



**IDR 5,800,000,000**  
**\$360,000 USD**

 **2**

 **2**

 **Uluwatu**

 **Freehold**



# Elourea Residences

Elourea Residence is a stylish development of two bedrooms exclusive villas and penthouse studios in peaceful area of Balangan, Uluwatu.

Elourea is offered with a strata title ownership (freehold title). Expect your investment to grow exponentially over the years to come.

Elourea is located on a 5 metre-wide road created for access to one of the leading hotels, making the location prime.

The entire complex is designed to ensure each owner enjoys their privacy. The villa owners have their own private swimming pool and eastward-facing views, and the penthouse owners have their jacuzzi with westward-facing views.

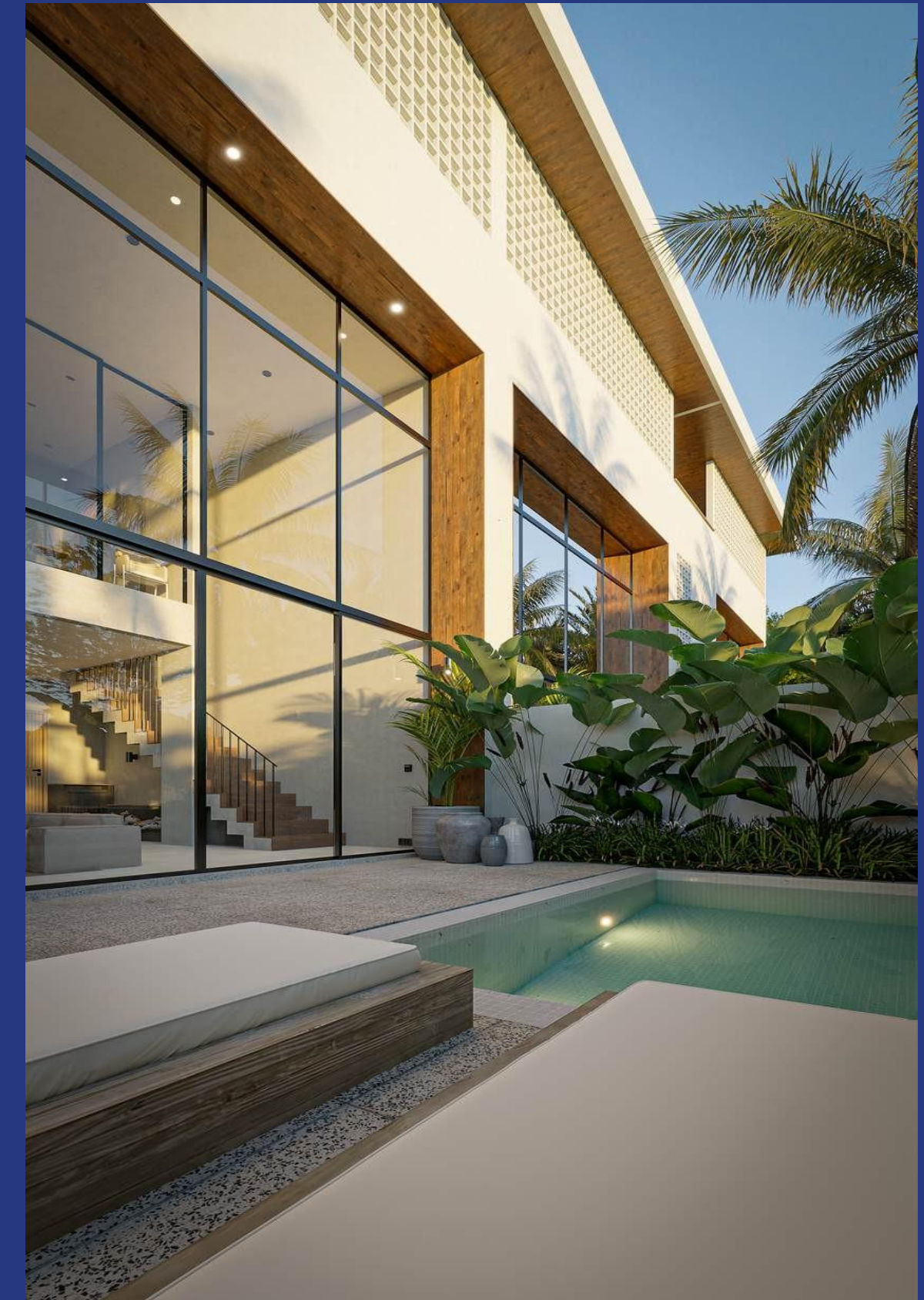




