



Nxtlvl REAL ESTATE

"Your dream villa in Bali"



**EXCLUSIVE BALI
INVESTMENT
OPPORTUNITY**



KAMPUNG EROPA

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Padonan, Canggu, Bali

DISCLAIMER: All imagery and data should be taken as representative only, as the property is still in development at the time of print. All artist's impressions are subject to any amendments as may be approved by the relevant authorities.

ABOUT US

Welcome to Kampung Eropa, a collection of luxurious two floor villas that beautifully blend European elegance with Balinese charm. Nestled in the serene area of Padonan, Canggu, each villa is named after iconic European cities such as Rome, Paris, Barcelona, Amsterdam, and Berlin, showcasing a unique fusion of sophistication and cultural richness.

Just a five minute drive from the stunning beaches of Canggu, Kampung Eropa serves as the perfect base for relaxation, surfing, and exploring nearby attractions. Enjoy access to work, dining, and fitness facilities while savoring the spacious interiors and luxury amenities that each villa offers.

Step outside to discover your private oasis, complete with a shimmering pool and lush tropical gardens that embody the natural beauty of Bali. Here, European refinement meets the tranquility of Balinese living, creating a truly unforgettable experience.

KAMPUNG EROPA



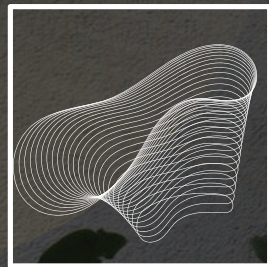
25 years Leasehold
Possibility Extension



200-351 sqm
Living Space



1500 sqm
Land Size



European-Balinese
Style



389.000 USD
Starting from



Five
Villas



LAND SIZE
1500 sqm



MATERIAL SPEC



WALL FINISH

Smooth Render Finish Nippon Paint
Hush White Np Ow 1003 P (Exterior)

Smooth Render Finish Nippon Paint
Hush White Np Ow 1003 P (Interior)

Kamprot Halus Finish Nippon Paint
Drifting By Np N 1838 P (Exterior)

Limestone Finish Natural

Roman Granit Tile Gt 602171 R Dooklyn
Grigio 600 X 600mm

FLOOR FINISH

Roman Granit Tile
Dshibuya Ash_Rg600x600 Mm (Other Room)

Roman Granit Tile Gt 602171 R Brooklyn Grigio
600 X 600mm (Toilet)

Decking Ulin Wood Finish
Sayerlack Clear/Natural (Decking)

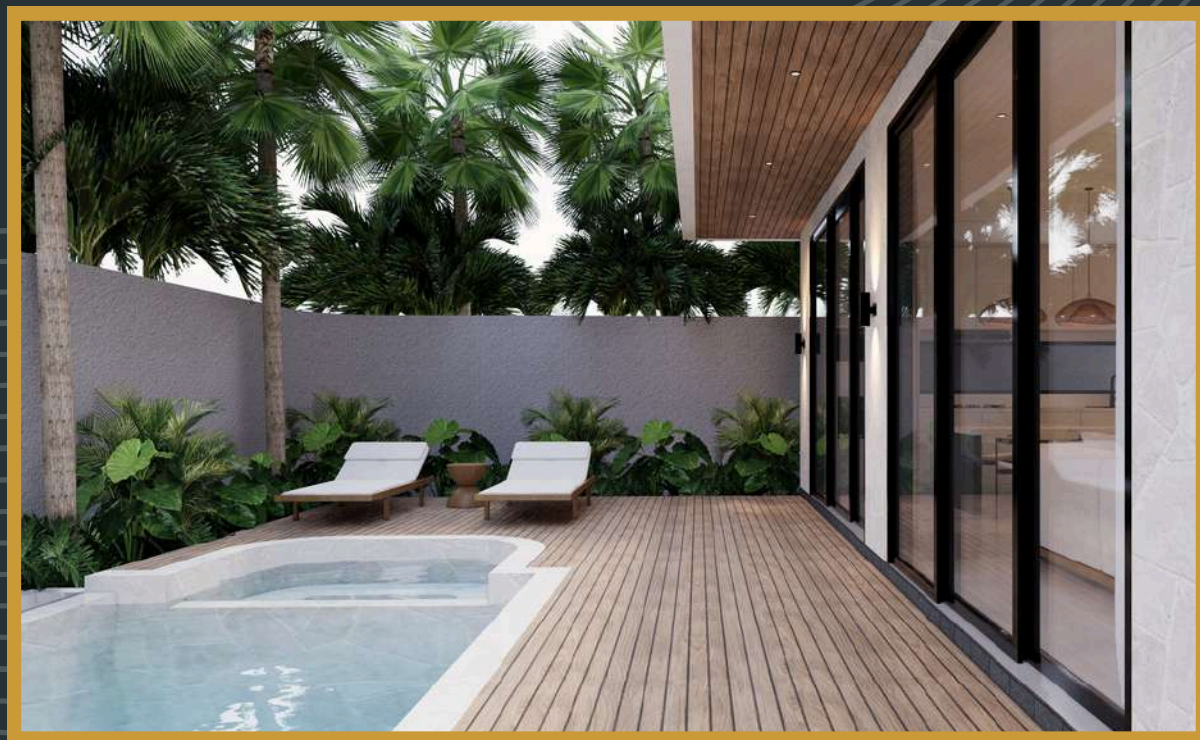
Limestone Finish Natural
(Swimming Pool & Pool Hardscape)

Andesit Stone 100x100mm
Finish Flame (Carport)



