

SAVANA BEACH VILLA

Investment & Airbnb Rental Proposal



Land Size

105 m2

Building Size

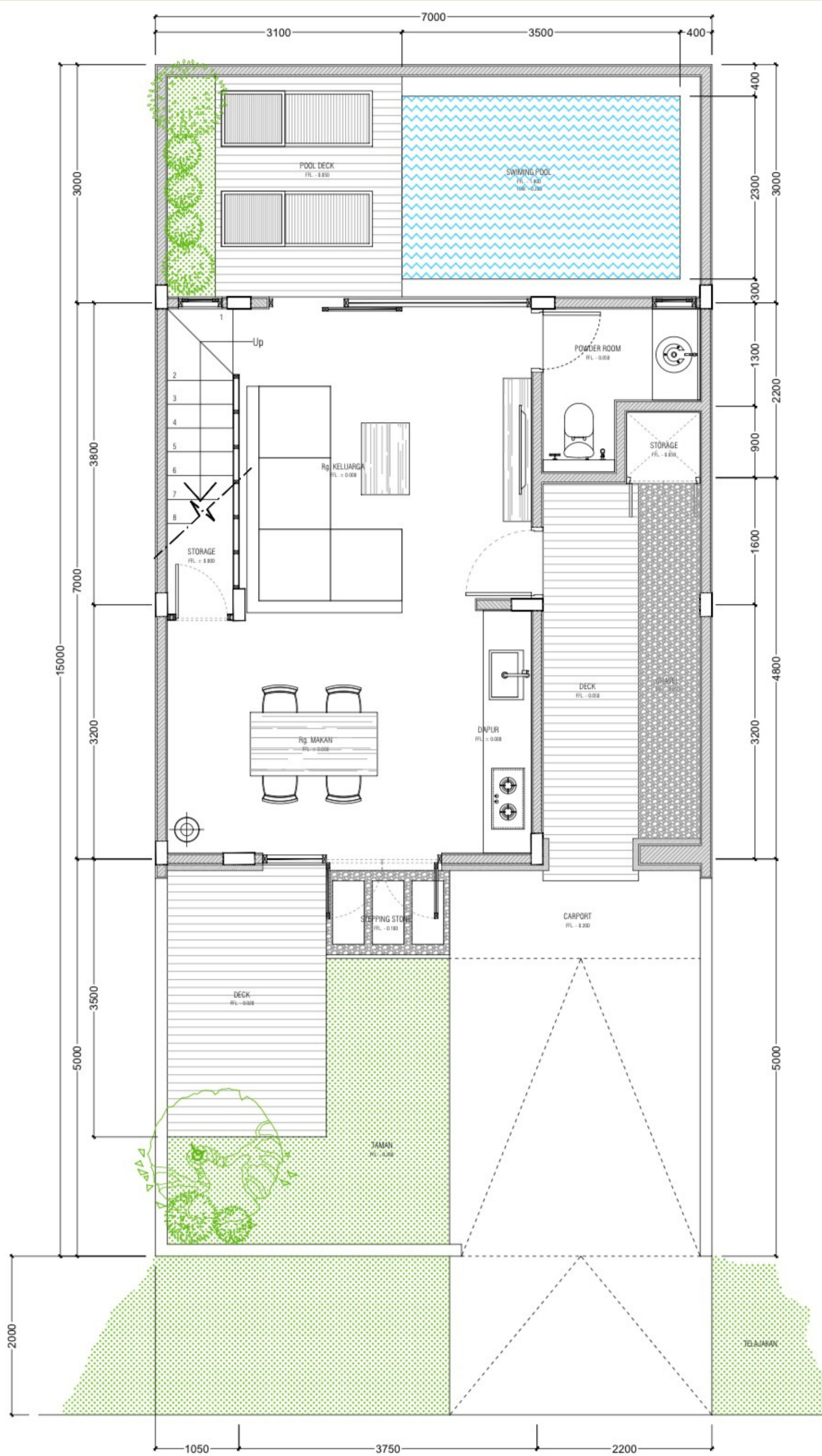
90 m2

Location

Ciputra Beach Resort
Kedungu - Tabanan

LAYOUT

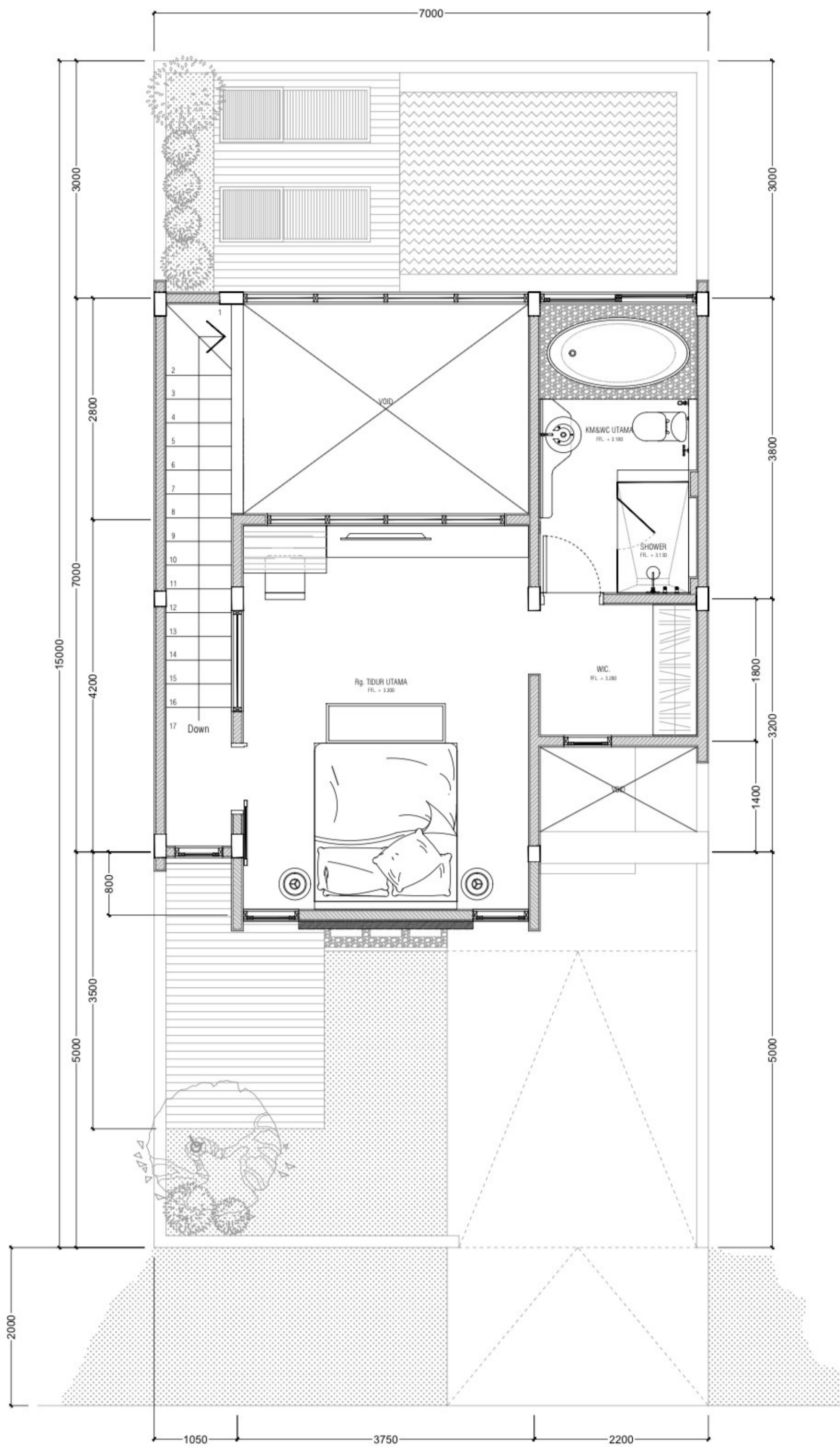
1ST FLOOR



DENAH LANTAI 1
skala 1 : 50

LAYOUT

2ND FLOOR



DENAH LANTAI 2
skala 1 : 50

BUILDING DETAILS



- 01 | Concept : Luxury 1 Bedroom Tropical Villa
- 02 | Land Size : 105 m2 / Building Size : 80 m2
- 03 | Designed for Airbnb & lifestyle investment
- 04 | Specification :

- 1 Bedroom
- 1 Bathroom + Bathtub
- Living room
- Kitchen
- Powder Room
- Storage Room
- Swimming Pool
- Carport
- Garden
- Electricity & Bore Well

WHY INVEST IN KEDUNGU?



The Bali You Fell in Love With Still Lives Here

Tabanan is home to Bali's most **pristine beaches**, **lush rice terraces**, and **sacred temples** like Tanah Lot. Thanks to conservation-focused planning, much of Tabanan's natural charm will stay protected, unlike overdeveloped tourist hubs.



Want a beachfront home in this timeless setting and earn from it too?

→ Check The Deal



Up to 13% ROI, From a Home in Paradise

At **Ciputra Beach Resort**, buyers can earn up to **13% annual ROI** from short-term rentals. With high tourist demand and natural exclusivity, Tabanan offers **strong yields** and **long-term capital growth**.



But Tabanan isn't just smart. It's stunning.

Canggu Is Crowded. People Are Moving West.

Areas like Canggu & Seminyak become crowded and overpriced, more homebuyers and investors are turning to **Tabanan**. A peaceful, green region on Bali's west coast. Here, you'll find a more authentic Bali, just around **20 minutes from the buzz.**



So what does this shift mean for property prices in Tabanan?



