



Luxury Residence | Pererenan, Bali





CONTENT

05. THE VILLAS

33. THE DEVELOPMENT

36. LOCATION

45. INVESTING IN BALI

47. ROI CALCULATION





BAILEO

*A villa concept combining the laid- back
barefoot ambiance of Canggu with the discreet
and effortless elegance of Bali luxury*

THE VILLAS





THE CONCEPT

Welcome to Baileo, where you'll discover a villa experience beyond compare. Imagine the Malibu vibes meeting the serene beauty of the ocean, swaying palm trees, and beautiful rice fields. Baileo presents six retro-chic villas that transport you back to the golden era of 1950s surfing.

The villas boast a unique design, blending contemporary elegance with Indonesian architecture finesse, making it a hidden gem just minutes away from the popular Pererenan beach. Baileo embodies modern architecture design and tropical allure in a peaceful coastal setting and captures the essence of Bali's tropical lifestyle.

x

It is the ideal destination for those seeking luxury and adventure.

Paradise is waiting for you







OUTDOOR LIVING

Step into sun-soaked outdoor living spaces, where natural light creates a captivating aura, blending elegance with a welcoming ambiance.

Picture this: loungers beckon by the alluring terrazzo swimming pool, cocooned within lush greenery and tropical gardens, creating a spacious sanctuary for pure relaxation and leisure.

Now, as the sun sets, let our thoughtfully designed balconies be your front-row seats to some breath-taking views of the beautiful rice fields and the majestic Mount Batur.





INDOOR LIVING

We've got a playful trick up our sleeve when it comes to using natural elements. Imagine the cosy warmth of wood, elegantly exposed in the bedroom ceilings, and the floor's light-colored tiles that add a dash of Indonesian flair, all mingling with the charm of the Mediterranean.

It's like a stylish fusion of nature's best, sprinkled with a touch of playful elegance. You'll discover a one-of-a-kind design where modern architecture and tropical aesthetics blend perfectly with Indonesian heritage.

Each room is furnished with floor-to-ceiling windows that splash your home with natural light, transforming sunshine into your daily companion.



*2 Bedroom Luxury Residences
starting at \$249,500 USD*

~





KITCHEN

Each villa boasts a fully equipped kitchen with a stylish island bar featuring beautiful and functional terrazzo countertops, along with high-spec appliances.

The open-plan design connects the kitchen to dining and living areas, accentuated by natural light and sleek cabinetry.







DESIGN CONCEPT

The design seamlessly blends the allure of Indonesian-inspired architecture with contemporary Mediterranean elegance, offering an exceptional fusion that embodies both refinement and leisure

DESIGN DETAILS

As you step indoors, you'll be greeted by lofty ceilings and floor-to-ceiling windows, casting an airy ambiance bathed in an abundance of natural light. The intricate hand-carved decoration graces every corner, leaving a distinctive mark across the overall design.

Every corner tells a story, and every detail has been thoughtfully created for a second to none experience, blending the richness of Indonesian heritage with the pinnacle of modern luxury. Each villa features roofs crafted from sustainable sirap wood, preserving Balinese nature and providing remarkable durability.

Sirap iron wood, known for its exceptional strength and resistance, not only ensures longevity but also seamlessly blends with the lush tropical surroundings of Bali.





BEDROOMS

With a high wooden ceiling adorned by a natural skylight, you'll wake up to the gentle touch of sunlight every morning. Step out onto your private balcony, where stunning views erase the line between indoor and outdoor living, providing you with an unparalleled sense of space and connection to nature.

Inside, the spacious interior combines Indonesian and modern design elements, creating a cosy space with natural materials and neutral earthy colors.

Rest assured, your bedroom is not just a place to sleep but a haven of comfort and every inch of space is designed for your ultimate delight and relaxation.





BATHROOMS

The bathrooms combine both elegance and practicality, featuring premium sanitary fixtures that create a calming ambience.

Every detail has been carefully considered, from the pristine light-toned tiles that create a sense of openness and serenity to the generous natural light streaming in through the lofty ceiling.

And for that extra touch of luxury, we've included a bathtub in the ensuite master bedroom bathroom, inviting you to indulge in pure relaxation.



FINISHING

Our eye for detail is evident throughout the villa. You'll find custom-crafted hardwood furnishings and tasteful decor, alongside state-of-the-art home automation systems.

The spa-inspired bathrooms are equipped with premium fixtures and elegant finishes, utilizing Indonesian materials creatively. Outside, you'll enjoy beautifully landscaped grounds with private terraces, peaceful lounging areas, and a refreshing pool.

