

AKO VILLAS[©]
invest in your future

Welcome to *Bali*

Bali remains one of the world's premier tourist and investment destinations, renowned for its stunning nature, rich culture, and exceptional hospitality.

Forbes

Top 5 best places to live and invest

Tripadvisor

Top 2 most popular tourist destinations in the world

Instagram

Top 5 most Instagrammable places on the planet

Travel + Leisure

Top 5 most hospitable destinations

Bali New investment leader in the luxury segment

**6M+
tourists annually**

8-20% year-over-year
growth

**12-22%+
ROI**

Significantly exceeding
global averages (5-8%)

**80%+
occupancy rate**

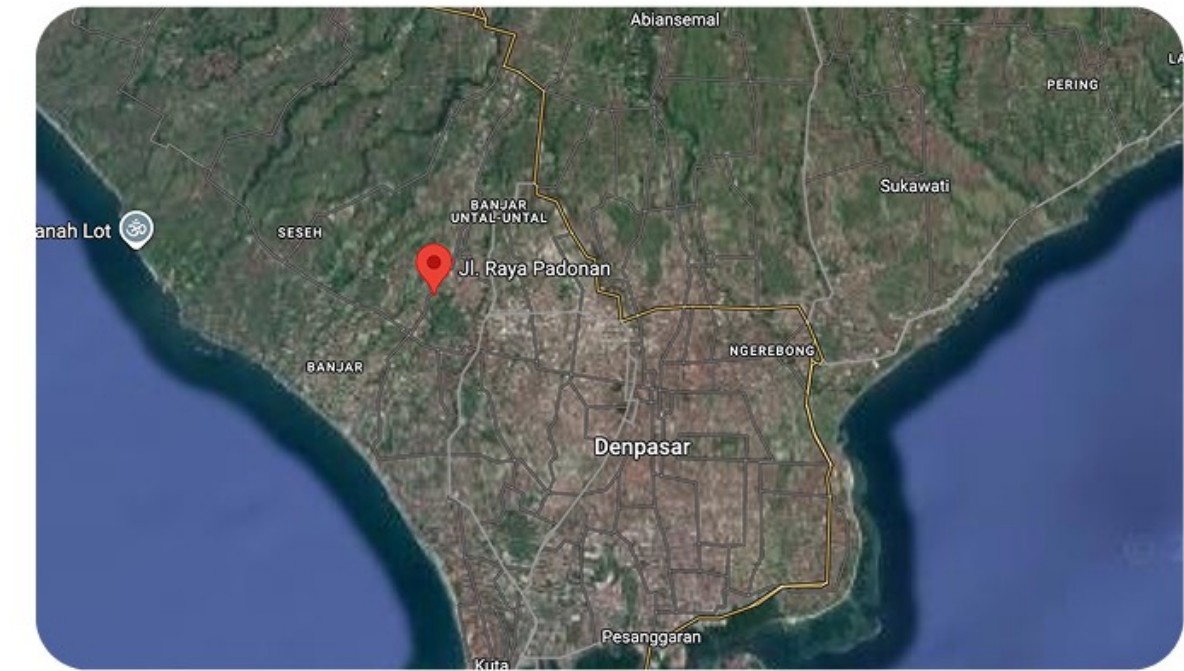
Year-round climate
and tourist mix





PADONAN

Canggu, Bali



Padonan is located 8 minutes from Canggu center and is one of the fastest-developing luxury districts in Bali with 25% annual land price growth. The district combines Canggu's prestige with peaceful exclusivity without overcrowding, offering a premium location at a reasonable price.



Oasis

Price from	\$249 000	Annual ROI	19,5-19,7%
Handover	Q1 2026	Size	170-178m²
Bedrooms	2	Location	Padonan, Canggu
Payback period	5 years	Availability	3 out of 5 villas

Boutique collection of 5 villas designed with maximum comfort and profitability in mind. Each villa features a private pool and tropical garden, providing guests with complete privacy.

Villa Types

Standard villas

4 villas

Price from	\$249,000	Bathrooms	3
Total area	170m ²	Upper floor and balcony	72m ²
Living area	113m ²	Pool	15m ²
Pool area	48m ²	Land area	125m ²

Corner villa

1 villa

Price from	\$269,000	Bathrooms	3
Total area	178m ²	Upper floor and balcony	80m ²
Living area	130m ²	Pool	12m ²
Pool area	48m ²	Land area	153m ²

ROI

19,5%

What is ROI?

ROI (Return on Investment) is a key indicator of investment profitability expressed as a percentage annually. It shows how much profit each dollar invested generates annually.

