

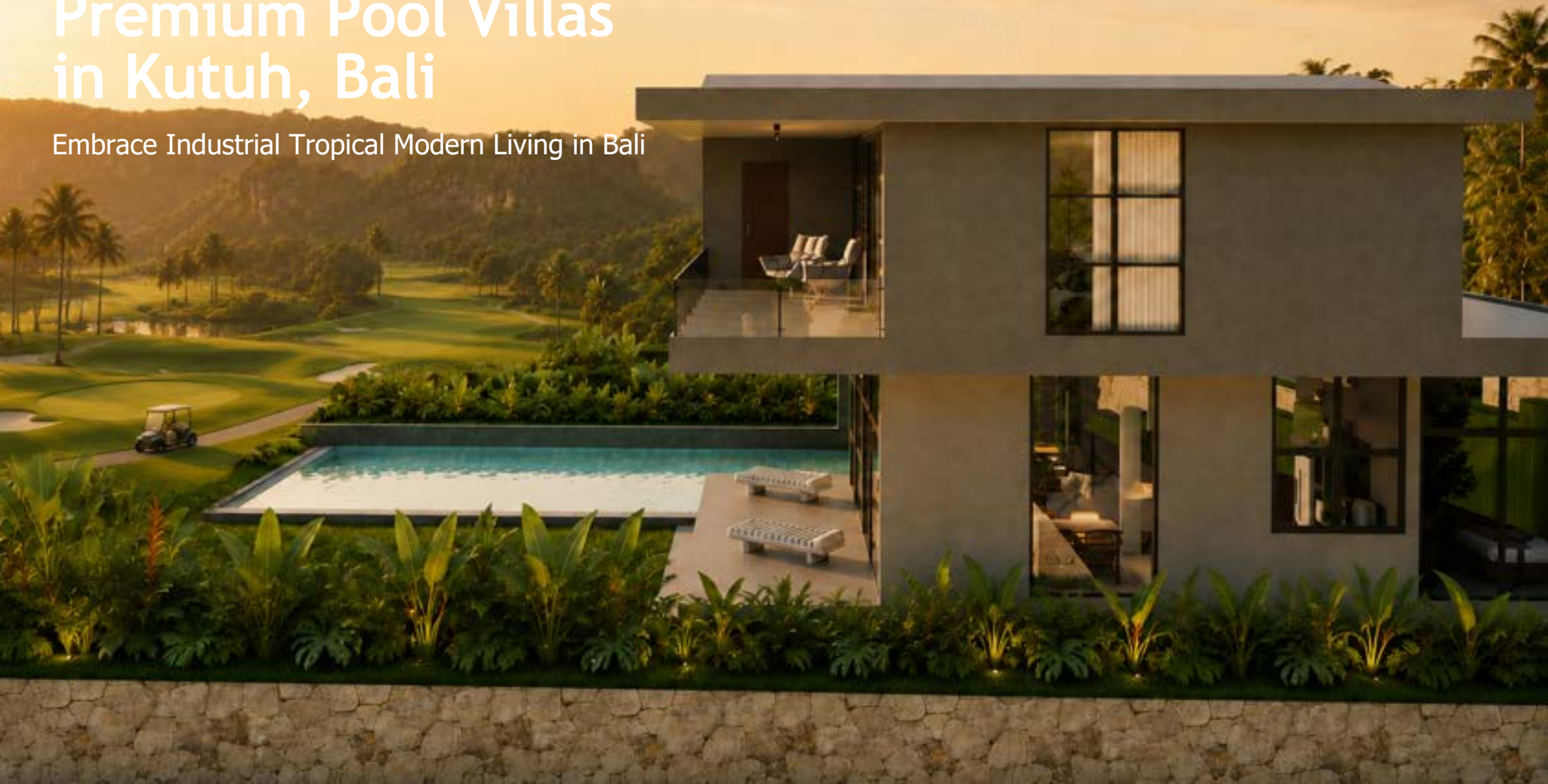
TROON BALI VILLAS

Kutuh, Bali

Golf Front • Ocean View • Luxury Investment

Discover Sophisticated Island Living in 3-Bedroom and 4-Bedroom Premium Pool Villas in Kutuh, Bali

Embrace Industrial Tropical Modern Living in Bali



Location

Kutuh, Bali







Introduction

Discover a unique Bali escape in our exclusive 3-bedroom and 4-bedroom villas nestled in Kutuh. Inspired by Industrial Tropical design, each residence features a private pool, lush garden, and a refined blend of luxury and contemporary living.

