



Boost Your Wealth: Enjoy Passive Income from Your Villa Leasehold Investment in Ubud, Bali.

Only 2 Villas Available - Reserve Now.



Off-plan Villas

Price from


Rp 3.15B IDR
~\$205K USD

Our minimalist Nordic-designed villas serve as a serene backdrop to Bali's vibrant nature and local culture, offering 2-3 bedroom villas with high quality standard. The villas are designed and managed by a Scandinavian led team, so you can invest effortlessly in Bali and enjoy passive income.


Villa Highlights


- ★ Nordic design meets Balinese tropics
- ★ Modern 2-3 bedroom luxury villas
- ★ Private pool, infinity view to rice fields
- ★ Private roof top terrasse, tropical garden
- ★ Attractive ROI from villa rental income

Contact

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 bedulu@leadheartfirst.com

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 Bedulu Boutique Villas is developed by PT PMA **Lead Heart First Consulting** (NIB: 1260000310726)

Professional Management Team

The villas will be under expert management by LHF ensuring exceptional guest experiences and proactive villa promotion. Our cornerstone services are:

● Guest Experience

Create a unique guest experience through our local insight.

● Channel & OTA Management

Optimize profits through professional channel management & OTA* listings.

● Social Media Management

Optimize our brand & social media platforms & build community.

● AI & Analytics

Use AI for price optimization & Business Analytics for KPIs tracking.

Just sit back and enjoy your passive income!

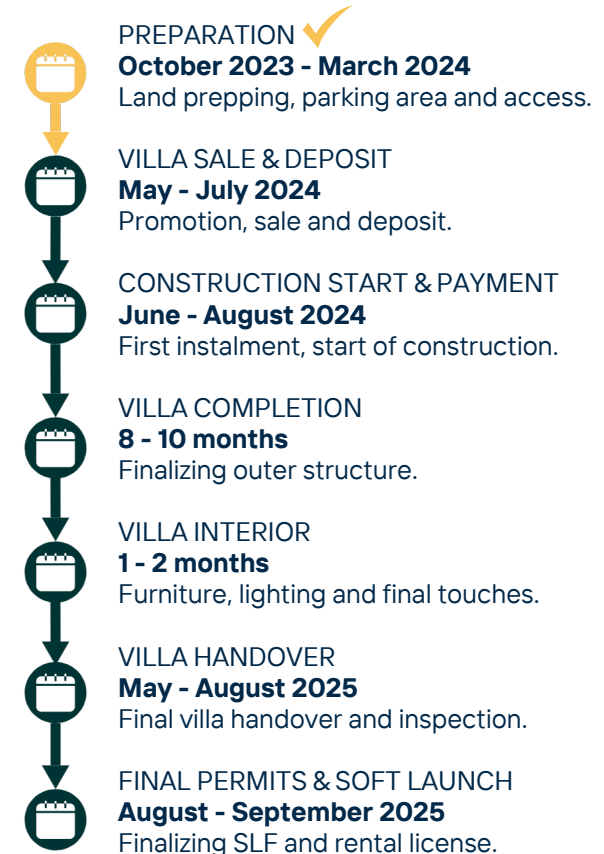
*OTA: Online Travel Agency, e.g. Booking.com, Airbnb, Agoda.

Strategic Location

- ★ Authentic village setting
- ★ 180-degree rice field view
- ★ 10-15 minutes to central Ubud
- ★ 1 min to paved rice field walking track
- ★ Easy access to the South/East/Airport



Development Plan



* Villas construction will be start following 1st instalment and finalization of contract. Future dates will be adjusted accordingly.

** Pre-launch promotion & Villa management setup will be ongoing throughout 2025 to optimize bookings.



Return on Investment (ROI)

**Your
Villa
Investment**

**Annual ROI from
Rental Income**

**Villa Leasehold
Resale Potential**

Leasehold Resale Potential

The initial leasehold period is **25 years**, with an optional **15-year** extension. Owners may resell their leasehold villa at any time under the same terms & conditions and depending on the market at the time of sale, this could yield significant capital gains alongside rental income.

ROI Calculations & Assumptions

Please contact us if you want the full ROI calculations and our projected assumptions.



For Sale: Two Villas Available

	Built Area* (m2)	Land Size* (m2)	Pool Size (m2)	Price**	
Villa Bedulu (3 Bedroom/3 Bathroom)	181.5 m2	279.6 m2	13.6 m2	~245,000 USD ~220,000 EUR 3,750,000,000 IDR	SOLD
Villa Padi (2 Bedroom/2 Bathroom)	123.2 m2	214.2 m2	13.6 m2	~220,000 USD ~200,000 EUR 3,400,000,000 IDR	AVAILABLE
Villa Pulu (2 Bedroom/2 Bathroom)	111.0 m2	177.4 m2	13.6 m2	~205,000 USD ~185,000 EUR 3,150,000,000 IDR	AVAILABLE

* Built and land area are approximately.

** The prices are fixed in IDR, and the USD price is indicative only.

Payment: The full amount should be paid into a notary escrow account, following the due diligence, from which the installment will be paid.

Added Value Features

- ✓ Common Area (Access & Parking)
- ✓ Reception & Guest Service
- ✓ Full Management

Optional Extras

- ✓ Solar Panels
- ✓ Water Filter System
- ✓ Selected Facility Upgrades

Disclaimer* **The content of this brochure is informative only and does not constitute investment advice. Some of the information in this brochure may be subject to change and LHF has the right to change conditions and terms until the final contract is signed.*



Secure Your Investment Opportunity

Get in touch!
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Visit beduluvillaboutiques.com to learn more about our projects

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