

EARLY
BIRD
EDITION

MODERN LIVING IN
THE HEART OF BALI

MUN

VILLAS



Please be aware that the visuals provided in the rendering represent a preliminary stage of our design process. As such, there may be adjustments to the materials and furniture showcased.



TURN YOUR DREAM OF LIVING IN BALI INTO REALITY

Living in Bali is a dream. However, finding that idyllic spot to genuinely call "home" can be quite the challenge.

All too often, residences in Bali are plagued with issues like mold, water leakages, or simply being too tiny. These houses, primarily designed for short stays, lack the comfort and warmth of a true home.

In our four years living in Bali, moving from one house to another, we noticed a clear gap: a need for homes that genuinely prioritized comfort without draining your wallet.

We envisioned houses where you'd happily stay for a quick retreat but at the same time would give you the option to settle in for the long haul.

We envisioned houses that feel personal, yet spacious enough to have your friends over. We envisioned houses well-built, with enclosed living and well-thought-out spaces. We envisioned houses you wouldn't hesitate to call "home".

That's how MUN Villas was born.

Introduction

DISCOVER MUN VILLAS

Located in the up-and-coming area of Seseh Village (Munggu), amid Bali's tranquil landscapes, MUN Villas features nine modern 2-bedroom villas and two expansive 4-bedroom villas.

Each villa is thoughtfully designed to seamlessly blend natural light, space, and privacy, crafting a balance between modern comforts and tranquil living.



KEY FEATURES

At MUN Villas, every feature is crafted with your convenience in mind.

DISTINCTIVE DESIGN

Showcasing a modern and captivating wave-like facade, combining aesthetic appeal with enhanced privacy.



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OPTIMAL LAYOUT

These well-proportioned spaces not only accommodate your everyday needs but are also perfect for hosting friends for an evening gathering.



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PRIVATE POOL

Let's not hide it: there's nothing more delightful than having your own pool to enjoy with complete tranquility. Relish in the luxury of your own secluded pool.



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HANDY STORAGE

MUN Villas embraces the digital nomad and modern traveler lifestyle. Ground floor storage lets you pack your belongings safely if you want to rent your villa and earn money while you travel!



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BUILT FOR BALI

Special considerations have been incorporated into the design to prevent common Bali issues that often arise in the tropical climate (infiltration and mold). Additionally, we've used a solid steel structure to address anti-seismic considerations, ensuring enhanced safety and durability.



Waterproof membrane to avoid water infiltrations.



Steel structure to ensure safety and durability.