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Project Overview

Discover an exclusive collection of six premium villas in Kutuh, Bali, where contemporary architecture meets tropical living. Offering three 3-bedroom villas and three 4-bedroom villas, each home is thoughtfully designed with private pools, lush gardens, and high-quality finishes to deliver timeless comfort and refined island living.

- **6 Exclusive Villas: Three 3-Bedroom Villas & Three 4-Bedroom Villas**
- **27-Year Leasehold with Extension Option**
- **Construction Timeline: Approximately 12–15 Months**



Villa Renders

Step into the captivating visuals of our **3 & 4 bedroom villas**. Every render is thoughtfully crafted to highlight architectural elegance and refined details, bringing to life a premium living experience shaped by Industrial Tropical Modern design.



Exterior 3-Bedroom Villa



Exterior 3-Bedroom Villa



Exterior 3-Bedroom Villa



Exterior 4-Bedroom Villa



Exterior 4-Bedroom Villa



Exterior 4-Bedroom Villa



Kitchen & Dining Room - 3 & 4 Bedroom Villa



Living Room - 3 & 4 Bedroom Villa



Dining Room - 3 Bedroom Villa



Guest Bedroom - 4 Bedroom Villa



Guest Bedroom - 4 Bedroom Villa



Guest Bathroom - 4 Bedroom Villa



Master Bedroom - 3 & 4 Bedroom Villa



Master Bedroom - 3 & 4 Bedroom Villa



Master Bathroom - 3 & 4 Bedroom Villa



Master Bathroom - 3 & 4 Bedroom Villa



Balcony - 3 & 4 Bedroom Villa



2nd Bedroom - 3 & 4 Bedroom Villa



2nd Bedroom - 3 & 4 Bedroom Villa



3rd Bedroom - 3 & 4 Bedroom Villa



3rd Bedroom - 3 & 4 Bedroom Villa



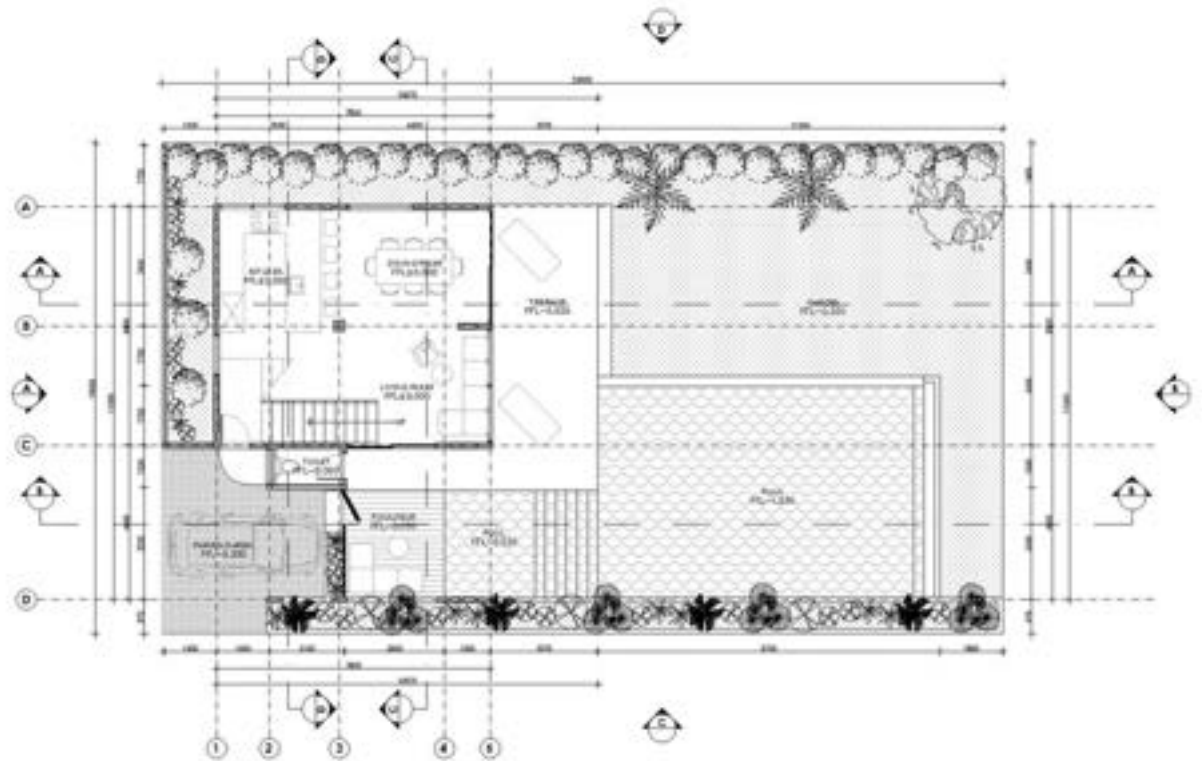
2nd & 3rd Bathroom - 3 & 4 Bedroom Villa