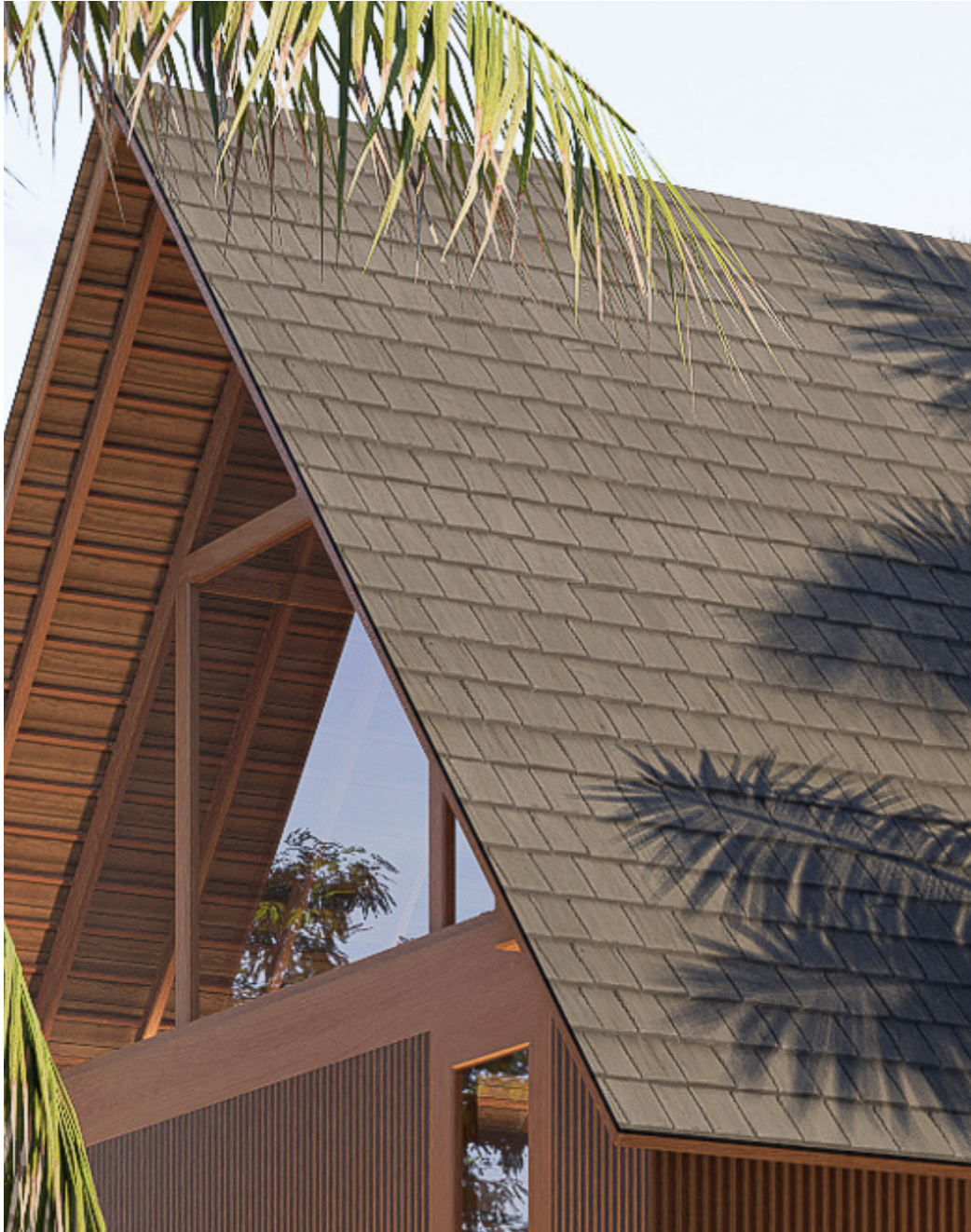
Our commitment to quality ensures that every aspect of the villa reflects luxury and comfort for your enjoyment.



INDONESIAN DETAILS: *TEGEL KUNCI TILES*

Colored Cement Tiles

Introducing Tegel Kunci, colourful, handcrafted cement tiles with a storied history dating back to 1929, during the Dutch-Indonesian colonial era. These exquisite tiles graced the floors of colonial heritage buildings and adorned the majestic palace grounds of Yogyakarta. Not only do they pay homage to this rich history, but Tegel Kunci also provides a cool and comfortable surface to walk on, making them a beloved feature in Indonesian, especially Javanese, architecture. Experience the timeless charm and practicality of Tegel Kunci in our villa in Bali.



