



ALPHA VILLAS
REAL ESTATE

INVEST IN BALI

BALI REAL ESTATE: WHAT EVERY INVESTOR SHOULD KNOW



Bali, the paradise that multiplies your investment

One of the world's top destinations, with a consolidated property market, strong tourism demand, and annual returns between 10% and 15%.

#1

Condé Nast
Traveller

World's Top Destination 2025

#2



World's Top Destination 2025

+8 M

statista 

Tourists projected by 2027

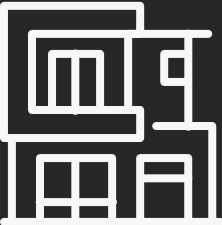
+25%

 Global Property Guide

Property value appreciation

Proven profitability: 10–15% annual ROI with turnkey management.

Alpha Villas combines architectural design, construction, and professional management for sustainable returns and property appreciation.

ROI 10-15% Net annual		Revaluation +25% Resale gain after 14 months		Real returns Backed by Airdna data and active villas		Payments terms of construction	
						10%	Initial deposit
				Transparency Payments by construction milestones		30%	After Due Diligence is finished
						20%	Work of progress 40%
						20%	Work of progress 60%
						15%	Work of progress 80%
Entry ticket from \$100K Net annual		Down payment 10% At reservation		Full management From design to daily operation		5%	Key handover

Experience and trust: the team behind Alpha Villas Bali



5+ years of experience in Bali

We are backed by years of experience in the real estate sector, understanding and adapting to the needs of the local market.



50+ properties under

We have managed more than 50 projects at different stages, demonstrating our ability to handle complex and high-value projects.



Expert and committed team

Highly trained professionals in design, construction and management guarantee excellent results.





Strong growth, stable economy, and legal clarity

Bali has rebounded beyond pre-pandemic levels, combining economic resilience with investor-friendly regulation through PT PMA structures

Metric	2025 Data
International arrivals	+6.3M ↑ 19% Source: Indonesia Tourism Board
Villa occupancy	75% - 85% Source: Airdna
Villa ROI Estimation	10-19%
Property appreciation	5-10% yearly Source: Market Average
GDP Growth (Bali)	+ 5% Source: IMF

Bali stands out: profitability, culture, and infrastructure in perfect balance.

	 Bali	 Thailand (Phuket)	 Lombok
Indicator			
Market maturity	Consolidated	Saturated	Emerging
Occupancy	70-85%	65-75%	50-60%
Average Daily Rate	\$200-300	\$150-250	\$100-150
ROI	10-15%	6-10%	8-12%
Infraestructure	Advanced	High but costly	Basic
Cultural appeal	(Open, hospitable)	Mass tourism	Conservative Islamic
Legal framework	Stable	Mature	Weak
Value growth	+25%	Limited	High risk

Two paths to profitability

BOOK A CALL 

OPTION 1

Active Projects



Bingin Hills



Mare Nostrum



Tramontana Cliff

Project			
ROI	12-16%	10-15%	11-16%
Average Daily Rate	\$155 - 165	\$170-225	\$160 - 180
Occupancy	70-90%	70-90%	70-90%
Price	\$155,000	\$259,000	\$210,000

* Contract price in IDR (Indonesian Rupiah)

Two paths to profitability

OPTION 2

Custom Projects

Custom
\$500K+

Bespoke projects

BOOK A CALL [↗](#)

- 1 Initial call
- 2 Land Acquisition
*timeline 2-4 months
- 3 Architecture Design
*timeline 2-4 months
- 4 10% Deposit
- 5 Due Dilligence
- 6 Construction
*timeline 12-14 months
- 7 Furniture & Villa Management
- 8 Rental or Villa Resale up to +25%



