



ELLE
VILLAS
SEMINYAK

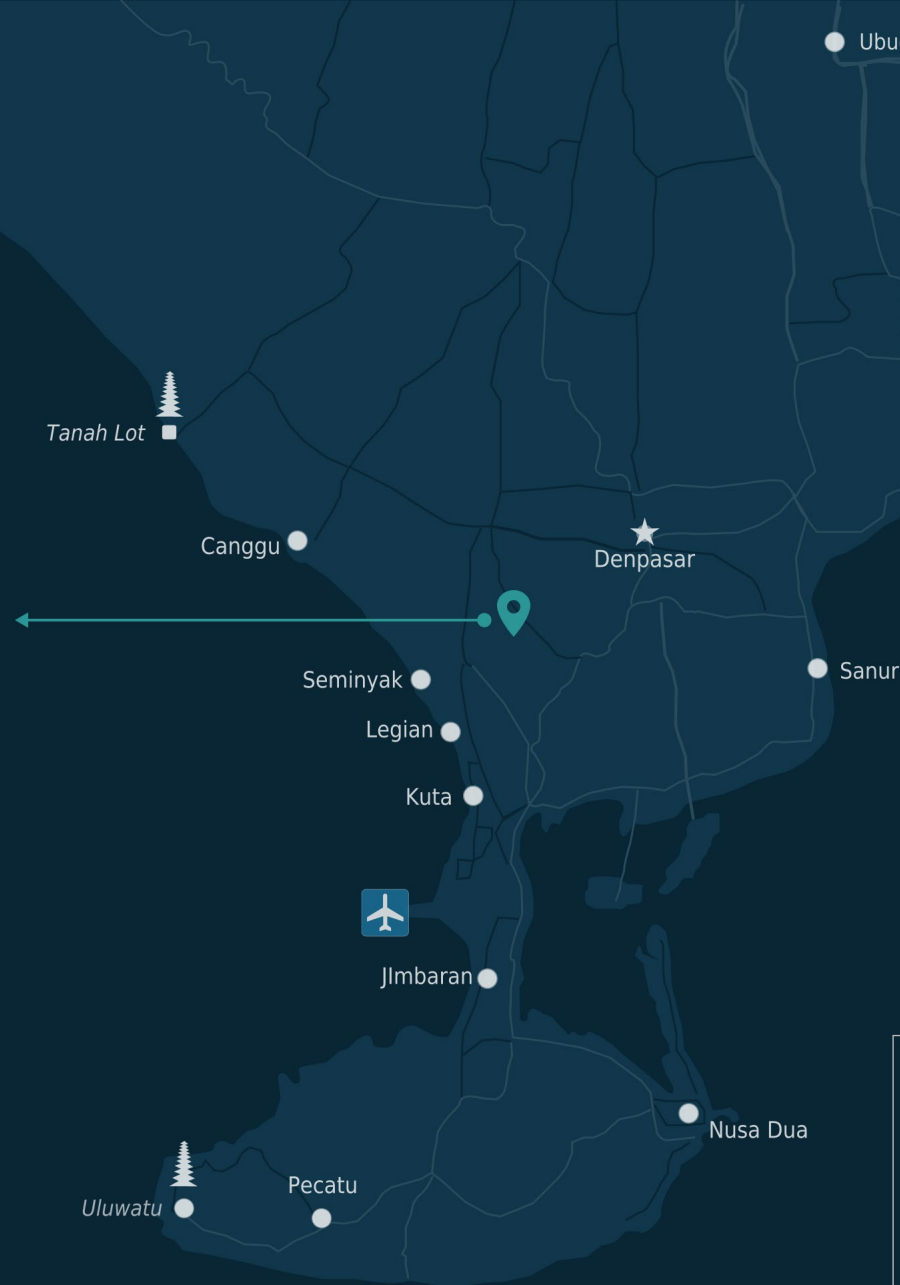
FALL IN LOVE WITH EVERY STAY.

ELLE Villas Seminyak offers a chic retreat in Bali, combining Mediterranean design with vibrant pop art elements. Nestled in a tranquil setting, it provides convenient access to local arts, dining, and shopping. Featuring bespoke interiors, modern amenities, and personalized service, it promises an unforgettable stay.