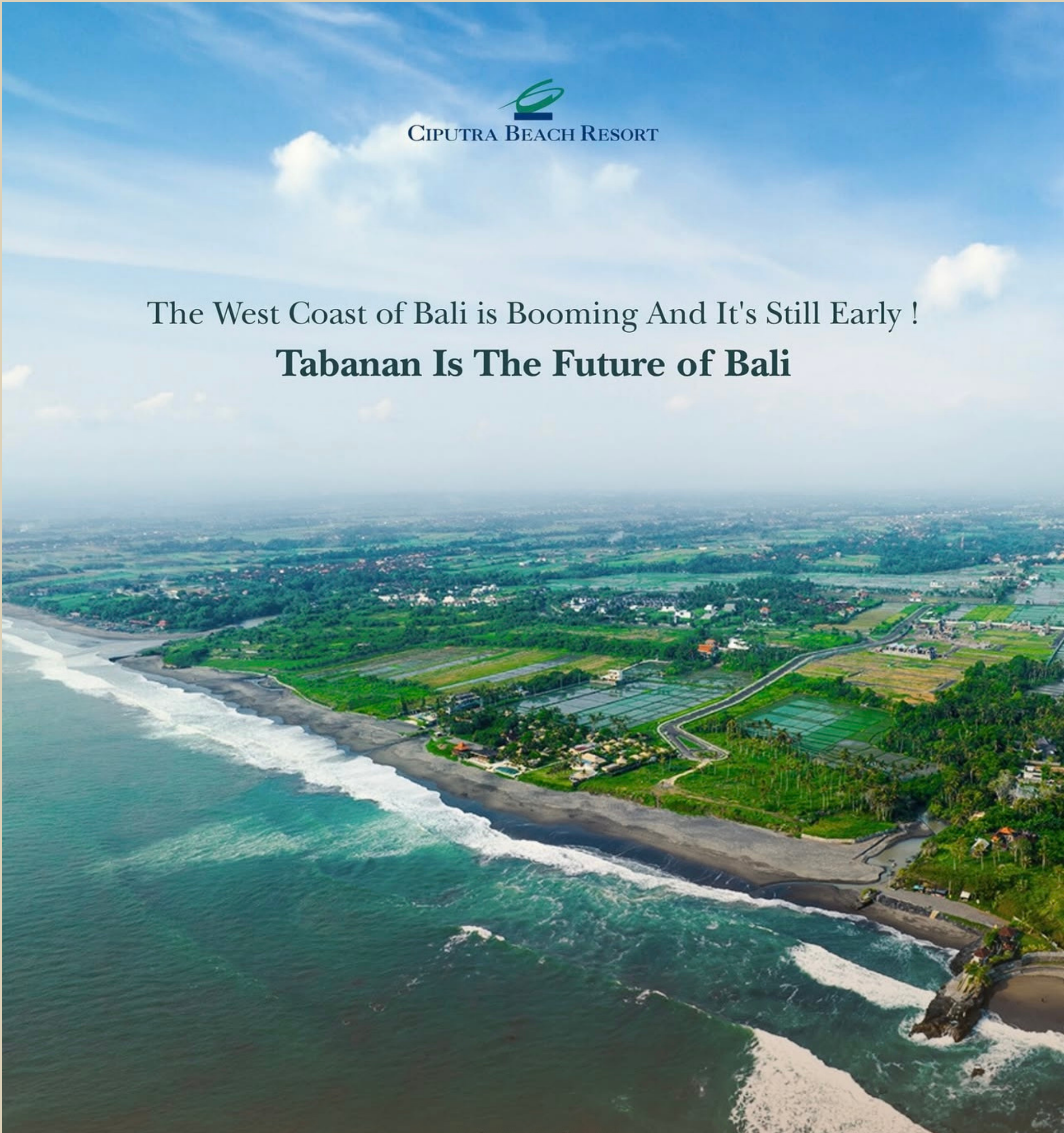
Still Affordable. Still Growing.

Land in Tabanan is still **40–60% more affordable** than in South Bali.
With projects like **Ciputra Beach Resort** leading the way, prices are on the rise.
Good news is, you're still early enough to enter at the sweet spot.

What kind of returns are possible here?



The West Coast of Bali is Booming And It's Still Early !
Tabanan Is The Future of Bali