Where more to invest in Bali

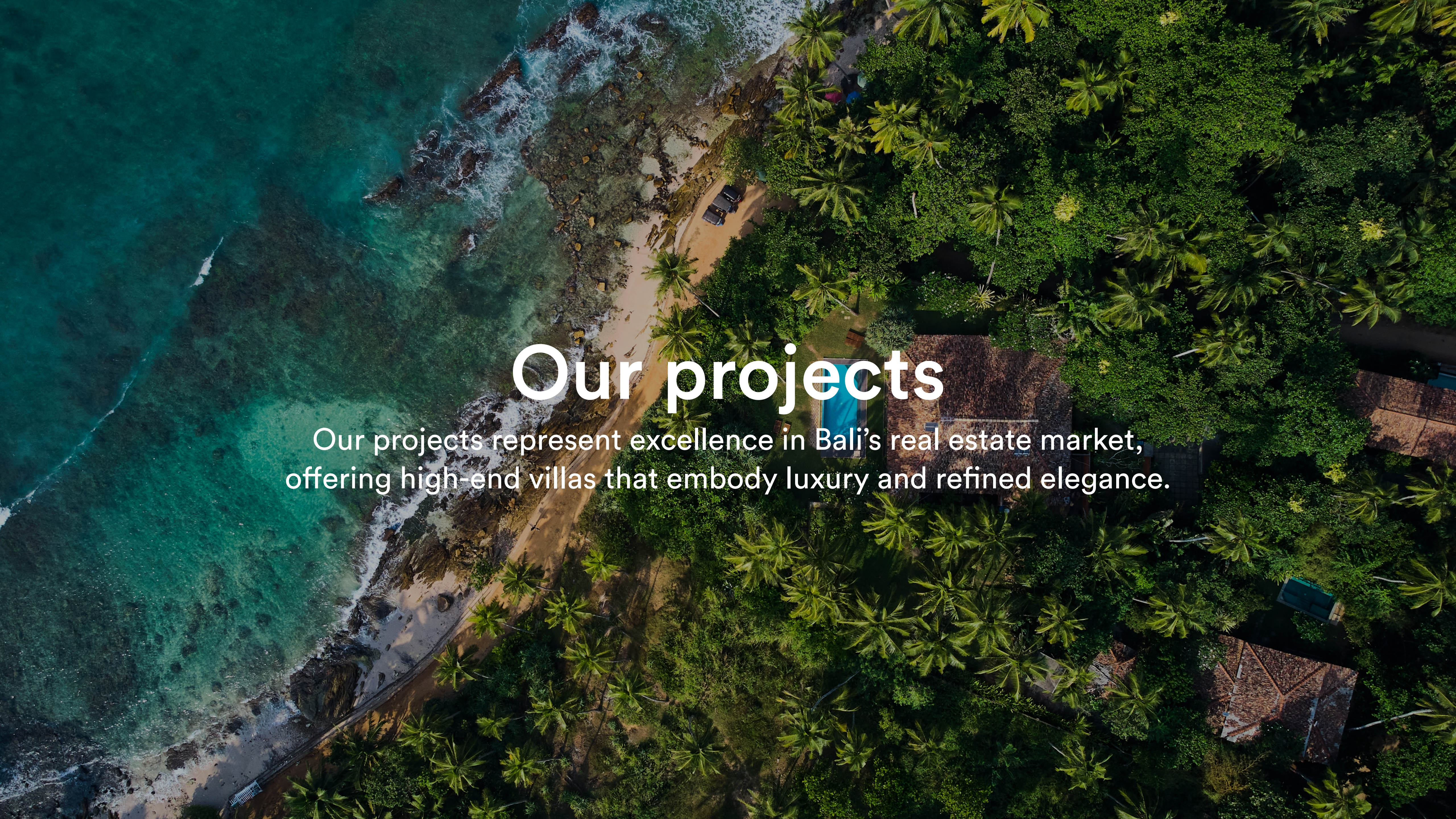


Zone	Uluwatu	Canggu	Ubud
Key features	High growth potential	Digital nomad lifestyle	Wellness hub
Average Daily Rate	\$150 - 260	\$250 - 300	\$150 - 220
Occupancy	70 - 85%	70 - 80%	65 - 75%
ROI	10 - 15%	11 - 13%	10 - 13%
Guest profile	Couples and luxury	Young professionals	Yoga, long stays

Where more to invest in Uluwatu



Zone	Melasti	Nyang-Nyang	Bingin
Key features	High growth potential	Untouched cliffs	Surf hotspot, boutique villas
Average Daily Rate	\$150-245	\$180-255	\$200-260
Occupancy	65-85%	70–85%	70–85%
ROI	10-15%	13–17%	14–19%
Guest profile	Couples, boutique stays	Wellness & eco travelers	Surfers, luxury seekers

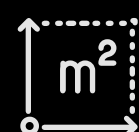


Our projects

Our projects represent excellence in Bali's real estate market, offering high-end villas that embody luxury and refined elegance.

Bingin Hills Apartments

Bingin Hills is a modern 4-unit boutique development in Bingin, Uluwatu, Bali, featuring tropical design, shared pool, lounge, and private parking — ideal for investors and digital nomads.

Land

330m²

Building size

60m²

Year of construction

2025

Bedroom

1

Bathroom

1

Pool

Yes

PRICE

\$155,000

* Contract price in IDR (Indonesian Rupiah)

ADR

150\$

OCCUPANCY

70-90%

ROI

12-16%

AMORTIZATION

7,57 years

LEASE PERIOD

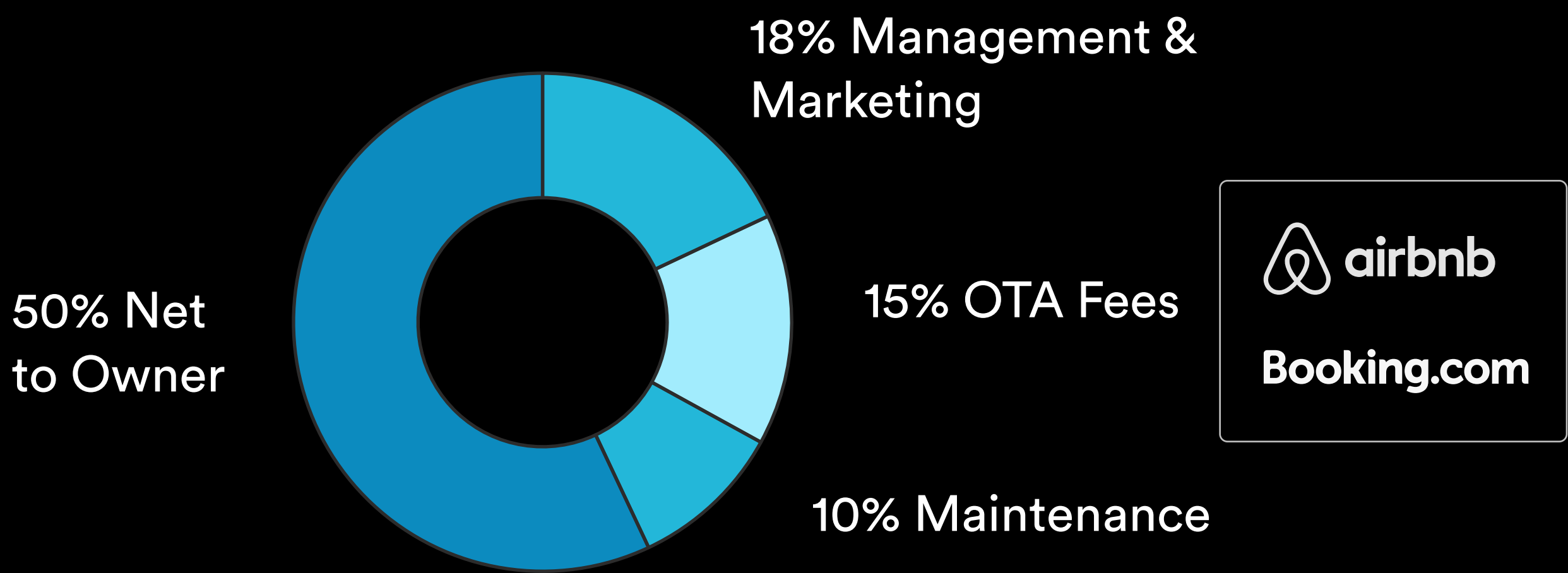
29 years

+ EXTENSION AT MARKETPLACE

[VIEW FULL PROJECT](#)



Bingin Hills Apartments financial performance



The 10% PHR local tax is applied to the villa's net income after deducting management, marketing, and OTA fees. Alpha Villas Bali manages its calculation, reporting, and monthly payment.

