



AWAN VILLA
TANAH LOT

AWAN VILLA ESTATE

The Villa Awan Estate is a modern tropical, high-quality off-plan Villa development with a luxurious, fully-furnished finish. Ready to move into with optional bedrooms and roof jacuzzi, and lounge garden. Complete with high-speed internet, modern fixtures and fittings. Perfect as a family home, holiday villa or a Bali property investment opportunity. Tanah Lot is fast becoming the area of choice for people who want a quiet tropical Villa near Canggu. Property prices in the Tanah Lot area will rise significantly over the years. Rental returns alone make this a solid Bali property investment opportunity.



The Villa Awan Estate is located within the lush tropical rice fields of the sacred village of Tanah Lot.

The secluded secret Indian ocean beaches of Tanah Lot and Pantai Nyanyi are a short walk away.

The location is peace and tranquillity defined, although only 10 mins drive from thriving Canggu 20 minutes away from Seminyak, 30 minutes from Kuta, and 45 minutes to Bali international airport.

The village of Tanah Lot is home to the world-famous and most beautiful temple in Bali, "Tanah Lot Pura", located within walking distance from the villa. Famous as a place for romantic photoshoots, especially during sunset. Breathtaking Indian ocean waves crash on exposed volcanic rocks against the backdrop of this classic 17th-century.

KEY HIGHLIGHTS

- Two large modern supermarkets less than 10 mins away.
 - World-famous Green School 30 mins
- World famous surf spots, multiple gyms, yoga classes, and more are close by
 - The trendy restaurant scene of Canggu 10 mins away
 - The exclusive Finns sports and beach club is 15 mins away.





TROPICAL TERRACE GARDEN

ROOFTOP - 2 BEDROOM

EARLY BIRD DISCOUNT 20% - PRICE START FROM

\$ 188K USD LEASEHOLD | \$ 268K USD FREEHOLD

ROOF JACUZZI & LOUNGE



EXTERIOR



LIVING ROOM



KITCHEN



MASTER BEDROOM



BEDROOM 1



MASTER BATHROOM



BATHROOM 1



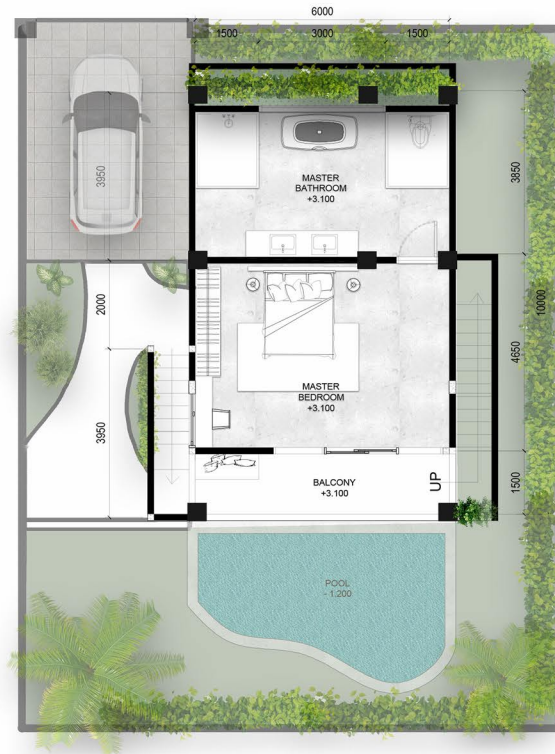
FLOOR PLAN

2 B E D R O O M



1ST FLOOR

2ND FLOOR



3RD FLOOR



FACILITIES & FEATURES

A W A N V I L L A T A N A H L O T



Semi Furnished



24 Hours
Security Facilities



Guest Management
(option extra)



Maintenance Service
(option extra)



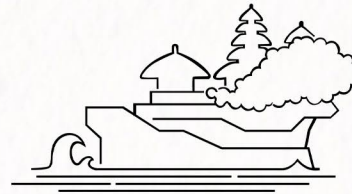
Driver Service
(option extra)



Cleaning Service
(option extra)



