

BALI VILLA SELECT

The Comparison Desk for Bali Property Investment

EDITORIAL-VETTED LISTING

Pandawa Hills

Bukit · Pandawa

Off-plan investor villa

PRICE

\$220,000

OWNERSHIP

Leasehold

COMPLETION

Q3 2026 (off-plan handove

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/pandawa-hills-2br-villa>
Editorial methodology + risk audit → <https://balivillaselect.com/methodology>



Scan for online listing

THESIS**The investment thesis**

Pandawa Hills is positioned as the lowest entry price point in the Pandawa corridor at \$220k for a 2-bedroom villa with 126 m² built area and a 38 m² rooftop. The trade is operational: the unit format is compact (52 m² land, 81 m² living) and the corridor depends on south Bukit absorption velocity into 2026–2027. For investors specifically targeting Pandawa entry tier with off-plan delivery risk priced in, this is the cleanest comparable to XO Pandawa at a 12% lower headline.

POSITIONING**Market positioning**

A 2-bedroom villa at \$220k in Pandawa is at the absolute entry tier of the south Bukit corridor. Compare directly against XO Pandawa (\$200k, 100 m² built) and against Sunny Village Berawa (\$249k, 104 m² built, delivered 2023). Pandawa Hills offers larger built area than either comparable at lower per-square-metre pricing, in exchange for off-plan delivery risk and the smaller land footprint.

LEGAL**Legal structure notes**

Lease structure is documented as 26 + 26 years — the second 26 years is the extension. Verify the extension is contractually written into the AJB Hak Sewa, not a side letter. Underlying SHM / HGB title status on the developer side requires BPN search before deposit. The 52 m² land footprint is small for a freestanding villa — confirm the build footprint matches the PBG approval drawing.

YIELD**Realistic yield framing**

Developer projection is "up to 12% per year" without a defined operator or scenario disclosure. Editorial-desk modelling on Pandawa 2-bedroom new-build managed product: 9–11% gross yield, with 60–70% occupancy and ADR USD 180–320. Net yield 6–8% after operator fees, OTA commissions, maintenance, and PPh. The 12% headline is plausible only in an optimistic ADR / occupancy scenario — stress-test against a 60% occupancy / median-ADR base case.

RISK FACTORS**Editorial-flagged risks**

- Off-plan delivery Q3 2026 — developer balance sheet and prior delivery track record not yet verified
- Small 52 m² land footprint constrains future expansion and limits resale buyer pool
- 12% yield projection is developer base case — independent benchmarking puts realistic net yield at 6–8%
- Operator economics not yet disclosed — lock-in terms and channel-manager subscription costs need clarification
- Pandawa corridor supply absorption depends on continued international travel inflow into 2026–2027



INVESTOR PRICE

\$220,000

2BR villa

LEASEHOLD

26 + 26 years

extension at market price

HANDOVER

Q3 2026

full cash purchase

ABOUT THE PROJECT

Pandawa Hills is a unique complex of apartments and villas with ocean and jungle views in Bukit, Bali. The project is located just minutes from the best southern beaches and is designed for both lifestyle use and rental income.

