

ELYSIAN VISTA VILLAS

Luxury Property Developers In Bali & Lombok

BY KINGSWOOD GROUP BALI



KINGSWOOD

Group Bali

Design & Build – Premium Developers



INTRODUCING **Elysian Vista**

By Kingswood

Discover **Elysian Vista Villas**, a striking blend of modern tropical design by Kingswood Group. Featuring a warm **terracotta-inspired aesthetic**, each villa is crafted to feel both stylish and inviting.

Set across a **spacious 150 sqm layout**, the villa offers **2 bedrooms and 2 bathrooms**, designed for comfort and seamless living. At its core, a **designer pool with a waterslide and cascading waterfall feature** creates a unique, resort-style experience.

Elysian Vista Villas is where thoughtful design meets elevated everyday living.



**PROJECT
GALLERY**



Outdoor Pool Area



A sculptural curved designer pool takes centre stage, complete with a sleek waterslide and a cascading waterfall that brings a resort-like energy to the outdoor space.

Ground Floor Bedroom



A serene ground-floor bedroom with direct views over the designer pool and flowing waterslide, blending comfort with a resort-style outlook.

Ensuite Bathroom



A serene tropical ensuite featuring a spacious shower wrapped in stylish green tiles, complemented by elegant granite finishes for a refined natural feel.

Living Room



A stylish and inviting living room defined by a natural green tile backdrop, elegant granite finishes, and warm wooden contrasts that create a balanced, modern tropical feel.

Master Bedroom



A spacious upstairs master bedroom featuring a private balcony with relaxed seating, designed in the same warm terracotta tones to create a seamless blend of comfort, style, and elevated tropical living.

Master Bathroom



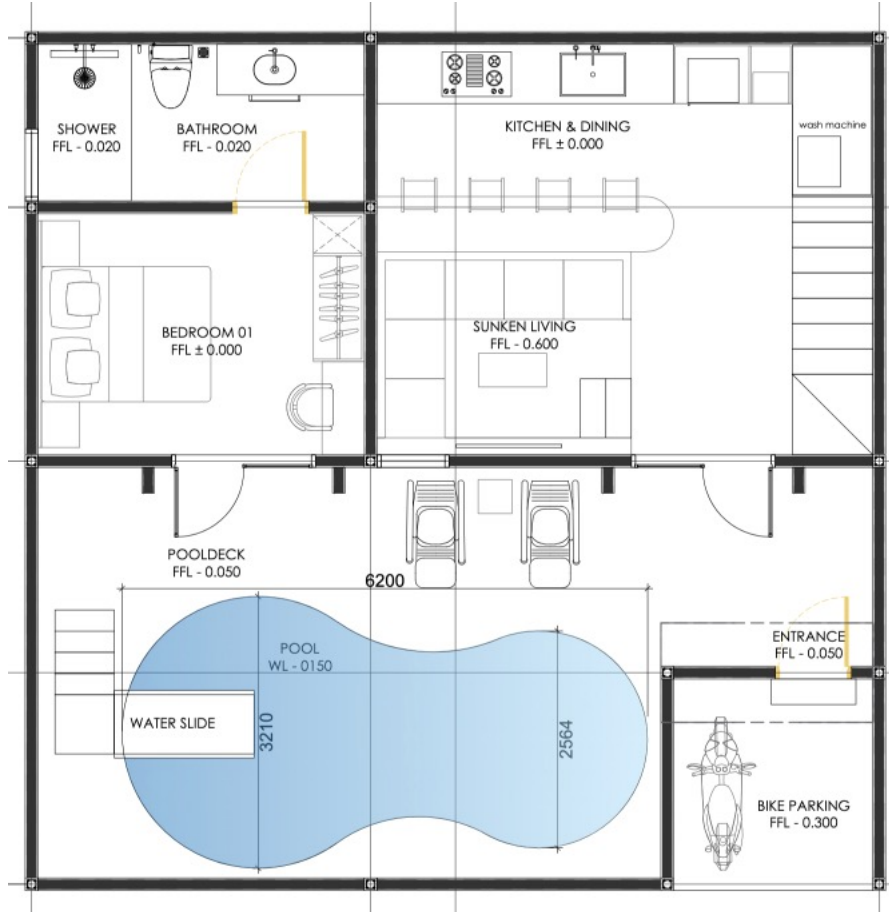
A spacious, stylish ensuite master bathroom featuring a signature side-view jacuzzi bathtub, designed for a luxurious and serene retreat.

