

2025/10/22

BELLEVUE VILLA COMPLEX

TYPE EMERALD





MASTER PLAN

Neighborhoods



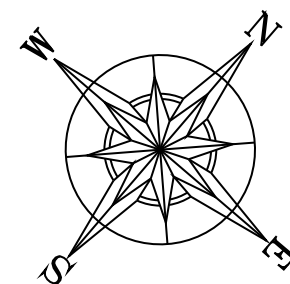
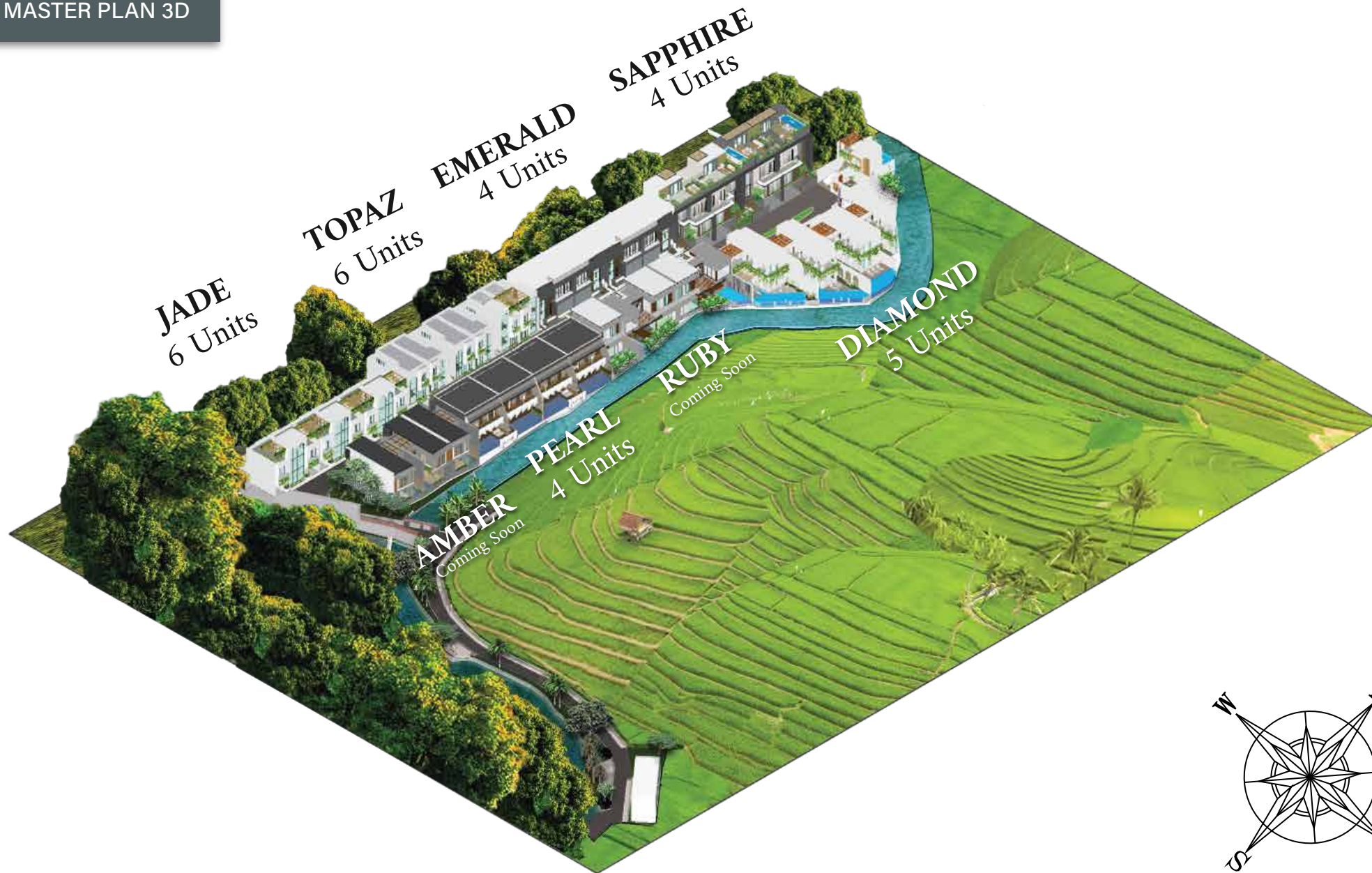
Rice Field Views



