



SESEH, BALI

Casa Palmera

Ultra-luxury ocean-view estate on Bali's last undeveloped premium coastline.

PRE-COMPLETION PRICE

\$1,200,000



PROPERTY OVERVIEW

Casa Palmera

570 m²

Built Area

3 Bed / 5 Bath

Bedrooms & Baths

2 Infinity Pools

Ground + Rooftop

1,600 m²

Private Land

4 Floors + Roof

Basement · GF · 1F · 2F

To 2049 · Renew

Leasehold · Inheritable

West-Facing

Sunset & Ocean View

Sept 2026

Completion · 72% Built

UNDERGROUND CINEMA

STAFF HOUSE

PARKING FOR 2 CARS

ROOFTOP POOL & BBQ

DAILY SUNSET VIEW



UNIQUE FEATURE

Underground Cinema

Private screening room with starlight fiber ceiling, stone-clad walls, and premium lounge seating. The only villa in Seseh with a purpose-built underground cinema.

26.5 m²

AREA

Starlight

FIBER CEILING

THE REAL COMPARISON

What \$1.2M Buys You

Same budget. Radically different outcomes.

BEST VALUE

Bali — Casa Palmera

570 m² private villa, 4 floors

1,600 m² tropical estate

2 infinity pools (ground + rooftop)

Underground cinema

Rooftop — pool, BBQ, sunset

3 min walk to beach

Staff house + parking for 2 cars

PT PMA included

Dubai

80 m² apt

0 m² land

Shared pool

No cinema

Freehold ✓

Phuket

200 m²

200 m² land

1 small pool

No extras

Leasehold

KEY INSIGHT

For the same \$1.2M, Casa Palmera delivers **7× the space** of Dubai with private pools, cinema, and ocean-view rooftop on **1,600 m²**.

THE OPPORTUNITY

Buy at Pre-Completion Price

Structure 72% complete. Buy now before price increase.

\$1,200,000

Save \$200K vs. completed value

BUY NOW

\$1,200,000

COMPLETED

\$1,400,000

INSTANT EQUITY

+\$200,000 17%

WHAT YOU GET

Ownership	100% Full Villa
Built / Land	570 m ² / 1,600 m ²
Bed / Bath / Pools	3 / 5 / 2 Infinity
Rate / Night	\$600-\$900
Total Annual Return	14-24%

YOUR RETURNS

Rental + Appreciation

Three scenarios. Private estate, not standard 3BR.

	CONSERV.	REALISTIC	OPTIM.
Rate/Night	\$600	\$700	\$900
Occupancy	55%	65%	75%
Gross	\$120K	\$166K	\$246K
OpEx 44%	(\$53K)	(\$73K)	(\$108K)
NOI	\$67K	\$93K	\$138K
Yield	5.6%	7.8%	11.5%
+ Apprec.	+8%	+10%	+12%
Total Return	13.6%	17.8%	23.5%

\$700

RATE/NIGHT

\$13.8K

MONTHLY

\$93K

NOI/YEAR

17.8%

TOTAL RETURN

* Villa Karein (\$475-594), Seseh Beach Villa I (\$1,900-3,200). Sources: Elite Havens, AirDNA.

MARKET EVIDENCE

Real Rates in Seseh

PROPERTY	RATE/NIGHT
Villa Karein (3BR)	\$475-\$594
Villa Champuhan (4BR)	\$600
Luxury 3BR, 50m beach	\$900
Seseh Beach Villa II (6BR)	\$1,489
Seseh Beach Villa I (5BR)	\$1,900-\$3,200
Casa Palmera (3BR)	\$600-\$900

SEASONAL BREAKDOWN

High Season	\$900-\$1,200
Shoulder	\$600-\$800
Low Season	\$400-\$500
Weighted ADR	~\$700

WHY \$900+

Only villa in Seseh with **cinema + 2 pools + staff house + parking + sunset rooftop.**

CAPITAL GROWTH

Value Growing 8–12% per Year

Seseh land rose 25–50% over 3 years. Anantara (2027) will accelerate.



YEAR	VALUE	GROWTH
2027	\$1.54M	+28%
2028	\$1.69M	+41%
2030	\$2.05M	+71%
2033	\$2.27M	+89%

2027

Anantara Dragon Resort — first 5-star on Seseh Beach

GREEN
BELT

Rice fields protected by law — your view is guaranteed forever

GLOBAL CONTEXT

Bali vs. Dubai vs. Phuket

	BALI	DUBAI	PHUKET
Price	\$1.2M	\$2.5M+	\$1.5M+
Space	570m ²	80m ²	200m ²
Land	1,600m ²	0	200m ²
Equity	+\$200K	None	None
Yield	6–12%	5–8%	4–6%
Growth	8–12%	3–5%	4–6%
Total	14–24%	8–13%	8–12%
Own	Lease *	Freehold	Lease
Tax	10–20%	0%	5–35%

* Lease includes renewal (Pasal 9), inheritable (Pasal 12). Dubai: freehold + 0% tax noted.