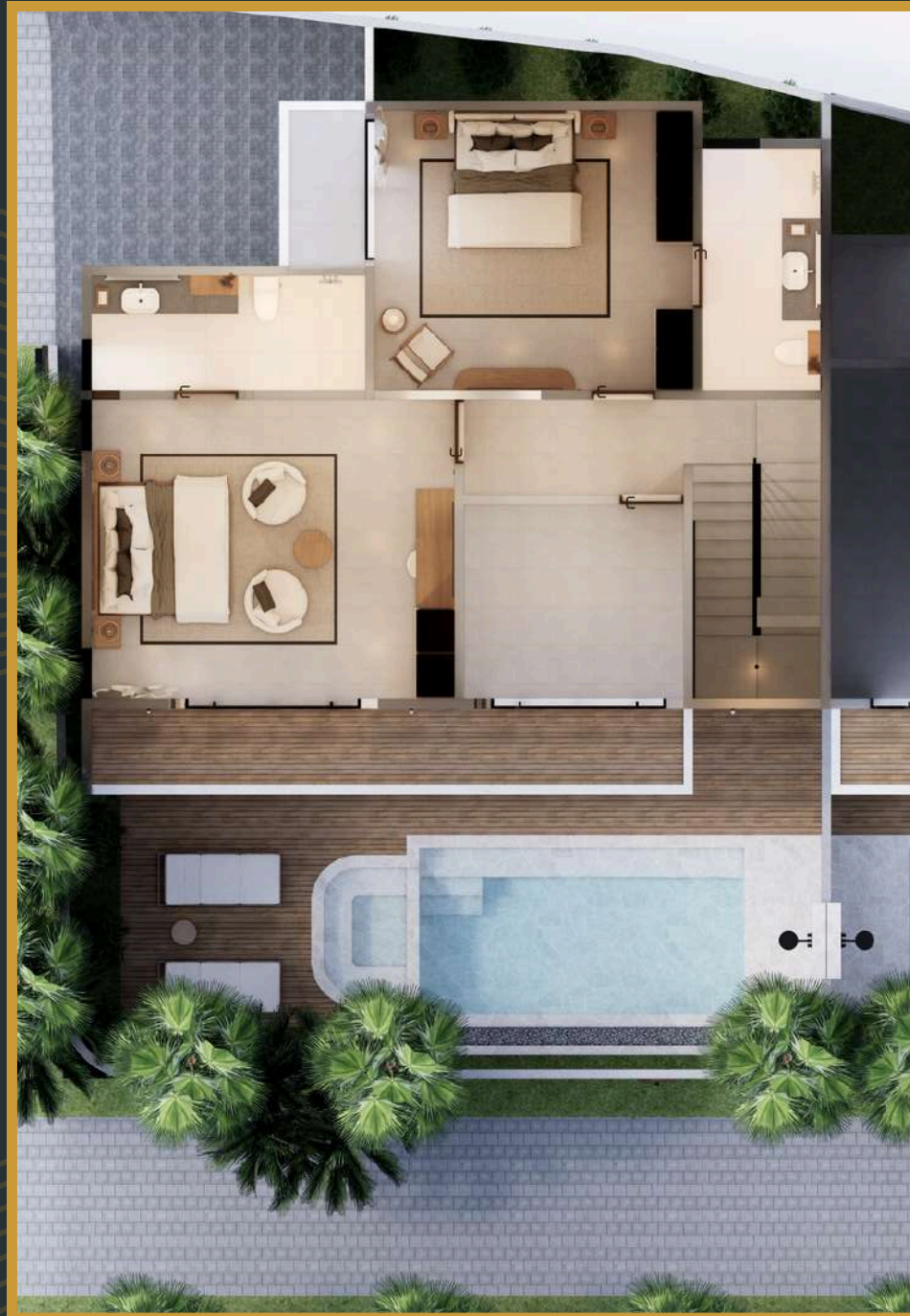
VILLA AMSTERDAM

Land Size : ±200 sqm | Living space : ±206 sqm



VILLA AMSTERDAM

Land Size : ±200 sqm | Living space : ±206 sqm



1st Floor



2nd Floor

VILLA AMSTERDAM

Land Size : ±200 sqm | Living space : ±206 sqm

1st Floor

-  1 Bedroom
-  1 Bathroom
-  Living Room
-  Garage
-  Powder Room
-  Dining Room
-  Pool & Terrace
-  Garden

2nd Floor

-  2 Bedroom
-  2 Bathroom
-  Storage Room
-  2 Balcony

VILLA AMSTERDAM



Keyfacts

- Investment : 389.000 USD
- Leasehold : 25 years
(25yrs extension possible)
- Landsize : 2 are
- Living Space : 206sqm
- ROI : 13% +
- Return of Invest : 6 - 7 years

- Project Launch: 07/24
- Construction Start : 09/24
- Turnkey Ready : 05/25

60% Occupation

MEDIAN BALI 60%

- RentPricePerNight: 300\$
- **Monthly Costs:** 1000\$
Villa Management Fees
Utility &. Service Payments
TAX
- NET per month: 4.400\$
- NET per year: 52.800\$
- TOTAL Income in 25years
1.320.000,- \$

75% Occupation

MEDIAN CANGGU 75%-85%

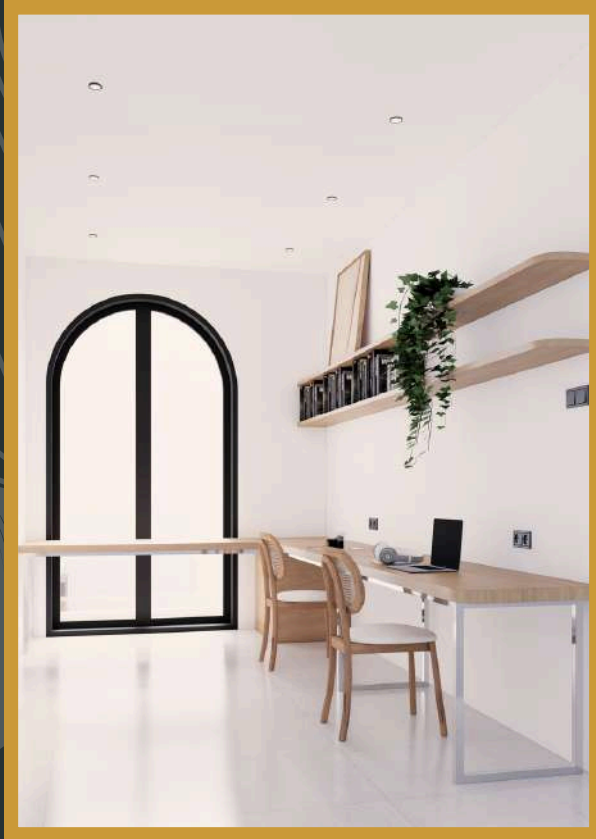
- RentPricePerNight: 300\$
- **Monthly Costs:** 1000\$
Villa Management Fees
Utility &. Service Payments
TAX
- NET per month: 5.750\$
- NET per year: 69.000\$
- TOTAL Income in 25years
1.725.000,- \$

The calculation is based on values at the lowest average; the current market situation is much more positive, especially in the booming areas of Caangu or Pererenan.

399.000 USD

VILLA BARCELONA

Land Size : ±200 sqm | Living space : ±216 sqm



VILLA BARCELONA

Land Size : ±200 sqm | Living space : ±216 sqm



1st Floor

2nd Floor

VILLA BARCELONA

Land Size : ±200 sqm | Living space : ±216 sqm

1st Floor

- 1 Bedroom
- 1 Bathroom
- Living Room
- Garage
- Powder Room
- Dining Room
- Pool & Terrace
- Garden

2nd Floor

- 2 Bedroom
- 2 Bathroom
- Storage Room
- 2 Balcony
- Office Area

VILLA BARCELONA



Keyfacts

- Investment : 399.000 USD
- Leasehold : 25 years
(25yrs extension possible)
- Landsize : 2 are
- Living Space : 216sqm
- ROI : 13% +
- Return of Invest : 6 - 7 years

- Project Launch: 07/24
- Construction Start : 09/24
- Turnkey Ready : 05/25

60% Occupation

MEDIAN BALI 60%

- RentPricePerNight: 300\$
- **Monthly Costs:** 1000\$
Villa Management Fees
Utility &. Service Payments
TAX
- NET per month: 4.400\$
- NET per year: 52.800\$
- TOTAL Income in 25years
1.320.000,- \$

75% Occupation

MEDIAN CANGGU 75%-85%

- RentPricePerNight: 300\$
- **Monthly Costs:** 1000\$
Villa Management Fees
Utility &. Service Payments
TAX
- NET per month: 5.750\$
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1.725.000,- \$

