

Island Collection  
KABA KABA

Single Level Two Bedroom Villa  
Only \$139,000 USD



**Island Collection**  
Your Kaba-Kaba Sanctuary  
**Bohemian luxe 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.



## Two bedroom design

We offer a thoughtfully designed single-level villa, featuring two spacious bedrooms with a rooftop terrace, in a 125m<sup>2</sup> layout on a 200m<sup>2</sup> land parcel.

**Only \$139,000 USD**  
**2.2B IDR**

### Modern bohemian design

Rooftop terrace

Sunken lounge

Outdoor shower

Landscaped gardens

Furniture and kitchen appliances

Private pool

24 year lease + 30 year extension

Private parking

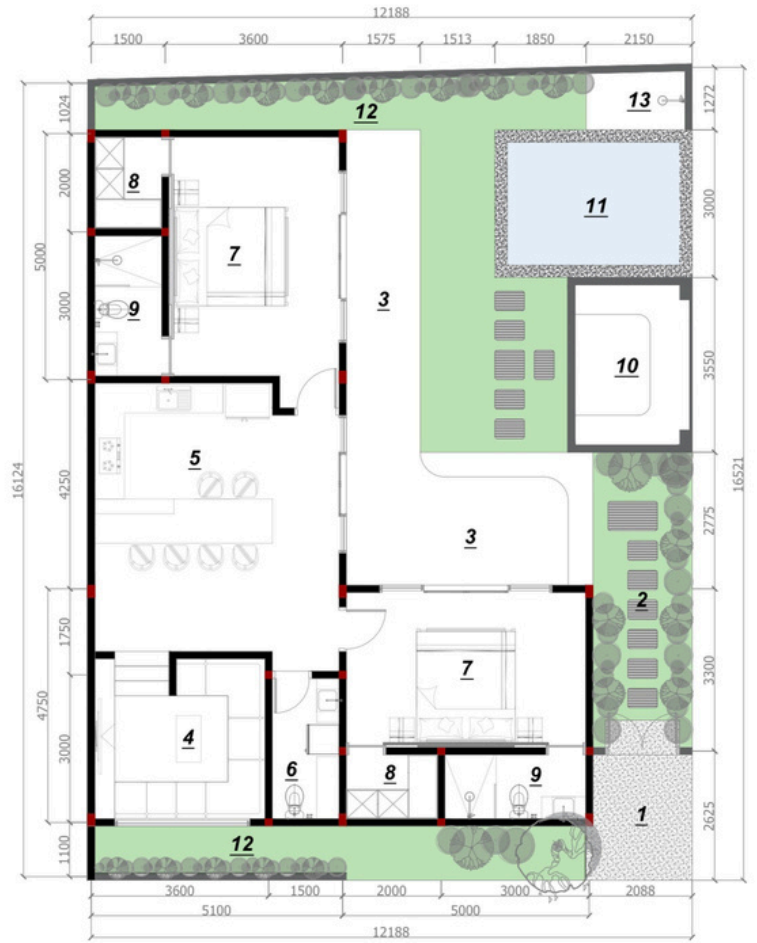
Construction time 10-12 months



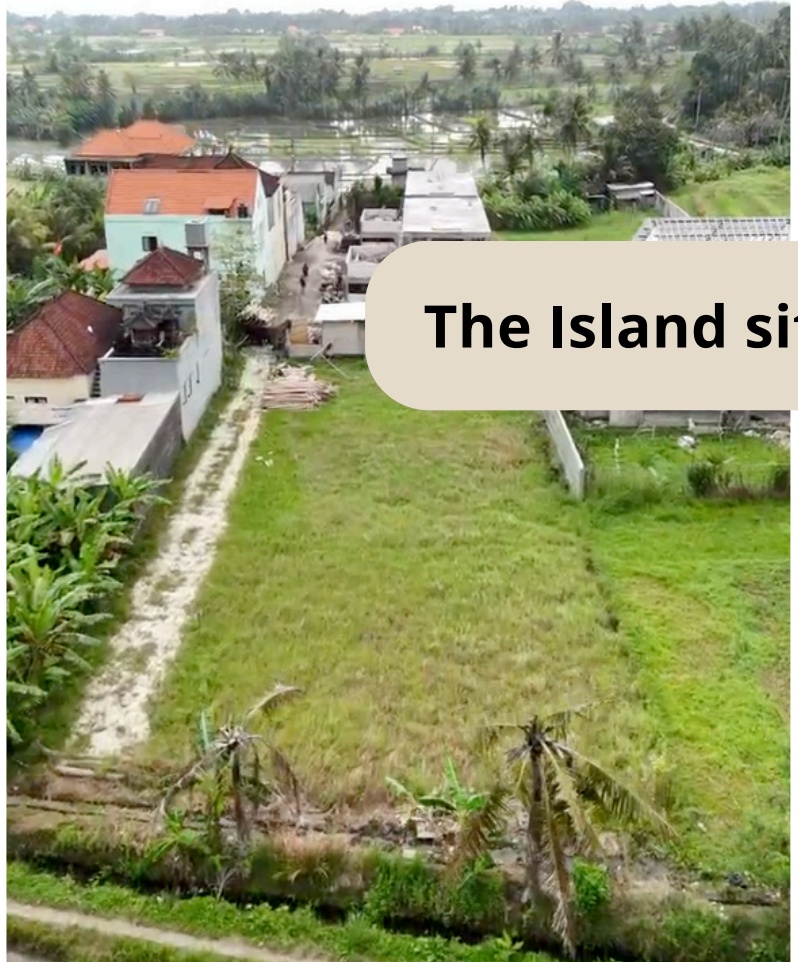
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## Villa Floorplan



- |                        |                |                 |
|------------------------|----------------|-----------------|
| 1. Parking Area        | 6. Powder Room | 11. Pool        |
| 2. Entrance            | 7. Bedroom     | 12. Garden      |
| 3. Terrace             | 8. Wardrobe    | 13. Pool Shower |
| 4. Sunken Lounge       | 9. Bathroom    |                 |
| 5. Kitchen And Dinning | 10. Cabana     |                 |



The Island 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	\$139,000
Occupancy	85%
Yearly rental income (\$125 USD / night)	\$38,781
Management fee (25%)	\$9,695
Net income	\$29,086
<b>Annual ROI</b>	<b>20.93%</b>



whitestone  
PROJECTS







**With seamless indoor-outdoor flow, this villa design includes a private rooftop terrace, providing the perfect vantage point to soak in Bali's natural beauty.**

**Ideal for both relaxation and entertaining, the Island Collection single level design combines elegance and functionality, creating a tranquil sanctuary tailored to your budget and lifestyle.**



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