PERTAMA

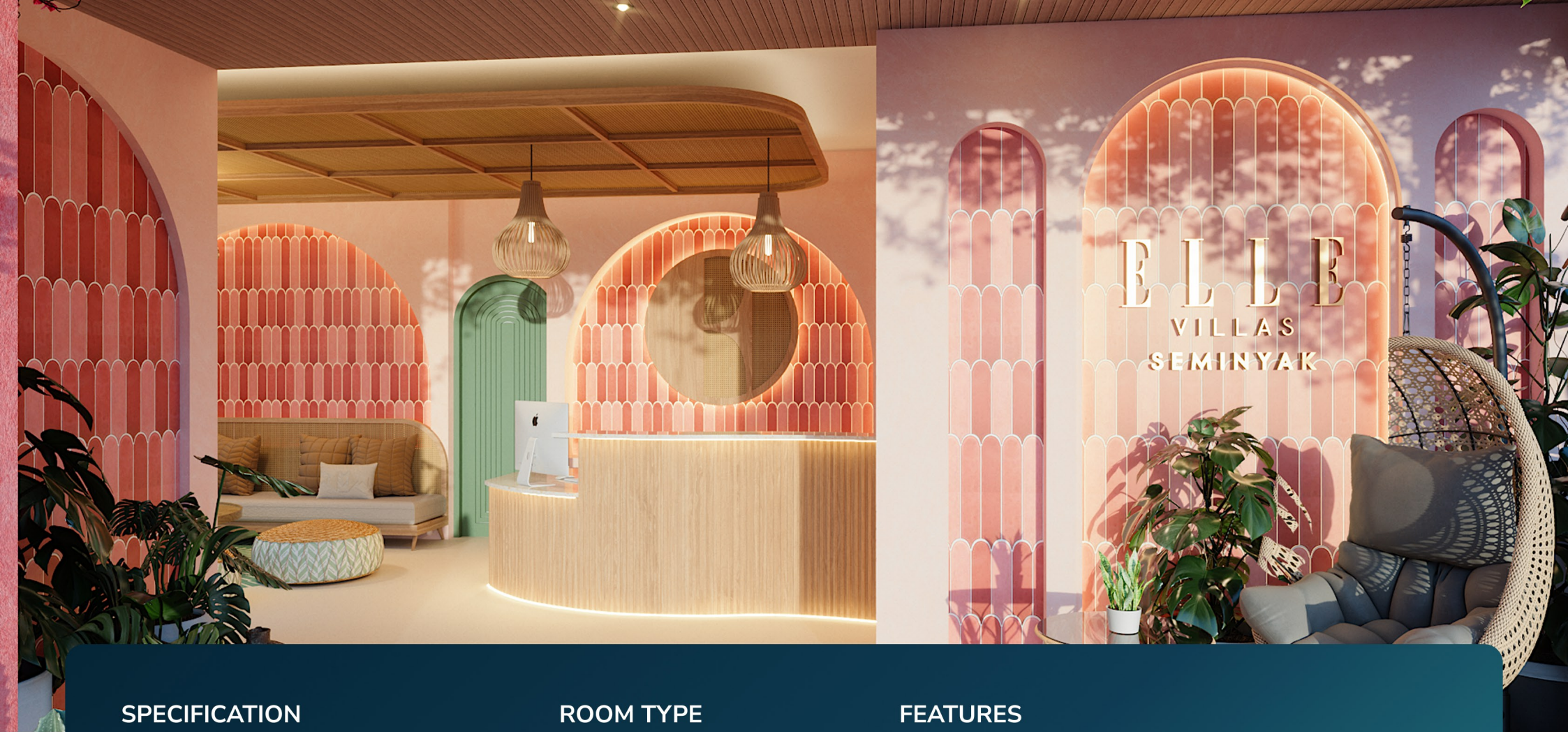
PROPERTY

ELLE
VILLAS
SEMINYAK



MAP BALI





ELLE

VILLAS
SEMINYAK

SPECIFICATION

PROPERTY TYPE
LUXURY VILLAS

BUILDING SIZE
3.444 m²

TOTAL UNIT
14 UNITS

LAND SIZE
4.462 m²

FLOOR
1

LOCATED
SEMINYAK

ROOM TYPE

2 BEDROOMS VILLA

FEATURES



RESTAURANT & BAR



SWIMMING POOL



FITNESS CENTER



PARKING AREA



SPA



LOBBY



2 BEDROOMS VILLAS

DEVELOPED BY PERTAMA PROPERTY

UNIT DETAILS



2 BEDROOM



BATHROOM



GAZEBO



PRIVATE POOL



LIVING ROOM











212 m²



KITCHEN

FLOOR PLAN

-  1. BEDROOM (1)
-  2. BEDROOM (2)
-  3. LIVING ROOM
-  4. KITCHEN
-  5. BATHROOM (1)
-  6. BATHROOM (2)
-  7. SWIMMING POOL
-  8. GAZEBO





