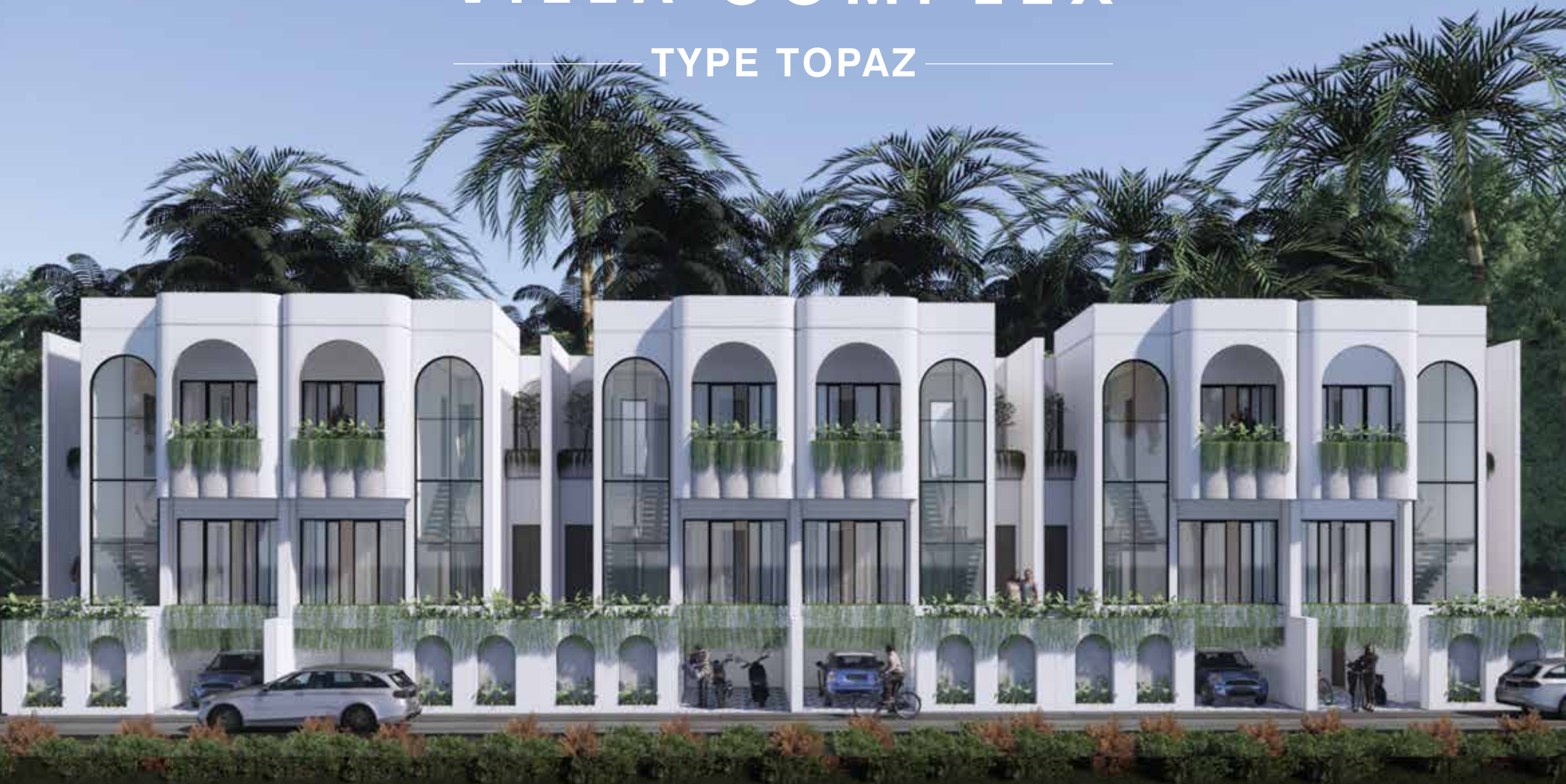


2025/10/22

BELLEVUE

VILLA COMPLEX

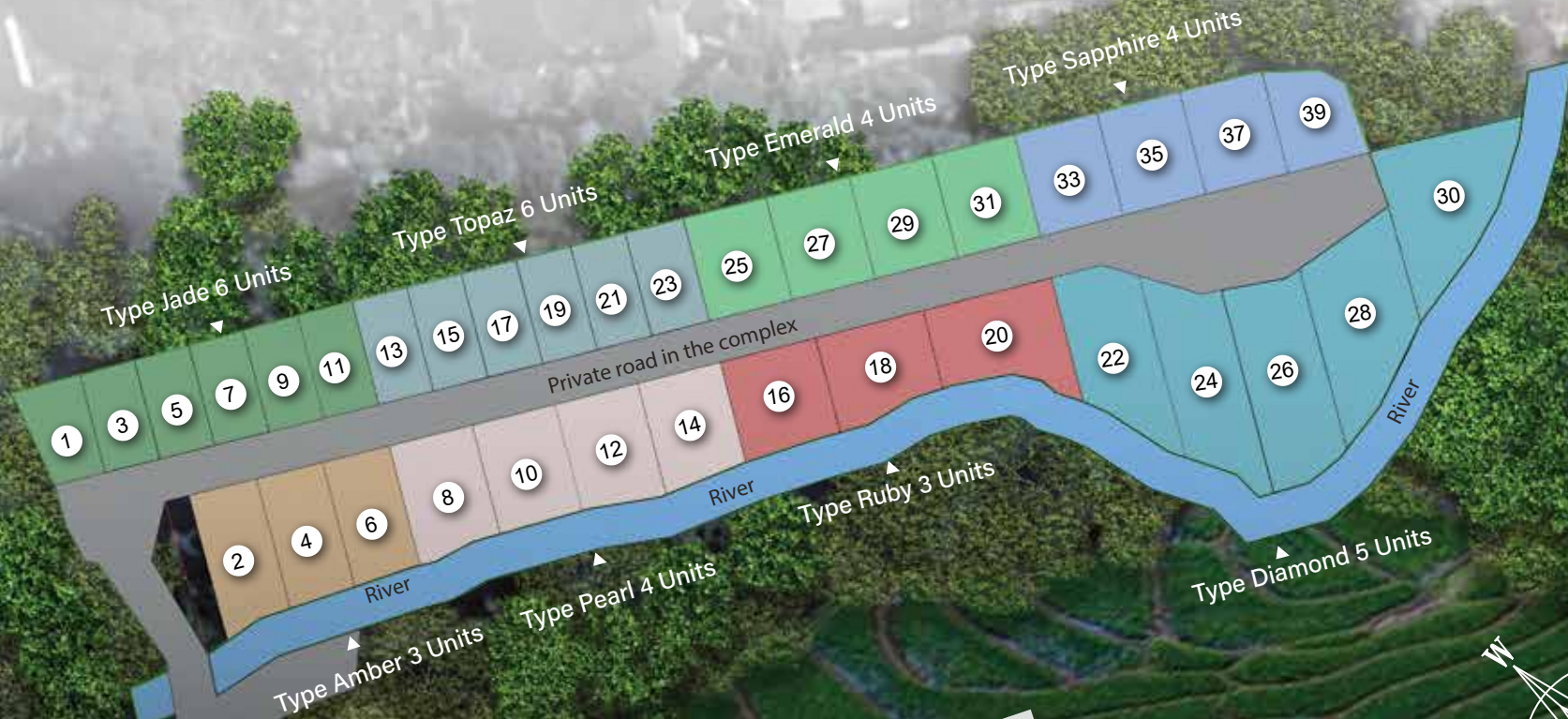
TYPE TOPAZ





MASTER PLAN

Neighborhoods



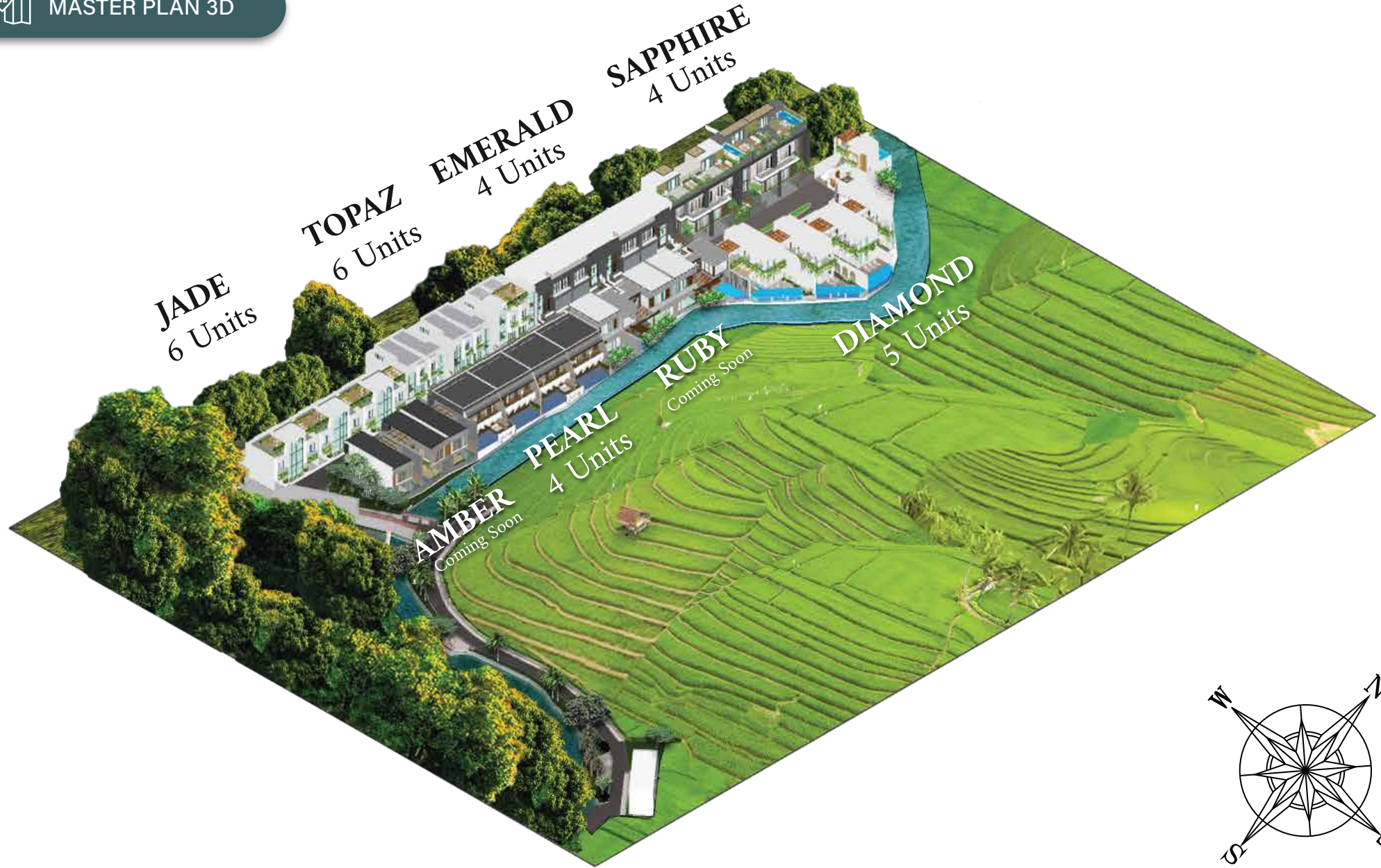
Rice Field Views



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

www.Young-Properties.com 

Youngpropertiesgroup 

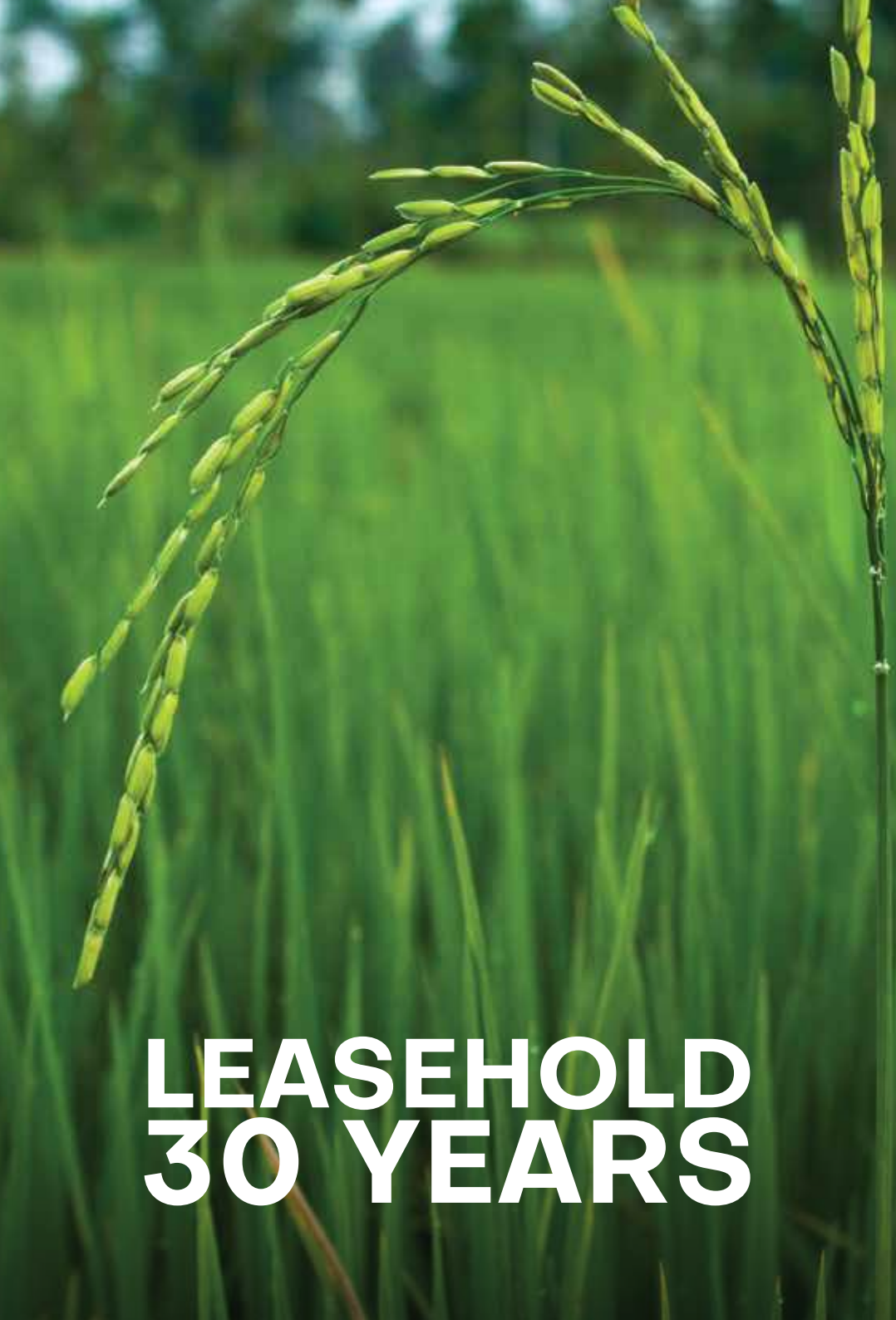
Youngproperties 

Youngproperties 

