

BALI VILLA SELECT

The Comparison Desk for Bali Property Investment

EDITORIAL-VETTED LISTING

Melasti Dream Residence

Bukit · Melasti Beach

Ready beach-line townhouse

PRICE

\$250,000

OWNERSHIP

Leasehold

COMPLETION

Delivered (ready unit)

This is a Bali Villa Select editorial-vetted listing. The pages that follow show the developer's commercial proposal. The Bali Villa Select editorial desk has independently reviewed the asset, the corridor it sits in, the legal structure, and the realistic yield assumptions. That analysis follows on page 2.

View this listing online → <https://balivillaselect.com/marketplace/melasti-dream-residence-2br>
Editorial methodology + risk audit → <https://balivillaselect.com/methodology>



Scan for online listing

THESIS**The investment thesis**

Melasti is the western anchor of the south Bukit corridor with a famous beach, but villa supply directly inside the beach belt is unusually thin. Melasti Dream Residence is positioned as a ready 102 m² townhouse in this scarce sub-zone, priced for end-buyers who want operating product without delivery risk. The accredited-operator framing is the deciding signal: editorial-desk modelling treats operator quality as the dominant variable for stabilised yield in Melasti, more than ADR ceiling or pricing position.

POSITIONING**Market positioning**

A ready townhouse in the Melasti belt at \$250k is a relatively rare configuration in 2026. Beach-line supply here is structurally tight and the dominant product type is larger villa format — a compact 2-bedroom townhouse opens the corridor to smaller foreign-buyer cheques without competing against \$400k+ villa inventory. Underwrite this as an entry-tier south Bukit position, not as a luxury comparable.

LEGAL**Legal structure notes**

The developer has not yet disclosed the remaining leasehold term in the marketing brief. Verify the AJB Hak Sewa is registered at BPN with the remaining term, the underlying SHM / HGB title status, and whether the extension clause is contractual (notarised deed) rather than a side letter. Run our full 12-point leasehold check before any deposit.

YIELD**Realistic yield framing**

Developer messaging frames yield via the accredited operator but does not publish a specific number. Editorial-desk modelling on Melasti south Bukit 2-bedroom managed product: 7–10% gross yield with 55–70% occupancy and ADR USD 180–350 depending on operator and season. Net yield after operator fees, OTA commissions, and maintenance: 4–7%. The accredited-operator framing is plausible but cannot be benchmarked against published P&L.

RISK FACTORS**Editorial-flagged risks**

- Remaining leasehold term not disclosed in marketing brief — verify before deposit
- Operator economics opaque — request a sample P&L from comparable units before relying on yield claim
- Melasti supply concentration risk — the corridor depends on continued international travel inflow to the south Bukit
- Walkable beach access from individual unit needs site verification
- No disclosed extension clause; treat as a 25–30 year hold maximum until proven otherwise



UNIT PRICE

\$250,000

2BR townhouse

AREA

102 sqm

ready unit

PAYMENT

Full payment

simple acquisition

ABOUT THE PROJECT

Melasti Dream Residence is a limited 2-bedroom townhouse offer in one of Bali's most attractive coastal areas. The project combines a prime beachside location, resort infrastructure and a ready unit format suitable for both rental income and personal use.

- 2-bedroom townhouse in the Melasti Beach area, Bukit, Bali.
- Ready 102 sqm format for private stays and rental operations.
- Full payment purchase structure with a fixed price of \$250,000.
- Professional management and serviced hospitality environment for owners and guests.

A ready townhouse close to Melasti Beach with strong rental logic, limited supply and hotel-style service support.

OFFER AT A GLANCE

A ready 102 sqm townhouse near Melasti Beach - suitable for investment income and comfortable private living.

Price

\$250,000

Fixed price for the available townhouse.

Format

2-bedroom townhouse

Ready premium unit.

Location

1st line / Melasti

Melasti Beach area, Bukit, Bali.

Payment

Full payment

Simple acquisition structure.

Airport access

25 minutes

Convenient route via the new road.

Management

Accredited operator

Rental and service operations.



Private pool and townhouse area

Key idea

A ready 102 sqm townhouse close to Melasti Beach with limited supply, strong rental potential and service support.

INFRASTRUCTURE AND NEARBY ATTRACTIONS

Complex infrastructure

- Restaurant complex.
- Coworking space.
- Children's center with nanny and animators.
- Barbershop and beauty salon.
- LOYO Relax: in-villa SPA, yoga, breakfasts and dinners.
- Personal concierge service.

