PRESENTS

HILLS · ULUWATU, BALI

Villa 12

3 bedrooms · 96 m² of living space

€289,708 turnkey, 31-year leasehold contract price: IDR 5,939,021,000

ZORI Properties presents Hills from Belgium and guides you in English or French, from your first question to the handover of the keys.

THE LOCATION

From Brussels *to Uluwatu.*

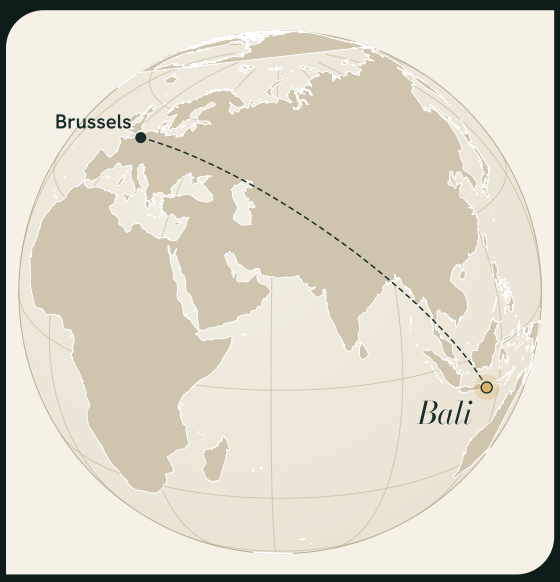
Bali is an Indonesian island just south of the equator, between Java and Lombok. Hills lies in the south of the island, on the hills of Balangan, on the Uluwatu peninsula, half an hour from the international airport.

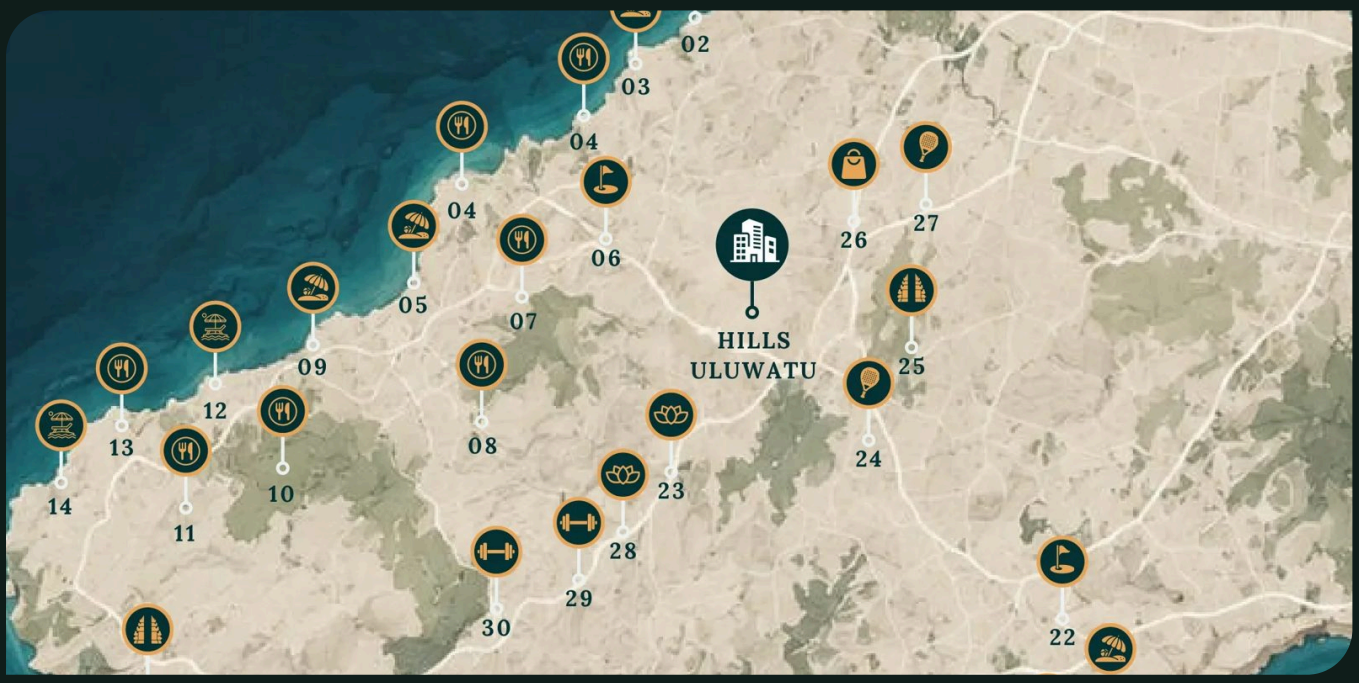
12,200 *km*
from Brussels, as the crow flies

18 *h*
of travel, with one stopover

+6 *h*
time difference in summer, +7 h in winter

30 *min*
from the international airport





The estate in the centre of the Uluwatu peninsula, between the west-coast beaches and the golf course. Maps not contractual; outlines: Natural Earth.

