

BERTERNAK UANG DARI PROPERTY Di BALI





WHY BALI

Wisman ke Bali - Juli 2024

NO	NATIONALITY	%
1	Australian	24,22
2	India	9,14
3	China	7,64
4	United Kingdom / Inggris	4,75
5	Korean South	4,45
6	USA/American	4,38
7	Malaysian	3,86
8	France	3,94
9	Singapore	3,43
10	Germany	3,12
11	Russian	2,47
12	Japan	2,49
13	Netherlands / Belanda	2,29
14	Taiwan	1,80
15	New Zealand	2,17
16	Philippines	1,67
17	Others	18,18

Perbandingan Wisatawan

- Jan - July 2023 = 2.896.526
- Jan - Juli 2024 = 3.538.899
(up 22,18%)

ROOM OCCUPANCY RATE OF CLASSIFIED HOTEL IN BALI 2020-2024

MONTH	2020*	2021*	2022*	2023*	2024*
January	59,29%	11,15%	20,71%	46,16%	56,27%
February	45,98%	8,99%	14,86%	41,22%	55,27%
March	25,41%	10,24%	21,90%	40,01%	52,71%
April	3,22%	10,09%	18,98%	44,31%	57,69%
May	2,07%	10,35%	37,35%	47,30%	66,10%
June	2,07%	16,68%	38,77%	59,59%	65,78%
July	2,57%	5,23%	37,52%	63,60%	68,78%
August	3,68%	4,77%	38,37%	60,64%	
September	5,28%	9,46%	46,45%	59,25%	
October	9,53%	17,73%	46,28%	57,43%	
November	9,32%	20,67%	48,91%	54,89%	
December	19,00%	30,67%	53,75%	62,19%	
Average	15,62%	13,00%	35,32%	53,05%	60,37%



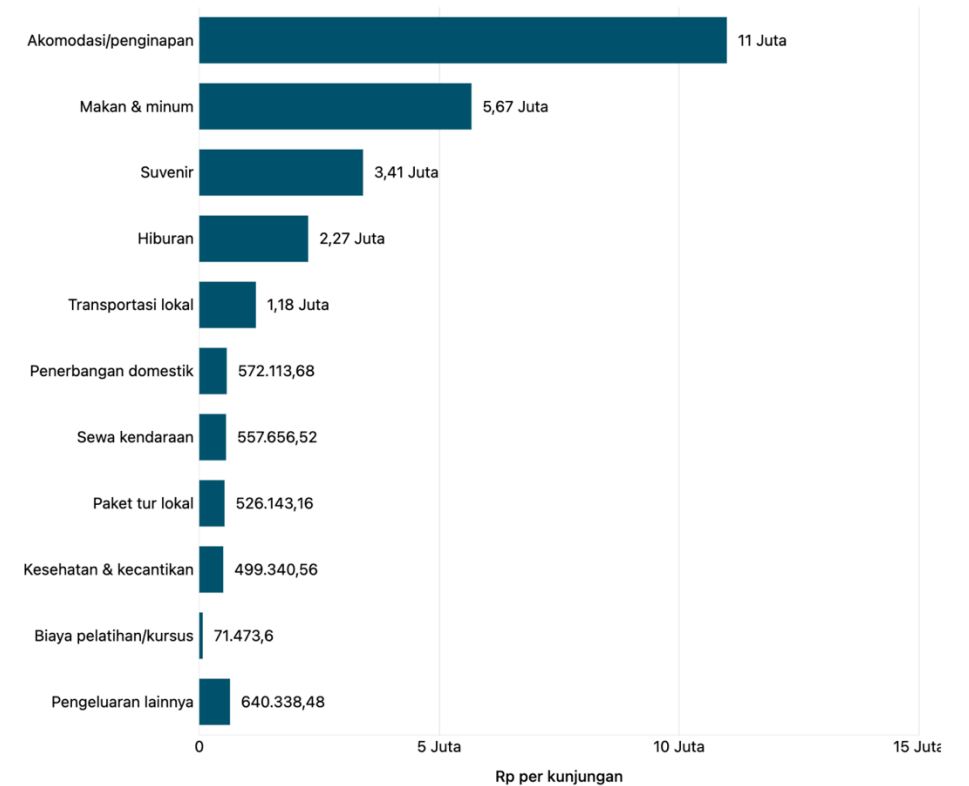
Source : - Bali Government Tourism Office
 - Central Statistic Bureau