Example:

- Villa cost: \$1000 000
- Annual profit from rental: \$200 000
- ROI = 20%

STANDARD VILLA

Cost	\$249 000
Nightly Rate	\$150
Monthly Rental Days	27
% Occupancy Rate	90%
Monthly Revenue	\$4050
Annual ROI%	19,5%
Property Management	20%

The presented calculations are based on market analysis of similar properties and forecasted rental rate growth.

ROI

19,7%

What is ROI?

ROI (Return on Investment) is a key indicator of investment profitability expressed as a percentage annually. It shows how much profit each dollar invested generates annually.

- Example:
- Villa cost: \$1000 000
 - Annual profit from rental: \$200 000
 - ROI = 20%

CORNER VILLA	
Cost	\$269 000
Nightly Rate	\$170
Monthly Rental Days	27
% Occupancy Rate	90%
Monthly Revenue	\$4590
Annual ROI%	197%
Property Management	20%

The presented calculations are based on market analysis of similar properties and forecasted rental rate growth.













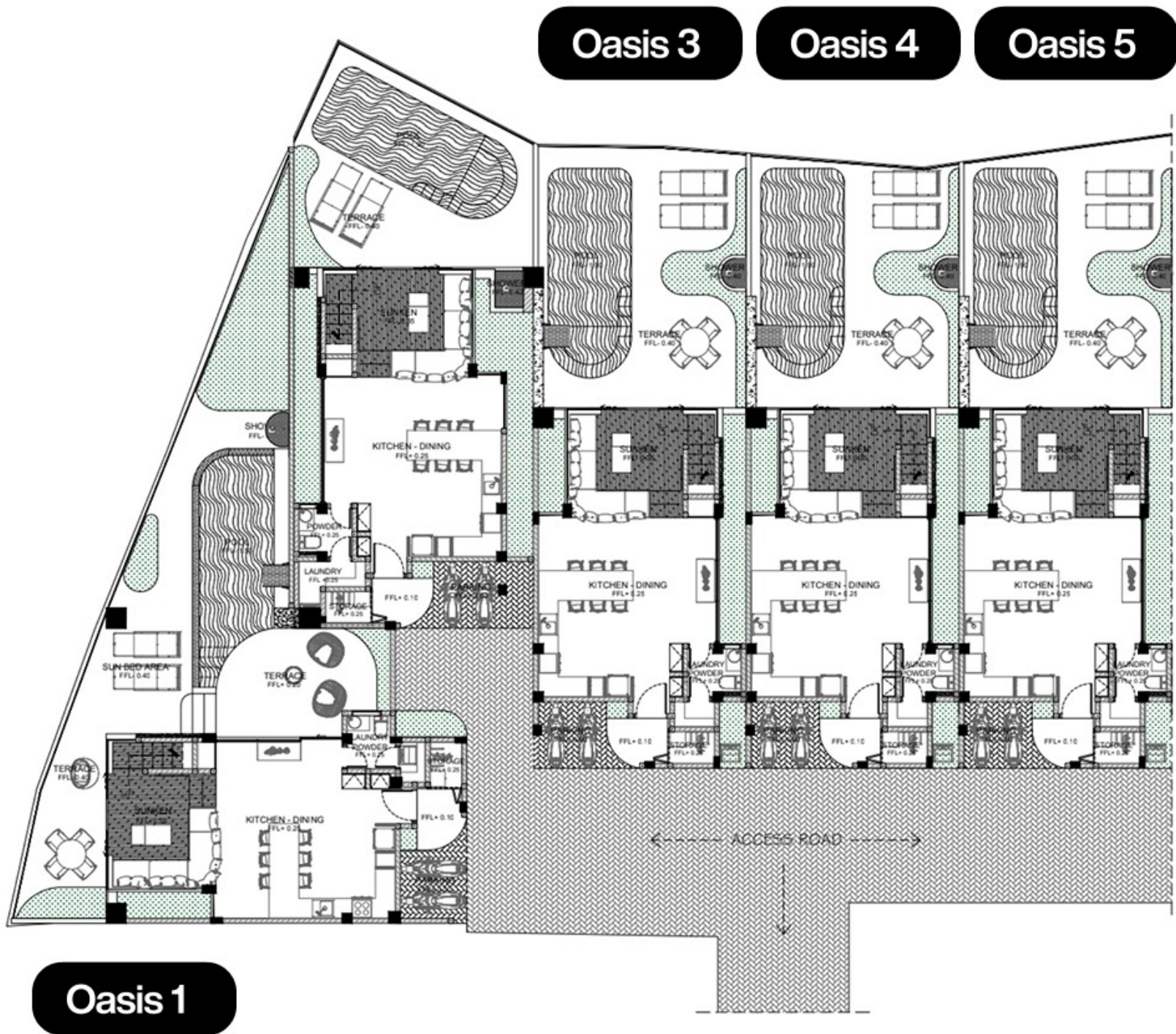




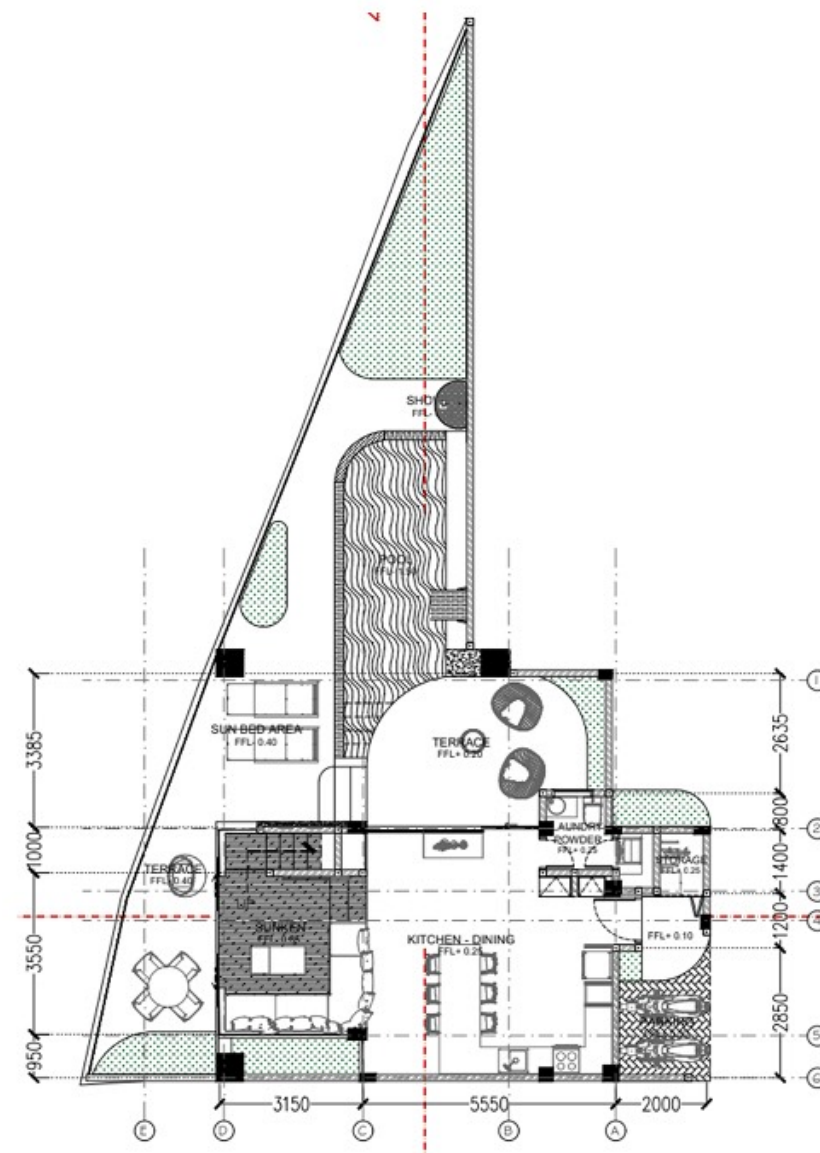




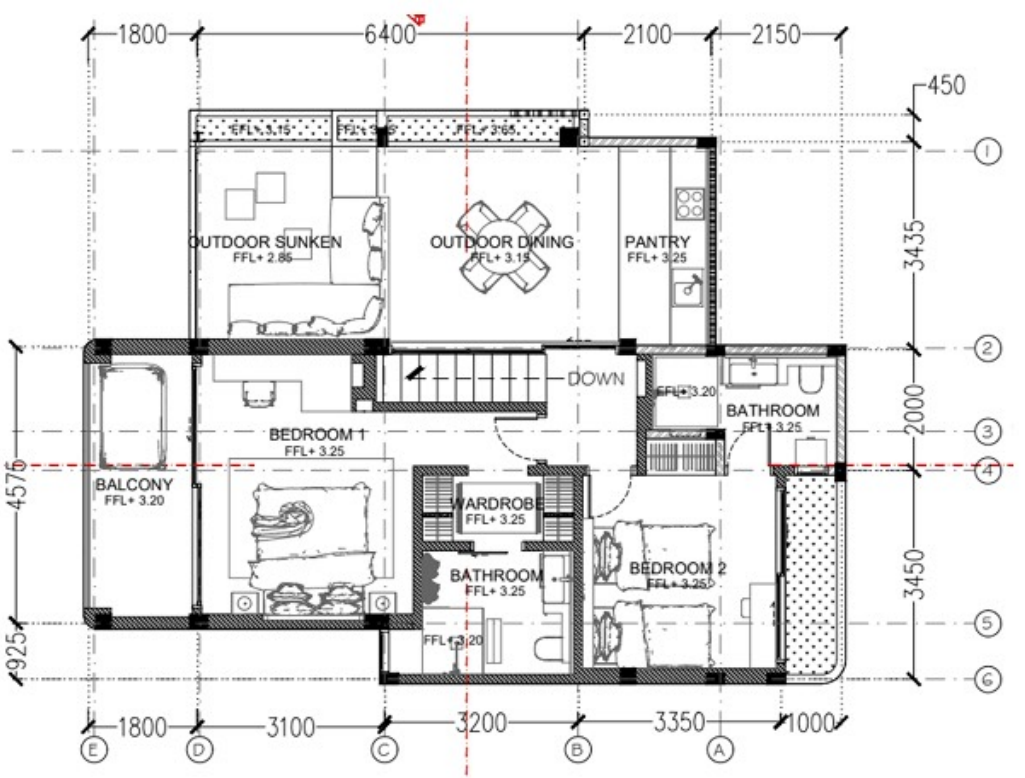
Villa Layouts



Oasis 1 Ground Floor