BEDROOM



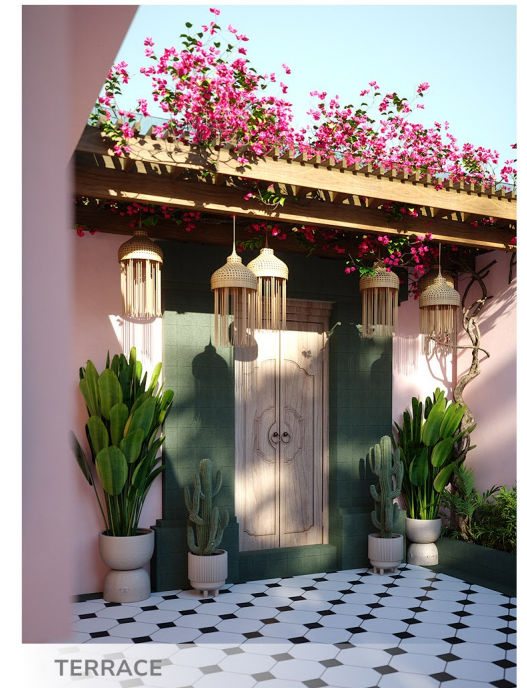
LIVING ROOM



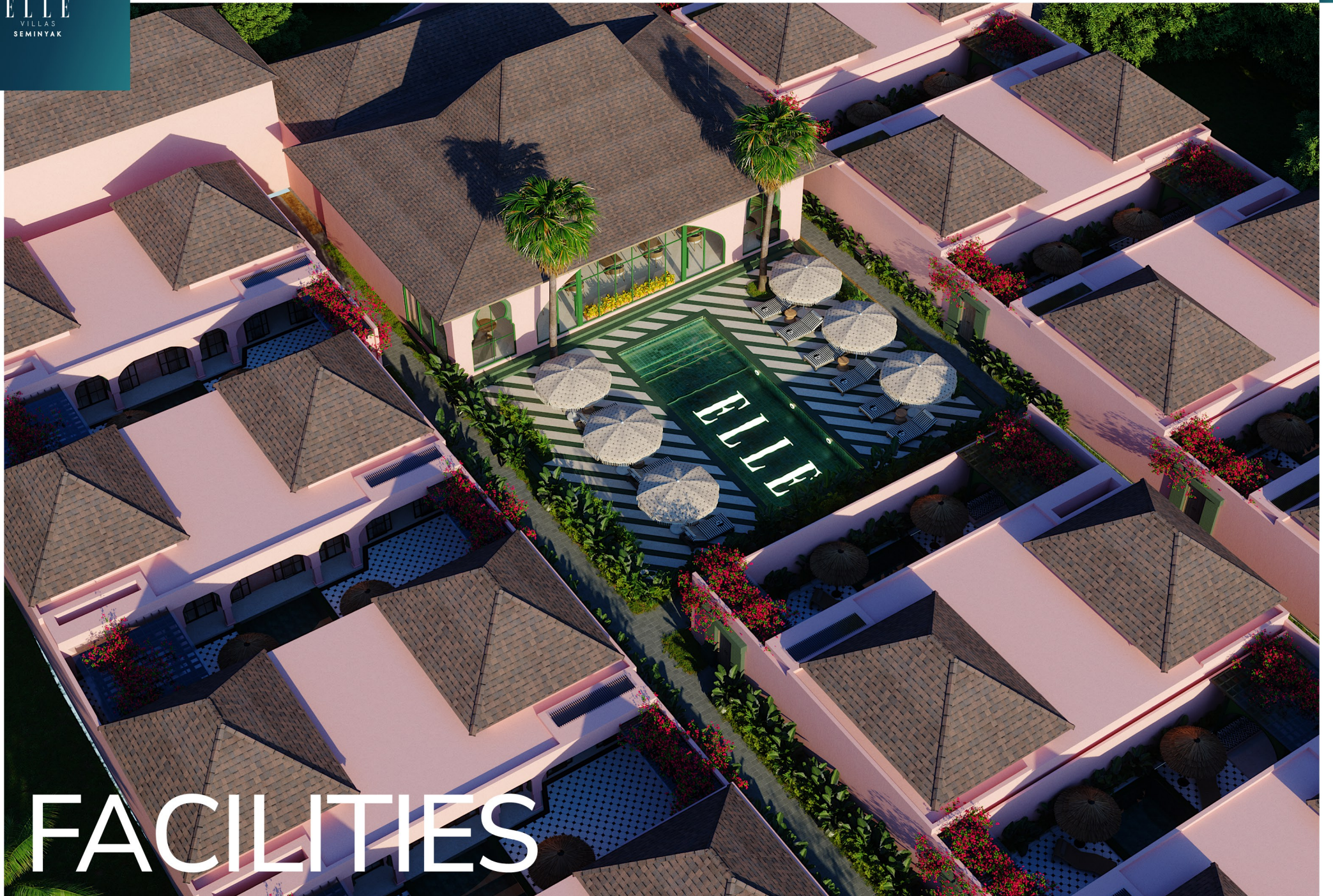
SWIMMING POOL



BATHROOM



TERRACE



FACILITIES



LOBBY LOUNGE



ENTRANCE



SWIMMING POOL



SWIMMING POOL



RESTAURANT



BAR



SPA LOUNGE



SPA ROOM



SPA ROOM



PRICE LISTS

UNIT TYPE

PRICE IN USD

PRICE IN IDR

2 BEDROOMS VILLAS

US\$ 441,500

IDR 7,178,000,000

THE PRICE
INCLUDES

- VAT
- Notary fees
- 25 Years of leasehold with first-priority for extension (25 Years)
- Fully furnished

The unit price is stated in Rupiah (IDR). If the customer prefers to pay in a currency other than Rupiah, the final amount must be equivalent to the unit price in Rupiah. The conversion will be based on Bank BCA's foreign exchange rate on the payment date, specifically the e-rate or "kurs beli" (bid rate), ensuring a fair and accurate conversion. This process is designed to be transparent and equitable. For more information, specifically the e-rate, please visit the Bank BCA website: <https://www.bca.co.id/id/informasi/kurs>.

RETURN OF INVESTMENT

ONE-YEAR ROI PROJECTION

AMOUNT

DAILY RENT

US\$ 464

OCCUPANCY

80%

AVERAGE RENTAL INCOME

US\$ 136,000

OPERATING
EXPENSES FOR VILLA

US\$ 83,000

NET PROFIT

US\$ 53,000

ROI

12% - 14%

PROPERTY ROI COMPARABLE

With an average of 15%, Bali has one of the highest property ROIs in the world

COUNTRY



BALI
INDONESIA



PHUKET
THAILAND



DUBAI
UAE



COSTA DEL SOL
SPAIN

Average ROI (Capital Appreciation)