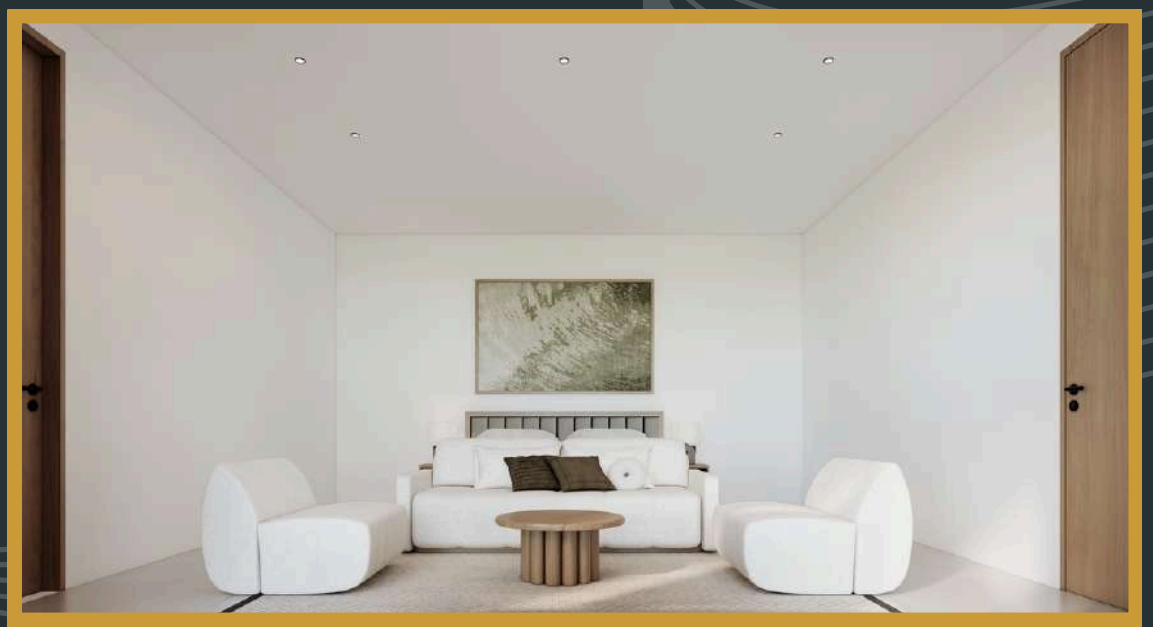
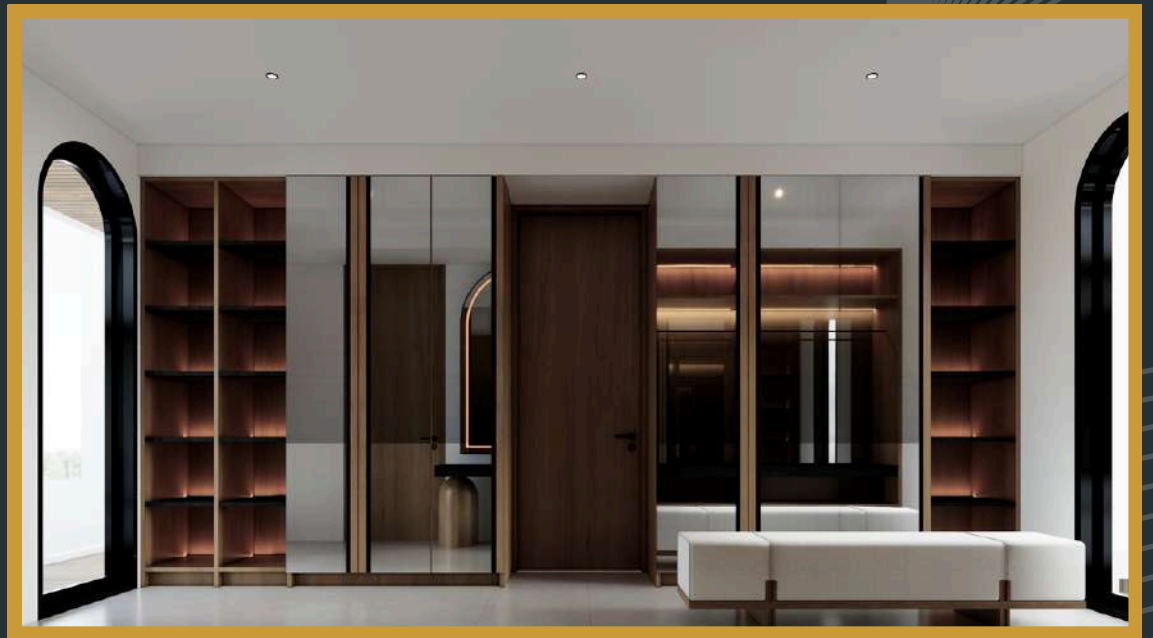
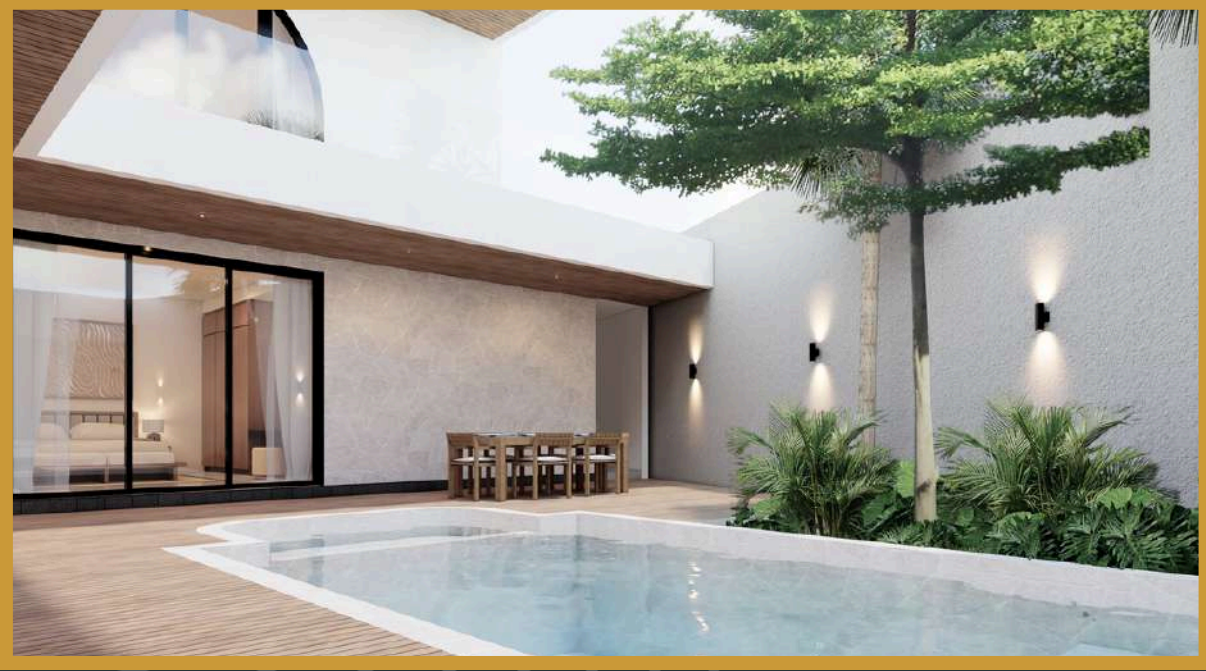
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585.000 USD