55 ARE



MASTER PLAN 3D



55 ARE



COMPLEX GATE





COMPLEX GATE

BELLEVUE

MT. TAILOR
BY DIDIK





PRIVATE ROAD





PRIVATE ROAD





PRIVATE ROAD





OUR PARTNER :

MANAGEMENT COMPANY



PT. SISCO SEJAHTERA SENTOSA

INTERIOR FURNITURE SUPPORT BY



CRYPTO TRADING



BELLEVUE

VILLA COMPLEX

BALI - INDONESIA



DIVISION OF YOUNG CORPORATION
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TYPE EMERALD

Unit	Land Size (m ²)	Carport, Stairs + Terrace (m ²)	Function Room (m ²)	Total 1st Floor (m ²)	Living Area (m ²)	Terrace, Stairs + Garden	Pool & Deck (m ²)	Total 2nd Floor (m ²)	Living Area (m ²)	Balcony (m ²)	Total 3rd Floor (m ²)	Total Building (m ²)
No. 25	125.00	51.75	15.75	67.50	57.06	29.75	31.95	118.76	74.37	8.25	82.62	268.87
No. 27	124.00	51.75	15.75	67.50	57.06	29.75	31.95	118.76	74.37	8.25	82.62	268.87
No. 29	124.00	51.75	15.75	67.50	57.06	29.75	31.95	118.76	74.37	8.25	82.62	268.87
No. 31	124.00	51.75	15.75	67.50	57.06	29.75	31.95	118.76	74.37	8.25	82.62	268.87



**LEASEHOLD
30 YEARS**

TYPE EMERALD

2 BEDROOMS

1st FLOOR

 Carport (1 cars)

2nd FLOOR

 Living Room

 Powder Room

 Kitchen

 Private Pool (3 x 7 sqm)

