



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 - 3 BEDROOM

EARLY BIRD DISCOUNT 20% - PRICE START FROM

\$ 275K USD LEASEHOLD | \$ 393K USD FREEHOLD

ROOF JACUZZI



ROOF LOUNGE



EXTERIOR



KITCHEN



LIVING ROOM



MASTER BEDROOM



BEDROOM 1



BEDROOM 2



MASTER BATHROOM



BATHROOM 1



BATHROOM 2



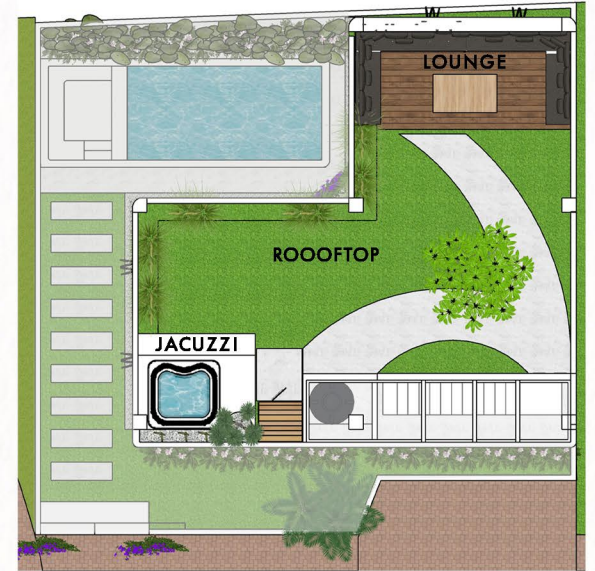
FLOOR PLAN

3 BEDROOM



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)



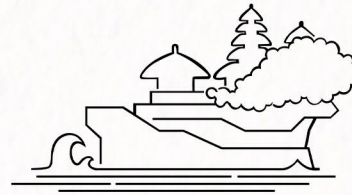
Driver Service
(option extra)



Cleaning Service
(option extra)



