



FIVE VILLAS · ONE QUIET LANE

The Sacred Garden

Five private pool villas on a single quiet lane in Seminyak. Three bedrooms, three and a half bathrooms and 200 m² each — five minutes on foot from Petitenget.

\$250,000 per villa

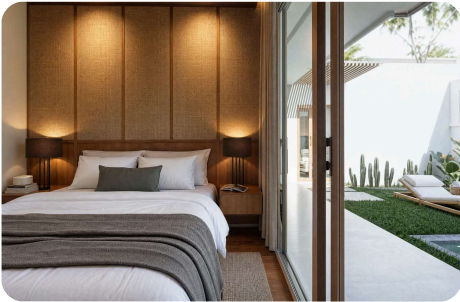
25-year lease + 25 option

Every paper on the table

Five houses, built around privacy

The Sacred Garden is five villas in Kerobokan Kelod, Seminyak — each named after a tree: Banyan, Meranti, Acacia, Tamarind and Teak. Every villa has three bedrooms, three and a half bathrooms, its own waterfall pool and its own covered carport, served by one private lane with no through traffic. Petitenget is a five-minute walk away; the beach a few minutes past it.

5 VILLAS, ONE LANE	\$250,000 EACH, PAID IN STEPS	200 m² PRIME LAND PER VILLA
3 + 3.5 BEDROOMS + BATHROOMS	2 FLOORS	25 + 25 YEAR LEASE + OPTION



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WHERE IT REALLY IS

Five minutes from Petitenget

Seminyak is the most consistently sought-after area of Bali — and the island's most expensive land market.



Settled ground, not a rice field

The site sits in Kerobokan Kelod and was already built on before we arrived. It is not a filled-in rice field and not a nominee deal — we will send the permits so you can check that rather than take our word.

The view is your own garden

Neighbours sit close on every side, so each villa turns inward — courtyard, pool and garden. We say that now, not later. Petitenget's restaurants are a five-minute walk; the beach a few minutes past them.

Seminyak, Kerobokan Kelod

Jl Petitenget no 19, Badung, Bali 80361

5 villas · 200 m² each

Named after trees. All five the same house.

Off plan, on a 25-year lease. Each villa: 200 m²,
2 floors, 3 bedrooms, 3.5 bathrooms, its own
pool and carport.



Villa Banyan

Villa 01 · Seminyak, Bali

\$250,000



Villa Meranti

Villa 02 · Seminyak, Bali

\$250,000



Villa Acacia

Villa 03 · Seminyak, Bali

\$250,000



Villa Tamarind

Villa 04 · Seminyak, Bali

\$250,000



Villa Teak

Villa 05 · Seminyak, Bali

\$250,000



One private lane

No traffic cuts through · A pool and carport
each

5 of 5

There are only five. When one is reserved we mark it on the website — we do not run a fake countdown. Every picture in this brochure is a rendering of the house, not a photograph. Ask us and we will send today's site photos — the good ones and the bad ones.

Your own lane. Your own gate.



One paved lane serves all five houses. No cars cut through it, and there are no shops on it. Each house parks behind its own gate. In this part of Seminyak, that is rarer than a pool.

The privacy is built in. Bamboo screens the outside walls, the top floor is screened too, and light wells bring the sun in without opening the house to the neighbours.

Private lane

Covered parking

Screened walls

No through traffic

A family house, not a studio

Straight off the floor plan: two floors, three bedrooms, three full bathrooms and one guest toilet.

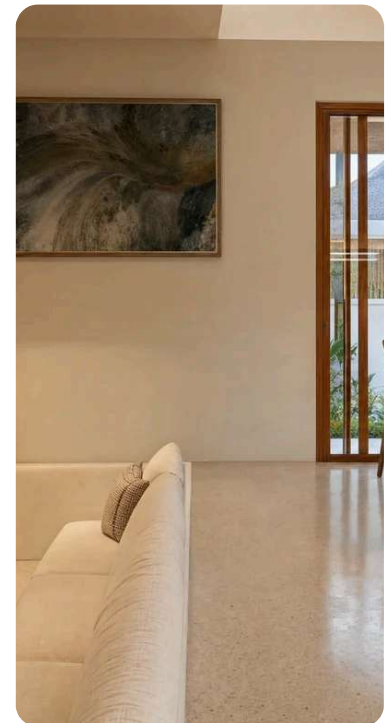
GROUND FLOOR

Living and dining, open plan	1
Sunken living room	2
Kitchen with a stone island	3
Bedroom one, with its own bathroom	4
Guest toilet	5
Pool and courtyard	6
Carport	7
Store room	8

FIRST FLOOR

Main bedroom and main bathroom	9
Bedroom three, with its own bathroom	10

Included: white goods, the usual appliances, and a one-year warranty on the build and the electrics.
Not included: plates, cutlery, glasses, towels, pots or pans. Better you know that now than on handover day.

