

2025/10/22

BELLEVUE

VILLA COMPLEX

TYPE SAPPHIRE





MASTER PLAN

Neighborhoods



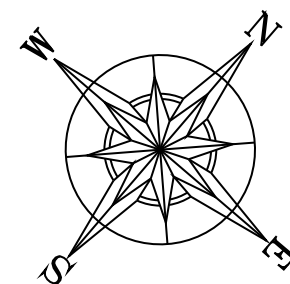
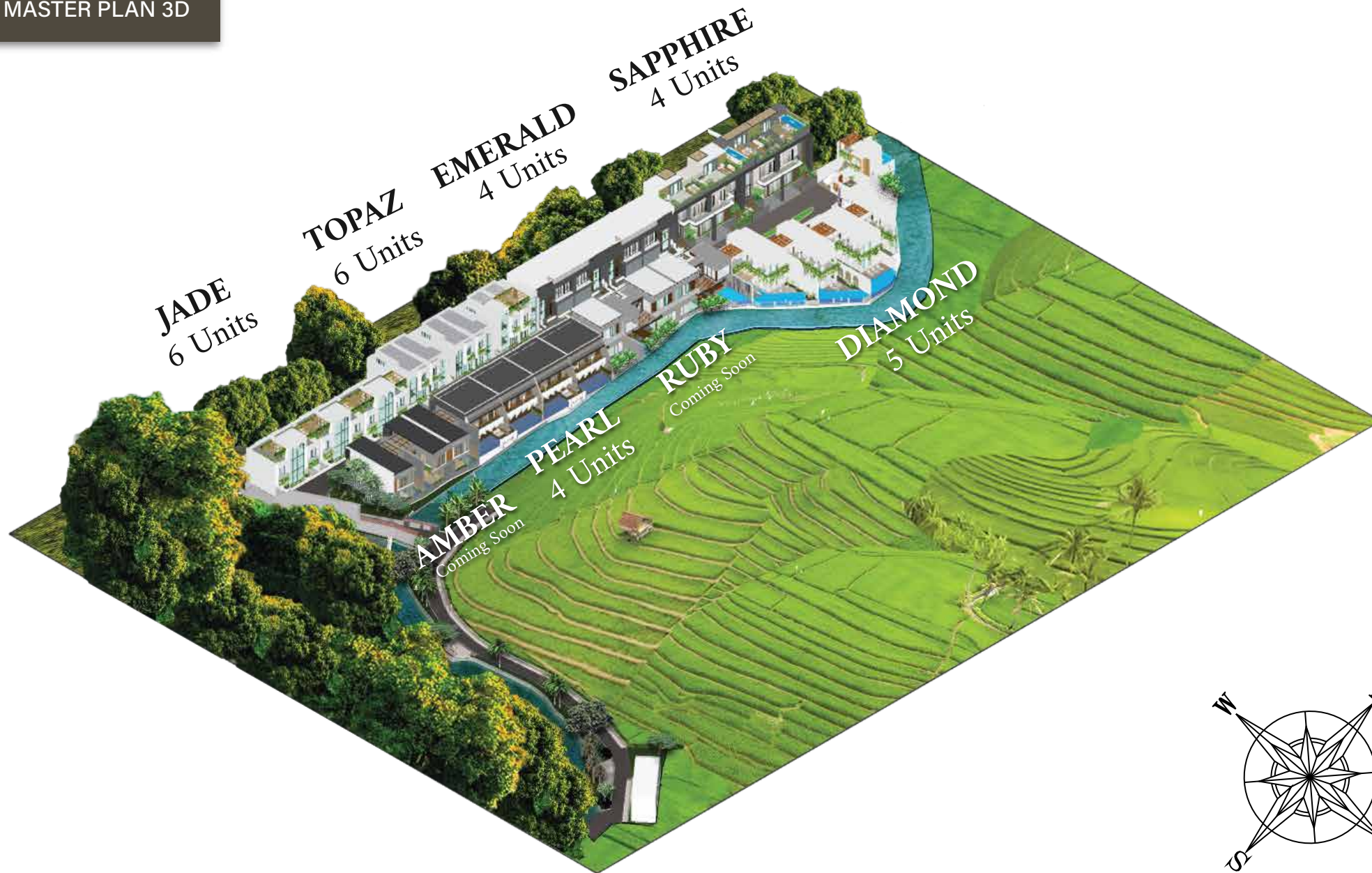
Rice Field Views



55 ARE



MASTER PLAN 3D



55 ARE



COMPLEX GATE





COMPLEX GATE

BELLEVUE

MT. TAILOR
BY DIDIK





PRIVATE ROAD





PRIVATE ROAD





PRIVATE ROAD



RETURN ON INVESTMENT SIMULATION

TYPE SAPPHIRE

Purchase Price

\$ 240.000

Year 1

Year 2

Year 3

Year 4

Year 5

Year 6

Year 7

Daily Rental Rate

\$ 180,00

\$ 193,33

\$ 206,67

\$ 213,33

\$ 213,33

\$ 220,00

\$ 223,33

Occupancy Rate

70%

80%

80%

80%

80%

80%

80%

Gross Revenue

\$ 45.990,00

\$ 56.453,33

\$ 60.346,67

\$ 62.293,33

\$ 62.293,33

\$ 64.240,00

\$ 68.133,33

**** Total Cost**

\$ 13.797,00

\$ 16.936,00

\$ 18.104,00

\$ 18.688,00

\$ 18.688,00

\$ 19.272,00

\$ 20.440,00

Nett Profit

\$ 32.193,00

\$ 39.517,33

\$ 42.242,67

\$ 43.605,33

\$ 43.605,33

\$ 44.968,00

\$ 47.693,33

ROI

13%

16%

18%

18%

18%

19%

20%

****Detail Total Cost**

Management Fee 15%

Utilities 5%

Staff 5%

Maintenance 5%

Energy 5%

Return of Investment

17%

Average Year 1- 7



BELLEVUE

VILLA COMPLEX

PRICELIST



TYPE SAPPHIRE



30 YEARS

LEASEHOLD



240.000 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



OUR PARTNER :

MANAGEMENT COMPANY



PT. SISCO SEJAHTERA SENTOSA

INTERIOR FURNITURE SUPPORT BY



CRYPTO TRADING



BELLEVUE

VILLA COMPLEX

BALI - INDONESIA



DIVISION OF YOUNG CORPORATION
REPUTABLE PROPERTIES DEVELOPMENT & INDUSTRIES
IN USA & INDONESIA WITH 39 YEARS OF EXPERIENCE