Youngpropertiesgroup 

TYPE TOPAZ

Unit	Land Size (m ²)	Living Area (m ²)	Function Room (m ²)	Total 1st Floor (m ²)	Living Area (m ²)	Pool & Deck + garden (m ²)	Total 2nd Floor (m ²)	Living Area (m ²)	Balcony Master Bedroom (m ²)	Balcony Bedroom (m ²)	Garden (m ²)	Total 3rd Floor (m ²)	Total Building (m ²)
No. 13	83.15	25.15	14.90	40.05	48.69	23.13	71.82	50.36	3.84	4.10	4.55	62.85	174.71
No. 15	83.20	25.15	14.90	40.05	48.69	23.13	71.82	50.36	3.84	4.10	4.55	62.85	174.71
No. 17	83.20	25.15	14.90	40.05	48.69	23.13	71.82	50.36	3.84	4.10	4.55	62.85	174.71
No. 19	83.20	25.15	14.90	40.05	48.69	23.13	71.82	50.36	3.84	4.10	4.55	62.85	174.71
No. 21	83.25	25.15	14.90	40.05	48.69	23.13	71.82	50.36	3.84	4.10	4.55	62.85	174.71
No. 23	83.55	25.15	14.90	40.05	48.69	23.13	71.82	50.36	3.84	4.10	4.55	62.85	174.71