Beach Hopping in *Canggu*



Echo Beach

One of the most popular beaches with black sand to go surfing



Batu Bolong Beach

Well known as the best beach to watch the sunset



Pererenan Beach

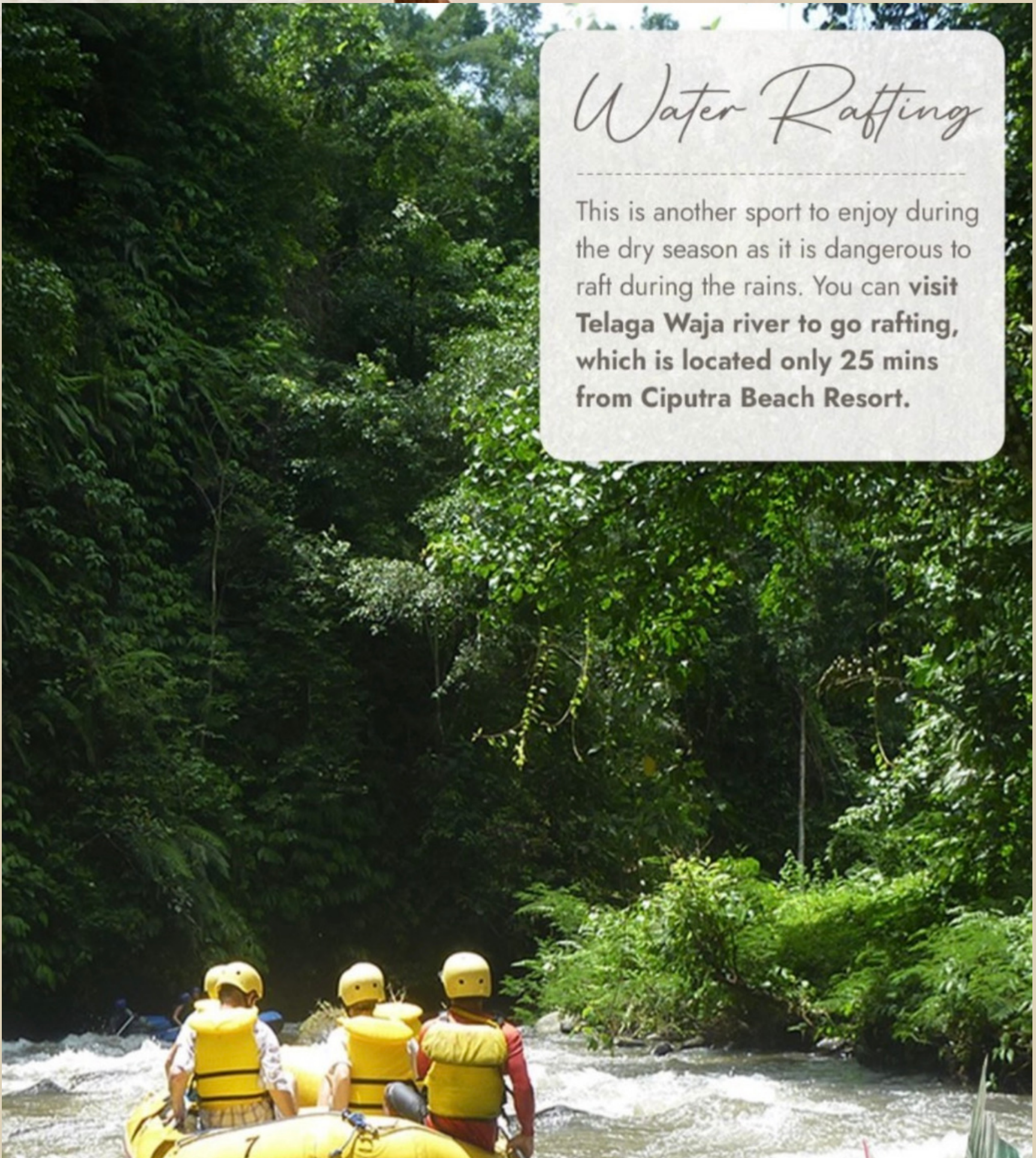
A great spot for you who seeks a little peace and quiet away from the crowds

Reach these destinations in less than
30 mins from Ciputra Beach Resort!



Water Rafting

This is another sport to enjoy during the dry season as it is dangerous to raft during the rains. You can **visit Telaga Waja river to go rafting, which is located only 25 mins from Ciputra Beach Resort.**