3rd FLOOR

 Master Bedroom

 1 Bedroom

 Master Bathroom
with jacuzzi & shower

 1 Bathroom with Shower

 Balcony in each bedroom

Fully Furnished complete with Appliances



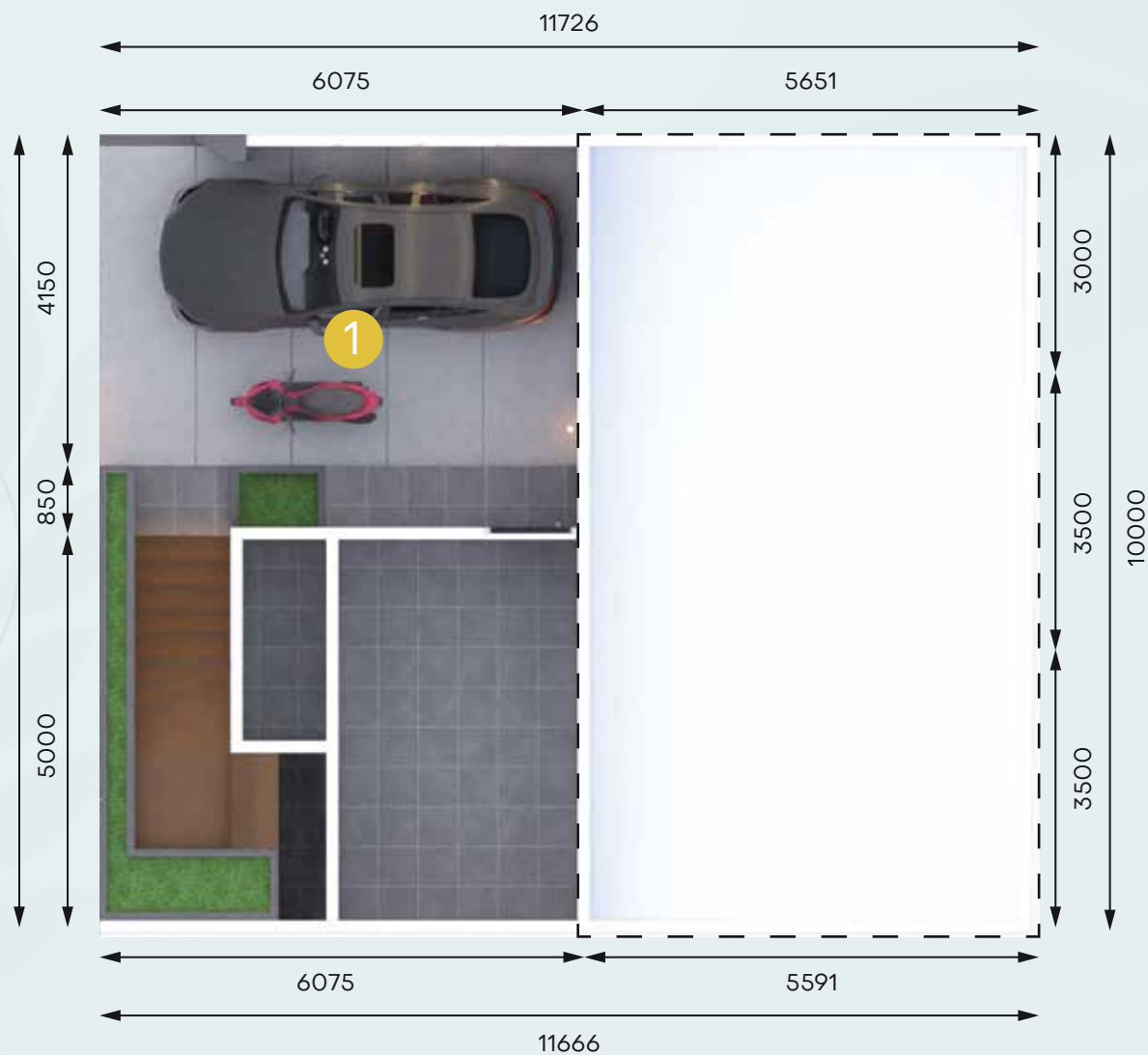
BUILDING EXTERIOR

No. Units 25, 27, 29, 31



BUILDING EXTERIOR

No. Units 25, 27, 29, 31



BELLEVUE

VILLA COMPLEX

TYPE EMERALD

Floor Plan - 1st Floor



1. Carport (1 cars)

BELLEVUE