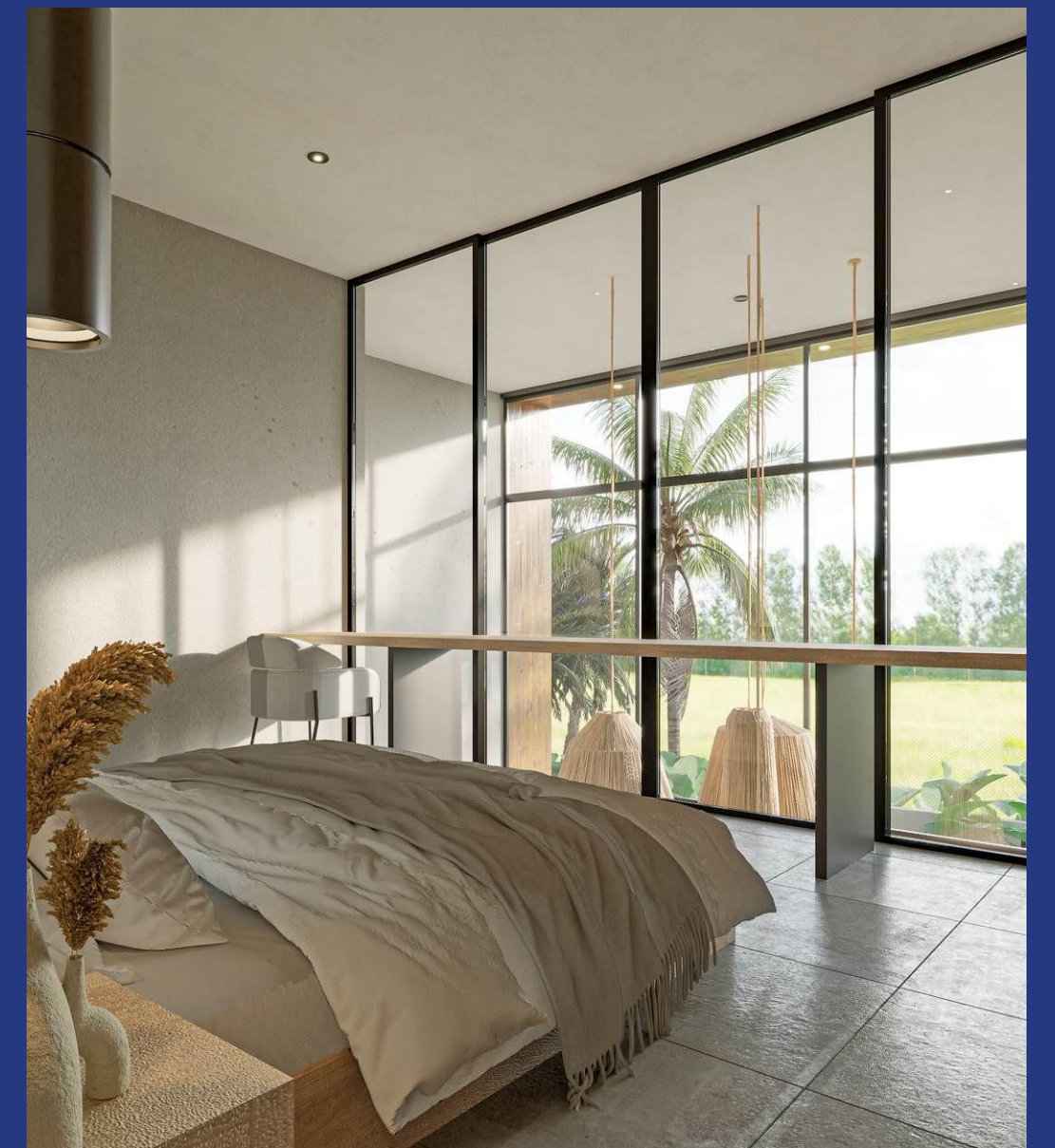
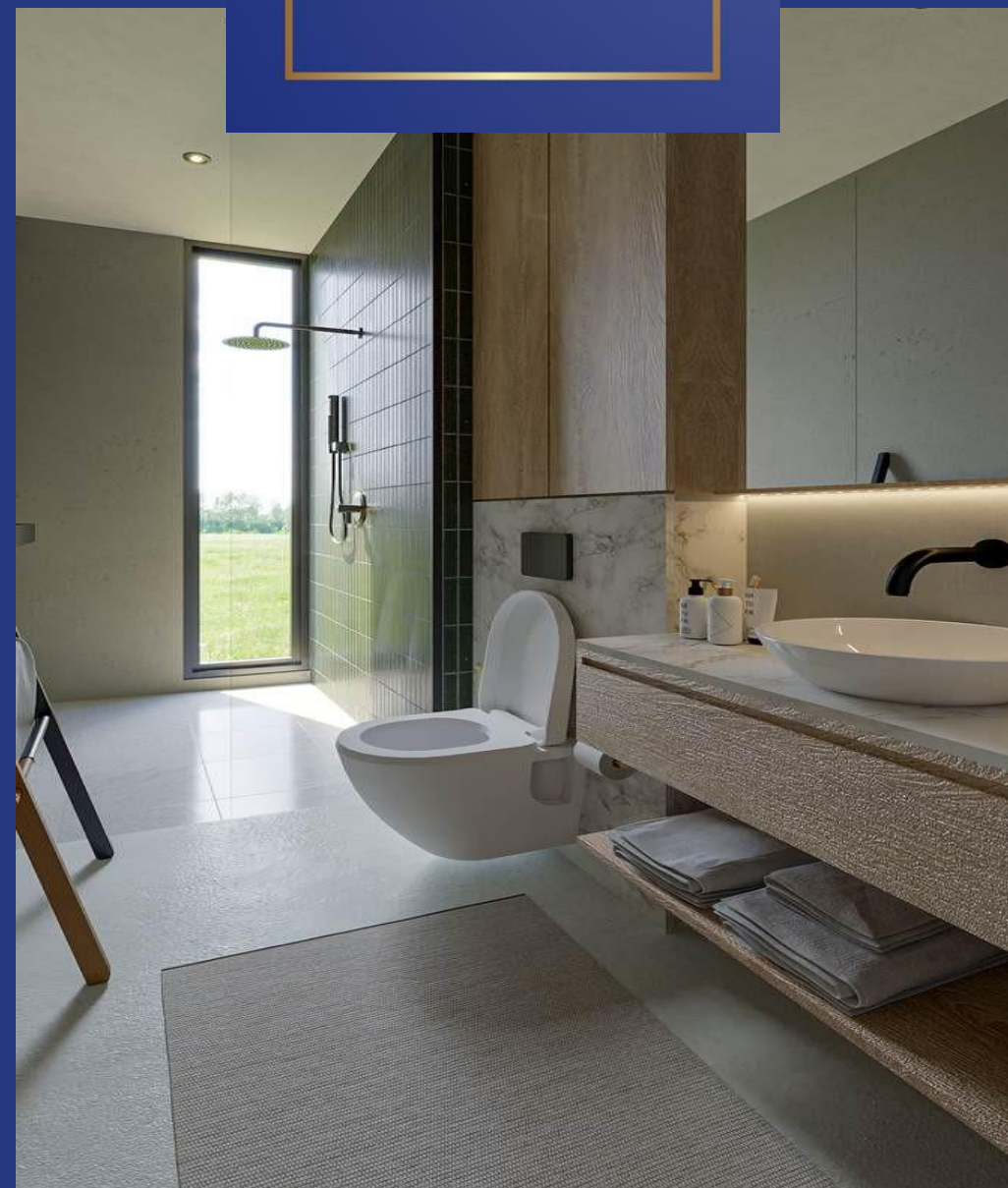
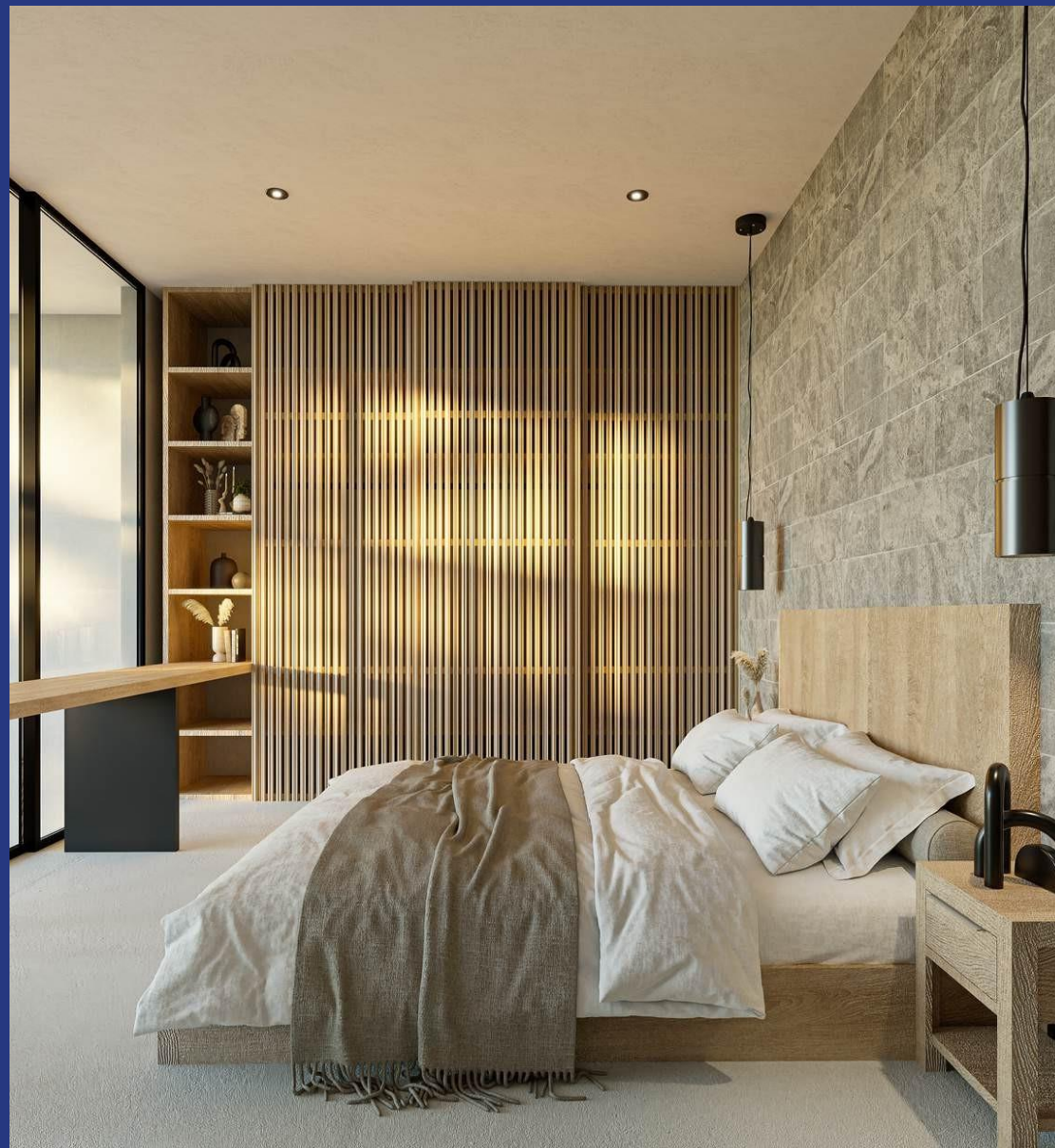
Spread over two floors, with a living area of 130 square meters and a garden of 35 square meters. Reaching a height of 7 meters, a glass wall allows ample natural light in your entire home. These eastward facing villas ensure cooler sunlight, keeping your home well lit & cool.