Cash Flow Statement - Year 1 Rental

Scenario	Occupancy	ADR	Annual Rev.	Management & mkt (18%)	OTA Fees (15%)	Local PHR Tax* (10%)	Operating expenses (10%)	Total expenses	Net payment to owner
Low season (3 months)	70%	\$120	\$7,664.00	\$1,375.92	\$1,146.60	\$512.15	\$764.40	\$3,799.07	\$3,844.93
Shoulder season (5 months)	80%	\$125	\$15,200.00	\$2,736.00	\$2,280.00	\$1,018.40	\$1,520.00	\$7,554.40	\$7,554.40
High season (4 months)	90%	\$130	\$14,274.00	\$2,569.32	\$2,141.00	\$956.36	\$1,427.00	\$7,094.18	\$7,094.18

Blended Monthly Net to Owner	\$1,555	Blended Net Payment to Owner	\$18,670	Blended ROI	12.05%	Blended amortization	8.52 years
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* Local PHR Tax after Management & OTA

Cash Flow Statement - Year 2 Rental

Scenario	Occupancy	ADR	Annual Rev.	Management & mkt (18%)	OTA Fees (15%)	Local PHR Tax* (10%)	Operating expenses (10%)	Total expenses	Net payment to owner
Low season (3 months)	70%	\$130	\$8,281.00	\$1,490.58	\$1,242.15	\$554.83	\$828.10	\$4,115.66	\$4,165.34
Shoulder season (5 months)	80%	\$140	\$17,024.00	\$3,064.32	\$2,553.60	\$1,140.61	\$1,702.40	\$8,460.93	\$8,563.07
High season (4 months)	90%	\$150	\$16,470.00	\$2,964.60	\$2,470.50	\$1,103.49	\$1,647.00	\$8,185.59	\$8,284.41

Blended Monthly Net to Owner	\$1,751	Blended Net Payment to Owner	\$21,012	Blended ROI	13.56%	Blended amortization	7.57 years
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Cash Flow Statement - Year 3 Rental

Scenario	Occupancy	ADR	Annual Rev.	Management & mkt (18%)	OTA Fees (15%)	Local PHR Tax* (10%)	Operating expenses (10%)	Total expenses	Net payment to owner
Low season (3 months)	70%	\$150	\$9,555.00	\$1,719.90	\$1,433.25	\$640.19	\$955.50	\$4,748.84	\$4,806.17
Shoulder season (5 months)	80%	\$160	\$19,456.00	\$3,502.08	\$2,918.40	\$1,303.55	\$1,945.60	\$9,669.63	\$9,786.37
High season (4 months)	90%	\$170	\$18,666.00	\$3,359.88	\$2,799.90	\$1,250.62	\$1,866.60	\$9,277.00	\$9,389.00

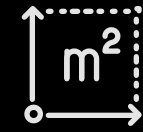
Blended Monthly Net to Owner	\$1,998	Blended Net Payment to Owner	\$23,981	Blended ROI	15.47%	Blended amortization	6.64 years
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* Local PHR Tax after Management & OTA



Tramontana Cliffs Villa

Three modern two-bedroom villas in Nungalan, Uluwatu, featuring two floors and a contemporary design that blends tropical style with modern elegance.

Land

125m²

Building size

110m²

Year of construction

2024

Bedroom

2

Bathroom

3

Pool

Yes

PRICE

\$210,000

* Contract price in IDR (Indonesian Rupiah)