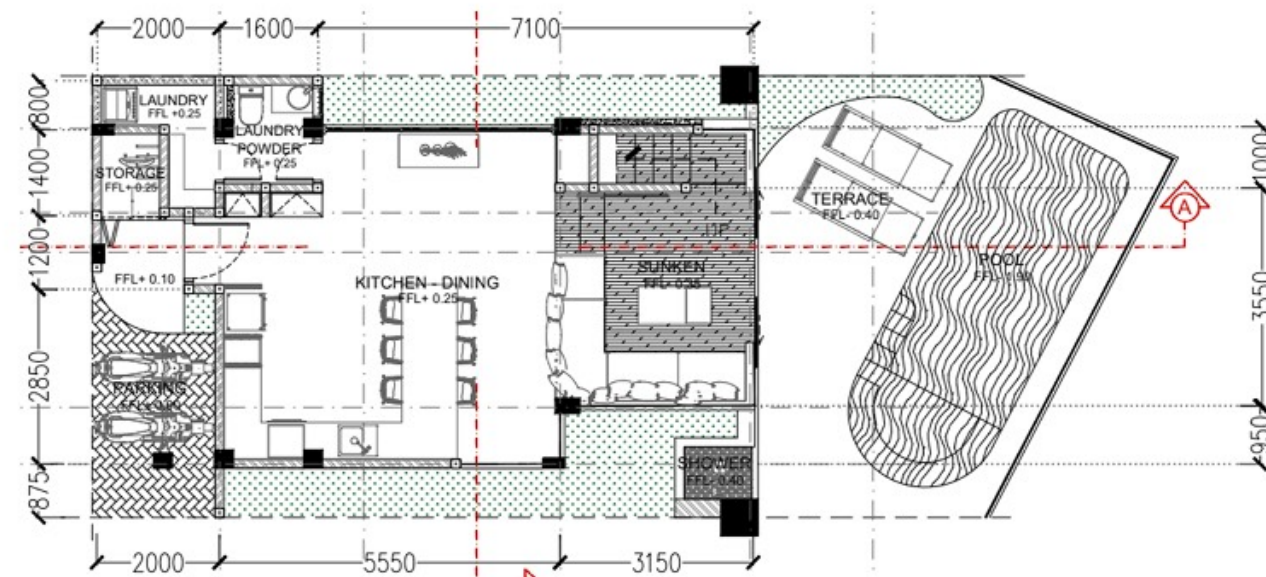


Oasis 1 First Floor



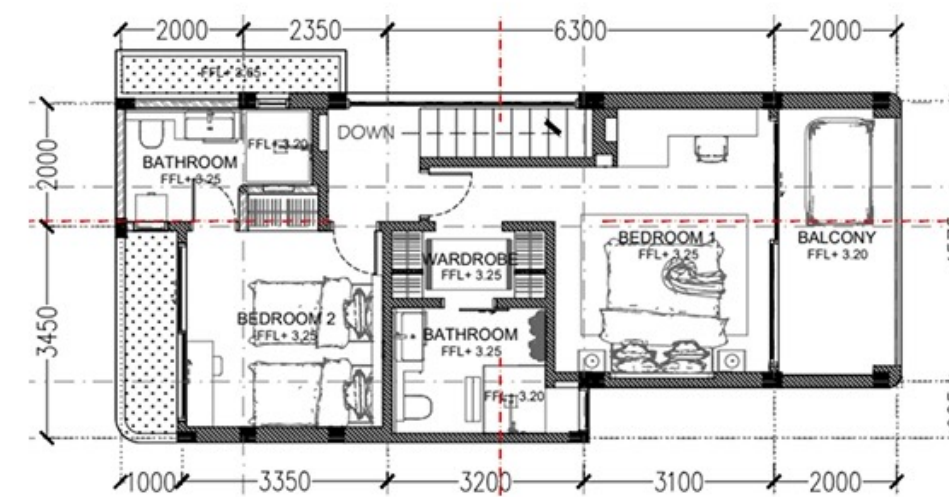
178m²
ROI 17,7%
Pool
2 bedrooms
3 bathrooms
full investment service
29 years leasehold + 30 years extension

Oasis 2 Ground Floor

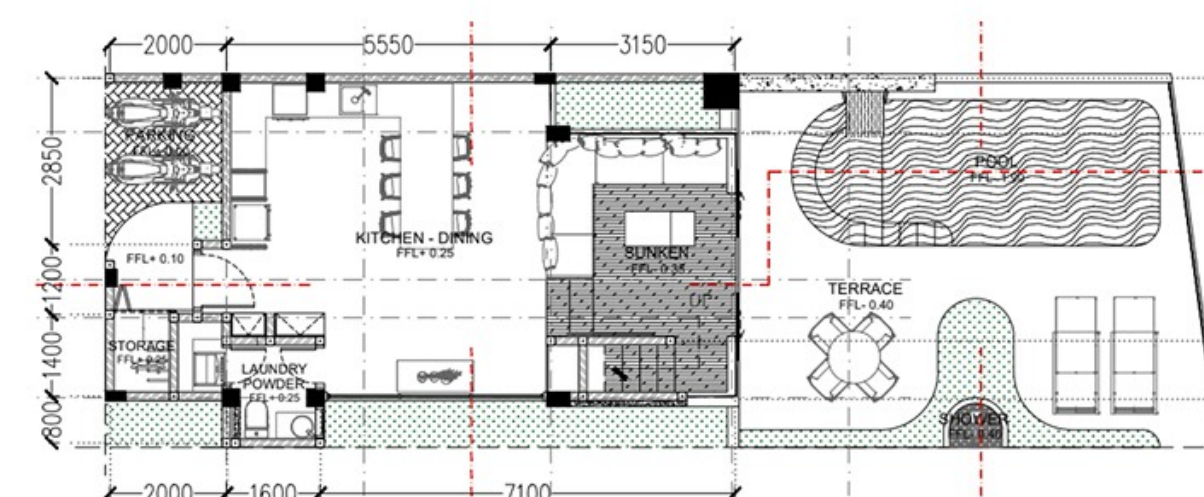


170m²
ROI 17,3%
Pool
2 bedrooms
3 bathrooms
full investment service
29 years leasehold + 30 years extension

