

Seraya Villas

Company Profile

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S/V

Where Investment
Meets Island Escape.

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About Developers

BGT Developments is a widely acclaimed developer with an illustrious history of success spanning over two decades in the realm of residential subdivisions. Over this extensive period, we have taken immense pride in curating a diverse portfolio featuring exceptional residential and lifestyle sections, as well as townhouses, catering to families in Australia and New Zealand. The exceptional quality of our work is clearly evident in the triumphant sales, construction, and delivery of over 140 homes.

In some instances, we have undertaken comprehensive development projects, encompassing the design and construction of all essential infrastructure such as roads, street lights, footpaths, public open spaces, and supporting amenities. In other cases, we have undertaken complete property development, right down to the final touches like letterboxes and landscaping.

[🔗 To Learn More About Us Please Visit Our Website](#)

We are partnering with Williams Property Developments to bring you this unique investment opportunity. CEO of WPD, Dion Williams, is currently based in Bali and will be our onsite project manager. He will be overseeing the whole process from beginning to end.

20+ Years of Development Experience

140+ Home Delivered



Brian Gillett
Founder & CEO (WPD)

With a deep-rooted passion for the property development field, Brian embarked on his journey in 2002, initially undertaking small-scale projects during his spare time.

Over the course of the following years, Brian successfully cultivated an extensive portfolio of properties, further igniting his fervor for property development. This eventually lead to the establishment of BGT Developments in 2014.



Dion Williams
Founder & CEO (WPD)

Dion has 10+ years experience in business development. Dion used his qualifications and past experiences in education and business to establish Williams Property Developments.

WPD is a full-service company working with individuals, businesses and councils to build better futures for families and communities through the procurement, development and sale of residential property.

The Team



Ade Bali Architect

Our portfolio showcases the brilliance of today's architects, pioneering concepts that redefine spatial design. From sustainable marvels to cutting-edge urban landscapes, our architects weave innovation into every blueprint.

Embracing technology, sustainability, and avant-garde creativity, they sculpt spaces that inspire, captivate, and shape the future.



The Meraki Concept Construction

The Meraki Concept offers comprehensive, all inclusive land acquisition, architectural and landscape design, construction, project management, real estate, immigration, PT-PMA company registration and asset management services.

The Team

Why Invest in Bali?

01 Booming Villa Market

The villa market in Bali has seen unprecedented growth, with average villa prices increasing by over 15% annually since 2018. The popularity of Bali as a prime tourist destination has led to a surge in demand for luxury accommodations, driving significant growth in the villa sector.

Statistical Growth: In 2022 alone, Bali recorded a 40% increase in foreign property purchases, reflecting a booming interest in villa investments

02 Rapid Growth in Bali Real Estate

Bali's real estate market has outperformed many global markets. According to a report by Knight Frank, property prices in Bali rose by 21% in 2022, compared to a global average increase of 7.6%.

Notably, Bali's growth trajectory has outpaced even the Dubai property boom, where prices increased by about 14% during the same period.

03 Evidence of Demand

The number of foreign investors in Bali has surged, with over 30% of all property purchases made by foreigners in recent years.

This influx was further accelerated post-COVID-19, as international travel resumed, leading to a remarkable rebound in the tourism and property sectors.

04 Unmatched ROI

The return on investments (ROI) in Bali real estate is among the highest in the world. Investors can expect:

1. Immediate Returns: Short-term rentals can generate 10%-20% ROI annually.
2. Stable Growth: Property values are projected to rise by an average of 10%-15% annually, driven by demand from foreign buyers.

Why Invest in Bali?

05 Strong Tourism Industry

Investors in Bali can expect substantial returns:

Short-Term Rentals: The short-term rental market, particularly through platforms like Airbnb, boasts an average occupancy rate of 75%, with peak seasons hitting 90% or more. The average nightly rate for a villa can range from \$100 to \$500, depending on the location and luxury level.

Medium-Term Rentals: With digital nomadism on the rise, medium-term rentals (1-6 months) are also lucrative, providing stable income with occupancy rates around 85%. **Long-Term Rentals:** Long-term rental yields typically range from 5% to 10%, offering steady income with less turnover hassle.