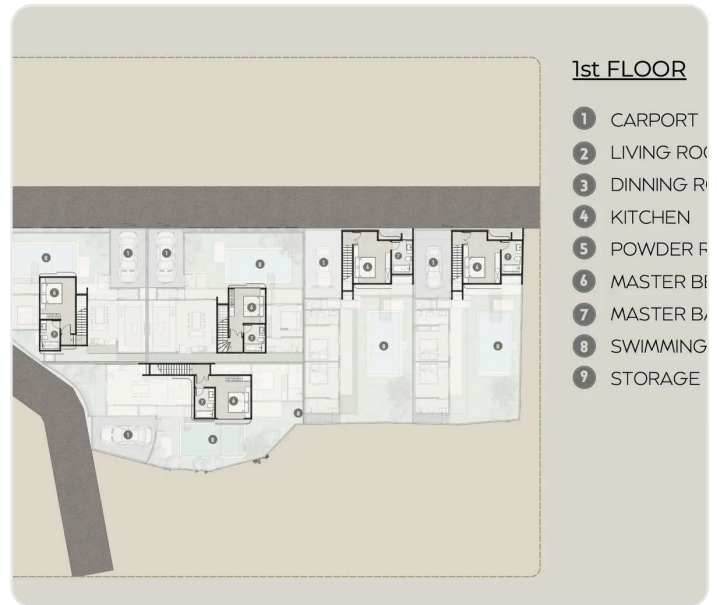


The whole site, both floors

Full architectural drawings are available as a separate PDF — ask and we send them with the file.



Ground floor, all five villas



First floor, all five villas

VILLA CONCEPT

- Five villas, three bedrooms each
- Modern contemporary design
- Waterfall swimming pools
- Open-plan living room and diner
- 3.5 bathrooms
- 200 m² of prime land per villa
- Sunken living room
- Private parking for each villa
- In Seminyak, Bali's most sought-after area

What the rooms are built from

The exact finishes, named — so you can check them, price them and hold us to them.



Living room — Dulux Pentalite white, red brick, exposed concrete.



Kitchen — black wood kitchen set, Infiniti grey terrazzo backsplash.

The real numbers, with the maths shown

Most Bali villa ads lead with one big yield number and never show the sum behind it. Here is the sum.

WHAT A SEMINYAK RENTAL
REALLY EARNS

\$29,043

Average per listing per year, Aug 2025 –
Jul 2026



Source: AirROI Seminyak market report, twelve months to July 2026.

HOW FULL THE HOUSES REALLY
ARE

38%

The Seminyak average occupancy



Ads in this market often assume 80–90% occupancy. That is the top tenth of every listing in Seminyak. Plan for it; do not count on it.

PRICE PER M² OF LAND

\$1,250

\$250,000 split over 200 m²



Where we lose: both of those have a roof terrace. Ours do not.

Same house. Same cost list. Only the occupancy changes.

Case 2 is what we would plan around. Case 3 is a 90% year — fuller than the top tenth of every listing in Seminyak. It is a ceiling, not a plan. Change any line you think is wrong; we send the spreadsheet.

Per year	1 · Market average 38% full	2 · Run properly 75% full	3 · Best case 90% full
MONEY IN			
Rent taken	\$29,043	\$61,594	\$73,800
About \$209 a night for 139 nights; then \$225 a night for 274 and 328 nights.			
MONEY OUT			
Booking site fee, 15%	\$4,356	\$9,239	\$11,070
Management, 15%	\$4,356	\$9,239	\$11,070
Cleaning, laundry, guest supplies	\$726	\$1,540	\$1,845
Staff: housekeeper, pool, garden	\$4,200	\$4,200	\$4,200
Power, water, internet	\$3,600	\$4,500	\$4,950
Repairs and replacements	\$2,000	\$2,800	\$3,400
Insurance	\$400	\$400	\$400
Land and building tax	\$250	\$250	\$250
Rental income tax, 10%	\$2,904	\$6,159	\$7,380
Total money out	\$22,792	\$38,327	\$44,565
WHAT IS LEFT			
Cash in your pocket	\$6,251	\$23,267	\$29,235
On \$250,000, that is	2.5%	9.3%	11.7%
Lease used up each year	\$10,000	\$10,000	\$10,000
Real gain after that	Minus \$3,749	\$13,267	\$19,235

Where these costs come from: booking sites charge 15–17% (direct bookings cost about 3%). Staff run \$250–400 a month, power and water \$200–350, repairs \$100–200 — published Bali running costs. Rental income tax is 10% of rent with an Indonesian tax number, up to 20% without one. We will not print a headline yield until someone outside this company has checked it.