VILLA COMPLEX

TYPE EMERALD

Floor Plan - 2nd Floor

-  1. Living Room
-  2. Kitchen
-  3. Powder Room
-  4. Private Pool



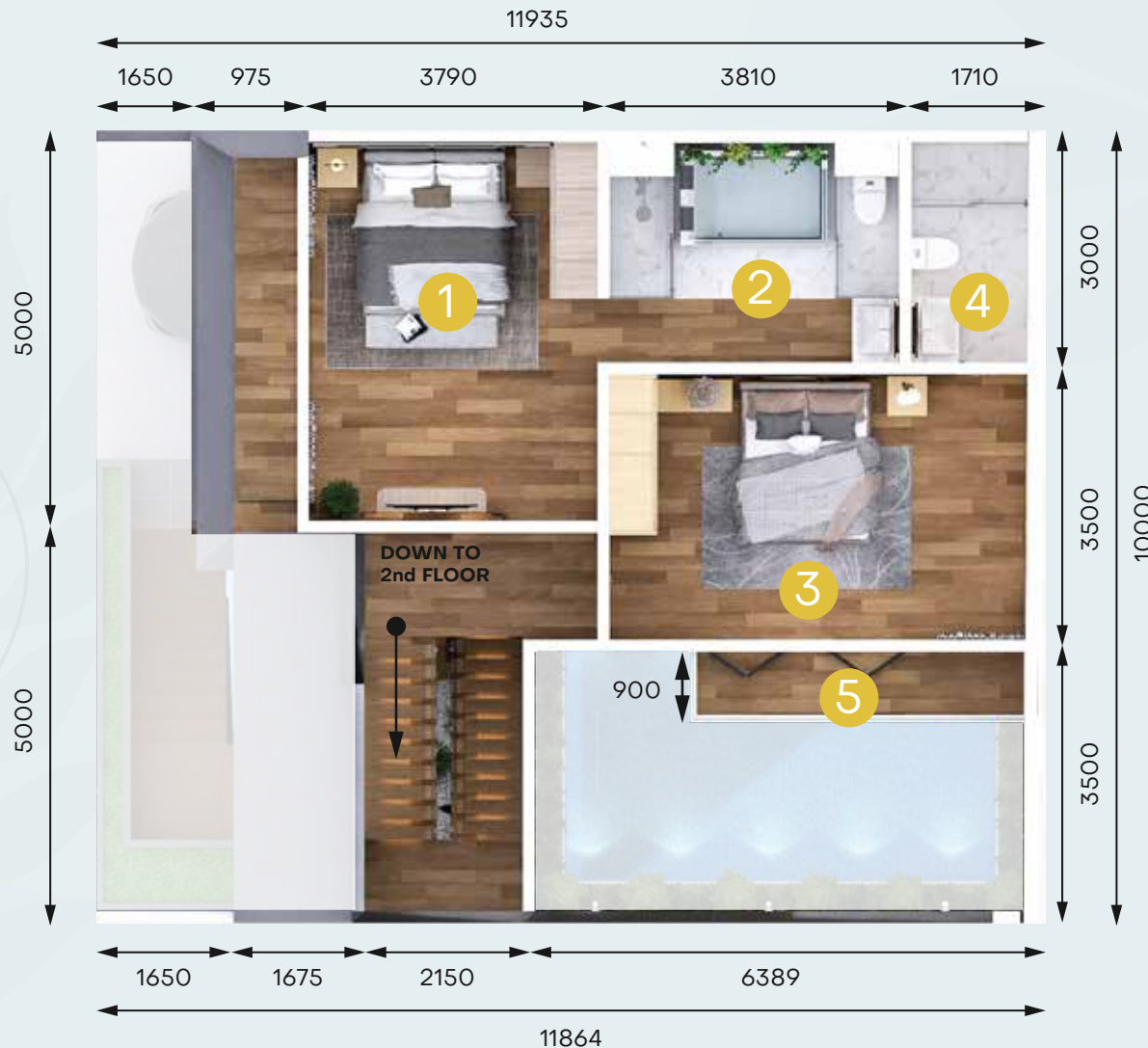
BELLEVUE

VILLA COMPLEX

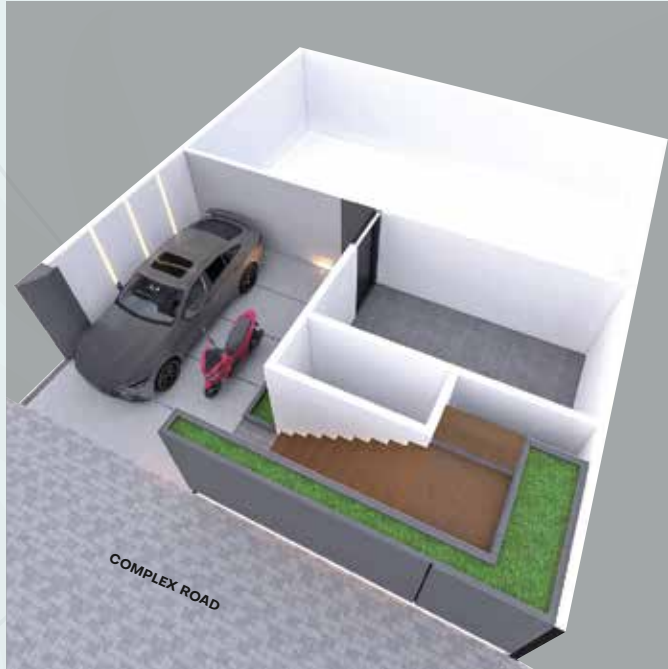
TYPE EMERALD

Floor Plan - 3rd Floor

-  1. Master Bedroom
-  2. Master Bathroom with jacuzzi & shower
-  3. 1 Bedroom
-  4. 1 Bathroom with Shower
-  5. Balcony in each bedroom



