

PROPOSAL INVESTASI PROPERTI

Villa & Kos Eksklusif
Pemogan, Denpasar, Bali



DESIGN
3D



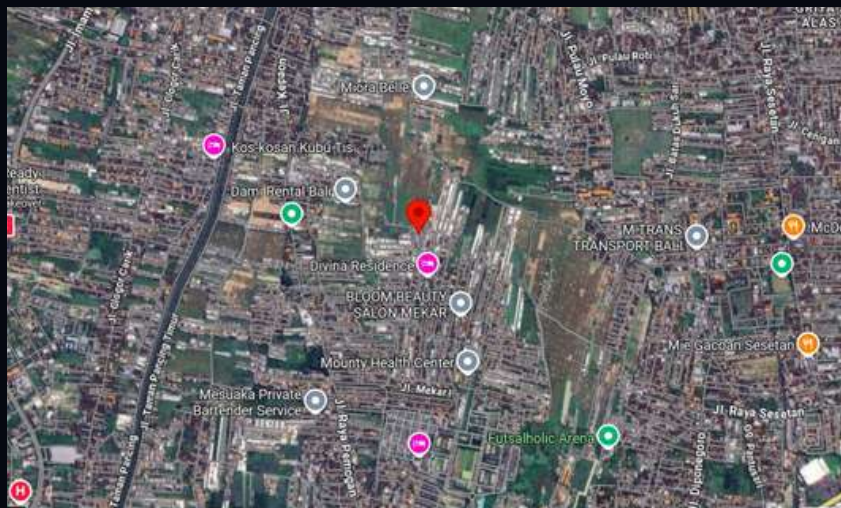
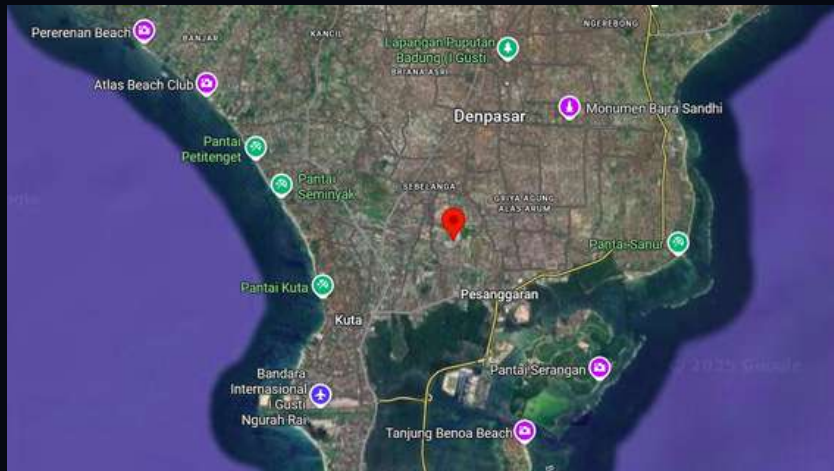
PROJECT
8 PILAR

PROBLEM

The demand for quality housing in strategic areas continues to rise, especially among professionals and expatriates who require medium to long-term accommodation. Unfortunately, the options for comfortable and integrated exclusive boarding houses are still very limited. On the other hand, competition among daily hotels and villas is increasing, prompting investors to seek more stable and productive property projects. However, projects with clear legality, transparent schemes, and high ROI potential are still hard to find. Most properties also do not offer hybrid concepts such as a combination of villas and boarding houses, and they underutilize supporting facilities (canteen, laundry) for income diversification. In fact, current trends clearly point towards productive properties that generate regular cash flow, rather than simply waiting for asset appreciation.

SOLUTION

CV. Delapan Pilar Bali presents an investment opportunity in a strategic property project in Pemogan, South Denpasar. We are building 7 luxury villas with private swimming pools and 70 exclusive boarding rooms, equipped with laundry and canteen business units.