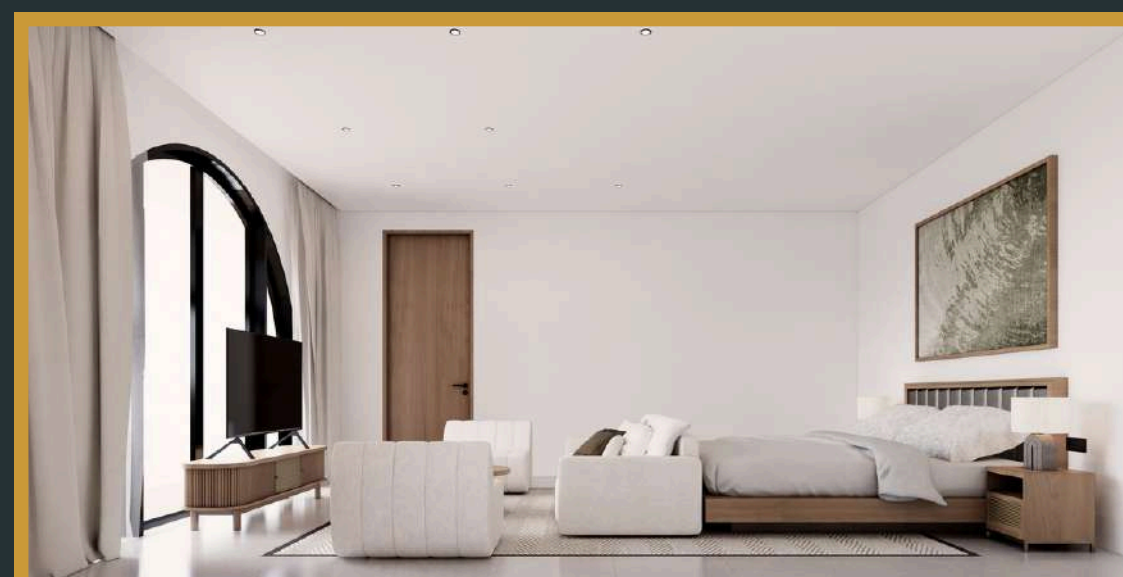
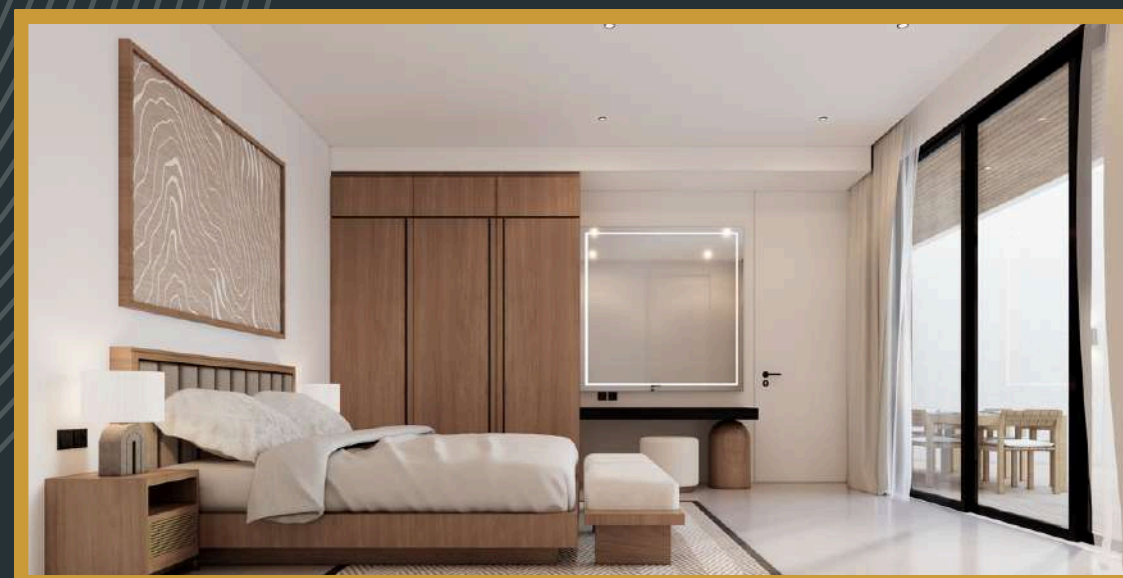
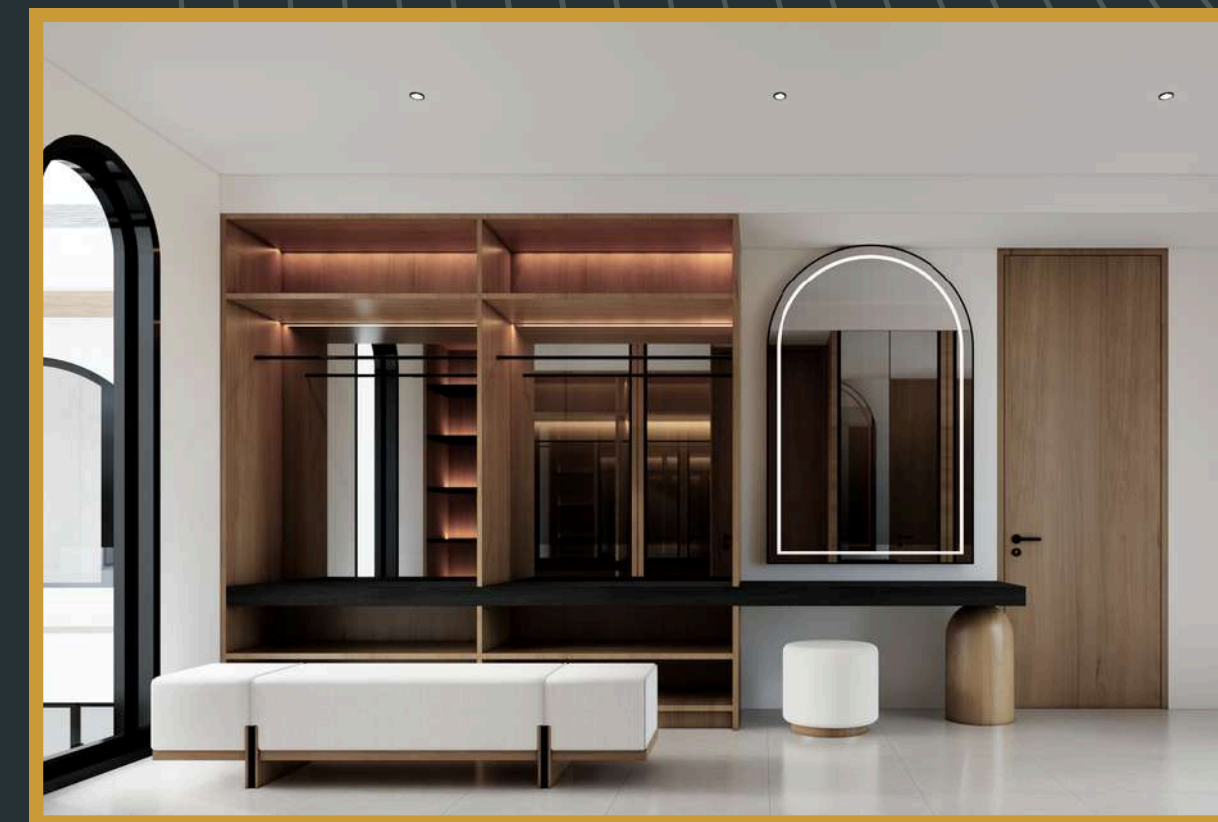
VILLA PARIS

Land Size : ±400 sqm | Living space : ±351 sqm



VILLA PARIS

Land Size : ±400 sqm | Living space : ±351 sqm



VILLA PARIS

Land Size : ±400 sqm | Living space : ±351 sqm



1st Floor



2nd Floor

VILLA PARIS





Land Size : ±400 sqm | Living space : ±351 sqm

1st Floor

-  1 Bedroom
-  1 Bathroom
-  Living Room
-  Garage
-  Powder Room
-  Dining Room
-  Pool & Terrace
-  Garden

-  Maid Quarter

2nd Floor

-  2 Bedroom
-  2 Bathroom
-  Storage Room
-  Balcony & Terrace

-  Walk-in Closet

VILLA PARIS



Keyfacts

- Investment : 585.000 USD
- Leasehold : 25 years
(25yrs extension possible)
- Landsize : 4 are
- Living Space : 351sqm
- ROI : 16% +
- Return of Invest : 5 - 6 years

- Project Launch: 07/24
- Construction Start : 01/25
- Turnkey Ready : 12/25

60% Occupation

MEDIAN BALI 60%

- RentPricePerNight: 500\$
- **Monthly Costs:** 1000\$
*Villa Management Fees
Utility &. Service Payments
TAX*
- NET per month: 8.000\$
- NET per year: 96.000\$
- TOTAL Income in 25years
2.400.000,- \$

75% Occupation

MEDIAN CANGGU 75%-85%

- RentPricePerNight: 500\$
- **Monthly Costs:** 1000\$
*Villa Management Fees
Utility &. Service Payments
TAX*
- NET per month: 10.250\$
- NET per year: 123.000\$
- TOTAL Income in 25years
3.075.000,- \$