What is nearby

- 2 minutes to Melasti Beach.
- 2 minutes to the children's football academy.
- 14 minutes to Savaya Bali, one of the island's top clubs.
- 25 minutes to the airport via the new road.
- Located in the Melasti Beach area, Bukit, Bali.

LOCATION LINK

https://maps.app.goo.gl/BxH1ygY8PMYsByf47?g_st=ipc

CLIENT VALUE

The location combines fast beach access, resort infrastructure and convenient airport connectivity - the core factors supporting both personal use and rental demand.

The project combines beachside access, family-friendly infrastructure and a serviced hospitality environment designed for rental demand.

MANAGEMENT AND INVESTMENT CASE

Management company	Value
Operator profile	Accredited by Marriott Bonvoy
Google Maps rating	4.9
Airbnb status	Superhost
Average occupancy	Around 80%
Management fee	20%

WHY THIS OFFER STANDS OUT

Ideal for both investment and personal living - a limited offer in one of the most in-demand villa complexes near Melasti Beach.

A ready 102 sqm townhouse reduces the time to market, while the management profile and service ecosystem make the property more attractive for guests and easier for owners to operate.

01 READY FORMAT

102 sqm townhouse prepared for private use and rental operation.

02 SERVICE SUPPORT

Operator handles guest experience, maintenance and reporting.

03 BEACH DEMAND

Melasti Beach area supports short-stay rental interest.

