



# OLYMPUS 2

Bali's Most Secure Gated Villa Community - Backed by a 10-Year Warranty



# BALI

Bali, known as the "Island of the Gods" captivates with its blend of natural beauty and profound cultural heritage. The lifestyle appeal lies in a harmonious and spiritual daily life deeply rooted in Balinese Hinduism, which emphasizes living in balance with nature. Visitors and long-term residents are drawn to the stunning landscapes, including volcanic mountains, terraced rice fields, and world-class beaches for surfing and relaxation. Bali offers a slow-paced, laid-back atmosphere, especially in cultural hubs like Ubud, contrasted with the vibrant, cosmopolitan energy found in areas like Seminyak and Canggu.

The island is also popular with digital nomads and expats for its easy living, friendly local people, and thriving international community.



# OLYMPUS 1



Sold out  
in 4 weeks



# OLYMPUS 2

LIMITED VILLAS AVAILABLE



# About the Property

## **BUILT TO LAST**

Backed by a 10-Year Warranty



**Olympus 2** is a private, gated community of luxury villas in Canggu, offering residents complete peace of mind with 24/7 security and on-site staff available to tend to guest requests at any time.



*Designed for high  
performance and  
long-term appeal*

**\$ 270,000**

Price

Flexible Investor payout structure

**15 - 25%**

Market-Linked  
return

OR

**10%**

Guaranteed  
fixed return

**4 - 7 Years**

Payback Period



The image is a composite of two photographs. The top photograph shows a modern building with a grey, textured facade and large, rectangular panels. The building is surrounded by lush greenery, including palm trees and other tropical plants. The bottom photograph shows a courtyard area with a gravel path, a large planter box filled with various green plants, and a wall with vertical slats. The word "FEATURES" is overlaid in white, serif font on a dark teal background across the center of the image.

# FEATURES

# OUR SERVICES



Hosted by Royal Bali Services

Superhost · 11 months hosting



Top 1% of homes

This home is one of the highest ranked based on ratings, reviews, and reliability.

5.0



- 2 bedrooms, 2 bathrooms, and a seamless indoor-outdoor flow
- A private pool, tropical garden, and motorbike + car parking
- High-end, fully furnished interiors ready for Airbnb or long-stay rentals
- Private rooftop terrace complete with an ice bath for ultimate relaxation and recovery
- Smart layouts optimized for rental yield and digital nomad living 25-year renewable leasehold in a high-growth zone