PROJECT LOCATION

Very strategic location in Pemogan, Bali

Transportation Access

- Ngurah Rai Airport – about 20-30 minutes (± 10 km) via Ngurah Rai Bypass
- Ubung Terminal – about 30-40 minutes (location north of Denpasar)
- Benoa Harbor – about 15-20 minutes, easy access via Bali Mandara toll road

Education

- Elementary/Junior High/Senior High Schools in the vicinity of South Denpasar (including SDN 3 Pemogan, SMPN 9 Denpasar)
- Udayana University (Sudirman Campus) – ± 15 minutes
- Ngurah Rai University – ± 10 minutes
- Bali State Polytechnic – ± 20 minutes

Tourism & Entertainment

- Sanur Beach – ± 20 minutes
- Kuta Beach – $\pm 20-25$ minutes
- Jimbaran Beach – $\pm 25-30$ minutes
- Garuda Wisnu Kencana (GWK) – ± 35 minutes
- Bali Zoo / Bali Bird Park (Gianyar) – $\pm 40-50$ minutes
- Bajra Sandhi Monument Renon – ± 15 minutes

Public Facilities & Government

- Sanglah General Hospital – ± 15 minutes
- Bali Mandara Hospital – ± 20 minutes
- Denpasar City Hall – ± 15 minutes
- Bali Governor's Office (Renon) – ± 15 minutes

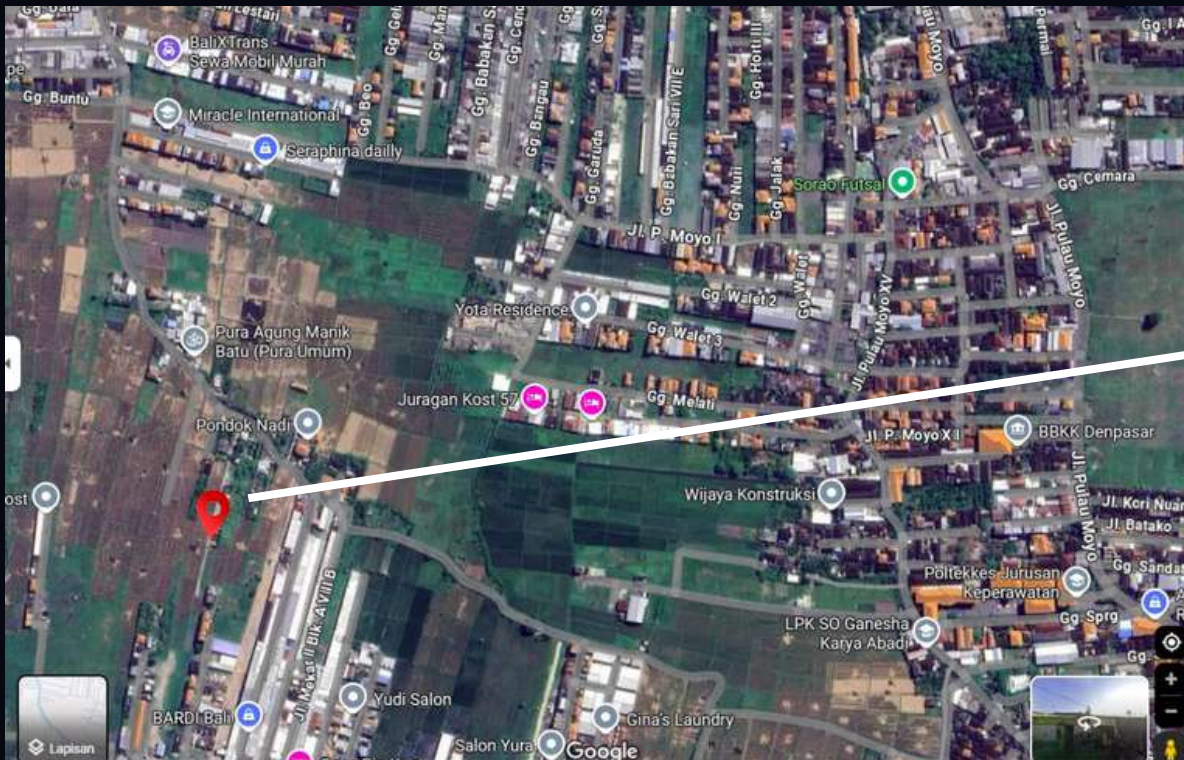
Shopping Centers / Malls

- Trans Studio Mall Bali – ± 15 minutes
- Level 21 Mall Denpasar – ± 15 minutes
- Benoa Square – ± 20 minutes

