

# Pasraman Bhagawan



# Heaven on Earth



## A life-style of bliss awaits you

The island of Bali, in its own sea of tranquility provides the exotic setting for a complex of villas, private club, and sports facilities creating the tropical life style you have come to expect.

Pasraman Bhagawan designed by Richard North-Lewis (principal designer) in association with BWA Architects is a gilt edged property investment opportunity - the kind that will soon cease to exist. Prime property sites in Bali are disappearing fast. Pasraman Bhagawan occupies land that is in very limited quantities.

Uniquely positioned above the likes of The InterContinental and Four Seasons on a rise of its own, Pasraman Bhagawan has unrivalled panoramic views of the expansive Indian Ocean with Mt. Agung, Bali's spiritual centre in the distance.



### **BALINESE THEME**

More traditional in its approach, these villas use Balinese materials such as along along roofs, wood floors and doors made in local designs. They have a very spacious entrance with a lovely fountain in the front shaded courtyard, using coconut and stone columns to give a rich textural feeling...

The massive living area is on one level giving beautiful views over Jimbaran Bay with several water features to cool the house naturally.

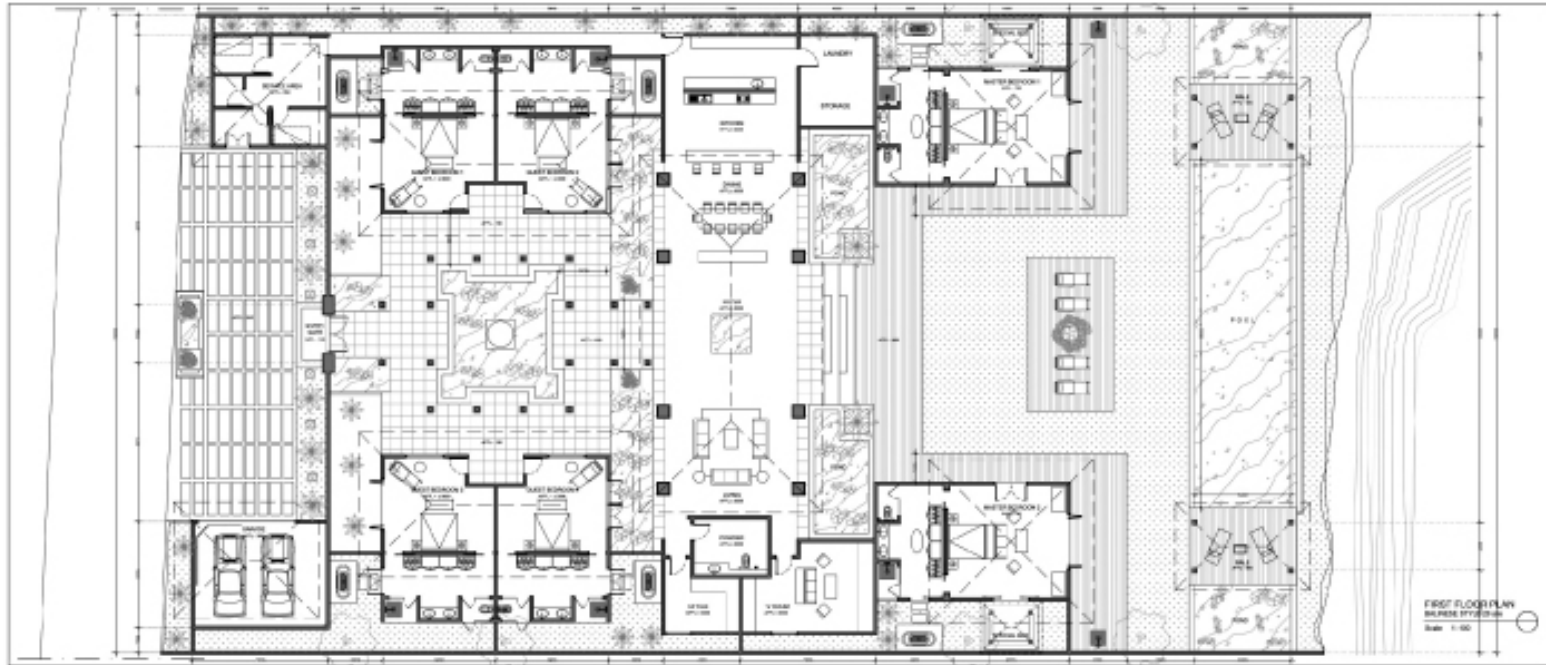
The bedrooms are all ensuite with outside garden showers as an extra. Huge high ceilings give a sense of space and light and there are generous walk in dressing rooms for all. There is a private screening room with a separate study and a huge modern kitchen.