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TYPE

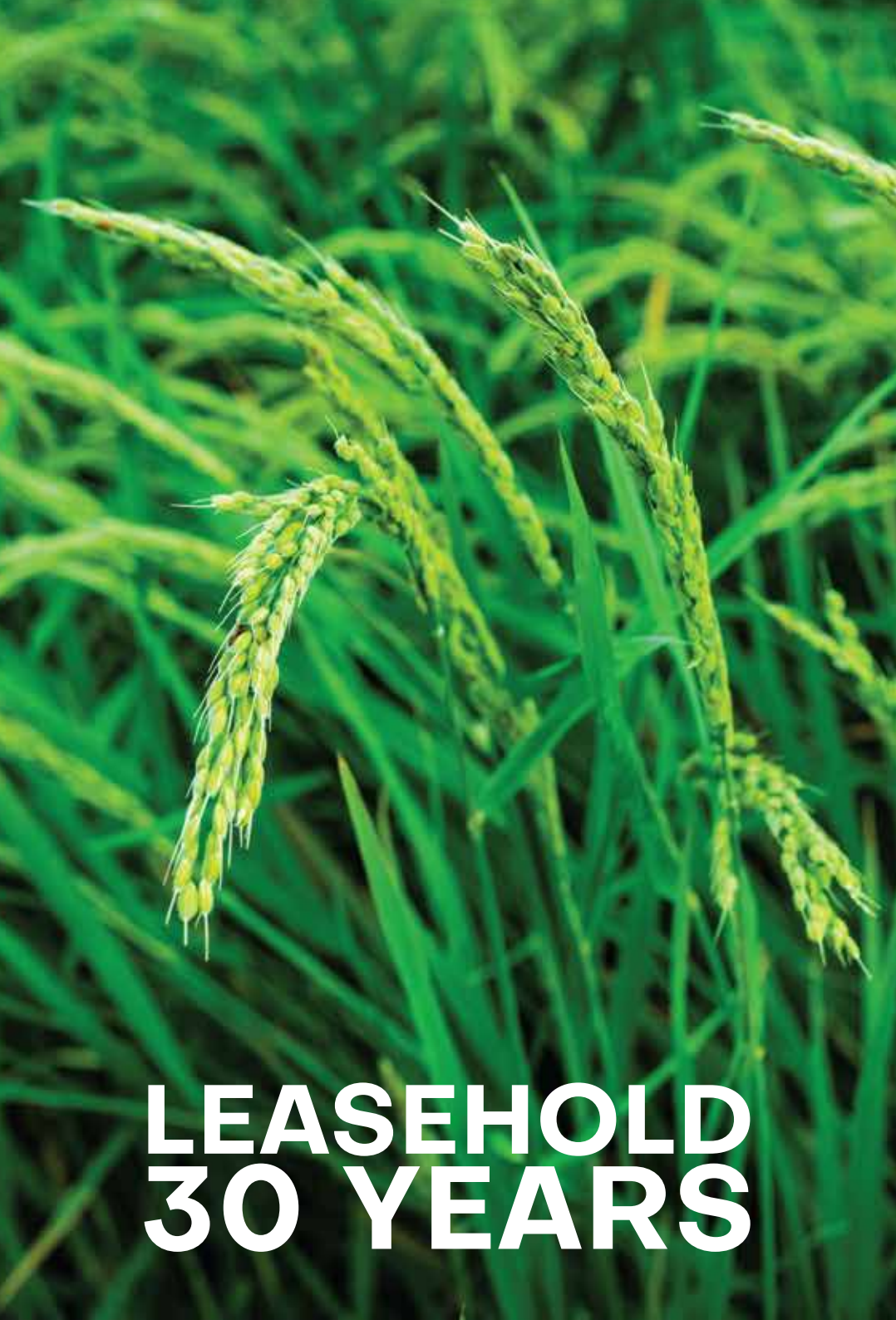
SAPPHIRE

Unit	Land Size (m ²)	Carport, Stairs + Terrace (m ²)	Total 1st Floor (m ²)	Living Area (m ²)	Terrace, Stairs + Garden (m ²)	Pool & Deck (m ²)	Total 2nd Floor (m ²)	Living Area (m ²)	Balcony (m ²)	Total 3rd Floor (m ²)	Rooftop (m ²)	Total Building (m ²)
No. 33	117.00	56.27	56.27	68.79	26.40	21.81	117.00	70.86	6.50	77.36	77.36	336.81
No. 35	117.00	56.27	56.27	68.79	26.40	21.81	117.00	70.86	6.50	77.36	77.36	336.81
No. 37	117.00	56.27	56.27	68.79	26.40	21.81	117.00	70.86	6.50	77.36	77.36	336.81
No. 39	117.00	56.27	56.27	68.79	26.40	21.81	117.00	70.86	6.50	77.36	77.36	336.81

TYPE

SAPPHIRE

OPTION 2
ENDLESS SWIMMING POOL
IN 2nd FLOORS



**LEASEHOLD
30 YEARS**

TYPE SAPPHIRE

3 BEDROOMS

1st FLOOR

 Carport

2nd FLOOR

 Living Room

 Dining Table

 Kitchen

 Powder Room

 Bedroom 1

 Bathroom 1

 Private Pool

3rd FLOOR

 Master Bedroom

 Master Bathroom

 Bedroom 2 with balcony

 Bathroom 2

 Balcony

Rooftop

 Dry Garden

 Dining Table

 Sun Lounger

 Mini Bar

Fully Furnished complete with Appliances

Floor Plan - 1st Floor

This architectural site plan illustrates the layout of a building complex. The main structure is a large rectangle with a total width of 10000 and a total depth of 11726. A dashed line indicates a specific area within the plan. A yellow circle with the number '1' is positioned near the bottom left corner of the main structure. A 3D inset image shows a perspective view of the building, with a white arrow pointing to a section labeled 'UP TO 2nd FLOOR'. The inset shows a modern building with a glass facade and a landscaped area with greenery. Dimensions for the inset are provided: 2925, 6075, 3150, and 5651. The main plan also includes dimensions for various sections: 1424, 1500, 4650, 3150, 5651, and 10000.



BELLEVUE

VILLA COMPLEX

TYPE SAPPHIRE

Floor Plan - 2nd Floor

-  1. Living Room
-  2. Dining Table
-  3. Kitchen
-  4. Powder Room
-  5. Bedroom 1
-  6. Bathroom 1
-  7. Private Pool

BELLEVUE

VILLA COMPLEX

TYPE SAPPHIRE

Floor Plan - 3rd Floor

-  1. Master Bedroom
-  2. Master Bathroom
-  3. Bedroom 2 with Balcony
-  4. Bathroom 2
-  5. Balcony