OTHER KEY FEATURES



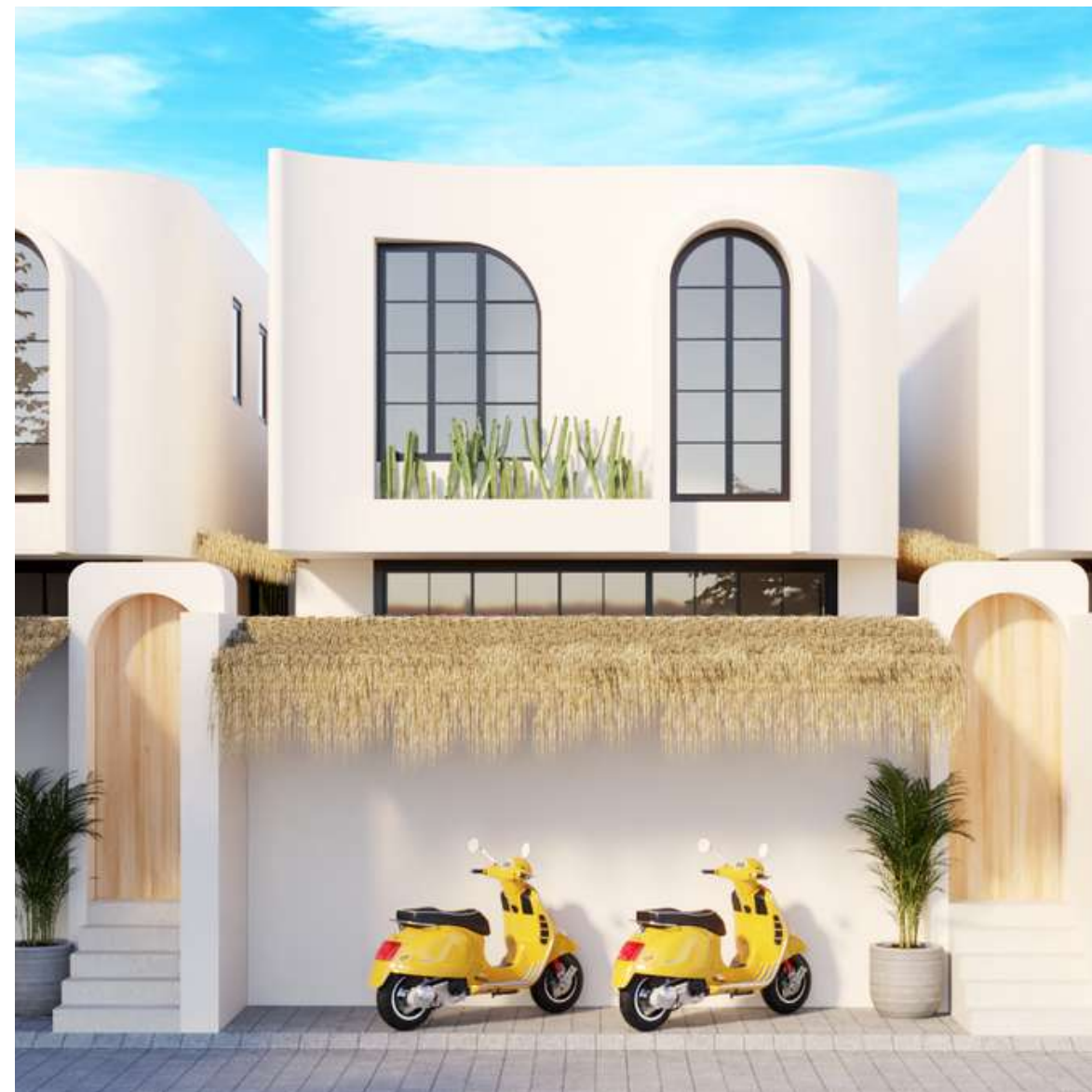
WORK & REST SPACE

Spacious bedrooms complete with desks for a dedicated work area.



BATHROOM CONVENIENCE

Private bathrooms for each bedroom with an additional guest bathroom on the ground floor.