24/7 Security



Daily Cleaning

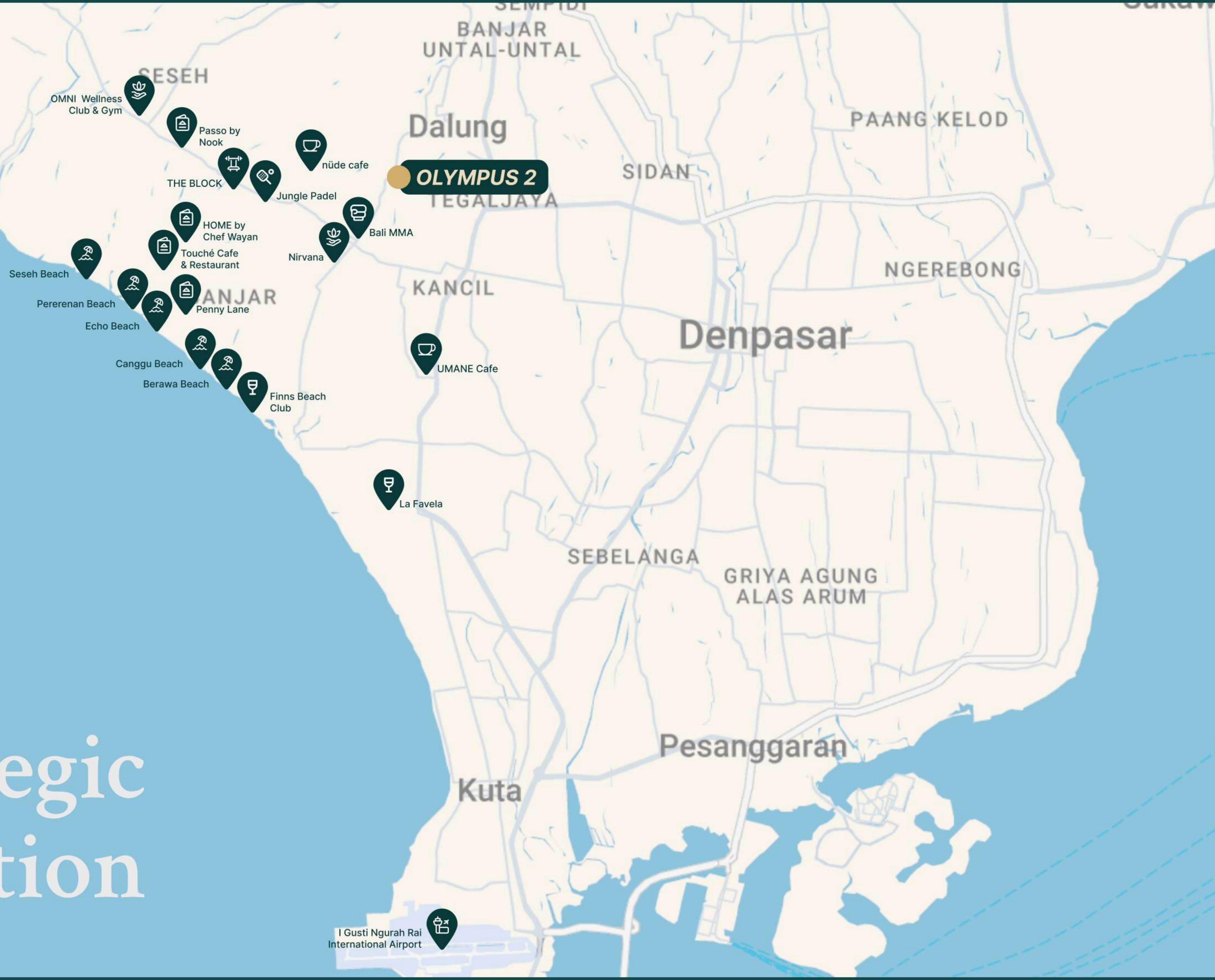


Laundry on Site



5 minutes from Nirvana  
(one of Bali's most Luxury Gyms)

# Strategic Location





OLYMPUS 2 IS LOCATED IN ONE OF BALI'S FASTEST-GROWING REGIONS, WHERE DEMAND FOR LUXURY VILLAS KEEPS OUTPACING SUPPLY.

With new cafés, restaurants, gyms, and boutique spaces opening nearby plus major projects like the \$3 billion airport and improved roads, the area is becoming a prime investment hotspot. As it develops, property values are set to rise while strong tourism and a growing expat community drive high rental yields.





**Perfect for Investor** who's looking for high rental yields, strong capital appreciation potential, and robust tourism-driven demand combined to make it a highly attractive market.

With its high year-round demand, and growing Property Market: Real estate values are steadily increasing from 10-15% annually. Bali can also yield major infrastructure growth, with a new \$3 billion airport project backed by China sets to boost accessibility and tourism.



**A Perfect Digital Nomad Hotspot.** Canggu is considered to be the top destination for remote workers and online entrepreneurs.

With excellent infrastructure for remote work, including numerous co-working spaces and cafes with reliable high-speed internet in popular hubs like Canggu and Ubud. A vibrant, welcoming digital nomad and community offers extensive networking opportunities. Beyond work, Bali's tropical climate, stunning natural landscapes, and focus on wellness.



**A Perfect Retirement Plan Option** with new regulations that make it simpler for international buyers to invest in Bali property.

Bali is an excellent retirement option due to its significantly lower cost of living compared to many Western countries, allowing retirees to enjoy a high-quality lifestyle without depleting their savings. Bali offers a perfect combination of stunning tropical landscapes, a warm climate, and rich cultural environment that promotes a relaxed pace of life.

Jul 17, 2025 8:15:07 AM  
Jalan Raya Dawas  
Tibubeneng  
Kecamatan Kuta Utara  
Kabupaten Badung  
Bali  
8.6314S 115.1649E