06 Holiday Home & Retirement Option

Bali is becoming a global leader in luxury villa investments, with a unique combination of tropical climate, stunning beaches, vibrant culture, and an ever-growing expatriate community. The island attracts a mix of high-net-worth individuals, digital nomads, and retirees seeking a lifestyle change.

Post-Pandemic Surge: The COVID-19 pandemic led to a dramatic shift in lifestyle preferences, with many seeking to invest in lifestyle-focused properties. Bali's attractive lifestyle offerings have resulted in a 50% increase in property inquiries since 2020.

07 Airbnb Profitability

Owning an Airbnb in Bali can be exceptionally profitable. Average annual returns for Airbnb owners in Bali hover around 20% to 25%, with some properties achieving returns as high as 30%. This high return is fuelled by the consistent influx of tourists and the island's status as a long-term favourite for expatriates and holidaymakers.

Projected Growth: The Bali tourism sector is expected to continue expanding, with projections indicating an increase in tourist arrivals of 15% per year over the next five years.

Investment Location

Pererenan & Tumbak Bayuh have experienced phenomenal growth over recent years, becoming two of Bali's most sought-after areas for both living and investment.

These once sleepy villages on the outskirts of Canggu are now thriving communities, attracting a mix of locals, expats, and investors who seek a combination of natural beauty, modern amenities, and lucrative investment opportunities.

Pererenan is within a convenient proximity to all amenities, including cafes, restaurants, gyms, and beaches, while maintaining a quieter, more private setting.

