

# Bingin Sentosa

• Bingin Uluwatu •

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# Bingin Sentosa – Uluwatu

Masterplan



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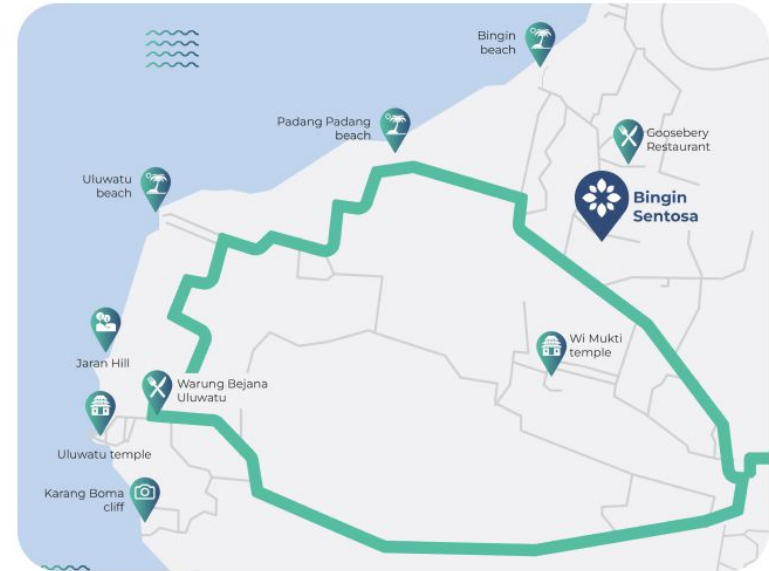
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# Bingin Sentosa – Uluwatu

Location

The plot of land (2'242m<sup>2</sup>) is located in Bingin, Uluwatu, which is one of the most popular areas of Bali. The land is strategically located close to restaurants, bars, beach clubs and local amenities. Uluwatu is renowned for its beautiful (ocean) views, white sand beaches and is very popular amongst surfers. Besides, as Canggu and Seminyak are becoming more crowded, the number of expats and tourists visiting this area is increasing rapidly. With this in mind, the most popular restaurants and beach clubs from Canggu also decided to open new outlets in this up and coming area.

The local infrastructure supports this growth and access to this new plot of land is relatively easy, even though it's situated in the center of Bingin. Additionally, a new road will be constructed with direct access to this development from the main road, which is expected to boost the properties' valuations.



- ✈ Airport 40 min
- ☂ Uluwatu Beach 10 min
- ☂ Bingin Beach 3–5 min
- ☂ Single Fin Beach club 10 min
- ☂ Dreamland Beach 10 min
- ☂ Melasti Beach 15 min
- ☂ Padang Padang Beach 3–5 min
- ☂ El Kabron Beach club 8 min

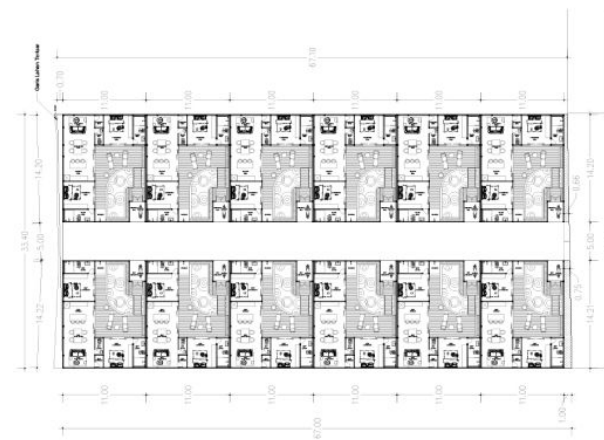


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# Bingin Sentosa – Uluwatu

## Development Plan

- ☒ Total land size 2'242m<sup>2</sup>
- 🏠 Subdivided in plots of 180m<sup>2</sup> – 195m<sup>2</sup>
- 🚗 Luxurious one or two bedroom villas
- 🏊 Private pool
- 🚶 Private access
- 🅑 Private parking
- 🚶 Easy accessible
- 💎 Premium location



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## One Bedroom Villa





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# Bingin Sentosa – Uluwatu

One Bedroom Villa

Floor plan



Design





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## Two Bedroom Villa – One Floor





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Two Bedroom – One Floor

Floor plan



Design







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Design

## Impression Design



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Design

## Impression Design



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# Bingin Sentosa – Uluwatu

Pricing



## One Bedroom Villa

Building size 94m<sup>2</sup>  
Land size 180m<sup>2</sup> – 195m<sup>2</sup>

**Selling price**

**IDR 4'275'000'000**

**USD 275'000\***



## Two Bedroom - One Floor

Building size 104m<sup>2</sup>  
Land size 180m<sup>2</sup> – 195m<sup>2</sup>

**Selling price**

**IDR 4'425'000'000**

**USD 285'000\***



## Customize your villa

KCP's experienced team of architects can help you with the design of your dream villa in Bali. The price will be adjusted accordingly.

