



Phone WA: +971 50 687 5655
Email: info@shailjayproperties.com
<https://shailjayproperties.com>

Shailjay Properties, Jl. Casablanca NO 45,
Permata Executive Office, LT. 4, Kec. Tebet,
Jakarta Selatan, DKI Jakarta, Indonesia

Shailjay Management, Jl. Casablanca NO 45,
Permata Executive Office, LT. 4, Kec. Tebet,
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ELOUREA RESIDENCE BALI

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Shailjay Properties

PRESENTS ELOUREA RESIDENCE

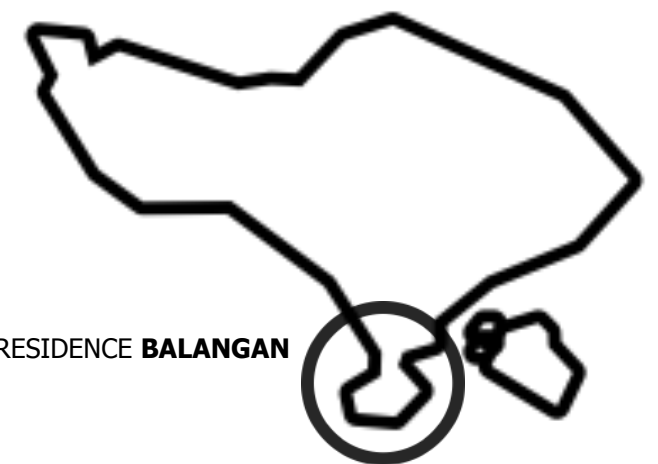
"Located conveniently near everything, the hub of Bali "

The Bukit peninsula is one of the most exciting and authentic locations on the island of Bali and will be on the hotlist the follow years. With the Garuda Wisnu Kencana (GWK) statue cultural park and a short 20 minutes drive to the airport, prominent water sports just off the beaches makes Bukit peninsula the perfect getaway destination.

Jump on a speed boat to the Nusa Penida island, Gili islands or Lombok...

Moving to or invest in a new country can be an exciting experience. We will share our tips, advice and stories to prepare your move and get into your new home in Bali. Elourea Residence is a stylish development of two and one bedroom exclusive villas and studios in peaceful area of Balangan Bukit Peninsula

"Certainly an investment opportunity for the investor looking for high return on investment"



ELOUREA RESIDENCE BALANGAN

1
MIN



5
MIN



20
MIN



25
MIN



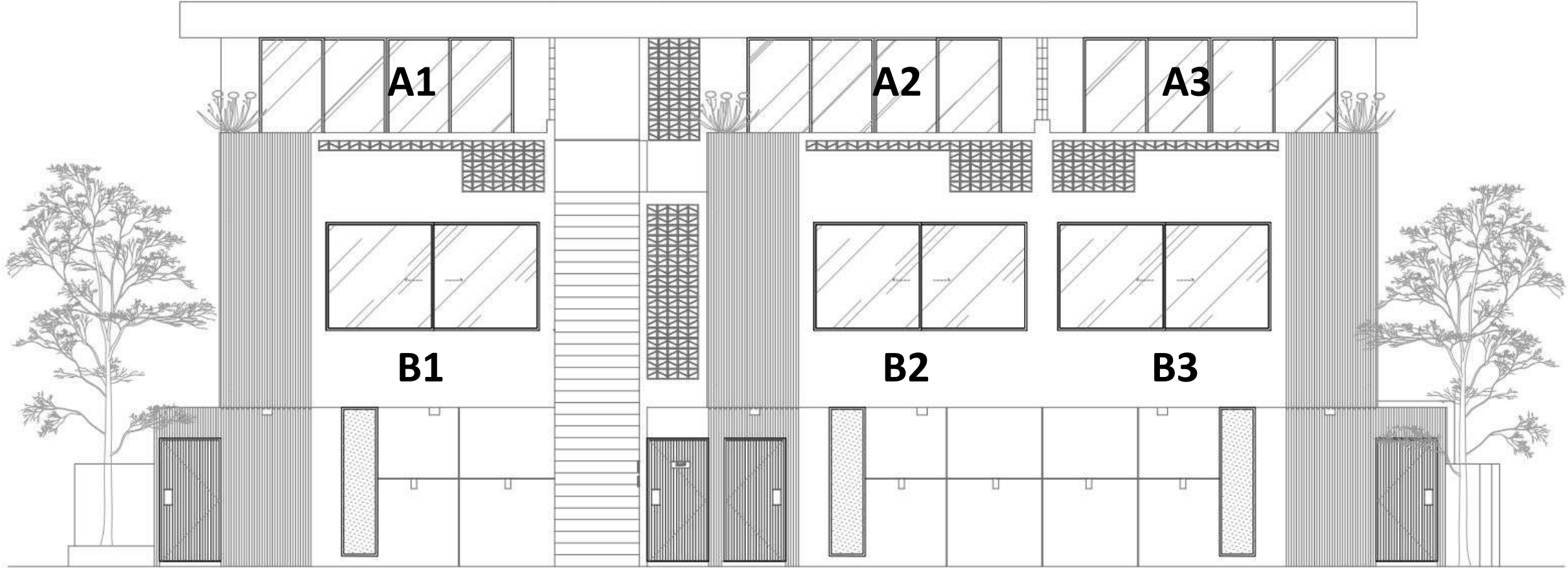
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ELOUREA RESIDENCE BALI