12% - 15%

6% - 8%

7% - 9%

6% - 8%

Average Occupancy Rate

80% - 90%

69%

75.7%

77%

PURCHASE PROCEDURE

BOOKING AGREEMENT

Booking agreement non-refundable

ACCEPTANCE CERTIFICATE

Upon completion of construction

NOTARIZED CONTRACT OF SALE

Upon completion of construction

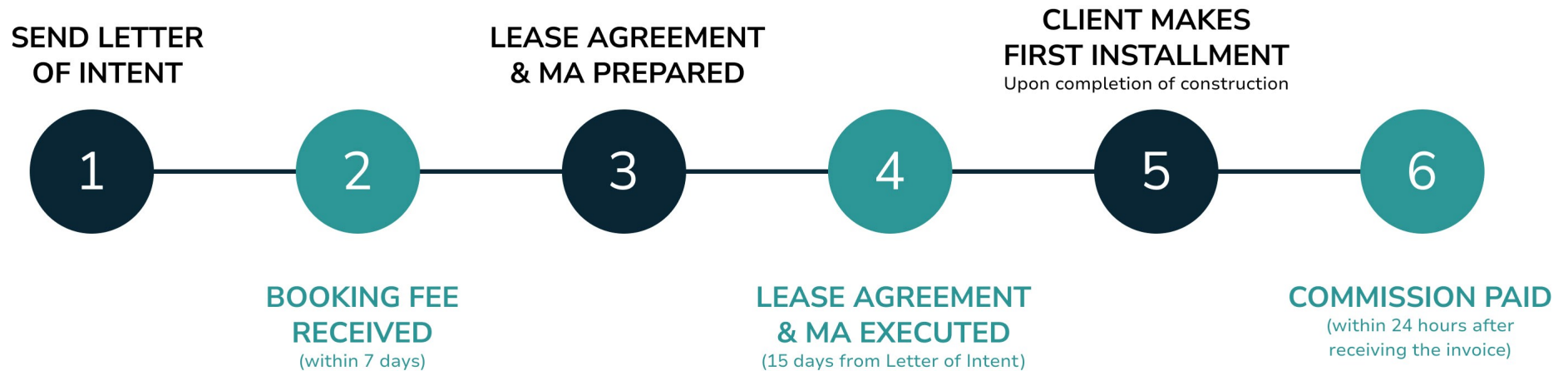


BOOKING AGREEMENT
Signing within the terms corresponding
to the down payment

**CONTRACT WITH THE
MANAGEMENT COMPANY**
When commissioning the complex

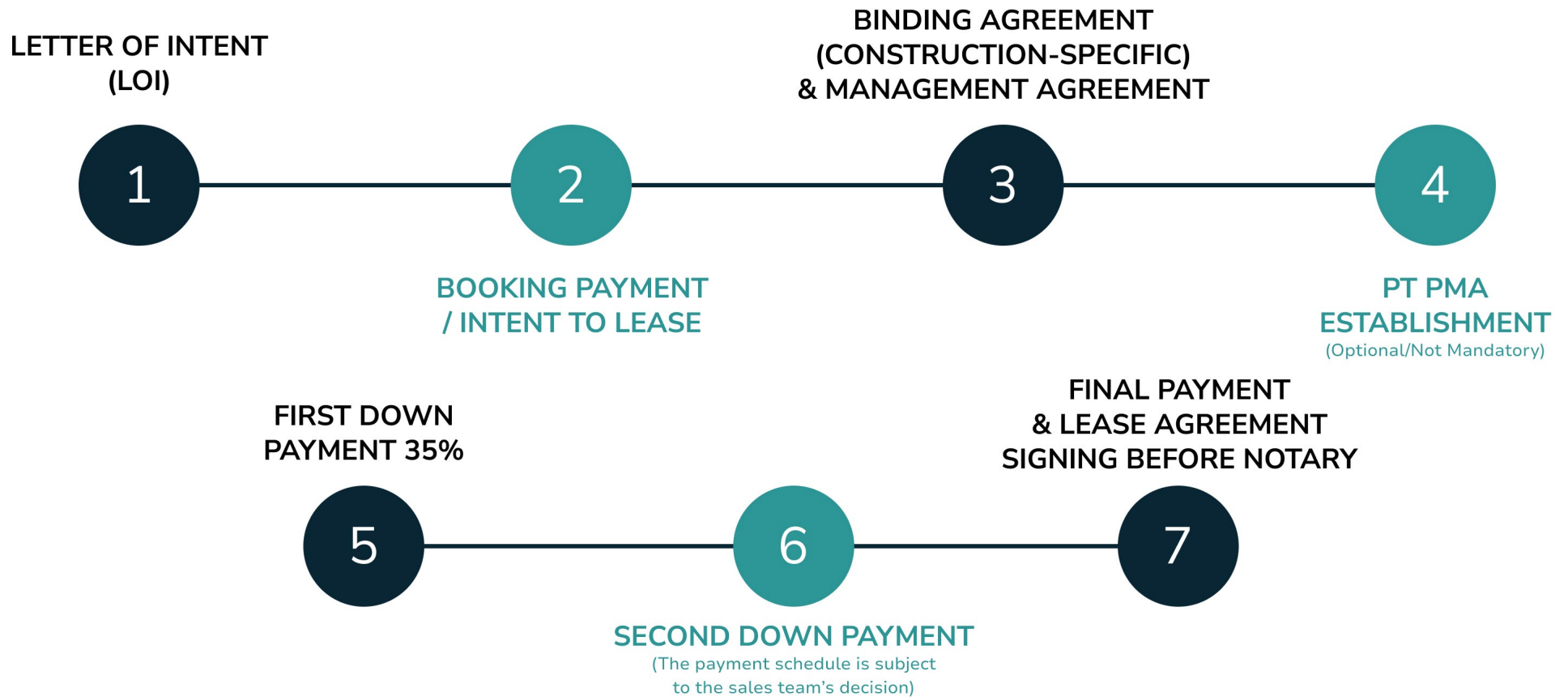
Throughout the entire process, Pertama Property advisors provides free-of-charge full legal support, from legal due diligence of the land to the conclusion of the notarized transaction