BELLEVUE

VILLA COMPLEX

TYPE SAPPHIRE

Floor Plan - Rooftop

-  1. Dry Garden
-  2. Dining Table
-  3. Sun Lounger
-  4. Mini Bar



Isometri 1st Floor



Isometri 2nd Floor

ISOMETRI



Isometri 3rd Floor

TYPE SAPPHIRE



Isometri Rooftop

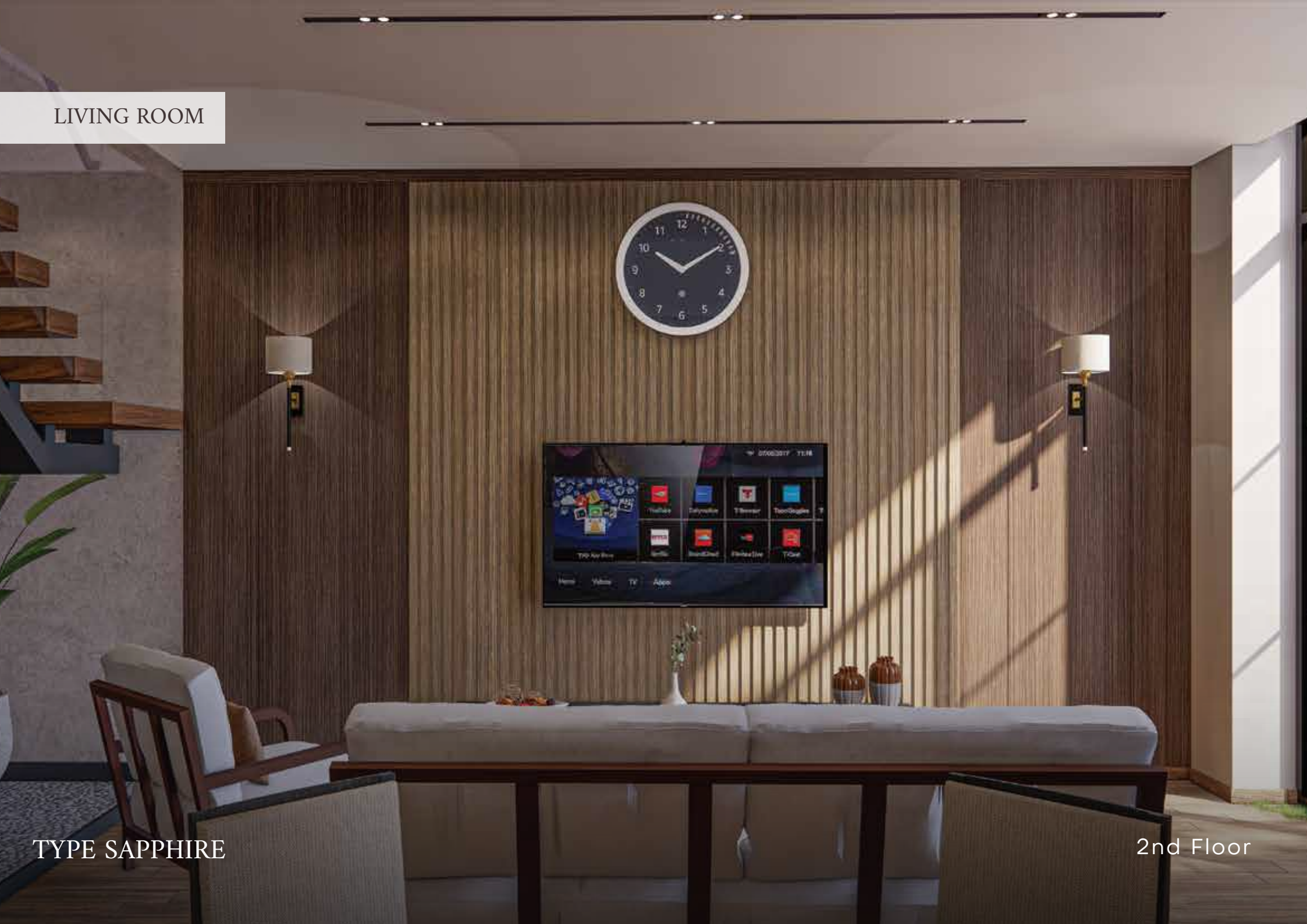
LIVING ROOM & KITCHEN



TYPE SAPPHIRE

2nd Floor

LIVING ROOM



TYPE SAPPHIRE

2nd Floor

KITCHEN

TYPE SAPPHIRE

2nd Floor



BEDROOM 1

TYPE SAPPHIRE

2nd Floor



BEDROOM 1



TYPE SAPPHIRE

2nd Floor

BATHROOM 1

TYPE SAPPHIRE

2nd Floor



PRIVATE POOL

TYPE SAPPHIRE

2nd Floor



PRIVATE POOL

TYPE SAPPHIRE

2nd Floor



MASTER BEDROOM

TYPE SAPPHIRE

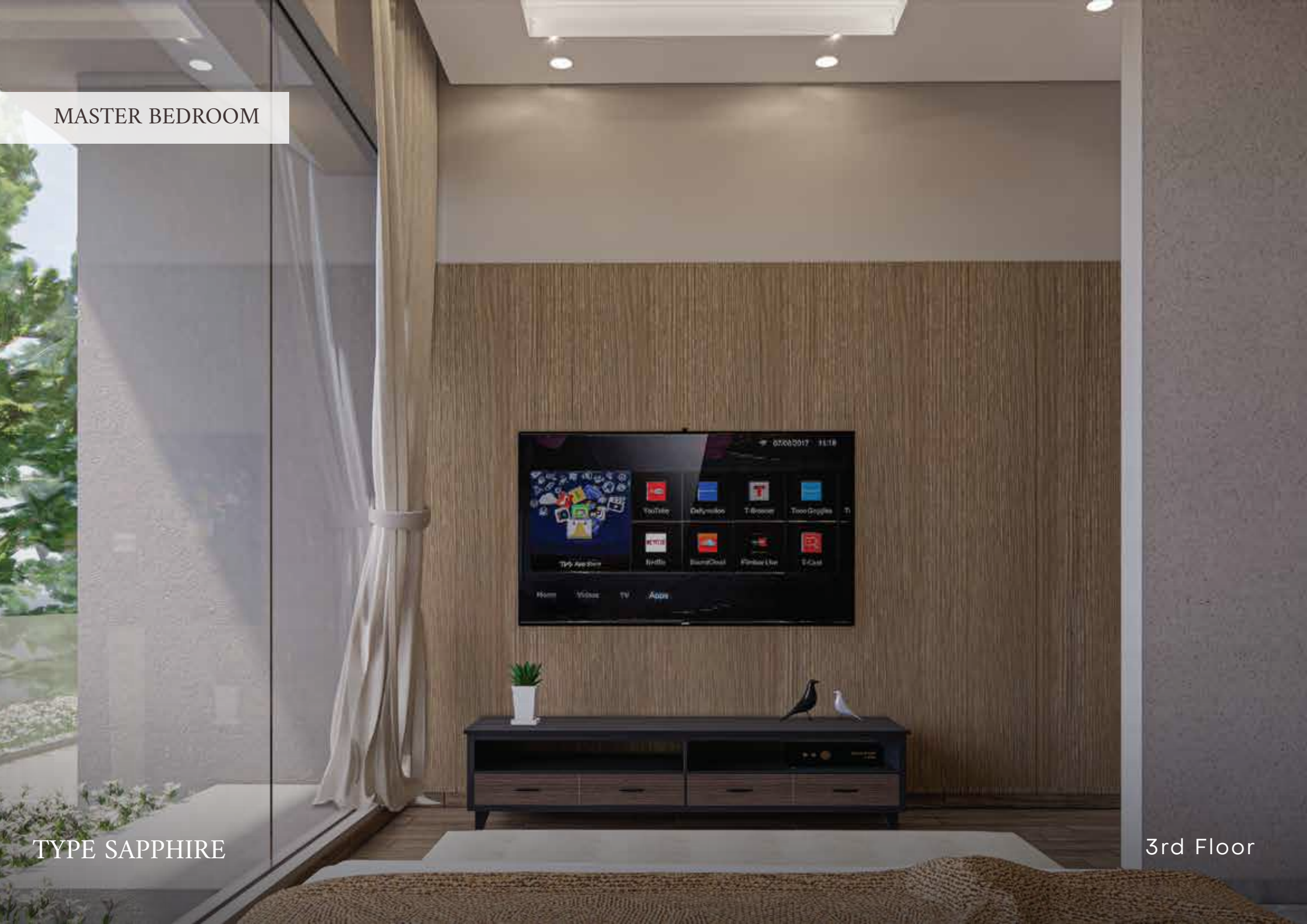
3rd Floor



MASTER BEDROOM

TYPE SAPPHIRE

3rd Floor



MASTER BATHROOM

TYPE SAPPHIRE



3rd Floor

BEDROOM 2



TYPE SAPPHIRE

3rd Floor

BEDROOM 2

TYPE SAPPHIRE

3rd Floor

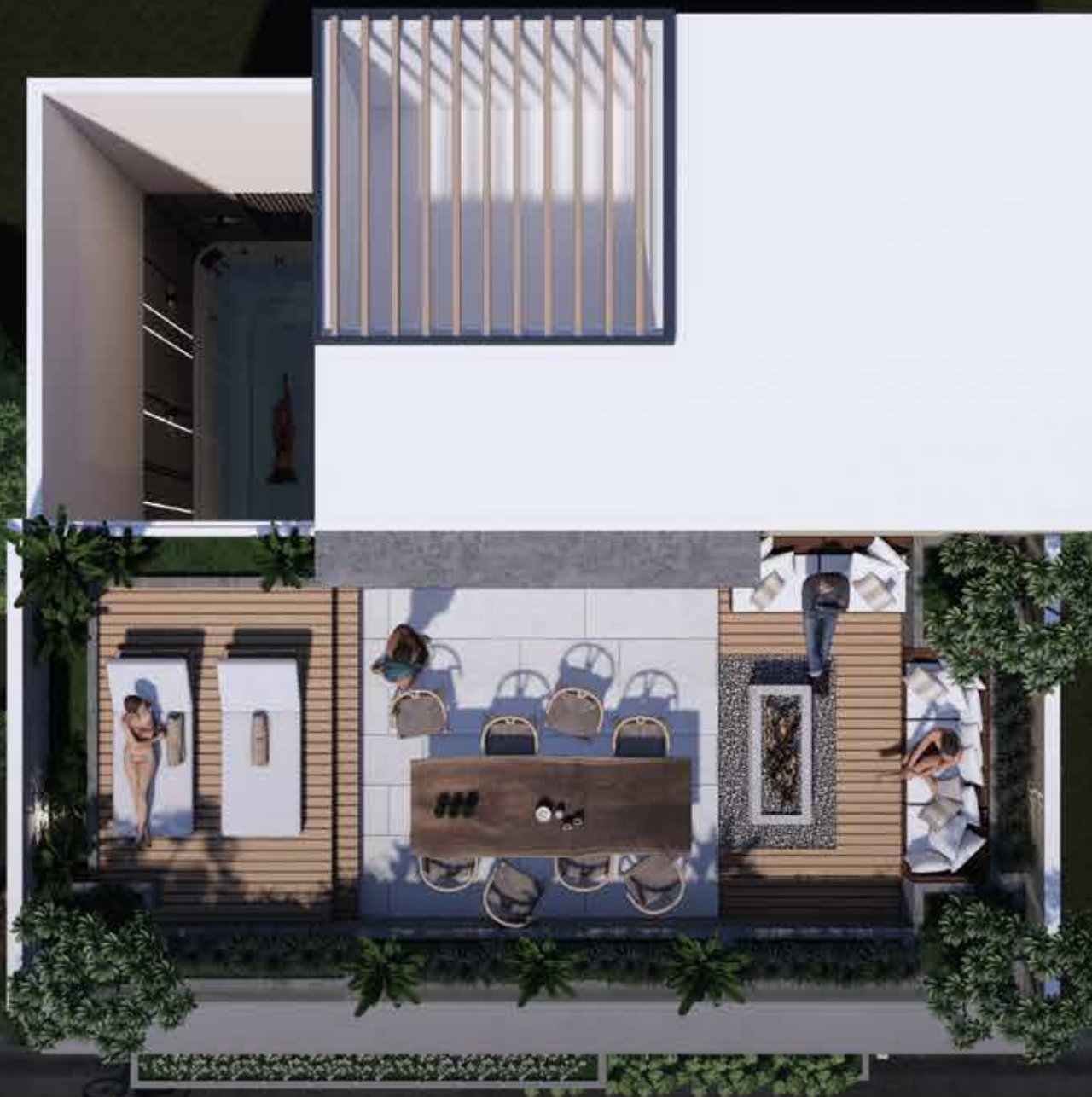


BATHROOM 2

TYPE SAPPHIRE

3rd Floor

ROOFTOP



TYPE SAPPHIRE

Rooftop

ROOFTOP

TYPE SAPPHIRE

Dry Garden & Dining Table



ROOFTOP



TYPE SAPPHIRE

Dry Garden & Dining Table

ROOFTOP

TYPE SAPPHIRE

Dining Table



ROOFTOP

TYPE SAPPHIRE

Dining Table



ROOFTOP

TYPE SAPPHIRE

Sun Lounger & Dining Table



ROOFTOP



TYPE SAPPHIRE

Sun Lounger & Dining Table

ROOFTOP

TYPE SAPPHIRE

Mini Bar



ROOFTOP

TYPE SAPPHIRE

Mini Bar



Details •

TYPE SAPPHIRE

1st Floor

Room	Specification
------	---------------



Carport

- Brick wall finish painting

2nd Floor

Room	Specification
------	---------------



Living Room

- Brick wall finish painting
- Vinyl tiles
- Stairs



Kitchen

- Brick wall finish painting
- Vinyl tiles



Bedroom 1

- Brick wall finish painting
- Vinyl tiles
- Sliding door
