

Kingswood Bali **Luxevista Villas**

Luxury Property Developers In Bali

Designer Villas For Sale



KINGSWOOD **Offering**

Design & Build Specialists in Bali & Lombok



Why Kingswood

Over a Decade of Experience

Founded by **Sam Founda** and **David Norcross**, Strategic Partner from **MIG**, collaborates with Kingswood Bali to deliver world-class hospitality developments across Bali, Lombok, and Sumbawa. Together, they combine international expertise with local knowledge to create exceptional resort and investment destinations.

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.



BALI REAL ESTATE MARKET

Overview Of Bali Market



The Bali Real Estate Market is highly dynamic and holds the potential to be the most rewarding financial choice you can make this year. In recent years, **Bali's property market has undergone an extraordinary upswing**, showcasing remarkable growth.



The island is renowned for its exceptional quality of life and has been named the **Best Island in the world for 12 years** in a row and is still a top travel destination. There is no off-season in Bali, which makes it unique and attractive and people from all over the world are traveling to Bali all year long.



An estimated **7 million foreign tourists will visit Bali in 2024** and this number is expected to double by next year. In addition to its diversified international tourism, Bali can also rely on important domestic tourism from a country with 280 million people.

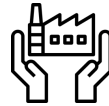


WHY INVEST IN BALI?

One of the world's best performing Real Estate Market



According to the Investment Coordinating Council, investment in **Bali's real estate has grown by 28.5% in the past 2 years**. Many local and international investors are choosing Bali for their property investments because of its high return on investment, aligned with the steady growth in tourism, affordable land price, and low overhead cost.



Bali has firmly established itself as a leading global hub for property investments, boasting **impressive annual returns ranging from 15% to 28%** and, at times, even surpassing these figures, contingent on choosing the proper investment approach. In addition, lands and villas value has grown by **10%** yearly and even more in certain areas.



Countless investors from all around the world want to invest in Bali, not only due to its impressive return on investment but also because it's cost-effective. Due to the constant demand of places to stay, investing in **rental properties in Bali is highly profitable**.

INTRODUCING

LuxeVista

KINGSWOOD VILLAS



Escape to paradise with Kingswood Mediterranean Villas in Bali, where luxury meets convenience just **5 minutes from the pristine beaches** and vibrant beach clubs that define the essence of Bali's coastal lifestyle.



Discover the epitome of opulence in our stunning 2-bedroom turnkey villas, meticulously crafted to offer unparalleled comfort and style amidst the lush tropical landscape of Bali. Every corner exudes elegance, from the sleek modern design to the thoughtful details that ensure a seamless living experience.



But it's not just about indulgence—it's about investment. With Kingswood Mediterranean Villas, you're not only purchasing a piece of paradise, **but also securing an impressive return on investment with potential returns soaring as high as 25% per year.** It's a golden opportunity to own a slice of Bali's booming real estate market while reaping lucrative rewards.



Whether you seek a serene retreat or a savvy investment opportunity, Kingswood Mediterranean Villas in Bali beckons with its irresistible allure. Seize the moment and make your dreams a reality in the heart of Bali's coastal paradise.

