



BALI HEIGHTS
GROUP

BALI'S NEWEST HOTSPOT IN PERERENAN





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INVEST IN PERERENAN

A prime real estate offering in Canggu's most sought after location. Canggu's soaring growth and popularity as a digital nomad's paradise has led to a high demand for contemporary living at its very best.

BALI - INDONESIA

Bali has abundant resources and good accessibility. The island has a strategic location that lies along major seas (the Pacific and Indian Oceans). It makes Bali always open for business opportunities, especially in the tourism sector. Bali has a steady political environment, which creates a safe haven for travelers.

Bali welcomed close to 6.5 million tourists in 2019, making it the standout choice for property investment in Asia.

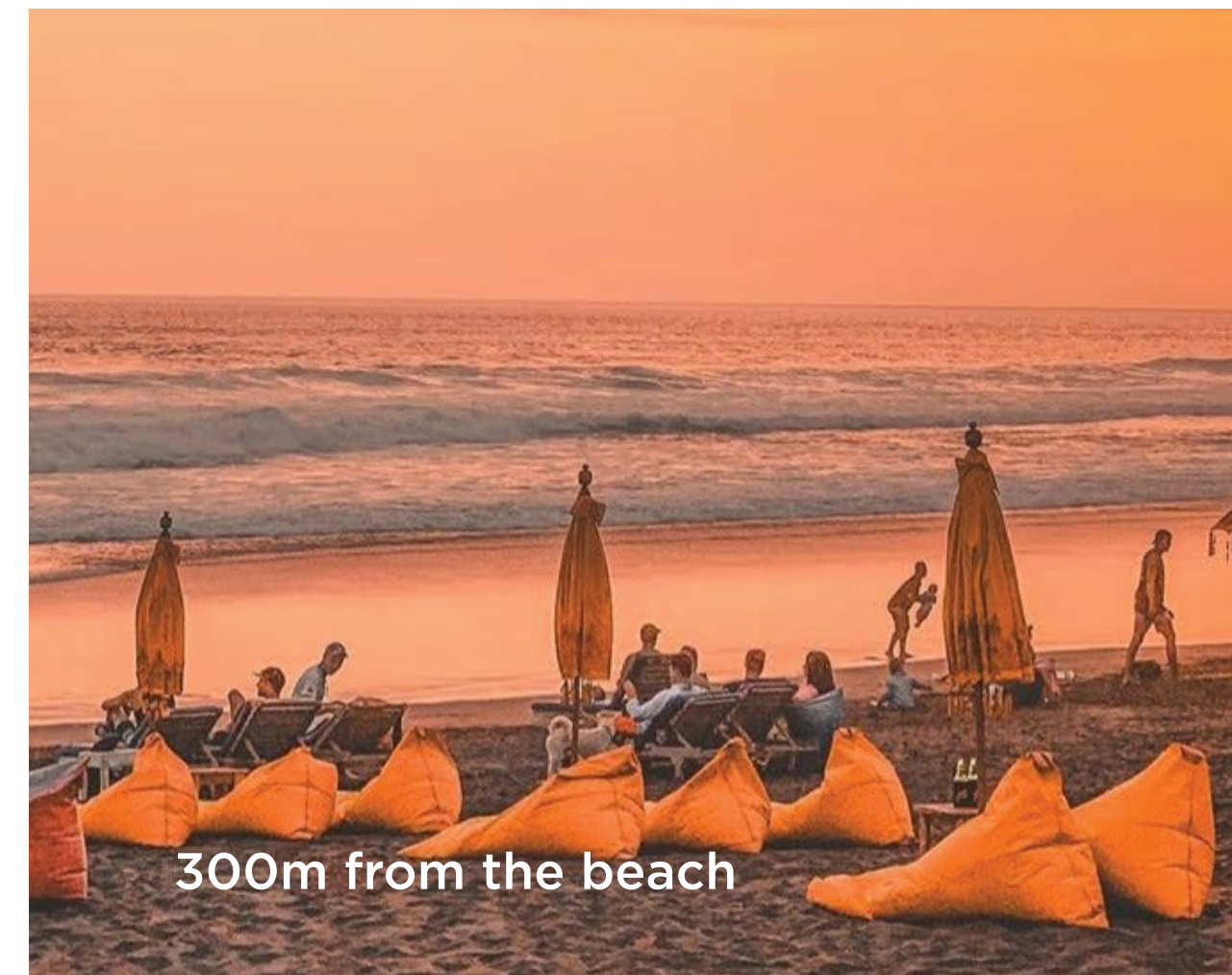
WORLD FAMOUS ISLAND DESTINATION



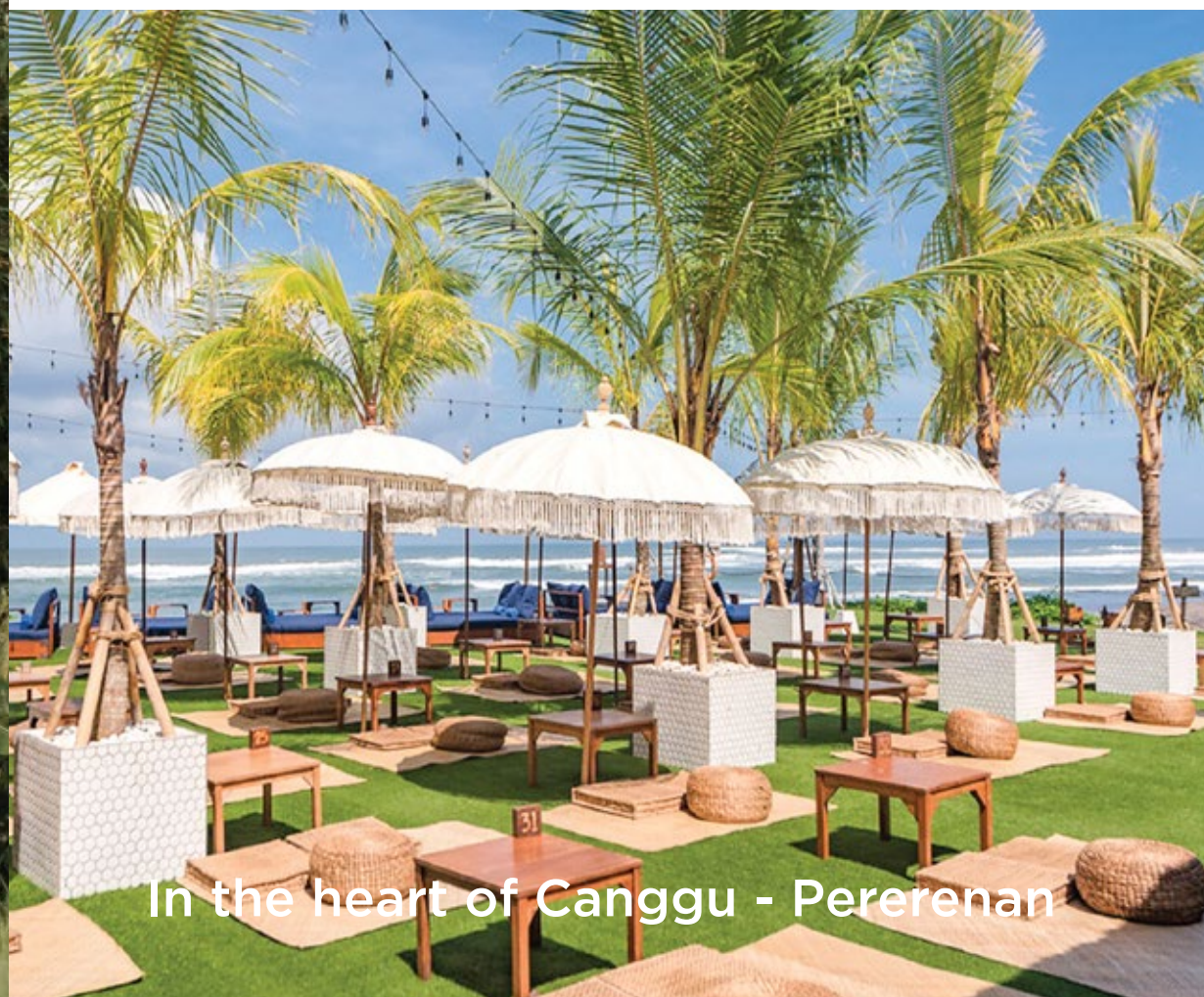


CANGGU - PERERENAN

In this world class surf spot on the west coast of the island Bali Heights brings you a unique investment opportunity with a collection of upscale seaside apartments with spectacular 360-degree rice-field views, just 300m from Pantai Lima beach in the beautiful village of Pererenan.