# Construction Updates

## Piling

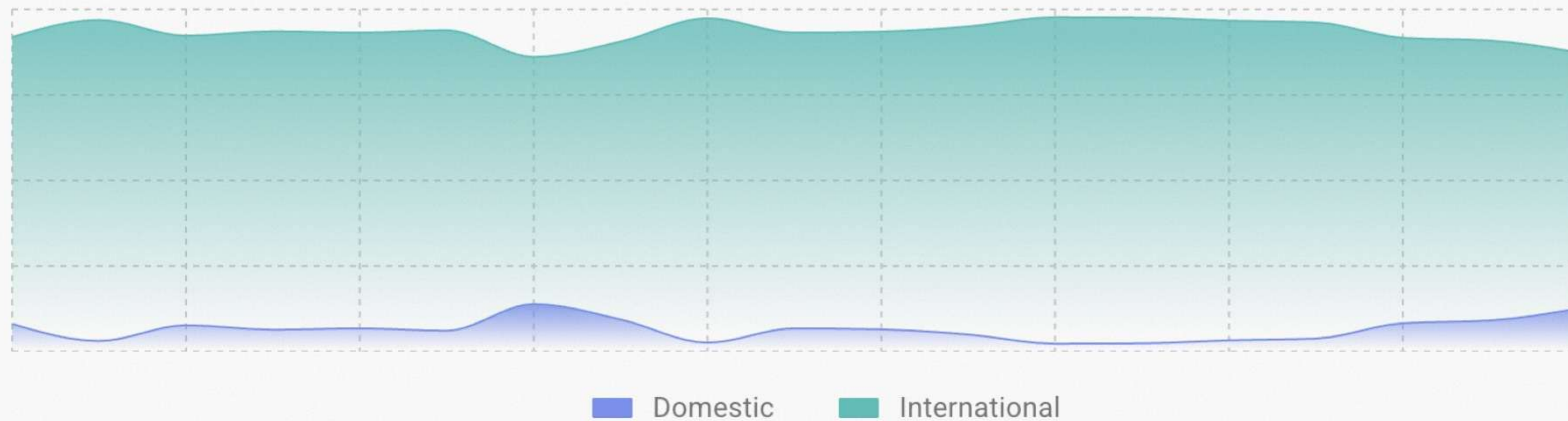
EARTHQUAKE RESISTANT, BACKED BY STRUCTURAL DESIGN

10 Years Build Warranty

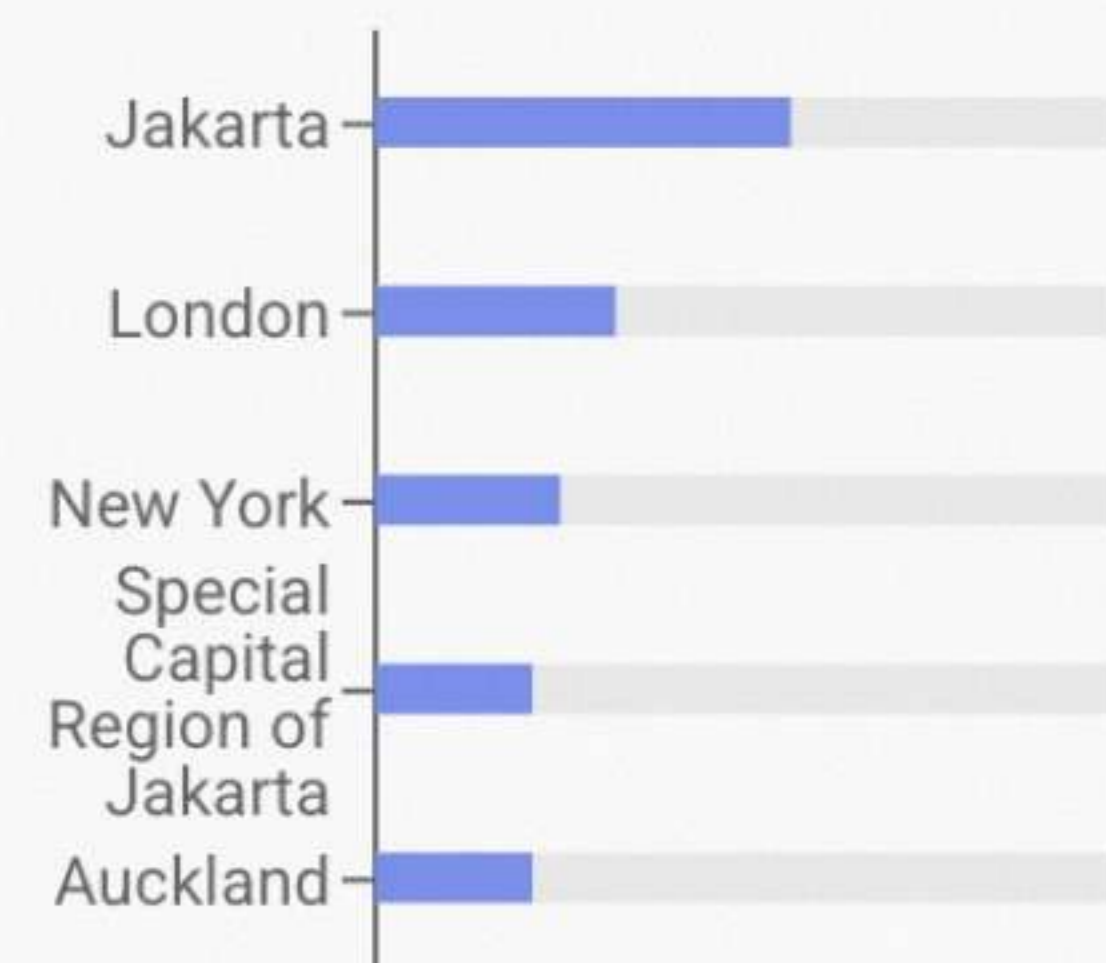


# WHO'S STAYING HERE?

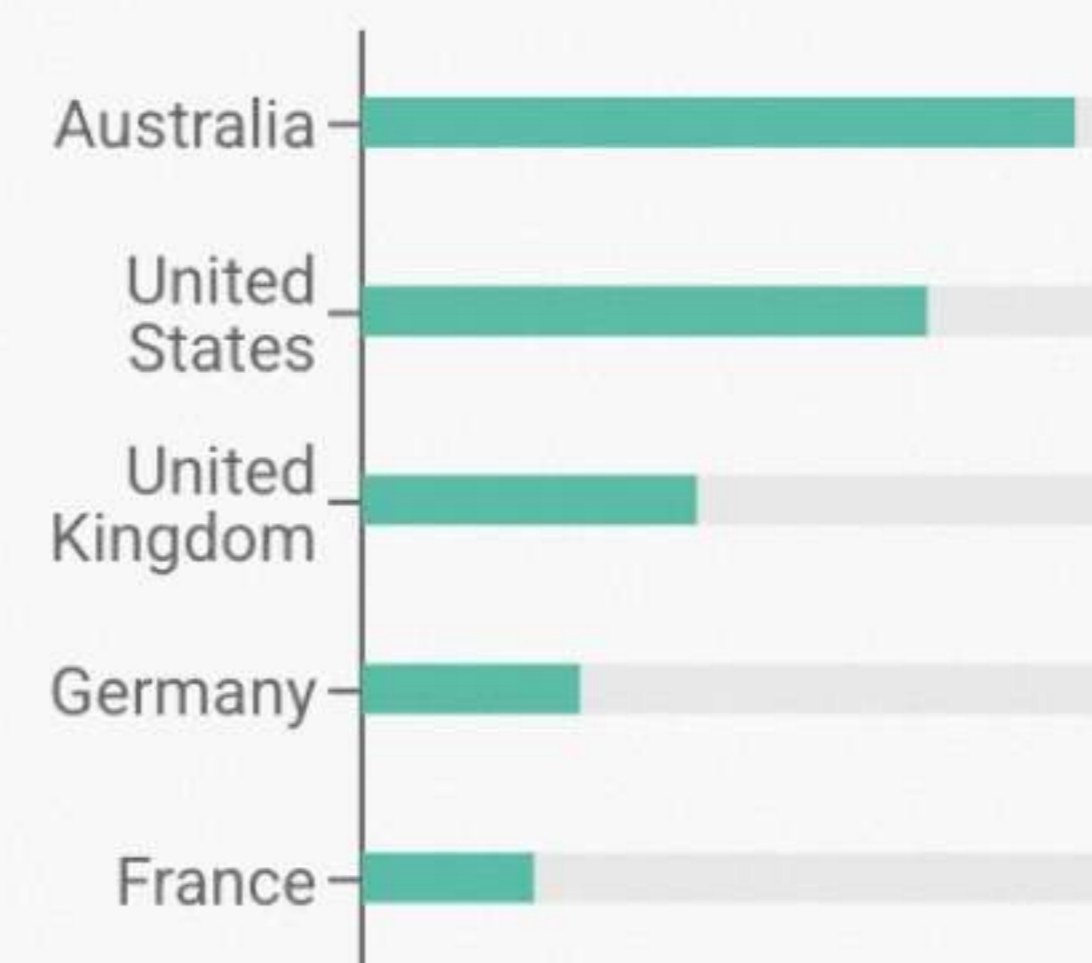
## DOMESTIC VS INTERNATIONAL GUESTS



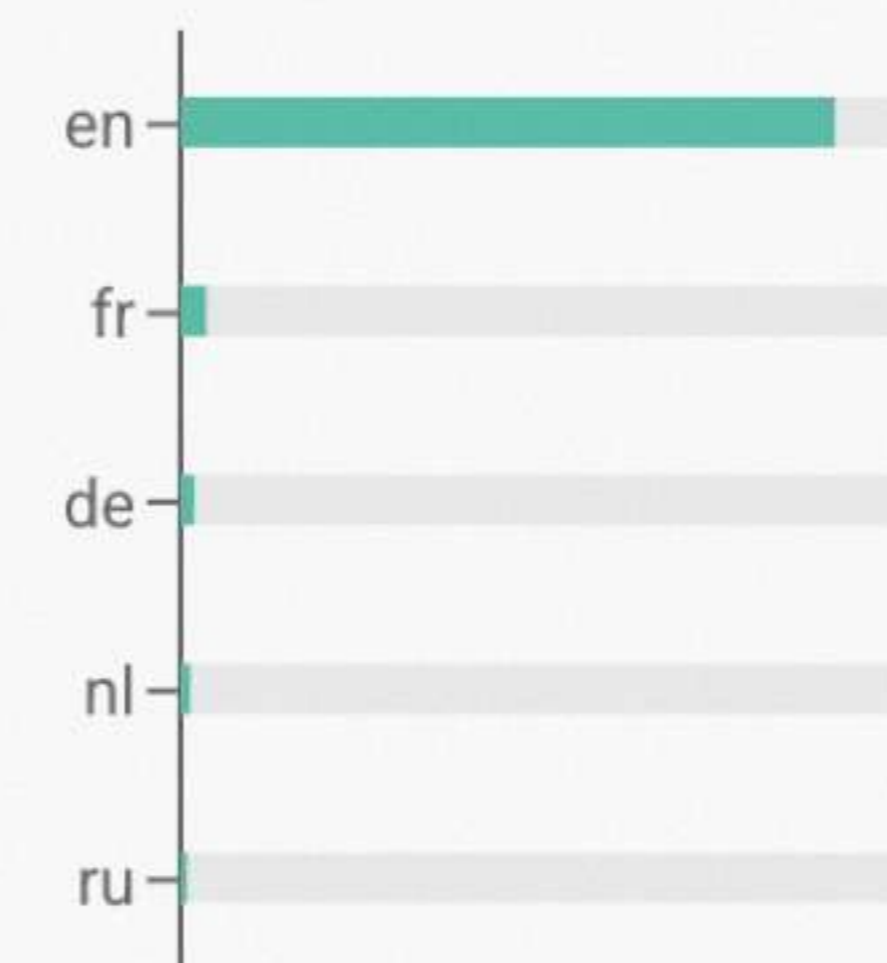
## Top Guest Origin Cities



## Top Guest Origin Countries



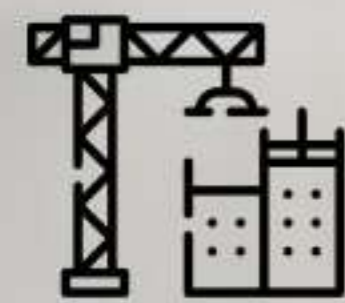
## Top Guest Spoken Languages



# OLYMPUS VS The Rest

## 10 Year Build Warranty

Something you never find in Bali – no one else does this!



Covers all major structural elements of the building (e.g., foundation, walls, beams). This includes the cost of materials and labor for any required repairs due to defects or failures.



Covers failures or defects in mechanical, electrical, and plumbing installations. Also includes all associated material and labor costs.



Covers issues related to waterproofing, leakage, and dampness in the building. All material and installation costs are included.



Each villa is covered by a 10 year structural warranty fully compliant with Indonesian law. This guarantee protects your investment and provides peace of mind for the long term.



Backed by over 15 years of building experience, our 10-year structural guarantee.