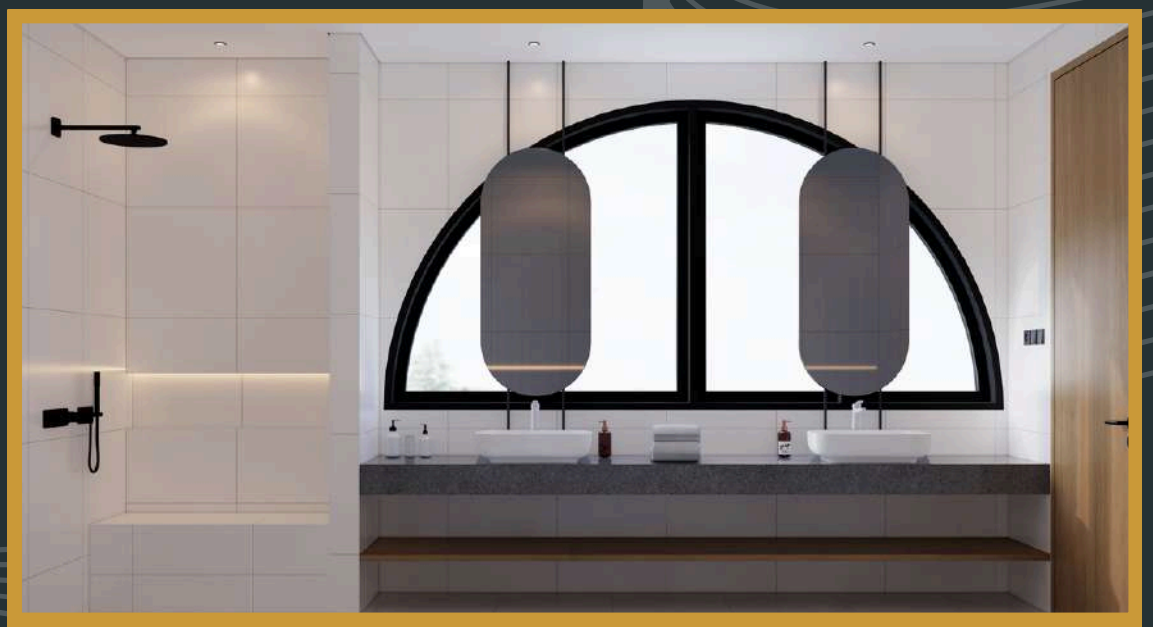
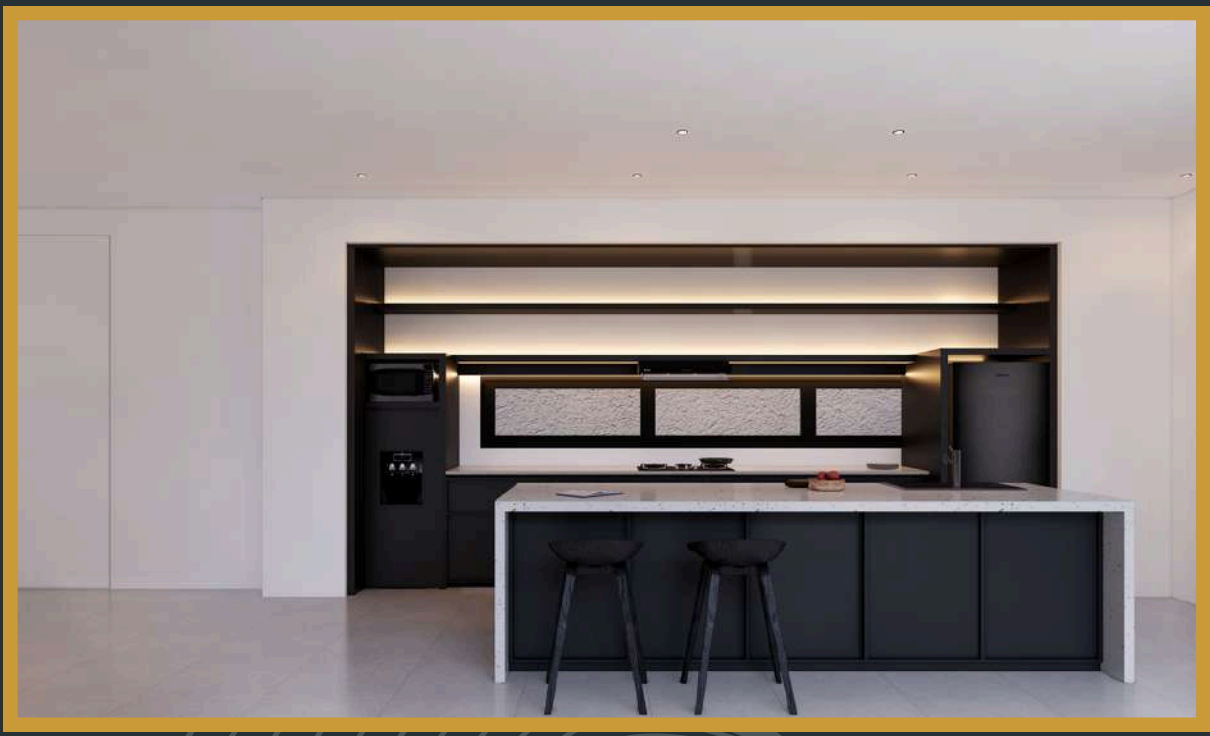
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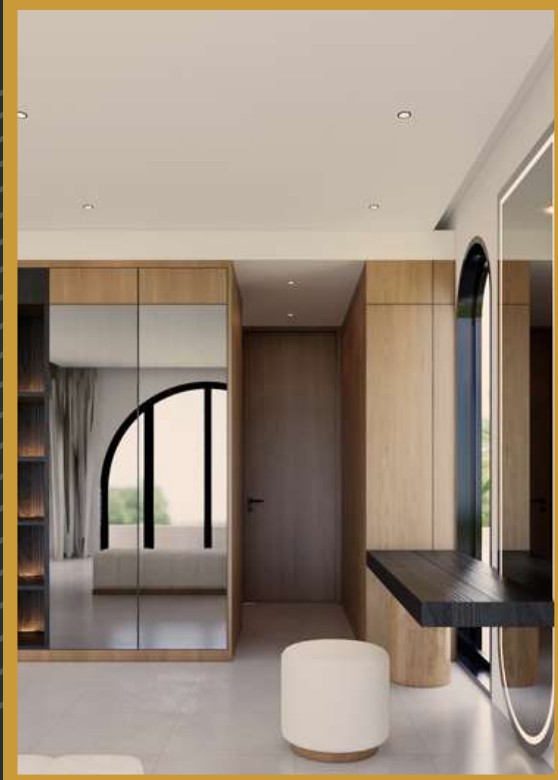
VILLA ROME