Oasis 2 Fist Floor

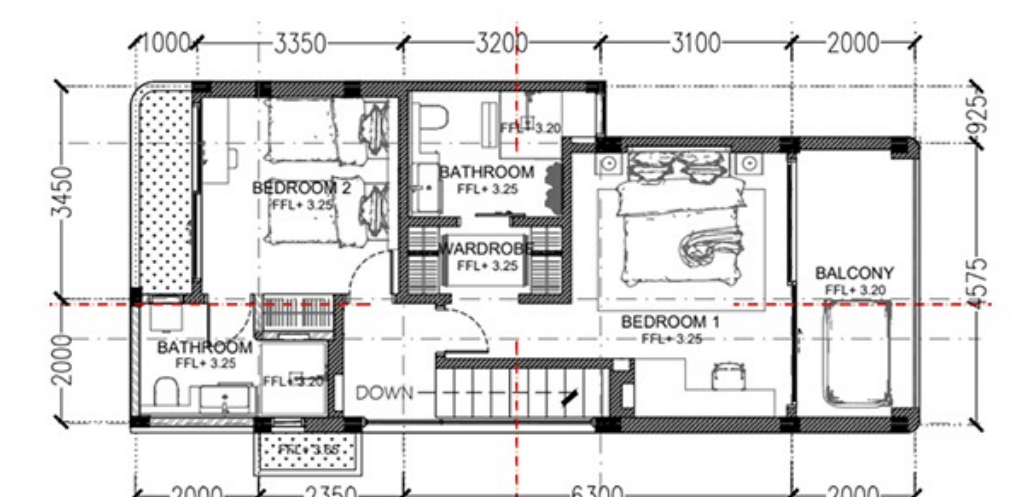


Oasis 3/4/5 Ground Floor

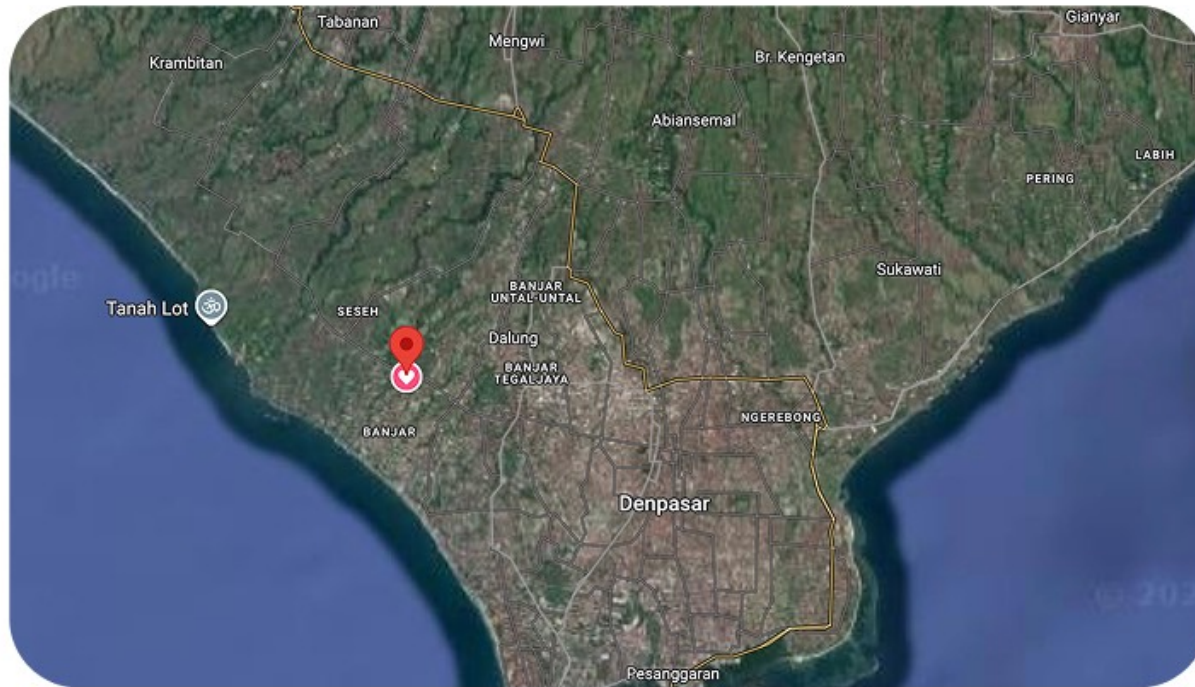


170m²
ROI 17,3%
Pool
2 bedrooms
3 bathrooms
full investment service
29 years leasehold + 30 years extension

Oasis 3/4/5 Fist Floor



PERERENAN *Canggu, Bali*



Pererenan is the most prestigious district in Bali, concentrating the most fashionable restaurants and premium brands. The international elite chooses this location to combine authentic luxury with the proximity of Canggu's cultural beaches. The area recorded a 30% increase in property value in 2024.





Reflection

Price from	\$2,490,000	Annual ROI	21,9%
Handover	Q1 2026	Size	923m ²
Beedroom	5	Location	Pererenan, Canggu
Payback period	4 years	Availability	1 out of 3 villas

Exclusive collection of three five-bedroom villas, view of the rice terraces and the volcano Agung, each designed with the highest comfort and profitability in mind. Each villa is equipped with a private sauna, ice bath and tropical garden, offering guests a complete wellness experience in absolute privacy.

Villa Specification

Price from	\$2,490,000	Bedrooms	5
Total area	923m ²	Bathrooms	6
Living area	414m ²	Pool	56m ²
External areas	315m ²	Land area	1123m ²
Terraces and balconies	193m ²	Amenities	gym, sauna, ice bath



ROI

21,9%

What is ROI?

ROI (Return on Investment) is a key indicator of investment profitability expressed as a percentage annually. It shows how much profit each dollar invested generates annually.