\* USDIDR 15'500 as of 6<sup>th</sup> November 2023



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# Bingin Sentosa – Uluwatu

Investment



Opportunity to invest in Bali



Estimated rental yield of 15%



High quality development



Payback period 6-7 years



Very high rental demand



Monthly passive income (-USD 4'000)



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# Bingin Sentosa – Villa Management

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## Why KCP?

- KCP offers the possibility to help investors with the management and rental of the villa(s)
- KCP has an experienced team that manages the villa(s) on a daily basis and tries to maximize the rental income
- The team currently manages a number of villas and Bingin Sentosa will become part of this organization
- The management costs are relatively low as they are spread over several villas, which leads to a higher net return for the investor
- In addition, one of KCP's partners has an IT company specialized in design, content creation and social media. This team supports the management of the villas.



Online marketing



Check-in and check-out management



Rental via the most popular online platforms



Monthly reports



Maintenance, cleaning and management by a local team



Client contact

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# Bingin Sentosa – Villa Management

Rental Scenario	Remarks				
	All numbers are denominated in USD and based on an exchange rate of USD/IDR 15'500				
	1 Bedroom 1 Floor		2 Bedroom 1 Floor		
	Scenario I	Scenario II	Scenario I	Scenario II	
Daily rate	210	242	242	258	Daily rate based on current market conditions
Occupancy	70%	70%	70%	70%	Expected occupancy rate based on current properties under management
<b>Monthly income</b>	<b>4.403</b>	<b>5.081</b>	<b>5.081</b>	<b>5.419</b>	Total monthly revenues
Cleaning	116	116	122	122	Cleaning of the villa after each check out
Garden	23	23	24	24	Maintenance of the garden
Service pool	23	23	24	24	Pool maintenance and service
Waste managemen	6	6	7	7	Disposal of garbage
Electricity	129	129	161	161	Based on data collected from the current properties under management
Laundry	35	35	44	44	Laundry costs for linen, towels, etc.
Internet	42	42	44	44	Based on the latest price from Biznet
Insurance					Optional
Maintenance	42	42	44	44	Estimated maintenance costs (Airconditioners, pump, etc.)
Operational fee	387	387	405	405	Fixed fee for managing daily operations such as c/i and c/o, reservations and marketing
<b>Total costs</b>	<b>803</b>	<b>803</b>	<b>875</b>	<b>875</b>	Estimated total monthly costs
<b>Income from operation</b>	<b>3.600</b>	<b>4.277</b>	<b>4.206</b>	<b>4.545</b>	
Tax	440	508	508	542	Local tax (10%) to be paid to the local tax authorities
<b>Net income</b>	<b>3.160</b>	<b>3.769</b>	<b>3.698</b>	<b>4.003</b>	
<b>Yearly income</b>	<b>37.916</b>	<b>45.232</b>	<b>44.376</b>	<b>48.034</b>	Estimated total yearly net income from this investment
<b>Investment</b>	<b>275.000</b>	<b>275.000</b>	<b>285.000</b>	<b>285.000</b>	Average price
<b>Yield</b>	<b>13,79%</b>	<b>16,45%</b>	<b>15,57%</b>	<b>16,85%</b>	Estimated yield



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# Typical challenges



I can't speak the language. How do I communicate with the contractor?



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You will have direct contact with the owners of KCP in English who supervise the project on a daily basis.

I can't visit Indonesia to monitor the progress regularly.

KCP's team provides regular updates using pictures and video's in order to actively involve its clients during the development process.

I don't have any experience designing or building a house

KCP's team consisting out of experienced architects, designers and civil engineers are ready to assist you during the whole development process.

How do I control the construction quality?

KCP's team has 20+ years' experience developing and building real estate. All buildings comply with the Indonesian building standards and KCP delivers European standard quality.

How do I know the investment is safely structured?

KCP always performs a thorough due diligence process before starting a project. This process is guided by the notary and a legal team. The team will check on ownership and confirm everything is according to (local) regulations.

What about ownership?

The property is held through a lease construction for 25 years with the possibility to extend another 5-20 years. All contracts are signed in front of a reputable notary and will be under your own name.

How do I arrange the rental of the villa?

KCP offers the possibility to assist with the rental of your villa in order to receive passive income from this investment.

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# Contact

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