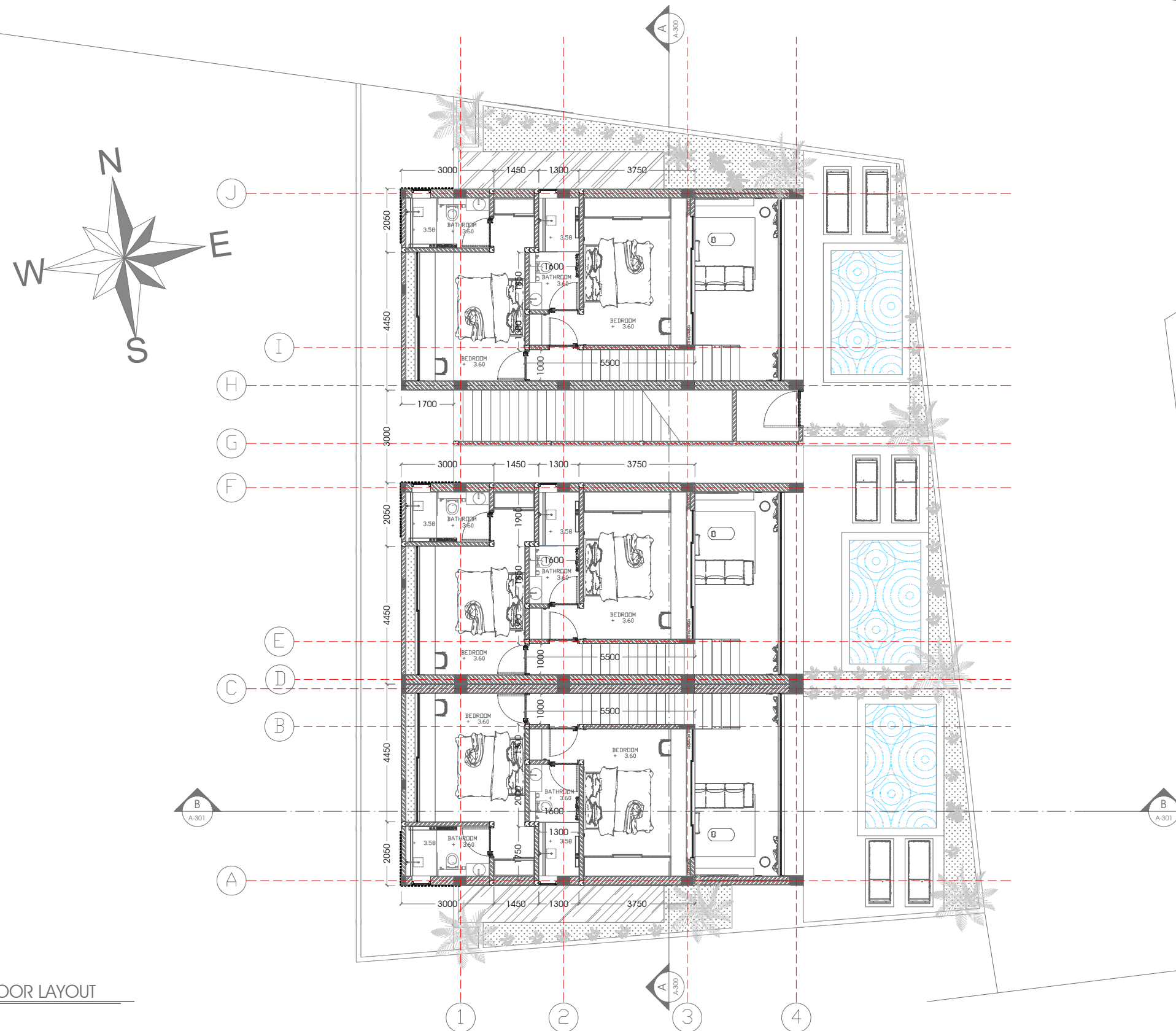
UNIT	ENCLOSED	TOTAL	ACCESS	STATUS	PRICE
PENTHOUSE STUDIO A1	50m2	85m2	PRIVATE PARKING	FREEHOLD	MARKET PRICE
PENTHOUSE STUDIO A2	50m2	85m2	PRIVATE PARKING	FREEHOLD	MARKET PRICE
PENTHOUSE STUDIO A3	50m2	85m2	PRIVATE PARKING	FREEHOLD	MARKET PRICE
VILLA B1	130m2	165m2	PRIVATE PARKING	FREEHOLD	MARKET PRICE
VILLA B2	130m2	165m2	PRIVATE PARKING	FREEHOLD	MARKET PRICE
VILLA B3	130m2	165m2	PRIVATE PARKING	FREEHOLD	MARKET PRICE
SHAILJAY PROPERTIES	COMING SOON	RESIDENCE 2	PRIVATE PARKING	FREEHOLD	MARKET PRICE
SHAILJAY PROPERTIES	COMING SOON	RESIDENCE 3	PRIVATE PARKING	FREEHOLD	MARKET PRICE