LENGTH OF STAY RATE IN CLASSIFIED HOTEL IN BALI 2022-2024

MONTH	2022	2023	2024
	(hari)	(hari)	(hari)
January	1,91	2,36	2,54
February	1,77	2,42	2,62
March	1,85	2,42	2,87
April	1,95	2,55	2,76
May	2,10	2,39	2,75
June	2,15	2,45	2,75
July	2,05	2,57	2,75
August	2,04	2,55	
September	2,36	2,51	
October	2,43	2,53	
November	2,51	2,48	
December	2,47	2,49	
Average	2,13	2,48	2,72

Source : - Bali Government Tourism Office
 - Central Statistic Bureau

Rata-rata Pengeluaran Wisatawan Mancanegara saat Berkunjung ke Indonesia (2023)



Source : -Databoks

WHY Pecatu Jimbaran



- **Banyak Tempat Wisata**
- **Banyak Hotel Mewah**
- **Banyak Restaurant**
- **Berkelas dan Bergengsi**
- **Dekat dengan Airport**



WHY

THE LINKS

GOLF VILLA

Kawasan seluas 400 ha



Project Consultant



Master Plan



3D dan Animation



Marketing Agency



Agent Coordinator



FIESTA



2/33/1
AW 459712

DAFTAR ISIAN 206

PT GOLF

BADAN PERTANAHAN NASIONAL



SERTIPIKAT
(TANDA BUKTI HAK)

KANTOR PERTANAHAN
KABUPATEN / KOTAMADYA
BADUNG

22.02.09.03.3.00664

AW 398259

DAFTAR ISIAN 206

1.6422

BADAN PERTANAHAN NASIONAL



SERTIPIKAT
(TANDA BUKTI HAK)

KANTOR PERTANAHAN
KABUPATEN / KOTAMADYA
BADUNG

22.03.04.02.2.01118

20307
AW 459714

DAFTAR ISIAN 206

PT GOLF

3329

BADAN PERTANAHAN NASIONAL



SERTIPIKAT
(TANDA BUKTI HAK)

KANTOR PERTANAHAN
KABUPATEN / KOTAMADYA
BADUNG

22.02.09.03.3.00675

BE 980932 53371

DAFTAR ISIAN 206

GOLF

BADAN PERTANAHAN NASIONAL
REPUBLIK INDONESIA



SERTIPIKAT
(TANDA BUKTI HAK)

KANTOR PERTANAHAN
KABUPATEN / KOTA
BADUNG

22.03.03.03.3.00682

**Best Nature
Integrated
Development**



**Best High End
Architectural Design**



Tripadvisor

<https://www.tripadvisor.co.id> › Att... · [Translate this page](#) ⋮

10 Lapangan Golf Terbaik di Indonesia

Lapangan Golf di Indonesia · 1. Bali National **Golf** Club · 2. Klub **Golf** Ria Bintan · 3. New Kuta **Golf** · 4. Handara **Golf** Course · 5. Padang **Golf** Sukajadi · 6.



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5 Lapangan Golf Terbaik di Indonesia, Pemandangannya ...

4 Dec 2023 — 1. Bali National **Golf** Club · 2. Lombok **Golf** Kosaido Country Club · 3. Padang **Golf** Sukajadi · 4. Kursus **Golf** New Kuta · 5. Ria Bintan **Golf** Club.

An aerial photograph of a golf course, showing various green fairways, sand traps, and a network of paths. The course is surrounded by lush greenery and some buildings in the background. Four white callout boxes with blue text are overlaid on the image, pointing to specific areas: 'TAHAP PERTAMA THE LINKS GOLF VILLA' at the top left, 'TAHAP KEDUA THE LINKS GOLF VILLA' at the top right, 'ENTRANCE GATE' on the right side, and 'MAIN BOULEVARD' at the bottom center.

