

THE
SANUR
CONDOTEL

Introduction

THE
SANUR
CONDOTEL

SPORTS BAR AND RESTAURANT
CABLE TV
SWIMMING POOL & SPA
BUSINESS CENTER

NOW SELLING
PRICES STARTING FROM

“ USD 120.000 “

30 YEARS LEASEHOLD

PENTHOUSES	USD 250.000
2 BEDROOM	USD 235.000
1 BEDROOM	USD 175.000
STUDIOS	USD 120.000



The Sanur Condotel
by Ball Building Consultants
and Construction

Here is the latest investment opportunity in Sanur with this fabulous 4 level Condotel development. It is located centrally to all Sanur has to offer within a minutes walk to the beach and features all the state of the art facilities one would expect. It offers a Sports Bar, Restaurant, Pool, Spa and business Centre.

The are studios, 1 or 2 bedroom or penthouse apartments available at very affordable prices and a 30 year leasehold.

With prices starting at US\$120,000, what a fantastic way to invest in Bali cheaply and live the tropical dream.

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INVESTMENT STRATEGIES

There are two options available to owners of THE SANUR CONDOTEL

Option 1 - Rental Pool

With this option, owners have the opportunity of allowing the management company to rent their apartment to paying guests and share in the income produced. Seventy percent of the income will go to the owner, with the management company retaining thirty percent as a management fee. An owner may elect to stay in their apartment at any time.

Cost involved: While an apartment is part of the rental pool the owner is required to pay the apartment's electricity, cable television and annual maintenance levy. Telephone and broadband will be charged to the paying guest and the cost of servicing the apartment is covered by the 30% management fee.

Option 2 - Guarantee Return

With this option, owners receive a guaranteed return on investment (ROI) of 6% per annum. Owners wishing to take advantage of this option are eligible for the following benefits:

- ROI of 6% for three years
- Waived maintenance levy
- Owner occupancy up to four weeks per year - two weeks in high season and two weeks in low season.

Costs involved: While the apartment is part of the guarantee return there are no costs involved for the owner except applicable of government tax.

Maintenance Levy

This levy covers all costs of maintaining the common areas within the hotel. It is paid on an annual basis. It covers such costs as pool maintenance, landscaping, insect eradication, up keep of common areas, etc. Ten percent of this levy is held in a "sinking fund" account to be used for major capital repairs and maintenance.

Insurance

All-risk insurance is also provided for by the maintenance levy. This policy is standard and continuous, insuring the apartment buildings and common areas of the hotel.

Site Plan



Site Plan



ONE BEDROOM
73.6 SQM

TWO BEDROOM
110 SQM

SCHEDULE OF FINISHES

CONSTRUCTION

Structural

Reinforced concrete columns on concrete pad footings, with pre-cast, pre stressed beams supporting floor slabs.

External walls

Concrete blocks, reinforced and core filled to engineer's requirements. Cement rendered to a smooth Finish.

Internal walls

Core filled block work plastered each side to a smooth finishes

External windows / doors

Anodized aluminum window and door frames with tempered glass throughout.

Internal doors / frames

Pressed metal frames with timber doors.

Roof

Lysaght (BHP) lightweight zincalume steel truss covered with plywood, sisilation foil. (Roof cover to be selected)

Terrace balustrades and handrails

Powder coated tube supports, tempered glass inserts with timber hand rails

Paving and decking

Reinforced concrete with Yogya stone or similar finish.

Elevators

Hydraulic with eight person lift cars

Pool

Reinforced concrete, waterproofed and a stone finish

Water storage tank

300 cubic liters reinforced concrete tank with Duracil internal fungus free lining.

EXTERNAL

Walls

All walls to have 1 coat Dulux undercoat and 2 coats weather shield (color to be selected) Columns to have stone finishes.

Ceilings

Gyprock with 1 coat undercoat and 2 coats flat white.

Paths walkways and decks

Blend of Palimanan stone and slate (dessert buff or similar.)

Security lighting

Concealed lighting throughout gardens, paths, walkways and all open deck areas.

INTERNAL

Kitchen

Custom designed cabinetry with overhead cupboards (veneered MDF or plywood construction) White marble / granite bench tops with matching splash backs Ceramic cook tops with glass and stainless range hood over Imported stainless steel sinks. White goods: refrigerator and microwave

Bedrooms

Floors 60x60 imported ceramic tiles
Walls Dulux washable low sheen Ceilings Dulux flat white
Window treatment Custom design blinds and curtains
Lighting Ceiling down lights throughout pendants to bedside tables

Bathrooms

Floors 20x20 cm tumbled marble
Vanity White marble top, solid timber shelf on a stainless frame
Walls 300x300 imported ceramic wall tiles
Lighting Cancelled light over mirror and down lighting in the ceiling
Mirror Custom design beveled overlay mirror
Fixtures High quality TOTO brand porcelain basins and toilets. Imported tap ware and shower fittings

Living room

Floors 60x60 imported ceramic tiles
Walls Dulux washable low sheen
Ceilings
Dulux flat white
Window treatment Custom design blinds and curtains
Lighting Ceiling down lights throughout.