- Wall Panel



Bathroom 1

- Brick wall finish painting
- Ceramic tiles



Details

TYPE SAPPHIRE

3rd Floor

Room		Specification
	Master Bedroom	▪ Brick wall finish painting ▪ Vinyl tiles ▪ Sliding door
	Master Bathroom	▪ Brick wall finish painting ▪ Ceramic tiles
	Bedroom 2	▪ Brick wall finish painting ▪ Vinyl tiles ▪ Sliding door ▪ Wall Panel
	Bathroom 2	▪ Brick wall finish painting ▪ Ceramic tiles

Rooftop

Room		Specification
	Dining Table	▪ Ceramic tiles
	Sun Lounger	▪ Wood Floor





• Fully Furnished & Appliances

TYPE SAPPHIRE 2nd Floor

Room		Furniture, Decorations & Appliances	
	Living Room	▪ Sofa 2 seater ▪ Chair ▪ Coffee table ▪ Wall lamp	▪ Credenza TV ▪ Smart TV ▪ Wall Panel
	Kitchen	▪ Kitchen Set ▪ Island Table ▪ Pendant Lamp	▪ Refrigerator ▪ Sink + Faucet ▪ Stove + Hood
	Dining Table	▪ Chair ▪ Table Quartz	
	Bedroom 1	▪ Bed + Matrass ▪ Nacash ▪ Lamp for Nacash	▪ Air Conditioner ▪ Smart TV ▪ Credenza TV ▪ Wall Panel ▪ Curtain
	Bathroom 1	▪ LED Mirror ▪ Vanity Sink & Faucet ▪ Shower Glass Door ▪ Shower Tray ▪ Shower Set	▪ Toilet Glass & Door ▪ Toilet
	Private Pool	▪ Endless Swimming pool	



• Fully Furnished & Appliances

TYPE SAPPHIRE 3rd Floor

Room		Furniture, Decorations & Appliances	
	Master Bedroom	▪ Bed + Matrass	▪ Air Conditioner
		▪ Wardrobe	▪ Wall Panel
	Master Bathroom	▪ Nacash	▪ Curtain
		▪ Lamp for Nacash	▪ TV Wall
	Bedroom 2	▪ Partition	▪ Credenza TV
			▪ Smart TV
	Bathroom 2	▪ LED Mirror	▪ Toilet Glass Door
		▪ Vanity Sink & Faucet	▪ Toilet
	Bedroom 2	▪ Wardrobe	▪ Shower Glass Door
		▪ Nacash	▪ Shower Tray
	Bathroom 2	▪ Lamp for Nacash	▪ Shower Set
	Bedroom 2	▪ Air Conditioner	
		▪ Smart TV	
	Bathroom 2	▪ Partition	
		▪ Wall Panel	
	Bedroom 2	▪ Credenza TV	