Golf & Ocean Residence *3 Bedroom Villa*

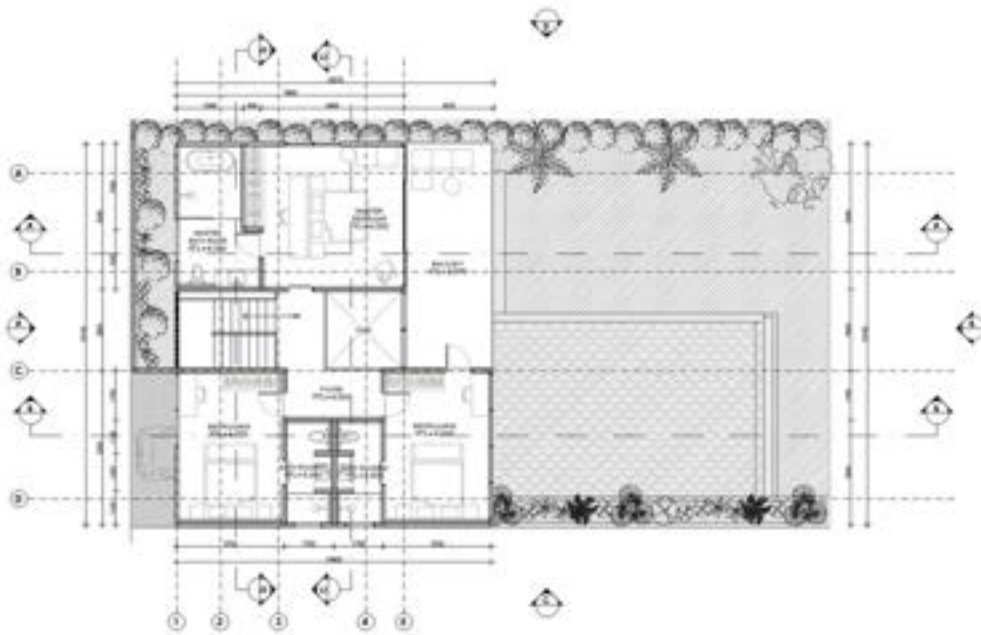
Floor Plans

Explore the thoughtfully designed floor layouts of our **Golf & Ocean Residence 3-bedroom villas**, highlighting spaciousness and functionality. With detailed room dimensions and key features, envision elevated living in every space.

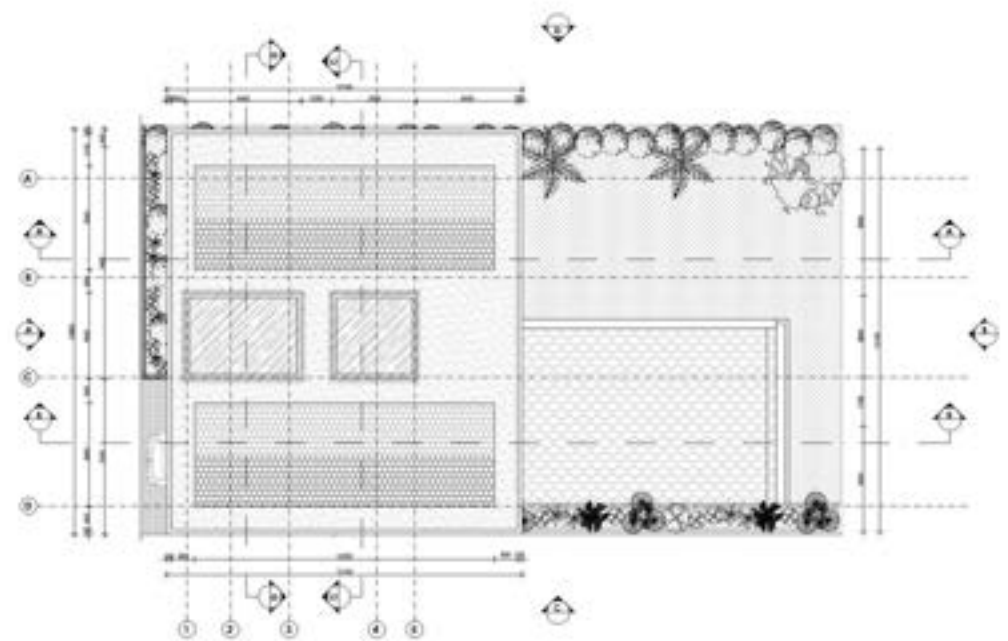
Ground Floor	98 m2
First Floor	145 m2
Total Building Size	243 m2
Swimming Pool Area	72 m2
Land Size	336 m2