Two ways to pay. Both in steps.

Both routes add up to \$250,000. Nobody mentions a deposit until you have read the papers.

Plan A · Ten months

You pay 20% down, then ten equal monthly payments. The simple route if the money is already there.

Down	\$50,000
Then 10 months of	\$20,000
Total	\$250,000

Plan B · The house helps pay

20% down, then \$10,000 a month for a year. The last \$80,000 comes out of the rent the house earns, over 20 months. We built this plan because cash flow is the hard part, not appetite.

Down	\$50,000
Then 12 months of	\$10,000
Then 20 months from rent	\$4,000
Total	\$250,000

The lease, in plain words

You lease the villa for 25 years, with the written right to ask for 25 more. That extra time is not free: its price depends on what the land is worth then, set by three valuers who do not work for us. Foreigners cannot own land in Indonesia — no advert can change that. We put this here because you would find it anyway.

If you want us to run the rental, our partners charge 15–18% of the rent. That does not include power or big structural repairs.

First term	25 years
You can add	25 years
Renewal price	Set by independent valuers

HOW WE WORK

Papers first. Deposit later.

Bali has real cases of villas pulled down and real court cases about nominee owners. So the papers are the product.

You should not have to trust a stranger with \$250,000 on a phone call. You read the papers first. Your lawyer reads them too — pick a notary from Jakarta if you can, and do not use ours. Money moves last.

-
- | | | | | |
|---------------|-----------------------|------------------------|-------------------|------|
| 01 | 02 | 03 | 04 | 05 |
| Read it first | Your lawyer, not ours | Book it, then we build | Photos every week | Keys |

THE FILE WE SEND YOU

The lease

The full 25-year contract, showing the renewal clause and how the renewal price gets set.

WE SEND IT

Zoning and build permit

The permits for this plot. You can check what may be built here, and where.

WE SEND IT

Floor plan and spec

Both floors, numbered. It lists what you get and what you do not get.

WE SEND IT

How renting works

Which company holds the licence, who runs the rental, and where you stand — in writing, with our notary. Not just said on a call.

IN WRITING, WITH OUR NOTARY

Read all of it with your own lawyer. Not ours. That is the best advice in this whole market.

The questions buyers really ask us

At the end I own nothing. Right?

Right. A 25-year lease is closer to rent paid up front than to an asset — its value counts down, not up. What you get is the use of a three-bedroom house in Seminyak for 25 years, the rent it earns in that time, and the written right to ask for 25 more. Whether that beats leaving your money at home depends on your numbers. That is why we hand you the sheet.

Can I legally rent it out?

Short-stay renting in Bali needs the right company and the right licence, and the rules are being enforced now. This is where buyers are most often told an easy answer. So we write ours down, with our notary: which company holds the licence, who runs the rental, and where that leaves you.

Would an index fund beat this?

A fund is the simpler bet — liquid, cheap to run, and it asks nothing of you. It also gives you nothing to use. This pays you in cash while you hold it, and it is a three-bedroom house in Seminyak you can walk into whenever you want. Most buyers here hold the fund already and want something that is not more of the same.

Can I really renew, and at what cost?

The right to ask for 25 more years is written into the lease. The price is not set today — it will depend on what the land is worth then, decided by three valuers who do not work for us. The right is real; the cost is not known yet. Anyone quoting a fixed renewal price on a Bali lease is guessing. Ask us for the clause.

Is 12% to 14% return real?

Not the way it is printed. Those are gross numbers — before the booking-site fee, management, staff, power, tax, empty weeks and repairs. Ours is what lands in your account: at 75% occupancy the rent is \$61,594, the costs \$38,327, and \$23,267 is left — 9.3% cash on \$250,000. Every line is on page 10, and you can change any of them.

How is the build going, and how will I know?

Ask us and we send today's photos and the timeline. After that, buyers get photos on a set schedule — including the parts that are late or had to be redone. We have no reviews yet: these are the first five houses and nobody has moved in. Judge the papers and the numbers.

Read it all first. Then call us.

The lease. The permits. The floor plan. The payment plan. The spreadsheet. We send it as one file — read it with your lawyer. Nobody mentions a deposit until you have.

WHATSAPP — ASK FOR THE FILE
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