**VIEW PROJECT
GALLERY**

Facade



Exteriors



Living Room



Rooms



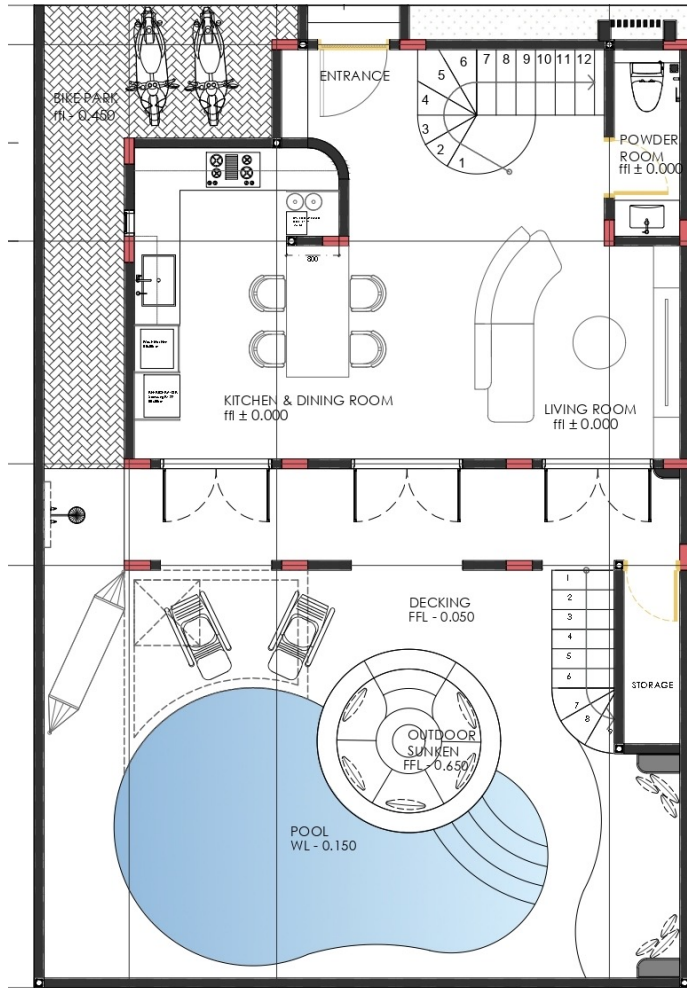
Jacuzzi Bathroom



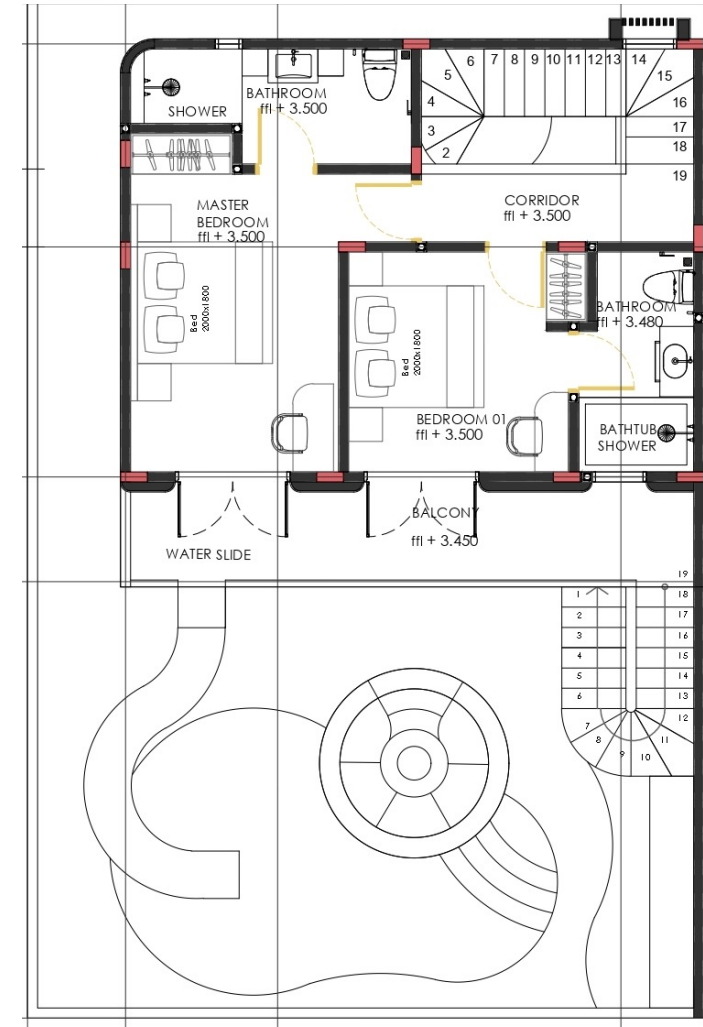
Interior Design



Floor Plans



Ground Floor



First Floor

LOCATION ULUWATU

IDEAL BALANCE OF TRANQUILITY AND A VIBRANT LIFESTYLE



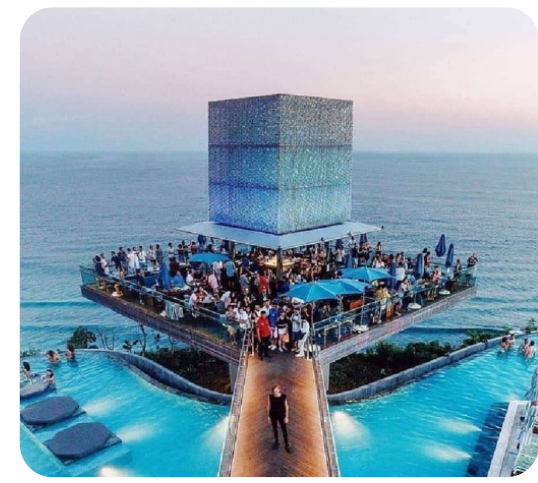
Uluwatu isn't just a destination; it's an experience. Picture pristine beaches, stunning cliffside views, and a vibrant culture that captivates visitors from around the globe. It's no wonder why **Uluwatu consistently ranks as one of Bali's premier destinations** for tourists and investors alike.



Now, let's talk numbers. Investing in a villa in Uluwatu isn't just a wise decision; it's a lucrative one. According to Airbnb data, the average return on investment for a 2-bedroom luxury villa in Uluwatu is among the highest in Bali. With its growing popularity as a travel destination, demand for premium accommodations in Uluwatu remains consistently high throughout the year.



You might be wondering, "What kind of returns can I expect?" Well, let me break it down for you. The average ROI for a luxury villa in Uluwatu, **based on Airbnb bookings, is 18-25% annually**. That's an impressive figure that speaks volumes about the profitability of investing in this remarkable location



Forecasted ROI

Based on Competitors



Luxevista Villas offers a compelling, income-driven investment backed by strong fundamentals.

With a consistent **78% average occupancy**, increasing nightly rates year on year, and a healthy **65% net profit margin**, the villa delivers reliable cash flow and long-term upside.

Over five years, investors benefit from rising revenue without additional capital injection, making Luxevista a smart choice for those seeking **stable returns, premium positioning, and low operational risk** in a high-demand lifestyle destination.