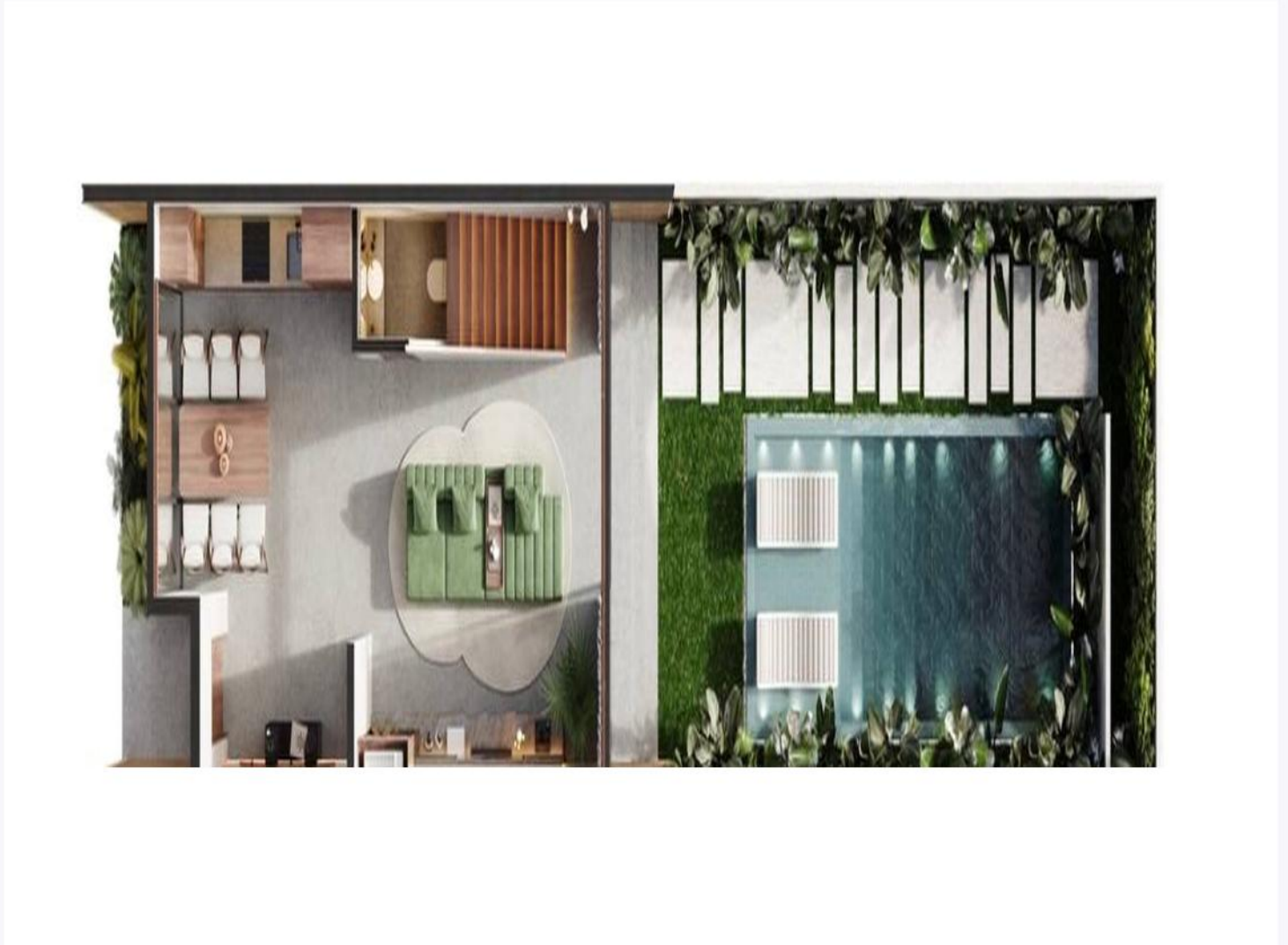
04 CLEAR ACQUISITION

Full payment purchase structure with transparent leasehold terms.

FLOOR PLANS

GROUND FLOOR PLAN

Living, dining, kitchen and private pool



Area: 102 sqm. The townhouse includes two bedrooms, living room, dining area, kitchen, bathrooms and a private outdoor area with pool.

FLOOR PLANS

SECOND FLOOR PLAN

Two bedrooms and private spaces



A practical second-level bedroom layout for private stays, family use and rental guests.

PROJECT EXTERIOR AND PRIVATE POOL

BUILDING CONCEPT

Low-rise resort-style townhouse environment close to Melasti Beach.

OUTDOOR LIVING

Private pool and outdoor area designed for tropical stays.

GUEST APPEAL

Beach proximity, villa privacy and managed service support rental demand.

INVESTMENT LOGIC

A ready product with simple purchase terms and clear operational assumptions.

PROJECT EXTERIOR POSITIONING

Melasti Dream Residence is positioned as a ready townhouse product in a beach-driven location, where private outdoor living and professional management create a strong proposition for both personal use and short-term rental demand.

The visual renders are shown once across the document to keep the proposal clean and avoid repetition.

