



**BIJI VILLAS**  
LUXURY TROPICAL LIVING

**EFFORTLESS VILLA INVESTMENT**



BY PT OTSU SHAKU HACHI



## THE OPPORTUNITY

Here's a rare chance to invest in stunning luxury villas in the heart of Ubud! We're building three beautiful villas on a spacious 1,350 m<sup>2</sup> plot, offering breathtaking views of Bali's iconic rice fields and Mount Agung. With easy car access and just minutes from top restaurants, amenities, and the famous Monkey Forest this location is truly unbeatable.

The largest villa features three bedrooms plus a separate guest house, while the other two villas each offer two bedrooms and a study—perfect for work or relaxation. Every villa is designed to be spacious and private, complete with its own swimming pool and parking area.

### VILLA JATI

- 3 bedroom, dining, living room, kitchen over 2 floors
- Conservatory and balcony
- Sound proof study
- Guest house
- Garden, 15m swimming pool and deck
- Parking area and utility room
- 249 m<sup>2</sup> building area, 550 m<sup>2</sup> land area



### VILLAS SAWO AND TURI

- 2 bedroom, dining, living room and kitchen on single floor
- Sound proof study
- Garden, 9m swimming pool and deck
- Parking area and utility room
- 133 m<sup>2</sup> building area, 400 m<sup>2</sup> land area



## THE INVESTMENT

We are offering a **38% ownership** stake in the business for a \$360,500 investment. The 1,350 m<sup>2</sup> plot which is zoned for development in a great location has been leased by PT OTSU SHAKU HACHI for 25 years, with the lease fully paid. It can be renewed for an additional 25 years at the market rate. The investment will be used to complete construction, and upon receipt, we will issue you shares in the business.

With our experience building in Bali, we efficiently handle government permits and oversee construction, rental management and tax compliance, ensuring a seamless process for investors.

Once completed, the estimated total sale price for the project would be \$1,000,000. However, the stronger long-term investment lies in renting out the properties, maximizing returns over time.

These are the projections for Net revenue over a period of 23 years based on a 70% occupancy rate and a conservative nightly rental price, the complete spreadsheet is available on request.

Annual net revenue 1st year <sup>1</sup>	\$131,733
Projected net revenue over 23 years <sup>2</sup>	\$5,457,760
Investor net revenue over 23 years <sup>3</sup>	\$1,866,554
ROI (Compound Annual Growth Rate)	7,41%

<sup>1</sup> Based on 70% occupancy, 10.3% tax and 20% running costs

<sup>2</sup> Calculated using a 5% annual inflation rate

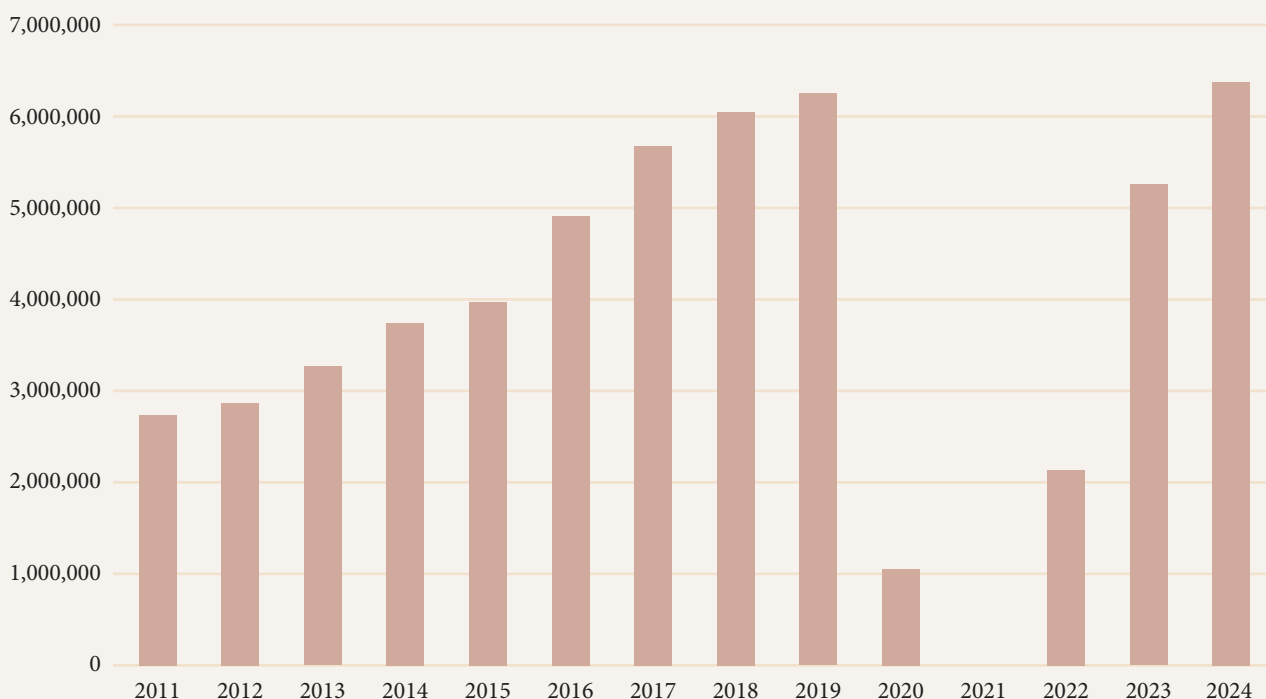
<sup>3</sup> After 10% dividend tax has been deducted



## THE MARKET

Over the past decade, Bali has remained one of the world's top tourist destinations, attracting millions of international visitors each year. Despite the challenges brought by the pandemic, Bali has demonstrated strong resilience and a rapid recovery, making it an ideal location for investment in the hospitality and accommodation sector.

### Total International Arrival



Indonesia's economy grew by 5.1% in early 2023, driven by trade and consumption. It is now an upper-middle-income country, with strong consumer confidence (62.9 vs. the global average of 47.2).

The Ipsos Predictions 2025 Report shows rising optimism despite concerns over prices, taxes, and unemployment.

These trends suggest a positive outlook for Indonesia's economy and tourism.

## THE VIEW





## THE DRAWING





## THE FLOOR PLAN - VILLA JATI FIRST FLOOR









## THE FLOOR PLAN - VILLAS SAWO AND TURI