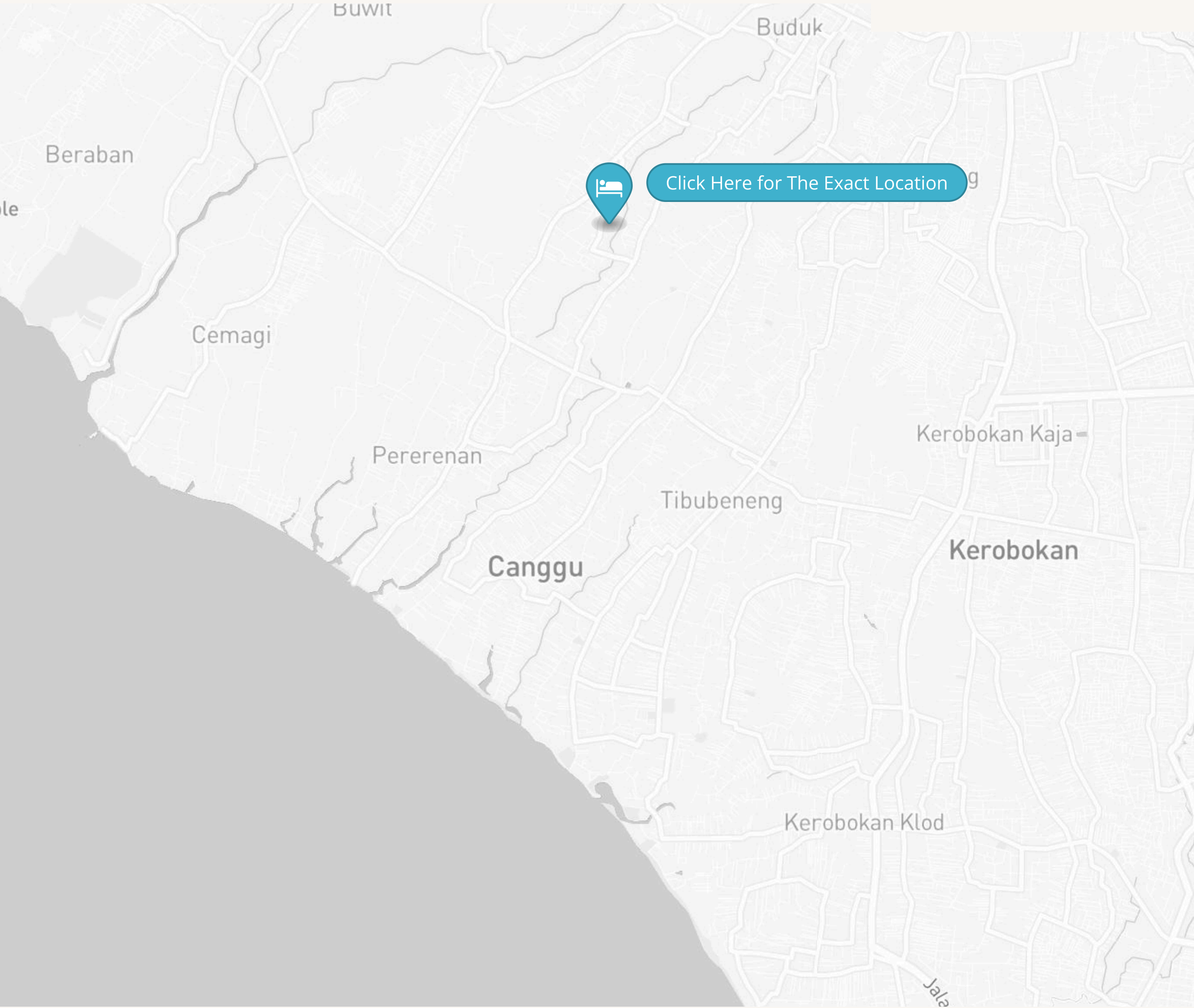


[Click Here to Find Out More](#)

Gajah Mina Statue, Pererenan Beach, Bali

Investment Location

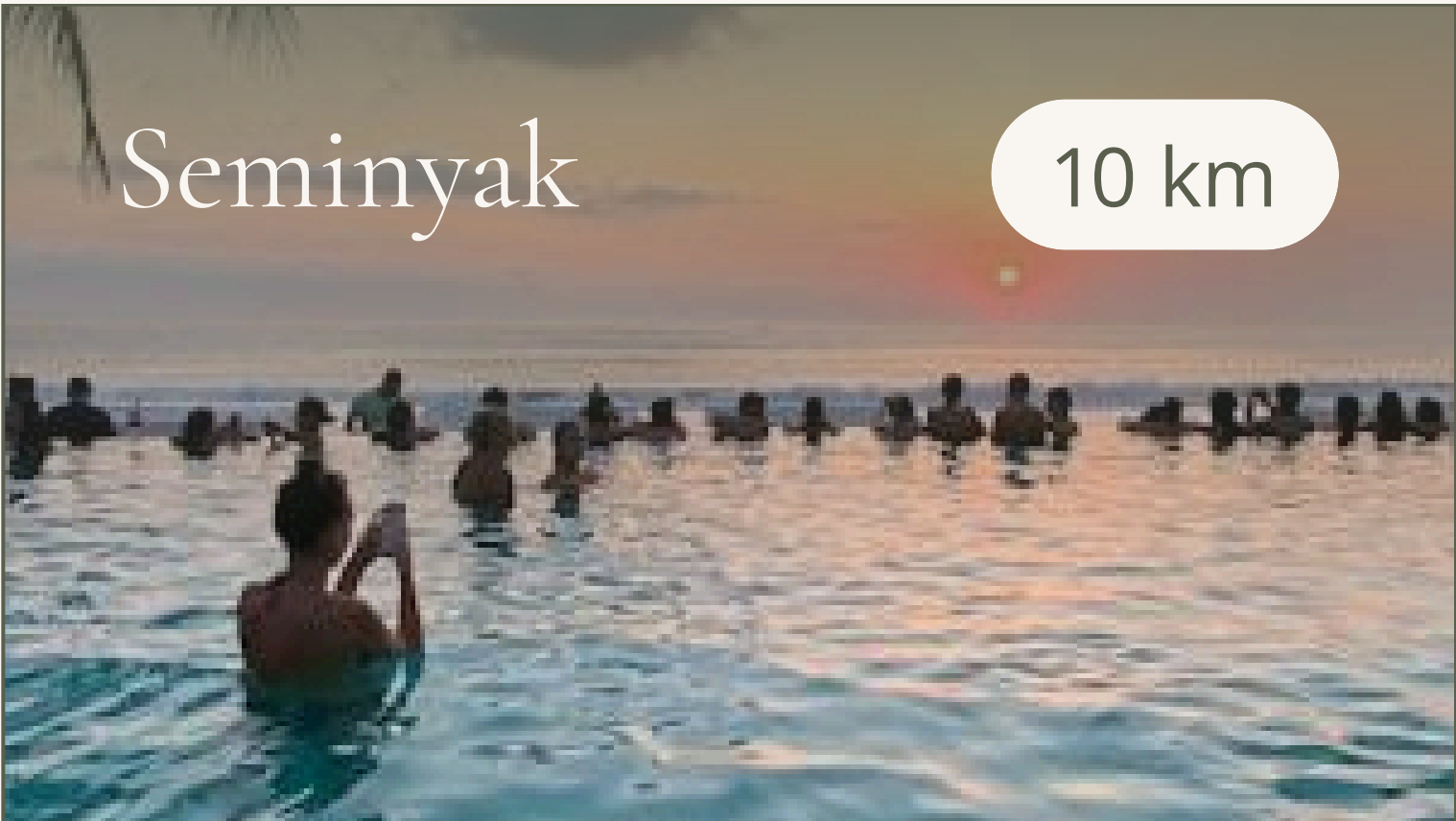
Seseh Beach	4 km
Pererenan Beach	3 km
La Brisa Beach Club	4 km
Canggu Beach	5 km
Finns Beach Club	6 km
Frestive Supermarket	750 m
Jungle Padel	1 km
W Seminyak	10 km
Seminyak Beach	11 km
Legian Beach	13 km