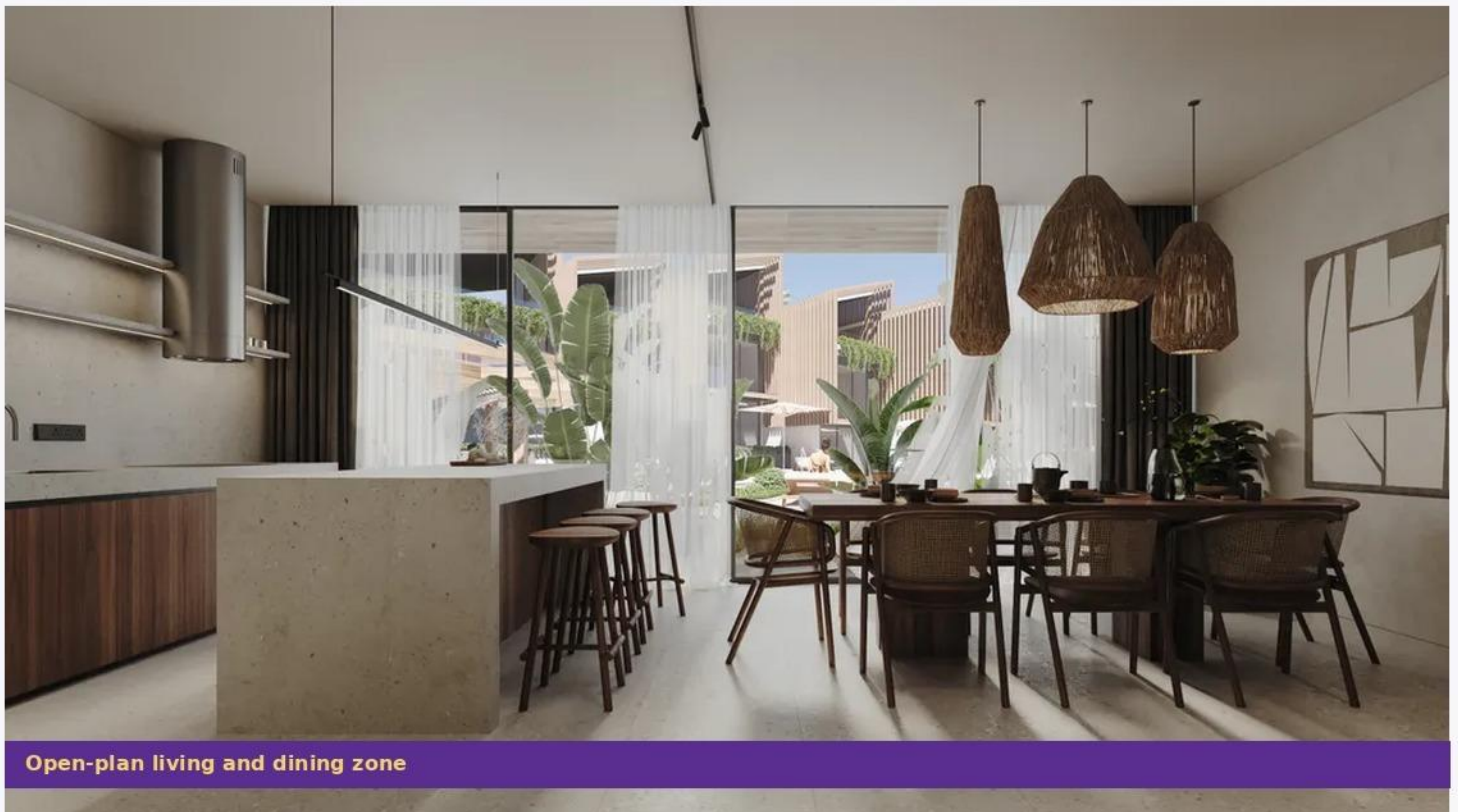
- 2 minutes to Pandawa, Green Bowl and Melasti beaches.
- Rooftop with restaurant and open-air cinema, multiple pools, gym, surf school and convenience store.
- 2-bedroom villa with 126 m² total area and a private rooftop level.
- Expected yield up to 12% per year. Leasehold 26 + 26 years.

A resort-style 2-bedroom villa near South Bali's best beaches with a clear investment proposition and strong lifestyle appeal.

UNIT SPECIFICATIONS

Parameter	Value
Project	Pandawa Hills
Location	Bukit, Bali Google Maps location
Unit type	2-bedroom villa
Price	\$220,000
Purchase format	Full cash
Total area	126 m ²
Living area	81 m ²
Balcony	7 m ²
Rooftop	38 m ²
Land	52.3 m ²
Leasehold	26 + 26 years
Extension	At market price
Handover	Q3 2026
Expected yield	Up to 12% per year

Planning materials and renders show the concept of the 2BR villa layout, rooftop level and interior design language of the project.