MAPING DAN PLOT PROJECT

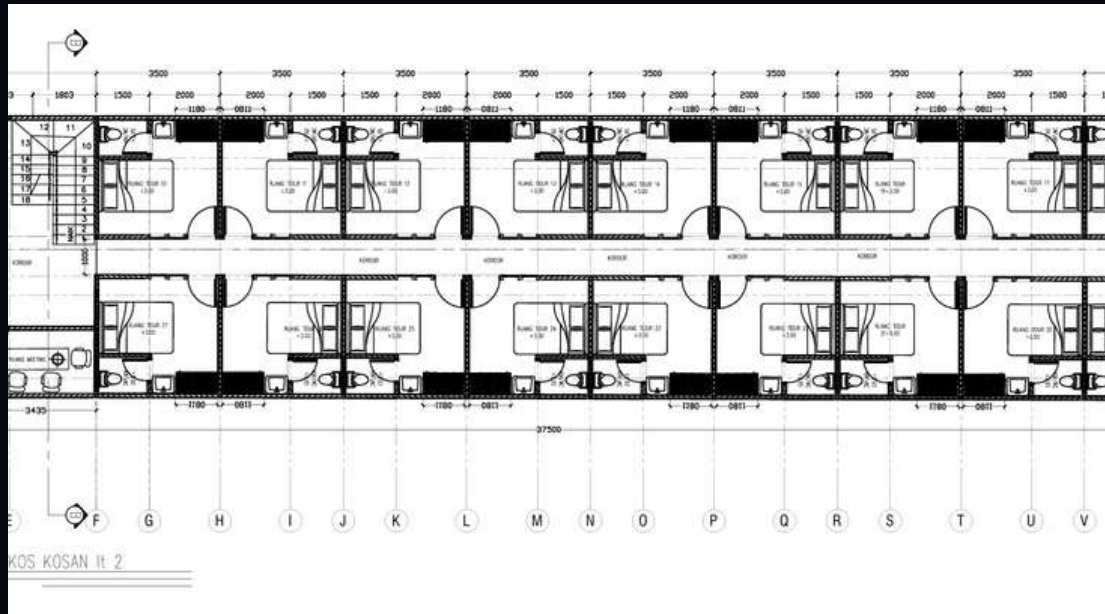
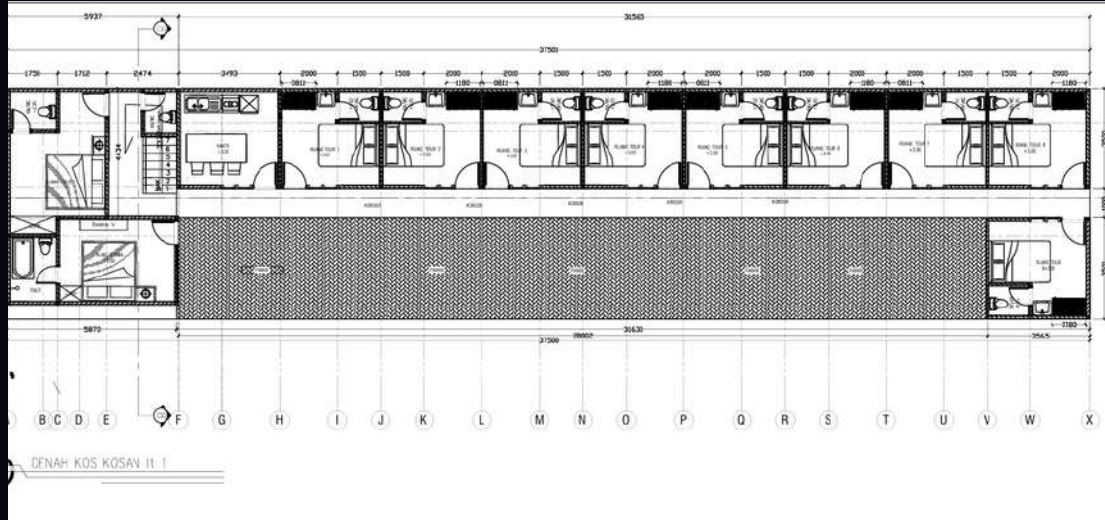