Land Size : ±296 sqm | Living space : ±350 sqm



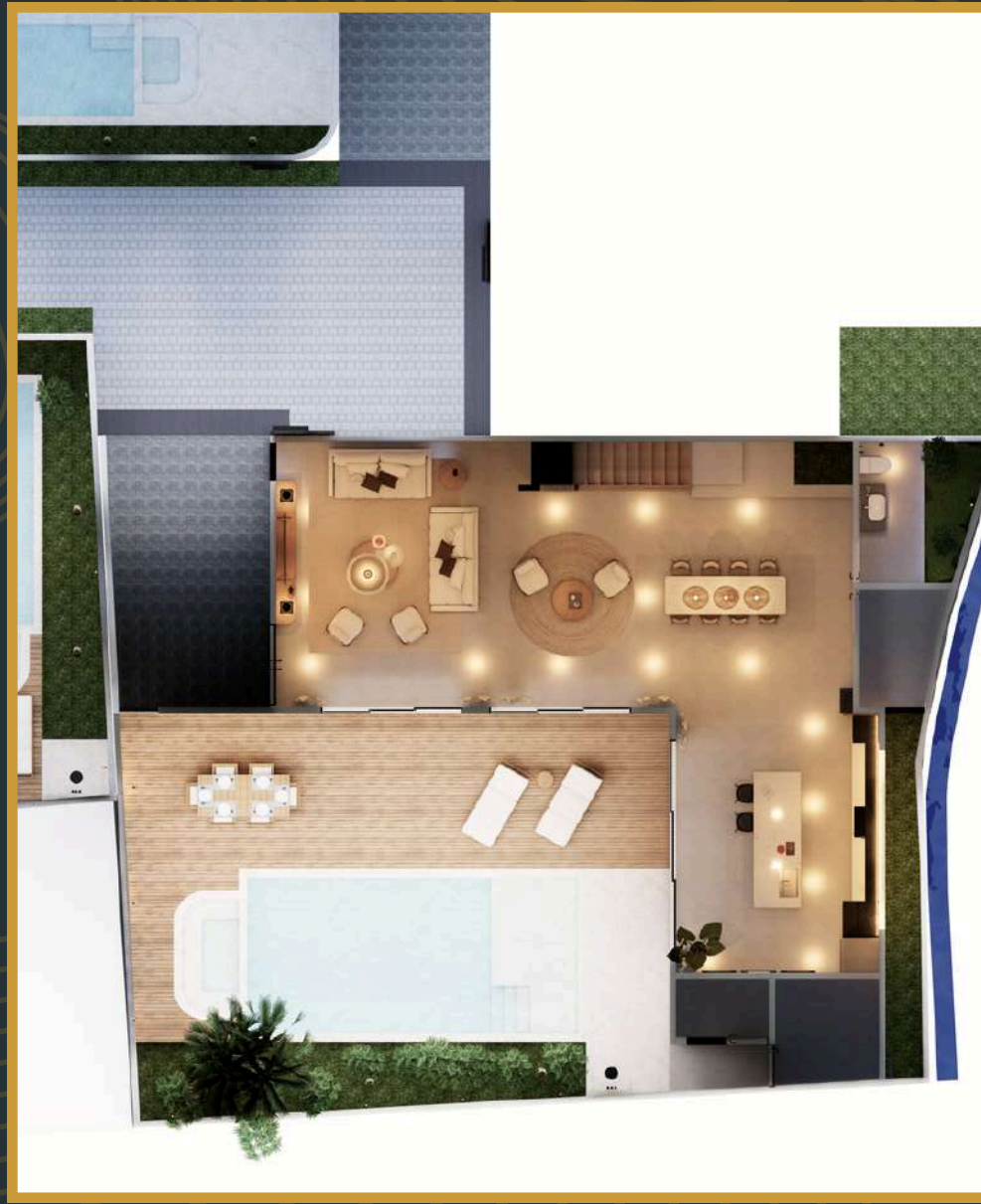
VILLA ROME

Land Size : ±196 sqm | Living space : ±350 sqm

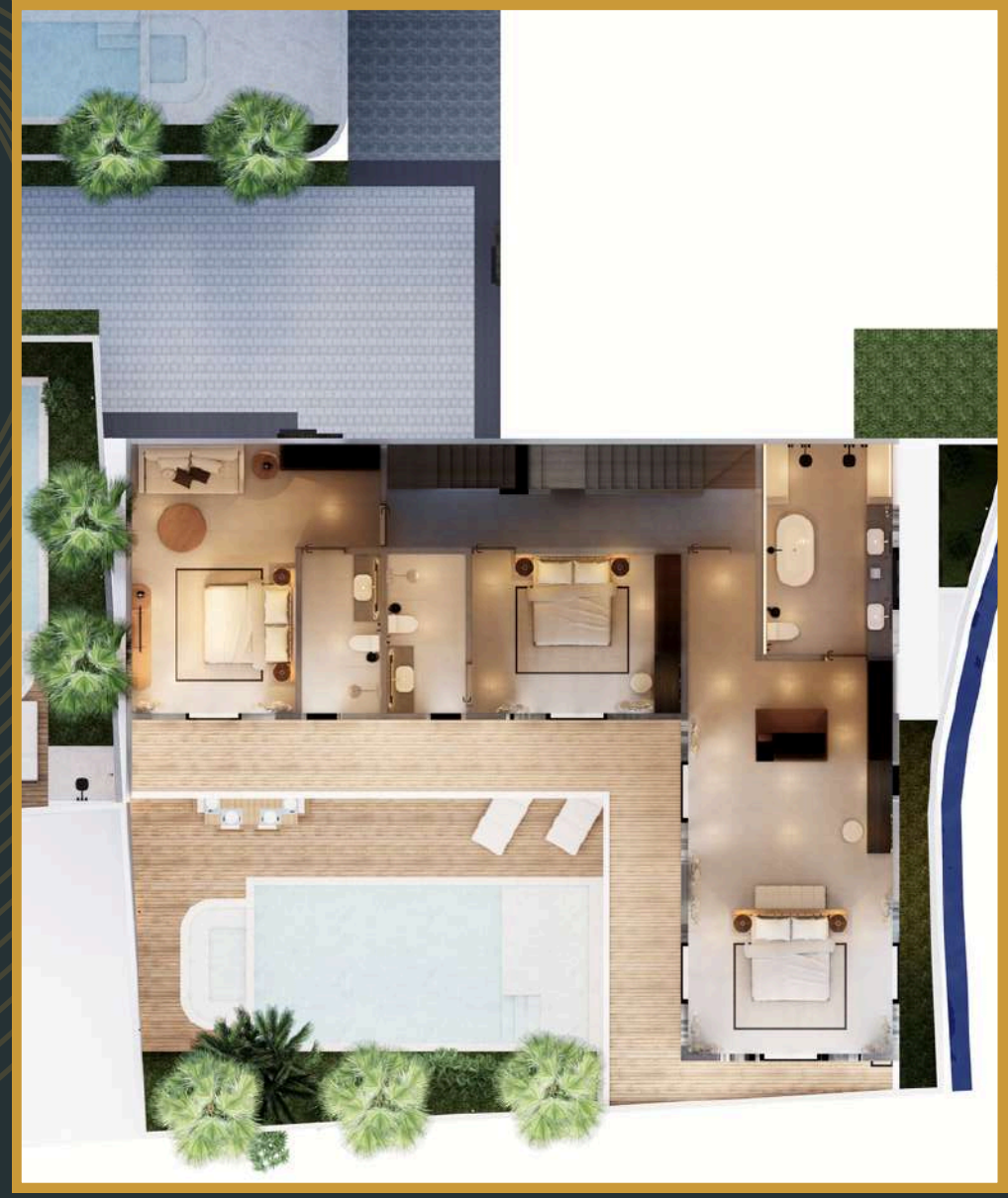


VILLA ROME

Land Size : ±196 sqm | Living space : ±350 sqm



1st Floor













2nd Floor

VILLA ROME

Land Size : ±296 sqm | Living space : ±350 sqm

1st Floor

-  1 Bedroom
-  1 Bathroom
-  Living Room
-  Garage
-  Powder Room
-  Dining Room
-  Pool & Terrace
-  Garden
-  Maid Quarter
-  Storage

2nd Floor

-  1 Masterbedroom
-  Walk-in Closet
-  1 Bathroom
-  Balcony & Terrace
-  2 Guest Bedroom
-  2 Guest Bedroom

3rd Floor

-  Rooftop

VILLA ROME



Keyfacts

- Investment : 565.000 USD
- Leasehold : 25 years
(25yrs extension possible)
- Landsize : 3 are
- Living Space : 350sqm
- ROI : 17% +
- Return of Invest : 5 - 6 years

- Project Launch: 07/24
- Construction Start : 04/25
- Turnkey Ready : 02/26

60% Occupation

MEDIAN BALI 60%

- RentPricePerNight: 500\$
- **Monthly Costs:** 1000\$
Villa Management Fees
Utility &. Service Payments
TAX
- *NET per month:* 8.000\$
- *NET per year:* 96.000\$
- TOTAL Income in 25years
2.400.000,- \$

75% Occupation

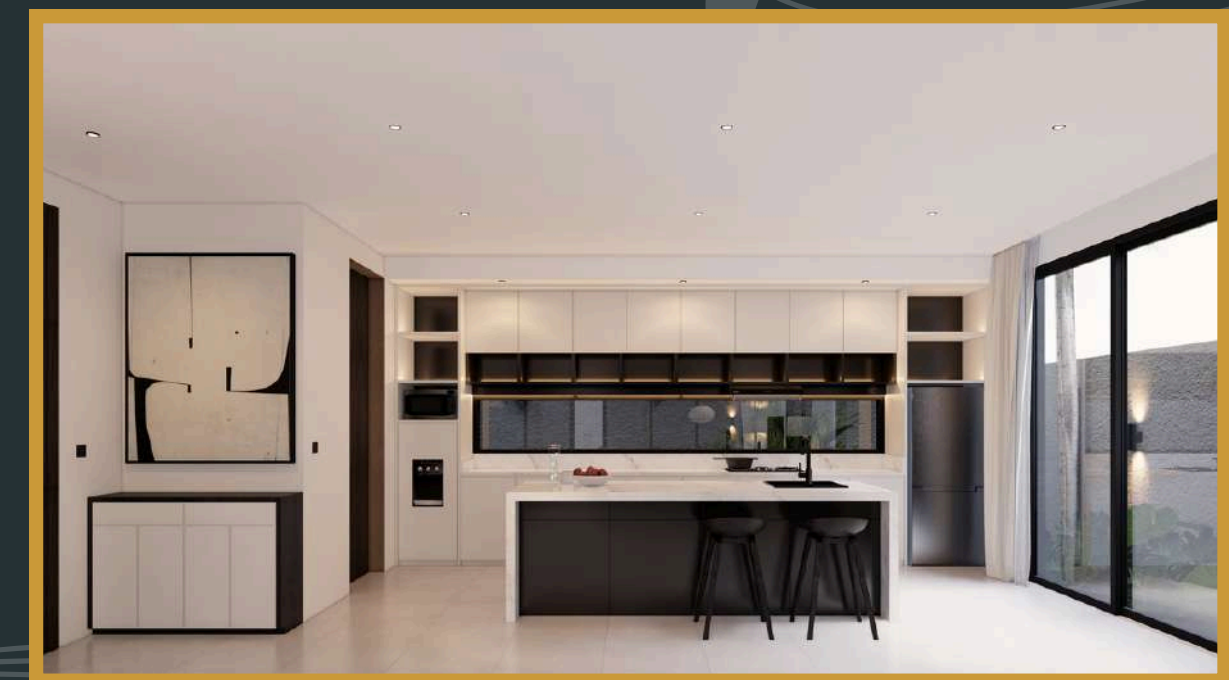
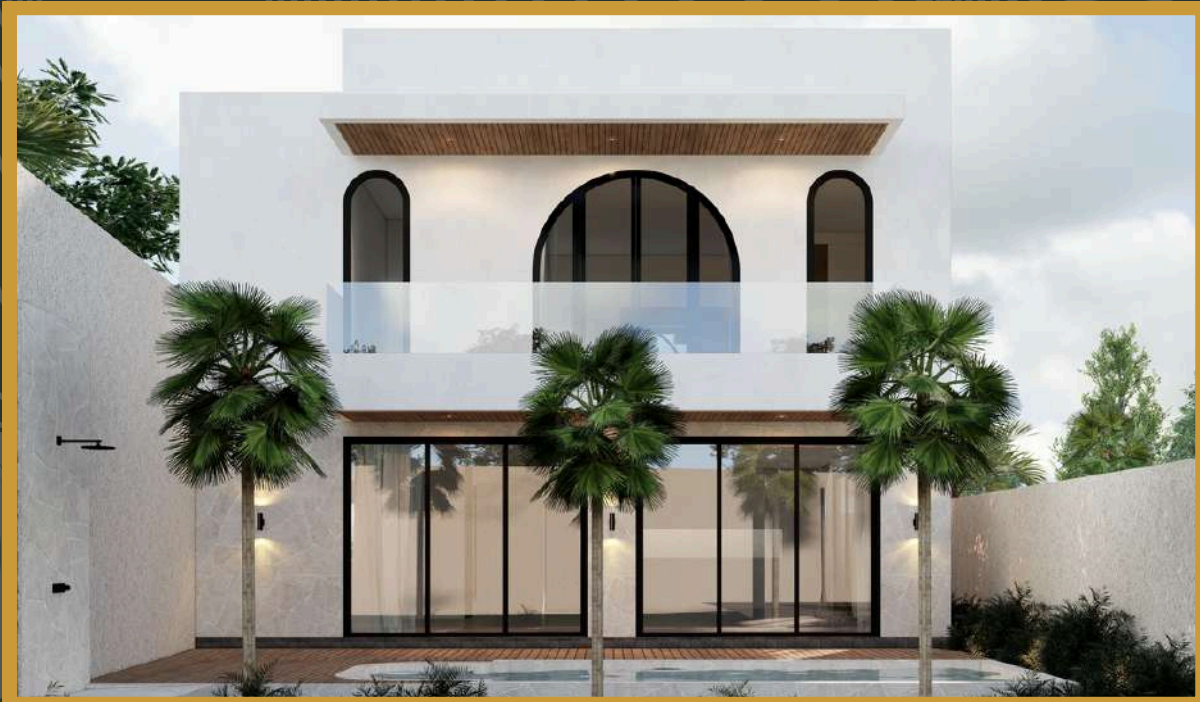
MEDIAN CANGGU 75%-85%