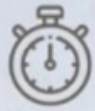




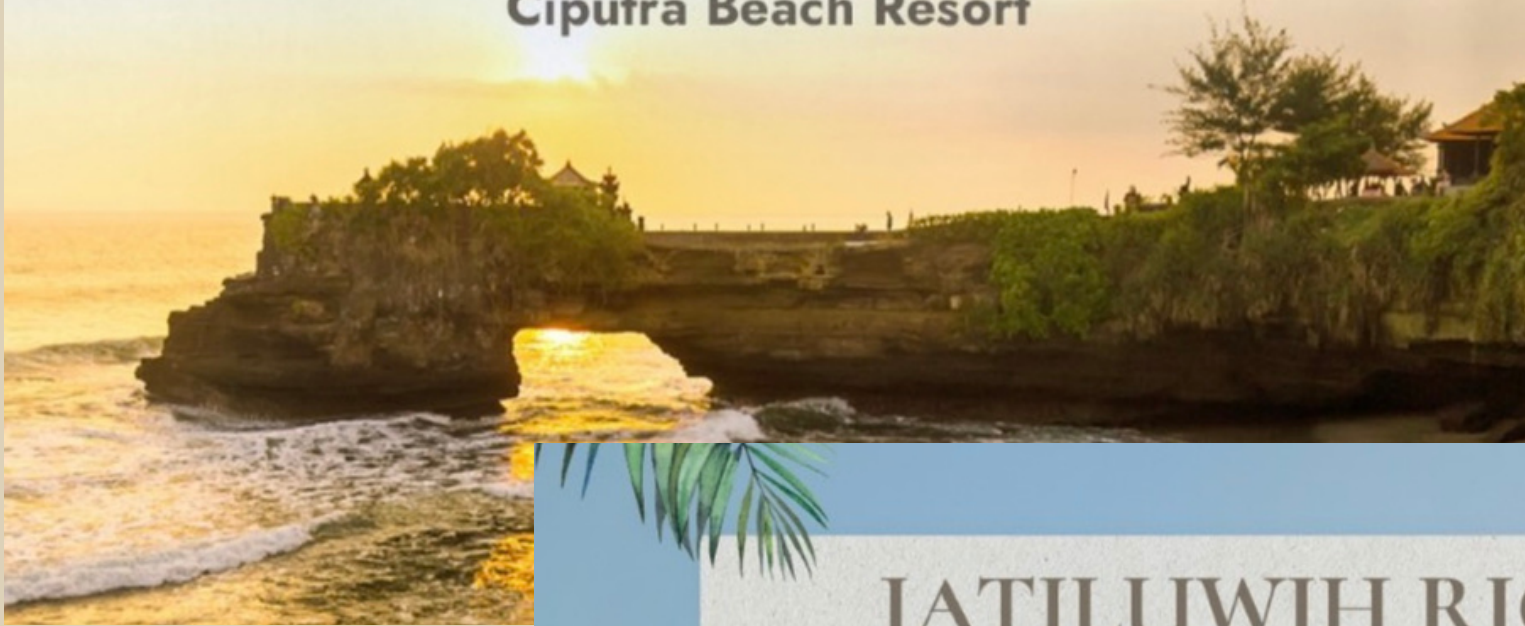
CIPUTRA BEACH RESORT

Tanah Lot Temple

is undeniably the island's
most famous place to enjoy
the sunset

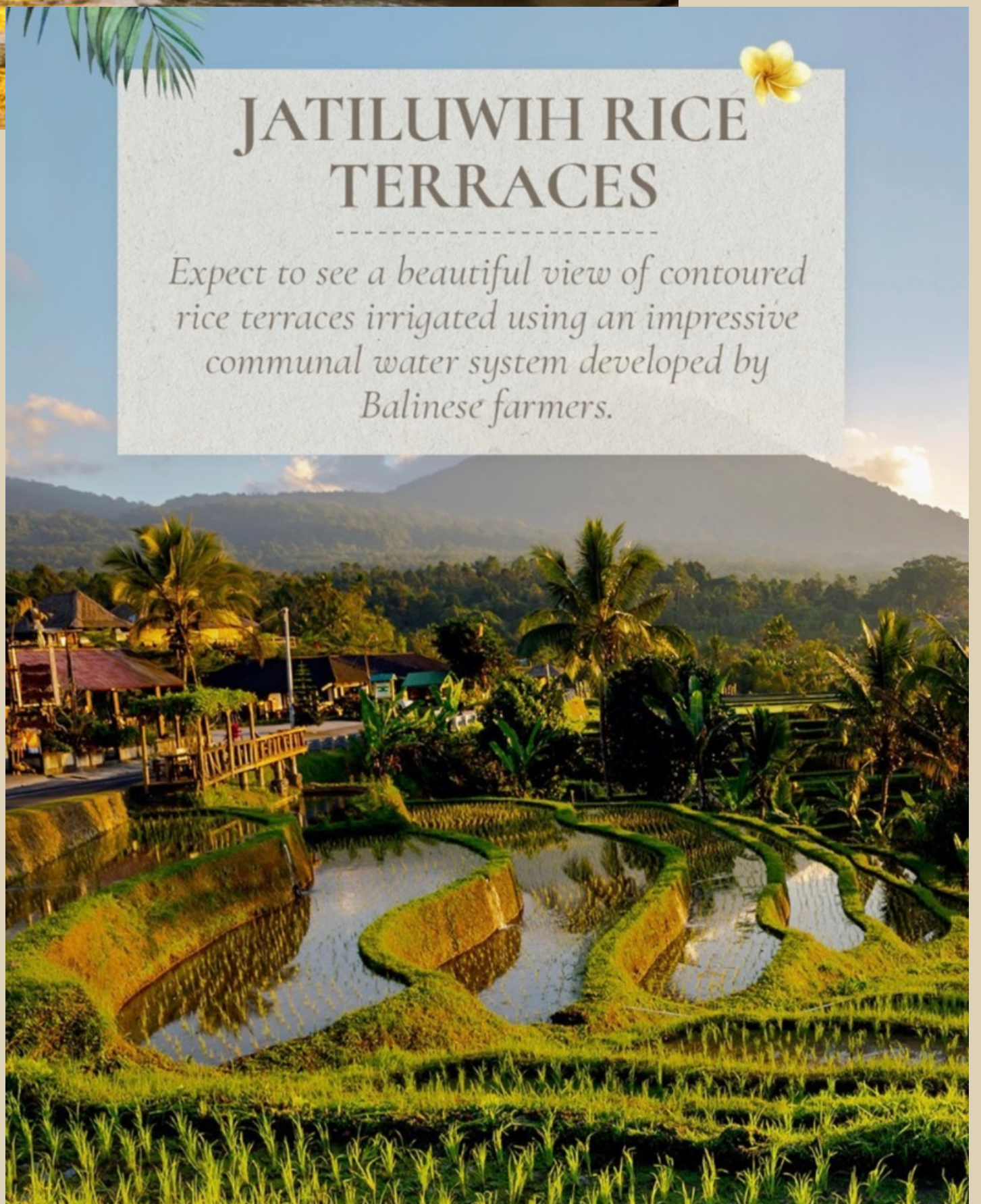


Only 15 mins from
Ciputra Beach Resort



JATILUWIH RICE TERRACES

*Expect to see a beautiful view of contoured
rice terraces irrigated using an impressive
communal water system developed by
Balinese farmers.*



FACILITIES

One Gate System & 24 hours Security



Club House & Swimming Pool



FACILITIES

Garden



300m Walking Distance to the Beach





PAYMENT SCHEME

PRICE : IDR 2,650,000,000 / USD 155,000

• FREE KITCHEN SET & AC •

FREEHOLD / 30 YEARS LEASEHOLD

NON FURNISHED

AMOUNT	PROGRESS
20%	Down Payment
20%	Building progress 20%
20%	Building progress 40%
20%	Building progress 60%
15%	Building progress 95%
5%	Retention

Note: Retention will paid after 3 months after the building is finished.

AIRBNB RENTAL STRATEGY



01 | Target Market :

- Digital Nomads
- Couple
- Weekend Travelers

02 | Nightly Rate: IDR 1.7M – 2.2M

03 | Occupancy Target: 50–60%

04 | Estimated Annual Revenue: IDR ~350M – 400M

05 | Estimated Net Income: IDR ~250M – 280M

06 | Projected Yield: 8–10%

06 | SAVANA Beach Villa is designed as a boutique tropical investment product combining lifestyle ownership with strong rental performance.