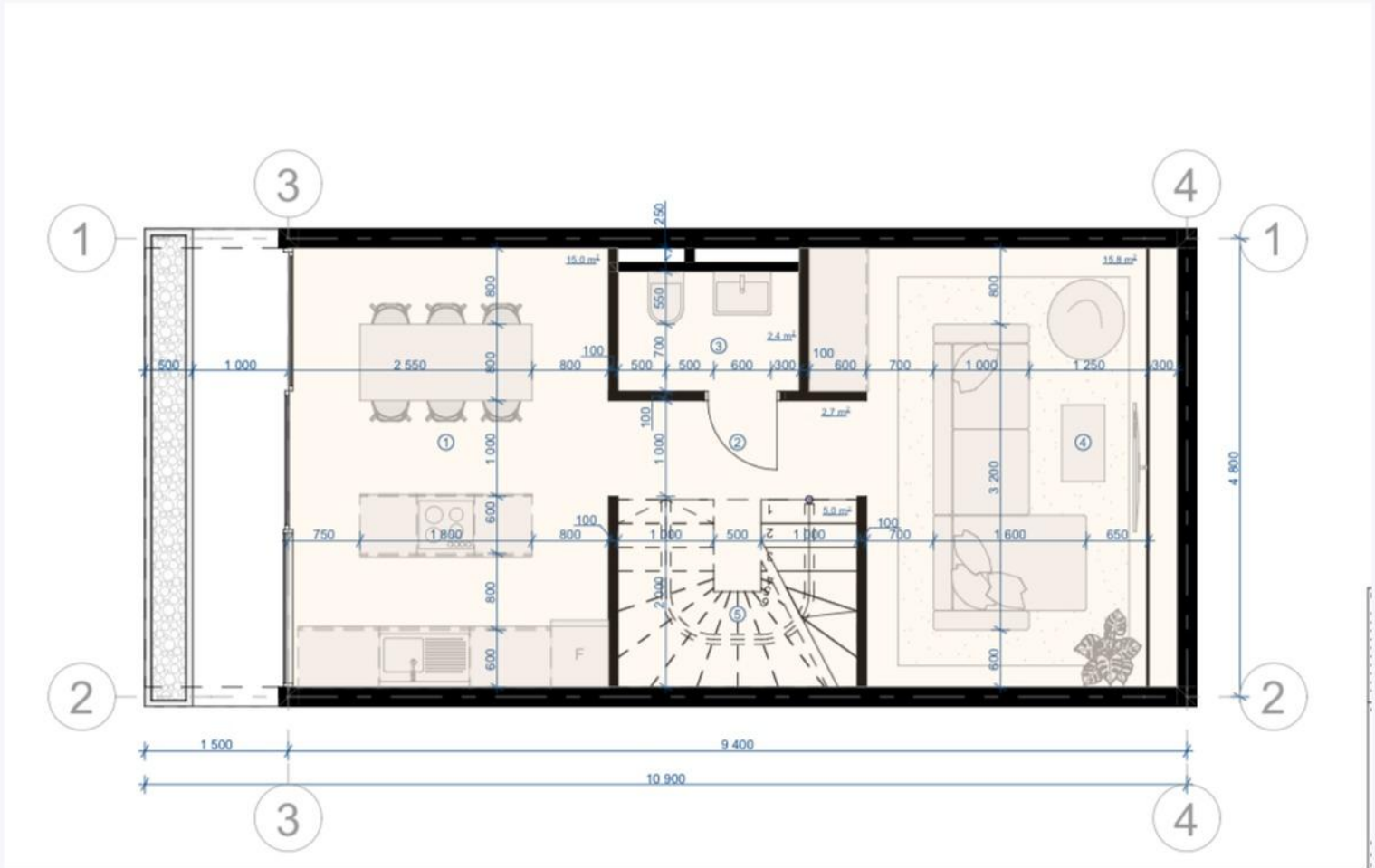


Open-plan living and dining zone

FLOOR PLANS

GROUND FLOOR