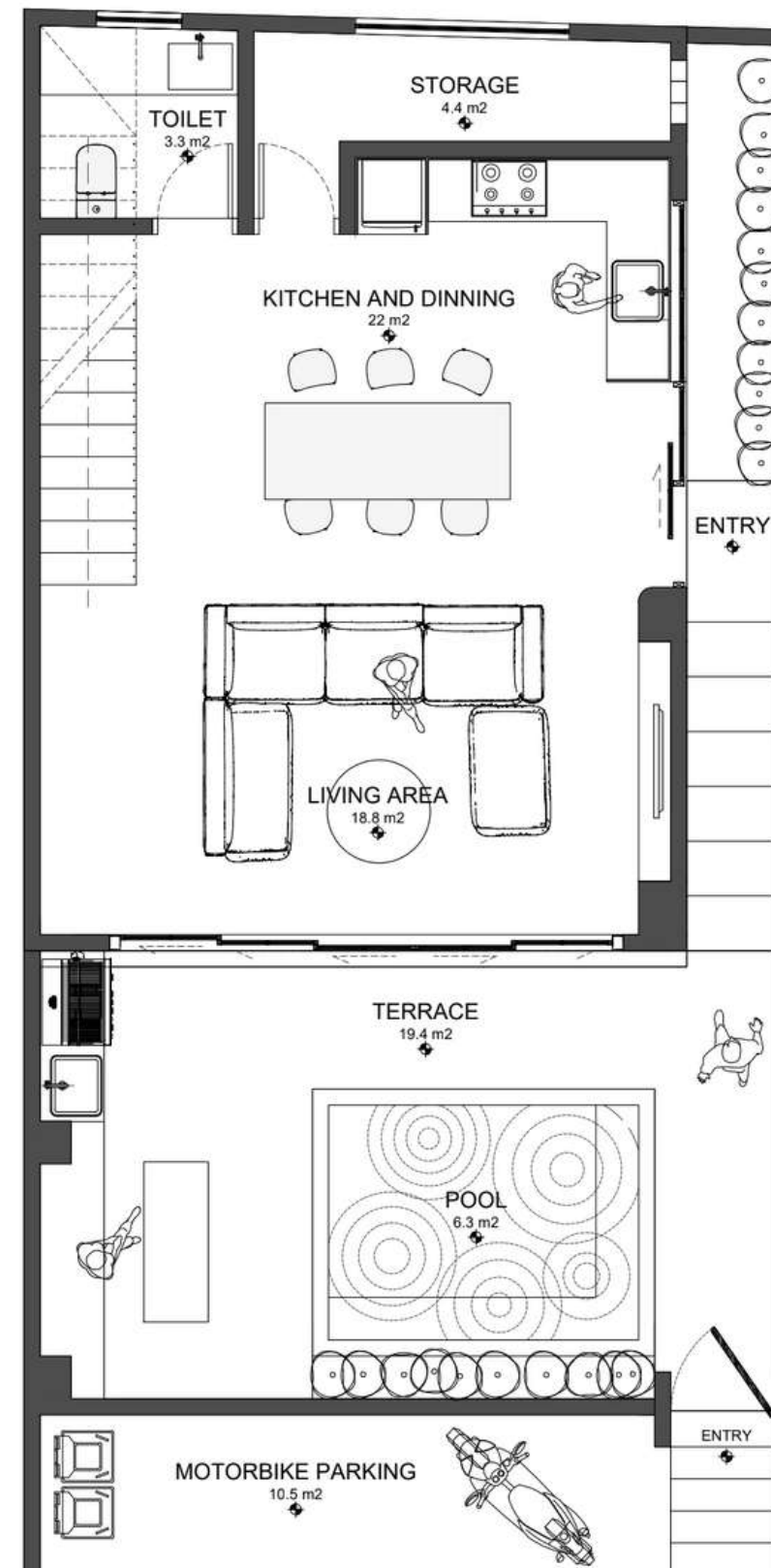
DEDICATED PARKING

Exclusive scooter parking space just for you.