Strategic Building Location, Elongated and Continuously Obtaining the Best View



**located in the business,
tourism, and city center**

PLAN PROJECT 8 PILAR



PLAN PROJECT KOS KOSAN PLOT A



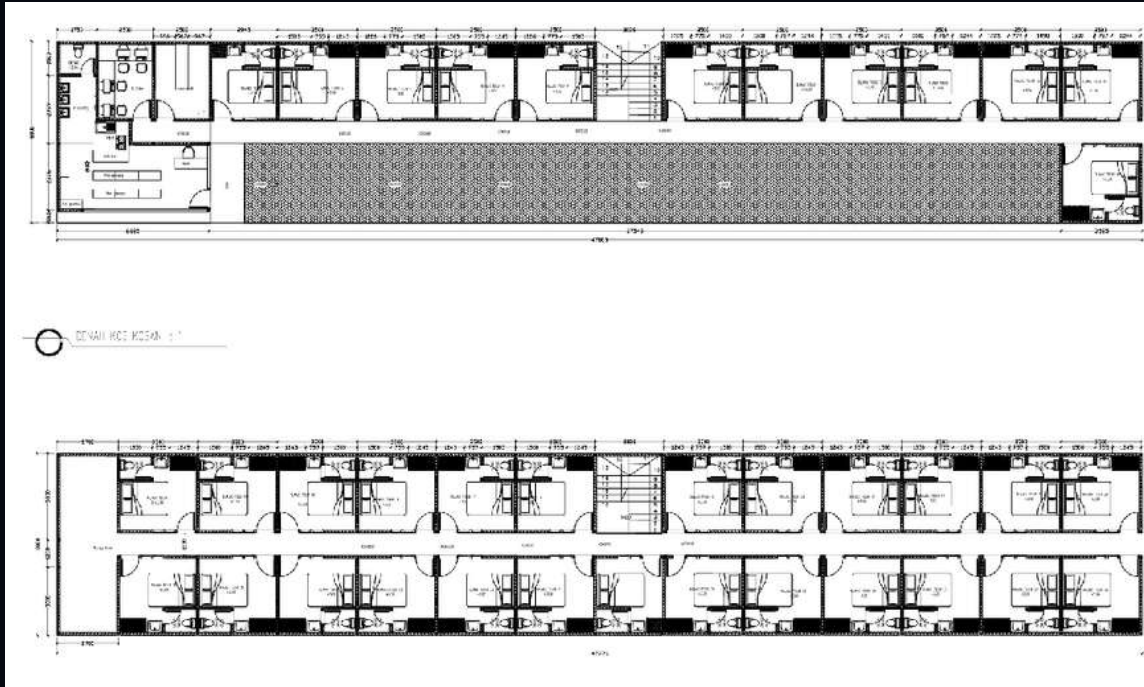
FACILITIES AND ADVANTAGES

Kos Facilities

- Fully furnished rooms (mattress, desk, wardrobe, etc.)
- Air conditioning in each room
- Laundry
- Spacious parking area (motorcycles & cars)
- Canteen

- Strategic location, close to campus & public facilities
- 24-hour security + CCTV
- Clean & comfortable environment
- Responsive & friendly management

