



# La Foya Villas

PROFITABLE INVESTMENT in  
La Foya Bali Villas

ROI 5 - 7 YEARS

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INVESTMENT FROM USD 325.000

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SITUATED IN BALI'S MOST UP AND  
COMING LOCATION, PERERENAN

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Pererenan, Bali



1, 2, 3 Bedroom Villas



Top Quality Materials



Unique Architecture



Fully Furnished



Private Parking



Rental Management





**our Location**

Pantai Nyanyi

Pantai Mengening

Babi Guling Men Lari

Cactus Cafe Bali

Pepito Market

Pererenan Beach

Canggu Love Anchor Store

Warung Goûthé

Nomad Hub

Penny Lane

Batu Bolong Beach

Dalung

Finns Beach Club

Nook



# Restaurant & Entertainment



FINNS BEACH  
CLUB



PENNY LANE  
RESTAURANT



LOVE ANCHOR  
CANGGU



MISS FISH BALI

# Sports & Education



Canggu Community  
School



Liga. Tennis Center  
& Academy



Park Life, Play  
School



Finns Recreation  
Club



## PROJECT DETAILS

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### PROJECT NAME

La Foya Villas

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### PROJECT ADDRESS

Jl. Dalem Penataran  
No.10, Pererenan

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### PARKING

Private and Guest  
Parking

### OWNERSHIP

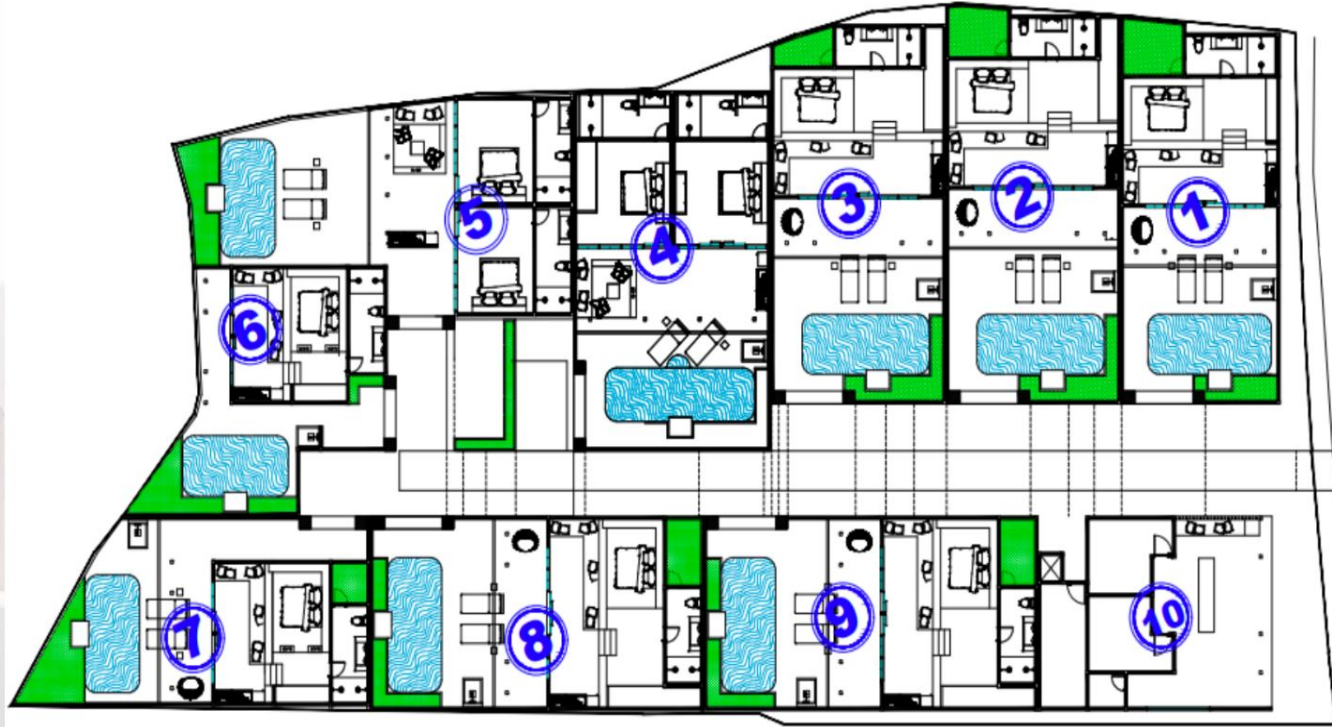
Leasdhold 25 years

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### COMMISSIONING

June 2023

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STREET

**TYPE 1**  
**1 BEDROOM**

**TYPE 2**  
**2 BEDROOMS**











**TYPE 3**  
**3 BEDROOMS**





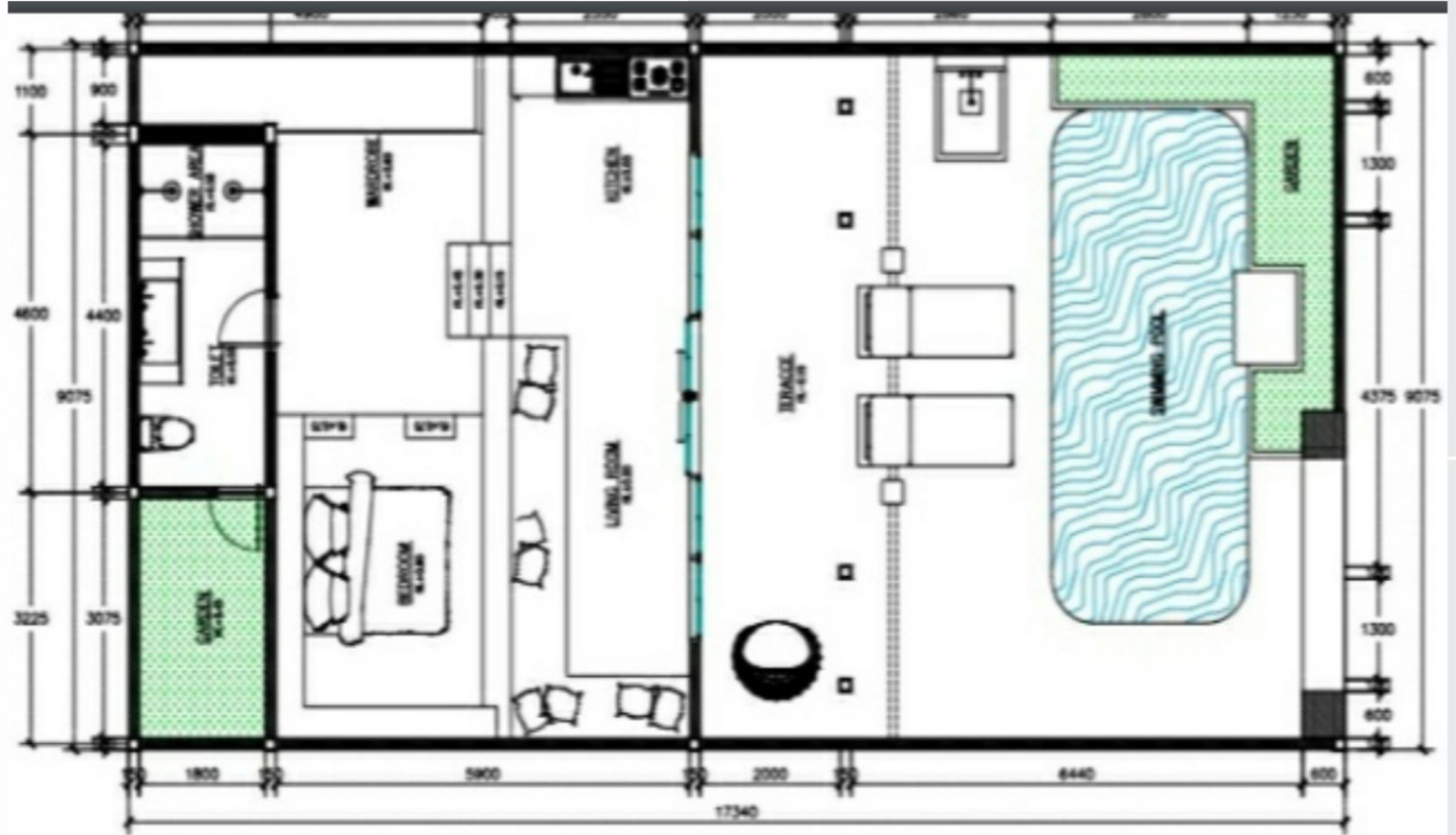
## TYPE 1 (VILLA 1 BEDROOM)