High Speed Internet
Fiber Optic



5 Minutes
From Tanah Lot Temple



5 Minutes
From Nearest Beach



5 Minutes
From Supermarket



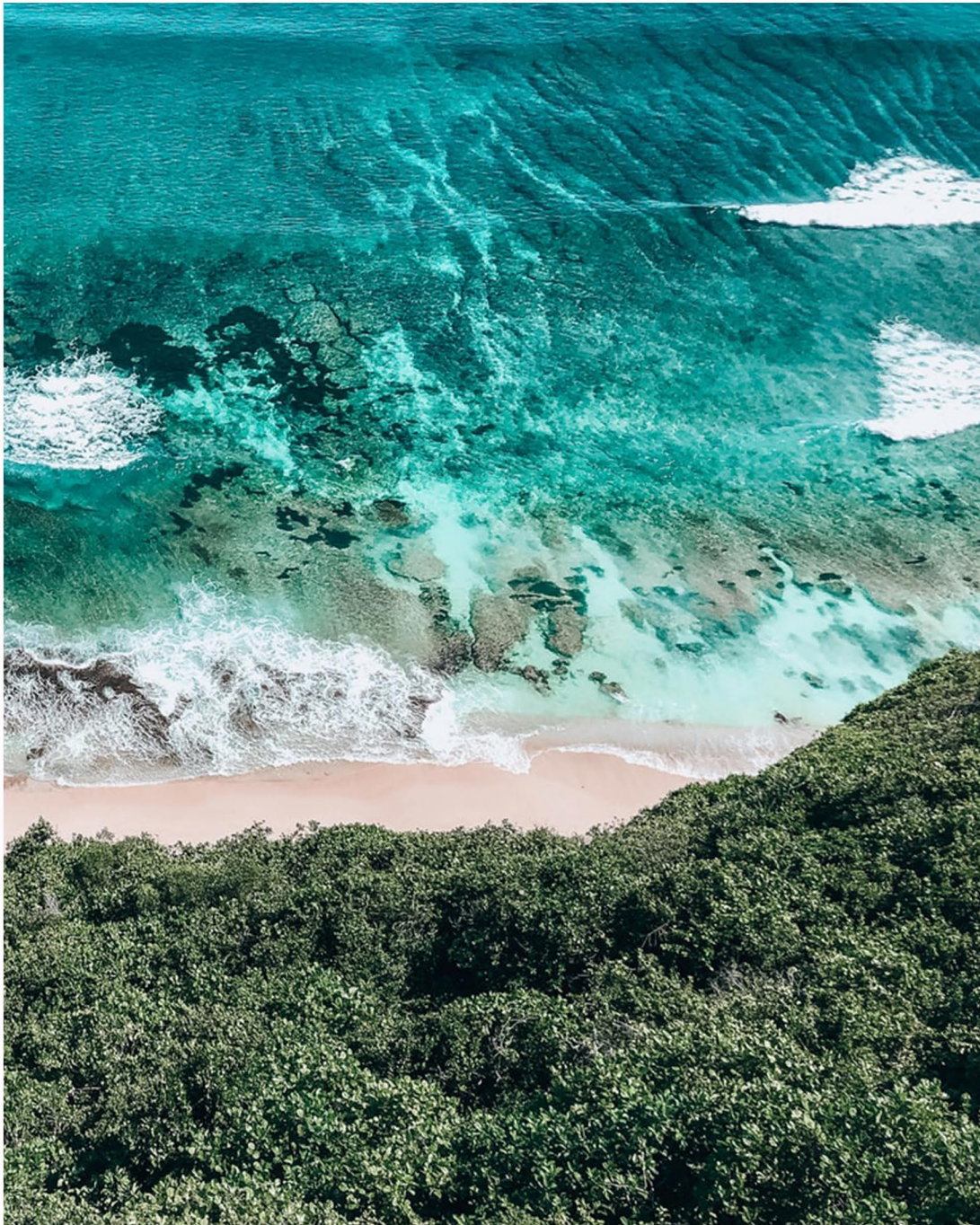
15 Minutes
From Canggu



40 Minutes
to Seminyak



1 Hour
to Airport



PRICES

AWAN VILLA TANAH LOT
2 BEDROOM

PRICE START FROM

\$ 188K USD

IDR 2.719.000.000*

DEPOSIT 40 %

\$ 72.869 USD

IDR 1.087.600.000*

TENURE

25 year lease (Extendable)

