

2022

AMARA VILLA UMALAS

————— by Magnum Estate —————



AMARA VILLA UMALAS

The hotel complex of premium villas
in a private location of Bali's main tourist area

A working complex of one-bedroom villas with an **occupancy rate of over 90%**

High rating on Internet real estate rental sites

Passive income without participation in the management process

BENEFITS



Unlimited personal living with Magnum Management Program privileges

Ideal format of villas **for short-term rentals**

Access to the amenities complex The Umalas Signature

The complex is located

in the center of the "fashionable
triangle of Bali" in Umalas

CANGGU – SEMINYAK – KEROBAKAN



LOCATION

International schools:

Canggu Community School and ProEducation School
6 minutes away

International kindergarten Umalas Kids Club is 2 minutes
away

Beaches: Berava and Batu Belig - 5 minutes
from the complex

There are **47 restaurants and cafes** near the
complex

Convenient transportation with access to the
main tourist areas.

Supermarket is 1 minute from the complex

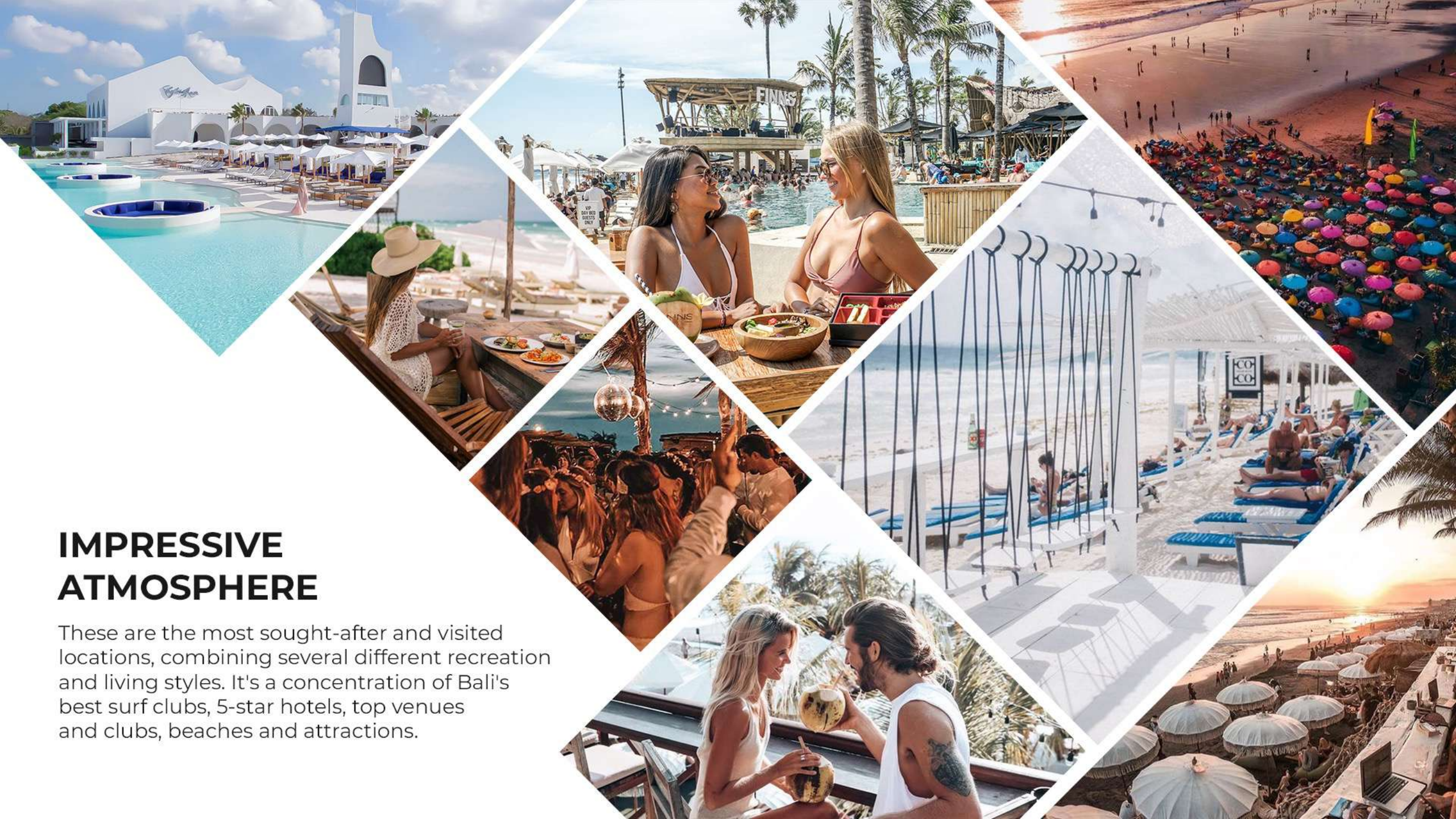
UMALAS AREA

The area is known for its color - it retains the atmosphere of real Bali, immersed in the green, with a relaxed lifestyle.

Surrounded by major tourist locations with the best beach clubs and trendy establishments.