Ground floor layout



PROJECT EXTERIOR



Central courtyard and pool zone

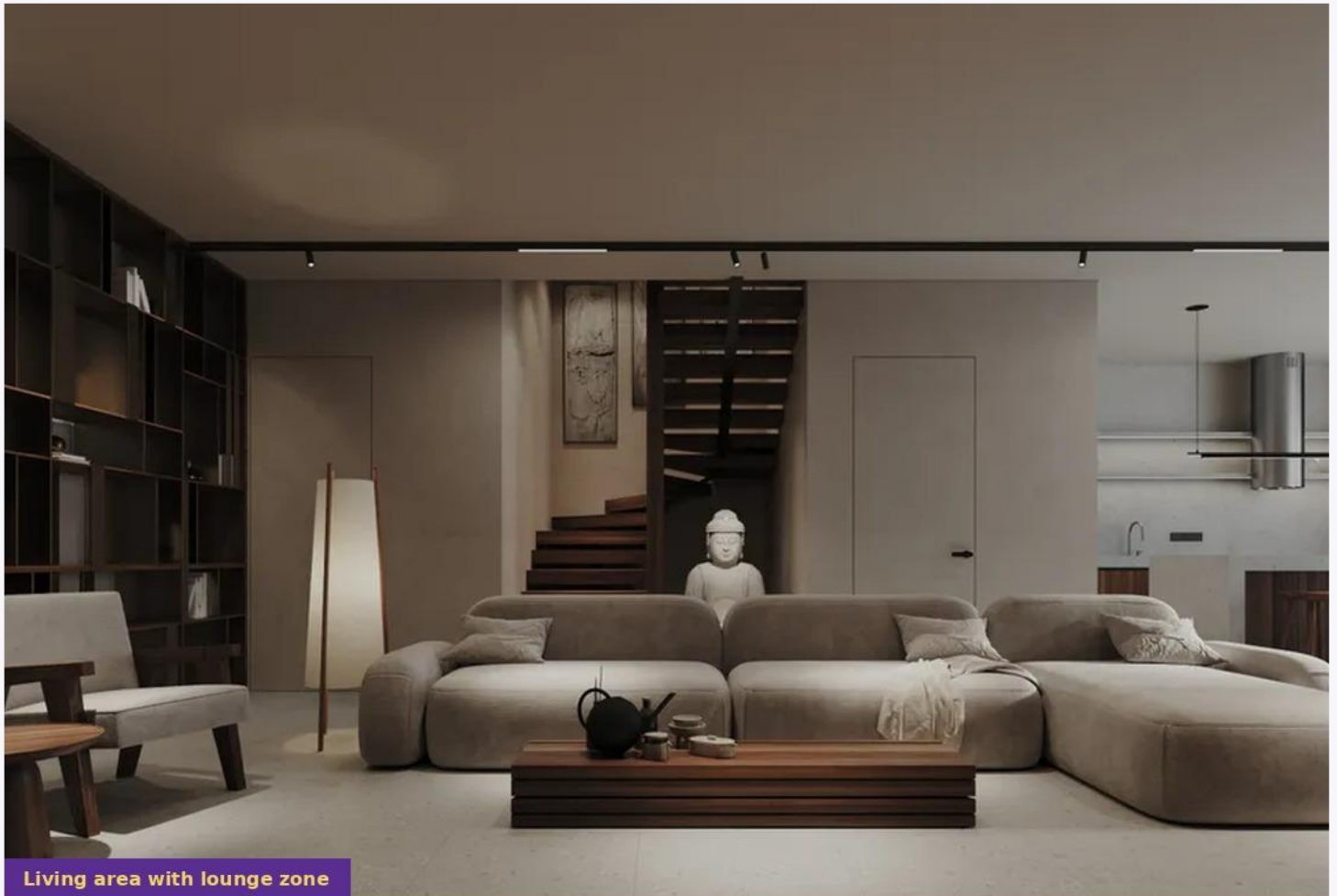