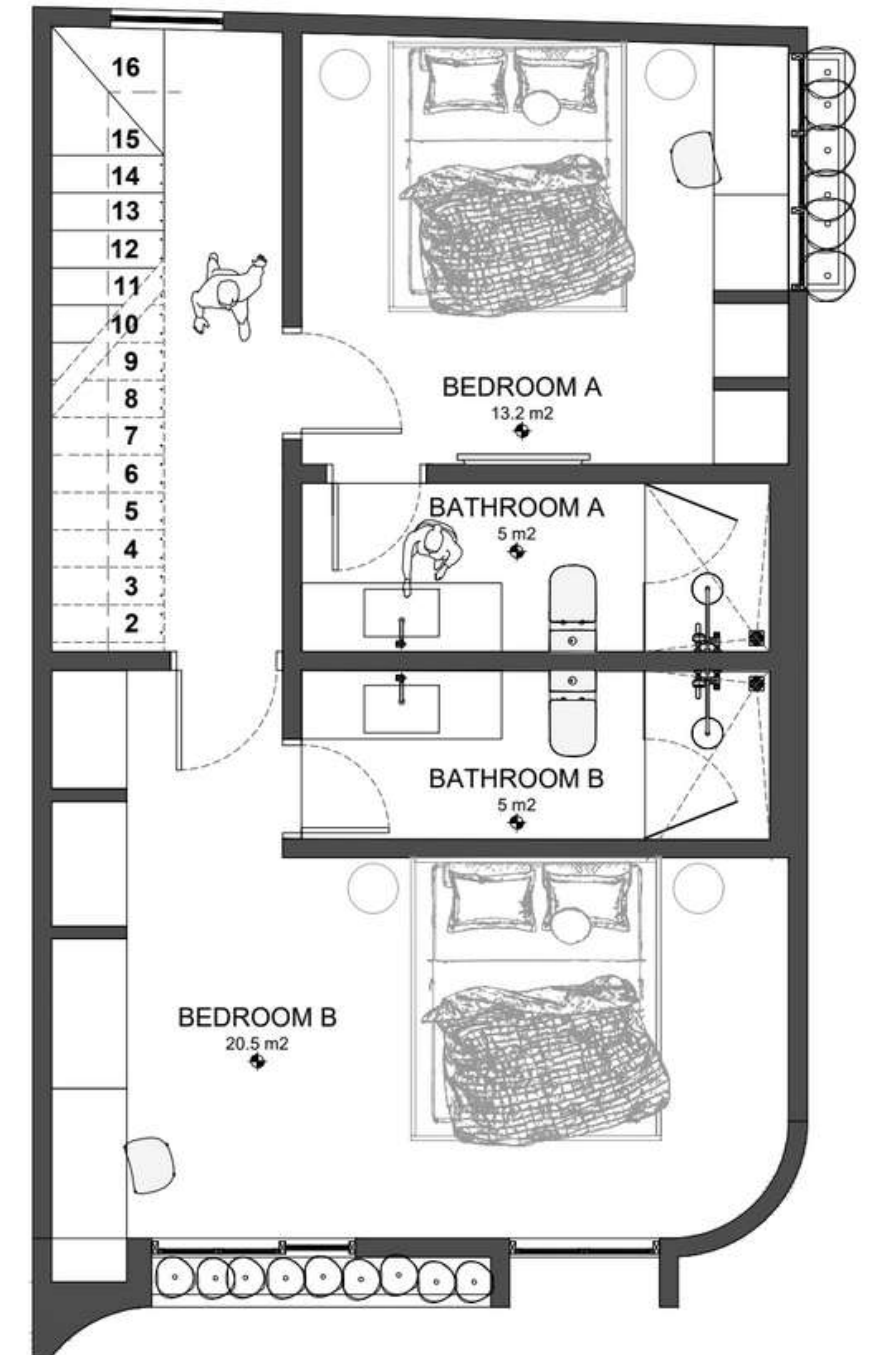
VILLA LAYOUT

- 2 floors
- 2 bedrooms
- 2.5 bathrooms
- 110 m² floor space
- 100 m² land size
- 3m high ceilings on the ground floor
- Open kitchen - living room area
- Private pool, outdoor area, and parking

GROUND FLOOR



FIRST FLOOR





EXCLUSIVE AMENITIES FOR A COMPLETE EXPERIENCE

- Reception for hassle-free guest welcoming, package, and food deliveries.
- Gated community with night security.
- Guest parking available for both cars and scooters

AN INVESTMENT OPPORTUNITY

VERY COMPETITIVE EARLY BIRD RATES

~~\$200,000~~
\$159,900
for 30 years lease

~~\$250,000~~
\$199,900
for 60 years lease

BEST VALUE

Payment in **3 EASY INSTALLMENTS**: 40% at signing, 30% after 6 months, and 30% upon villa handover.

Expected delivery: **June 2024**

ROI SIMULATION

Projected ROI: 8-12+ %

Estimated Net Profit: \$15,000-\$19,000+ p.a.*

Growth Potential: Potential for significant growth with upcoming area development

*After costs and management fees. Based on the data provided by ELLD Management Company, see the full report at <https://munvillas.com/rental-estimates.pdf>