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<div>A</div>	REINFORMATION	DATE			
NO	REMARK	DATE&SIGNED			
REVISION					
<div>LAYOUT PLAN FIRST FLOOR</div>					
			DRAWING TITLE		
			SCALE	SCALE 1:150	A3
			DRAWN BY	GUINGBAS	
			CHECKED BY	MADE ADIYASA	
APPROVED BY	PATRIK KARLSSON				
AUTHORIZED					
STATUS	DESIGN&DEVELOPMENT				
DRAWING NO		PAGE			
CODE		QTY			



ILLUSTRATION PURPOSE



#WHITE MARBLE



#LOCAL MARBLE



#BLACK MARBLE

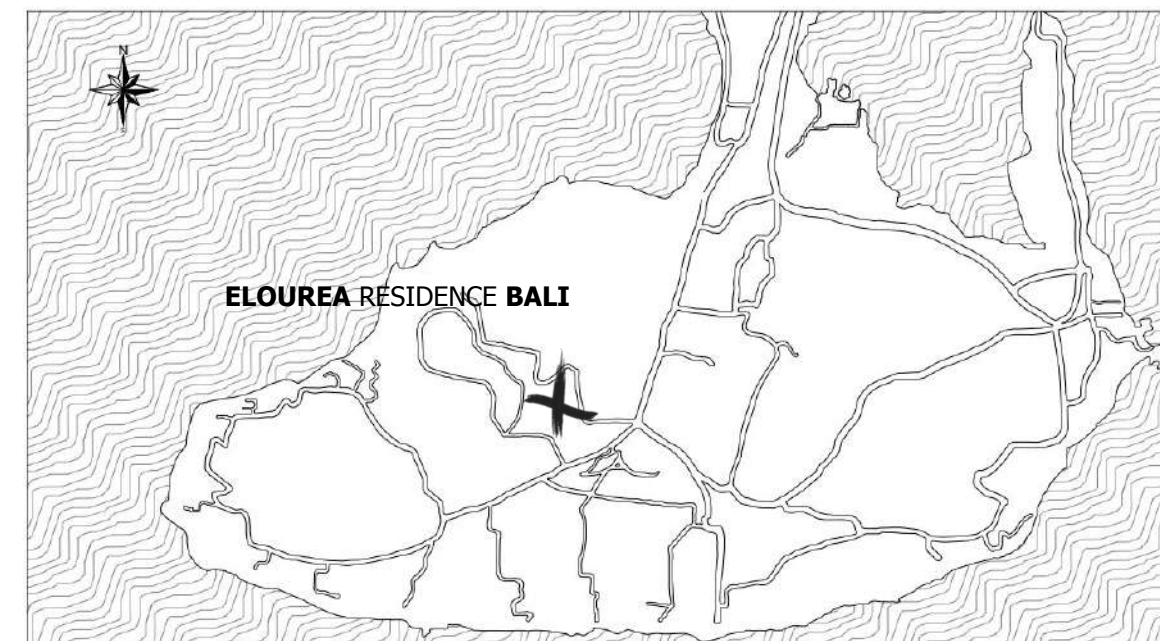


ELOUREA RESIDENCE BALI

We pride ourselves in a personalized approach to every project. We work meticulously to create state-of-the art modern designs that every client would envision themselves in. Elourea Residence stands as a shining example of our commitment to modern design, where we envision ourselves spending quality time and creating lasting memories.

We believe that every project is an opportunity to showcase our creativity, craftsmanship, and commitment to excellence, and we strive to deliver exceptional results every time.

"Our goal is to provide you with a home that will truly be your forever home. We strive to create spaces that are not just houses but personalized havens where you can build a lifetime of memories"



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ELOUREA RESIDENCE BALI

Alongside the bed, a spacious working desk provides a convenient area for productivity. Whether you need to focus on work or indulge in a creative project, all the bedrooms is designed to cater to your needs.

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

Large windows flood the room with natural light, creating an airy and tranquil atmosphere. The neutral color palette enhances the room's serene ambiance, while tasteful decorations add a touch of personality.

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



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ELOUREA RESIDENCE BALI

Daily rentals can return 100% or more than monthly or annual rentals.

We achieve higher profits for owners using dynamic pricing, while closely managing occupancy rates.

This is where we add the most value to your investment. We take the stress out of managing your property by doing everything on your behalf. We will consult you if, and when any major expenses are required.

Maintenance is an important process to ensure that the property function well over time and to sustain a comfortable living.

Let the professionals handle the villa management and transfer you the passive income.