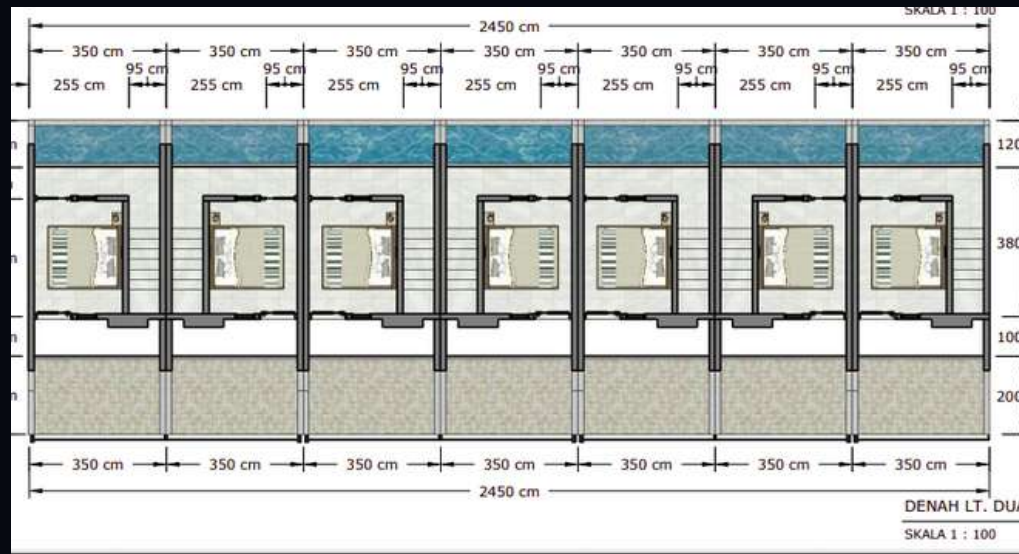
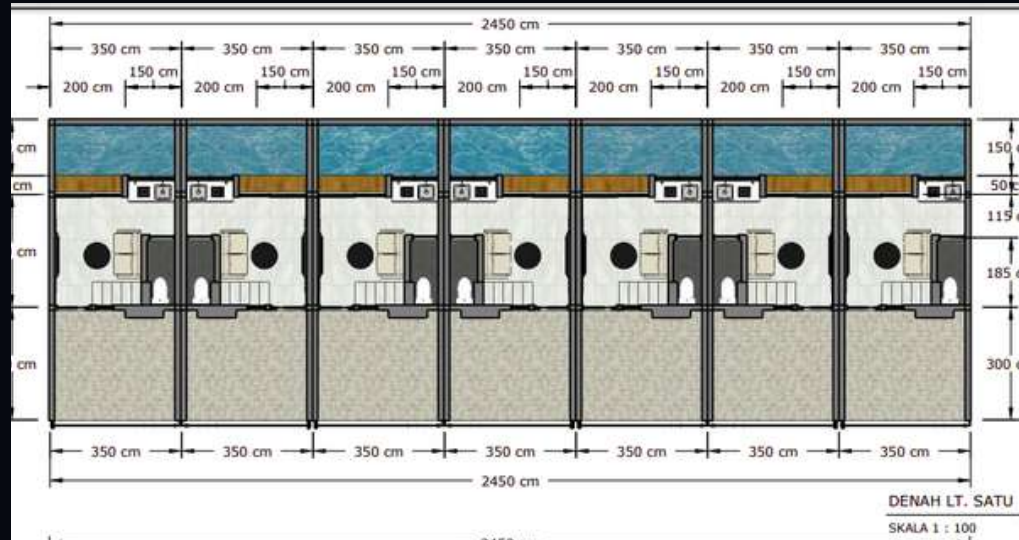
PLAN PROJECT KOS KOSAN PLOT B



FACILITIES AND ADVANTAGES

- Boarding House Facilities
- Fully furnished rooms (mattress, table, wardrobe, etc.)
- Air conditioning in each room
- Laundry
- Spacious parking area (motorcycles & cars)
- Boarding house canteen
- Strategic location, close to campus & public facilities
- 24-hour security + CCTV
- Clean & comfortable environment
- Responsive & friendly management

PLAN PROJECT VILLA PLOT C



FACILITIES AND ADVANTAGES

Villa Facilities

- Fully furnished rooms (mattress, table, wardrobe, etc.)
- Air conditioning in each room
- Laundry
- Spacious parking area (motorcycles & cars)
- Villa canteen
- Private pool

- Strategic location, close to campus & public facilities
- 24-hour security + CCTV
- Clean & comfortable environment
- Responsive & friendly management

