



## SSEM556 - Seminyak Area

Villa Complex Seminyak Area Leasehold until 2054 Great ROI

Potential

“EXCLUSIVE LISTING” (Other agents welcome)

Location Location Location.

You will not find a better opportunity than this property.

Great ROI Potential – you should be able to achieve an occupancy rate of 80% in this location – at a conservative 70% occupancy you would be receiving a net income of over 19% – amazing – that is at the current room rates – when they go up the % return would be higher. You would have it paid off in just over 5 years with many years (until 2054) left on the lease to

## Property Information

|                         |                  |
|-------------------------|------------------|
| <b>Bedrooms</b>         | : 12             |
| <b>Price (IDR)</b>      | : 19.000.000.000 |
| <b>Equivalent (USD)</b> | : 1.350.000      |
| <b>Title</b>            | : Leasehold      |
| <b>Land Size</b>        | : 1,600 sqm      |
| <b>Building Size</b>    | : 950 sqm        |

### Other Features:

Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, villa complex

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make pure profit.

70% Occupancy = If it is at that rate, with rental price of USD 220 for 2 x 2

BR, \$330 for 3 BR and \$550 for 5 BR villas, then yearly

income will be at USD 337,260. Expenses is at rate USD 80,000 p.a. Hence nett profit is \$ 257K per annum.

If the new owner also includes Spa (can outsource this), Selling Drinks (beers) etc. they will earn more.

Great reviews online.

This villa complex is located in Jalan Drupadi Seminyak – 1 x 5 bedroom older style wooden structure which was state of the art originally that nowadays some people fall instantly in love with – then there are the modern 1 x 3 bedroom villa and 2 x 2 bedroom villa where the current owner has had the bedrooms enlarged so they are both a good size in each unit.

Central to everything here in this location – very popular with rental clients.

This current owner has spent a lot of money up grading – they are on selling as they are moving outside Indonesia

This property you could live in one of the villas and rent the rest out – this is what the previous owner done but when there were many bookings he would move out to make more money or you could put it under one of the successful management companies in the area to receive a regular large passive income – obviously all buyers are looking for different things when buying property.

Lease until = 13 / 3 / 2054.

For further information or to view please contact :

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