Master Bathroom Highlight

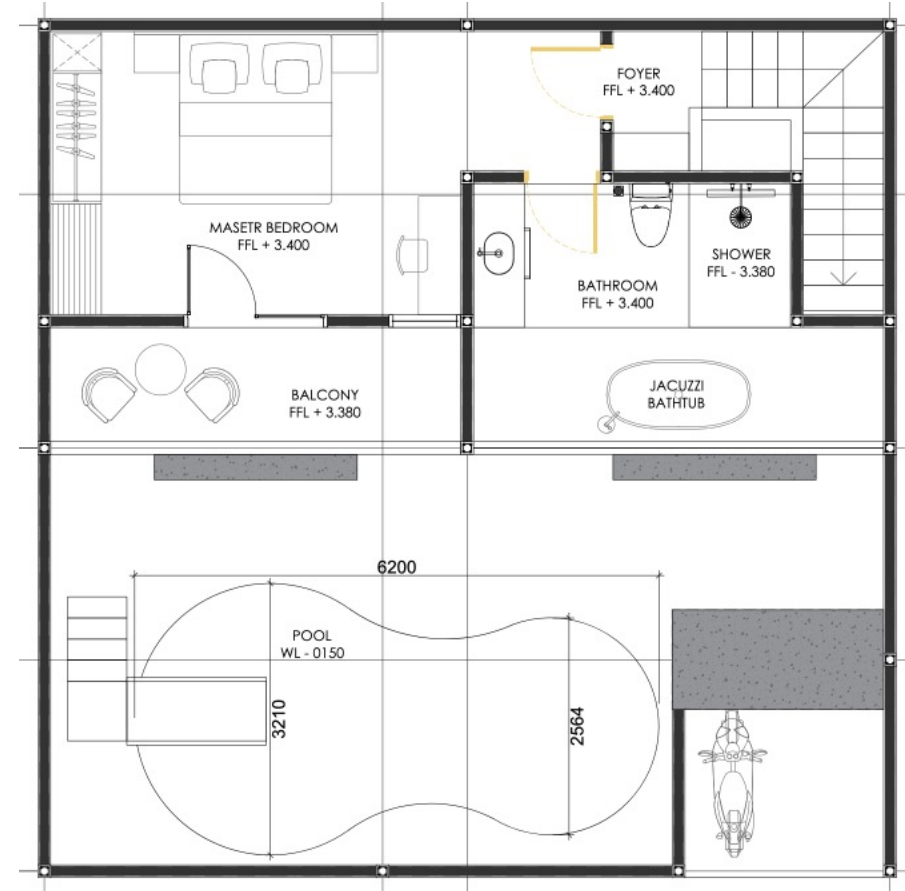


A spacious, Instagrammable master ensuite featuring stylish green tiles and a signature side-view jacuzzi bathtub, designed as a bold yet serene luxury retreat.

Floor Plans



Ground Floor



First Floor

Elysian Vista Forecasted ROI



A \$220,000 property that pays for
itself plus profit in five years.

At a \$220/night average rate with 78% occupancy,
this short-term rental generates over \$36,000 in net profit annually —

Producing a projected total return exceeding 106% of purchase price
within five years.

ANNUAL NET PROFIT		5-YR CUMUL. PROFIT		PROPERTY VALUE (Y5)		TOTAL 5-YR RETURN	
\$36,328		\$181,639		\$231,739		\$213,477	
18.2% cash-on-cash		90.9% of purchase price		+\$31,839 equity gain		106.8% total ROI	
YEAR	GROSS REVENUE	EXPENSES	NET PROFIT	CUMUL. PROFIT	CASH-ON- CASH ROI	PROPERTY VALUE	
Year 1	\$62,634	\$26,306	\$36,328	\$36,328	18.2%	\$205,897	
Year 2	\$62,634	\$26,306	\$36,328	\$72,655	18.2%	\$212,074	
Year 3	\$62,634	\$26,306	\$36,328	\$108,983	18.2%	\$218,436	
Year 4	\$62,634	\$26,306	\$36,328	\$145,311	18.2%	\$224,989	
Year 5	\$62,634	\$26,306	\$36,328	\$181,639	18.2%	\$231,739	
5-yr total	\$313,170	\$131,531	\$181,639	\$181,639	90.9%	\$231,739	

Why Kingswood?