PROGRES PROJECT



FAST AND PROFITABLE ROI PROJECTION

You Can Choose Two Investment Systems

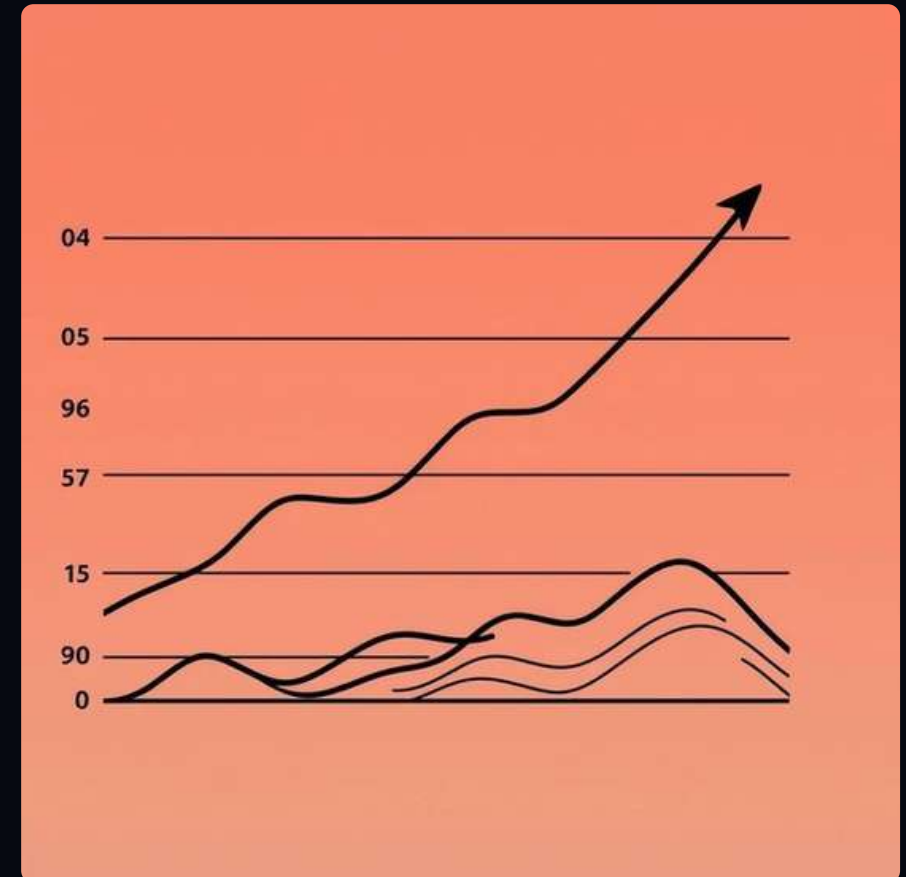
Investment Scheme

1: Pure Profit Sharing

- Price per stock lot 32 Million (we open 50 stock lots)
- Estimated Income 2% / month (Estimated 3 - 7 million per year)
- Return on Capital after 5 Years
- Profit Sharing every 6 months
- Shares can be bought and sold after 5 years
- There is a discount of up to 50% if investors rent property
- All Systems are Handled by a Professional and Transparent Management Team

Annual Income:

- Villa & Kost (Daily, Monthly, Yearly)
- Laundry & Canteen



Investment Scheme

2 : Hybrid Investment

- An investment of 2 billion receives a fixed return of 2.5% - 5% per month from a fixed occupancy profit of 85% + 5% from net occupancy (estimated 3.5 - 7 million per month)
- Estimated Income: approximately 7 million - 18 million per month or approximately 204 million per year
- Capital return over 10 years
- Profit sharing every 6 months
- In years 1 and 2, 2.5% of the promised profit will be distributed
- Shares can be resold after 10 years
- There is a discount of up to 50% if the investor occupies the property
- All systems are handled by a professional and transparent management team



Investment Advantages: Why Invest with Us?



High & Stable ROI

Enjoy the return on investment, which is profitable and stable at year.



Multiplying Passive Income

Earn profits from property rentals and additional income from laundry and cafeteria businesses.



Ownership of Real Assets & Legality

Your investment is protected by ownership of real assets and guaranteed legality during a 25-year lease period



Potential Increase in Property Value

The benefits of the rapidly growing Bali property market enhance your investment value.



Professional Management

Projects are fully managed by an experienced team, ensuring efficient and profitable operations.

Collaboration Details: Flexibility and Security

- Share Ownership: based on the lots provided and guaranteed through a notarial deed
- Profit Distribution: Dividends are distributed transparently every 6 months
- Investor Role: You can act as a Passive investor
- With a contract period of 5 - 10 years
- Marketing Strategy: Daily, Weekly, Monthly Rental System
- Exit Strategy: Resell your shares after 5 to 10 years, with full support from CV. Delapan Pilar Bali.
- Legal Guarantee: All transactions and agreements are protected by a notary, ensuring the security and transparency of your investment.



Realize Your Profits in Bali

The Villa & Exclusive Kos property investment project is not just an opportunity, but a strategic leap toward profit.

Significant and sustainable. With a real asset base, strong market demand in Bali, and professional management, your investment risks are minimized. We believe this is the right time for you to join and grow with us.

Kontak Kami:

CV. Delapan Pilar Bali

Jl.Seririt - Singaraja,Banjar Dinas Bingin Banjar Desa Temukus ,Buleleng ,Bali

08123802681

Delapanpilar3@gmail.com

Together we grow, together we profit.