ADR

180\$

OCCUPANCY

70-90%

ROI

11-16%

AMORTIZATION

8,36 years

LEASE PERIOD

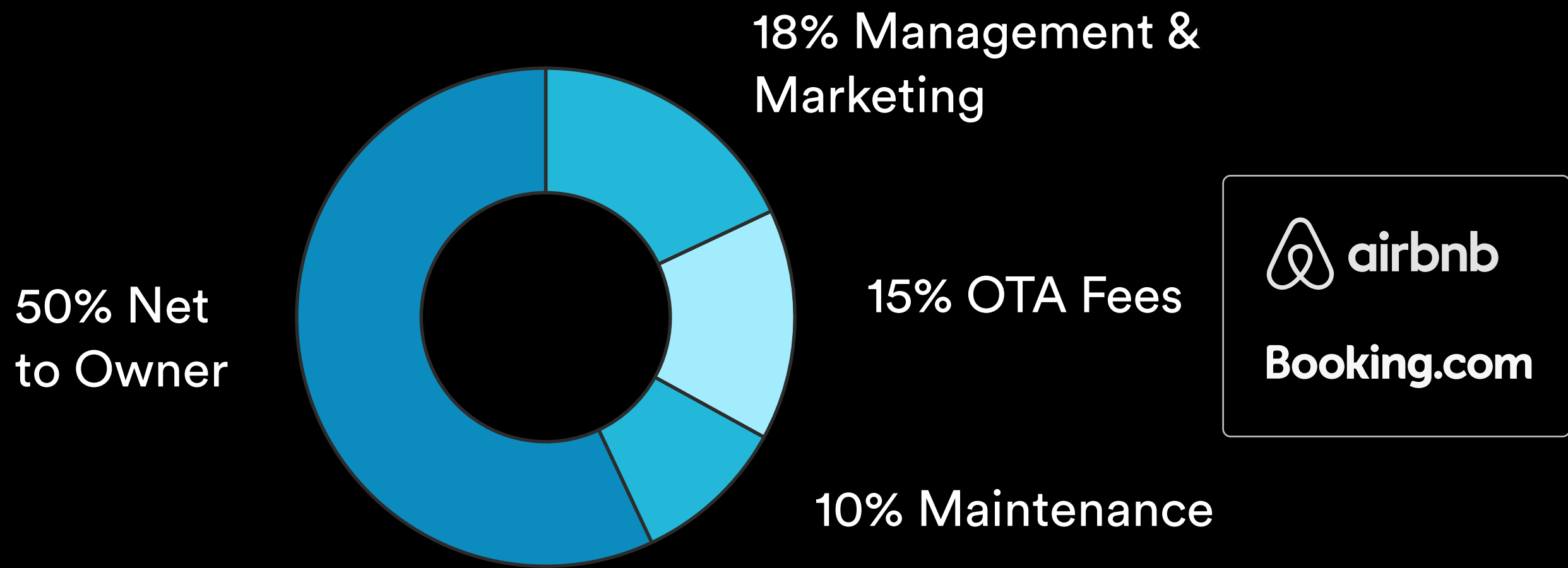
29 years

+ EXTENSION AT MARKETPLACE

[VIEW FULL PROJECT](#)



Tramontana Cliffs villa financial performance



The 10% PHR local tax is applied to the villa's net income after deducting management, marketing, and OTA fees. Alpha Villas Bali manages its calculation, reporting, and monthly payment.

Cash Flow Statement - Year 1 Rental

Scenario	Occupancy	ADR	Annual Rev.	Management & mkt (18%)	OTA Fees (15%)	Local PHR Tax* (10%)	Operating expenses (10%)	Total expenses	Net payment to owner
Low season (3 months)	70%	\$140.00	\$8,918.00	\$1,605.24	\$1,337.70	\$597.51	\$891.80	\$4,432.25	\$4,485.75
Shoulder season (5 months)	80%	\$155.00	\$18,848.00	\$3,392.64	\$2,827.20	\$1,262.82	\$1,884.80	\$9,367.46	\$9,480.54
High season (4 months)	90%	\$170.00	\$18,666.00	\$3,359.88	\$2,799.90	\$1,250.62	\$1,866.60	\$9,277.00	\$9,389.00

Blended Monthly Net to Owner	\$1,946	Blended Net Payment to Owner	\$23,355	Blended ROI	11.12%	Blended amortization	9.42 years
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* Local PHR Tax after Management & OTA

Cash Flow Statement - Year 2 Rental

Scenario	Occupancy	ADR	Annual Rev.	Management & mkt (18%)	OTA Fees (15%)	Local PHR Tax* (10%)	Operating expenses (10%)	Total expenses	Net payment to owner
Low season (3 months)	70%	\$160.00	\$10,192.00	\$1,834.56	\$1,528.80	\$682.86	\$1,019.20	\$5,065.42	\$5,126.58
Shoulder season (5 months)	80%	\$175.00	\$21,280.00	\$3,830.40	\$3,192.00	\$1,425.76	\$2,128.00	\$10,576.16	\$10.703,84
High season (4 months)	90%	\$190.00	\$20,862.00	\$3,755.16	\$3,129.30	\$1,397.75	\$2,086.20	\$10,368.41	\$10.493,59

Blended Monthly Net to Owner	\$2,193	Blended Net Payment to Owner	\$26,324	Blended ROI	12.54%	Blended amortization	8.36 years
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Cash Flow Statement - Year 3 Rental

Scenario	Occupancy	ADR	Annual Rev.	Management & mkt (18%)	OTA Fees (15%)	Local PHR Tax* (10%)	Operating expenses (10%)	Total expenses	Net payment to owner
Low season (3 months)	70%	\$180.00	\$11,466.00	\$2,063.88	\$1,719.90	\$768.22	\$1,146.60	\$5,698.60	\$5,767.40
Shoulder season (5 months)	80%	\$225.00	\$27,360.00	\$4,924.80	\$4,104.00	\$1,833.12	\$2,736.00	\$13,597.92	\$13,762.08
High season (4 months)	90%	\$260.00	\$28,548.00	\$5,138.64	\$4,282.20	\$1,912.72	\$2,854.00	\$14,188.36	\$14,359.64

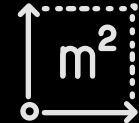
Blended Monthly Net to Owner	\$2,824	Blended Net Payment to Owner	\$33,889	Blended ROI	16.14%	Blended amortization	6.49 years
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* Local PHR Tax after Management & OTA



Mare Nostrum Villa

Located near Nyang-Nyang Beach, these three-story villas combine tropical charm with contemporary design, featuring open living spaces, a modern kitchen, and a private pool with sunbathing area for a true Bali lifestyle experience.