All villas are constructed with reinforced piling specifications designed to withstand local conditions including earthquake risks. This ensures your property is built to last and reinforces the strength of our 10 year warranty.

Our villas are offered on a fully renewable 25 year leasehold with an additional complimentary 10 year extension available as part of your investment package. This provides long term security and exceptional value.

### **MOST DEVELOPERS DON'T GIVE WARRANTY!**

We reached out to over 50 developers—most offered limited or no warranty at all. Why build if you can't guarantee integrity? Your investment deserves peace of mind.

### **Quality Compromises**

They take shortcuts, and leave you with poor-quality, unreliable builds.

Date : 16/11/2025

### GENERAL INFORMATION

Item	Details		
Region	Canggu		
Zoning	Residential (Perumahan)		
Title	Hak Sewa (Leasehold)		
Purchase Price	270 000 \$		
Bedroom(s)	2		
Cost per Bed(s)	135 000 \$		
Lease End Date	15/11/2050		
Time Remaining	9 130 days	300 months	<b>25 years</b>
Cost Per Duration	29,57 \$/days	900 \$/months	10 794 \$/years

### POSTBUILD VALUE

Item	Details
Value appreciation postbuild	40 500 \$
New property market value	<b>310 500 \$</b>

### ACQUISITION

Notary fees	1% of the lease value	Included
Buyer acquisition tax	2,5% of the lease value	Included
Legal/translation fees		Included
Due diligence or inspection costs		Included
<b>Additional investment :</b>		
<b>Furnitures</b>		<b>Included</b>

### GROSS REVENUE

Annual Inflation	<b>7,00%</b>
Occupancy (%)	<b>81%</b>
Number of days occupied	<b>296 days</b>
Price per night	<b>250 \$</b>
Average price per night (including season high and low)	<b>285,48 \$</b>
<b>First Year Potential Rent Rev.</b>	<b>84 374 \$</b>

### OPEX

Management & Operation		
Utilities & Operations	10,0%	8 437 \$
Staff & Maintenance		
Income Taxes (PPH Final) & accounting	10,0%	8 437 \$
Insurance & Contingency fund	0,0%	0 \$
<b>First year Pot. Operation cost</b>		<b>16 875 \$</b>

### NET REVENUE

First Year Potential Rent Rev.	<b>84 374 \$</b>
First year Pot. Operation cost	<b>16 875 \$</b>
Net Potential rental revenue	<b>67 500 \$</b>
<b>Yearly Potential ROI</b>	<b>25%</b>



# OLMPUS 2

## FINANCIAL DATA

### 5 YEARS SCENARIO

Purchase Price	270 000 \$
Total Acquisition Fees	0,00 \$
Total 5 years Potential Rental Rev.	485 215 \$
Total 5 years Operation Fees	97 043 \$
Net Rent	388 172 \$
Postbuild appreciation	40 500 \$
Property Residual Value	316 907 \$
<b>Net Rent + Postbuild + Residual</b>	<b>745 578,56 \$</b>
<b>Total investment</b>	<b>270 000,00 \$</b>
<b>Net Return</b>	<b>475 578,56 \$</b>
<b>Return Per year</b>	<b>95 115,71 \$/Year</b>
<b>Yearly Projected ROI</b>	<b>35,23%</b>

### 10 YEARS SCENARIO

Purchase Price	270 000 \$
Total Acquisition Fees	0,00 \$
Total 10 years Rental Rev.	1 165 754 \$
Total 10 years Operation Fees	233 151 \$
Net Rent	932 603 \$
Postbuild appreciation	40 500 \$
Property Residual Value	303 152 \$
<b>Net Rent + Postbuild + Residual</b>	<b>1 276 255,53 \$</b>
<b>Total investment</b>	<b>350 000,00 \$</b>
<b>Net Return</b>	<b>926 255,53 \$</b>
<b>Return Per year</b>	<b>92 625,55 \$/Year</b>
<b>Yearly Projected ROI</b>	<b>37,27%</b>

### LONG TERM SCENARIO

Purchase Price	270 000 \$	
Total Acquisition Fees	0,00 \$	
Total 25 years Rent Rev.	2 120 245,53 \$	
Total 25 years Operation Fees	424 049,11 \$	
Net Rent	1 696 196,42 \$	
Total investment repayment schedule	48 Months	4,0 Years
<b>Yearly Projected ROI</b>	<b>25,13%</b>	



# OLMPUS 2

## FINANCIAL DATA

Month	January	February	March	April	May	June	July	August	September	October	November	December	
Number of days	31 days	28 days	31 days	30 days	31 days	30 days	31 days	31 days	30 days	31 days	30 days	31 days	
Occupancy (%)	80,00%	65,00%	70,00%	80,00%	82,50%	87,50%	92,50%	92,50%	82,50%	77,50%	70,00%	90,00%	
Number of occupied days	25 days	18 days	22 days	24 days	26 days	26 days	29 days	29 days	25 days	24 days	21 days	28 days	
Season +/-	10,00%	-15,00%	-5,00%	10,00%	15,00%	25,00%	40,00%	40,00%	10,00%	-5,00%	-10,00%	30,00%	
\$/days	275 \$	213 \$	238 \$	275 \$	288 \$	313 \$	350 \$	350 \$	275 \$	238 \$	225 \$	325 \$	
Rev. Per month	6 820 \$	3 868 \$	5 154 \$	6 600 \$	7 353 \$	8 203 \$	10 036 \$	10 036 \$	6 806 \$	5 706 \$	4 725 \$	9 068 \$	
OPEX per month	1 364 \$	774 \$	1 031 \$	1 320 \$	1 471 \$	1 641 \$	2 007 \$	2 007 \$	1 361 \$	1 141 \$	945 \$	1 814 \$	
<b>Annual Revenue</b>													84 374 \$
Management & Operation	10,0%												8 437 \$
Utilities & Operations													0 \$
Staff & Maintenance													0 \$
Income Taxes (PPH Final)	10,0%												8 437 \$
Insurance & Contingency	0,0%												0 \$
<b>Total Opex</b>													16 875 \$
<b>Net Rev.</b>													<b>67 500 \$</b>