300m from the beach

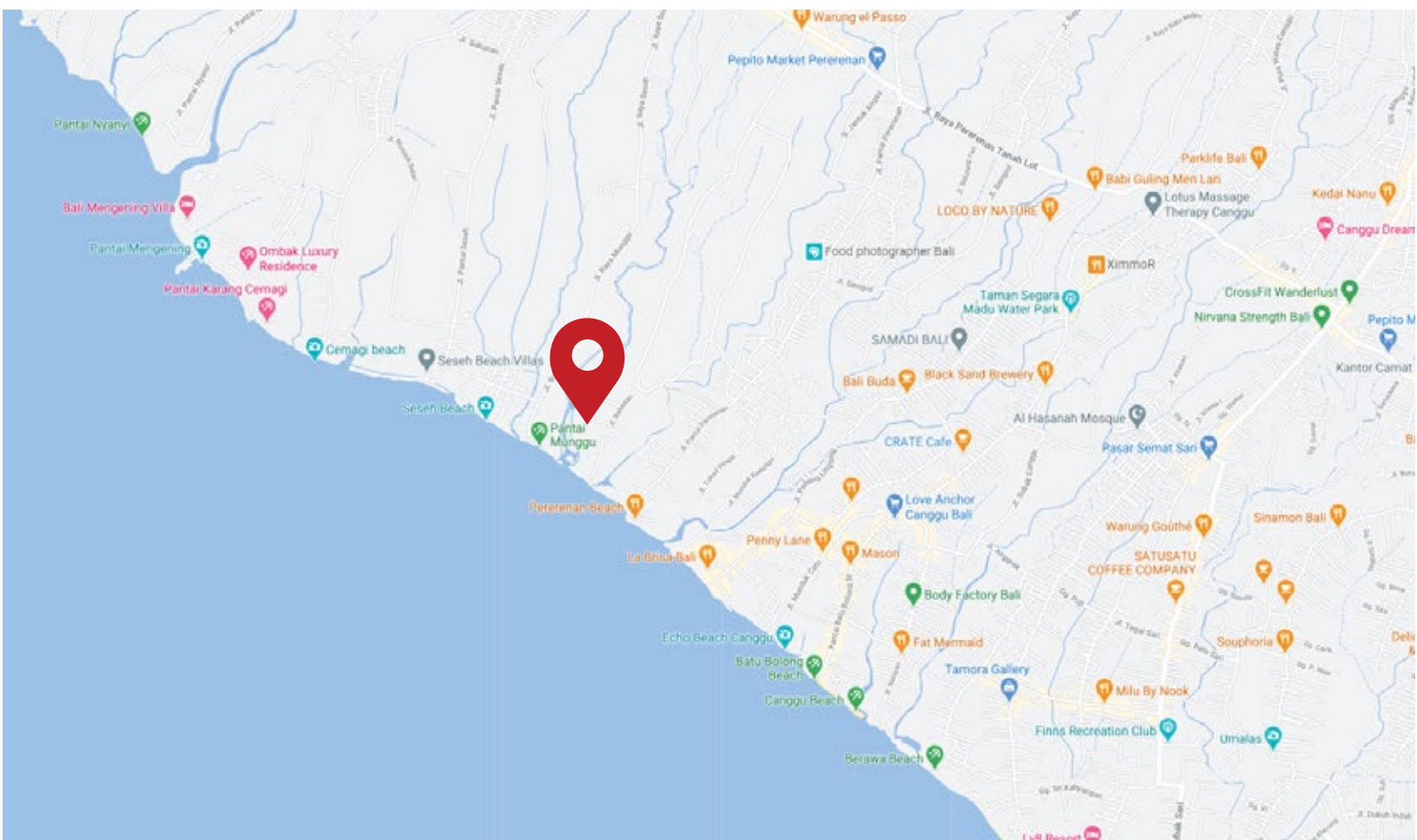


In the heart of Canggu - Pererenan



Rice-field views

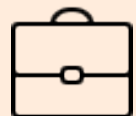
LOCATION OVERVIEW





AT A GLANCE

Designed by award winning architect and design studio @wearedesignassembly Bali Heights is a modern, tropical architecture concept building comprising a mix of apartments 6 studios (40 m²), 5 one-bedroom duplexes (70 m²) and 2 two-bedroom penthouses (145 m²).



