

MYLITTLEINDO

PROPERTY INVESTMENT

# THE COCO VILLAS



UNVEILING INVESTMENT  
GEMS IN BALI

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# BECOME A CO-OWNER OF THIS LUXURIOUS 1 BDR VILLA WITH ONLY USD \$ 10,000

Situated in a beautiful and peaceful location, this villa is within walking distance to the beach and a mere 10 minutes away from the vibrant Canggu area. You'll be able to enjoy the rice fields surroundings and the proximity to the beach while still being nearby to the buzz.

Featuring a contemporary-chic aesthetic with 155 sqm of building size, the space includes 1 bedroom with ensuite bathroom, a sunken living room as well as an open kitchen and dining area with an inviting swimming pool.



Adding to its allure, this villa boasts a rare chance for those who would like to own partial share with only USD \$10.000/token. 1 bedroom villa is valued 20 tokens (USD \$200.000).

Seize the chance to own a slice of paradise as a co-owner of this magnificent Villa.



- Land size : 108 sqm
- Total build area : 155 sqm
- Large master bedroom with ensuite bathroom
- An open living space with full-equipped kitchen
- Storage
- Private Pool terrace
- Chic Tropical modern concept



# FEATURES & INCLUSION

- CHIC TROPICAL
- MODERN CONCEPT
- FULLY FURNISHED
- LARGE MASTER BEDROOM
- WITH ENSUITE BATHTUB
- SPACIOUS LIVING SPACE & OPEN KITCHEN
- STORAGE
- POOL TERRACE
- PRIVATE POOL
- HIGH-QUALITY MATERIALS
- PRISTINE & STABLE WATER SOLUTION
- EARTHQUAKE-PROOF STRUCTURE SYSTEM
- FIXTURES OF PREMIUM BRANDS
- PAINTEND GYPSUM CEILING



Seize the chance to possess a slice of paradise in one of Bali's tranquil settings with only,

**USD \$ 10,000/TOKEN**

There are 20 tokens available for this dreamy villa with a total value of USD \$ 200,000.

**This offer is valid from : 12 March - 12 June 2024**

## Why invest in Bali?



Popular investment climate



Hubspot Of Tourism For 12 Consecutive Years



ROI up to 18% per year



Effortless & Streamlined Building Process In Bali



Whether buying an entire property or a share, the lease contract is registered in your name with the government, making you the full legal owner with all rights.



Low Taxation

# INVESTOR BENEFITS

TOKEN	REGULAR	PREMIUM
INVESTMENT SIZE (USD)	Min. USD \$10,000	Min. USD \$ 50,000
INVESTOR TOKENS	1 token is USD \$10,000	5 Token (each USD 10,000)
LUXURY VILLA STAYS	1 night per token	5 nights
FREE AIRPORT TRANSFERS	YES	YES
FREE SPA SESSION	NO	YES
FREE YOGA CLASS	NO	YES
DISCOUNT DURING HOLIDAYS	10%	15%

The investment grants free access to Coco Villas, which usually costs up to USD 170 for an overnight stay. The investor invests in the operational company that will design, develop and operate the villa with its own team. The real estate asset will be owned by the operational company.

Weekends, holidays and seasonal dates will be first reserved for paying guests, while investors will have the possibility to book their free stays according to their level of investment.

At Coco Villas, one Investor-token represents a free stay for a night for up to 2 pax in the luxury one bed room villa. The benefits include villa rental fees and cleaning services. Additional services such as catering, personal chef, airport transfers, or a spa session are not included in the tokens but can be reserved for an additional fee.

The tokens are not valid during weekends or national/public holidays and Tokens can be freely transferred to anybody

# FINANCIAL SIMULATION

	BEST SCENARIO 14.10%	BEST CASE SCENARIO 18.00%	STRESSED SCENARIO 12.16%
TOTAL INVESTMENT	USD \$ 200,000	USD \$ 200,000	USD \$ 200,000
INTERIOR DESIGN/AIRBNB SETUP	USD \$ 2000	USD \$ 2000	USD \$ 2000
Yearly Revenue, USD	USD \$ 41,063	USD \$ 52,013	USD \$ 35,588
Total Expenses. USD	USD \$12.856	USD \$ 16.018	USD \$ 11,276
Net Income Target, USD	USD \$ 28,206	USD \$ 25,994	USD \$ 24,312
1 TOKEN (USD \$10.000)	USD \$1,410	USD \$ 1,800	USD \$ 1,216

## Disclaimer: Financial Simulation Estimates

Please note that the figures presented in this financial simulation are estimates and intended for informational purposes only. The actual amounts may vary significantly due to a variety of factors, including but not limited to, applicable taxes, transfer fees, and unforeseen circumstances such as force majeure events. This simulation does not account for all possible variables and should not be relied upon for making financial decisions. We advise consulting with a professional financial advisor for personalized advice tailored to your specific situation. We do not assume any liability for decisions made based on this simulation.





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CONSULTATION**



**TITIK WAHYUNI**

International Sales Director

WhatsApp: +31631783352  
e-mail: [info@mylittleindo.com](mailto:info@mylittleindo.com)

IG : @mylittleindo  
[www.mylittleindo.com](http://www.mylittleindo.com)