Land
125m²



Building size
158m²



Year of construction
2025



Bedroom
2



Bathroom
3



Pool
Yes

PRICE

\$259,000

* Contract price in IDR (Indonesian Rupiah)

ADR

225\$

OCCUPANCY

70-90%

ROI

10-15%

AMORTIZATION

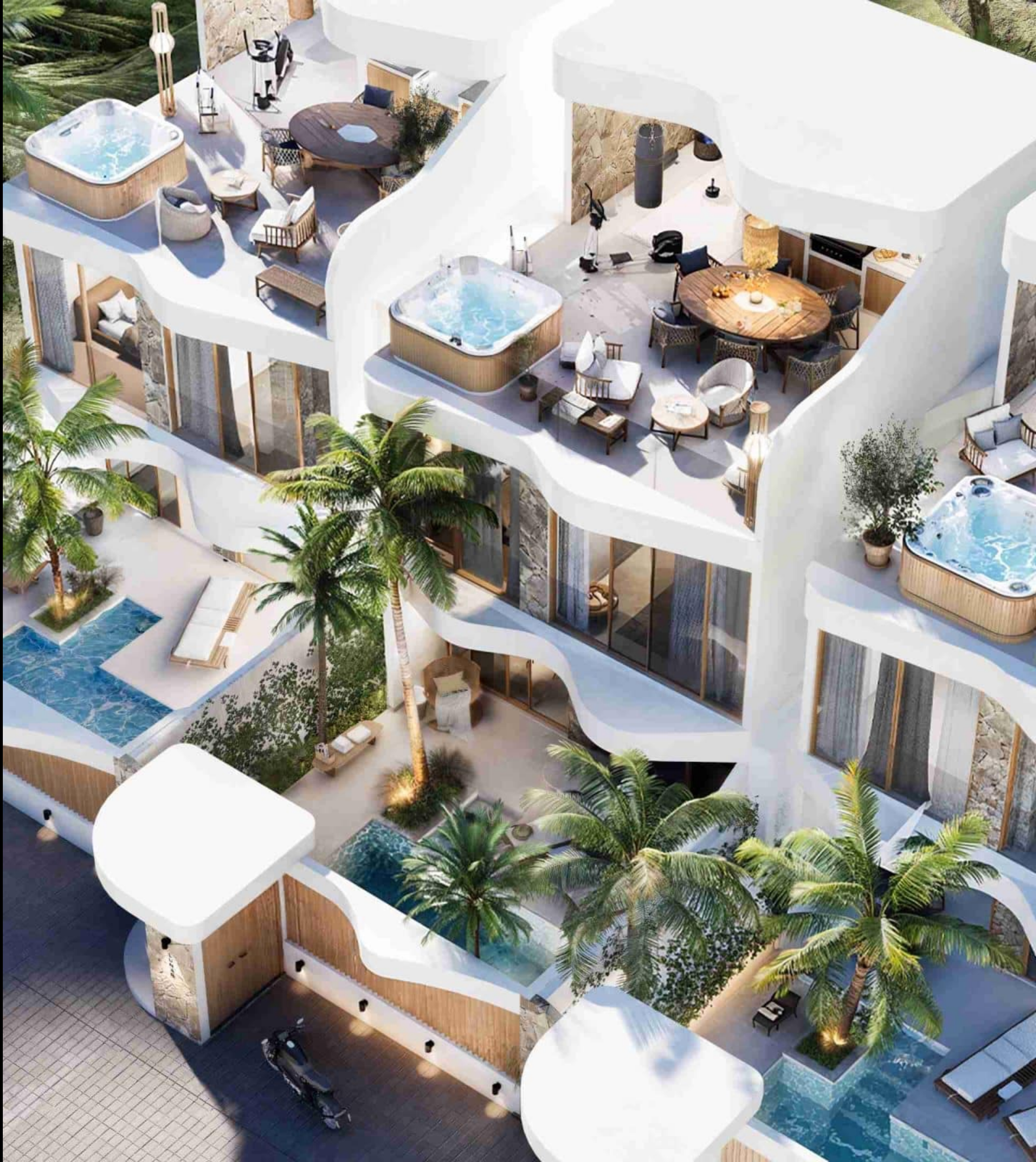
7,84 years

LEASE PERIOD

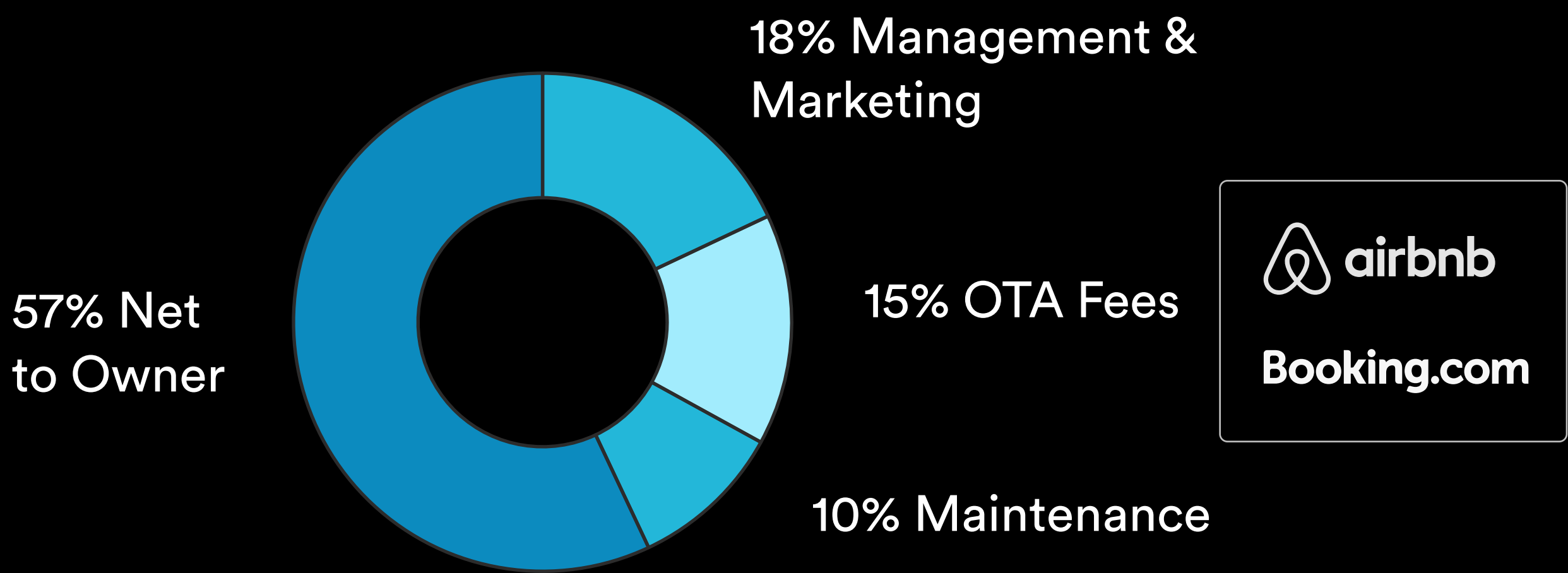
29 years

+ EXTENSION AT MARKETPLACE

VIEW FULL PROJECT 



Mare Nostrum villa financial performance



The 10% PHR local tax is applied to the villa’s net income after deducting management, marketing, and OTA fees. Alpha Villas Bali manages its calculation, reporting, and monthly payment.