Whether you're seeking relaxation, concentration or rejuvenation, the villas provide the perfect retreat. It's an oasis of comfort and elegance, where you can unwind, work conveniently, and recharge after a long day.

Enjoy cooking in the well-appointed kitchen, sip a coffee in your garden, fire up a grill & enjoy a bbq, light a candle & pour a glass of wine, while you enjoy the pool in the sound of silence.



# Bedrooms



The neutral colour palette enhances the room's serene ambiance, while tasteful decorations add a touch of personality.

Large windows flood the room with natural light, creating an airy and tranquil atmosphere.

A spacious working desk provides a convenient area for productivity.

The wardrobes, with their generous proportions, line the walls, offering ample storage. You'll never have to worry about clutter in this well-organised haven.

# Penthouse



The penthouse studios are designed on a philosophy of efficiency, space management, luxury & comfort.

Each penthouse has an integrated living, dining, kitchen & a bedroom with a beautifully appointed bathroom also a private terrace with jacuzzi.

The interiors are finished with beautiful, serene colours and materials. The large glass windows create a sense of space and openness, a perfect place to unwind after surfing over a cold one or simply enjoy your private space while you effortlessly get your work done.





**A beautiful space created for comfort, luxury & efficiency. Ample storage spaces created for your convenience**

**Enjoy a cookout in your well-appointed kitchen, fire a grill on your terrace, put your legs up, enjoy your popcorn while you binge on your favourite show**

# A1,A2,A3

# PENTHOUSE STUDIO

ENCLOSED

50m2

TOTAL

85m2

STRUCTURE

Reinforced concrete

INFO

1 Bedrooms, 1 Bathrooms,  
storage room, jacuzzi,  
integrated kitchen

## FINISHING MATERIALS

Jacuzzi marble tiles,  
decking natural  
andesite stone,  
flooring 80x80 tiles,  
cabinetry hpl,  
interior veneer,  
aluminium ykk