Surrounding Areas



Denpasar, the capital of Bali, is a bustling urban hub known for its traditional markets, cultural landmarks, and as the location of Ngurah Rai International Airport, the island's main gateway for international and domestic travelers



Seminyak is an upscale area in Bali famous for its luxury resorts, high-end boutiques, beach clubs, and vibrant dining scene, offering a chic and sophisticated atmosphere.



Canggu is a trendy coastal village in Bali known for its surf beaches, vibrant café culture, and a laid-back yet stylish lifestyle that attracts digital nomads, expats, and tourists alike



The Development Site

This prime development site in Pererenan presents a well-considered investment opportunity, with 11 villas planned, each designed to maximize individual features and unique views. The site layout ensures that every villa benefits from the surrounding natural landscape, including views of Bali' s iconic rice fields and banana plantations, as well as direct access to the region ' s renowned sunsets.

Villa Details

Our villa development in Pererenan showcases modern, sleek, and minimalistic architectural design, infused with subtle Balinese inspiration. Each villa is a perfect blend of state-of-the-art technology and eco-friendly materials, creating a tranquil yet luxurious living experience. Thoughtfully designed for both comfort and sustainability, the villas offer open-plan living spaces, seamlessly integrating indoor and outdoor areas. These homes are tailored for discerning investors seeking a high-quality, well-planned development in a prime location.



Villa Features

Price

\$ 325,000 AUD – \$ 369,000 AUD

Size

108–168 m² per Villa

Two Story Designs

Elevated Views Over Valley & Plantation

2 - 3 Bedrooms

Building Permit (IMB-SLF)

2 - 3 Bathrooms

Electricity 17 KW (Post-Paid)

Living & Dining Fully Enclosed

Water Resource (PDAM)

Kitchen - Open Planned with Modern Appliance

Completion - December 2026

Air-Conditioning Split System Through Out

Furnishings (Available on Request)