**LEASEHOLD
30 YEARS**

TYPE TOPAZ

 **2 BEDROOMS**

1st FLOOR

 Carport (1 cars)

2nd FLOOR

 Living Room

 Private Pool (2.65 x 6 mtrs)

 Kitchen

 Powder Room

3rd FLOOR

 Master Bedroom with Balcony

 Master Bathroom with Shower

 1 Bedroom with Balcony

 1 Bathroom with Shower

Fully Furnished complete with Appliances

BUILDING EXTERIOR



No. Units 13, 15, 17, 19, 21, 23

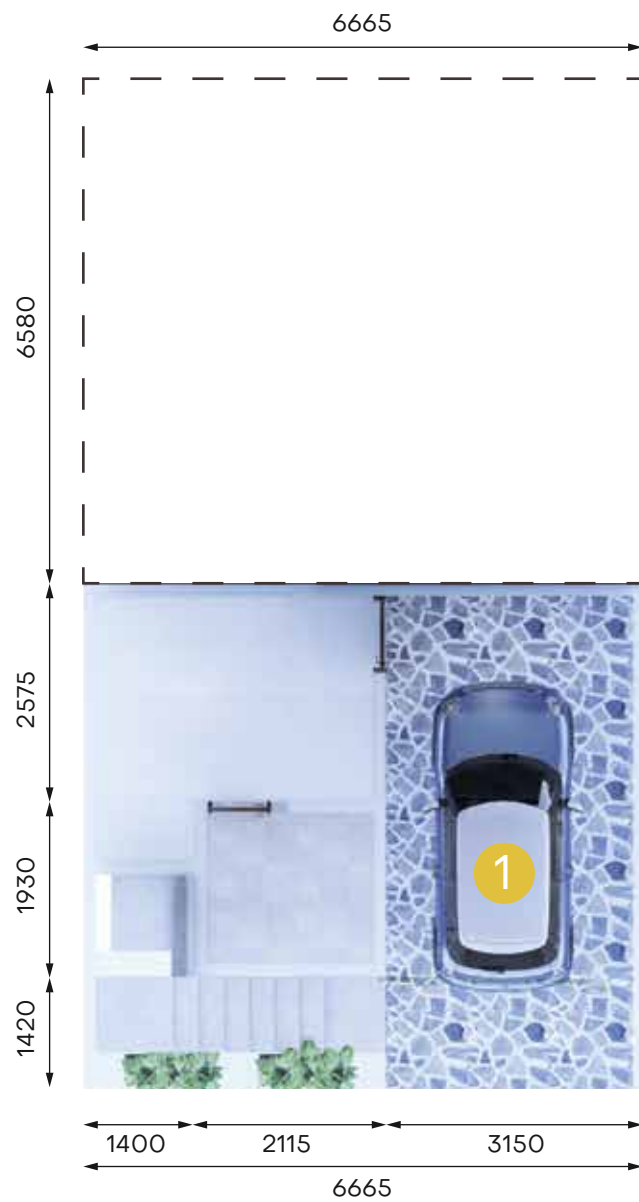
BUILDING EXTERIOR

No. Units 13, 15, 17, 19, 21, 23

BUILDING EXTERIOR



No. Units 13, 15, 17, 19, 21, 23



BELLEVUE

VILLA COMPLEX

TYPE TOPAZ

Floor Plan - 1st Floor

 1. Carport



BELLEVUE

VILLA COMPLEX

TYPE TOPAZ

Floor Plan - 2nd Floor

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



BELLEVUE

VILLA COMPLEX

TYPE TOPAZ

Floor Plan - 3rd Floor

 1. Master Bedroom

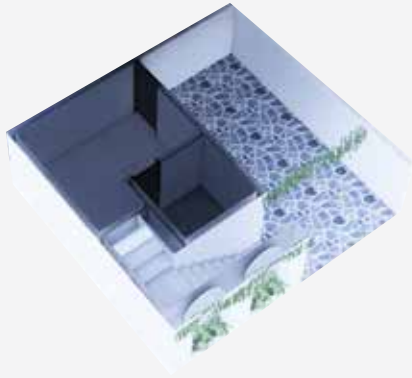