• Fully Furnished & Appliances

TYPE SAPPHIRE Rooftop

Room

Furniture, Decorations & Appliances



Dry Garden

- Sofa
- Chair
- Table
- Sun Lounger



Mini Bar

- Shelves
- Lamp
- Table Quartz
- Mini Kitchen
- Chair

TYPE

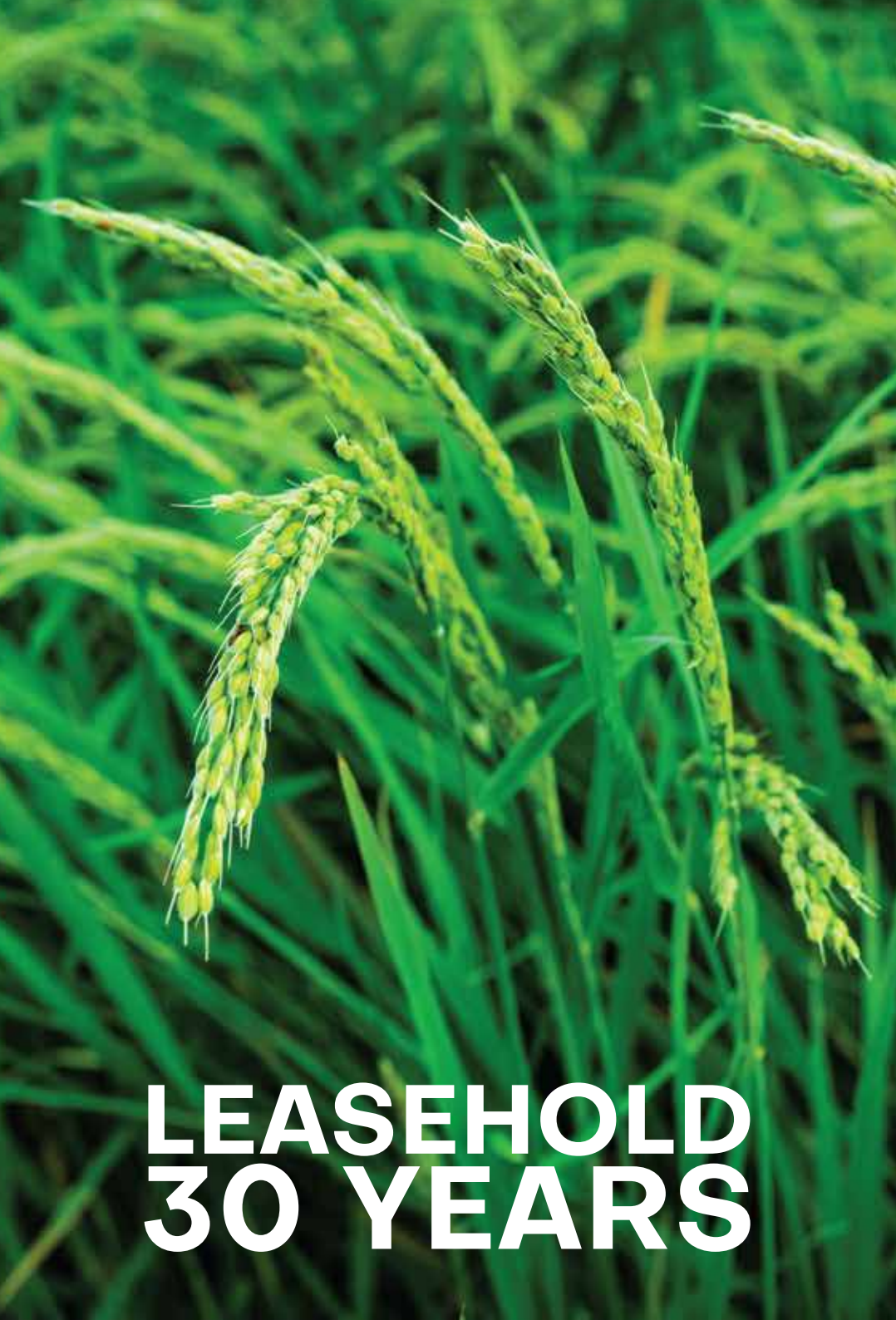
SAPPHIRE

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	Total 2nd Floor (m ²)	Living Area (m ²)	Balcony (m ²)	Total 3rd Floor (m ²)	Rooftop (m ²)	Total Building (m ²)
No. 33	117.00	45.53	15.23	60.76	76.11	27.88	103.99	72.50	6.50	79.00	91.00	334.75
No. 35	117.00	45.53	15.23	60.76	76.11	27.88	103.99	72.50	6.50	79.00	91.00	334.75
No. 37	117.00	45.53	15.23	60.76	76.11	27.88	103.99	72.50	6.50	79.00	91.00	334.75
No. 39	117.00	45.53	15.23	60.76	76.11	27.88	103.99	72.50	6.50	79.00	91.00	334.75