** All information contained in this sheet may be changed at the developer's discretion*

PRICE LIST

THE SANUR CONDOTEL
PRICING AND STATUS - 30 YEAR LEASEHOLD UNITS

Apartment No.	Apartment Type	Price	Floor Area (m2)	Terrace Area (m2)	Deck Area (m2)	Total Area (m2)	Maintenance Levy (annual)
1st Level							
116	2 Bedroom	\$235,000	90	10		100	\$1,200
115	1 Bedroom	\$175,000	63.6	10		73.6	\$1,100
114	2 Bedroom	\$235,000	90	10		100	\$1,200
113	1 Bedroom	\$175,000	63.6	10		73.6	\$1,100
112	2 Bedroom	\$235,000	90	10		100	\$1,200
111	Studio	\$120,000	40.7	10		50.7	\$1,000
110	Studio	\$120,000	40.7	10		50.7	\$1,000
103	Studio	\$120,000	40.7	10		50.7	\$1,000
102	Studio	\$120,000	40.7	10		50.7	\$1,000
101	Studio	\$120,000	40.7	10		50.7	\$1,000
2nd Level							
216	2 Bedroom	\$235,000	90	10		100	\$1,200
215	1 Bedroom	\$175,000	63.6	10		73.6	\$1,100
214	2 Bedroom	\$235,000	90	10		100	\$1,200
213	1 Bedroom	\$175,000	63.6	10		73.6	\$1,100
212	2 Bedroom	\$235,000	90	10		100	\$1,200
211	Studio	\$120,000	40.7	10		50.7	\$1,000
210	Studio	\$120,000	40.7	10		50.7	\$1,000
209	Studio	\$120,000	40.7	10		50.7	\$1,000
208	Studio	\$120,000	40.7	10		50.7	\$1,000
207	Studio	\$120,000	40.7	10		50.7	\$1,000
206	Studio	\$120,000	40.7	10		50.7	\$1,000
205	Studio	\$120,000	40.7	10		50.7	\$1,000
204	Studio	\$120,000	40.7	10		50.7	\$1,000
203	Studio	\$120,000	40.7	10		50.7	\$1,000
202	Studio	\$120,000	40.7	10		50.7	\$1,000
201	Studio	\$120,000	40.7	10		50.7	\$1,000
3rd Level							
316	2 Bedroom	\$235,000	90	10		100	\$1,200
315	1 Bedroom	\$175,000	63.6	10		73.6	\$1,100

PRICE LIST

314	2 Bedroom	\$235,000	90	10	100	\$1,200
313	1 Bedroom	\$175,000	63.6	10	73.6	\$1,100
312	2 Bedroom	\$235,000	90	10	100	\$1,200
311	Studio	\$120,000	40.7	10	50.7	\$1,000
310	Studio	\$120,000	40.7	10	50.7	\$1,000
309	Studio	\$120,000	40.7	10	50.7	\$1,000
308	Studio	\$120,000	40.7	10	50.7	\$1,000
307	Studio	\$120,000	40.7	10	50.7	\$1,000
306	Studio	\$120,000	40.7	10	50.7	\$1,000
305	Studio	\$120,000	40.7	10	50.7	\$1,000
304	Studio	\$120,000	40.7	10	50.7	\$1,000
303	Studio	\$120,000	40.7	10	50.7	\$1,000
302	Studio	\$120,000	40.7	10	50.7	\$1,000
301	Studio	\$120,000	40.7	10	50.7	\$1,000
4th Level						
416	2 Bedroom	\$235,000	90	10	100	\$1,200
415	1 Bedroom	\$175,000	63.6	10	73.6	\$1,100
414	2 Bedroom	\$235,000	90	10	100	\$1,200
413	1 Bedroom	\$175,000	63.6	10	73.6	\$1,100
412	2 Bedroom	\$235,000	90	10	100	\$1,200
410	2 Bedroom	\$240,000	84.6	10	94.6	\$1,200
408	2 Bedroom	\$240,000	84.6	10	94.6	\$1,200
406	2 Bed Penthouse	\$250,000	97	18	115	\$1,300
404	1 Bedroom	\$215,000	92.4	9	101.4	\$1,200
403	Studio	\$120,000	40.7	10	50.7	\$1,000
401	2 Bed Penthouse	\$250,000	97	18	115	\$1,300
		\$8,775,000				

- Prices are subject to change
- All prices are in US dollars

DAILY RENTAL PRICE COMPARISON

Hotel	Studio	1 Bedroom (US\$)	2 Bedroom (US\$)
Ellora Villas		160++	205++
Parigatta Villas		180++	250++
Sanur Paradise Plaza		90++	150++
Bali Desa Suite		165++	195++
Sanur Paradise Plaza Suite		70++	130++
Kind Villa Bintang		220++	420++
Swiss Grand Bali		375++	475++
Ramada Resort		160++	265++
THE SANUR CONDOTEL	90++	110++	190++

*Prices are subject to seasonal change

Here are some examples of comparable quality hotel accommodation in Bali.