#1 HOSPITALITY

SHAILJAY
PROPERTIES

VILLA MANAGEMENT



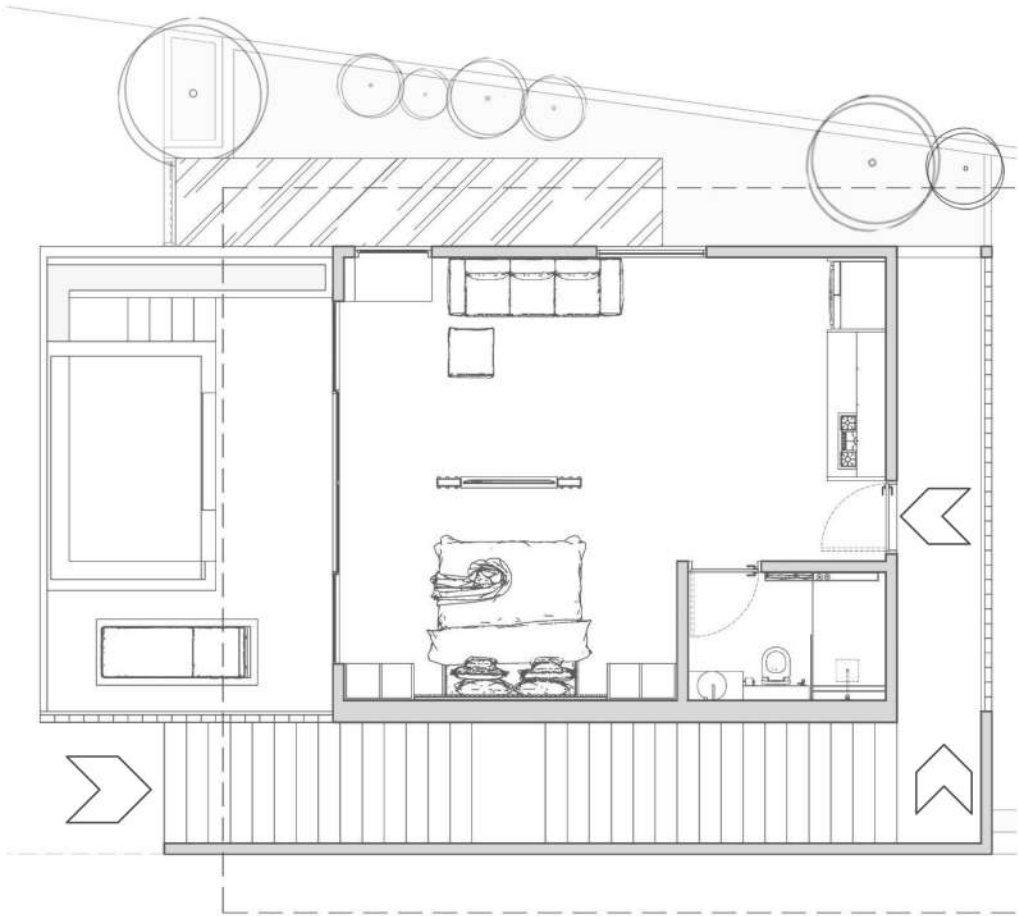


ILLUSTRATION PURPOSE



A1,A2,A3 PENTHOUSE STUDIO

ENCLOSED	TOTAL	STRUCTURE	INFO
50m2	85m2	Reinforced concrete	1 Bedrooms, 1 Bathrooms, storage room, jacuzzi, integrated kitchen
STATUS Freehold		ETA CONSTRUCTION December 2024	