WHY SESEH?

Last Premium Coastline

\$800K

Anantara charges for 120 m². You get 570 m² for \$1.2M.

< 1 km

To the first 5-star resort on Seseh Beach.

3 min walk

Black sand beach and sunset every evening.

9–13%

Annual land appreciation. Fastest in Bali.

GROWTH CATALYSTS

What's Happening Around Us

Anantara Dragon Resort

Opening 2027 — 5-star, < 1 km

5-star

216 rooms. Resets premium rates for all villas nearby.

Nuanu Creative City

44 ha, \$100M — 10 min drive

44 ha

School, wellness, art parks. Attracts HNWI professionals.

Mengwi Toll Road

97 km expressway

25-35%
uplift

Seseh = first luxury stop from toll exit.

Wellness & Lifestyle

OMNI · Udara · Air Seseh · Island Sports

5-8
min

Gym, yoga, padel, tennis, cold plunge — all within 5-8 min.

HOW TO PURCHASE

Payment Structure

Aligned with construction milestones.

10%	Reservation To secure villa	\$120K
20%	Contract Signing Within 14 days	\$240K
20%	85% Completion Interior fit-out	\$240K
20%	95% Completion Fixtures & furnishing	\$240K
30%	Handover Keys — Sept 2026	\$360K

* Payment structure is indicative and negotiable.

LEASE PROTECTION

Legally Secured

Notarised and registered with BPN.

- **Leasehold to 2049** — registered with BPN
- **Renewal right** — Pasal 9, notarised
- **First right of refusal** — Pasal 10
- **Inheritable** — Pasal 12
- **Right to sublease** — Pasal 7
- **PT PMA** included — saves \$5K-\$8K

Investment Payback

Full payback in **~7-10 years**.

Then **13-16 years of pure returns**.

Asset value at payback: **\$2M+**

LEGAL & CONSTRUCTION

Secure Framework

- PT PMA — fully registered
- PBG (Building Permit) — authorized
- Leasehold to 2049 · Renewable · Inheritable
- SLF & Pondok Wisata upon completion



72% Complete

- Foundation ✓
- Walls ✓
- Roof structure ✓
- Remaining: interior finishing only

RISK DISCLOSURE

Risks & Mitigations

Transparency builds trust.

Leasehold

To 2049, not freehold.

Renewal Pasal 9. Inheritable Pasal 12. Payback in 7-10 years.

Construction Delay

72% done. Fixed-price contract. 8-month buffer.

Occupancy

Conservative: 55%. Bali median: 65%. Anantara drives demand.

Currency

Rates in USD. IDR costs stay low historically.

Market

Seseh land +25-50% over 3 years. Anantara 2027 confirmed.

For informational purposes only. Not financial advice.

TIMELINE

Purchase to Returns

1

NOW — Q1 2026

Purchase at \$1.2M

Structure 72% complete

2

Q2 2026 — FINISHING

Interior fit-out

MEP, joinery, furnishing

3

SEPT 2026 — COMPLETION

Villa fully furnished

Licenses obtained

4

2027 — YEAR 1

Rental income starts

Anantara opens nearby

5

2028+ — STABILIZED

\$67K-\$93K NOI

Value: \$1.69M+

LOCATION

Seseh, Bali

Most exclusive emerging coastline.

Seseh Beach	3 min walk
Pererenan	5 min
Canggu	15 min
Seminyak	30 min
Tanah Lot	20 min
Airport	50 min

NEARBY

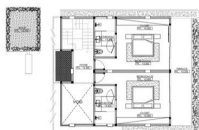
Anantara Dragon Resort (2027) · Luna Beach Club

Udara Yoga · Island Sports Club · OMNI Gym

Shelter · WOODS · Artisan · Souza

ARCHITECTURAL PLANS

Floor Plans — 570 m²



Ground Floor · 1st Floor · 2nd Floor · Basement · Rooftop











NEXT STEPS

Schedule a Private Viewing

Visit the site, see the rooftop view,
discuss your investment goals.

WHATSAPP

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Villa Casa Palmera

Jl. Munduk Belan, Seseh, Bali

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