



MEDITERRANEAN OASIS IN THE HEART OF SEMINYAK

This exquisite Seminyak residence, just 15 minutes from the beach, blends Mediterranean charm with Balinese elegance. Situated in an upscale neighborhood near vibrant shops and top gelato spots, it boasts refined interiors with curved walls and curated decor, offering the perfect balance of privacy and convenience in Bali most sought-after location.



SPECIFICATION

PROPERTY TYPE

VILLA RESIDENCES

ROOM TYPE

2 BEDROOMS VILLAS

TOTAL UNIT

2 UNITS

FLOOR

2

BUILDING SIZE

150 - 180 m²

LAND SIZE

211 m²

LOCATED

SEMINYAK



2 BEDROOMS VILLAS

UNIT DETAILS



2 BEDROOM



2 BATHROOM



CARPORT



PRIVATE POOL



LIVING ROOM



BALCONY



184 m² & 152 m²



KITCHEN



TERRACE

FLOOR PLAN - SAN MIGUEL



1ST FLOOR

- | | | | |
|---|----------------|---|------------------|
|  | 1. LIVING ROOM |  | 4. SWIMMING POOL |
|  | 2. DINING ROOM |  | 5. TERRACE |
|  | 3. KITCHEN |  | 6. CARPORT |



2ND FLOOR

- | | | | |
|---|----------------|---|----------------|
|  | 1. BEDROOM (1) |  | 4. BALCONY (1) |
|  | 2. BEDROOM (2) |  | 5. BALCONY (2) |
|  | 3. BATHROOM | | |

FLOOR PLAN - SANTA CLARA



1ST FLOOR

- | | | | |
|---|----------------|---|------------------|
|  | 1. LIVING ROOM |  | 4. SWIMMING POOL |
|  | 2. DINING ROOM |  | 5. CARPORT |
|  | 3. KITCHEN | | |



2ND FLOOR

- | | | | |
|---|----------------|---|----------------|
|  | 1. BEDROOM (1) |  | 4. BALCONY (1) |
|  | 2. BEDROOM (2) |  | 5. BALCONY (2) |
|  | 3. BATHROOM | | |



LIVING ROOM AT MASTER BEDROOM



BEDROOM 2



BEDROOM 2



BATHROOM



BEDROOM



LIVING ROOM



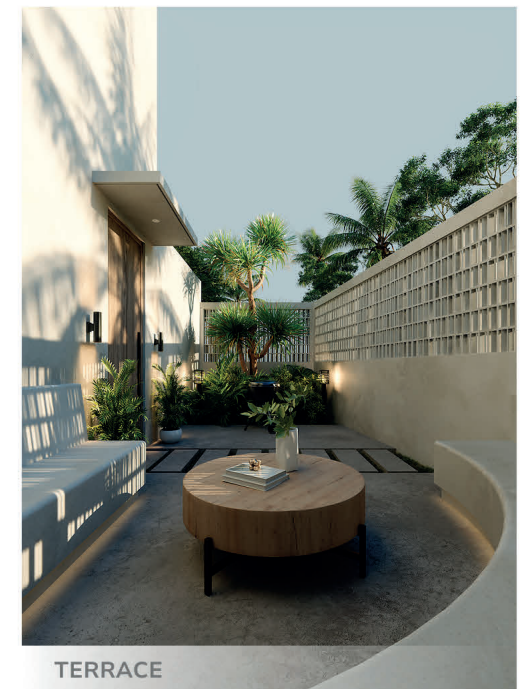
DINING & KITCHEN



SWIMMING POOL



SUNKEN



TERRACE

PERTAMA
PROPERTY



Tanah Lot

Canggu

Denpasar

Ubud

Sanur

Seminyak

Legian

Kuta



Jlmbaran

Nusa Dua

Uluwatu

Pecatu

MAP BALI





PRICE LISTS

UNIT TYPE	PRICE IN USD	PRICE IN IDR
SAN MIGUEL	US\$ 309,000	IDR 5,053,700,000
SANTA CLARA	US\$ 299,000	IDR 4,890,200,000

THE PRICE INCLUDES

- VAT
- Notary fees
- 24 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\$ 293
OCCUPANCY	80%
AVERAGE RENTAL INCOME	US\$ 85,000
OPERATING EXPENSES FOR VILLA	US\$ 46,000
NET PROFIT	US\$ 39,000
ROI	12% - 16%

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

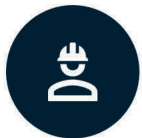
Throughout the entire process, Pertama Property advisors provides free-of-charge full legal support,
from legal due diligence of the land to the conclusion of the notarized transaction

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.

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



GET IN TOUCH!

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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.*