

HOLY SLEEP VILLA



Holy Sleep[®]

VILLA SEMINYAK BALI

Sleep Easy Wake Blessed

INVESTMENT PROPOSAL

BALI IS MORE THAN JUST AN ISLAND

Why Bali?

- **Top 3 Global Travel Destinations** (Tripadvisor, 2024)
- **126% YoY increase in international tourist arrivals** (Bali Statistics Agency, 2024)
- Booming ecosystem for **digital nomads and remote workers**
- Unique culture & tropical lifestyle offer long-term tourism appeal

Seminyak is one of the Bali's most in-demand areas – known for its beaches, beach clubs, world-class restaurants, and convenient access.

Investment Opportunity

- **High demand** for private, comfortable accommodations post-pandemic
- **Long-term travel trend:** Guests prefer villas over large hotels
- **Flexible rental model** (daily, weekly, monthly) = optimized revenue
- **Sustained growth** driven by remote work lifestyle and family travel segment

Bali Property Market Trends

(2023 - 2024)

Category	Market Average
Land price growth	8-12% annually
Villa rental ROI	8-14% annually
Occupancy rate (premium)	65-80%
Average stay duration	5-10 nights

Prime areas like **Seminyak, Canggu, and Uluwatu** show the strongest rental performance in Bali



A SERENE, STYLISH ESCAPE IN BALI

Property Overview

Feature	Description
Name	Holy Sleep Villa
Location	Seminyak, Bali
Bedrooms	2
Bathroom	1
Living Room	Yes
Dining Area	Yes
Patio	Yes
Private Pool	Yes
Outdoor Lounge	Yes
Legal Status	Leasehold (25+ years)
Design Style	Boho Luxe Tropical
Nearby Attractions	Batu Belig Beach, Atlas Beach Club, La Favela, and Seminyak Square

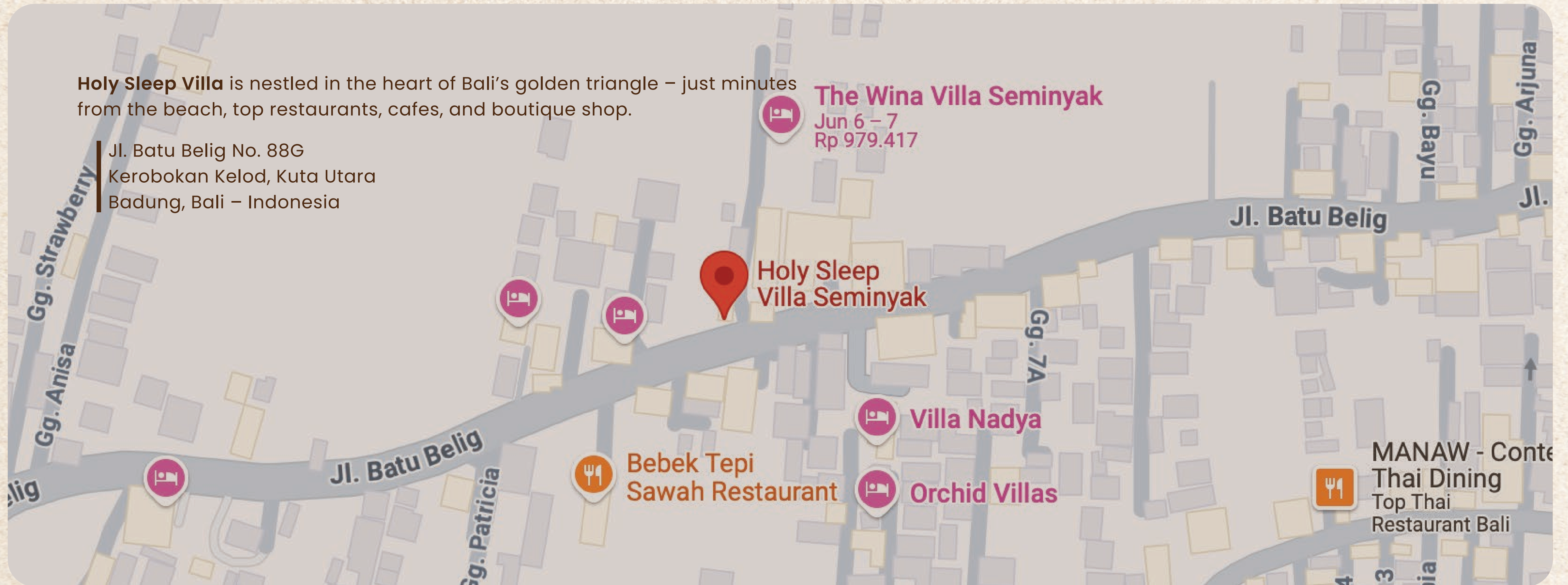


WHERE PARADISE MEETS CONVENIENCE

Location Overview

Holy Sleep Villa is nestled in the heart of Bali's golden triangle – just minutes from the beach, top restaurants, cafes, and boutique shop.