TAHAP PERTAMA
THE LINKS
GOLF VILLA

TAHAP KEDUA
THE LINKS
GOLF VILLA

ENTRANCE
GATE

MAIN
BOULEVARD

Luas Area Villa 10ha





KISSING THE GOLF COURSE



**SEMUA UNIT LANGSUNG NEMPEL
KE LAPANGAN GOLF**

Mempunyai View 2 Lapangan Golf



Tee Box 3



Tee Box 2



Hole 3



TAHAP 1



SA
12

TAMPAK DEPAN
LB/LT : 145/220



TAMPAK BELAKANG



**HARGA SUDAH TERMASUK KOLAM RENANG (Villa) +
Free membership golf 1 tahun**



TAHAP 1

SOLD OUT

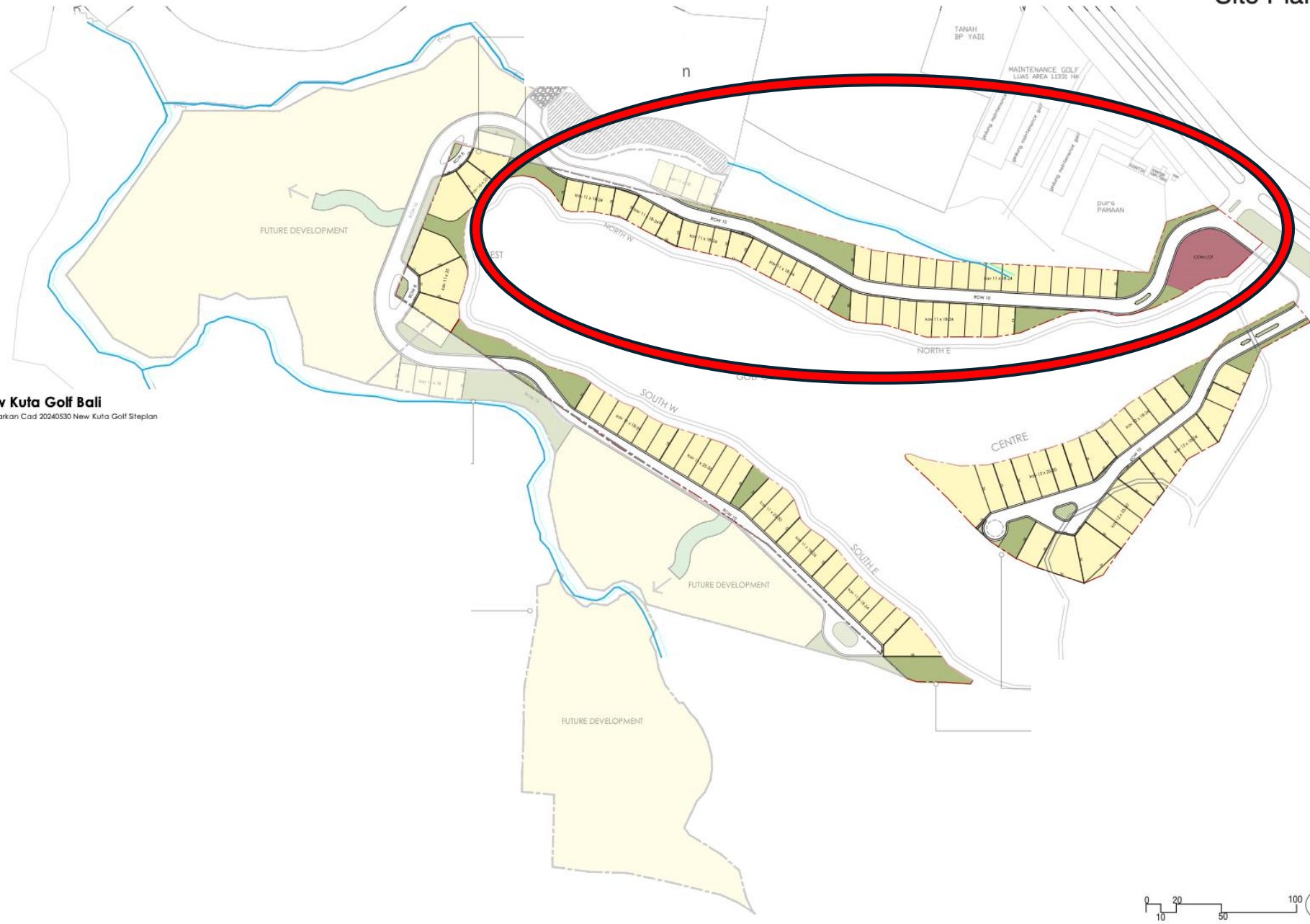


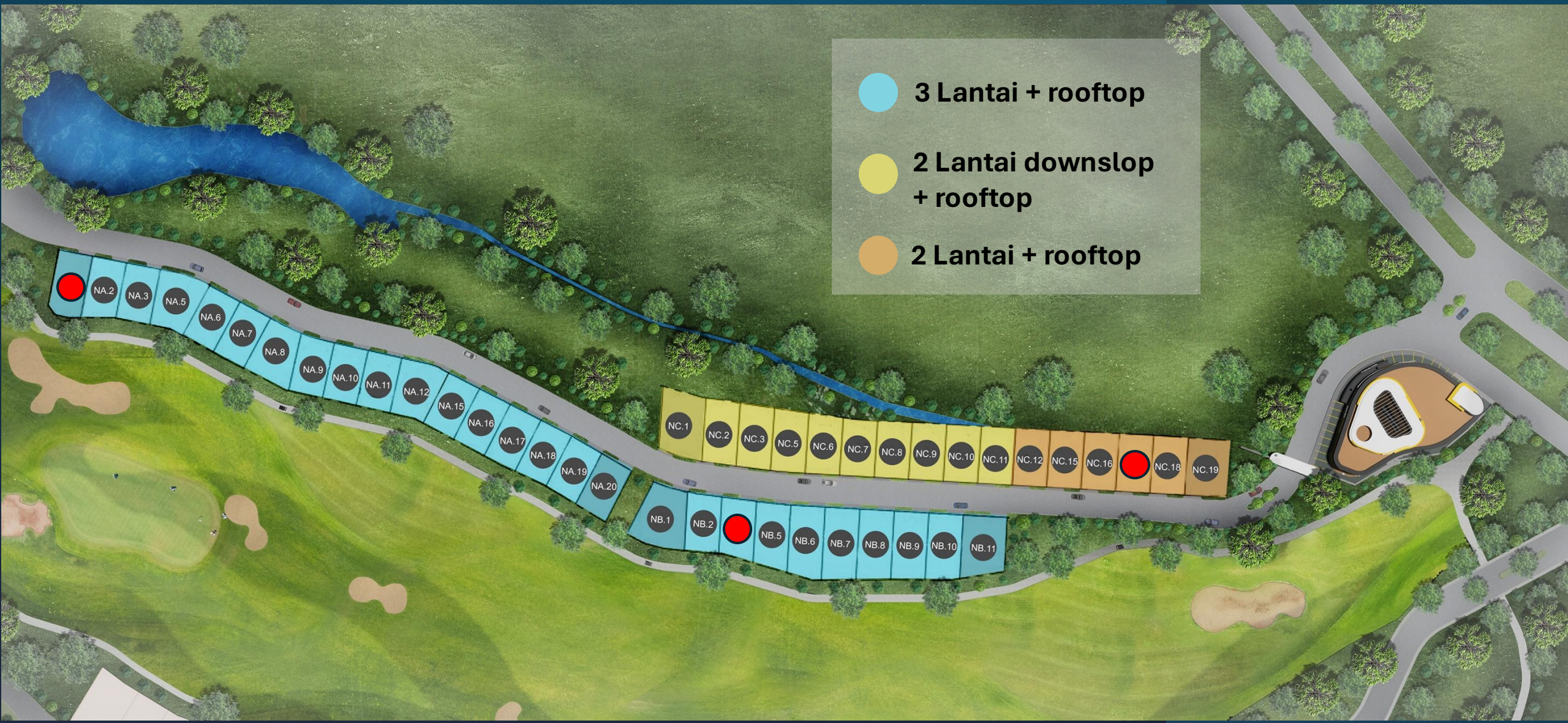
TAHAP 2





New Kuta Golf Bali
Berdasarkan Cad 20240530 New Kuta Golf Siteplan





- 3 Lantai + rooftop