INDONESIAN DETAILS: *SIRAP ROOF*

Ironwood Shingle Roof

Iron wood shingles or sirap are one of the traditional roofing materials of Indonesia. Ironwood is known locally as Kayu Besi. It is one of the world's most durable timbers. Originally from the island Kalimantan (Borneo), Ironwood shingles have graced traditional homes for centuries, cherished by the local community. Join the legacy of authenticity and durability with Ironwood, a true masterpiece of Indonesian craftsmanship.

FLOOR PLAN

Baileo offers a spacious and thoughtfully designed floor plan that prioritizes both comfort and functionality. The main level features an enclosed living and dining area connected to a modern, fully equipped kitchen.

Large glass sliding doors lead to an outdoor terrace with a private pool and lush garden, perfect for relaxation. Upstairs, the master suite has a private balcony with a stunning view, and an additional bedroom with an en-suite bathroom completes the upper floor.

With meticulous attention to detail, the floor plan provides an ideal layout for indoor and outdoor living, creating the perfect Bali retreat.

GROUND FLOOR



GROUND FLOOR PLAN
SCALE NTS

LEVEL 1



UPPER FLOOR PLAN
SCALE NTS

- | | | | |
|-------------|----------|---------------|----------------|
| 1 ENTRY | 5 SHOWER | 9 KITCHEN | 13 MASTER BATH |
| 2 CARPORT | 6 POOL | 10 POWDER | 14 GUEST BED |
| 3 STORAGE | 7 LIVING | 11 STAIRS | 15 GUEST BATH |
| 4 POOL DECK | 8 DINING | 12 MASTER BED | 16 TERRACE |



LANDSCAPING

Wander through tropical gardens and exquisite patio leading to secluded relaxation spots around the swimming pool.

As the evening descends, soft lighting adds enchantment to this Mediterranean and Indonesian-inspired landscape with vibrant blooms, palm trees, spacious planters, and inviting seating areas.

DEVELOPMENT



BAILEO VILLAS

6 LUXURY VILLAS

2 Bedrooms on 1500m² of land

PRICE FROM USD 249,500

One year payment plan available

LAND SIZE

179 - 190 sqm (1.938 - 2.045 sqft)

PROPERTY SIZE

120 - 127 sqm (1.291 - 1.367 sqft)

AMENITIES

- Gated entry with security
- Private pool
- Private parking
- Private storage rooms

LEASEHOLD OF 25 YEARS

Option to purchase additional years at market price at the time of extension.

WARRANTIES

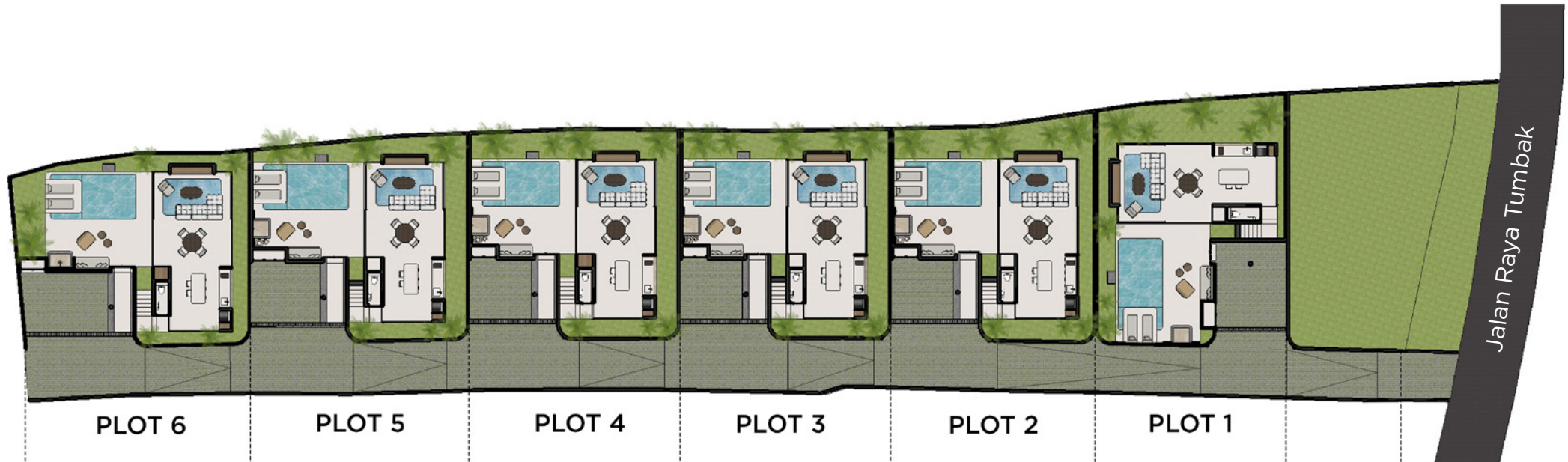
1-Year on maintenance warranties

CONSTRUCTION COMMENCED

Construction started Nov 2023
Per villa we estimate 10-12 months of development time.