The image is a composite of two photographs. The top photograph shows a modern building with a grey, textured facade and a series of vertical panels. The bottom photograph shows a courtyard area with a gravel path, a metal screen wall, and a planter box filled with various green plants. The text 'FLOORPLANS' is overlaid in the center of the image.

# FLOORPLANS



# OVERALL

## 1. Land size of each villa



Unit 1-7  
65 m<sup>2</sup>



Unit 8  
70.26 m<sup>2</sup>



Unit 9  
66.82 m<sup>2</sup>



Unit 10  
63.38 m<sup>2</sup>



Unit 11  
59.57 m<sup>2</sup>



Unit 12  
54.3 m<sup>2</sup>

## 2. Total Building Size (Including Rooftops)



Unit 1-11

- Ground Floor : 50 m<sup>2</sup>
- First Floor : 55 m<sup>2</sup>
- Rooftop : 55 m<sup>2</sup>
- Total : 160 m<sup>2</sup>



Unit 12

- Ground Floor : 50 m<sup>2</sup>
- First Floor : 55 m<sup>2</sup>
- Rooftop : 55 m<sup>2</sup>
- Total : 160 m<sup>2</sup>

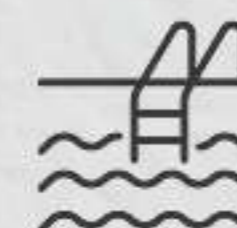
## 3. Total Pool Decking Size



Unit 1-7  
15 m<sup>2</sup>



Unit 8  
22.76 m<sup>2</sup>



Unit 9  
19.32 m<sup>2</sup>



Unit 10  
15.91 m<sup>2</sup>



Unit 11  
12.1 m<sup>2</sup>



Unit 12  
6.8 m<sup>2</sup>

## 4. Total Parking Area



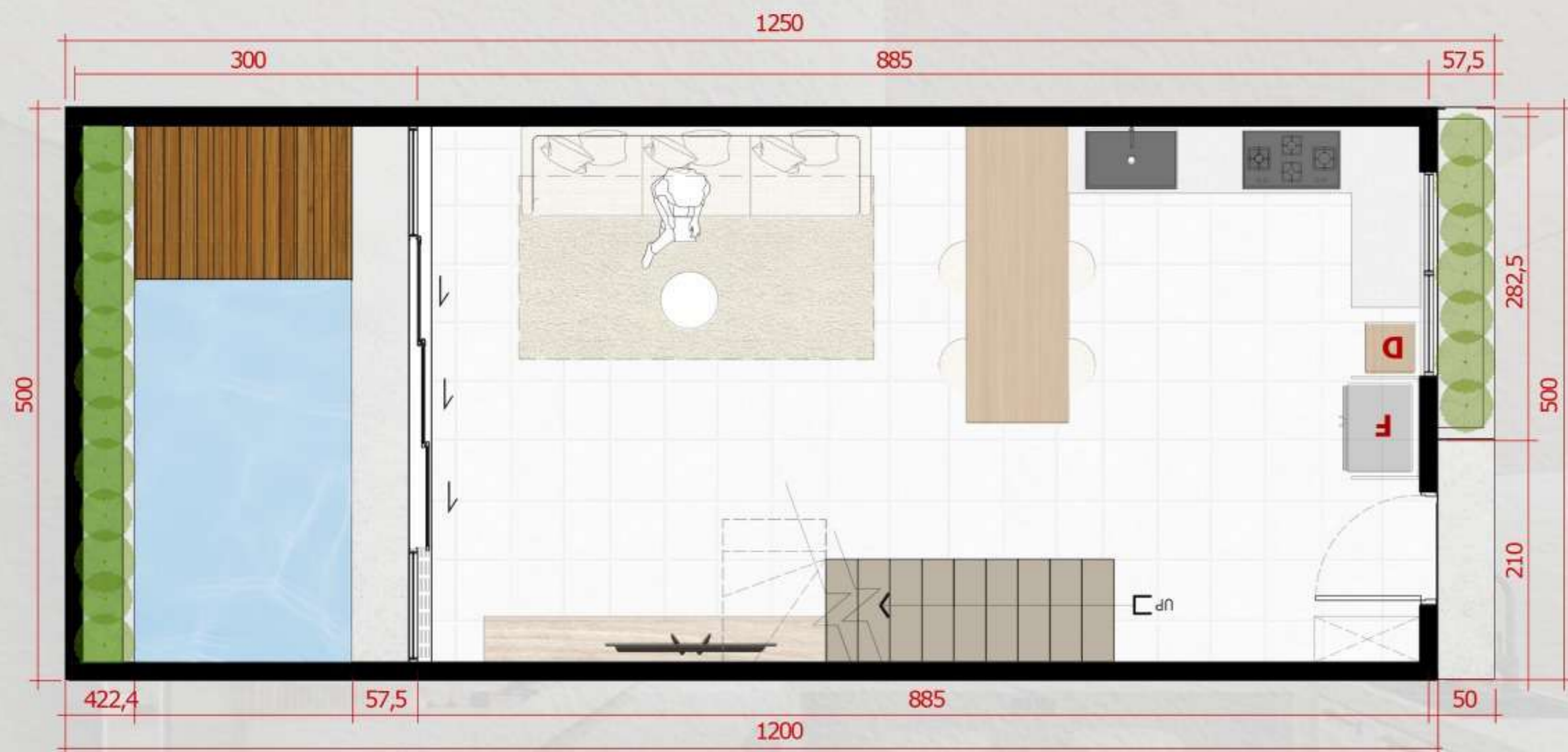
Total Parking Area :  
196 m<sup>2</sup>