 2. Balcony

 3. Master Bathroom

 4. Bedroom

 5. Bathroom

ISOMETRI



Isometri 1st Floor



Isometri 2nd Floor



Isometri 3rd Floor

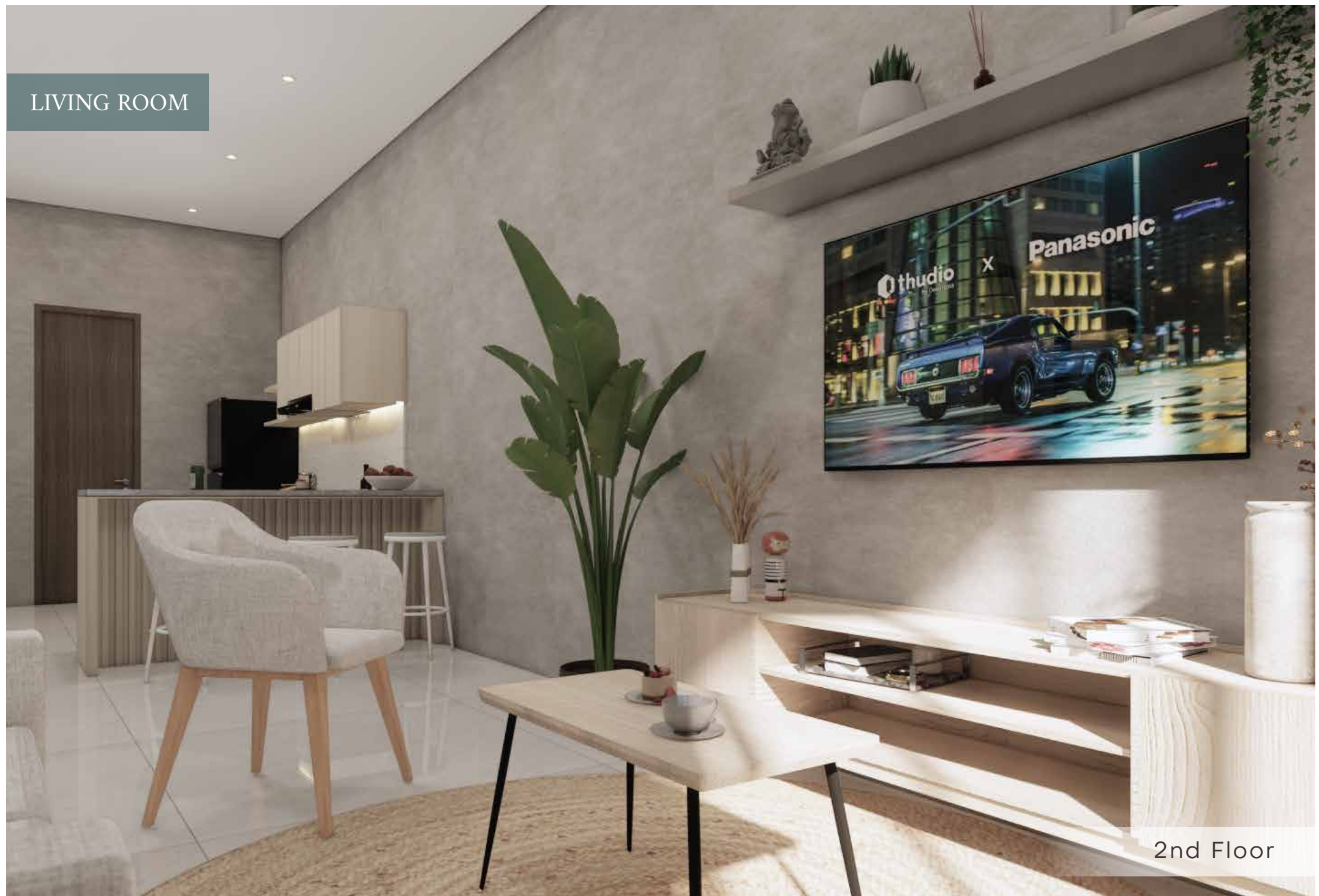
TYPE TOPAZ

LIVING ROOM

2nd Floor



LIVING ROOM



2nd Floor

KITCHEN

2nd Floor



KITCHEN



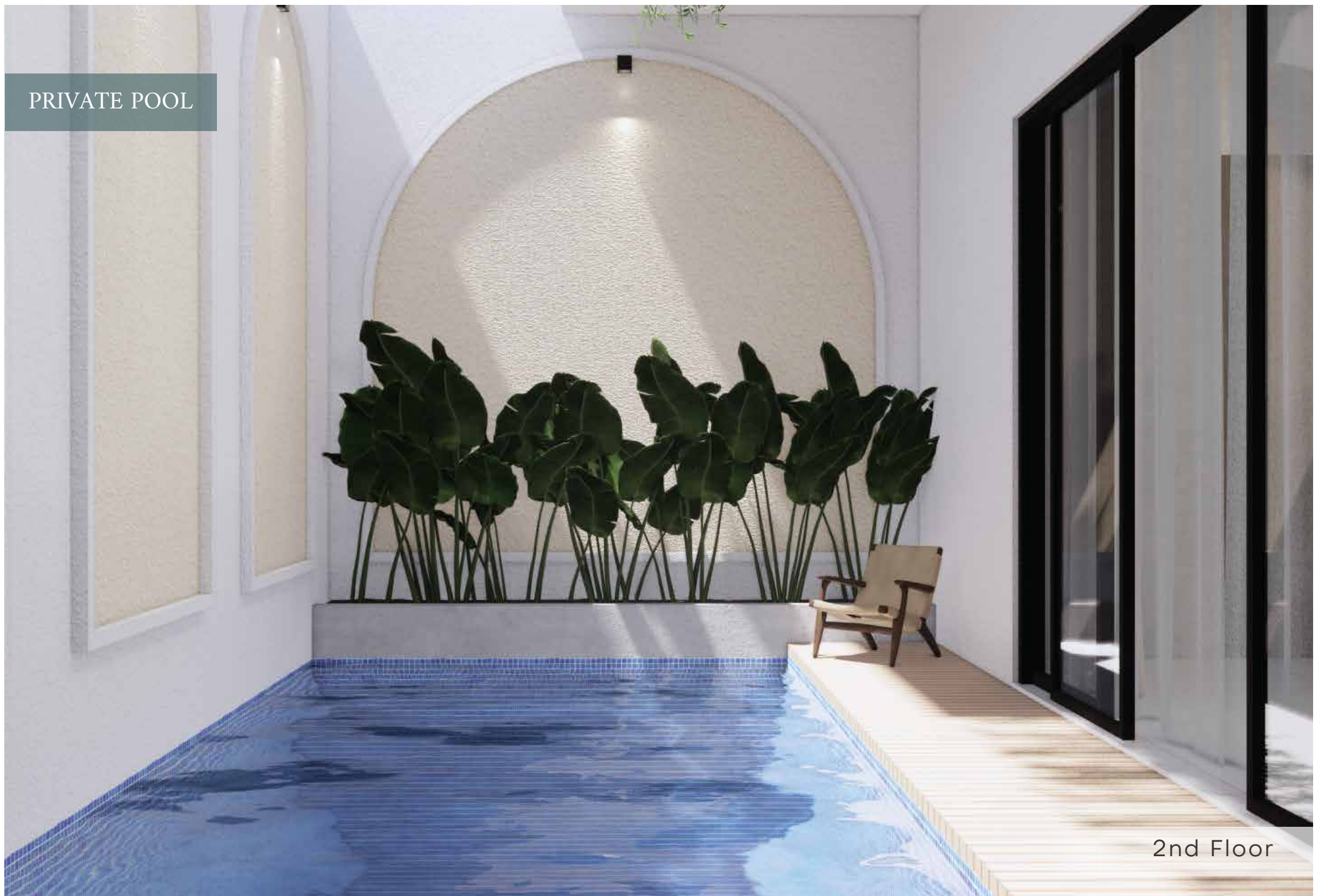
2nd Floor

A modern kitchen interior featuring light-colored wood cabinetry with vertical grain details. The upper cabinets are wall-mounted, and the lower cabinets form an L-shape with a central island. The countertop is a light-colored marble with subtle veining. A black range hood is installed under the upper cabinets. The backsplash is a light-colored wall with a subtle texture. A large green plant is placed on the island. In the background, a small shelf holds decorative items, and a framed picture is visible on the wall.