- RentPricePerNight: 500\$
- **Monthly Costs:** 1000\$
Villa Management Fees
Utility &. Service Payments
TAX
- *NET per month:* 10.250\$
- *NET per year:* 123.000\$
- TOTAL Income in 25years
3.075.000,- \$

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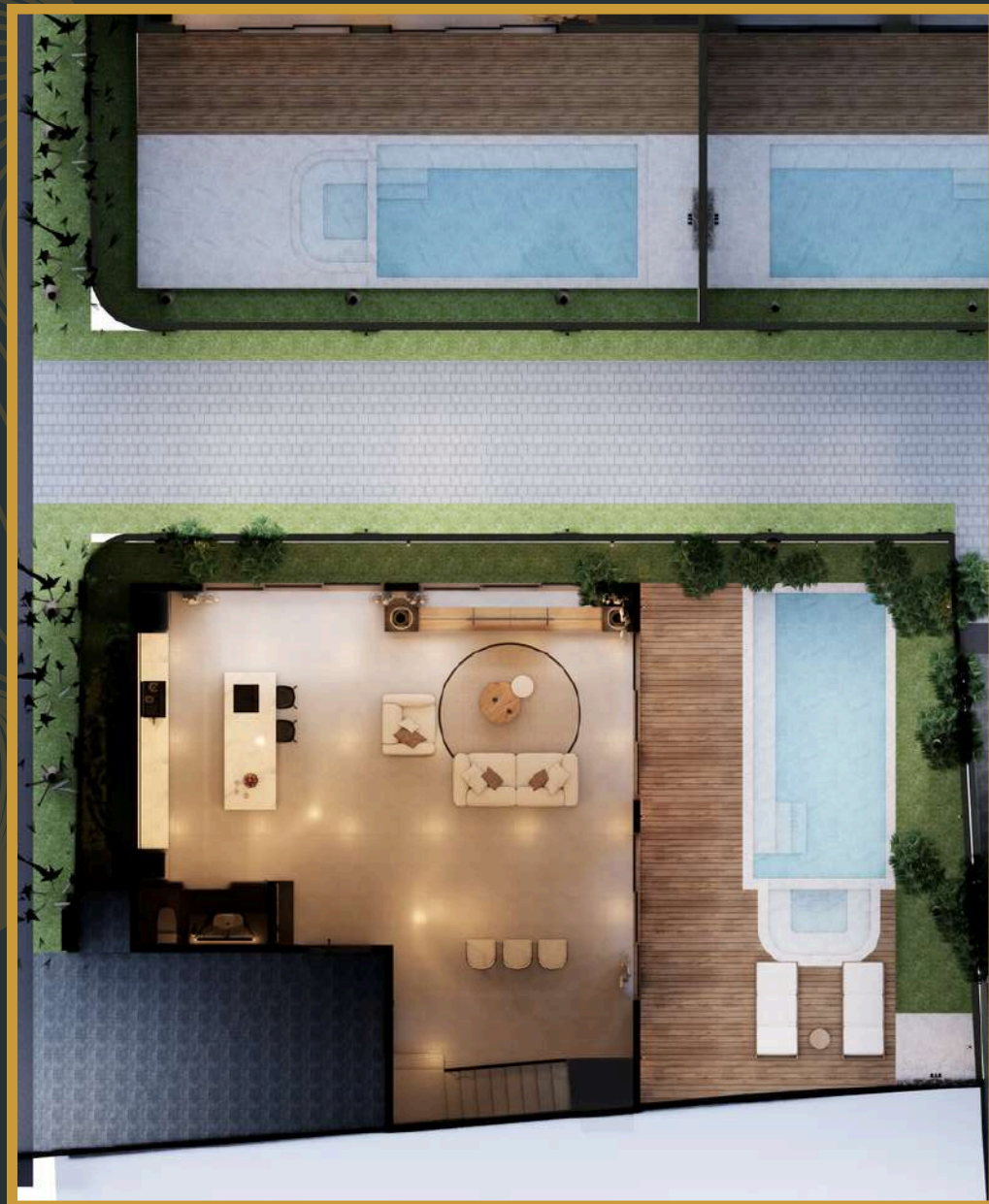
VILLA BERLIN

Land Size : ±200 sqm | Living space : ±200 sqm



VILLA BERLIN

Land Size : ±200 sqm | Living space : ±200 sqm



1st Floor



2nd Floor





VILLA BERLIN

Land Size : ±200 sqm | Living space : ±200 sqm

1st Floor

-  1 Bedroom
-  1 Bathroom
-  Living Room
-  Garage
-  Powder Room
-  Dining Room
-  Pool & Terrace
-  Garden

2nd Floor

-  2 Bedroom
-  2 Bathroom
-  Storage Room
-  Balcony

VILLA BERLIN



Keyfacts

- Investment : 375.000 USD
- Leasehold : 25 years
(25yrs extension possible)
- Landsize : 2 are
- Living Space : 200sqm
- ROI : 14% +
- Return of Invest : 6 - 7 years

- Project Launch: 07/24
- Construction Start : 06/25
- Turnkey Ready : 04/26

60% Occupation

MEDIAN BALI 60%

- RentPricePerNight: 300\$
- **Monthly Costs:** 1000\$
Villa Management Fees
Utility &. Service Payments
TAX
- NET per month: 4.400\$
- NET per year: 52.800\$
- TOTAL Income in 25years
1.320.000,- \$

75% Occupation

MEDIAN CANGGU 75%-85%

- RentPricePerNight: 300\$
- **Monthly Costs:** 1000\$
Villa Management Fees
Utility &. Service Payments
TAX
- NET per month: 5.750\$
- NET per year: 69.000\$
- TOTAL Income in 25years
1.725.000,- \$

The calculation is based on values at the lowest average; the current market situation is much more positive, especially in the booming areas of Caangu or Pererenan.

Bali, the world's most desirable destination

The most desirable tourist destination in the world according to many reference portals.

Every year, this island paradise is rapidly gaining even more popularity among tourist and expatriates, which place it at the world's TOP in terms of investment attractiveness.