Cash Flow Statement - Year 1 Rental

Scenario	Occupancy	ADR	Annual Rev.	Management & mkt (18%)	OTA Fees (15%)	Local PHR Tax* (10%)	Operating expenses (10%)	Total expenses	Net payment to owner
Low season (3 months)	70%	\$170.00	\$10,829.00	\$1,949.22	\$1,624.35	\$725.54	\$1,082.90	\$5,382.01	\$5,446.99
Shoulder season (5 months)	80%	\$185.00	\$22,496.00	\$4,049.28	\$3,374.40	\$1,507.23	\$2,249.60	\$11,180.51	\$11,315.49
High season (4 months)	90%	\$200.00	\$21,960.00	\$3,952.80	\$3,294.00	\$1,471.32	\$2,196.00	\$10,914.12	\$11,045.88

Blended Monthly Net to Owner	\$2,317	Blended Net Payment to Owner	\$27,808	Blended ROI	10.74%	Blended amortization	9.52 years
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Cash Flow Statement - Year 2 Rental

Scenario	Occupancy	ADR	Annual Rev.	Management & mkt (18%)	OTA Fees (15%)	Local PHR Tax* (10%)	Operating expenses (10%)	Total expenses	Net payment to owner
Low season (3 months)	70%	\$195.00	\$12,421.00	\$2,235.78	\$1,863.15	\$832,21	\$1,242.10	\$6,173.24	\$6,247.76
Shoulder season (5 months)	80%	\$225.00	\$27,360.00	\$4,924.80	\$4,104.00	\$1,833.12	\$2,736.00	\$13,597.92	\$13,762.08
High season (4 months)	90%	\$250.00	\$27,450.00	\$4,941.00	\$4,117.50	\$1.839,15	\$2,745.00	\$13,642.65	\$13,807.35

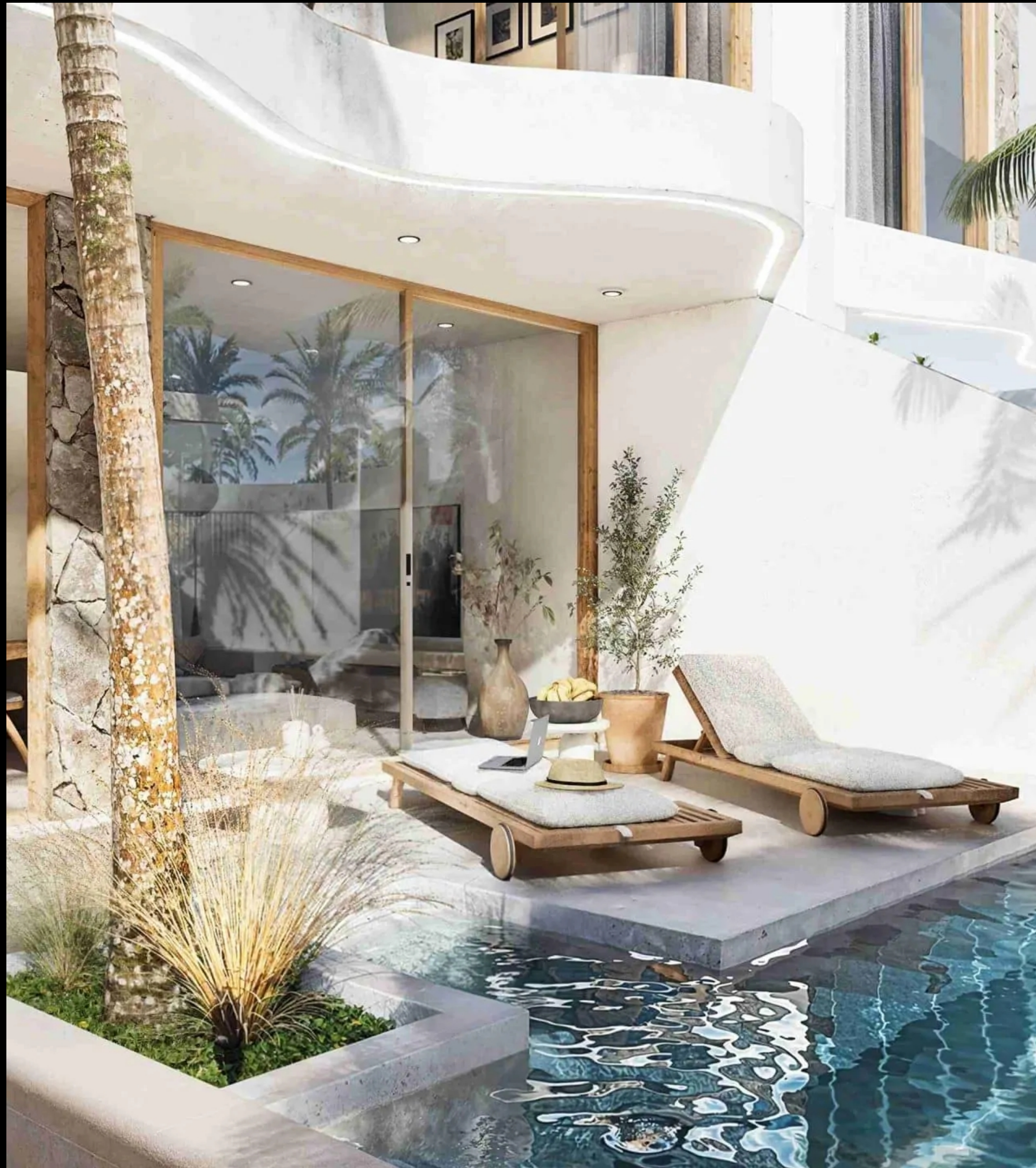
Blended Monthly Net to Owner	\$2,818	Blended Net Payment to Owner	\$33,817	Blended ROI	13.06%	Blended amortization	7.81 years
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Cash Flow Statement - Year 3 Rental