Villa facade and open lounge zone

INTERIOR: LIVING AND DINING



Kitchen and dining area

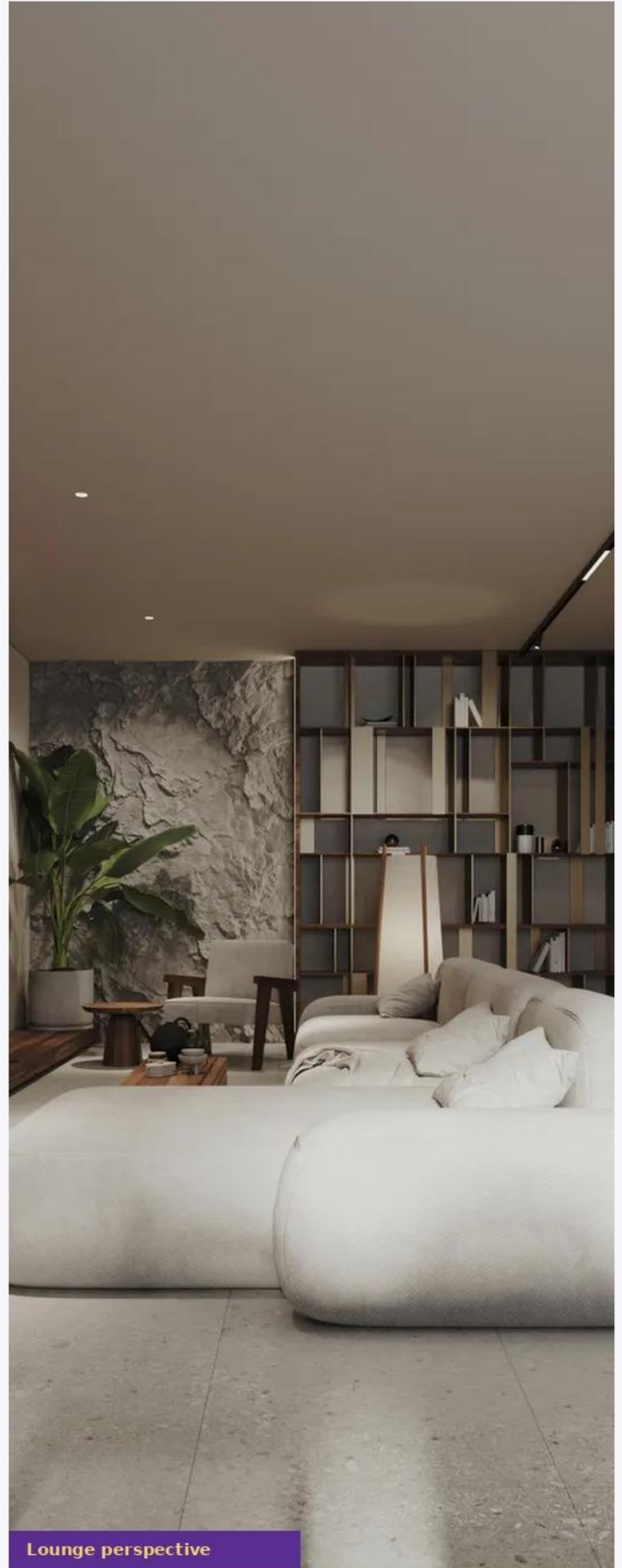