WHY THIS VILLA

Designed for sharing Bali.

Three bedrooms and up to six guests: villa 12 welcomes families and friends without sacrificing the sense of space or everyone's privacy.

- Up to six guests
- Suited to families and groups
- Generous spaces
- A higher average price per stay
- Excellent cost per guest

3
bedrooms

3
bathrooms

96 m²
of living space

237 m²
of land

31 years
leasehold, extendable

14 months
of construction, approx.

Private pool of 20 m² · Fully private, no shared wall · delivered furnished and decorated

TOUR

Villa 12, *room by room.*

Architect's rendering, not contractual. Five interior concepts to choose from.

THE FLOOR PLAN

Villa 12, *the layout.*

VILLA 12

3 bedrooms · 96 m² of living space · plot 237 m² · pool 20 m² · plan without dimensions, not contractual

1. Bedroom
2. Bathroom
3. Living room
4. Dining room
5. Kitchen
6. Master suite
7. Pool
8. Terrace

The layout of the rooms as planned. Plan without dimensions, not contractual.

The villa as a whole, architect's rendering.

PRICE AND FIGURES

A turnkey price, *prudent figures.*

Turnkey investment **€289,708** contract price: IDR 5,939,021,000

The price includes setting up your Indonesian company (PT PMA), the land for 31 years with purchase taxes (5%) and notary fees (1%), the construction (design, permit, villa, terrace, pool, landscaping), the furniture and the decoration.

ESTIMATED RENTAL INCOME, PRUDENT SCENARIO

67%
occupancy rate assumed

€190
average nightly rate

€46,457
annual revenue, i.e. 16.0% gross

Estimated net income, after all actual costs
€25,946 per year, i.e. 9.0% of the price

€2,160 / month

After platform, management, staff, maintenance and refurbishment, accounting, local taxes and company tax.

Non-contractual estimates, based on the developer's prudent scenario: occupancy rate reduced according to villa size to 65% (4 bedrooms), 67% (3 bedrooms), 70% (2 bedrooms) or 72% (1 bedroom), at the low end of the ranges observed in Uluwatu (the developer assumes up to 79%), constant nightly rate (no increase assumed). Before personal taxation in your country of residence and excluding exchange-rate movements (instalments and management are invoiced in rupiah). The 31-year leasehold gives the right to use the villa and receive its income for its duration, extendable by negotiation.

Good to know. The purchase is made with your own funds: in Indonesia, banks do not lend to foreign buyers. Payment is spread over the construction period.

HOW YOU BECOME AN OWNER

From reservation *to your first guests.*

Reservation: €10,000. This first payment covers setting up your Indonesian company (about €2,000) and a deposit of €8,000.

PT PMA company. A foreigner cannot hold land directly in Indonesia: the purchase goes through an Indonesian company with foreign capital, set up in your name. It signs the leasehold and receives the income.

31-year leasehold. A right to use the land for 30 years plus the construction year, extendable by negotiation with the landowner.

CONSTRUCTION: FIVE PAYMENTS TIED TO PROGRESS ON SITE

35%	25%	20%	15%	5%
foundations and structure	walls and roof	fittings and pool	finishes	handover of the keys

In the event of late delivery, the developer pays compensation of one million rupiah per day, about €49 at the current exchange rate.

GUARANTEES

The developer has been building on the island for years: more than 90 homes have already been completed. In Bali, the usual guarantee is often one year. Here, each element of your villa is covered according to its nature, and the structure for ten years.

Fire, vandalism and natural disaster insurance with Allianz Indonesia, with a French-speaking contact; reimbursement calculated on the residual value of the project.

RENTAL

The developer's rental management takes care of everything for 15% of revenue: listings, pricing, messages, check-ins, cleaning and maintenance, with a dashboard and a monthly report.

WHO DOES WHAT

One point of contact, *in Belgium.*

ZORI Properties presents Hills from Belgium. We chose this project, we present it to you and we guide you at every step, in English or French: meetings, documents, reservation, construction follow-up, letting.

The developer, based in Bali, designs, builds, guarantees and manages the villas. Contracts are signed directly with the developer; your questions go through us.

LET'S TALK ABOUT YOUR PROJECT

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Meetings in Belgium or by video call: zori.immo/en/elsewhere

The project, the available villas and the estate plan: zori.immo/en/indonesia/bali/hills

Non-contractual information, based on the developer's documents. Contracts are signed with the developer. Prices and availability as of 19/10/2026, subject to change; unless otherwise stated, prices are fixed in the contract in Indonesian rupiah, as are the instalments and invoices: the euro amount is indicative (IDR 20,500 to €1) and the amount paid varies with the exchange rate. The income shown is a prudent, non-guaranteed estimate, before personal taxation: talk to your tax adviser. Visuals: architect's renderings, not contractual.

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