Fully managed



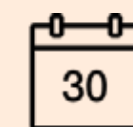
Fully furnished



Low running
and maintenance costs



High rental yields



30 year leasehold

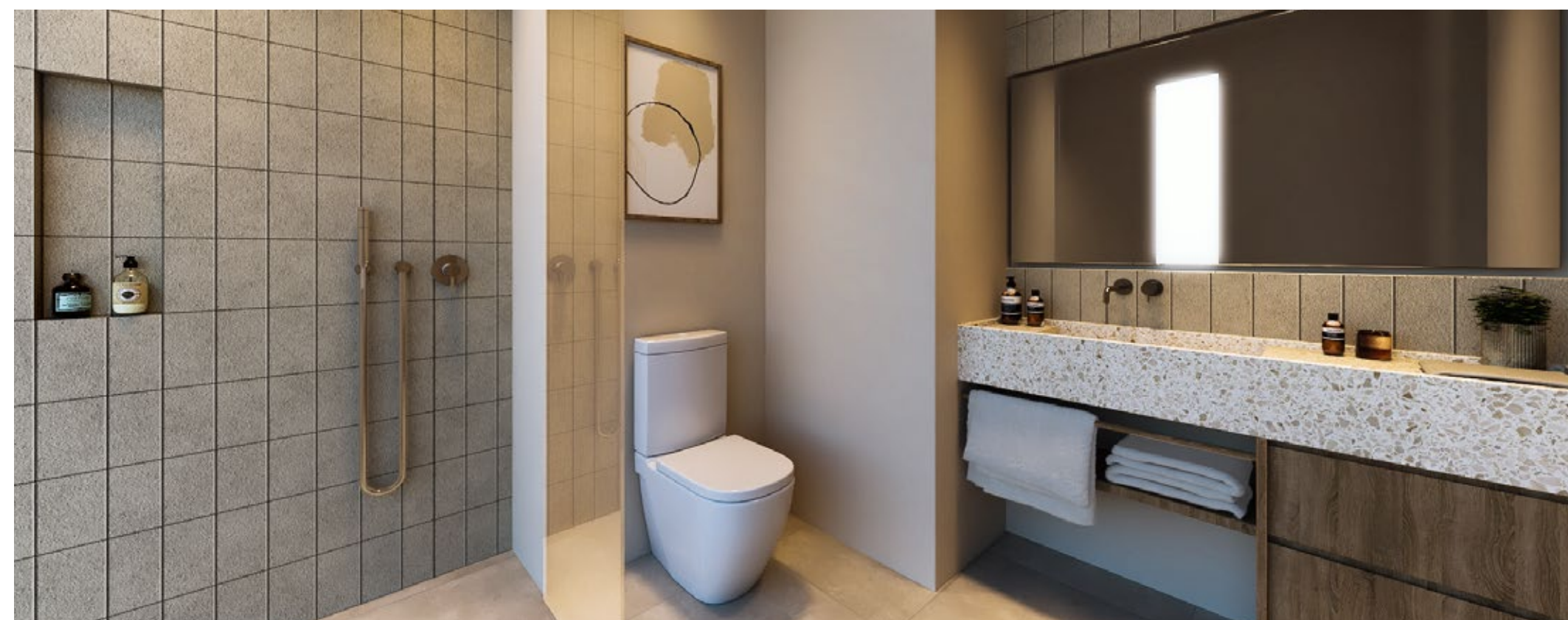


