. **20%** when the all exterior part is done and all walls are painted
5. **10%** after the villa is finished and keys are handed over

# MORE DETAILS

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## END OF LEASE DATE:

7 November 2054

## OPTION TO EXTEND THE LEASE:

At market price at the time of the extension directly with land owner

## BUILDING LICENSE

Application of licensing still in progress, client will receive a residential permit.

## LOCATION

<https://maps.app.goo.gl/CiRbJozSi5nMkwWf7>

# CONTACT

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