- 2 Lantai downslop + rooftop
- 2 Lantai + rooftop

NA.2 NA.3 NA.5 NA.6 NA.7 NA.8 NA.9 NA.10 NA.11 NA.12 NA.15 NA.16 NA.17 NA.18 NA.19 NA.20

NC.1 NC.2 NC.3 NC.5 NC.6 NC.7 NC.8 NC.9 NC.10 NC.11 NC.12 NC.15 NC.16 NC.18 NC.19

NB.1 NB.2 NB.5 NB.6 NB.7 NB.8 NB.9 NB.10 NB.11









Denah Type Lantai 1



Denah Type Lantai 2



Denah Type Lantai 3



Denah Type Lantai Top

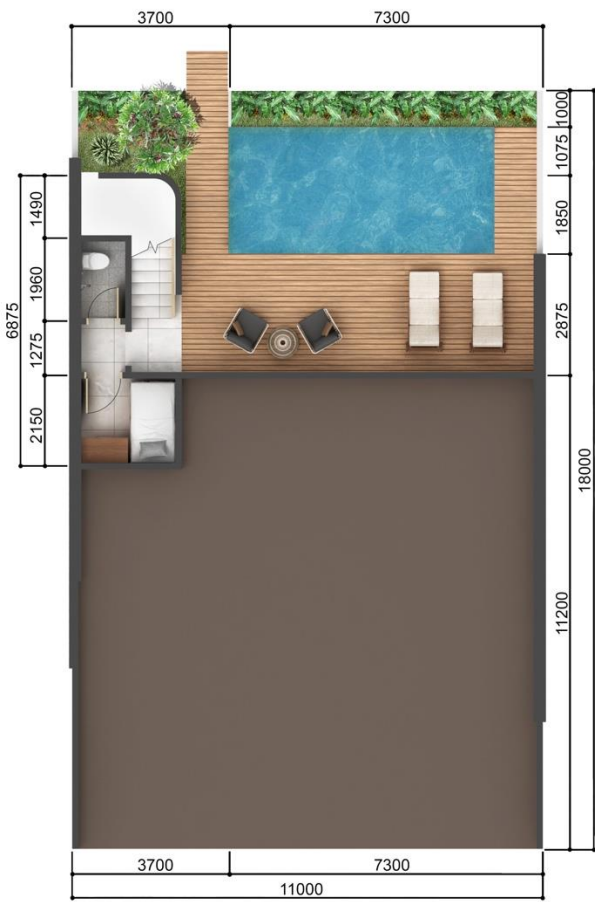












Denah Type Lantai 1



Denah Type Lantai 2



Denah Type Lantai 3



Denah Type Lantai Rooftop

Harga Mulai dari

TYPE	BLOK	LT M2	LB M2	CASH KERAS (incl PPN)	KPR (incl PPN)	BERTAHAP 18X (incl PPN)
3 Lantai	NA 1 - NA 20, NB 1 - NB 11	202	220	8.362.900.000	8.737.100.000	9.129.700.000
2 Lantai	NC 12 - NC 19	201	165	7.094.100.000	7.411.000.000	7.743.700.000
2 Lantai Downslope	NC 1 - NC 11	199	162	6.011.400.000	6.279.600.000	6.561.000.000

Keterangan

Simulasi Cara Bayar Cash Keras

Pembayaran	Jumlah	Tanggal Jatuh Tempo
Booking Fee (BF)	IDR50.000.000	Hari H
Down Payment	20% - BF	Hari ke 15 dari Hari H
Pelunasan	80%	Hari ke 45 dari Hari H

Simulasi Cara Bayar KPR

Pembayaran	Jumlah	Tanggal Jatuh Tempo
Booking Fee (BF)	IDR50.000.000	Hari H
Down Payment	20% - BF	Hari ke 15 dari Hari H
Akad Kredit	80%	Hari ke 45 dari Hari H