*Golf & Ocean Residence
3 Bedroom Villa - Ground Floor*



*Golf & Ocean Residence
3 Bedroom Villa - First Floor*



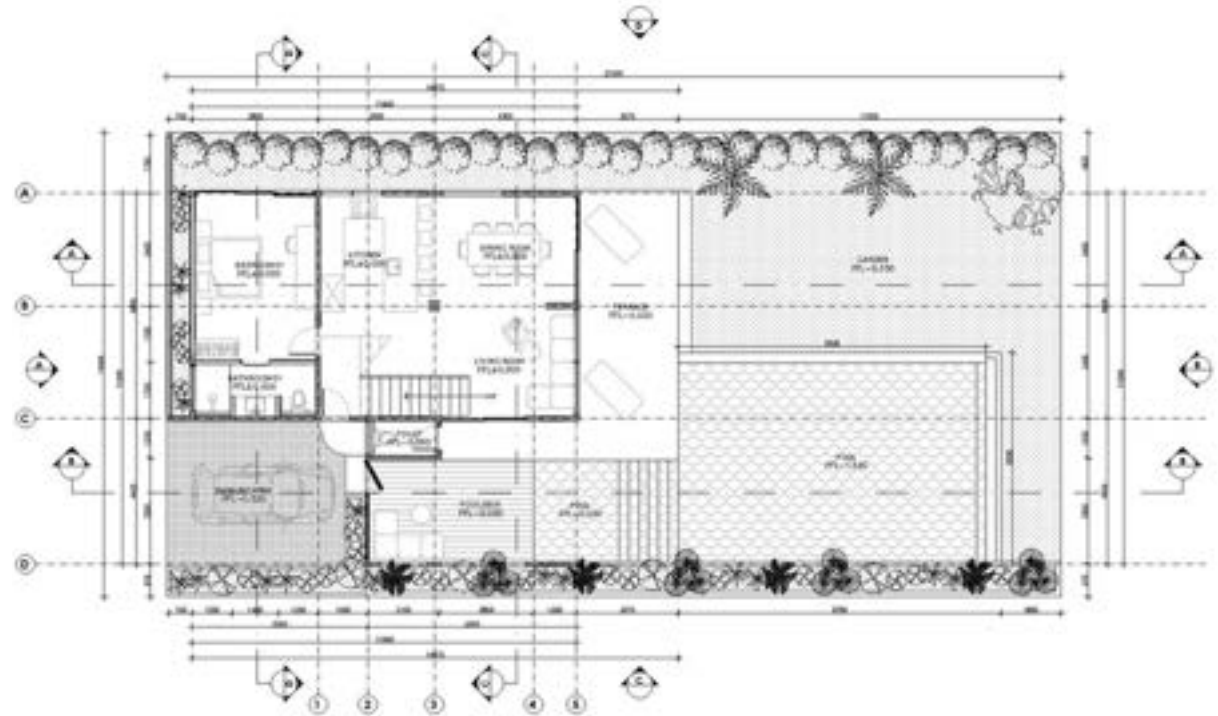
*Golf & Ocean Residence
3 Bedroom Villa - Roof Plan*