Sustainable building
and design

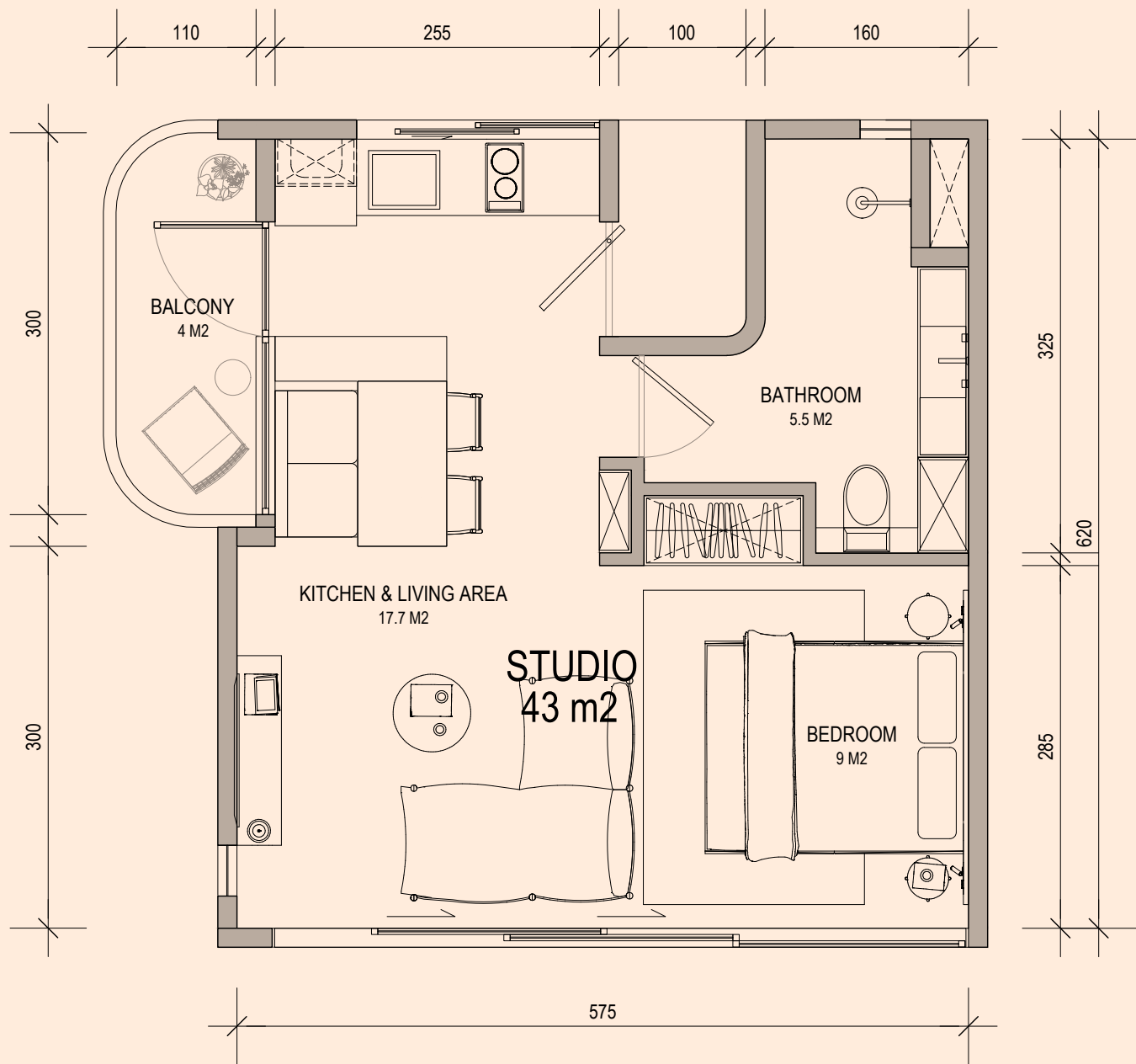


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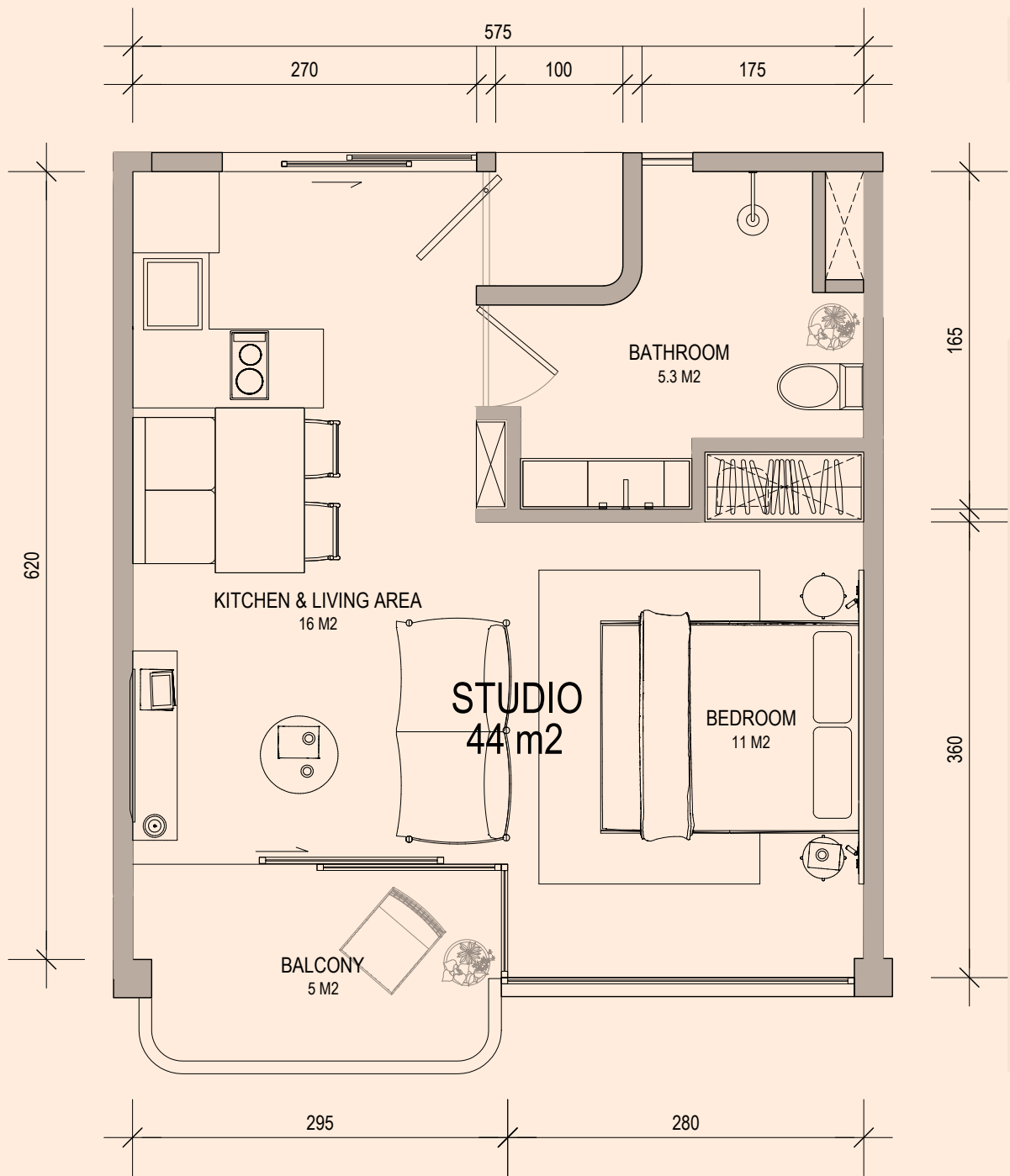
STUDIO (40 M²) | USD 79,000