Living area with lounge zone

INTERIOR: DETAIL VIEWS



Kitchen detail

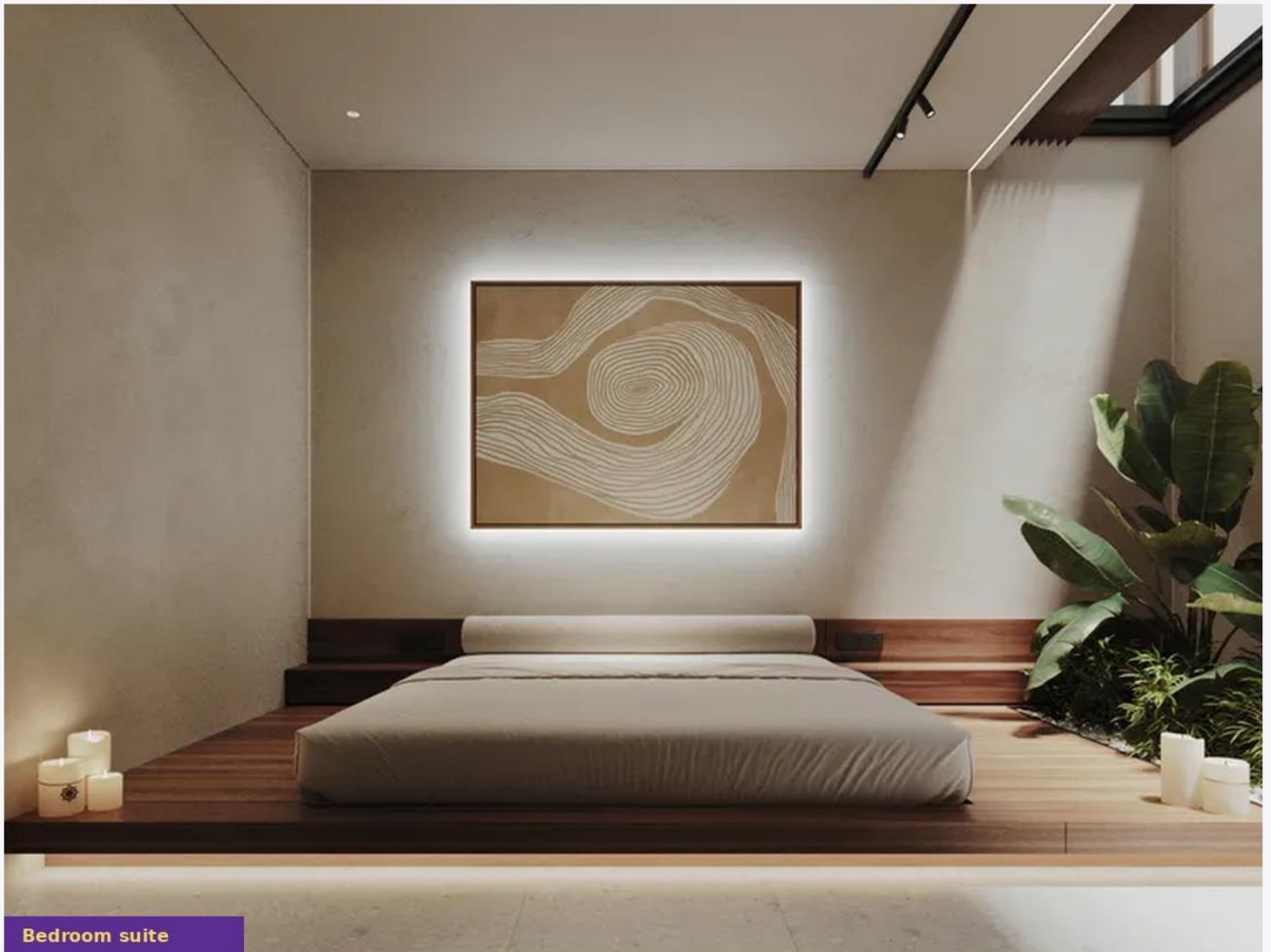