KITCHEN

2nd Floor

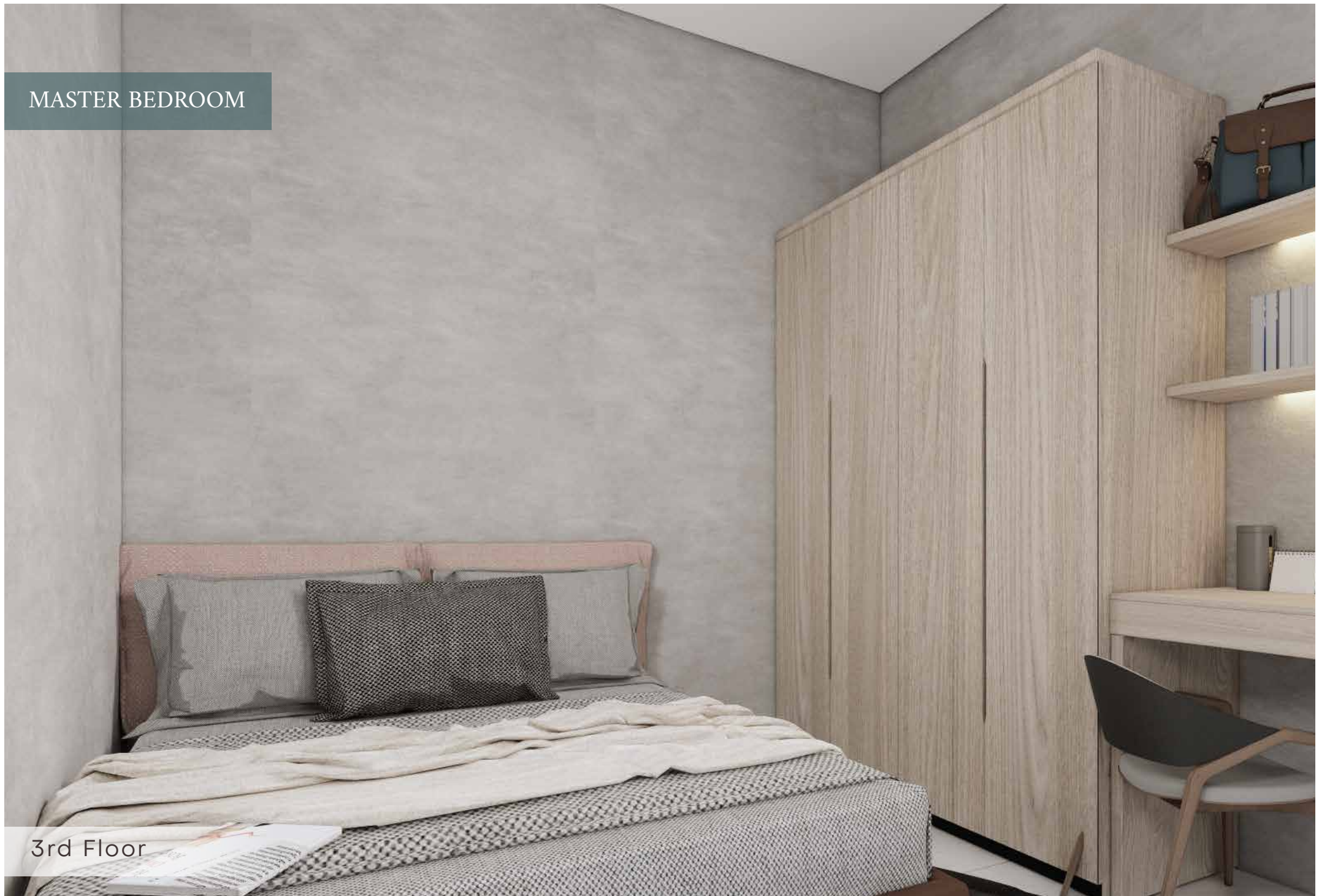
PRIVATE POOL



2nd Floor

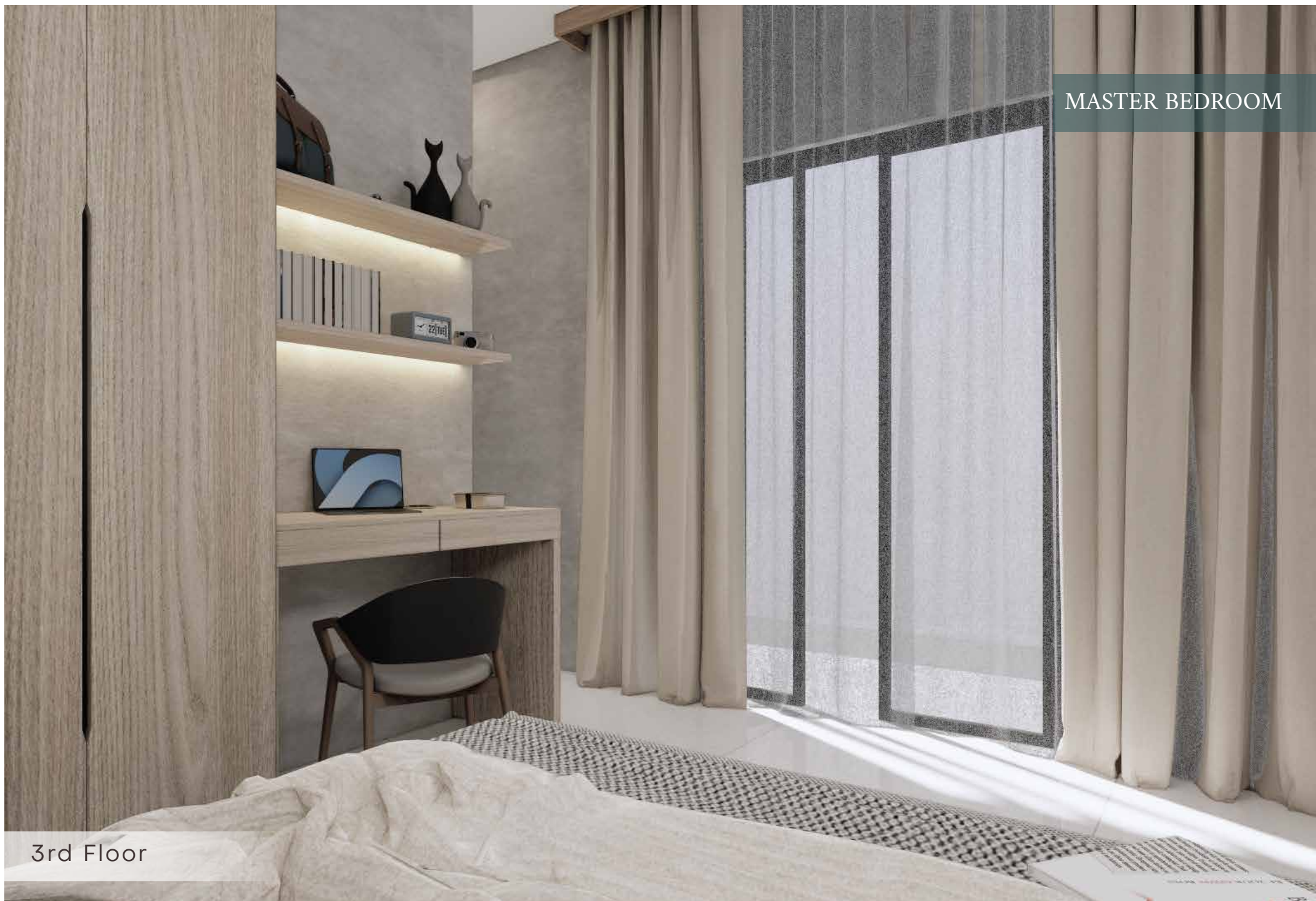
MASTER BEDROOM

3rd Floor

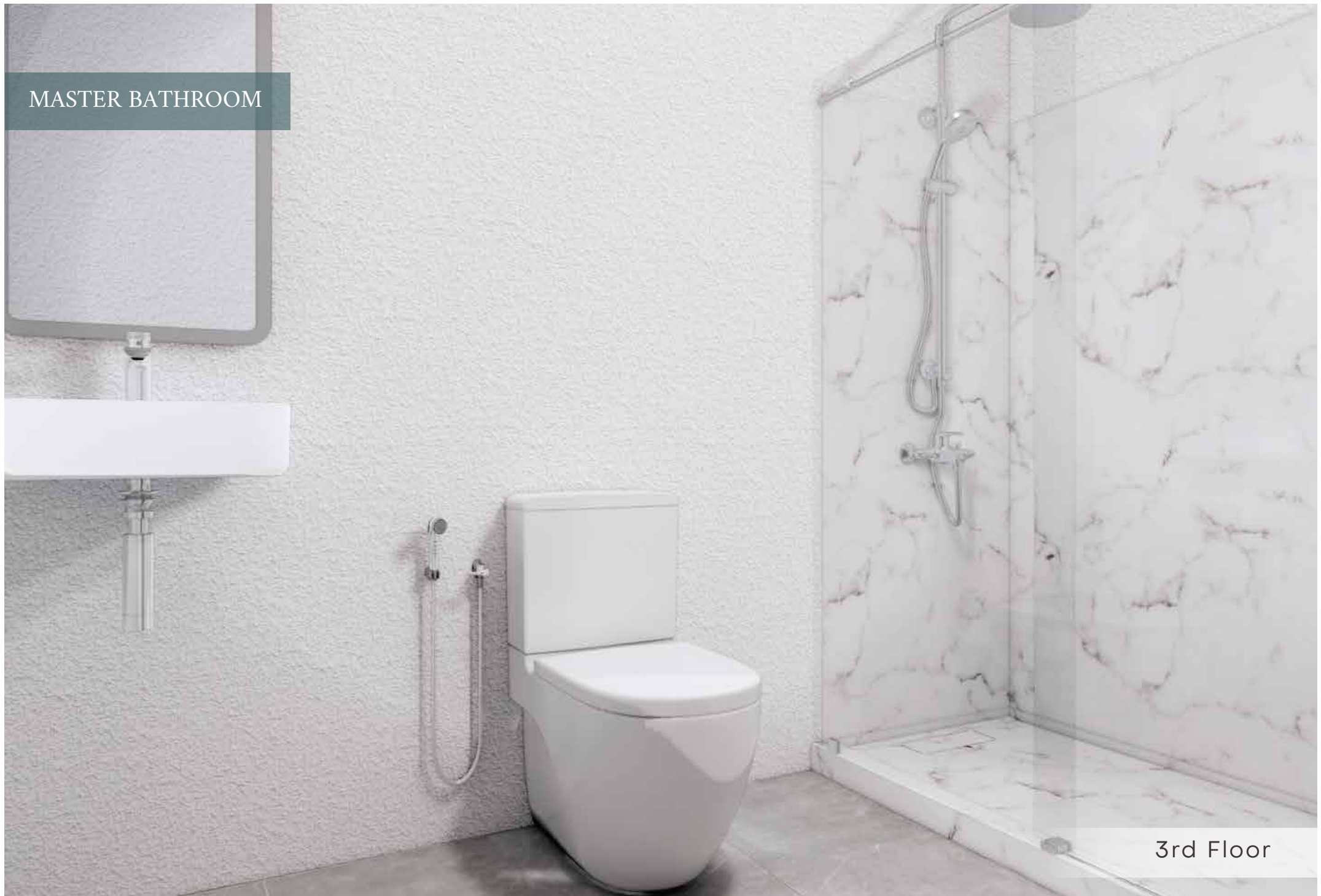


MASTER BEDROOM

3rd Floor



MASTER BATHROOM



3rd Floor

BEDROOM

3rd Floor



BEDROOM



3rd Floor

BATHROOM

3rd Floor



Details

TYPE TOPAZ

1st Floor

Room	Specification
 Carport	▪ Brick wall finish painting ▪ Ceramic tiles

2nd Floor

Room	Specification
 Living Room	▪ Brick wall finish painting ▪ Ceramic tiles ▪ Sliding door

 Kitchen	▪ Brick wall finish painting ▪ Ceramic tiles
---	--

 Swimming Pool	
---	--

 Powder Room	▪ Brick wall finish Ceramic tiles
---	---



Details

TYPE TOPAZ

3rd Floor

Room	Specification
 Master Bedroom	▪ Brick wall finish painting ▪ Ceramic tiles ▪ Sliding door
 Master Bathroom	▪ Brick wall finish painting ▪ Ceramic tiles
 Bedroom	▪ Brick wall finish painting ▪ Ceramic tiles ▪ Sliding door