BLOCK PLAN

Baileo Villas exists of 6 luxury two-bedroom villas. Plot 2 to 6 are almost identical at 180sqm, whereas plot 1 is 190sqm. The private alley will be gated with security and each villa has a private parking area.



LOCATION

—

Minutes away from this surfer's paradise, Pererenan offers the perfect blend of tranquility and trendiness.

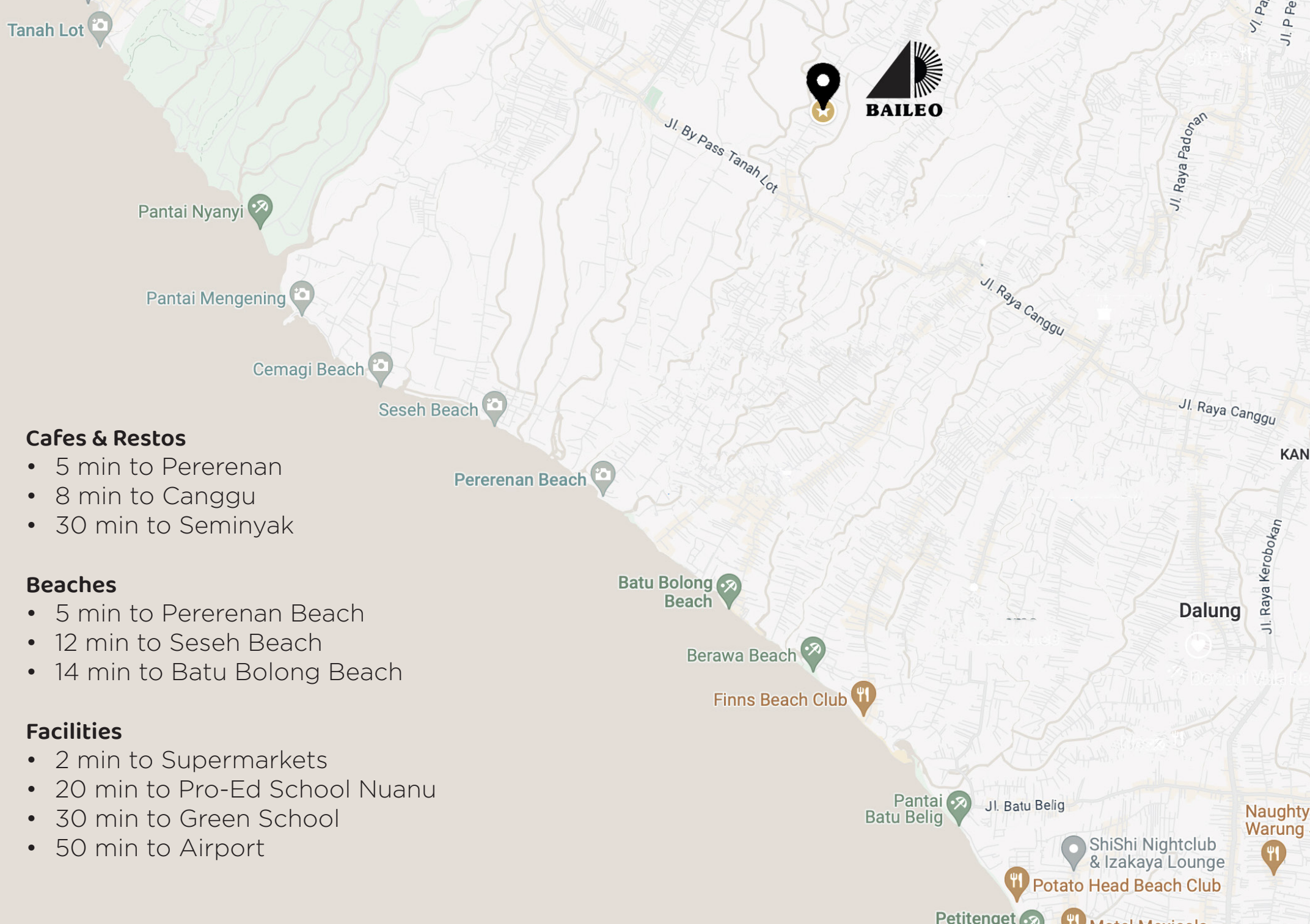


LOCATION

Nestled in the tranquil area of Tumbak Bayu, you'll enjoy peaceful seclusion, yet you're just a quick hop away from Pererenan's vibrant heart, where you'll find cool cafes and trendy boutiques.