ISOMETRI



Isometri 1st Floor



Isometri 2nd Floor



Isometri 3rd Floor

TYPE EMERALD



LIVING ROOM

TYPE EMERALD - 2nd FLOOR



LIVING ROOM

TYPE EMERALD - 2nd FLOOR



LIVING ROOM

TYPE EMERALD - 2nd FLOOR



KITCHEN

TYPE EMERALD - 2nd FLOOR



POWDER ROOM

TYPE EMERALD - 2nd FLOOR



PRIVATE POOL

TYPE EMERALD - 2nd FLOOR



PRIVATE POOL

TYPE EMERALD - 2nd FLOOR



MASTER BEDROOM

TYPE EMERALD - 3rd FLOOR



MASTER BEDROOM

TYPE EMERALD - 3rd FLOOR



MASTER BEDROOM

TYPE EMERALD - 3rd FLOOR



MASTER BATHROOM

TYPE EMERALD - 3rd FLOOR



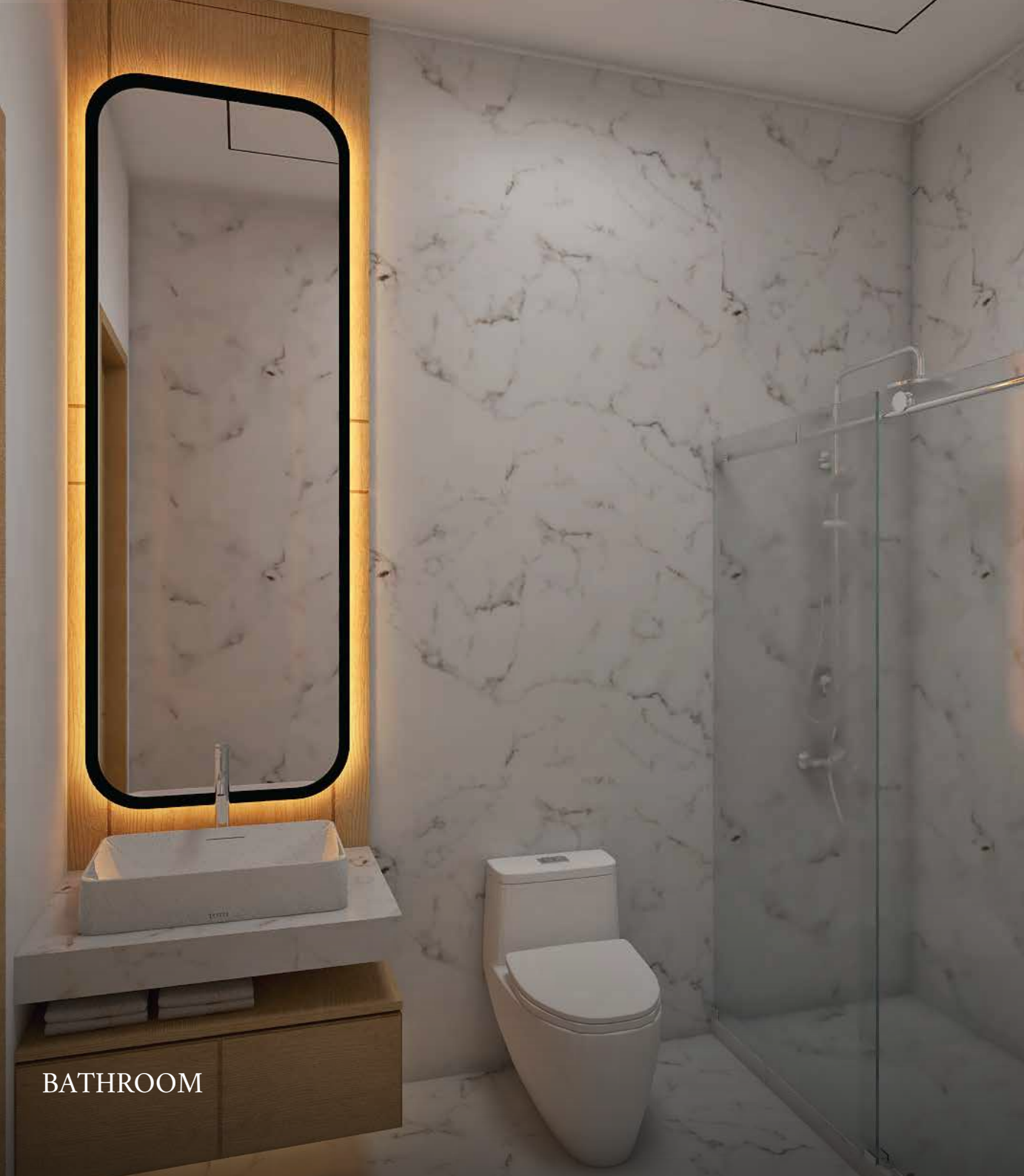
BEDROOM

TYPE EMERALD - 3rd FLOOR



BEDROOM

TYPE EMERALD - 3rd FLOOR



BATHROOM

TYPE EMERALD - 3rd FLOOR

Details•

TYPE EMERALD 1st Floor

Room	Specification
 • Carport • (1 car, 1 motorcycle)	• Brick wall finish painting • Ceramic tiles