- Example:
- Villa cost: \$1 000 000
 - Annual profit from rental: \$200 000
 - ROI = 20%

REFLECTION VILLA

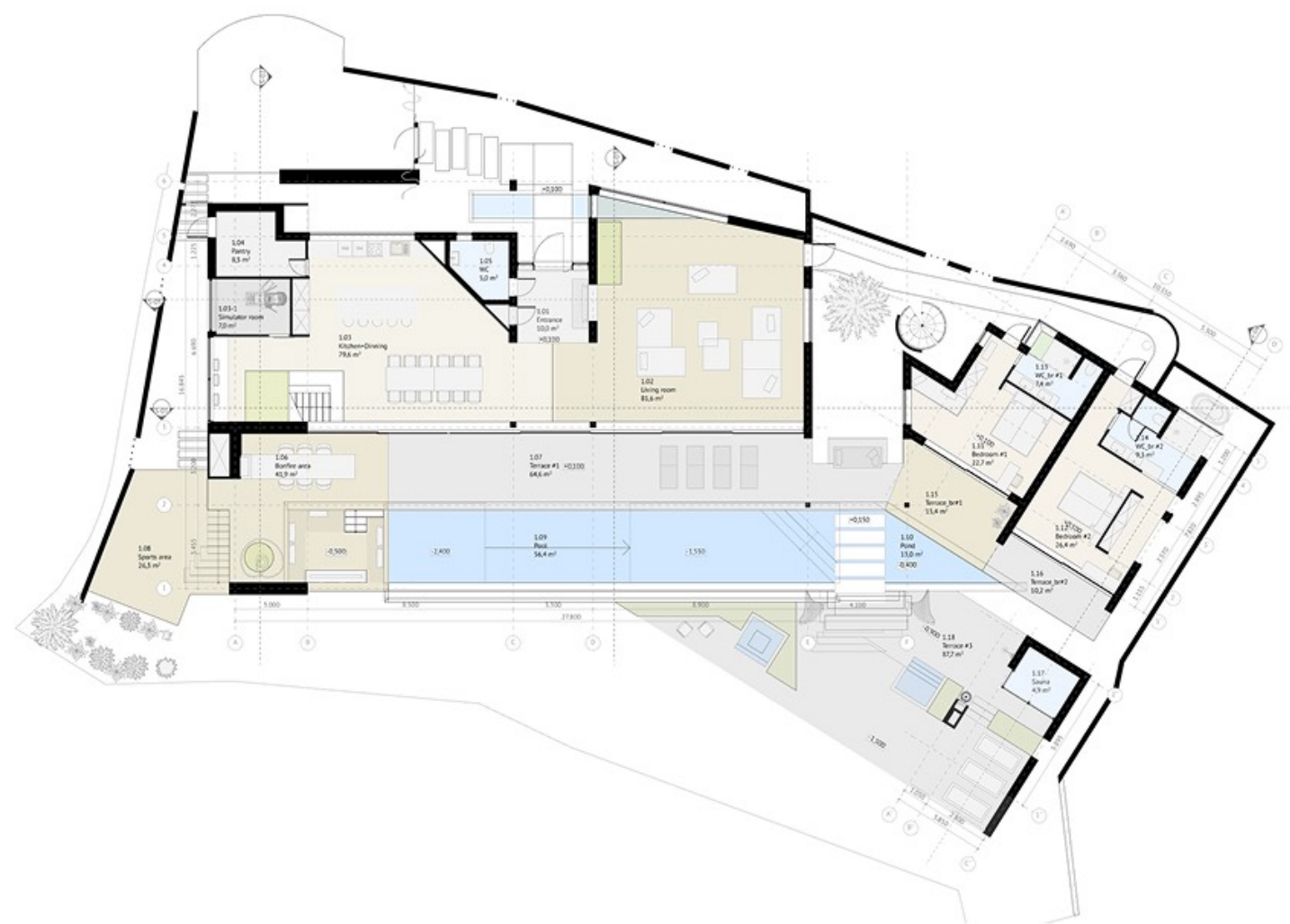
Cost	\$2,490,000
Nightly Rate	\$2200
Monthly Rental Days	24
% Occupancy Rate	80%
Monthly Revenue	\$52,800
Annual ROI%	21,9%
Property Management	20%

The presented calculations are based on market analysis of similar properties and forecasted rental rate growth.