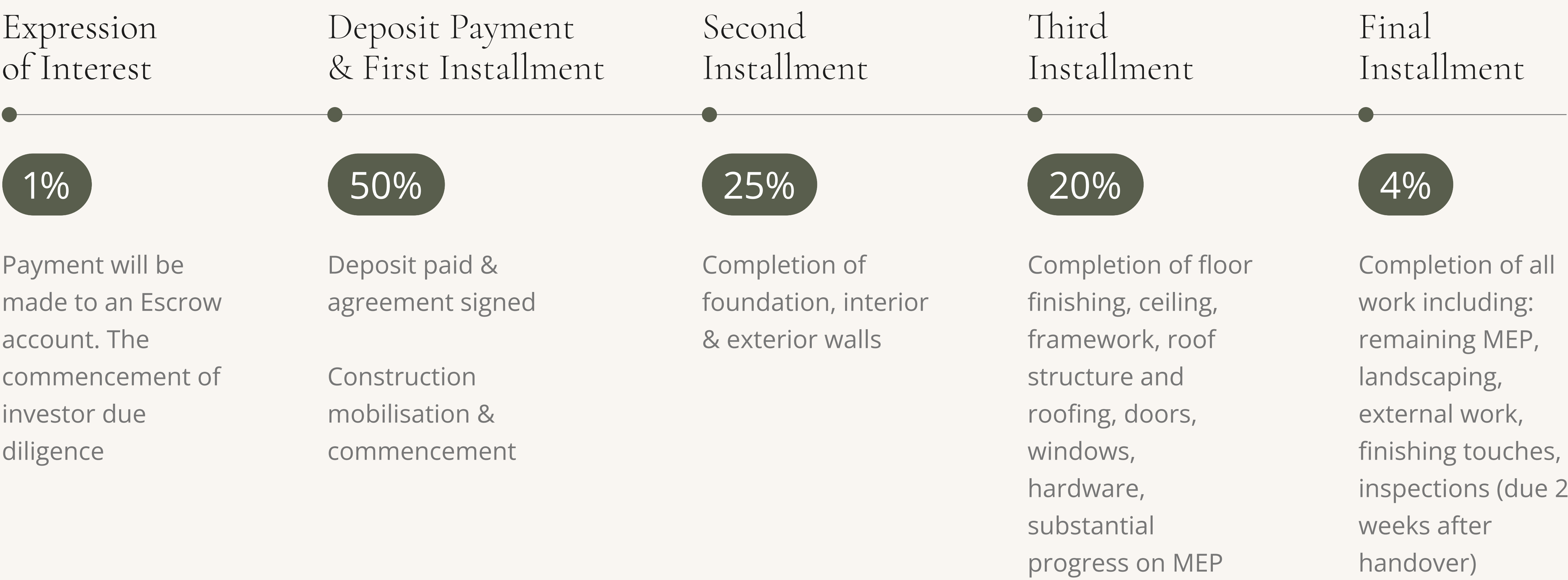
Private Swimming Pool

Solar Energy System (Available on Request)

Private Garden

Water Filtration System (Available on Request)

Payment Plan



ROI Forecast

70% Occupancy

ROI 11.86%

Metric	Amount (AUD)	% of Gross Revenue
Purchase Price	\$306,460	-
Average Nightly Rate	\$246	-
Gross Yearly Revenue	\$61,600	100%
Airbnb Fees (15%)	\$9,240	15%
Property Management Fees (18%)	\$11,088	18%
Operational Expenses (8%)	\$4,928	8%
Net Yearly Revenue / NOI	\$36,344	59%
Payback Period	8.43 years	-

80% Occupancy

ROI 13.57%

Metric	Amount (AUD)	% of Gross Revenue
Purchase Price	\$306,460	-
Average Nightly Rate	\$246	-
Gross Yearly Revenue	\$70,470	100%
Airbnb Fees (15%)	\$10,570	15%
Property Management Fees (18%)	\$12,680	18%
Operational Expenses (8%)	\$5,637	8%
Net Yearly Revenue / NOI	\$41,580	59%
Payback Period	7.37 years	-

90% Occupancy

ROI 15.27%

Metric	Amount (AUD)	% of Gross Revenue
Purchase Price	\$306,460	-
Average Nightly Rate	\$246	-
Gross Yearly Revenue	\$79,340	100%
Airbnb Fees (15%)	\$11,901	15%
Property Management Fees (18%)	\$14,281	18%
Operational Expenses (8%)	\$6,347	8%
Net Yearly Revenue / NOI	\$46,811	59%
Payback Period	6.55 years	-

Excludes withholding tax (10-20% depending on tax residency status - may be claimed as tax credit in home country)

This idyllic Indonesian island is a place where nature's beauty meets modern convenience, offering an extraordinary balance for those who seek adventure, relaxation, and personal fulfilment.