OLYMPUS 2

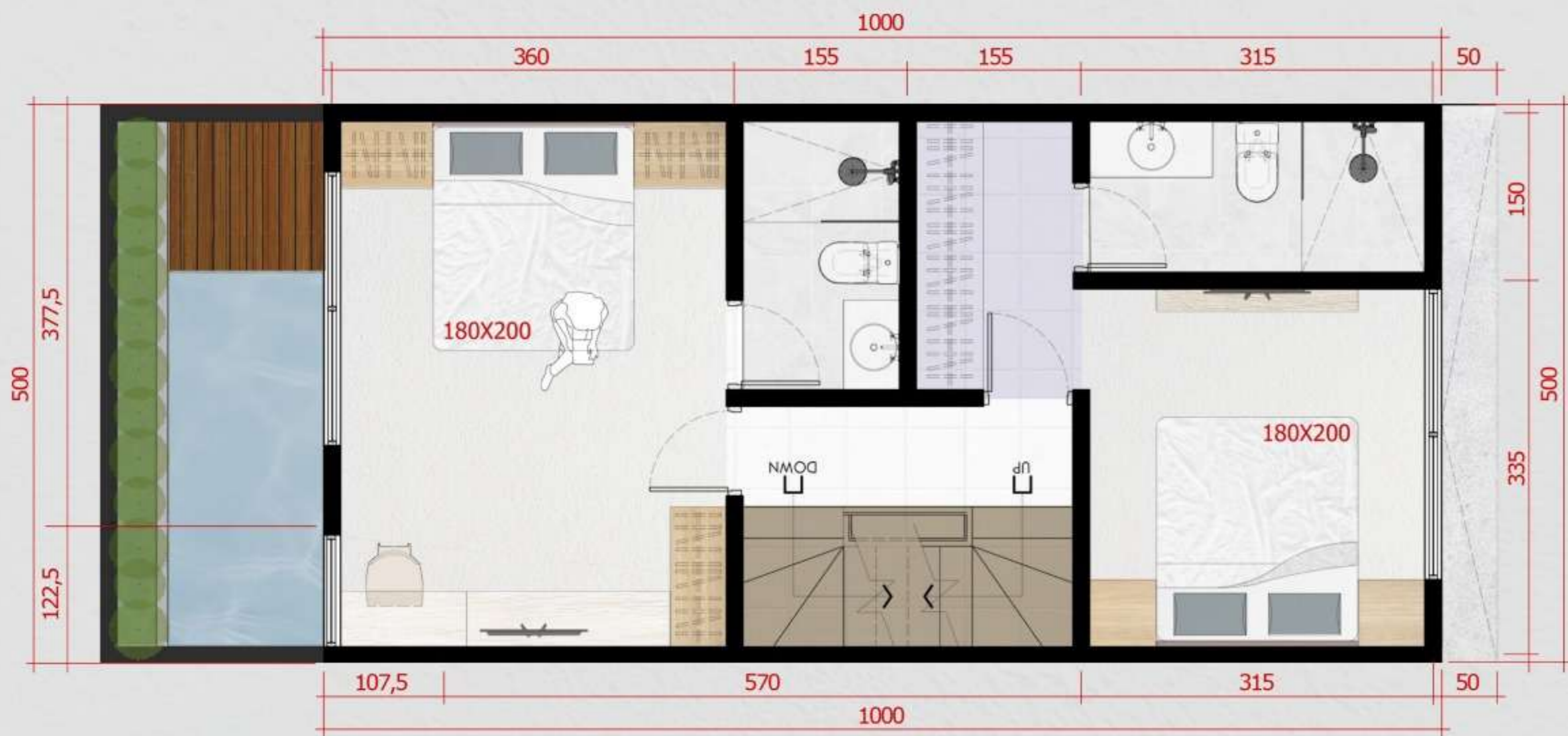


Exterior



Ground Floor





First Floor

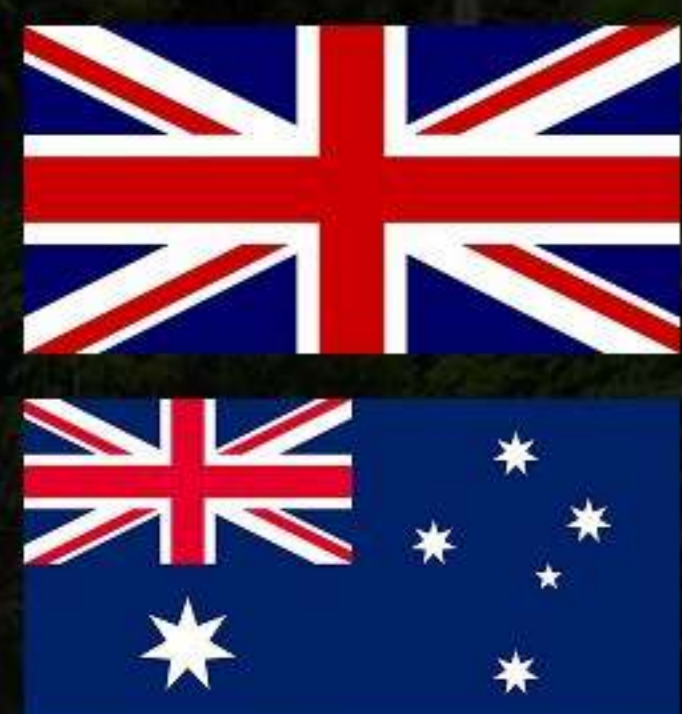






RBG  
ROYAL BALI  
GROUP

# ABOUT US



From the UK &  
Australia to Bali



Why We Shifted  
Our Investments

For years, we poured our time, money, and energy into property developments across the UK and Australia. We built beautiful homes, projects we were proud of but something had changed. The markets became saturated. Prices soared, profits shrank, and even with all our experience, we realised our countries were failing us and our clients, so we've moved abroad and we aren't looking back. What Bali needs is property experts who can raise build quality to UK and Australian standards, professionals who can give warranties on homes in a way Bali has never seen before. That's what we love to do: set up world class teams and deliver developments we stand behind. So we made a decision: take everything we know about building to Western standards and bring it to Bali creating a smarter, more rewarding way for us, and for our investors, to grow wealth. Bali is a market full of opportunity. The barriers to entry are far lower than in the UK or Australia, allowing investors to purchase luxury villas at a fraction of the cost back home while still enjoying exceptional returns. With demand for high end villas growing every year, it's the perfect environment for both strong rental income and long term capital growth.

Rental yields are significantly higher, fueled by Bali's booming tourism and growing expat community.

- Demand for luxury villas is increasing every year, while supply struggles to keep up—creating huge potential for capital appreciation.

# Our Solutions



## Royal Bali Developments

From initial design concepts to final handover, we manage every stage of construction. Our villas combine modern architecture, premium materials, and functional layouts to maximise both lifestyle appeal and investment returns.



## Royal & Co.

Our in-house team of full-time lawyers handles every step for you—from setting up your Indonesian company and securing the land lease in your name, to managing all legal paperwork, permits, and compliance requirements. By working directly with our dedicated legal team, we ensure your investment is fully protected, transparent, and completely hassle-free.