 Bathroom	▪ Brick wall finish painting ▪ Ceramic tiles



Fully Furnished & Appliances

TYPE TOPAZ

1st Floor

Room	Furniture, Decorations & Appliances
------	-------------------------------------



Carport

2nd Floor

Room	Furniture, Decorations & Appliances
------	-------------------------------------



Living Room

- Sofa 2 seater
- Chair
- Coffee table
- Credenza TV
- Shelves
- Smart TV



Kitchen

- Kitchen Set
- Island Table
- Chair
- Refrigerator
- Sink + Faucet
- Stove + Hood



Swimming Pool



Powder Room



Fully Furnished & Appliances

TYPE TOPAZ

3rd Floor

Room	Furniture, Decorations & Appliances
 Master Bedroom	▪ Bed + Matrass ▪ Wardrobe ▪ Working Table ▪ Chair ▪ Curtain & Vitrage ▪ Air Conditioner
 Master Bathroom	▪ LED Mirror ▪ Vanity Sink & Faucet ▪ Shower Glass Door ▪ Shower Tray ▪ Shower Set ▪ Toilet
 Bedroom	▪ Bed + Matrass ▪ Nacash ▪ Wardrobe ▪ Chair ▪ Curtain & Vitrage ▪ Air Conditioner
 Bathroom	▪ LED Mirror ▪ Vanity Sink & Faucet ▪ Shower Glass Door ▪ Shower Tray ▪ Shower Set ▪ Toilet





BELLEVUE

VILLA COMPLEX

PRICELIST



TYPE TOPAZ



30 YEARS

LEASEHOLD



188.700 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 TOPAZ

Purchase Price

\$ 188.700

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Daily Rental Rate	\$ 133,33	\$ 153,33	\$ 167,67	\$ 180,00	\$ 200,00	\$ 220,00	\$ 226,67
Occupancy Rate	70%	80%	80%	80%	80%	80%	80%
Gross Revenue	\$ 34.066,67	\$ 44.773,33	\$ 48.666,67	\$ 52.560,00	\$ 58.400,00	\$ 64.240,00	\$ 66.186,67
** Total Cost	\$ 10.220,00	\$ 13.432,00	\$ 14.600,00	\$ 15.768,00	\$ 17.520,00	\$ 19.272,00	\$ 19.856,00
Nett Profit	\$ 23.846,67	\$ 31.341,33	\$ 34.066,67	\$ 36.792,00	\$ 40.880,00	\$ 44.968,00	\$ 46.330,67
ROI	13%	17%	18%	19%	22%	24%	25%

**Detail Total Cost

Management Fee	15%
Utilities	5%
Staff	5%
Maintenance	5%
Energy	5%

Return of Investment

20%
Average Year 1- 7