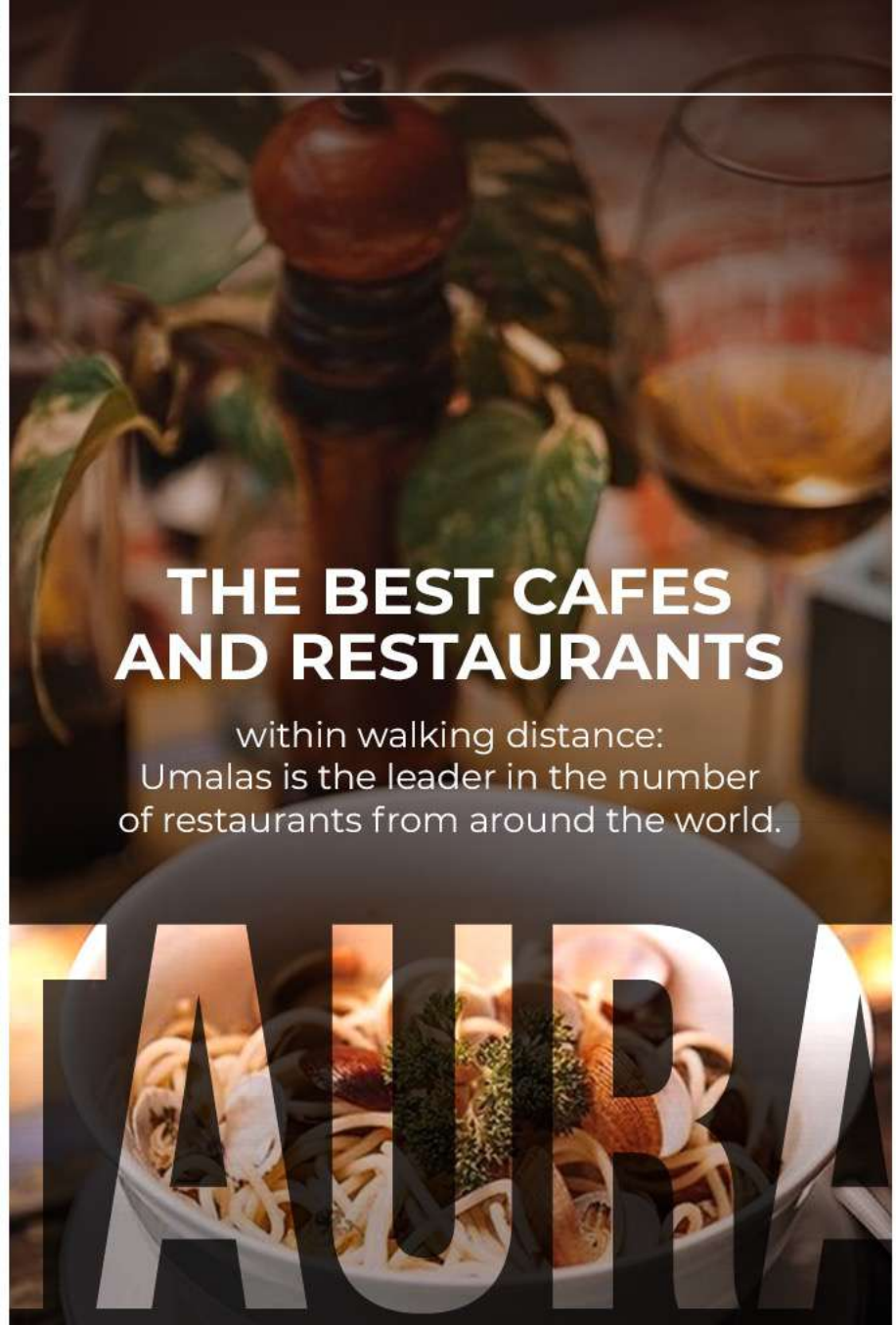






IMPRESSIVE ATMOSPHERE

These are the most sought-after and visited locations, combining several different recreation and living styles. It's a concentration of Bali's best surf clubs, 5-star hotels, top venues and clubs, beaches and attractions.



THE BEST CAFES AND RESTAURANTS