FINISHING MATERIALS

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





ILLUSTRATION PURPOSE



B1,B2,B3

VILLA - TWO BEDROOM

ENCLOSED
130m2

TOTAL
165m2

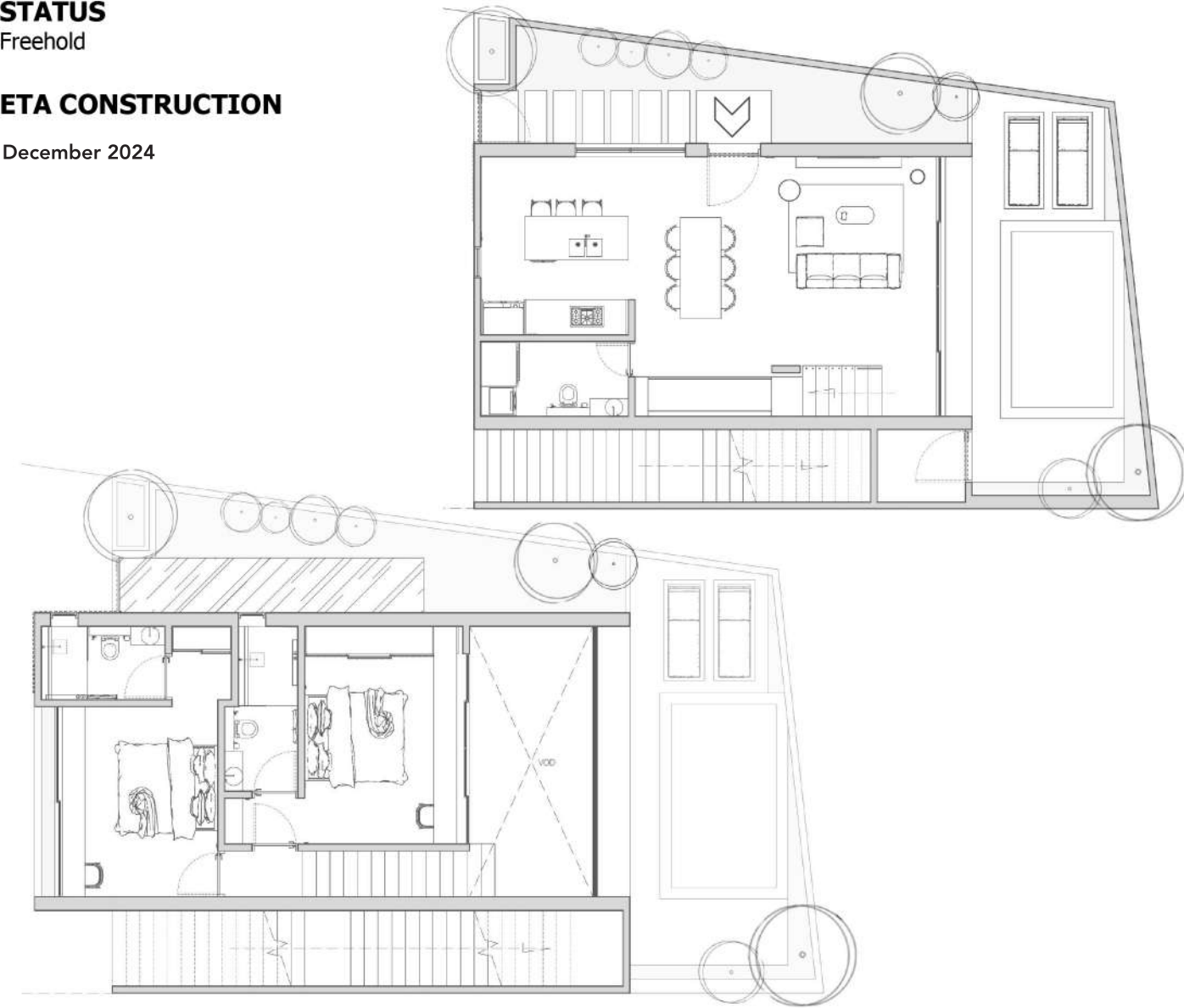
STRUCTURE
Reinforced concrete

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

STATUS
Freehold

ETA CONSTRUCTION

December 2024



FINISHING MATERIALS

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

01



02



03



04



05



06



07





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ILLUSTRATION PURPOSE



FINANCIALS

PENTHOUSE STUDIO

Selling Price	STATUS	ETA CONSTRUCTION
USD 195,000 Turnkey	FREEHOLD	December 2024
Occupancy	Annual Revenue	Net Annual Return
80%	USD 22,500	18.65%
60%	USD 14,000	13.25%
40%	USD 9,250	10.30%



FINANCIALS

VILLA - TWO BEDROOM

Selling Price	STATUS	ETA CONSTRUCTION
USD 385,000 Turnkey Early Bird Price	FREEHOLD	JULY 2024
Occupancy	Annual Revenue	Net Annual Return
80%	USD 43,500	21.00%
60%	USD 31,500	16.65%
40%	USD 21,000	12.71%



FINANCIALS

FULL PROJECT

Selling Price	STATUS	ETA CONSTRUCTION
USD 1,520,000 Turnkey Early Bird Price	FREEHOLD	JULY 2024

Key Highlights –

- **Unique** Investment opportunity in South East Asia’s Most Popular Tourist Destination
- **Freehold** ownership; allowing making investment appreciation potential alongside rental income
- **Villa Management** Service available
- **Ongoing Construction**
- Competitive **Maintenance cost** provided by developers
- Long term **Residence visa** provided with property purchase
- Direct **Ownership** of PT PMA company if investing in full project
- Close proximity to world class beaches , 5* resorts , international airport make it most preferred choice for short & medium term rentals for tourist using Nomad Visa program.
- **Attractive Investment** with an average return of more than **16%** per annum on the villa and **14%** on the Penthouse
- Developers Property Management shall manage the property including but not limited to marketing for short term - long term rentals , property maintenance and other associated services at competitive service charges.