TYPE

SAPPHIRE

OPTION 1
ENDLESS SWIMMING POOL
IN ROOFTOP



**LEASEHOLD
30 YEARS**

TYPE SAPPHIRE

3 BEDROOMS

1st FLOOR

 Carport

2nd FLOOR

 Living Room

 Kitchen

 Powder Room

 Master Bedroom
with Balcony

 Master Bathroom with
Jacuzzi & Shower

3rd FLOOR

 Bedroom 1

 Bathroom 1

 Bedroom 2

 Bathroom 2

 Balcony

Rooftop

 Private Pool

 Dry Garden

Fully Furnished complete with Appliances

BUILDING EXTERIOR

TYPE SAPPHIRE
No. Units 1, 3, 5, 7, 9, 11



BUILDING EXTERIOR

TYPE SAPPHIRE
No. Units 1, 3, 5, 7, 9, 11



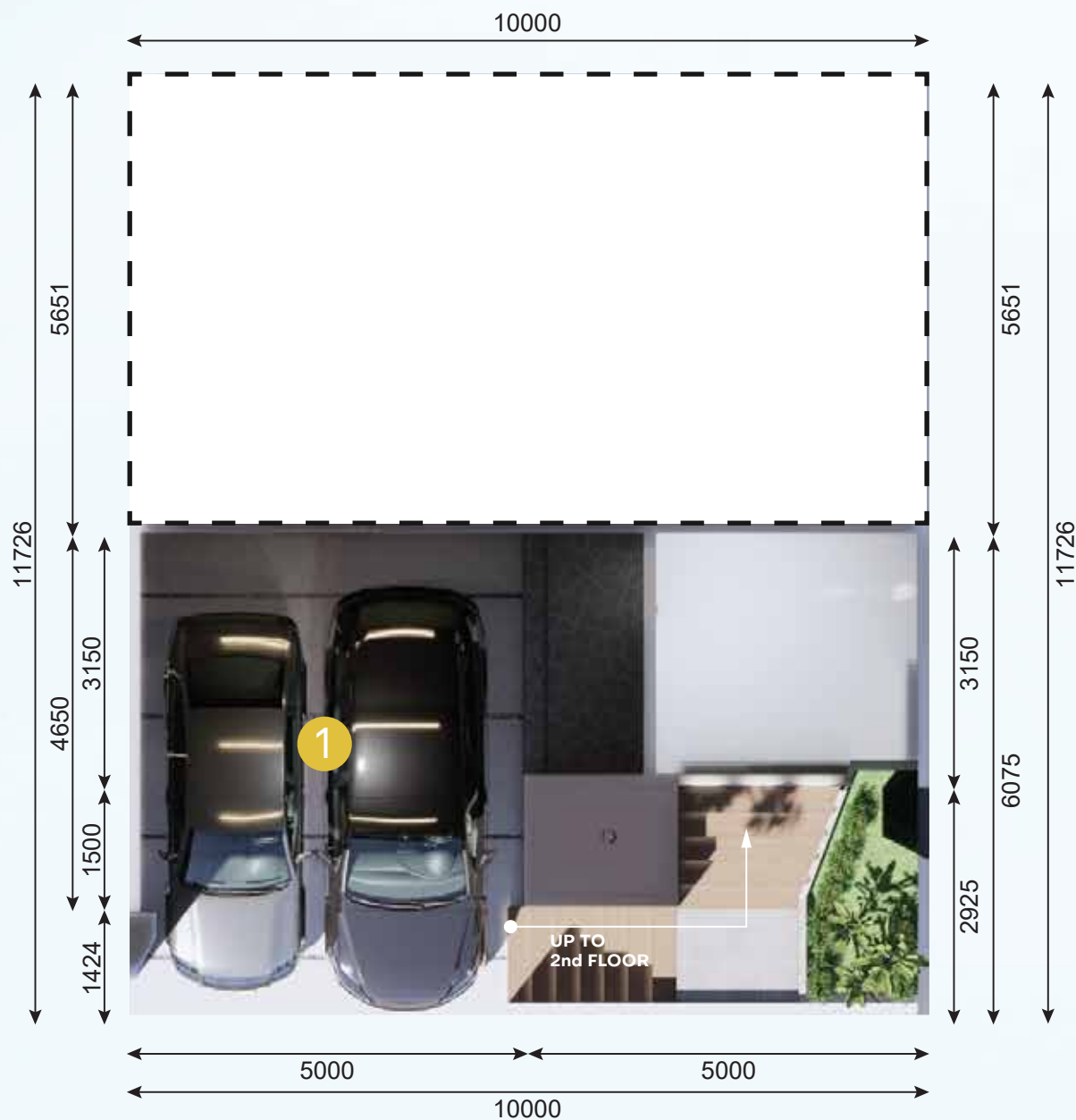
BELLEVUE

VILLA COMPLEX

TYPE SAPPHIRE

Floor Plan - 1st Floor

 1. Carport



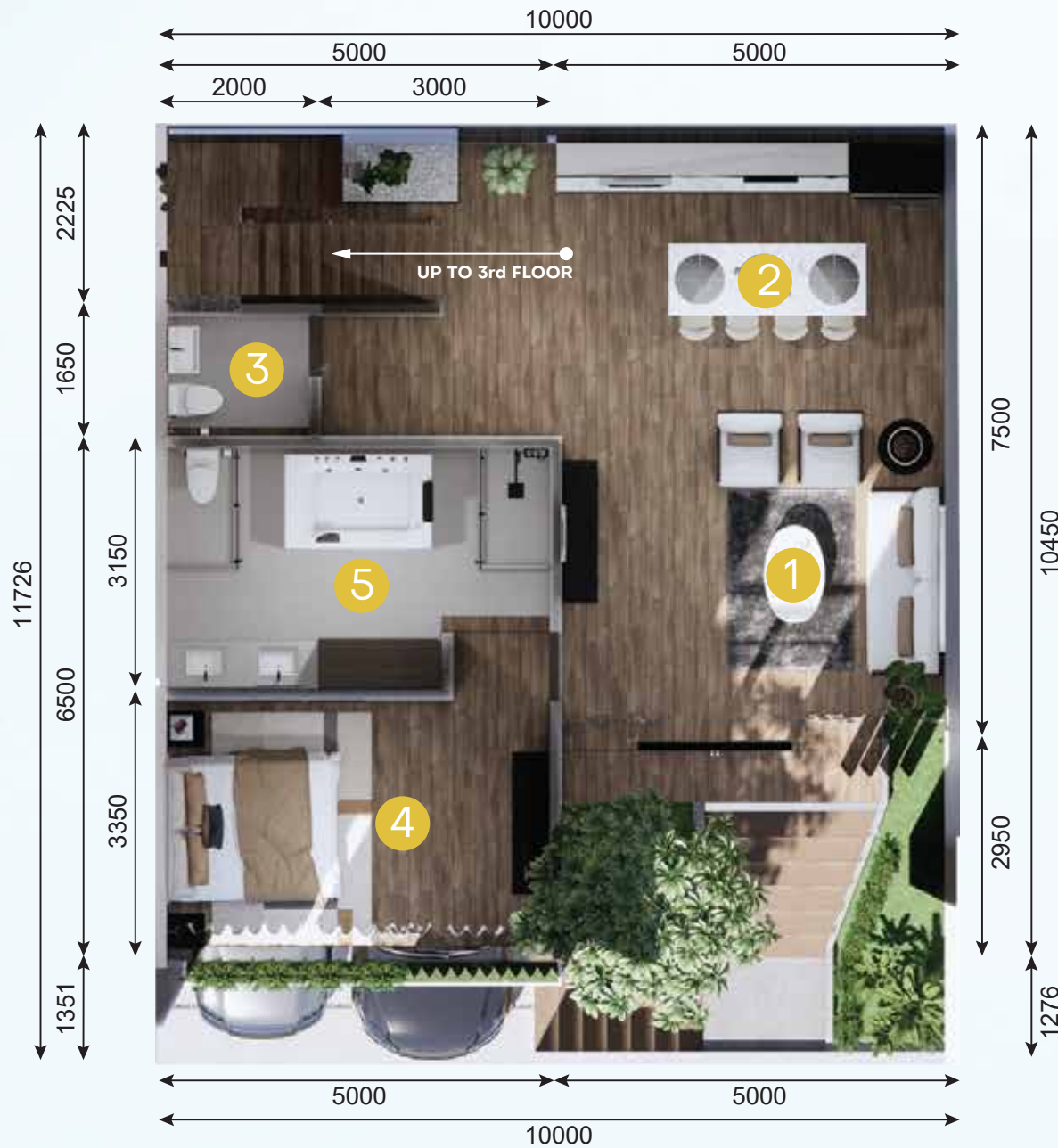
BELLEVUE

VILLA COMPLEX

TYPE SAPPHIRE

Floor Plan - 2nd Floor

-  1. Living Room
-  2. Kitchen
-  3. Powder Room
-  4. Master Bedroom
-  5. Master Bathroom