Golf & Ocean Residence Premium *4 Bedroom Villa*

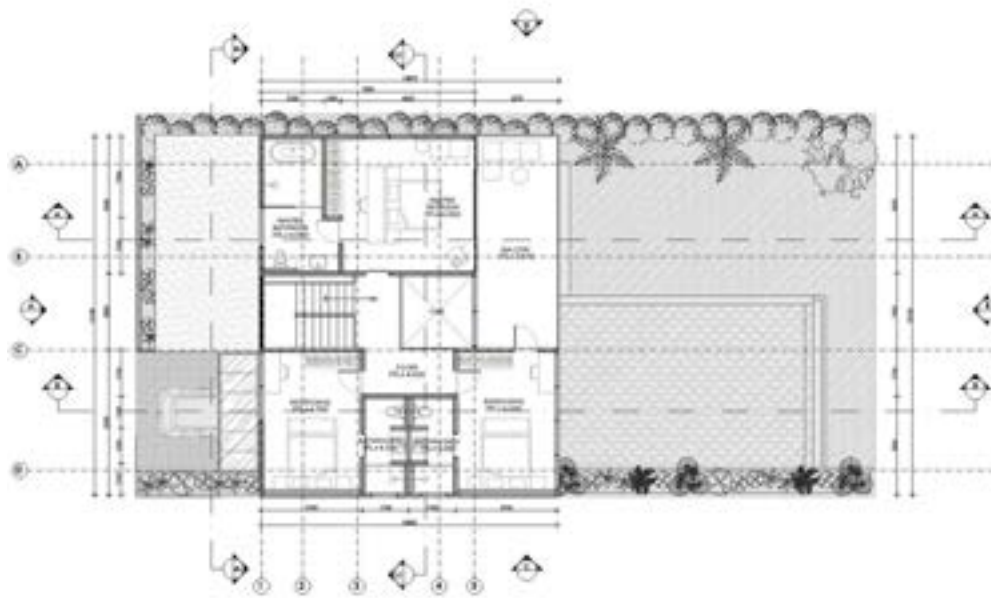
Floor Plans

Explore the thoughtfully designed floor layouts of our **Golf & Ocean Residence Premium 4-bedroom villas**, highlighting spaciousness and functionality. With detailed room dimensions and key features, envision elevated living in every space.

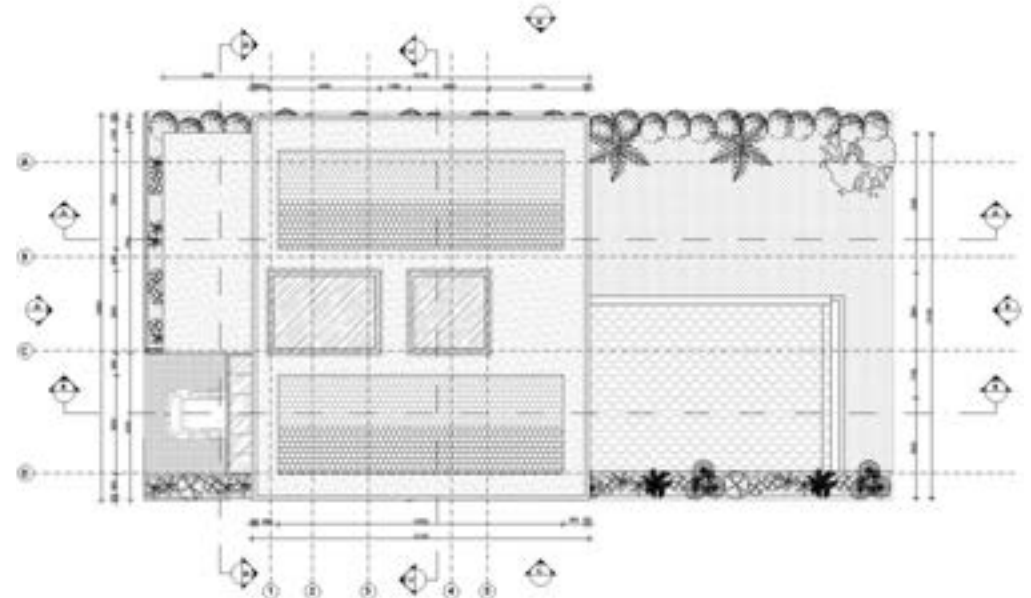
Ground Floor	132 m2
First Floor	145 m2
Total Building Size	277 m2
Swimming Pool Area	72 m2
Land Size	378 m2