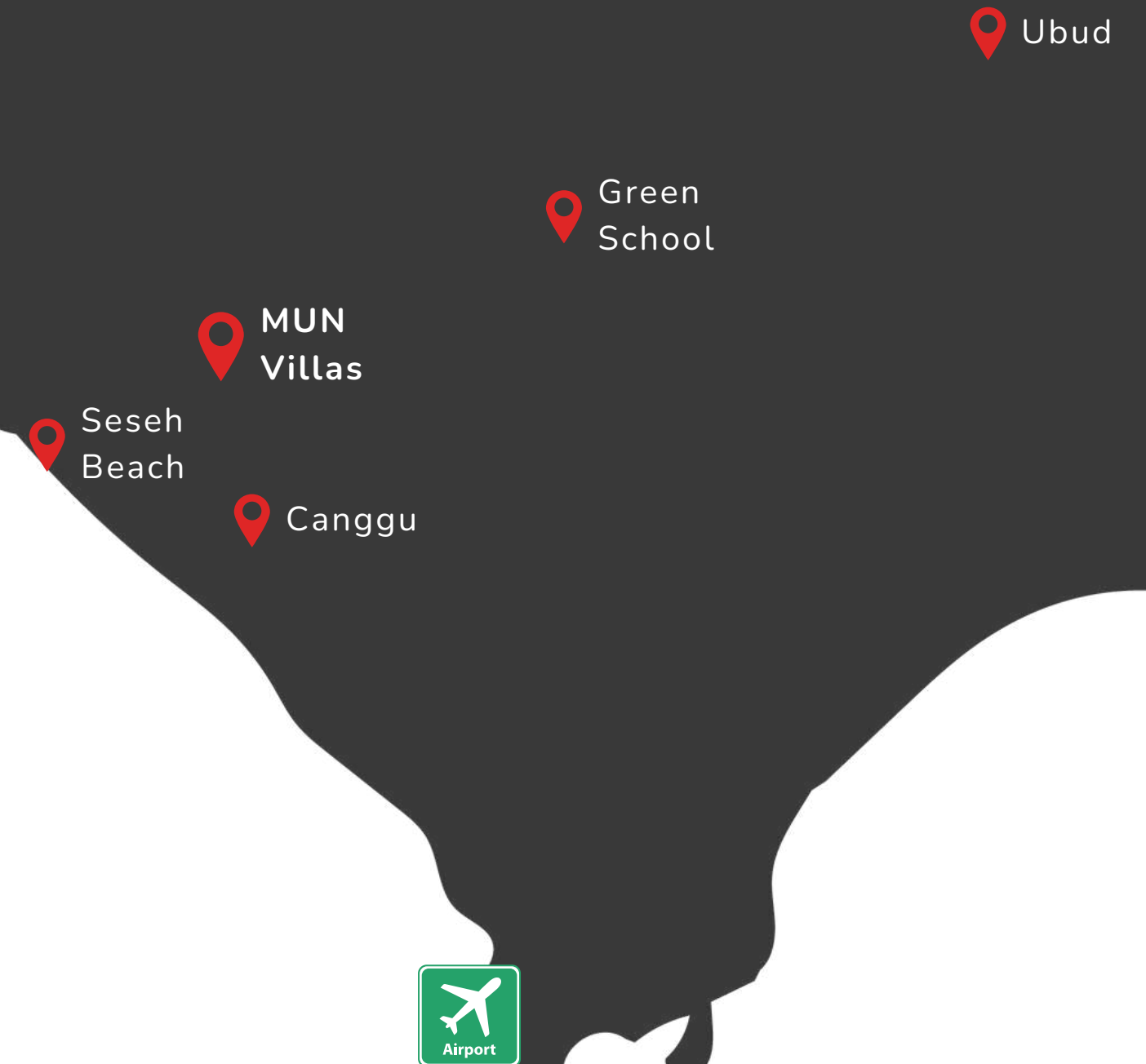
STRESS-FREE INVESTMENT

If you want, we can handle everything for you – from rental management, maintenance, to monthly bank deposits. Simply invest, sit back, and watch your returns grow.

STRATEGIC LOCATION

Situated in a peaceful setting, yet in close proximity to Bali's key destinations

- 10 minutes to vibrant Canggu.
- 9 minutes to serene Seseh beach.
- 25 minutes to the renowned Green School.
- 40-minute to Bali's cultural heart Ubud.
- 50-minute to the International Airport.



INVEST IN BALI'S FUTURE WITH MUN VILLAS

Perfect for investors, families, digital nomads, or anyone looking to bask in Bali's magic part-time or year-round. Secure your future today with MUN Villas.

Contact us

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