B2B SALES STRATEGY TIMELINE



Throughout the entire process, Pertama Property advisors provides free-of-charge full legal support, from legal due diligence of the land to the conclusion of the notarized transaction

WHAT'S NEXT



PERTAMA

PROPERTY

Pertama Property is an integrated development created to support Bali's expansion as a destination where people can live, work, and enjoy leisure. It sets a new standard for a vibrant, inclusive, and creative lifestyle. Constructed with strong foundations, our residences provide durability, safety, and lasting excellence.

Designed with superior craftsmanship, premium appliances, and versatile spaces, every detail enhances modern living. Each home is fully furnished, ensuring a smooth transition for residents and offering an excellent opportunity for investors seeking a turnkey investment.



DEVELOPMENT

With over 15 years of experience in the property market, our fully integrated team supports you at every step of your journey from investment to management with transparency and expertise.



ARCHITECTURE

We provide expert architecture and interior design services, transforming spaces into stunning and functional environments. Combining creativity with technical expertise, our team delivers innovative designs tailored to your vision, enhancing aesthetics and optimizing usability.



LEGAL

Our legal team diligently secures and manages investments, ensuring full compliance with regulations while maximizing profitability. We believe that thorough due diligence is the key to successful investments, providing clarity, legal assurance, and sustainable returns.

PERTAMA

MANAGEMENT

Choosing Pertama Management means investing with confidence, even from abroad. Our comprehensive property management services ensure everything is taken care of, giving you complete peace of mind.

Enjoy the freedom of a fully effortless investment while we handle every detail. From 24/7 security and dedicated assistance to local tax compliance, housekeeping, landscaping, and accounting, all services are seamlessly included in a single monthly fee.

Let us take care of your investment so you can focus on what truly matters.



- Property Management
- OTA & Direct Booking
- Guest Management
- Concierge Services
- Staff Development



- Financial Reporting
- Mobile App
- Maintenance
- Purchasing
- Marketing



- Guest Services Supervisor
- Housekeeping
- Engineering
- Gardener
- Pool Man



PERTAMA PROPERTY

GET IN TOUCH!

INFORMATION

info@pertamaproperty.com

INVESTMENT & DEVELOPMENT

realestate@pertamaproperty.com

PHONE NUMBER

+62 811-2503-3660

OFFICE ADDRESS

Jl. Raya Kerobokan No.108, Kerobokan, Bali - Indonesia

WEBSITE

www.pertamaproperty.com

ENGAGE WITH US



[@pertamaproperty](https://www.instagram.com/pertamaproperty)

Disclaimer:

The purpose of this brochure is to provide a prospective customer with an understanding of the amenities and facilities that may be made available in the project, subject to approvals from the relevant authorities. A sale of a unit in the project shall be strictly governed by the terms and conditions, set out in the sale and purchase agreement (and any amendments thereto) entered into between the purchaser and the seller. The renderings and visualisations including and not limited to amenities, specifications, facilities, colour scheme, surrounding infrastructure and views set out in this brochure are purely of an illustrative nature and are used for marketing purposes only. The interior and exterior furnishings, fixtures, accessories, appliances and white goods are illustrative and the seller, developer and/or its affiliates shall not be liable to provide these items to the purchaser as a part of the unit.

PERTAMA

PROPERTY

*BUILDING DREAMS,
MANAGING EXCELLENCE.*