Whether you're looking for vibrant communities, world-class dining, outdoor activities, or a peaceful, off-grid retreat, Bali has something for everyone.

[🔗 Click Here for The Ultimate Guide to Bali Living](#)

The Bali Lifestyle

The Perfect Bolt-Hole

In an increasingly uncertain world, having a bolt-hole—a place to retreat to in times of global crises—has become a vital consideration for savvy individuals and investors. Bali, with its tropical paradise setting and strategic advantages, is the ideal destination for setting up a plan B. Whether it's a pandemic, war, or economic recession, owning a property in Bali offers a unique combination of security, sustainability, and comfort.



Sustainable Living



Bali is not just a tropical paradise; it is also a growing hub for eco-conscious living, off-grid lifestyles, and sustainability. The island's commitment to the environment, local businesses, and community-driven initiatives make it the ideal destination for those seeking a green, self-sufficient lifestyle. If you're seeking an off-grid, eco-conscious lifestyle, Bali is the perfect destination.

The island's commitment to sustainability, green technology, and local business support makes it a beacon of hope for those who want to live harmoniously with nature. With strong, self-sufficient communities, eco-friendly infrastructure, and the willingness of the locals to welcome and support one another.

Bali is a place where you can truly live a sustainable, off-grid life while enjoying all the natural beauty and warmth the island has to offer.

[Click Here for More Additional Info](#)

Tax Benefits of Living in Bali

Living in Bali can be financially advantageous for expats, particularly in terms of property leasing and purchasing. Understanding the local tax system, including the progressive personal income tax rates and corporate tax obligations, is essential for compliance and optimizing your financial strategy. Consider consulting with a local tax advisor to navigate the specifics tailored to your situation. For any tax or accountancy needs, we are happy to provide a referral upon request.



[🔗 To Learn More About Tax in Bali Click Here](#)

Requirement to Invest

01 Set Up a Limited Liability Company

02 Apply for a KITAS VISA

03 Open Bank Account in Bali

04 File Regular Tax Returns

For visa support, we are happy to provide a referral to a local visa agency upon request.

Cost of Living

When considering relocating or investing in Bali, it's crucial to understand the cost of living differences between Bali and the United States.

[Click Here](#) for a comparison of various expenses, ranging from housing and utilities to food and transportation, which highlights Bali's affordability compared to the U.S.



 Housing

 Utilities

 Food & Dining

 Transportation

 Health Care

 Education

Why Investing in a Villa in Bali Make Sense for Australia and New Zealand

For Australians and New Zealanders, investing in a villa in Bali offers a unique combination of financial returns and lifestyle benefits. With Bali's close proximity to both Australia and New Zealand, owning a villa doubles as a profitable investment and an ideal holiday destination.

The potential for high rental yields, along with Bali's affordability and lifestyle advantages, makes villa ownership in Bali a wise investment choice and a convenient getaway option for those looking to enjoy regular tropical escapes.

[🔗 Click Here for More Detailed Information Specific to Aussies & Kiwis](#)

Contact Josh Barton & APG Gold Coast



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Next Steps

01 Sign Expression of Interest

02 Conduct Due Diligence

03 Engage Legal & VISA Agency (Bali Solve / Similar)

04 Form Bali Company

05 Set Up Bali Bank Account

06 Apply for KITAS VISA

07 Select Villa

08 Sign Villa Purchase Agreement

09 Villa Construction Commencement

10 Villa Construction Completion

11 Handover

12 Receive Sublease Agreement

13 Engage Property Management Team

14 Plan Holiday to Bali

15 Enjoy The Returns On Investment

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Thank You