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-  Land Size 157 sq.m
-  Built Area 98.5 sq.m
-  1 Bedroom
-  1 Bathroom
-  Living Room
-  Private Pool
-  Outdoor Lounge
-  Private Parking
-  Kitchen
-  Fully Furnished



# TYPE 1 (VILLA 1 BEDROOM)



























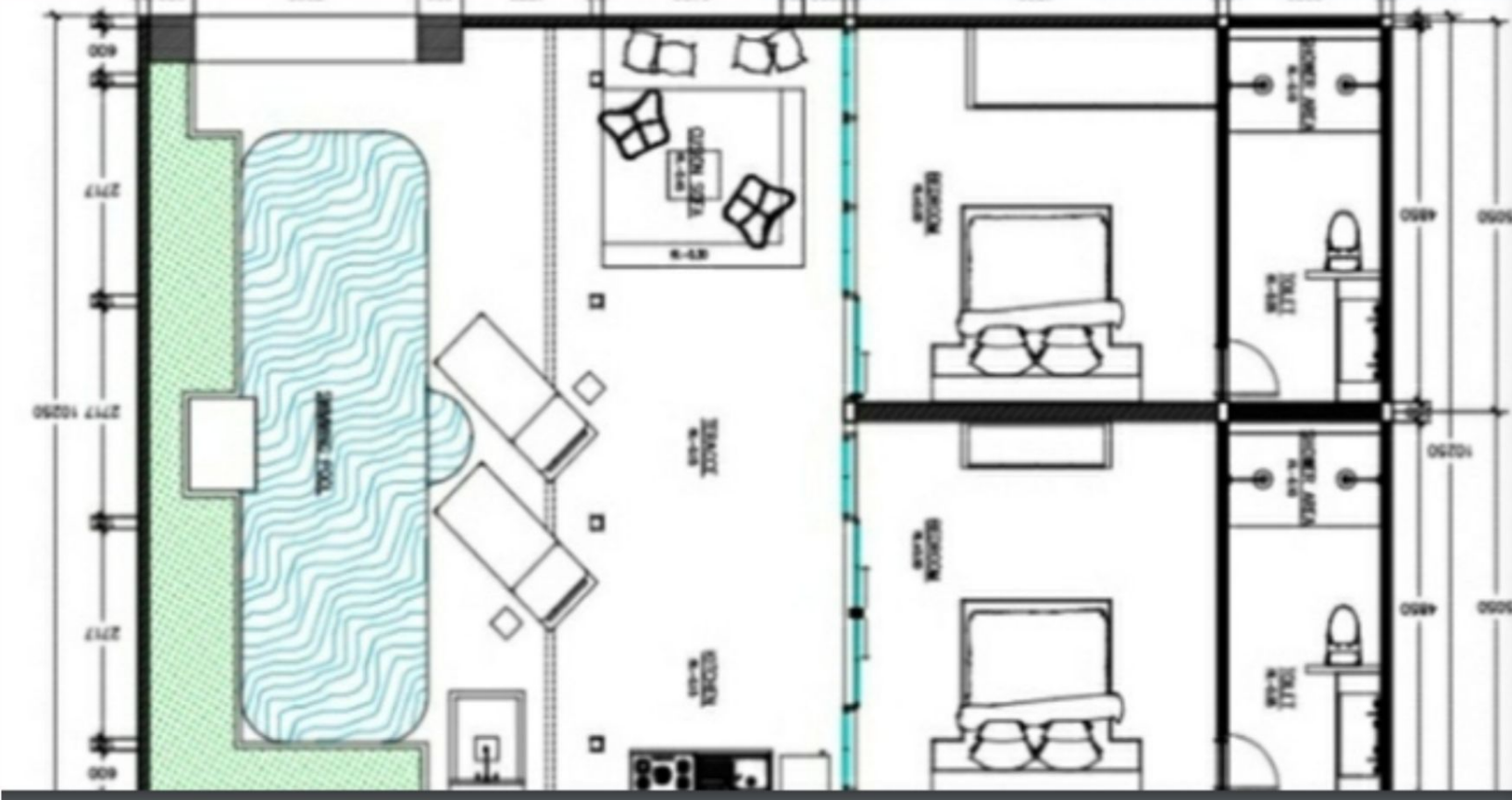
## TYPE 2 (VILLA 2 BEDROOMS)