Jl. Batu Belig No. 88G
Kerobokan Kelod, Kuta Utara
Badung, Bali – Indonesia



WHERE PARADISE MEETS CONVENIENCE

Key Location Highlights

- 2 min to Batu Belig Beach
- 5 min to Cafe del Mar & beach clubs
- 7 min to Seminyak Square
- 10 min to Canggu & Berawa
- 35 min to Ngurah Rai International Airport

Why This Location?

- Positioned between **Seminyak & Canggu** – Bali's most vibrant zones
- Surrounded by wellness studios, trendy cafes, and lifestyle stores
- Easy access yet peaceful surroundings
- High occupancy zone for villa rentals



Return of Investment

EVERY 3 MONTH

Villa Package 1 Rp 100.000.000 - Rp 200.000.000		Return of Principal & Profit	
1 Year Contract			
1st Check	3rd month	Rp	30.000.000
2nd Check	6th month	Rp	30.000.000
3rd Check	9th month	Rp	30.000.000
4th Check	12th month	Rp	30.000.000
TOTAL		Rp	120.000.000
PACKAGE VALUE		Rp	100.000.000
PROFIT	20%	Rp	20.000.000

Villa Package 2 Rp 300.000.000 - Rp 400.000.000		Return of Principal & Profit	
1 Year Contract			
1st Check	3rd month	Rp	92.250.000
2nd Check	6th month	Rp	92.250.000
3rd Check	9th month	Rp	92.250.000
4th Check	12th month	Rp	92.250.000
TOTAL		Rp	369.000.000
PACKAGE VALUE		Rp	300.000.000
PROFIT	23%	Rp	69.000.000

Villa Package 3 Rp 500.000.000 - Rp 1.000.000.000		Return of Principal & Profit	
1 Year Contract			
1st Check	3rd month	Rp	156.250.000
2nd Check	6th month	Rp	156.250.000
3rd Check	9th month	Rp	156.250.000
4th Check	12th month	Rp	156.250.000
TOTAL		Rp	625.000.000
PACKAGE VALUE		Rp	500.000.000
PROFIT	25-30%	Rp	125.000.000

Return of Investment

EVERY MONTH

Villa Package 1 Rp 100.000.000 – Rp 200.000.000		Return of Principal & Profit		Villa Package 2 Rp 300.000.000 – Rp 400.000.000		Return of Principal & Profit		Villa Package 3 Rp 500.000.000 – Rp 1.000.000.000		Return of Principal & Profit	
1 Year Contract				1 Year Contract				1 Year Contract			
1st Check	1st month	Rp	9.750.000	1st Check	1st month	Rp	30.000.000	1st Check	1st month	Rp	51.250.000
2nd Check	2nd month	Rp	9.750.000	2nd Check	2nd month	Rp	30.000.000	2nd Check	2nd month	Rp	51.250.000
3rd Check	3rd month	Rp	9.750.000	3rd Check	3rd month	Rp	30.000.000	3rd Check	3rd month	Rp	51.250.000
4th Check	4th month	Rp	9.750.000	4th Check	4th month	Rp	30.000.000	4th Check	4th month	Rp	51.250.000
5th Check	5th month	Rp	9.750.000	5th Check	5th month	Rp	30.000.000	5th Check	5th month	Rp	51.250.000
6th Check	6th month	Rp	9.750.000	6th Check	6th month	Rp	30.000.000	6th Check	6th month	Rp	51.250.000
7th Check	7th month	Rp	9.750.000	7th Check	7th month	Rp	30.000.000	7th Check	7th month	Rp	51.250.000
8th Check	8th month	Rp	9.750.000	8th Check	8th month	Rp	30.000.000	8th Check	8th month	Rp	51.250.000
9th Check	9th month	Rp	9.750.000	9th Check	9th month	Rp	30.000.000	9th Check	9th month	Rp	51.250.000
10th Check	10th month	Rp	9.750.000	10th Check	10th month	Rp	30.000.000	10th Check	10th month	Rp	51.250.000
11th Check	11th month	Rp	9.750.000	11th Check	11th month	Rp	30.000.000	11th Check	11th month	Rp	51.250.000
12th Check	12th month	Rp	9.750.000	12th Check	12th month	Rp	30.000.000	12th Check	12th month	Rp	51.250.000
TOTAL		Rp	117.000.000	TOTAL		Rp	360.000.000	TOTAL		Rp	615.000.000
PACKAGE VALUE		Rp	100.000.000	PACKAGE VALUE		Rp	300.000.000	PACKAGE VALUE		Rp	500.000.000
PROFIT	17%	Rp	17.000.000	PROFIT	20%	Rp	60.000.000	PROFIT	23%	Rp	115.000.000

CLOSING & CONTACT

Why Invest in Holy Sleep?

Holy Sleep combines timeless tropical design, strong market demand, and solid rental performance – making it a smart lifestyle investment in the heart of Bali

Whether for personal use, short-term rental, or long-term gain, this villa offers both peace of mind and financial return.

Contact Us

Holy Sleep Property Team

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Ready to Invest?

Let's schedule a site visit or online consultation today.

Your tropical investment journey begins with one conversation. |