# B1,B2,B3

# VILLA - TWO BEDROOM

ENCLOSED

130m2

TOTAL

165m2

STRUCTURE

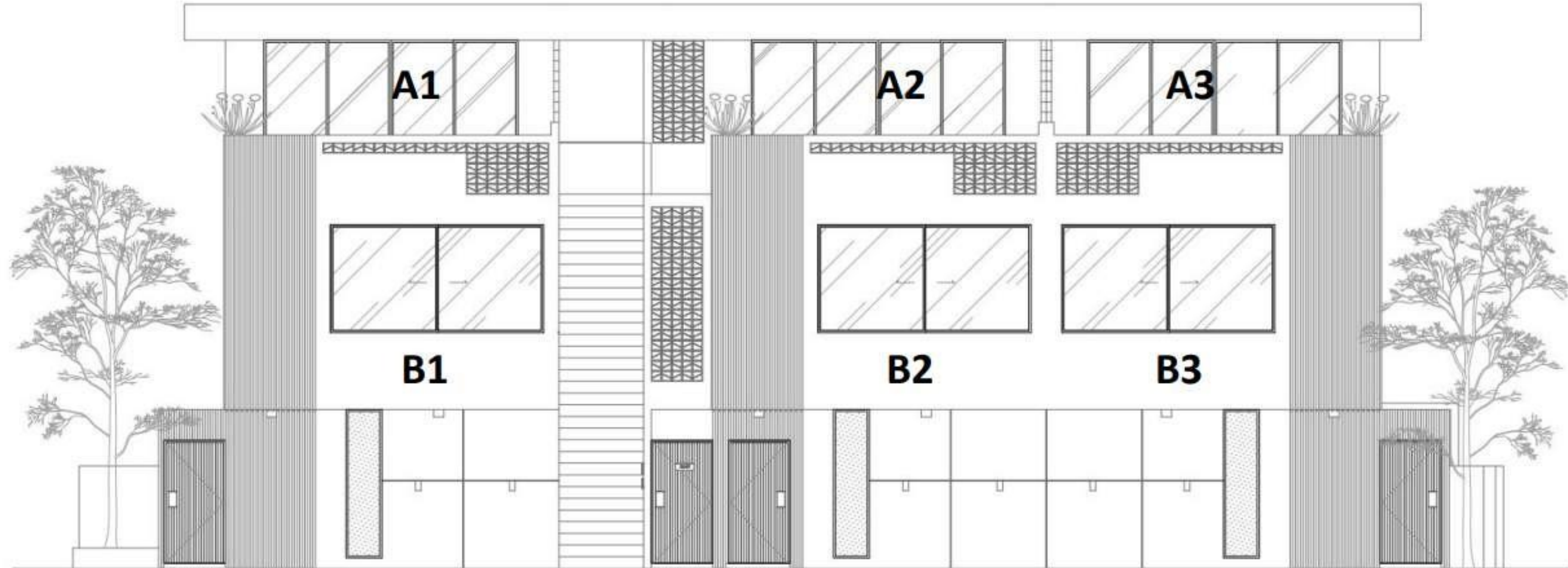
Reinforced concrete

INFO

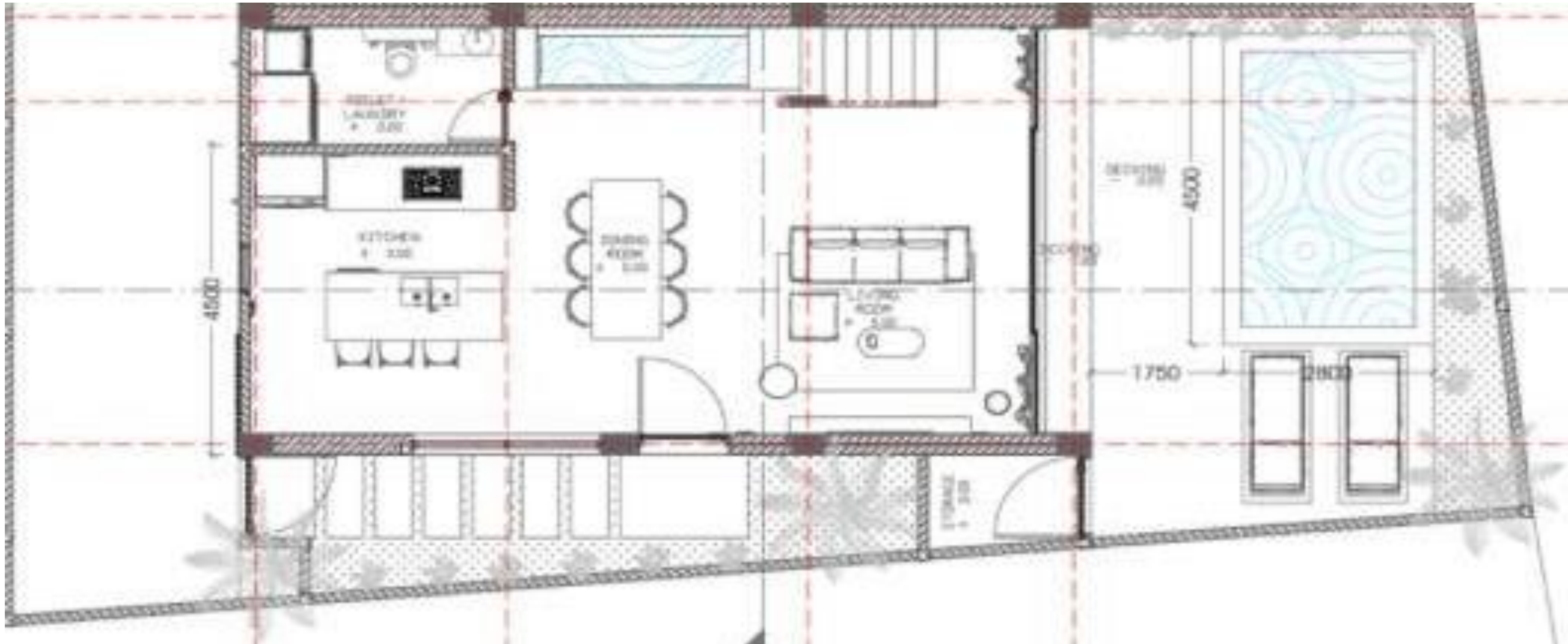
2 Bedrooms, 3 Bathrooms,  
storage/laundry room,  
tech room, pool,  
fully integrated kitchen