* PRICES ARE SUBJECT TO CHANGES DUE TO INFLATION AND BUILDING MATERIAL COSTS

PLOT PLAN UNIT PRICE

AWAN VILLA
TANAH LOT

* PRICES INCLUDE
A 20% EARLYBIRD DISCOUNT
FOR THE FIRST 2 BUYERS.



A 2 BEDROOM	B 2 BEDROOM	C 2 BEDROOM	D 2 BEDROOM	E 3 BEDROOM	F 3 BEDROOM	G 2 BEDROOM	H 2 BEDROOM	I 2 BEDROOM	J 3 BEDROOM
LEASEHOLD \$ 188K USD	LEASEHOLD \$ 188K USD	LEASEHOLD \$ 190K USD	LEASEHOLD \$ 192K USD	LEASEHOLD \$ 277K USD	LEASEHOLD \$ 275K USD	LEASEHOLD \$ 191K USD	LEASEHOLD \$ 201K USD	LEASEHOLD \$ 188K USD	LEASEHOLD \$ 277K USD
FREEHOLD \$ 268K USD	FREEHOLD \$ 268K USD	FREEHOLD \$ 271K USD	FREEHOLD \$ 272K USD	FREEHOLD \$ 395K USD	FREEHOLD \$ 393K USD	FREEHOLD \$ 272K USD	FREEHOLD \$ 287K USD	FREEHOLD \$ 268K USD	FREEHOLD \$ 395K USD
160M2 (LAND SIZE)	160M2 (LAND SIZE)	170M2 (LAND SIZE)	180M2 (LAND SIZE)	370M2 (LAND SIZE)	360M2 (LAND SIZE)	177M2 (LAND SIZE)	240M2 (LAND SIZE)	160M2 (LAND SIZE)	370M2 (LAND SIZE)

LEASEHOLD

ROOFTOP - 2 & 3 BEDROOM

UNIT	VILLA NAME	BEDROOM	LAND SIZE (M ²)	BUILD SIZE (M ²)	LEVEL	PRICE USD	PRICE IDR*	PRICE USD AFTER 20%	PRICE IDR* AFTER 20%
UNIT A	TROPICAL TERRACE GARDEN	2 BEDROOM	160	180	3	235.000	3.399.000.000	188.000	2.719.000.000
UNIT B	TROPICAL TERRACE GARDEN	2 BEDROOM	160	180	3	235.000	3.399.000.000	188.000	2.719.000.000
UNIT C	TROPICAL TERRACE GARDEN	2 BEDROOM	170	180	3	237.000	3.429.000.000	190.000	2.749.000.000
UNIT D	TROPICAL TERRACE GARDEN	2 BEDROOM	180	180	3	239.000	3.459.000.000	192.000	2.769.000.000
UNIT E	TROPICAL TERRACE GARDEN	3 BEDROOM	370	390	3	346.000	5.009.000.000	277.000	4.009.000.000
UNIT F	TROPICAL TERRACE GARDEN	3 BEDROOM	360	390	3	344.000	4.979.000.000	275.000	3.979.000.000
UNIT G	TROPICAL TERRACE GARDEN	2 BEDROOM	177	180	3	238.000	3.449.000.000	191.000	2.759.000.000
UNIT H	TROPICAL TERRACE GARDEN	2 BEDROOM	240	180	3	251.000	3.639.000.000	201.000	3.099.000.000
UNIT I	TROPICAL TERRACE GARDEN	2 BEDROOM	160	180	3	235.000	3.399.000.000	188.000	2.719.000.000
UNIT J	TROPICAL TERRACE GARDEN	3 BEDROOM	370	390	3	346.000	5.009.000.000	277.000	4.009.000.000