High Speed Internet
Fiber Optic



5 Minutes
From Tanah Lot Temple



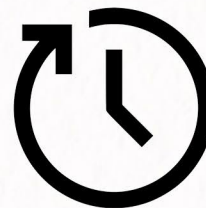
5 Minutes
From Nearest Beach



5 Minutes
From Supermarket



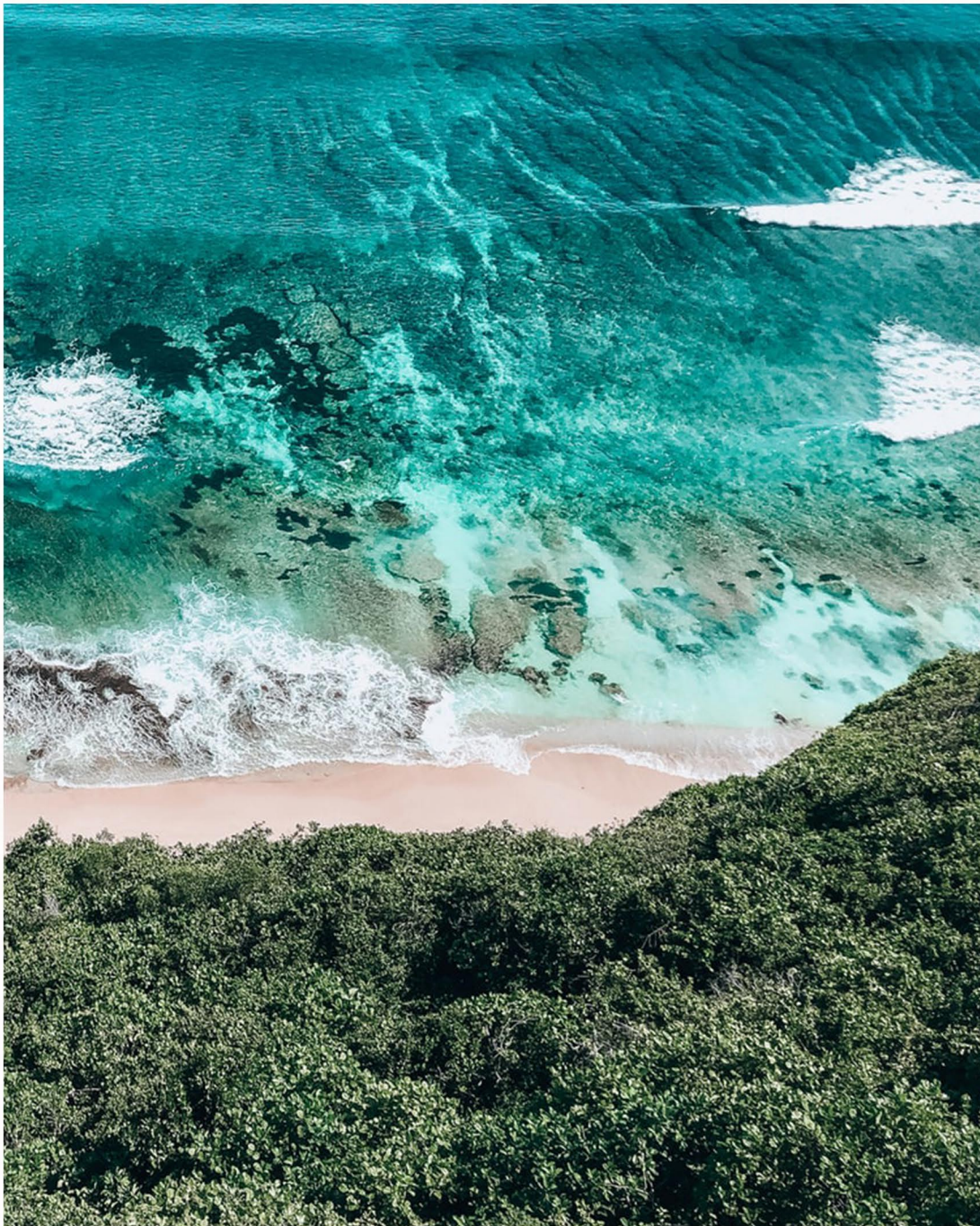
15 Minutes
From Canggu



40 Minutes
to Seminyak



1 Hour
to Airport



PRICES

AWAN VILLA TANAH LOT
3 BEDROOM

PRICE START FROM

\$ 275K USD

IDR 3.979.000.000*

DEPOSIT 40 %

\$ 106.637 USD

IDR 1.591.600.000*

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

R O O F T O P - 2 & 3 B E D R O O M

| 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 |

SEMI FURNISHED

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

PAYMENT STRUCTURE

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

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

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

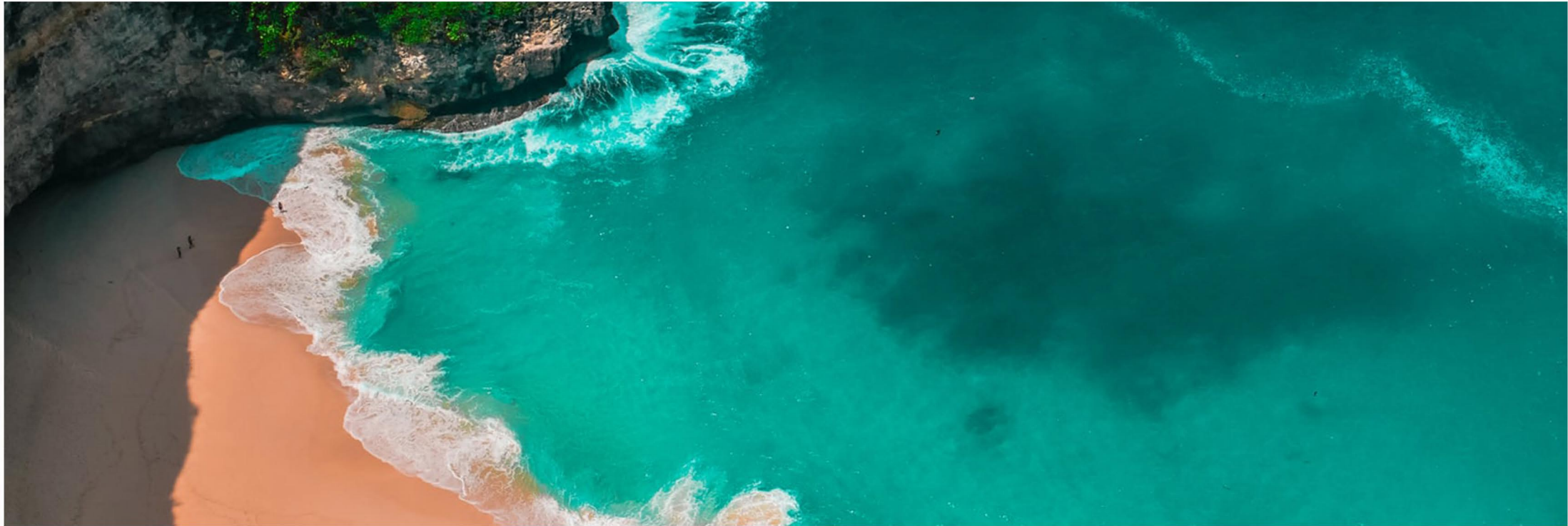
LEASEHOLD (EARLY BIRD) - 2 & 3 BEDROOM

| 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. Hangtuah III, No 3,
Sanur Kaja, Denpasar Selatan

OPENING HOURS

Office : Mon – Fri 9am – 5pm

PHONE

(0361) 909 1276 / 081 138 885 57

INSTAGRAM

@loveanchorproperty

EMAIL

tropicalliving@loveanchorcanggu.com

WEBSITE

www.loveanchorpropertybali.com

BALI - 2023



AWAN VILLA TANAH LOT

Beraban, Kediri, Tabanan - BALI