## FINISHING MATERIALS

Pool marble tiles,  
decking natural  
andesite stone,  
flooring 80x80 tiles,  
cabinetry hpl,  
interior veneer,  
aluminium ykk

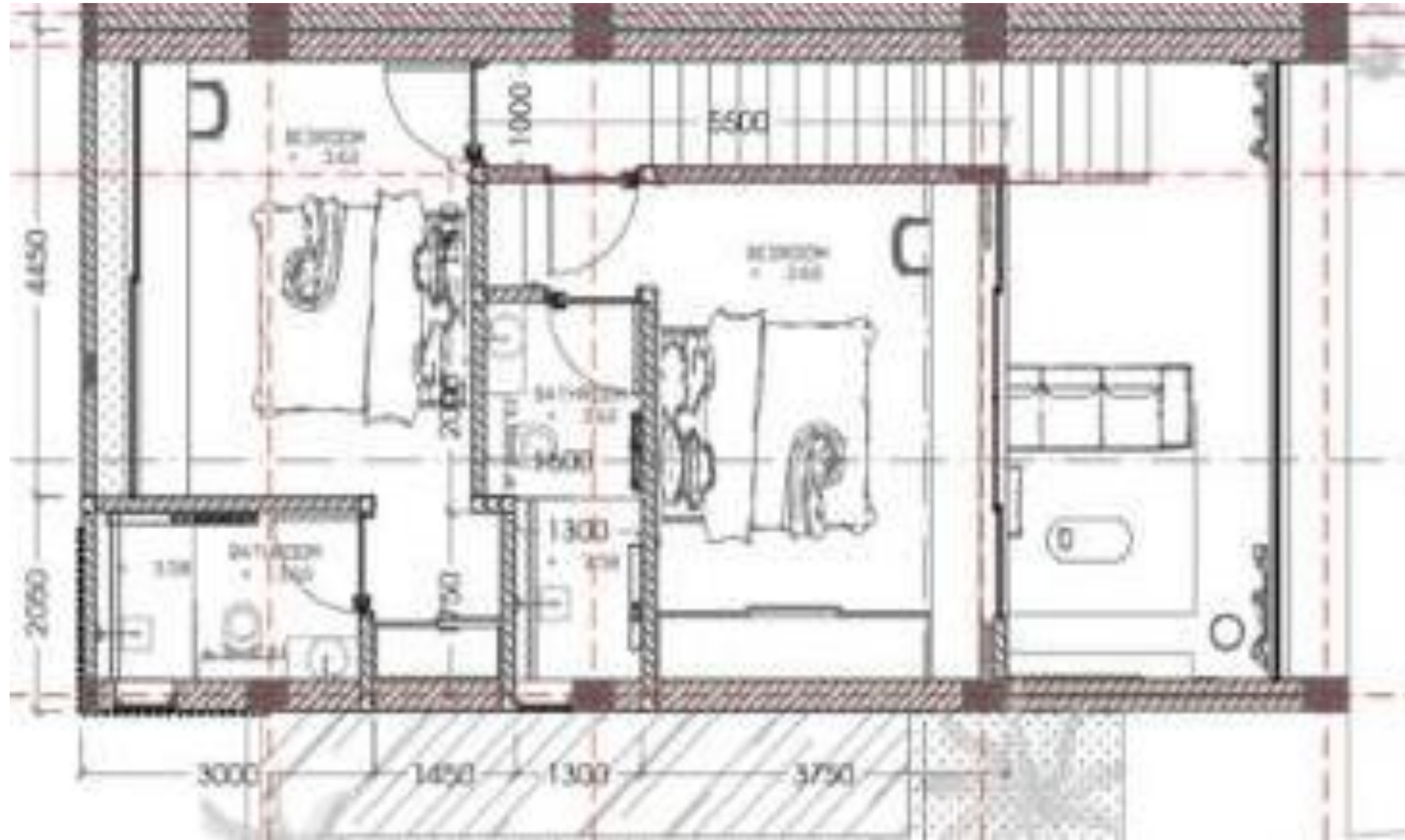


# Ground Floor

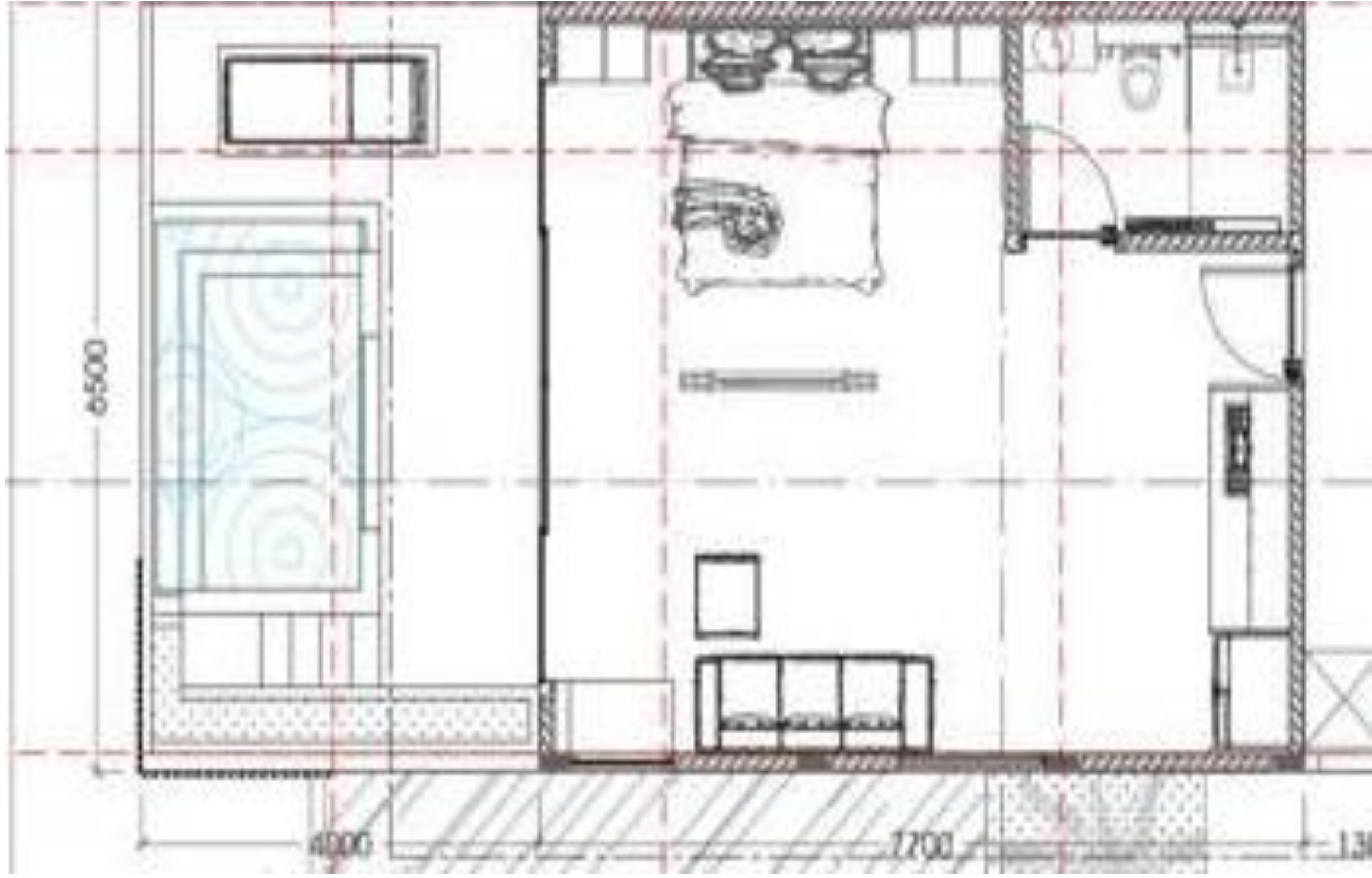




# First Floor



# Penthouse



# Expected Rental Yields



Average rate per day	\$ 300	\$ 275	\$ 250
Occupancy	60%	70%	80%
Revenue	\$ 65,700	\$ 70,263	\$ 73,000
Maintenance	\$ 5,000	\$ 5,000	\$ 5,000
Management/Marketing fees	\$ 6,570	\$ 7,026	\$ 7,300
Net Return	\$ 54,130	\$ 58,236	\$ 60,700
ROI years	6.7	6.2	5.9