Simulasi Cara Bayar Bertahap 18x

Pembayaran	Jumlah	Tanggal Jatuh Tempo
Booking Fee (BF)	IDR50.000.000	Hari H
Down Payment	20% - BF	Hari ke 15 dari Hari H
Angsuran 2-18	4,7%	+30 hari dari sebelumnya

Harga sudah termasuk

1. PPN
2. IMB
3. Penyambungan Listrik dan Air Bersih

Harga Belum Termasuk

1. BPHTB
2. AJB dan Notaris
3. Biaya KPR
4. Biaya lainnya sehubungan dengan perubahan Peraturan Pemerinta

KETERANGAN

1. Harga sewaktu waktu berubah tanpa pemberitahuan terlebih dahulu, termasuk perubahan cara bayar
2. Semua pembayaran dinyatakan sah apabila telah diterima/masuk ke rekening

PT NEW KUTA GOLF AND OCEAN VIEW

BCA : 772 021 021 0

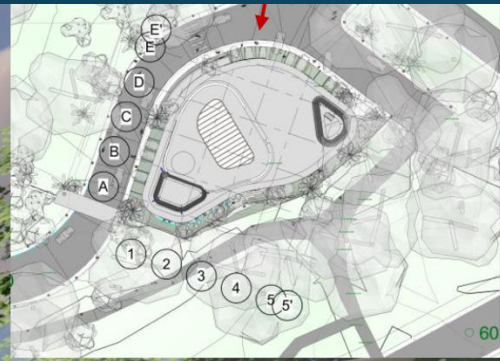
3. Booking Fee yang telah dibayarkan kepada Developer tidak dapat dikembalikan dengan alasan apapun
4. PT New Kuta Golf And Ocewan View sebagai developer tidak menjamin disetujuinya proses KPR oleh pihak Bank, sehingga apabila terjadi penolakan atau disetujui dengan syarat ada penambahan Down Payment maka merupakan wewenang mutlak pihak Bank.
5. Dengan melakukan pembayaran Booking Fee, maka pemesan menyetujui jadwal pembayaran yang telah ditentukan walaupun belum menandatangani Surat Pemesanan. Apabila tidak terjadi pembayaran, maka pemesan dianggap **BATAL** dan developer berhak memberikan unit tersebut kepada Pemesan lain tanpa Surat Pemeberitahuan terlebih dahulu
6. Ketentuan lainnya selengkapnya akan tercantum dalam Surat Pesanan dan PPJB



RENDER - KEYPLAN

ARSITEKTUR - 3D VISUALISASI

HUMAN VIEW (13:00 PM)



RENDER - KEYPLAN

ARSITEKTUR - 3D VISUALISASI

HUMAN VIEW (13:00 PM)



ARSITEKTUR - 3D VISUALISASI

HUMAN VIEW (09:00 AM)



ARSITEKTUR - 3D VISUALISASI

HUMAN VIEW (08:00 AM)







THE LINKS

GOLF VILLA

GROUND BREAKING



THE LINKS
GOLF VILLA
GROUND BREAKING
1st PHASE DEVELOPMENT | 27th SEPTEMBER 2024



**4 BEDROOMS VILLA LINDE BINGIN -
LEASEHOLD 28 YEARS (VLBGN024N)**

BALI

Ready Unit Villa | Leasehold 28 Years This 4-bedroom, 360 sqm Bali villa boasts a large garden and pool with a modern tropical design. Enjoy sea views, hills, greenery, and city lights.

598 000 USD*

[DETAILS](#)



**3 BEDROOM VILLA MANSION SESEH -
LEASEHOLD 25 YEARS (VLCGU044N)**

BALI | Residence Villa Bali

3 Units Available | Ready Villa | Leasehold 25 Years Embrace modern tropical vibes in this stunning 315 sqm, 3-bedroom villa in Seseh. Overlooking rice fields and lush greenery, it's surrounded by residences, shops, cafes, and restaurants.

485 000 USD*

[DETAILS](#)



**3 BEDROOM VILLA SEAVIEW TAMAN
PARADISE - LEASEHOLD 20 YEARS
(VLUGS049N)**

BALI | Residence Villa Bali

Villa Ready Unit | Leasehold 20 Years This luxurious, 370 sqm, 3-bedroom villa features a large garden, a big pool, and a spacious living room. The rooftop offers a stunning sea view, BBQ area, chill zone, and gym.