TYPE EMERALD 2nd Floor

Room	Specification
 • Foyer	• Brick wall finish painting • Ceramic tiles
 • Living Room	• Brick wall finish painting • Double glass folding doors • Ceramic tiles
 • Powder Room	• Brick wall finish painting • Double glass folding doors • Ceramic tiles



Details •

TYPE EMERALD 2nd Floor

Room

Specification



Private Swimming Pool

WPC decking tiles
Natural stone for wall pool



TYPE EMERALD 3rd Floor

Room	Specification
 Master Bedroom & Balcony	▪ Brick wall finish painting ▪ RVT floor ▪ Double glass folding doors
 Ensuite Master Bathroom	▪ Brick wall finish painting ▪ RVT floor ▪ Ceramic tiles
 Bedroom	▪ Brick wall finish painting ▪ RVT floor ▪ Double glass folding doors
 Bathroom	▪ Brick wall finish painting ▪ RVT floor ▪ Ceramic tiles





Fully Furnished & Appliances

TYPE EMERALD 2nd Floor

Room		Furniture, Decorations & Appliances	
	Living Room	▪ Sofa 3 seater ▪ Coffee Table	▪ TV Credenza & Wall TV ▪ Smart TV
	Kitchen	▪ Island Table with Quartz countertop ▪ Island Chair ▪ Lamp	▪ Kitchen Cabinet with Quartz for countertops & midway ▪ Kitchen Sink ▪ Kitchen Faucet ▪ Stove ▪ Refrigerator
	Powder Room	▪ Vanity Cabinet ▪ Vanity Sink ▪ Vanity Faucet ▪ Toilet	▪ LED Mirror



Fully Furnished & Appliances

TYPE EMERALD 3rd Floor

Room		Furniture, Decorations & Appliances	
	Master Bedroom & Balcony	▪ Wall Panel ▪ Air Conditioner ▪ Smart TV	▪ Divan & Matrass ▪ Nacash ▪ Wardrobe ▪ Lamp for Nacash
	Ensuite Master Bathroom	▪ Shower Glass Door ▪ Shower Tray ▪ Shower Set ▪ Jacuzzi	▪ Toilet Glass Door ▪ Toilet ▪ Vanity Cabinet ▪ Vanity Sink & Faucet ▪ LED Mirror



Fully Furnished & Appliances

TYPE EMERALD 3rd Floor

Room

Furniture, Decorations & Appliances



Bedroom

- Divan & Mattress
- Wall Panel
- Nacash
- Air Conditioner
- Wardrobe
- Curtain



Bathroom

- LED Mirror
- Vanity Cabinet
- Vanity Sink & Faucet
- Toilet
- Shower Glass Door
- Shower Tray
- Shower Set



BELLEVUE

VILLA COMPLEX

PRICELIST



TYPE EMERALD



30 YEARS

LEASEHOLD



285.000 USD



Min. Down Payment 30 %
7 times installment



Include VAT
Exclude notary fee
The lease hold can be extend after 5 years operating
The price will follow the market price after 5 years



RETURN ON INVESTMENT SIMULATION

TYPE EMERALD

Purchase Price

\$ 285.000

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Daily Rental Rate	\$ 193,33	\$ 206,67	\$ 220,00	\$ 220,00	\$ 233,33	\$ 240,00	\$ 246,67
Occupancy Rate	70%	80%	80%	80%	80%	80%	80%
Gross Revenue	\$ 49.496,67	\$ 60.346,67	\$ 64.240,00	\$ 64.240,00	\$ 68.133,33	\$ 70.080,00	\$ 72.0026,67
** Total Cost	\$ 14.819,00	\$ 18.104,00	\$ 19.272,00	\$ 19.272,00	\$ 20.440,00	\$ 21.024,00	\$ 21.608,00
Nett Profit	\$ 34.577,67	\$ 42.242,67	\$ 44.968,00	\$ 44.968,00	\$ 47.693,33	\$ 49.056,00	\$ 50.418,67
ROI	12%	15%	16%	16%	17%	17%	18%

**Detail Total Cost	
Management Fee	15%
Utilities	5%
Staff	5%
Maintenance	5%
Energy	5%

Return of Investment

16%
Average Year 1- 7