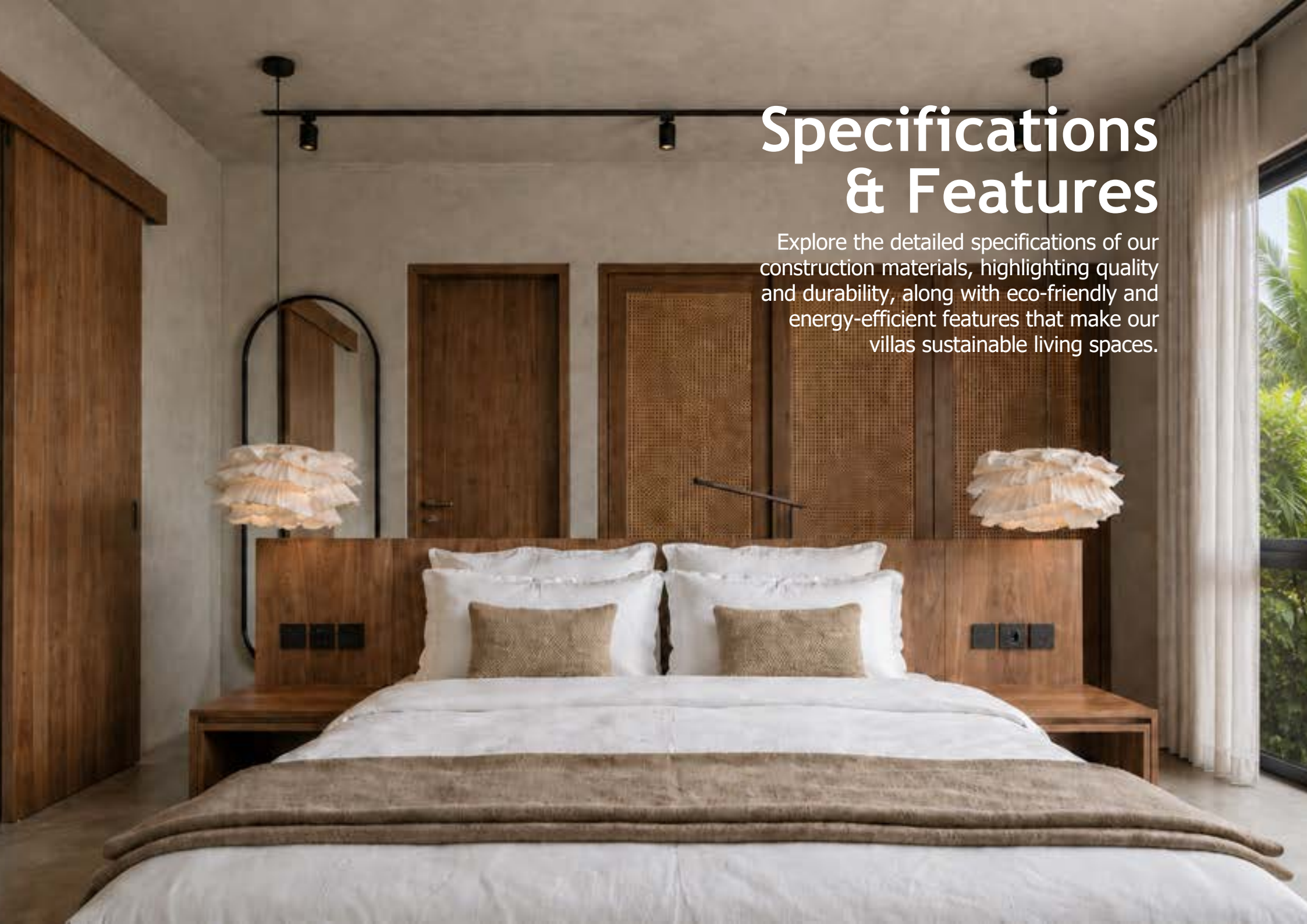
*Golf & Ocean Residence Premium
4 Bedroom Villa - Ground Floor*



*Golf & Ocean Residence Premium
4 Bedroom Villa - First Floor*



*Golf & Ocean Residence Premium
4 Bedroom Villa - Roof Plan*



Specifications & Features

Explore the detailed specifications of our construction materials, highlighting quality and durability, along with eco-friendly and energy-efficient features that make our villas sustainable living spaces.

Bill of Quantities (BOQ)

For transparency, we provide a Bill of Quantities without pricing details. Gain insights into the components that contribute to the construction, ensuring a clear understanding of the quality and craftsmanship behind our villas.