## Royal Bali Services

Once your villa is complete, our expert management team takes care of everything—marketing your property through our Super host Airbnb profile, which ranks in the top 1% of homes in Canggu. We maximise your occupancy with dynamic pricing, professional guest services, and 5-star hospitality standards, ensuring your villa generates consistent, cash-flow-positive returns without you lifting a finger.

# Our Partners



**Bailey Dillenger**

Chief Executive Officer & Partner



**Lukas Alexs**

President & Partner



**William Saulnier**

Chief Development Officer



**Neal Thomas**

Major Investor - Seasoned UK Developer



**Sophie Elliott**

Dubai Partner



**Simon Brown**

Dubai Partner

# Our Team

Our dedicated team of experts is here to guide you through every step of your investment journey in Bali.



**Antonio**  
Chief Compliance Officer



**Rose**  
Chief Tax Officer



**Supono**  
Project Manager



**Heri Susanto**  
Project Manager



**Muhammad Ikhsan**  
Lead Architect



**Imam Fuad Novra**  
Structural Drafter



**Nathaniel Gerung**  
Architectural Drafter & 3D



**Ngurah Andhita**  
MEP Engineer



**M. Thoriq**  
Quantity Surveyor



**Joel Fransiscus Marwa**  
Quantity Surveyor



**Raihan Nurhadi**  
Quantity Surveyor



**Angga**  
Construction Management

# WHY INVEST WITH US



10 year build warranty



A-Z Investment process



30 years + building experience



In house legal team to ensure compliance



Sales network via international brokers in Dubai



Airbnb superhost with proven track record to achieve high occupancy and rental income via villas under our management

# REVENUE & EXIT STRATEGY

## EXIT ON YOUR TERM

You can either sell after construction for 15% profit, or hold for 5+ years - earn rental income that covers most of your initial investment, then sell at a higher price later.

## RENTAL STRATEGY DYNAMIC PRICING STRATEGY

We utilize smart pricing tools to maximize your rental income throughout the year.

## FULL AMENITIES & PREMIUM FEATURES

Designed to attract long-term stays and command higher nightly rates.

## AFFORDABLE LUXURY

A high-end guest experience at an accessible price point, ensuring strong demand and consistent occupancy.

## PROJECTED ANNUAL REVENUE PER VILLA

*Worst-Case Scenario: £38,450/year Best-Case Scenario: £48,594/year*

## PROVEN PERFORMANCE

Our Bali-based Airbnb portfolio consistently outperforms, we turn down over £40,000 in booking requests every month due to being fully booked!





Contact us today!

 [admin@royalbalidevelopments.com](mailto:admin@royalbalidevelopments.com)

 +62 812 2880 9577

[www.royalbaligroup.com](http://www.royalbaligroup.com)