within walking distance:
Umalas is the leader in the number
of restaurants from around the world.

RESTAURANTS

RESTAURANTS

RESTAURANTS

Ambience in the establishments



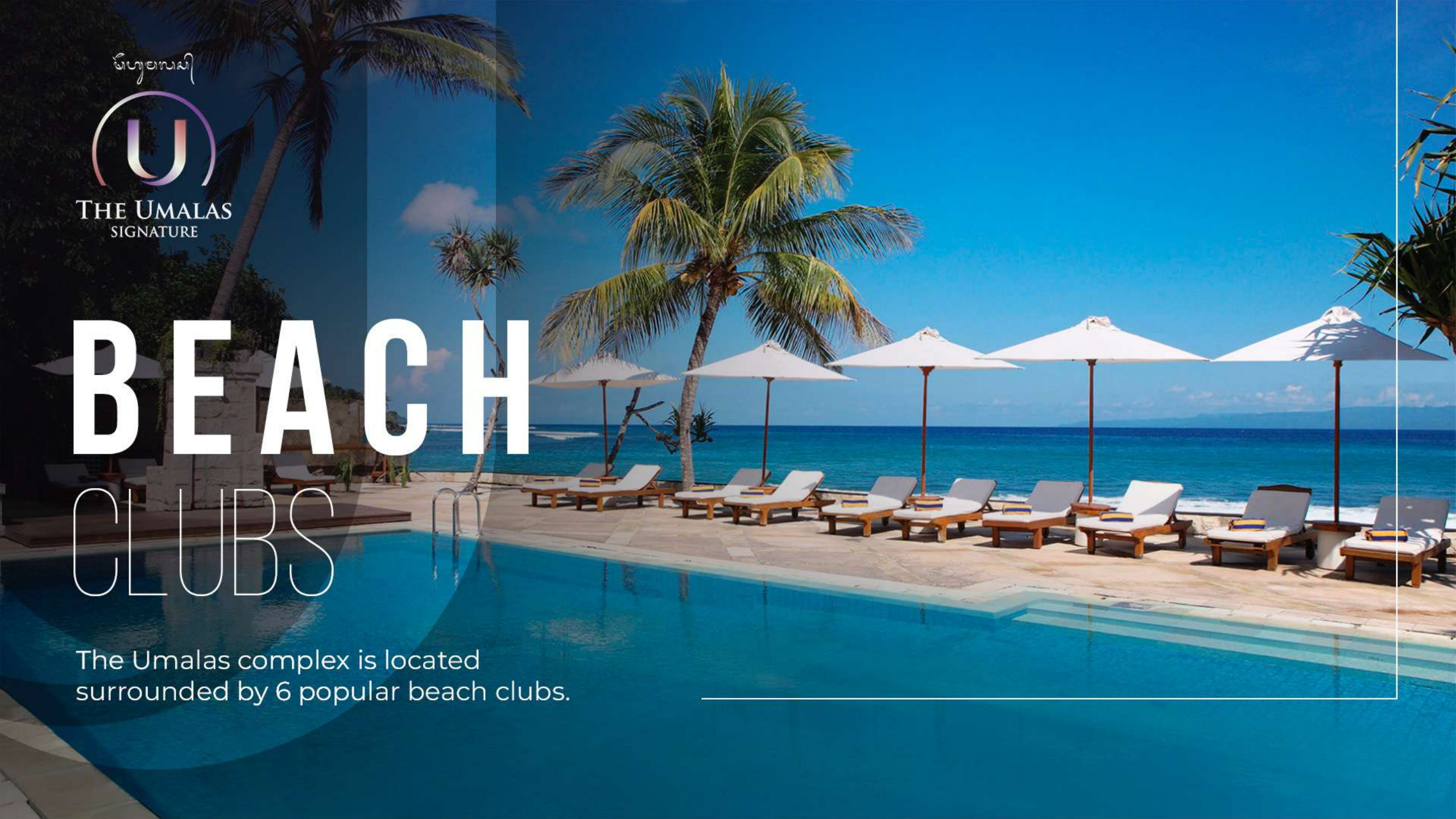
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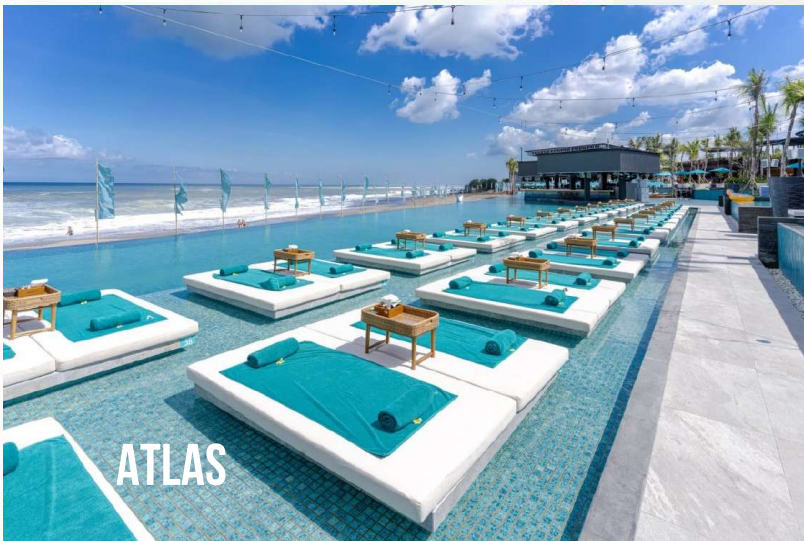