PAYMENT STRUCTURE

DEPOSIT 40%
REMAINING BALANCE 60% PAID MONTHLY FOR 12 MONTH
AFTER THE AGREEMENT IS SIGNED

SEMI FURNISHED

PRICE DOESN'T INCLUDE
- NOTARY FEE (1%)
- GOVERNMENT IMPOSED CHANGES

*PRICES ARE SUBJECT TO CHANGES DUE TO INFLATION AND BUILDING MATERIAL COSTS

FREEHOLD

ROOFTOP - 2 & 3 BEDROOM

UNIT	VILLA NAME	BEDROOM	LAND SIZE (M ²)	BUILD SIZE (M ²)	LEVEL	PRICE USD	PRICE IDR*	PRICE USD AFTER 20%	PRICE IDR* AFTER 20%
UNIT A	TROPICAL TERRACE GARDEN	2 BEDROOM	160	180	3	335.000	4.859.000.000	268.000	3.879.000.000
UNIT B	TROPICAL TERRACE GARDEN	2 BEDROOM	160	180	3	335.000	4.859.000.000	268.000	3.879.000.000
UNIT C	TROPICAL TERRACE GARDEN	2 BEDROOM	170	180	3	338.000	4.899.000.000	271.000	3.919.000.000
UNIT D	TROPICAL TERRACE GARDEN	2 BEDROOM	180	180	3	341.000	4.939.000.000	272.000	3.959.000.000
UNIT E	TROPICAL TERRACE GARDEN	3 BEDROOM	370	390	3	494.000	7.149.000.000	395.000	5.719.000.000
UNIT F	TROPICAL TERRACE GARDEN	3 BEDROOM	360	390	3	491.000	7.109.000.000	393.000	5.689.000.000
UNIT G	TROPICAL TERRACE GARDEN	2 BEDROOM	177	180	3	340.000	4.929.000.000	272.000	3.949.000.000
UNIT H	TROPICAL TERRACE GARDEN	2 BEDROOM	240	180	3	359.000	5.199.000.000	287.000	4.159.000.000
UNIT I	TROPICAL TERRACE GARDEN	2 BEDROOM	160	180	3	335.000	4.859.000.000	268.000	3.879.000.000
UNIT J	TROPICAL TERRACE GARDEN	3 BEDROOM	370	390	3	494.000	7.149.000.000	395.000	5.719.000.000

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STEP-BY-STEP BUYING PROCESS

AWAN VILLA TANAH LOT

STEP 1

SELECT WHICH VILLA UNIT YOU WANT TO BUY.

STEP 2

AGREED UPON PURCHASE PRICE AND PAYMENT PLAN LENGTH.

STEP 3

PAY RP 20.000.000 REFUNDABLE RESERVATION DEPOSIT WILL REMOVE THE PROPERTY FROM THE OPEN MARKET AND AGREE ON THE AMOUNT OF TIME TO CONDUCT A DUE DILIGENCE PROCESS.

STEP 4

SIGN AN AGREEMENT WITH A NOTARY CONFIRMING WHAT IS INCLUDED IN THE PURCHASE PRICE, FURNITURE AND FITTINGS. TAXES AND TRANSFER FEES - WHAT IS THE BUYER RESPONSIBLE FOR, AND WHAT IS THE DEVELOPER RESPONSIBLE FOR?

STEP 5

PAY A 40% STRUCTURAL DOWN PAYMENT SO THE BUILDING WORKS CAN COMMENCE.

STEP 6

PAY 12 MONTHLY INSTALMENTS FOLLOWING BUILDING PROGRESS.

STEP 7

PAYMENT FINALIZATION AND KEYS TO PROPERTY HANDED OVER.