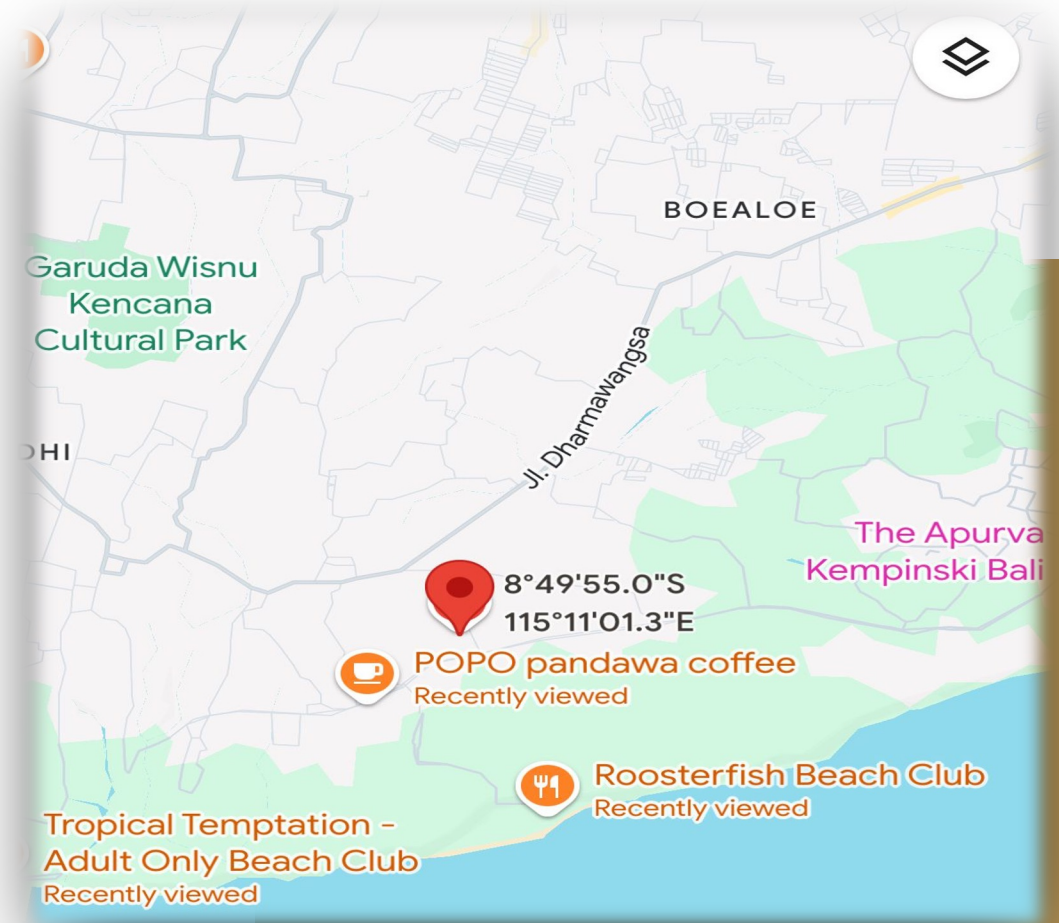
Luxevista Villa ROI Forecast

Year	Rate per Night	Rate Increase	Average Occupancy Rate	Expenses (35%)	Net Profit (65%)
Year 1	\$225	0%	\$64,035	\$22,412	\$41,623
Year 2	\$235	4%	\$70,270	\$25,295	\$45,975
Year 3	\$250	6%	\$77,482	\$27,119	\$50,363
Year 4	\$270	8%	\$85,447	\$30,606	\$55,841
Year 5	\$300	11%	\$87,477	\$29,831	\$60,525
Total 5-Year Revenue			Total 5-Year Net Profit		
\$399,495			\$211,637		

Our Villas Are Located 5 mins from Pandawa Beach

Strategic Location In Uluwatu

1. Cafes within 5 mins
2. Golf Course – 4 mins
3. Famous Beach Clubs - 7 mins
4. Stunning Beaches – 5-7 mins
5. Supermarket & Cafes – 5-10 mins
6. Fitness & Yoga – 5-10 mins
7. Uluwatu Temple - 18 mins
8. Bingin – 20 mins
9. Seminyak – 40 mins
10. Ubud - 1.5 Hours



LUXEVISTA VILLAS FEATURES

PREMIUM MEDITERRANEAN STYLE VILLAS

FEATURES

1. DESIGNER VILLA (AIRBNB MAGNET)
2. BUILT UP SIZE 200 SQM / 2,152 SQFT
3. LAND SIZE: 150 SQM/ 1614 SQFT
4. SPACIOUS LIVING ROOM
5. OPEN PLAN KITCHEN
6. TWO BEDROOMS
7. PRIVATE BIKE PARKING
8. 3 AC UNITS
8. TWO GENEROUS BATHROOMS
9. INDOOR BATHTUB & JACUZZI
10. BASIC FURNITURE , SANITARY & KITCHEN APPLIANCES INCLUDED
11. WATER SLIDE WITH PRIVATE POOL
12. POOL SUNKEN LOUNGE & HAMMOK
13. SMART TV
14. PREMIUM FINISHES WITH GRANITE FLOORING AND KITCHEN

FLEXIBLE PAYMENT PLAN

**VILLA Pre-Sale PRICE FROM
\$249,000 USD**

Payment Breakdown

Land Leasehold 25 Years Plus 25 Years (Extension)

Down Payment: 35% (Paid Upfront)



Progress Payment: 35% (Paid after 3 Month)



Handover Payment: 30% (Paid before handover)



We accept: Bank Transfer, Crypto & Cash as Payment



Furniture Add Ons

\$15,000 USD Upgrade

Furniture Upgrade

- 1- Smart Home System automate lights with app
- 2- Install water filters on all tabs
- 3- Add Ice bath
- 4- Bathtub with Jacuzzi system
- 5- Smart Locks on Door for guest access





KINGSWOOD
COMPANY

THANK YOU