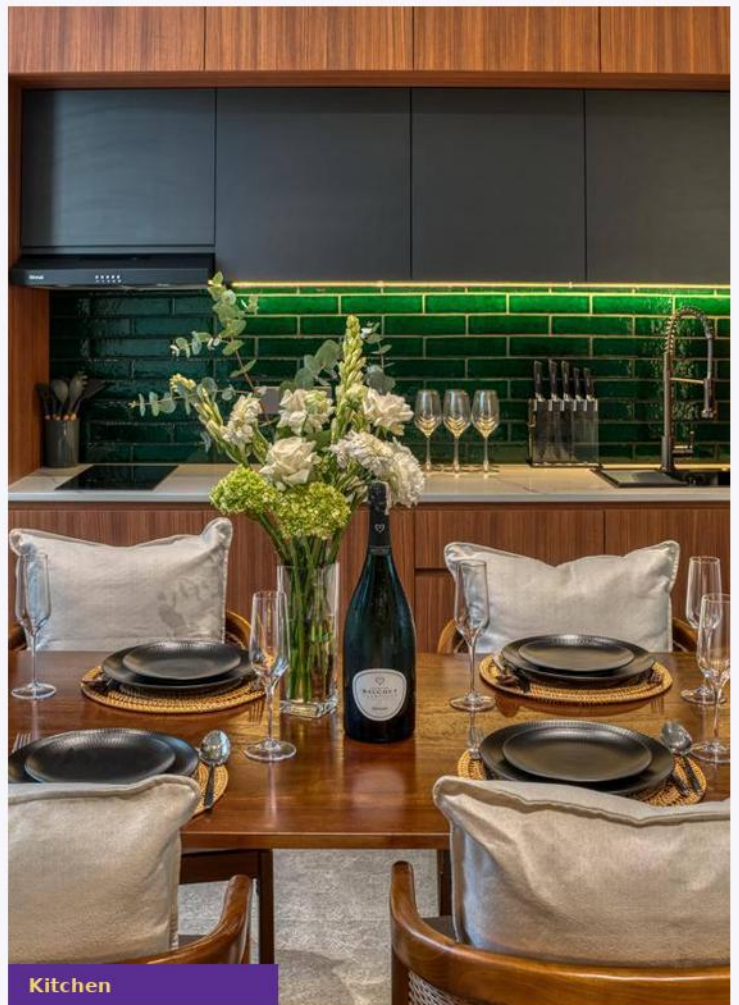
INTERIOR: LIVING, DINING AND KITCHEN



Living room



Dining area



Kitchen

BEDROOM AND BATHROOM



Bedroom suite



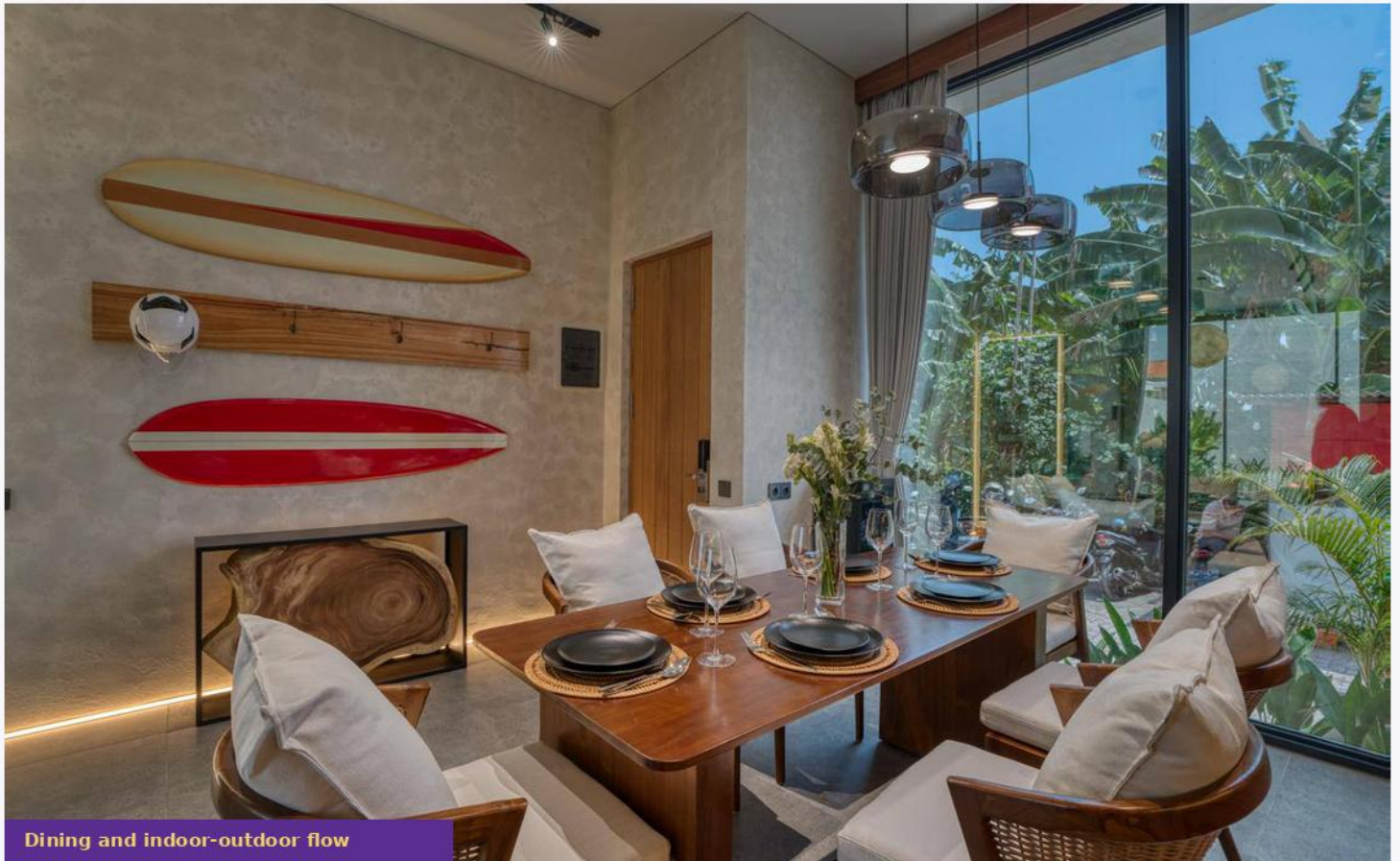
Bathroom

PRIVATE SPACE LOGIC

The bedroom and bathroom block is designed for comfortable daily use and easy short-stay operation. The unit format supports both private living and rental guests.