No 1

The world's most popular destination according to TripAdvisor's Traveler's Choice award



No 1

The best wellness spot on the planet



No 5

The most investable place in the world



No 5

Most Instagramable place on the planet



No 1

The best winter destination

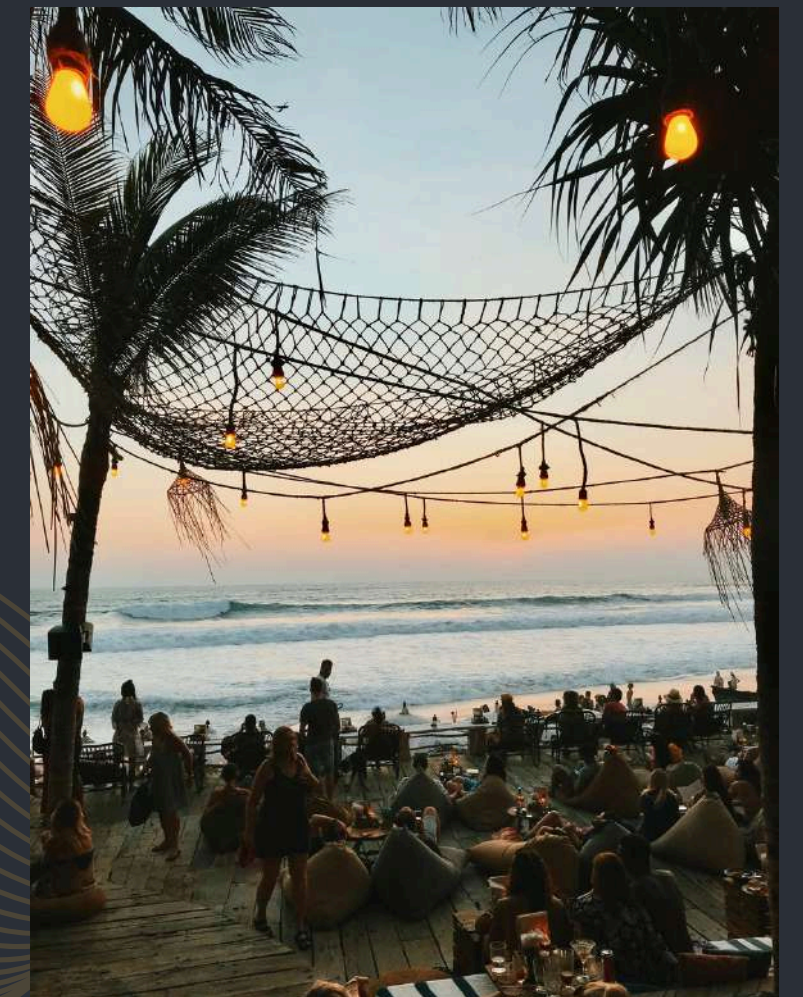
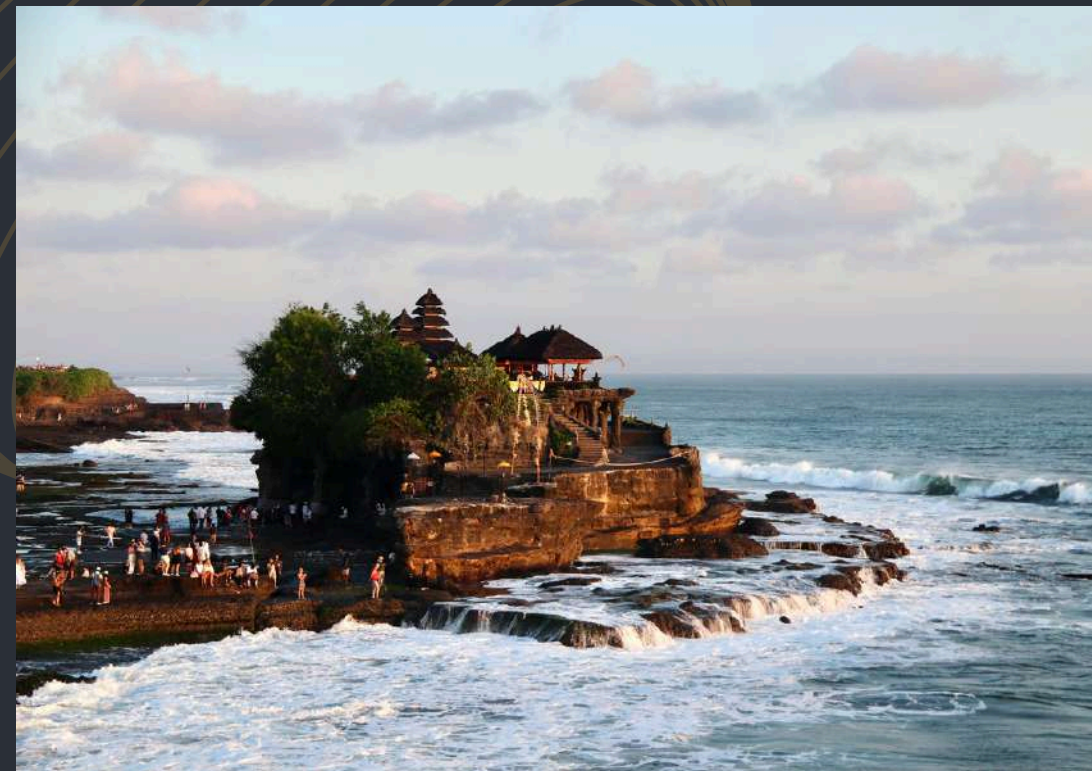


6 REASONS TO CHOOSE BALI

- * 20% Average annual increase in rent.
- * 365 Days per year of season and tourism on the island.
- * 2% Annual inflation rate.
- * 300% Growth in land value over the last 5 years.
- * +8.5 million visitors per year.
- * 60-90% Average annual occupancy rate

Why Canggu?

- Proximity to the beach like Batu Bolong, Echo Beach and Berawa Beach
- Most popular sports areas like BPA, JunglePadel, Nirvana or Obsidian close by
- Vibrant cafe and nightlife scene
- Hotspot for digital nomads and remote workers
- Trendy restaurants and beach clubs
- Yoga studios and surf schools
- Nearby international schools
- Continued land and property value growth



What's Around

Beaches (5-10 minutes)

Explore Bali's famous beaches like Echo Beach and Batu Bolong, perfect for surfing, sunsets, and beachside dining.



Restaurants & Cafes (3-5 minutes)

A variety of trendy cafes, world-class restaurants, and local eateries are just a stone's throw away, offering everything from Balinese cuisine to international delicacies.



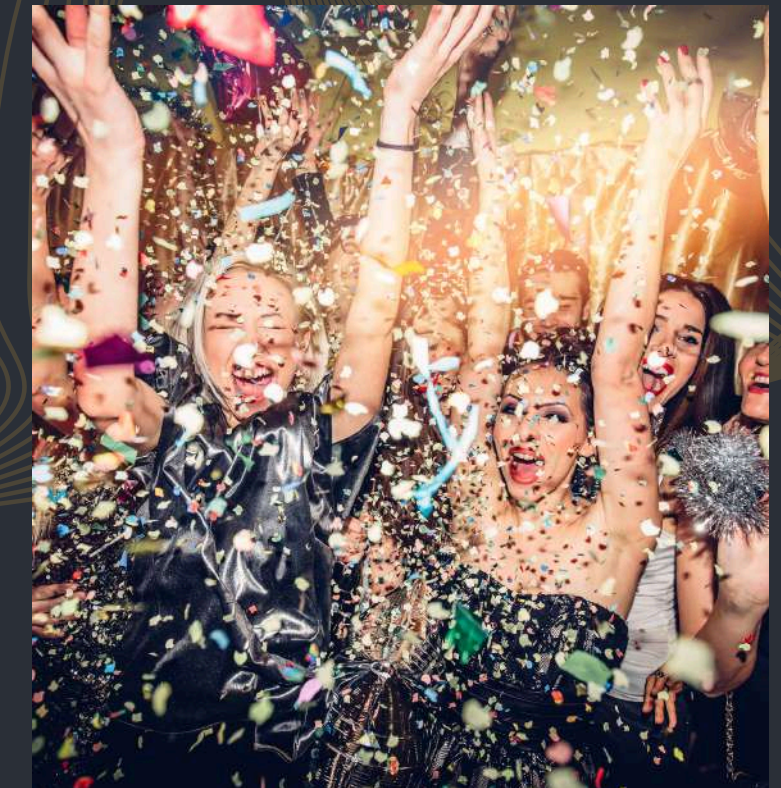
Fitness & Yoga Studios (5 minutes)

Keep active at nearby fitness centers and yoga studios offering classes and wellness experiences to relax and rejuvenate.



Canggu's Vibrant Nightlife (10 minutes)

Enjoy the laid-back yet lively nightlife scene with beach bars, live music, and sunset cocktails, all within reach.





Thank You

Contact Us

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