Scenario	Occupancy	ADR	Annual Rev.	Management & mkt (18%)	OTA Fees (15%)	Local PHR Tax* (10%)	Operating expenses (10%)	Total expenses	Net payment to owner
Low season (3 months)	70%	\$250.00	\$15,925.00	\$2,866.50	\$2,388.75	\$1,066.98	\$1,592.50	\$7,914.73	\$8,010.28
Shoulder season (5 months)	80%	\$270.00	\$32,832.00	\$5,909.76	\$4,924.80	\$2,199.74	\$3,283.20	\$16,317.50	\$16,514.50
High season (4 months)	90%	\$280.00	\$30,744.00	\$5,533.92	\$4,611.60	\$2,059.85	\$3,074.40	\$15,279.77	\$15,464.23

Blended Monthly Net to Owner	\$3,332	Blended Net Payment to Owner	\$39,989	Blended ROI	15.44%	Blended amortization	6.63 years
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* Local PHR Tax after Management & OTA



Monthly Client Report

We deliver clear and comprehensive monthly reports that detail your villa’s financial performance, including income, occupancy, booking channels, and a complete breakdown of expenses.

All costs are categorized — such as cleaning, electricity, maintenance, laundry, and other operational fees — ensuring full transparency.

Our in-house accounting team handles all monthly reporting and reconciliations and also assists with tax preparation and filing, keeping you compliant and worry-free.

With complete transparency and expert guidance, you’ll always have a precise understanding of how your investment is performing.

Revenue	
Rent revenue	\$3,559
Cost of sales	
Commission Apps Fee 15%	\$534
Management Fee (UVM) 18%	\$641
Operating Expenses	
Utilities (Electricity, Water)	\$100
Villa Supplies	\$43
Cleaning	\$100
Laundry Expense	\$63
Pool and Gardening	\$50
Tax	
PHR (Local tax) 10%	\$239
Net Income	\$1,789 per month

Comprehensive villa management for sustainable performance

A comprehensive turnkey service, from project development to full 100% management. Schedule a call to discover the full service.



House keeping & maintenance



Financial reporting



Booking & revenue management



Marketing & partnership



Guest experience

BOOK A CALL [↗](#)



Real investors Real results

BOOK A CALL 

Become our next success story



50+ delivered properties developed

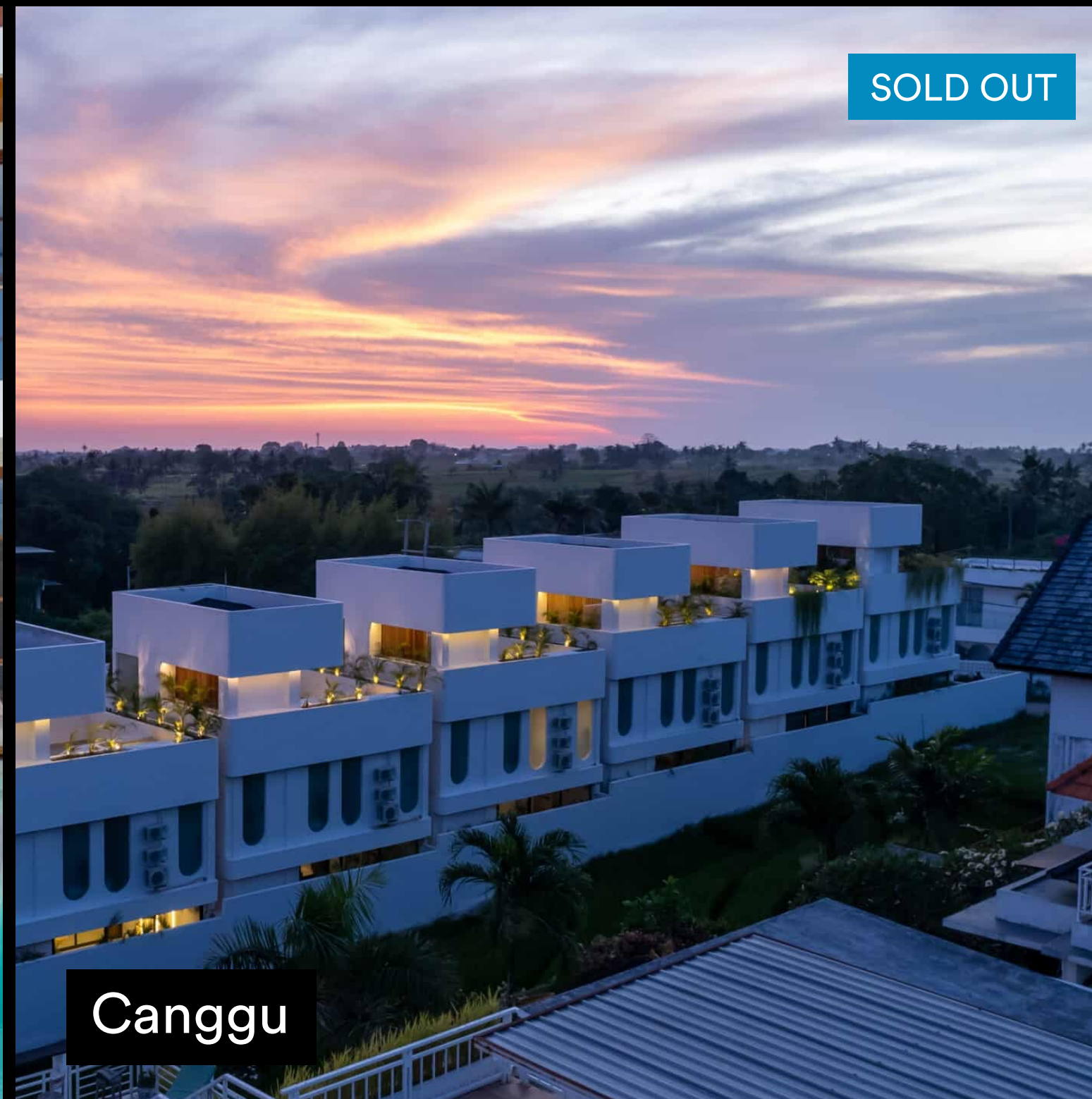
[VIEW ALL PROJECTS](#) 