STUDIO - FLOOR PLAN



STUDIO
TYPE 1
1:50



STUDIO
TYPE 2
1:50

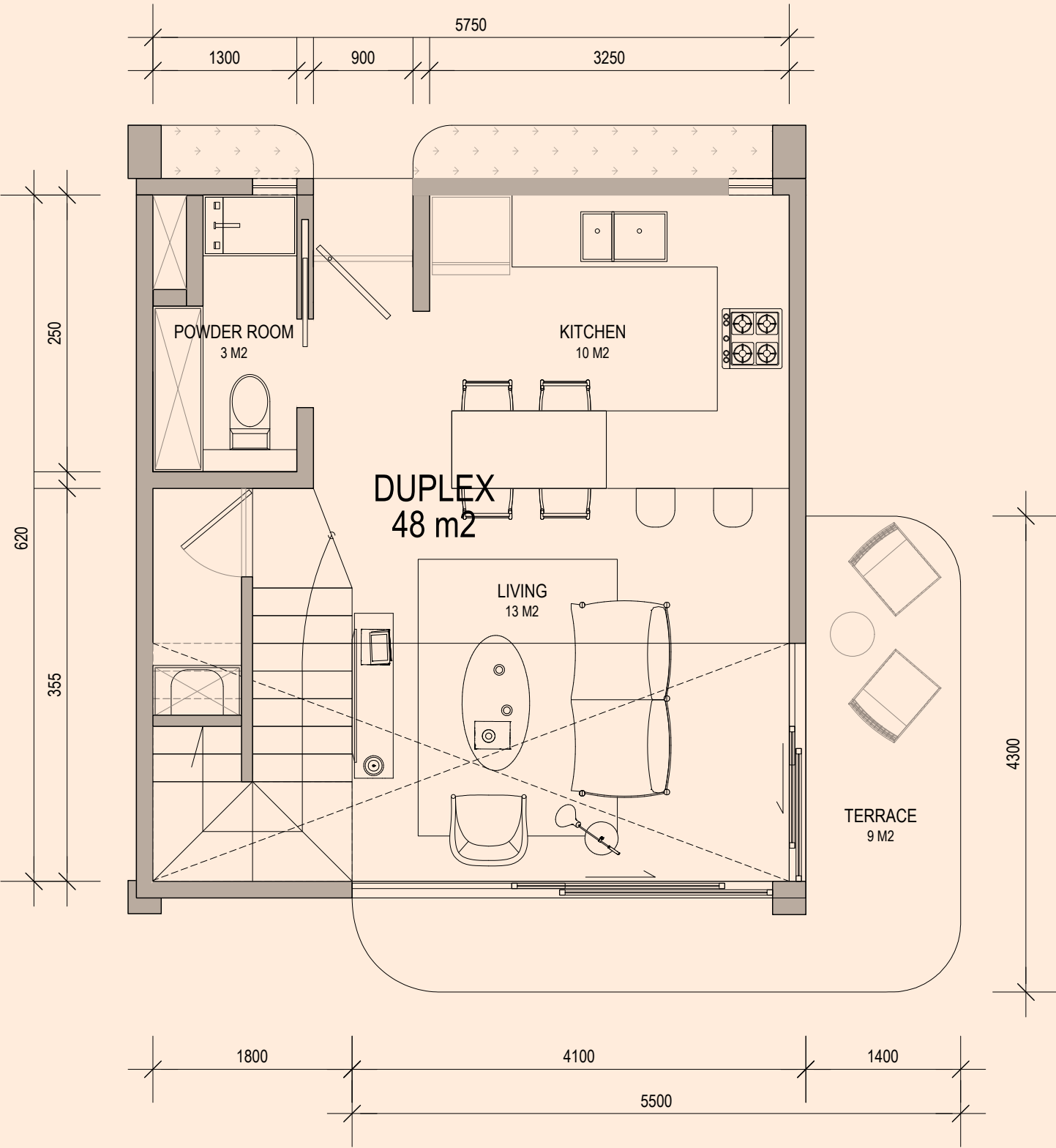


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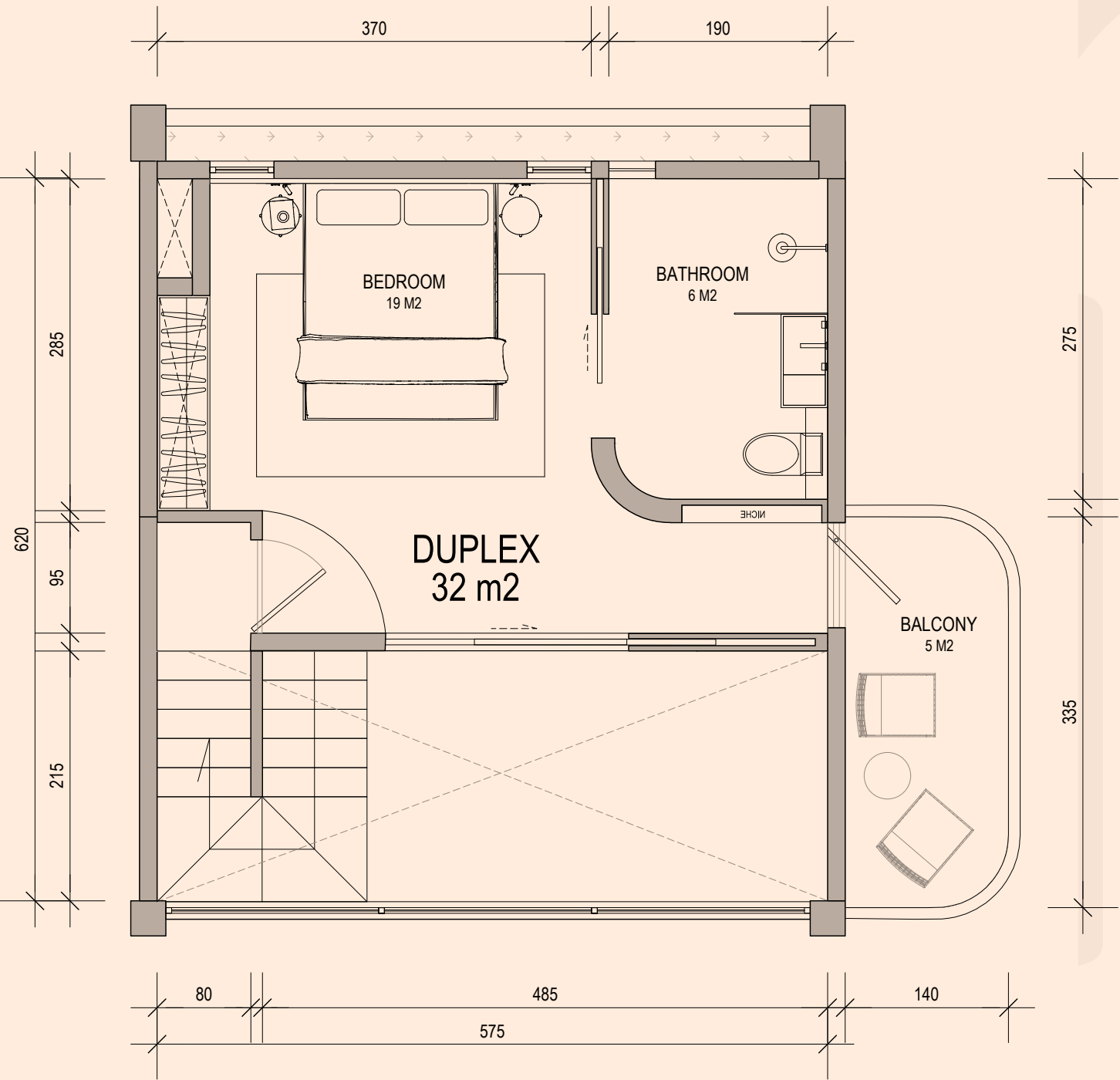
1 BEDROOM DUPLEX (70 M²) | USD 124,500