Pererenan strikes a wonderful balance between peace and liveliness — a real oasis amid its bustling attractions and diverse community.

As part of Canggu, Bali's fastest-growing hotspot, Pererenan boasts beachfront bistros, chic cafes, and laid-back bars coexisting harmoniously with upscale dining, luxurious resorts, indulgent spas, and lively beachfront clubs. Welcome to your tropical paradise right in the midst of it all!



Cafes & Restos

- 5 min to Pererenan
- 8 min to Canggu
- 30 min to Seminyak

Beaches

- 5 min to Pererenan Beach
- 12 min to Seseh Beach
- 14 min to Batu Bolong Beach

Facilities

- 2 min to Supermarkets
- 20 min to Pro-Ed School Nuanu
- 30 min to Green School
- 50 min to Airport



NEIGHBORHOOD

On the edge of Canggu - just minutes from the vibrant heart of this surfer's paradise, Pererenan offers the perfect blend of tranquility and trendiness.

Surrounded by lush rice fields, you'll find chic cafes, hotspots, and the most aesthetically pleasing dream villas. Experience the best of both worlds in this peaceful yet buzzing neighborhood!



The Hula



Touché



Pererenan Street





CAFES & RESTOS

Pererenan Street is the epicenter of culinary excitement, featuring the trendiest hotspots in town. Start your day with a takeaway coffee and croissant, relishing the flavors against the backdrop of Bali's iconic surf breaks.

Alternatively, indulge in a delightful brunch at Pererenan's newest cafes, boasting exquisite interior designs. Immerse yourself in the magic of sunset sessions and savor mouthwatering dinners at the latest restaurants in town, promising unforgettable moments to cherish forever.



SURF & BEACH LIFE

Pererenan Beach, with its black sand, inviting waves, and laid-back atmosphere, offers the perfect setting for early morning beach strolls, surfing adventures, and breathtaking sunsets. Explore the coastline via charming footpaths or enjoy a leisurely beach walk to Echo Beach, home to popular beachside spots like Surfers Bar and the renowned La Brisa Beach Club. For a tranquil escape, head north toward Seseh, where the stunning and secluded rugged coastline stretches endlessly, providing a serene oasis away from the crowds.

INVESTING IN BALI



Investing in Bali

Now is the perfect moment to seize the opportunity in the thriving Bali property market.

>> Explore a secure investment opportunity in Bali's thriving property market, shielded from interest rate fluctuations and the market crashes often witnessed in other sectors. Maximize your financial potential with confidence and stability.

>> Invest smart, reap big. Capture soaring growth potential in emerging areas with historically high appreciation rates.

>> Thriving tourist hotspot in high demand, poised for a strong rebound and surpassing pre-COVID-19 levels.

>> Exceptional value with lower property prices and maximize your returns on investment, outperforming most other markets.

>> Join the global shift towards remote work and enhanced well-being, attracting a surge of new global residents seeking a higher quality of life.

>> Government-backed initiatives, offering short and long-term resident visa options coupled with strategic infrastructure projects, are propelling unprecedented growth, transforming Bali into a world-class destination of choice.

ROI CALCULATION

—

ROI CALCULATION

\$249,500.00 2 Br Villa
25 years lease

	LOW	MEDIUM	HIGH
Average Day Rate (USD)	200	250	250
Average Occupancy Rate	75%	80%	90%
Gross Rental Income	\$54,750.00	\$73,000.00	\$82,125.00
Operating Expenses 15%	\$8,212.50	\$10,950.00	\$12,318.75
Marketing Expenses 15%	\$4,106.25	\$5,475.00	\$6,159.38
Total Expenses	\$12,318.75	\$16,425.00	\$18,478.13
Net Income	\$42,431.25	\$56,575.00	\$63,646.88
Annual ROI	17%	23%	26%
B/E in Years	5.9	4.4	3.9
Profit after B/E end of lease	\$848,625.00	\$1,188,075.00	\$1,336,584.38

* Disclaimer: Estimated ROI is based on currently available data from short-term rentals in Bali. Baileo Bali cannot guarantee any returns and future outcomes may vary.



www.damianvandijk.com | damianvandijk@remax.nl | IG: remax.damian