SOLD OUT

Canggu

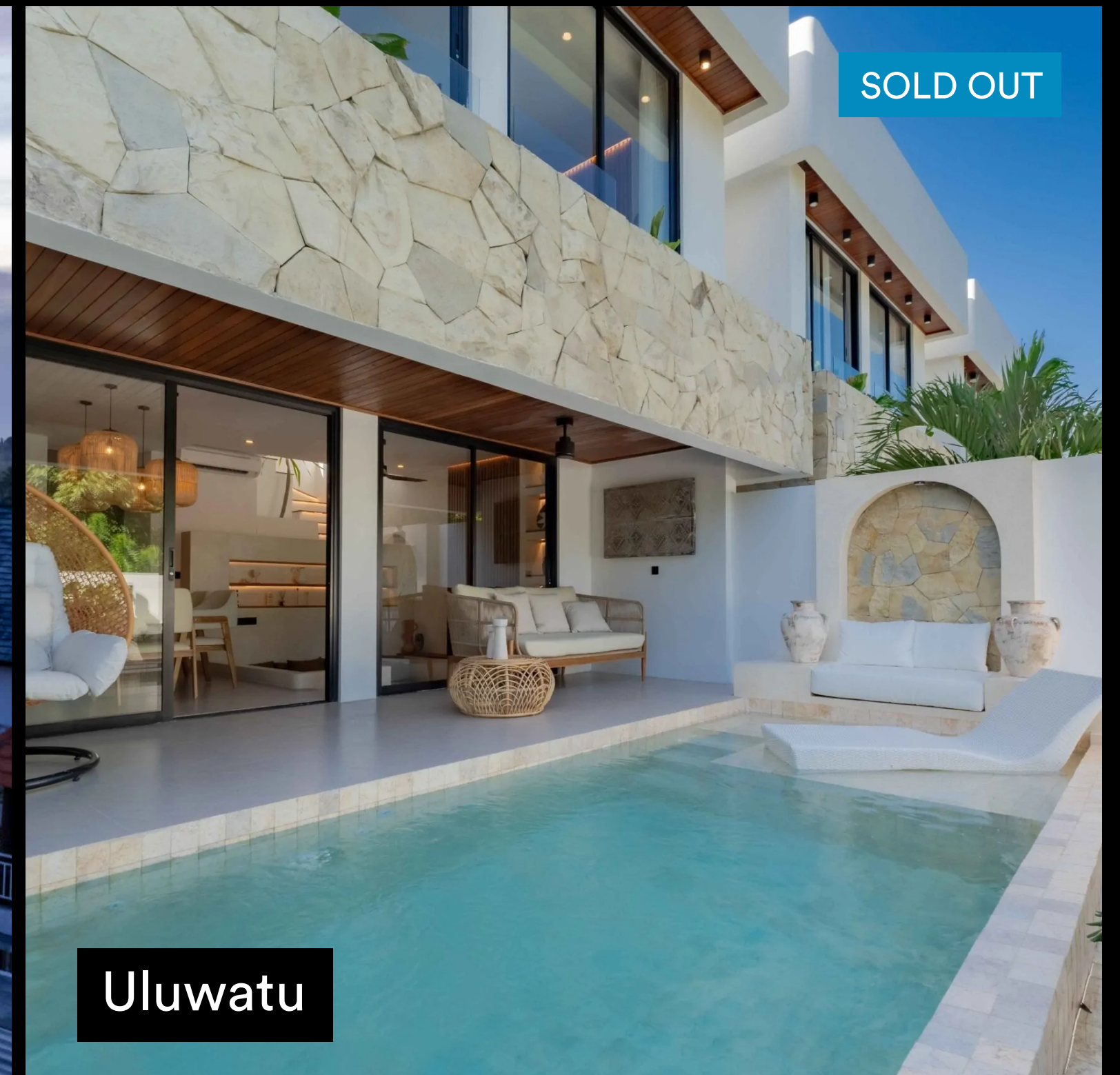
Umalas I
2 independent villas 3br



SOLD OUT

Canggu

Tumbakbayuh II
Complex of 6 villas 2br



SOLD OUT

Uluwatu

Nyang Nyang
Complex of 5 villas 2br

50+ delivered properties developed

[VIEW ALL PROJECTS](#) 



Canggu

Umalas II
2 independent 2br villas



Uluwatu

Bingin
Complex of 8 apartments 1br



Canggu

Tumbakbayuh I
Complex of 2 villas 1br



ALPHA VILLAS
REAL ESTATE

Take the next step toward your villa in Bali

Imagine waking up in paradise while your investment works for you.
With Alpha Villas Bali, you own a villa and a lifestyle

BOOK A CALL 

 +62 822-2160-4636