1 BEDROOM DUPLEX - FLOOR PLAN



DUPLEX
GROUND FLOOR
1:50



DUPLEX
MEZZANINE
1:50

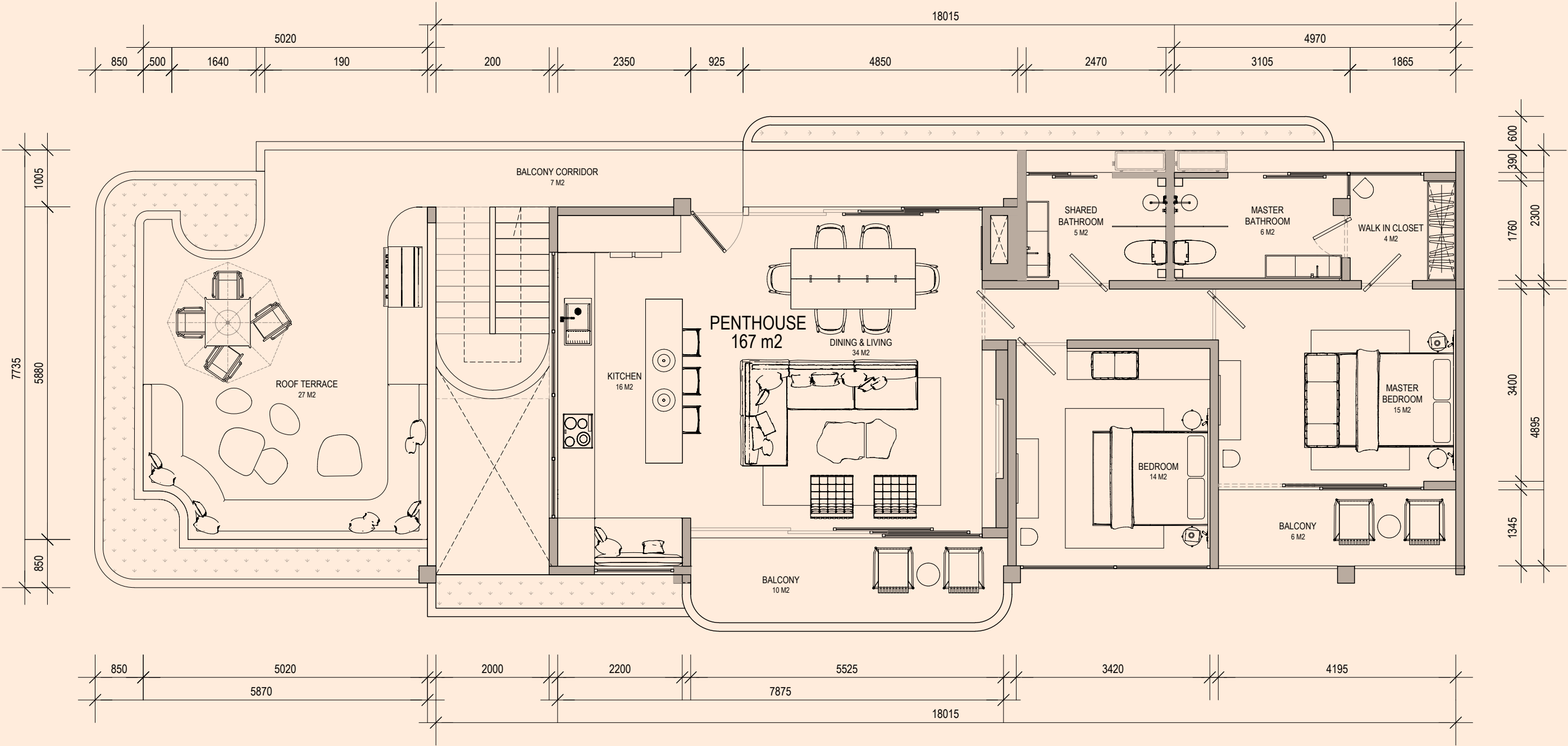


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2 BEDROOM PENTHOUSE (145 M²) | USD 224,500