499 710 USD*

8 100 000 000 Rp (IDR)

[DETAILS](#)

MODERN TWO BEDROOM ENCLOSED LIVINGROOM VILLA WITH SEA VIEW IN ULUWATU (AVAILABLE AT THE END OF SEPTEMBER 2024)

YRR3142



- Pecatu
- 2
- 2
- Land Size 5 ares
Building Size 0 sqm
- Rental Property

CURRENCY **USD** **USD 45,088 / ANNUALLY**

ENQUIRE THIS VILLA
SIMPLE FORM IT TAKES ONLY 5 MIN

PRINT ADD TO FAVORITE SEND EMAIL

Share On FACEBOOK Share On LINKEDIN Share On GOOGLE +

CRYPTO IS AVAILABLE NOW!



3 BEDROOMS CHARMING VILLA IN KEROBOKAN FOR YEARLY RENT

VILLA KOJIMA INDUSTRIAL 8
ID V006-5150 | VILLA
Kerobokan

A charming 3-bedrooms villa nestled in a prime area of Kerobokan is on the market for yearly rental. It sprawls over a 188 sqm block and is extremely well...

Yearly
IDR 500.000.000

3 Bedroom(s)	3 Bathroom(s)	Yes
Fully Furnished	Close	188 m ²



3 BEDROOMS CHARMING VILLA IN KEROBOKAN FOR YEARLY RENT

VILLA KOJIMA INDUSTRIAL 9
ID V006-5149 | VILLA
Kerobokan

A charming 3-bedrooms villa nestled in a prime area of Kerobokan is on the market for yearly rental. It sprawls over a 179 sqm block and is extremely well...

Yearly
IDR 450.000.000

3 Bedroom(s)	3 Bathroom(s)	Yes
Fully Furnished	Close	179 m ²



3 BEDROOMS COZY VILLA IN KEROBOKAN FOR YEARLY RENT

VILLA KOJIMA MEDITERRANEAN 5
ID V006-5144 | VILLA
Kerobokan

A stylish 3-bedrooms villa nestled in a prime area of Kerobokan is on the market for yearly rental. It sprawls over a 190 sqm block and is extremely well...

Yearly
IDR 500.000.000

3 Bedroom(s)	3 Bathroom(s)	Yes
Fully Furnished	Close	190 m ²



VILLA COSMOS Code: **SE245988**
Area : **Seseh & Cemagi**
IDR 605,000,000

Service Included
Available : **NOW**
Monthly **Yearly**

3	3	6 x 4
Full	Enclosed	300m ²

10 photos

MORTGAGE LOAN CALCULATOR

MONTHLY LOAN PAYMENT

IDR59.931.115

LOAN DETAILS	VALUES	KEY STATISTICS	TOTALS
Purchase Price SA 7	IDR8.737.100.000	Monthly Loan Payments	IDR59.931.115
Down Payment 20%	IDR1.747.420.000		
Interest Rate (BSI Fixed 5 tahun)	6,25%	Sisa Pokok Pinjaman setelah 25 bulan	IDR6.363.245.673
Duration of Loan (in months)	180		
Loan Amount	IDR6.989.680.000		
Loan Start Date	16/11/24		

DP 20%	TIME (YEAR)	ANGSURAN 25 BULAN
IDR1.747.420.000		IDR1.498.277.865
TOTAL YANG SUDAH DIBAYARKAN		IDR3.245.697.865
SISA POKOK PINJAMAN		IDR6.363.245.673
HARGA SEWA PER TAHUN		
500.000.000	20	IDR10.000.000.000
600.000.000	20	IDR12.000.000.000
PROFIT	12%	IDR391.056.462
	OR 74%	IDR2.391.056.462



Jika :

**3 kamar disewakan Rp
2.250.000/hari maka**

1 bulan = Rp 67.500.000

1 tahun = Rp 810.000.000

20 tahun = Rp 16.200.000.000

Booking Fee = IDR 50.000.000,-

Transfer to :



PT New Kuta Golf and Ocean View

772 021 021 0