BELLEVUE

VILLA COMPLEX

TYPE SAPPHIRE

Floor Plan - 3rd Floor

-  1. Bedroom 1
-  2. Bathroom 1
-  3. Bedroom 2
-  4. Bathroom 2
-  5. Balcony



BELLEVUE

VILLA COMPLEX

TYPE SAPPHIRE

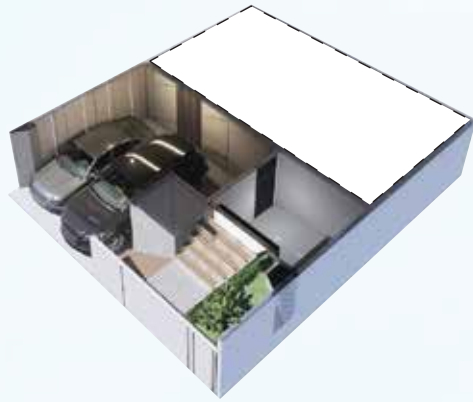
Floor Plan - Rooftop



1. Private Pool



2. Dry Garden



Isometri 1st Floor



Isometri 2nd Floor

ISOMETRI

TYPE SAPPHIRE



Isometri 3rd Floor



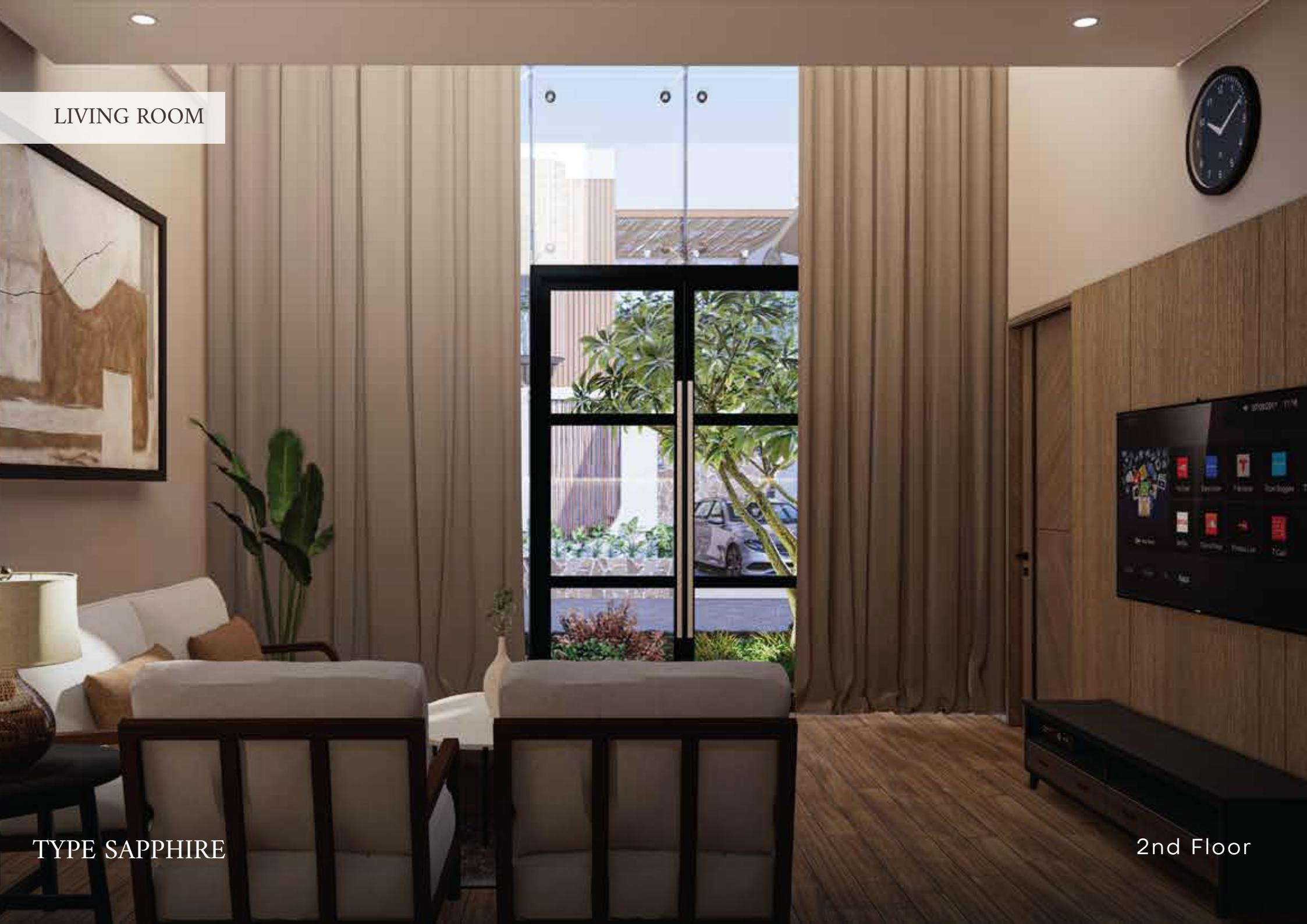
Isometri Rooftop

LIVING ROOM & KITCHEN

TYPE SAPPHIRE

2nd Floor

LIVING ROOM



TYPE SAPPHIRE

2nd Floor

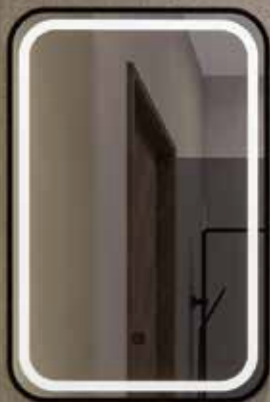
KITCHEN



TYPE SAPPHIRE

2nd Floor

POWDER ROOM



TYPE SAPPHIRE

2nd Floor

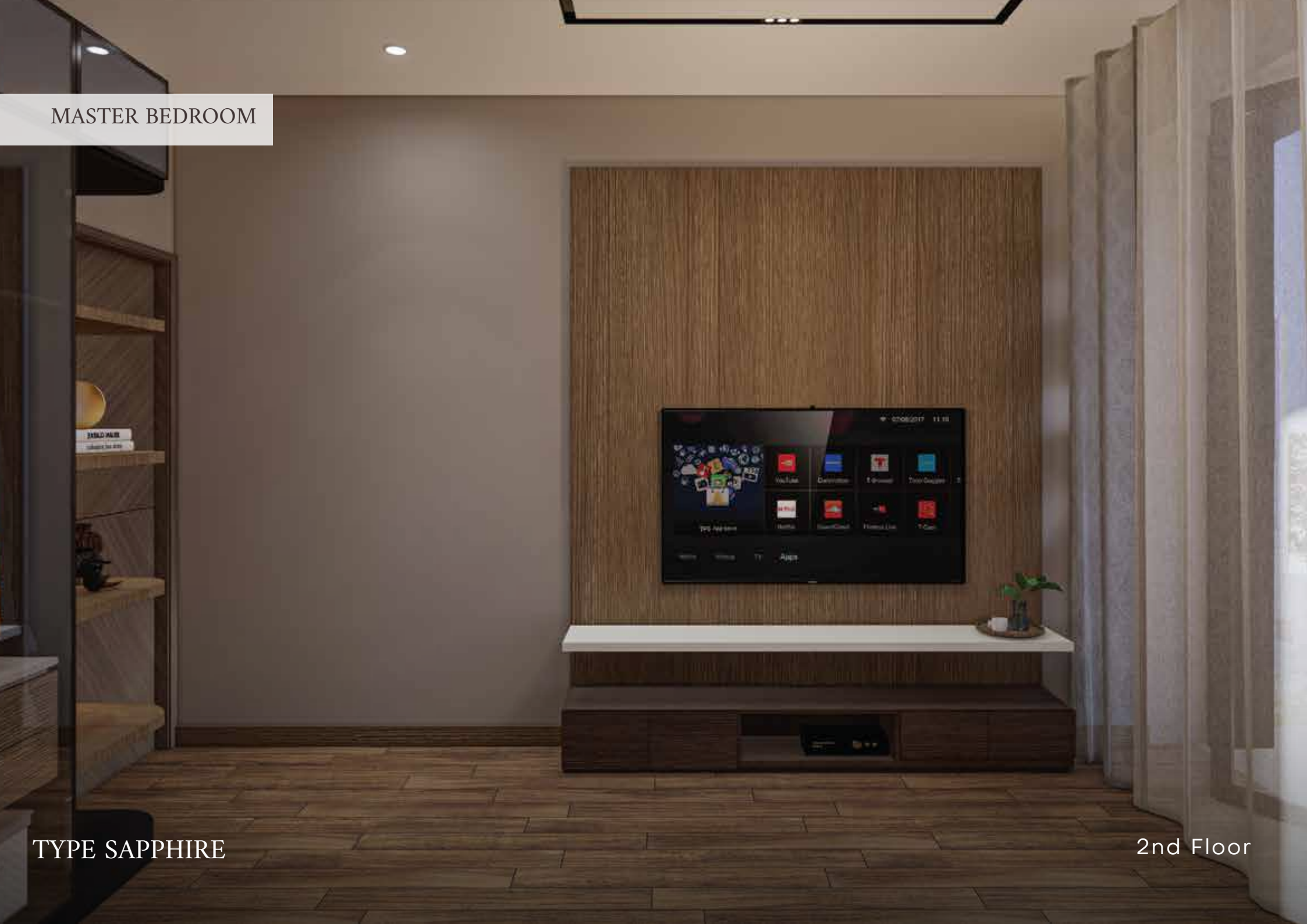
MASTER BEDROOM



TYPE SAPPHIRE

2nd Floor

MASTER BEDROOM



TYPE SAPPHIRE

2nd Floor

MASTER BEDROOM



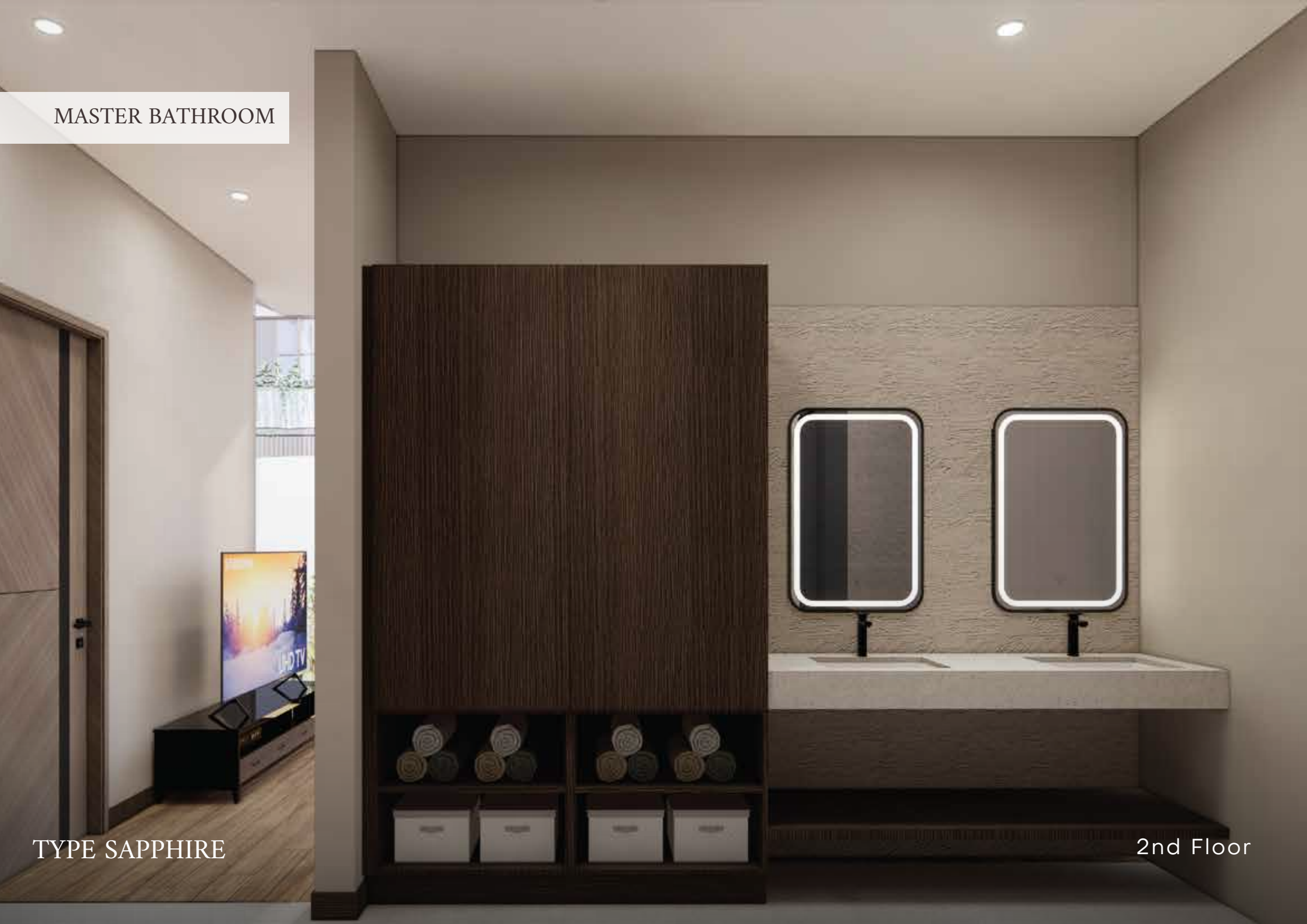
TYPE SAPPHIRE

2nd Floor

MASTER BATHROOM

TYPE SAPPHIRE

2nd Floor



MASTER BATHROOM



TYPE SAPPHIRE

2nd Floor

BEDROOM 1

TYPE SAPPHIRE

3rd Floor



BEDROOM 1

TYPE SAPPHIRE

3rd Floor



BATHROOM 1



TYPE SAPPHIRE



3rd Floor

BEDROOM 2

TYPE SAPPHIRE

3rd Floor



BEDROOM 2



TYPE SAPPHIRE



3rd Floor

BATHROOM 2

TYPE SAPPHIRE

3rd Floor



ROOFTOP



TYPE SAPPHIRE

Rooftop

ROOFTOP

TYPE SAPPHIRE

Dry Garden



ROOFTOP



TYPE SAPPHIRE

Dry Garden

ROOFTOP

TYPE SAPPHIRE

Jacuzzi



Endless Swim Area

ROOFTOP

TYPE SAPPHIRE

Private pool



ROOFTOP



TYPE SAPPHIRE

Private pool

ROOFTOP



TYPE SAPPHIRE

Private pool

Details

TYPE SAPPHIRE

1st Floor

Room	Specification
------	---------------



Carport

- Brick wall finish painting

2nd Floor

Room	Specification
------	---------------



Living Room

- Brick wall finish painting
- Ceramic tiles
- Sliding door



Kitchen

- Brick wall finish painting
- Vinyl tiles



Powder Room

- Brick wall finish painting
- Ceramic tile



Master Bedroom