THE UMALAS
SIGNATURE

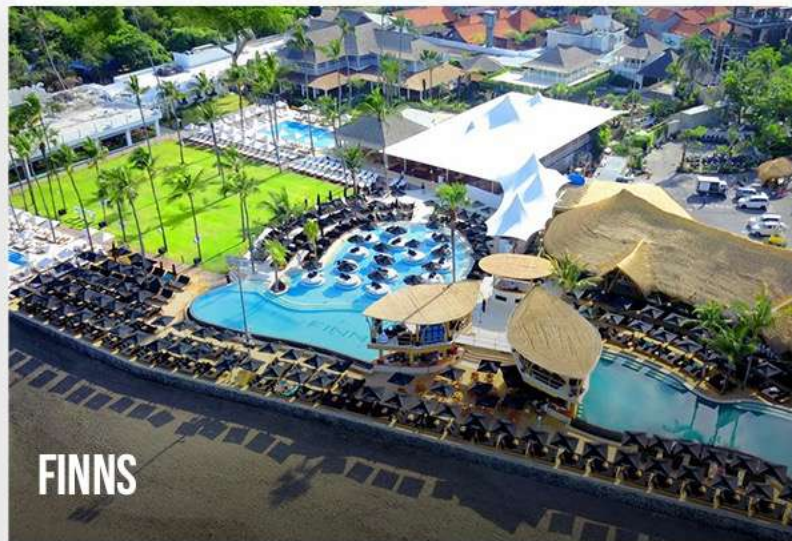
BEACH CLUBS

The Umalas complex is located
surrounded by 6 popular beach clubs.





The biggest beach club in the world, where the most famous DJs from all over the world perform.



The largest BeachClub in the world where you can party hard at night and relax in the daytime with your family on the sun loungers, sipping cocktails and enjoying five-star service.



One of the best beach clubs in Bali, white and blue "Santorini" style, with delicious food and courteous service.



Located on the territory of a modern hotel complex, with top marks for service. Two infinity pools, variety of food and drinks, large lounge area.



A trendy open-air place where the youth of Changgu gather in the evening.