PAYMENT AND TITLE

Payment

Investors wishing to self fund would:

- Reservation Payment by a 5% holding deposit of the total rent price
- First Payment being 35% of the total rent price included 5 % Government Tax within 30 days after Reservation Payment
- Second Payment, being 50% of the total rent price will be paid on 50% of construction
- Third and Final Payment, being 15% of the total rent price plus a fee at 1% legal fee of the Purchase Price of the Apartment to cover all legal fees will be paid on completion and handover of the unit.

Title

THE SANUR CONDOTEL is offering a thirty year lease.

It is widely accepted that leases are the most secure form of land ownership for foreigners in Indonesia. This is because foreigners are permitted to lease land in their own name, and that right is legally enforceable in an Indonesian Court of Law.

THE SANUR CONDOTEL is developed by PT. Bali Building Consultants and Construction.

Indonesian law allows the leasing of property from PT. companies to foreign nationals.

FAQs (Frequently Asked Question)

1. **Lease - what are the leasing options available when purchasing?**
 Foreigners are not allowed to own land in Indonesia in their own name. Consequently THE SANUR CONDOTEL offers buyers the opportunity to Lease apartments in their own name which is lawful within Indonesia. There is 30 years lease.
2. **Legal Fees - what are the legal fees involved when purchasing?**
 There is a fee 1% of the purchase price. This covers all the legal costs involved when purchasing an apartment. Such costs as the law firm's fees, all contractual fees, the notarial fees, administration costs, etc.
3. **Are there any other costs other than the 1% legal fee and 5 % government tax when purchasing?**
 No. The 6 % fee is the only cost a purchaser pays, other than the actual purchase price.
4. **Resale - can the apartments be resold during term of lease?**
 Yes, there are no restrictions on resale. We can onsell the apartment for an owner or they can handle the resale themselves.
5. **Rental revenue - how is this paid?**
 Revenue will be paid monthly or quarterly to an owner's nominated bank account. Monthly financial statements are provided.
6. **Rental Rates - how are these set?**
 Rates will be set by PT. Bali Building Consultants and Construction, who can be expected to secure optimum revenues.
7. **Tenants - what are the rules regarding owners family?**
 Immediate family members (mother/father, brother/sister, son/daughter) may stay in an owner's apartment at minimal service fee will apply. A list of family members that qualify is to be submitted to the Management Company. Persons on this list enjoy the same benefits as owners. Friends and associates of owners will be treated as normal paying guests.
8. **Corporate Body - will there be a Corporate Body or owners Associations?**
 Yes, on purchasing an owner can elect to have their contact details included in the owners association database.
9. **Maintenance Levy - is the fixed?**
 No, it is not. The maintenance levy may be changed on an annual basis. Increases will be indexed to the rate of inflation in Bali, as published by the Statistical office of Bali Province. Please refer to Clause 5.6 in the Management Contract.
10. **Does the Maintenance Levy cover major maintenance and repairs?**
 Yes, ten percent of the maintenance levy is placed in a "sinking fund" bank account and held there in reserve for any major capital expenditures that may be required.
11. **Project Standard - what quality of building materials and construction is proposed?**
 The project concept is to create the highest possible level of quality, equal to international standards. The Project Team is led by experienced expatriate civil, mechanical and electrical engineers.

FAQs (Frequently Asked Question)

12. **Guarantee - is there a guarantee covering building construction and materials?**
Yes, the guarantee period is 12 month from handover of the apartment.
13. **Completion Date - when will the apartments be completed?**
The hotel has been completed and operating since _____
14. **Place of Purchase - does a Purchaser have to be in Bali to complete the purchase of an apartment?**
No, this can be organized from an owner's location where ever they may be in the world.
15. **Safety - what safety features are provided?**
Our safety standards are to international hotel standard.
16. **Security - what level of security is provided?**
There will be high level security on the premises, 24 hours a day and 7 days a week. All visitors are required to register at Reception and all vehicles and bags are searched on entry.
17. **Insurance - what insurance is provided by the Vendor?**
Our insurance policies cover to buildings, the common areas and the apartments, internally and externally. We also have contents insurance (furniture package etc. not personal items).
18. **Furnishing - will the apartments be supplied furnished?**
Yes, there is a complete furnishing package include with each apartment. Please refer to "Equipment and Furniture Package" pages.
19. **Facilities & Services - what facilities and service are intended for the complex?**
Complete resort facilities and services to 4 star level, including:
- Restaurant
 - Coffee shop
 - 6 - 11pm room service
 - Daily apartment cleaning
 - Large swimming pool
 - Business Centre
 - Massage Service
 - Children's pool
 - Rental cars, drivers, tour guides
 - Concierge - booking & information service
 - Full security - including CCTV
 - Ample parking
 - Broadband internet
 - Cable TV
 - Sewerage treatment system
 - Doctor on call
 - Hotel storage facility
20. **Distances - how far to airport and city?**
To Ngurah Rai Airport: 20 minutes
To Denpasar City : 15 minutes
To Kuta : 20 minutes

Map



Contact Us



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