The front of the house has a stunning lap pool with two pavilions at each end of the pool for more privacy for each guest as well as a lovely lush landscaped garden.









### Villa Features

- All Villas are fully furnished with top quality furniture and fittings
- Live in - Rent out - or both (you own it!)
- Spend as much time as you wish there and have it managed for the balance of time you are not - for 25% management fee
- High season rent estimates
- \$2500 USD per night - 4 bedroom
- \$3500 USD per night - 6 bedroom
- Even at 50% of the above nightly rates and only 30% annual occupancy gross returns would be \$150,000USD to \$210,000USD per annum
- Possibility of fixed annual rental deals with time set aside for owner occupancy. Marketing of properties for rental purposes will commence soon



## Exclusive Properties

The recent development of exclusive properties, along with the existing famed resorts has created a land rush in the Jimbaran area transforming the coastal area and other areas on the bukit overlooking the beach and plains below into an enclave of luxury properties and life style accommodation where investment potential is impossible to ignore.

Everyone wants to be there.

Investing in land with unlimited views in one of the world's premier destinations close to everything within that destination is a win win situation.



### CONTEMPORARY THEME

More contemporary than the Balinese villas, these pay homage to Japanese aesthetics... a small slice of Kyoto in Bali. The roofs are of ironwood shingles, the floors polished hardwood, with very high windows almost like Japanese screens.

The entrance is a lovely zen Japanese garden with guest bedrooms all round. The bathrooms are very modern and linear, with clean contemporary lines. The living and dining areas are on two floors with loads of room for entertaining. Both these rooms have views to the sea, again with water features framing the living area and a screening room, study and state of the art kitchen.

The garden and long lap pool look over Jimbaran Bay and at each end of the pool are floating pavilions with sunken sitting areas surrounded by lotus ponds - a truly exceptional design experience...









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### Comparisons?

- I would suggest that you do some comparison research for yourself - just jump on the internet - there is nothing available under \$2.5M that has anywhere near what this complex has to offer - location, size, quality, price, features
- How many resorts provide a Bentley to pick you up from the airport - or a helipad and helicopter access? or gives you a complementary BMW series 5, all for yourself after the 3rd payment is completed
- The developer (Adrian) is going to live here himself - his final "home" in Bali - which is an important consideration.

### Purchase Method

- These properties are available for Balinese equivalent of freehold ownership for foreigners
- Developer will fly prospective purchasers to Bali to view site, plans etc., meet with Lawyer individually to discuss legal details, meet the developer and view his past achievements.
- If you choose to proceed with purchase the cost of airfares and accommodation will be deducted from the purchase price of the property
- If you choose not to proceed the cost of airfares and accommodation will be deducted from the refundable deposit
- For more details on purchase method please contact our office directly