RETURN OF INVESTMENT

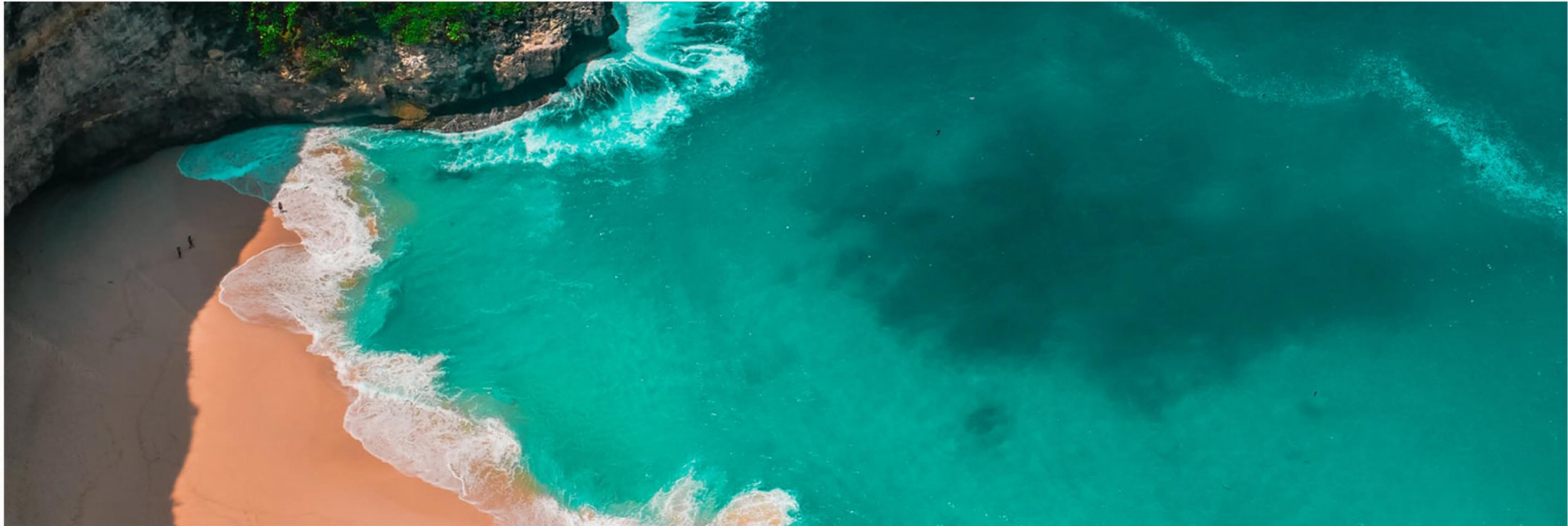
LEASEHOLD (EARLY BIRD) - 2 & 3 BEDROOM

AWAN VILLA - 2 BEDROOM	
ASSUMPTION	1 UNIT 2BR
AVERAGE DAILY RATE	\$200.00
AVERAGE OCCUPANCY RATE	80%
MANAGEMENT FEE	20%
RUNNING EXPENSES	10%
PURCHASE PRICE	\$188,000.00
YEARLY REVENUE	\$58,400.00
YEARLY PAYOUT TO THE OWNER	USD 29,200.00
ANNUAL RETURNS	25.75%
PAYBACK PERIOD (YEAR)	6.44

AWAN VILLA - 3 BEDROOM	
ASSUMPTION	1 UNIT 3BR
AVERAGE DAILY RATE	\$450.00
AVERAGE OCCUPANCY RATE	80%
MANAGEMENT FEE	20%
RUNNING EXPENSES	10%
PURCHASE PRICE	\$275,000.00
YEARLY REVENUE	\$131,400.00
YEARLY PAYOUT TO THE OWNER	USD 65,700.00
ANNUAL RETURNS	16.74%
PAYBACK PERIOD (YEAR)	4.19

AWAN VILLA TANAH LOT

CONTACT US



DEVELOPMENT NAME

LOVE ANCHOR

DEVELOPMENT ADDRESS

Jalan Pantai Batu Bolong, No 56 C
Canggu, Kuta utara, Badung - BALI

MANAGEMENT COMPANY

PT. LOVE ANCHOR INTERNATIONAL

MARKETING OFFICE

- Jl. Pantai Batu Bolong, No 56 C
Canggu - Bali

- Jl. Hangtuh III, No 3,
Sanur Kaja, Denpasar Selatan

OPENING HOURS

Office : Mon – Fri 9am – 5pm

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BALI - 2023



AWAN VILLA TANAH LOT

Beraban, Kediri, Tabanan - BALI