- Clear zoning between living and private spaces.
- Ready interior concept included.
- Suitable for couples, families and rental guests.

ADDITIONAL INTERIOR RENDERS



DESIGN INCLUDED IN THE PRICE

Furniture, appliances, finishing and interior design are included in the offer, making the unit easier to prepare for private stays or rental operations.

- Ready interior concept with tropical indoor-outdoor flow.
- Furniture, appliances and finishing included.
- Designed for both personal use and guest stays.

FINANCIAL MODEL

<p>UNIT PRICE</p> <p>\$250,000</p> <p>full payment</p>	<p>BASE CASE 5-YEAR NET INCOME</p> <p>\$181,880</p> <p>14.6% avg annual ROI</p>	<p>RENTAL + SALE ROI AFTER 5 YEARS</p> <p>\$368,368</p> <p>29.5% average annual ROI</p>
---	--	--

SCENARIO OVERVIEW

WORST CASE	BASE CASE	BEST CASE
<p>5-year net income</p> <p>\$145,306</p> <p>Average annual ROI</p> <p>11.6%</p> <p>ADR \$210 • OCC 70%</p>	<p>5-year net income</p> <p>\$181,880</p> <p>Average annual ROI</p> <p>14.6%</p> <p>ADR \$230 • OCC 80%</p>	<p>5-year net income</p> <p>\$231,304</p> <p>Average annual ROI</p> <p>18.5%</p> <p>ADR \$260 • OCC 90%</p>

KEY ASSUMPTIONS

Input	Worst	Base	Best
ADR (average daily rate)	\$210	\$230	\$260
OCC (average occupancy rate)	70%	80%	90%
Management expenses	20%	20%	20%
Operational expenses	30%	30%	30%
ADR growth per year	4%	4%	4%
Annual appreciation	5%	5%	5%

RENTAL INCOME + RESALE AFTER 5 YEARS

The provided model shows the base case total return from daily rentals and subsequent sale after 5 years at \$368,368 with an average annual ROI of 29.5%.

Worst case
\$331,795 / 26.5%

Base case
\$368,368 / 29.5%

Best case
\$417,792 / 33.4%

PURCHASE TERMS

UNIT PRICE

\$250,000

full payment

LEASEHOLD

23 + 25 years

extension at market price

HANDOVER

Ready offer

ready townhouse format

01

REVIEW MATERIALS

Plan, renders, masterplan and project information.

02

CONFIRM UNIT

2-bedroom townhouse, 102 sqm, Melasti Beach area.

03

FULL PAYMENT

Proceed under the agreed full payment structure.

LOCK IN YOUR MELASTI DREAM TOWNHOUSE TODAY

102 sqm townhouse • full payment • leasehold 23 + 25 years • Melasti Beach location

A ready 2-bedroom townhouse format designed for private use and rental operations in one of Bali's most recognizable beach areas.

Location

Melasti Beach, Bukit, Bali

Price

\$250,000

Payment

Full payment

FINAL OFFER SUMMARY • MELASTI DREAM RESIDENCE • 2BR TOWNHOUSE

BALI VILLA SELECT

The Comparison Desk for Bali Property Investment

READY TO TALK?

Direct line to the editorial desk

You've seen the developer proposal and the Bali Villa Select editorial reading. If you'd like to talk through Melasti Dream Residence – the legal structure, realistic yield, exit path or anything else – we reply personally. WhatsApp is fastest. Average reply time: under 90 minutes during Bali business hours.

WHATSAPP · FASTEST

Chat with the desk

Reply under 90 min, Bali hours.

[Open WhatsApp](#) →

EMAIL

Send context first

Every email answered personally.

hello@balivillaselect.com →

BOOK A CALL

30-min discovery call

Methodology + your shortlist review.

balivillaselect.com/book-investor-call →

ONLINE LISTING

View this listing on the desk

Full editorial + image gallery.

balivillaselect.com/marketplace/melasti-dream-residence-2br →



Scan QR — instant WhatsApp chat

Editorial methodology: <https://balivillaselect.com/methodology>

Partner disclosure: <https://balivillaselect.com/disclosure>

Risk audit checklist: <https://balivillaselect.com/bali-leasehold-risk-checklist>

Partner disclosure. Fulfilment for this listing is handled by our licensed Bali-based fulfilment partner. Bali Villa Select receives a referral fee from the partner agency on closed transactions originated through inquiries submitted through us. All editorial analysis is independent work, not reviewed or approved by the partner.