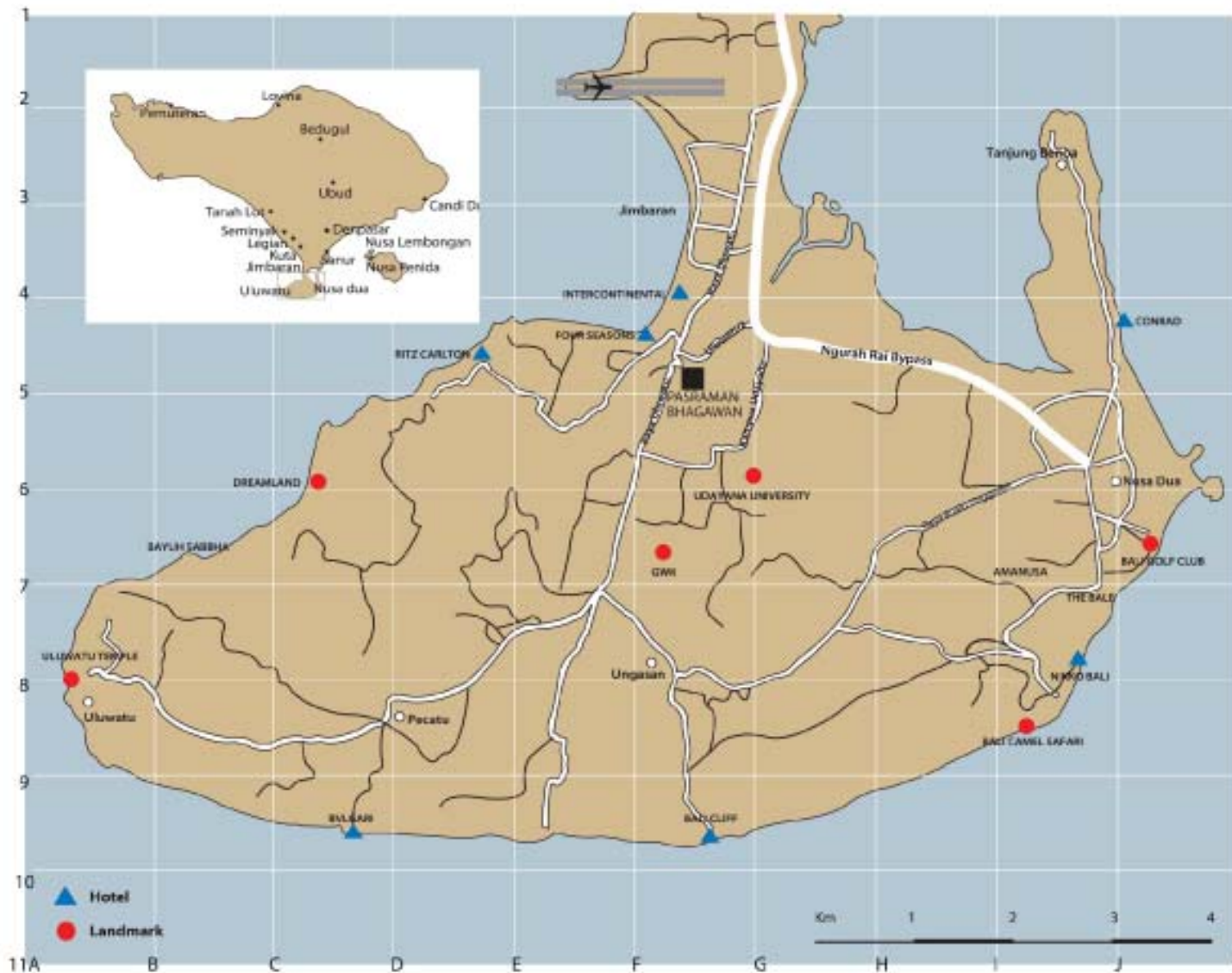
### The Developer

- Adrian has been developing properties in Bali for the last 10 years
- Prior to Adrian's arrival in Bali he was a developer in the UK and particularly Spain for the previous 15 years
- Adrian uses proven quality (Australian) building management to ensure quality and peace of mind (for himself and purchasers!)
- Adrian's reputation is second to none - he has been reported positively in various publications including the Financial Times
- For more about Adrian Borrielo please visit: [www.thepropertyshop1.com](http://www.thepropertyshop1.com)

### Bali Real Estate

- Bali Real Estate is growing substantially year on year
- Regardless of global real estate trends - Bali is resort destination and always in demand
- Australians generally buy Australian property
- Europeans generally buy European property
- Americans generally buy American property
- Bali has a global market - a resort area that attracts attention from global purchasers - which makes it a great investment opportunity moving forward
- Not even the previous problems in Bali have held back the growth that Bali has had in the last 5 years
- Bali's new security measures have now ,made it an even safer destination - with global leaders meeting there recently for the environment summit
- Bali offers one of the highest ROI for the property market
- Thanks to its demand all major worldwide operators have now a based in Bali





## Xclusive Property

Xclusive Property's vision of service excellence in the Real Estate Industry in Bali is beneficial to you, the client, as we endeavor to ensure that you find exactly what you are looking for, be it your dream villa or that special piece of Land to design your own, or an investment opportunity, our dedicated teams of experts will walk you through the process never forgetting that we work for you. With our team of specialists in Villa rentals, Land acquirement, development and construction, you will know that your interests are in safe hands. So no matter how big or small your needs are, don't hesitate to give us a call and we will help make that dream come true.

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