 [Troon Bali Villas](#)





Payment Plans & Financing

Troon Bali Villas Investment Highlights

Why Invest in Troon Bali Villas

KEY PROJECT HIGHLIGHTS

EXCLUSIVE LIVING. PRIME INVESTMENT.

- ✓ Boutique development of only 6 luxury villas
- ✓ 2 Villas Reserved – Only 3 Villas Remaining
- ✓ Prime location in Pandawa, South Bali
- ✓ Adjacent to Bukit Pandawa Golf & Country Club
- ✓ Panoramic Golf Course & Indian Ocean Views
- ✓ Contemporary Industrial Tropical Architecture
- ✓ Private Swimming Pool & Tropical Garden
- ✓ Exclusive Troon Residents Club

A limited collection of luxury villas in one of South Bali's most prestigious enclaves—designed for refined living and exceptional returns.

- ✓ Professional Property Management
- ✓ Estimated Construction Period: 12–15 months
- ✓ 27-Year Leasehold included in the purchase price
- ✓ Lease extension option up to a total of 50 years under the agreed lease terms
- ✓ Possibility of further lease extension subject to future agreement and applicable Indonesian regulations
- ✓ Strong rental income potential
- ✓ Projected Net Rental Yield of 11–14% per annum

LIMITED.
EXCLUSIVE.
EXCEPTIONAL.

A rare opportunity to own in Pandawa,
where lifestyle meets long-term value.

ONLY 3 VILLAS REMAINING
Secure yours today.

STRONG INVESTMENT POTENTIAL

Attractive Rental Returns in a Prime Bali Location

	 3 BEDROOM VILLA	 4 BEDROOM VILLA PREMIUM
 Estimated Gross Annual Rental Revenue	USD 146,000	USD 189,800
 Estimated Net Annual Rental Income	USD 85,000 – 95,000	USD 105,000 – 120,000
 Projected Net Rental Yield	12 – 14% p.a.	13 – 15% p.a.
 Estimated Investment Payback	6 – 8 Years	5 – 7 Years

 **BUILT FOR LIFESTYLE.
DESIGNED FOR RETURNS.**

Combining **luxury living** with **strong rental demand**, our villas offer a compelling investment opportunity in one of Bali's most desirable coastal enclaves.

-  Prime Cliffside Location
-  Ocean & Golf Course Views
-  Secure Investment
-  Professional Property Management

PAYMENT SCHEDULE

FLEXIBLE PAYMENT PLAN



A structured and transparent payment plan designed to give you peace of mind.

 CONSTRUCTION STAGE			 PAYMENT
	1. RESERVATION & CONTRACT SIGNING	>	40%
	2. FOUNDATION COMPLETION	>	20%
	3. STRUCTURAL COMPLETION	>	20%
	4. INTERIOR & FINISHING WORKS	>	10%
	5. PROJECT COMPLETION & HANDOVER	>	10%



Our flexible payment plan is designed to align with construction progress, ensuring **security, transparency,** and **peace of mind** at every stage.



Troon Residents Club

An exclusive private club designed exclusively for villa owners and their registered guests.

The Troon Residents Club has been created to enhance the lifestyle of residents by offering premium wellness, fitness, and social facilities in a private and elegant environment.

FACILITIES

DESIGNED FOR WELL-BEING AND REFINED LIVING

Experience a lifestyle of comfort, relaxation, and connection with world-class facilities crafted for body, mind, and enjoyment.

 SPA & WELLNESS Rejuvenate your body and mind with holistic treatments and therapies.	 SAUNA Detox, unwind, and restore.	 COLD PLUNGE Invigorate and refresh your senses.	 FITNESS Stay active with premium equipment.
 SNACK BAR & COFFEE LOUNGE Relax, recharge, and enjoy.	 GENTLEMEN'S LOUNGE A space to connect, unwind, and belong.	 PRIVATE BAR Celebrate in style in your own space.	 BILLIARDS Play, relax, and enjoy.

ELEVATE EVERY DAY

WELL-BEING FOCUSED

SOCIAL SPACES TO CONNECT

PREMIUM EXPERIENCE

LIFESTYLE SECURED

The Residents Club is designed as a place where owners can relax, stay active, socialize, and enjoy a premium lifestyle within the Troon Bali Villas community.



Contact Information

Get in touch with us for any inquiries or further details—**your dream villa is closer than you think.**

TROON BALI VILLAS

E-mail:

Phone: +420 724 222 670