A picturesque restaurant that overlooks the sunset over the ocean. One of Bali's most important and best-known spots.

Ambience of beach establishments





SPORTS

ENTERTAINMENT



Liga.Tennis
(the biggest tennis court
in Bali) - 1 minute



Waterpark - 3 minutes



The main sports and
entertainment
complex in Bali) - 3 minutes



Fitness Center - 1.5 minutes



Best surfing spots
- 5 minutes

An aerial photograph of a beach with turquoise water and white waves. The beach is sandy and the water is clear, showing the seabed. The waves are breaking on the shore, creating white foam. The overall scene is bright and vibrant.

THE COMPLEX IS LOCATED

NEAR THREE COLORFUL
AND POPULAR BEACHES:

Batu Belig is a beautiful and spacious beach between Seminyak and Berawa. There are luxury hotels and beach cafes on the first line. The perfect beach for sunsets.

Berawa Beach - here is one of the best surf spots, it attracts many surfers from all over the world. There are also many places where you can watch the sunset and watch the surfers.

Batu Bolong Beach is a trendy beach with its own surf spot, there is a large number of fashionable establishments and all the young people flock here for entertainment.



AMARA VILLAS

by Magnum Estate









Amara villas Umalas

is a complex of sought-after one-bedroom premium villas. To date, Amara villas have a high popularity and occupancy rate of **more than 90%**, indicating that they are in demand.

FROM THE BEST TO THE IDEAL

The villas already have high ratings and are in great demand among tourists. **Our task** is to bring them to perfection in the renovation process.

Amara Villa Umalas Bali

Vila ★★★★★

Jl. Dukuh Indah no 88 Umalas, Kerobokan Kuta Utara - Bali, Kuta Utara, Umalas, Bali, Indonesia, 80361

Traveloka Preferred Partner



Traveloka

8,6 Mengesankan

Amara Villa Umalas ★★★★★
Kerobokan · Show on map · 2.5 km from centre · Beach nearby
1.8 km from beach
Situating in Kerobokan, 2.7 km from Berawa Beach, Amara Villa Umalas features accommodation with an outdoor swimming pool, free WiFi, a 24-hour front desk, and room service.

Very good 12 reviews **8.5**
[Show prices](#)

Amara Villa Umalas

Jl. Dukuh Indah no 88, Kerobokan, Indonesia

Tampilkan harga

Penelusuran
Destinasi/nama hotel
Kerobokan
Tanggal check-in:
Tanggal check-out:
Jumlah orang dewasa/anak:
Orang dewasa 2, Anak 0
[Cari](#)
[Lihat di peta](#)

Kamar tersedia · Ulasan · Layanan dan fasilitas · Aturan hotel

Sangat bagus 19 ulasan **8.5**

RATING ON
TRAVELOKA

8.6

RATING ON
BOOKING

8.5

RATING ON
PLANET HOTELS

8.5















MASTER PLAN



VILLA AMENITIES

Enjoy the special atmosphere and private style of island vacations.