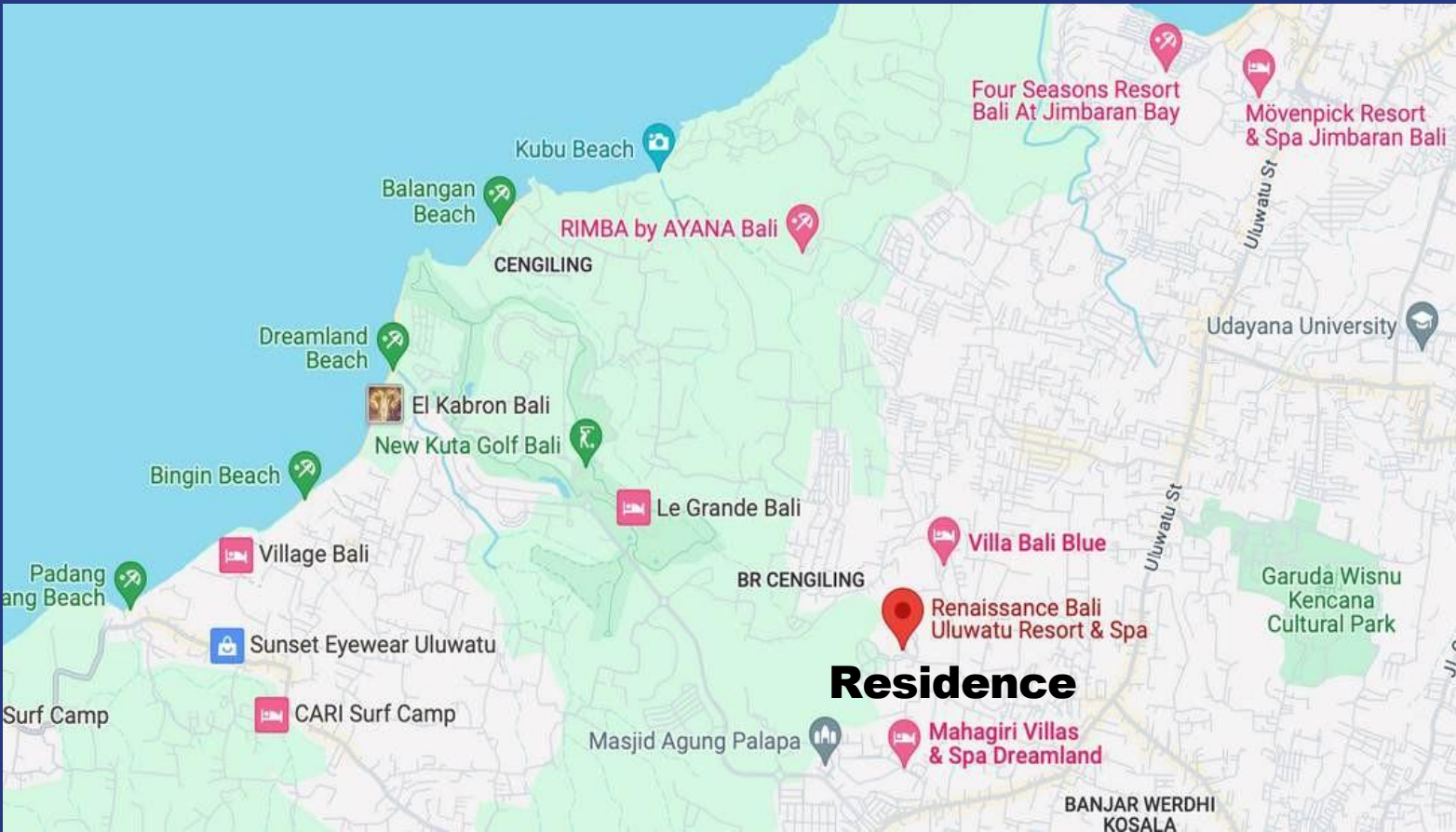
**Villa, 165 sqm, Freehold @US\$ 360,000**

# Expected Rental Yields



Average rate per day	\$ 200	\$ 150	\$ 125
Occupancy	60%	70%	80%
Revenue	\$ 43,800	\$ 38,325	\$ 36,500
Maintenance	\$ 5,000	\$ 5,000	\$ 5,000
Management/Marketing fees	\$ 4,380	\$ 3,833	\$ 3,650
Net Return	\$ 34,420	\$ 29,493	\$ 27,850
ROI years	5.4	6.3	6.6

**Penthouse, 85 sqm, Freehold @US\$ 185,000**



**OKU Cafe & Bistro**

**El Kabron Beach Club**



**GWK Cultural Park**



**Pepito Market**

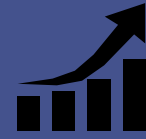


**New Kuta Golf**



**Cafe La Pasion**

# Highlights



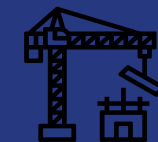
**Unique Investment in most popular tourist destination (10 minutes from Balangan beach)**



**Freehold ownership ensuring exponential appreciation**



**100% Managed property - maintenance & rental management**



**Ongoing Construction - completion date - Oct, 2024**



**Attractive Investment with an average return of more than 15% per annum**



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