With Balcony

- Brick wall finish painting
- Vinyl tiles
- Sliding door
- Wall Panel



Master Bathroom

- Brick wall finish painting
- Ceramic tiles



Details •

TYPE SAPPHIRE

3rd Floor

Room		Specification
	Bedroom 1	▪ Brick wall finish painting ▪ Vinyl tiles ▪ Sliding door
	Bedroom 2	▪ Brick wall finish painting ▪ Vinyl tiles ▪ Sliding door ▪ Wall Panel
	Bathroom 1	▪ Brick wall finish painting ▪ Ceramic tiles
	Bathroom 2	▪ Brick wall finish painting ▪ Ceramic tiles

Rooftop

Room		Specification
	Private Pool	
	Dry Garden	





• Fully Furnished & Appliances

TYPE SAPPHIRE 2nd Floor

Room		Furniture, Decorations & Appliances	
	Living Room	▪ Sofa 2 seater ▪ 2 Chair ▪ Coffee table ▪ Credenza TV ▪ Smart TV ▪ TV Wall	
	Kitchen	▪ Kitchen Set ▪ Sink + Faucet ▪ Stove + Hood ▪ Pendant Lamp ▪ Refrigerator ▪ Island Table ▪ Chair	
	Master Bedroom	▪ Bed + Matrass ▪ Nacash ▪ Lamp for Nacash ▪ Wall Panel ▪ Wardrobe ▪ Curtain	▪ Air Conditioner ▪ Smart TV ▪ TV Wall ▪ Credenza TV
	Master Bathroom	▪ Vanity Sink & Faucet ▪ LED Mirror ▪ Wardrobe ▪ Shower Glass Door ▪ Shower Tray ▪ Shower Set	▪ Jacuzzi ▪ Toilet Glass Door ▪ Toilet



• Fully Furnished & Appliances

TYPE SAPPHIRE 3rd Floor

Room		Furniture, Decorations & Appliances	
	Bedroom 1	▪ Bed + Matrass ▪ Nacash ▪ Lamp for Nacash ▪ Wall Panel ▪ Wardrobe	▪ Air Conditioner ▪ Credenza TV ▪ Smart TV
	Bathroom 1	▪ Vanity Sink & Faucet ▪ LED Mirror ▪ Shower Glass Door ▪ Shower Tray ▪ Shower Set	▪ Toilet
	Bedroom 2	▪ Bed + Matrass ▪ Nacash ▪ Lamp for Nacash ▪ Wall Panel ▪ Wardrobe	▪ Air Conditioner ▪ Credenza TV ▪ Smart TV
	Bathroom 2	▪ Vanity Sink & Faucet ▪ LED Mirror ▪ Shower Glass Door ▪ Shower Tray ▪ Shower Set	▪ Toilet



• Fully Furnished & Appliances

TYPE SAPPHIRE Rooftop

Room

Furniture, Decorations & Appliances



Private Pool

- Sun Lounger
- Endless Swimming Pool



Dry Garden

- Sofa
- Chair

