

**Single Level One Bedroom Villa
Only \$89,000 USD**

Cascade Collection
KABA KABA



Cascade Collection
Your Kaba-Kaba Sanctuary
Tranquil rice field villas



**Single level luxury villa
designs, providing stylish
living spaces that blend
elegance and relaxed charm.**

Single Level Luxury

The villas are sold off-plan, allowing you the opportunity to personalise finishes and interiors to suit your tastes.



One bedroom design

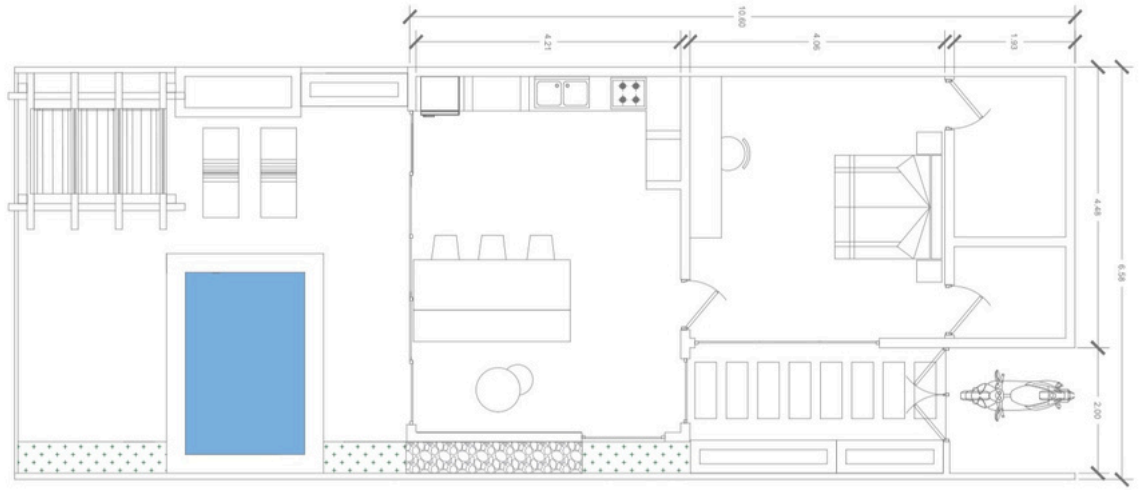
We offer a thoughtfully designed single-level villa, featuring one spacious bedroom with ensuite and private pool, in a 55m² layout on a 100m² land parcel.

**Priced at \$89,000 USD
1.4B IDR**

**Modern bohemian design
Sunken lounge
Outdoor shower
Landscaped gardens
Furniture and kitchen appliances
Private pool
24 year lease + 30 year extension
Private parking
Construction time 10-12 months**



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Villa Floorplan



The Cascade site



Payment Plan

	Date	Payment %
Payment 1	Upon signing	10%
Payment 2	Start of construction	30%
Payment 3	Structural complete	30%
Payment 4	Lock up	20%
Payment 5	Construction complete	10%

Payment plans can be modified, with full payment within the villa construction timelines. However, adjusting the payment schedule may impact the final price. Please enquire for more information.



ROI Calculations

Sale price	\$89,000
Occupancy	85%
Yearly rental income (\$75 USD / night)	\$23,268
Management fee (25%)	\$5817
Net income	\$17,451
Annual ROI	19.61%

**Cascade Collection 2 bedroom villa design is also available.
Only \$139,000 USD**