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-  Land Size 177 sq.m
-  Built Area 115 sq.m
-  2 Bedrooms
-  2 Bathrooms
-  Living Room
-  Private Pool
-  Outdoor Lounge
-  Private Parking
-  Kitchen
-  Fully Furnished



# TYPE 2 (VILLA 2 BEDROOMS)



























## TYPE 3 (VILLA 3 BEDROOMS)

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-  Land Size 205 sq.m
-  Built Area 157 sq.m
-  3 Bedrooms
-  3 Bathrooms
-  Living Room
-  Private Pool
-  Outdoor Lounge
-  Private Parking
-  Kitchen
-  Fully Furnished













# NUMBERS PROJECTION

## VILLA 1 BEDROOM

## VILLA 2 BEDROOMS

## VILLA 3 BEDROOMS

	DAILY RENTAL		MONTHLY RENTAL		YEARLY RENTAL
	MIN	MAX	MIN	MAX	
OCCUPANCY	80%	90%	10 Month/Year	11 Month/Year	N/A
PRICE USD	230	245	4,968	5,465	53,654
MONTHLY REVENUE	5,520	6,615	4,968	5,465	N/A
MONTHLY EXPENSES	571	699	514	565	643
MANAGEMENT FEE	15%	15%	15%	15%	15%
MONTHLY PROFIT	4,121	4,924	3,709	4,080	3,580
ANNUAL PROFIT	49,452	59,085	37,088	44,881	42,958
ANNUAL ROI	17.35%	20.73%	13,01%	15,75%	15.07%
TOTAL ROI YEARS	5.76	4.82	7.68	6.35	6.63

	DAILY RENTAL		MONTHLY RENTAL		YEARLY RENTAL
	MIN	MAX	MIN	MAX	
OCCUPANCY	80%	90%	10 Month/Year	11 Month/Year	N/A
PRICE USD	300	325	6,480	7,128	77,760
MONTHLY REVENUE	7,200	8,775	6,480	7,128	N/A
MONTHLY EXPENSES	571	699	514	565	643
MANAGEMENT FEE	15%	15%	15%	15%	15%
MONTHLY PROFIT	5,549	6,760	4,994	5,494	4,865
ANNUAL PROFIT	66,588	81,117	49,940	60,432	58,380
ANNUAL ROI	20.49%	24.96%	15.37%	18.59%	17.96%
TOTAL ROI YEARS	4.88	4.01	6.51	5.38	5.57

	DAILY RENTAL		MONTHLY RENTAL		YEARLY RENTAL
	MIN	MAX	MIN	MAX	
OCCUPANCY	80%	90%	10 Month/Year	11 Month/Year	N/A
PRICE USD	375	385	8,100	8,910	97,200
MONTHLY REVENUE	9,000	10,395	8,100	8,910	N/A
MONTHLY EXPENSES	571	699	514	565	643
MANAGEMENT FEE	15%	15%	15%	15%	15%
MONTHLY PROFIT	7,079	8,137	6,371	7,009	6,242
ANNUAL PROFIT	84,948	97,641	63,710	77,094	74,904
ANNUAL ROI	22.06%	25.36%	16.55%	20.02%	19.46%
TOTAL ROI YEARS	4.53	3.94	6.04	4.99	5.14



Thank you!

LET'S START YOUR INVESTMENT JOURNEY.

La Foya Villas