2 BEDROOM PENTHOUSE - FLOOR PLAN



PENTHOUSE
1:75

ROI SIMULATION (YEARLY/USD)

| STUDIO | DAILY RATE | OCCUPANCY DAILY RENTAL | | |
|--------------|------------|------------------------|--------|--------|
| | 80 USD | 50% | 70% | 90% |
| GROSS RENTAL | | 14,600 | 20,440 | 26,280 |
| MANAGEMENT | | 2,920 | 4,088 | 5,256 |
| MAINTENANCE | | 2,250 | 2,700 | 3,240 |
| NET ROI | | 12% | 17% | 23% |

| DUPLEX | DAILY RATE | OCCUPANCY DAILY RENTAL | | |
|--------------|------------|------------------------|--------|--------|
| | 125 USD | 50% | 70% | 90% |
| GROSS RENTAL | | 22,813 | 31,938 | 41,063 |
| MANAGEMENT | | 4,563 | 6,388 | 8,213 |
| MAINTENANCE | | 3,600 | 4,320 | 5,184 |
| NET ROI | | 12% | 17% | 22% |

| PENTHOUSE | DAILY RATE | OCCUPANCY DAILY RENTAL | | |
|--------------|------------|------------------------|--------|--------|
| | 225 USD | 50% | 70% | 90% |
| GROSS RENTAL | | 39,000 | 54,750 | 70,400 |
| MANAGEMENT | | 7,800 | 10,950 | 14,080 |
| MAINTENANCE | | 6,750 | 6,750 | 6,750 |
| NET ROI | | 12% | 17% | 23% |

| MONTHLY RENTAL |
|----------------|
| 850 USD |
| 9,600 |
| 960 |
| 2,250 |
| 8% |

| MONTHLY RENTAL |
|----------------|
| 1,250 USD |
| 15,000 |
| 1,500 |
| 3,600 |
| 8% |

| MONTHLY RENTAL |
|----------------|
| 2,500 USD |
| 30,000 |
| 2,500 |
| 6,750 |
| 9% |



BALI HEIGHTS PRICE LIST



| TYPE | SIZE (m²) | BALCONY (m²) | PRICE (USD) |
|-----------|-----------|--------------|-------------|
| STUDIO | 40 | 5 | 79,000 |
| DUPLEX | 70 | 5 | 124,500 |
| PENTHOUSE | 145 | 27 | 224,500 |

* Prices includes furnitures and excludes notary fees
** 5% discount for upfront payment of the total purchase price

| DEPOSIT 14 DAYS | PAYMENT 1 30 DAYS | PAYMENT 2 Q4 2021 | PAYMENT 3 Q1 2022 | BALANCE Q2/Q3 2022 |
|--------------------|----------------------|----------------------|----------------------|-----------------------|
| 3,500 | 23,700 | 23,700 | 19,750 | 8,350 |
| 3,500 | 37,350 | 37,350 | 31,125 | 15,175 |
| 3,500 | 67,350 | 67,350 | 56,125 | 30,175 |

*** Estimated start of building Q3 2021
(12 months until delivery)



| TYPE | UNIT NO | SIZE (M2) | BALCONY (M2) | STATUS | PRICE USD |
|------------------|---------|-----------|--------------|--------|-----------|
| Studio T1 corner | 6 | 39 | 5 | | 79,000 |
| Studio T2 | 7 | 39 | 5 | | 79,000 |
| Studio T2 | 8 | 39 | 5 | BOOKED | - |
| Studio T2 | 9 | 39 | 5 | | 79,000 |
| Studio T2 | 10 | 39 | 5 | | 79,000 |
| Studio T1 corner | 11 | 39 | 5 | BOOKED | - |
| 1 bed Duplex | 1 | 67 | 5 | BOOKED | - |
| 1 bed Duplex | 2 | 67 | 5 | BOOKED | - |
| 1 bed Duplex | 3 | 67 | 5 | | 124,500 |
| 1 bed Duplex | 4 | 67 | 5 | | 124,500 |
| 1 bed Duplex | 5 | 67 | 5 | | 124,500 |
| 2 bed Penthouse | P1 | 127 | 27 | | 224,500 |
| 2 bed Penthouse | P2 | 127 | 27 | | 224,500 |



DESIGN

‘Relaxed Modern Beach town Apartments’

SUSTAINABILITY

Dual Views - giving cross ventilation and reducing the need for AC during the day.
Low building footprint - Main concept of three large arch openings. To retain views and airflow through the structure and reduce building footprint and concrete poured in the ground.

Locally handmade concrete tile. Recycled Ulin timber cladding. Local Tabanan Clay tile, sense of place.

Rainwater harvesting from the roof. Greensense concrete. This is used to reduce the need for steel reinforcement in the structure and slabs.

Hanging gardens to help create shade and promote wellbeing. Big roof overhang to prevent overheating and provide protection from the tropical rains. Large operable window openings providing lots of natural daylight. Compact modern living. Furniture locally handmade and sourced.

INTERIORS

Simple and unfussy material palette.

All timber on furniture using recycled teakwood.

Breathable natural fabrics like cottons and linens on bedding, upholstery and drapery.

Clean crisp and modern interior. Unfussy.

With local materials and textures. Natural rattans, banana leaf lampshades, recycled teakwood, mixed with modern finishes like hand made polished terrazzo tops and locally hand made concrete tile.

Easy to maintain for the rental market, low maintenance.



BALI HEIGHTS GROUP

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📷 [baliheights](https://www.instagram.com/baliheights)