Projects by Contractor

Villa in Pererenan

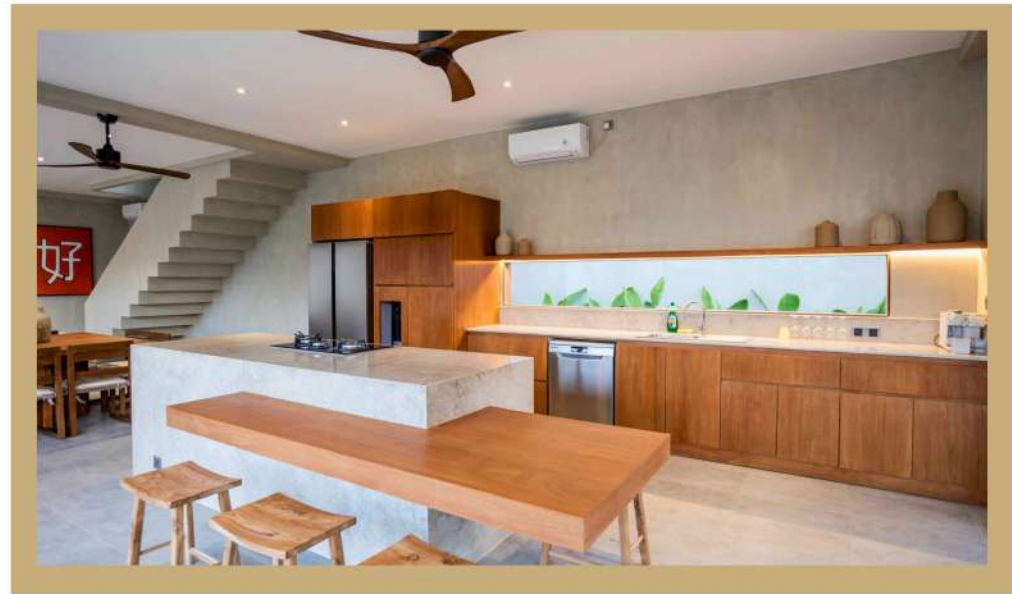




Projects by Contractor

B
C
D
DEVELOPMENT

VILLA HAO



Projects by Contractor

Villa in Pererenan

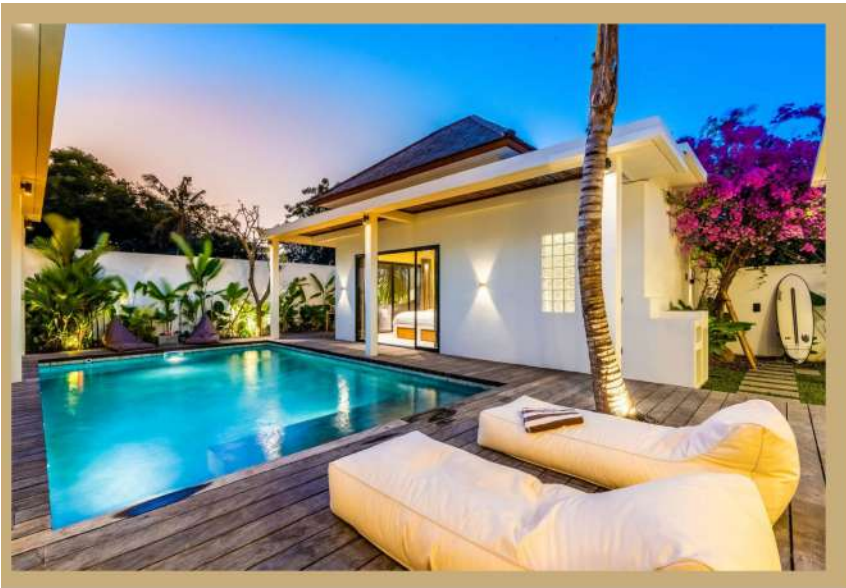


Projects by Contractor

B
C
D
DEVELOPMENT

Villa Scampi





Projects by Contractor

B
C
D
DEVELOPMENT

Villa Wowsome