Swimming Pool

The area with sunbeds

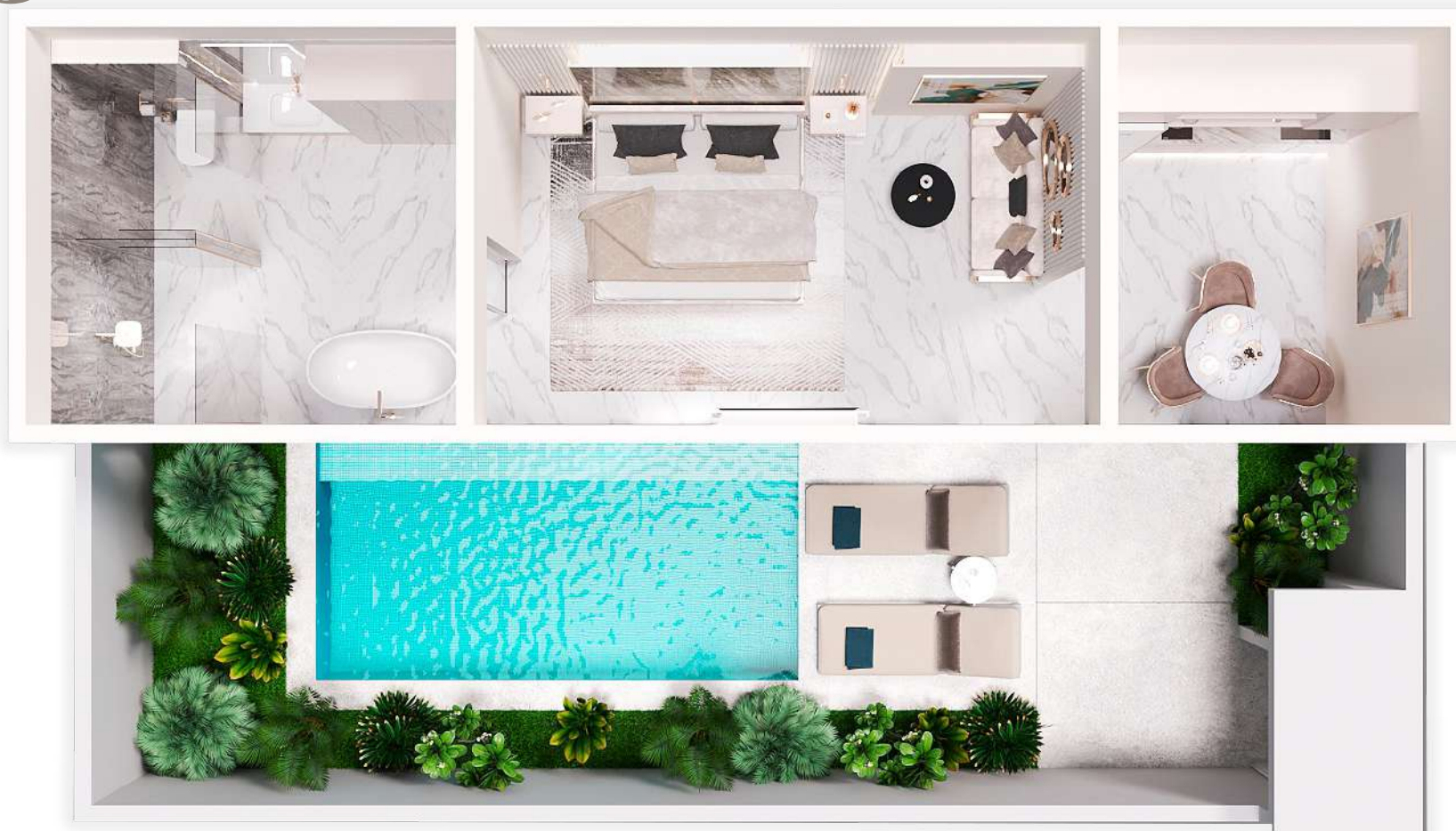
Spacious stylish bedroom

Kitchen with dining area

Couch area

Large smart TV

Spacious bathroom overlooking the pool





LUXURY STYLE

from Magnum Estate

Following the latest global trends and analyzing the Bali market, we create in-demand projects.

- **An exterior** that catches the eye
- **An interior** that makes you fall in love
- **Materials** of premium quality
- Bold and stylish **design**

QUALITY RELIABILITY

We use only quality materials for our projects



Floor covering

Ceramic tile with a Crystalline special surface layer with super shine. Special seamless installation technology, replication of natural stone.



Kohler Plumbing

Premium German sanitary ware



Pool tile

Individually designed for our company by special order. A special structure, durability and a radiant white color. We guarantee that the pool area will retain its original appearance for many years.



CONDITIONS

AT THE CURRENT STAGE, AMARA VILLAS IS A WORKING HOTEL THAT IS CLOSING FOR RENOVATION.

Renovation period:

6 months

Yield:

15% p.a.

Management Company

Percentage: 15%

Lease term:

30 years with renewal for 30 years at a fixed price

Living conditions:

No restrictions on personal residence

***Monthly maintenance costs:**

\$350 per month

*Security 24 hours, maid service every day, receptionist 24 hours, engineering 24 hours, butler service, high speed internet, lobby for residents and guests, smart home, garden care, chef on demand, pool service

PROJECT RELEVANCE

A full-fledged working hotel with 5-star service, on-site spa and private villas is a sought-after format that has a much higher occupancy rate than private villas.