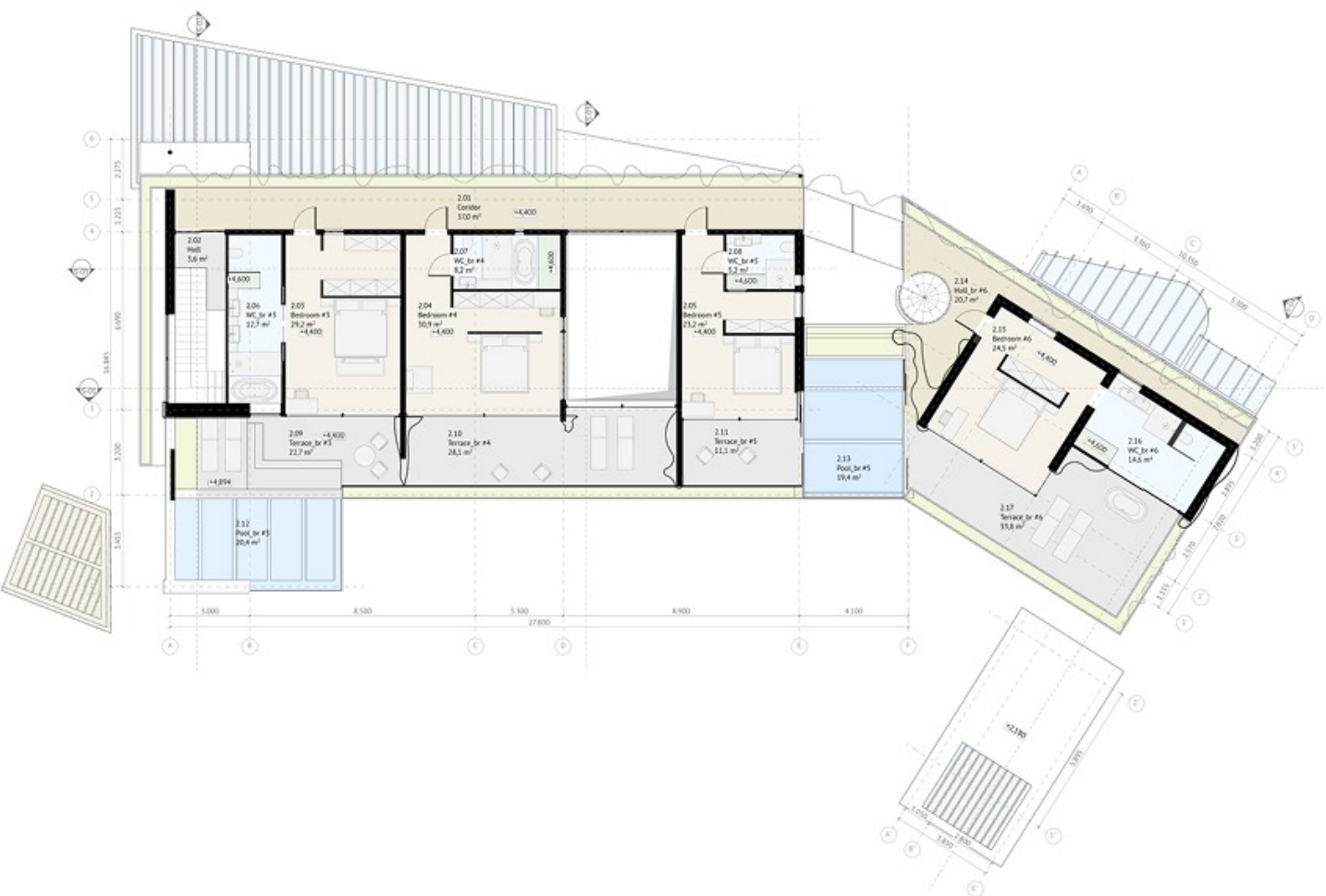


Ground Floor



Living area	262m ²
External area	315m ²
Bathrooms	2
Bedrooms	2

First Floor



Living area	152m ²
Terraces and balconies	193m ²
Bathrooms	4
Bedrooms	3

Additional Services

You invest with peace of mind. We handle the rest.

Legal support

Along with document translation into any language.

Visa service

Professional advice and assistance in obtaining the appropriate visa.

Return guarantee

Return of the first payment if construction does not begin within 6 months.

Personalization

Ability to customize colors and finishing materials.

Philosophy

Collect moments, not things

AKO Villas was born from a deep need to create spaces that transcend the ordinary concept of real estate. After years of introspection, we understood that true luxury lies in the quality of experiences we can create for ourselves and our loved ones

Every AKO project is not just a good investment opportunity – it's an invitation to a fuller, more conscious life. Where morning coffee by the pool becomes a ritual of gratitude, where sunsets over rice fields remind us of what truly matters.

In a world where success is measured by the number of possessions, AKO Villas stands as a manifesto of a different philosophy. This is a place where investment in stone and wood translates into investment in oneself – in moments of silence in the world, in spontaneous conversations under the stars, in feelings of complete presence that come only when we are in the right place, at the right time.

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