Over 6 Years Experience Building in Bali

Founded by **Sam Founda** and **Nova Angginy**, Kingswood Bali brings over **6 years of proven experience** in delivering high-quality developments across the island.

Our portfolio spans over 45 **Residential & commercial projects** such as **B Work Canggu** and **Nu Look Seminyak**, alongside a wide range of **custom built villas** crafted for discerning clients.

With roots in **Australia** and international exposure from working in **Dubai**, we bring a unique combination of global standards, innovative design, and local expertise. At Kingswood Bali, we pride ourselves on creating developments that are not only beautifully built but also designed for lifestyle, functionality, and long-term value.





Why *Elysian Vista Villa* outperforms the rest

The short-term rental market is crowded with identical boxes. We built something the Airbnb algorithm can't ignore — and guests can't forget.

ELYSIAN VISTA VILLA

Designer. Distinct. Desirable.

- ✓ Curved pool with waterslide & waterfall — a hero feature guests book for
- ✓ Modern tropical interiors with terracotta finishes — every corner is a photo
- ✓ Granite stone & jacuzzi bathtub overlooking the pool — premium that shows
- ✓ Instagrammable by design — organic reach drives bookings, not ad spend
- ✓ Pricing power — commands premium rates others can't justify

GENERIC COMPETITORS

Same. Safe. Shrinking.

- ✗ Standard rectangular pool with no standout features
- ✗ Beige-on-beige interiors — forgettable by checkout
- ✗ Budget finishes that age poorly and erode perceived value
- ✗ Zero social traction — invisible without paid promotion
- ✗ Forced to discount to compete — ROI erodes year over year

18%+

Cash-on-cash ROI — vs. 8–11% typical for generic villas

106%

Projected total return in 5 years — profit + equity growth

\$220+

Nightly rate sustained by design — not by discounting

LOCATION PANDAWA

A High-Growth Investment Location
Between Pandawa, Melasti and Nusa Dua



Nearby Attractions & Conveniences:

- **Pandawa Beach** – 5 mins
- **Melasti Beach** – 7 mins
- **Cafés & Restaurants** – 5 mins
- **Supermarkets & Daily Essentials** – 5 mins
- **Retail Shops & Convenience Stores** – 5 mins
- **Padel Courts & Fitness Facilities** – 5 mins
- **Nusa Dua Shopping & Dining Precinct** – 7 mins
- **Savaya Bali Beach Club** – 12 mins
- **White Rock Beach Club** – 8 mins
- **Sundays Beach Club** – 10 mins
- **Luxury Resorts & Spas** – 7-10 mins
- **Ngurah Rai International Airport** – approx. 35 mins



FLEXIBLE PAYMENT PLAN

**PRICE FROM
ONLY \$209,000 USD**

Payment Stages

Percentage

Booking Deposit

5%

Contract Signing

15%

10-Month Instalments

75%

Final Handover Payment

5%

We accept: Bank Transfer, Crypto & Cash as Payment



3 Bedrooms Option

From: \$249,000

A premium larger-layout investment opportunity ideal for families, group travellers, and higher nightly rental returns in one of South Bali's fastest-growing locations.

ROI Snapshot:

Based on strong demand for 3-bedroom villas in the Pandawa / Melasti / Nusa Dua area:

- **Estimated Nightly Rate:** \$240–\$350+ USD
- **Projected Occupancy:** 70%–80%
- **Estimated Gross Annual Revenue:** \$71,000 – \$111,000 USD
- **Estimated Net Profit After Expenses:** \$39,000 – \$61,000 USD per year
- **Potential ROI:** Approx. 16% – 24%+ annually depending on management and seasonality

Key Highlights

- From \$249,000 USD
- Fully Furnished & Turnkey Ready
- 3 Spacious Bedrooms
- High Rental Appeal for Families & Groups
- Minutes to Pandawa, Melasti & Nusa Dua
- Strong Short-Term Rental Income Potential
- Flexible Payment Plan Available
- Excellent Lifestyle + Investment Asset





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THANK YOU