A PROFITABLE SHORT-TERM AND LONG-TERM INVESTMENT:

This property has a high potential yield from resale and demand is much higher than for detached villas.

MANAGEMENT SYSTEM

The management company performs full management and leasing activities. You invest in real estate, which steadily generates passive income without your participation.

- Villas will be rented by the day.
- Profit accrual once a quarter.
- Full transparency of the system of profit accrual.

SPECIAL PRIVILEGES



**VILLA OWNERS AND GUESTS
GET FULL ACCESS**
to all the facilities and services of
The Umalas Signature Clubhouse
on special terms

THE INFRASTRUCTURE

YOU HAVE ACCESS TO



Co-working



Yoga studio



Spa with sauna



Fitness Center



Infinity Pool



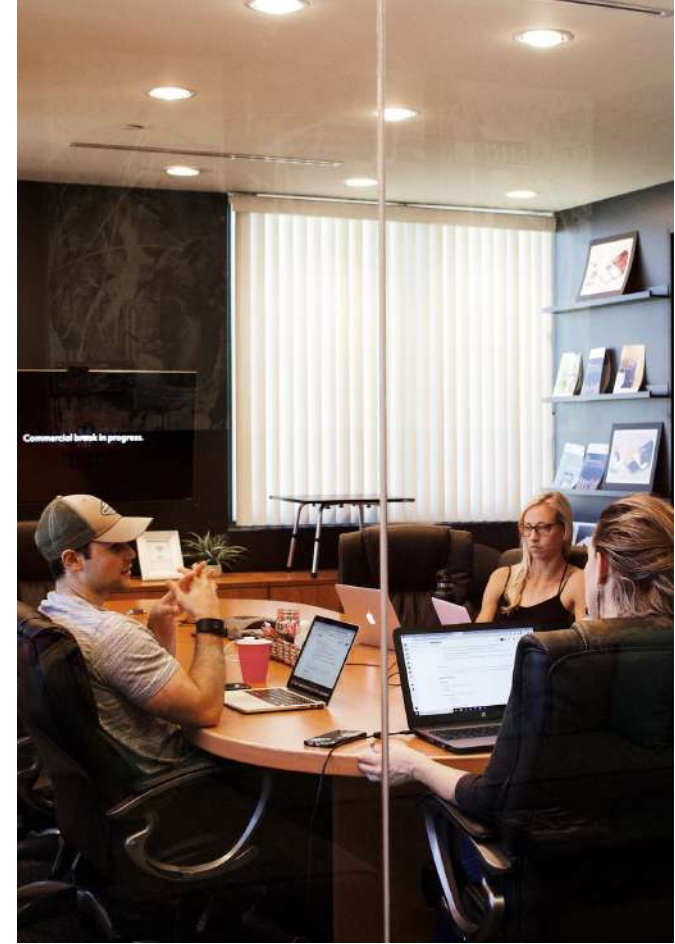
Lounge bar



Roof top Club



Cinema



AMARA VILLA UMALAS

Yield forecast

1Br		Purchase price	US\$220 000			
Occupancy		70%	75%	80%	85%	90%
Price per night		170	180	190	200	210
Total income		42 840	48 600	54 720	61 200	68 040
OTA Commissions	8%	3 427	3 888	4 378	4 896	5 443
Tax	10%	3 941	4 471	5 034	5 630	6 260
Net income		35 472	40 241	45 308	50 674	56 337
Expenses*	20%	7 094	8 048	9 062	10 135	11 267
Gross profit		28 377	32 193	36 247	40 539	45 070
Management Company	15%	5 321	6 036	6 796	7 601	8 451
Net income		23 056	26 157	29 450	32 938	36 619
ROI	67,4%	10,5%	11,9%	13,4%	15,0%	16,6%

*Villa expenses:

- Amenities
- Water and electricity
- Dry cleaning
- Toiletries
- Pool Cleaning
- Gardener
- Insect control
- Staff Salaries
- Villa repairs
- Breakage and inventory

General area:

- Water and electricity
- Gardener
- 24/7 Security
- Land and Building Tax
- Marketing expenses
- Outside contractors
- Administrative costs
- Local community fees
- Ceremonies
- Garbage collection



WE ARE TRENDING

the development of premium housing with
amenities for a luxurious lifestyle

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