Lounge perspective

INTERIOR: STAIRS AND BEDROOM

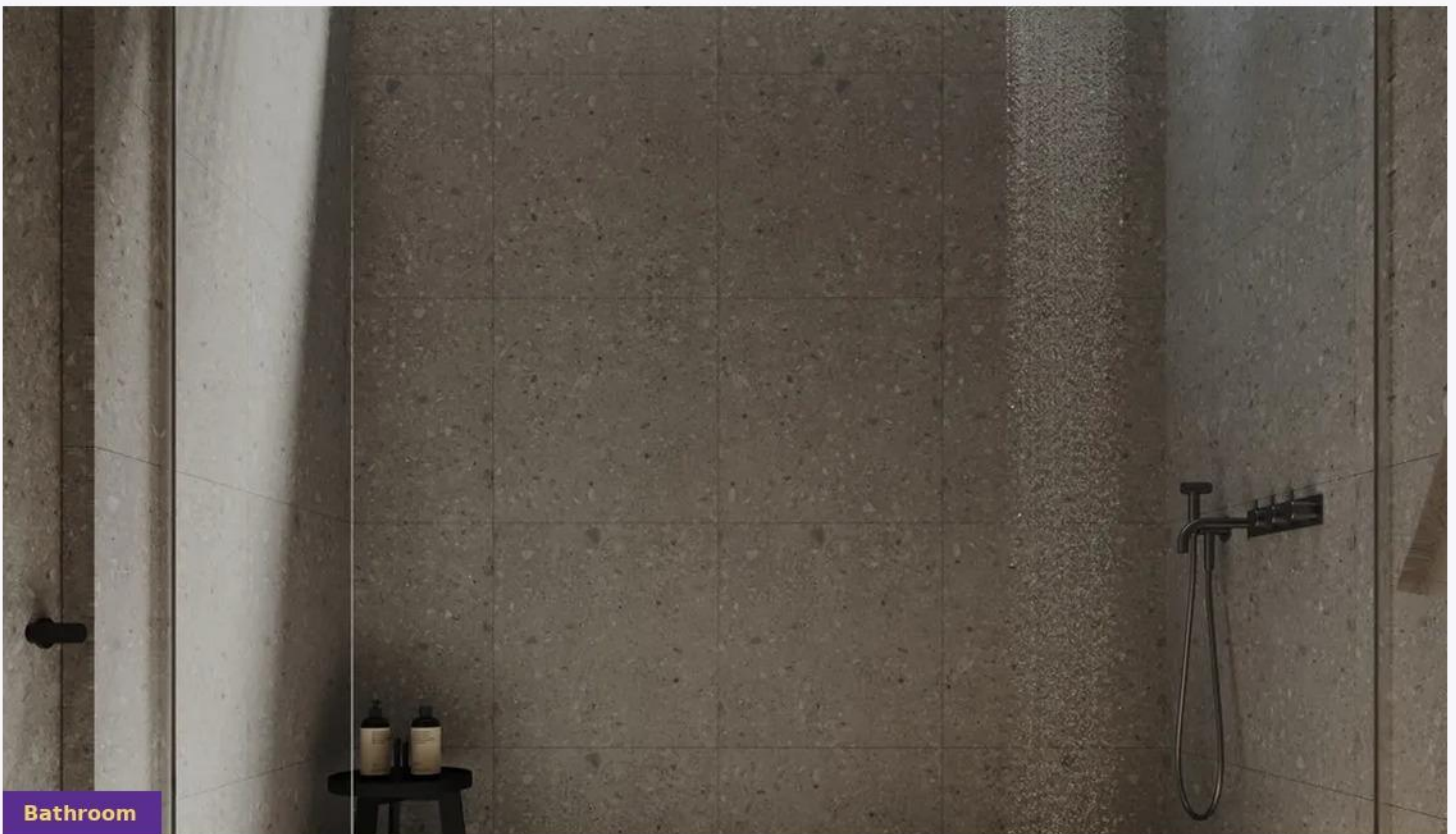


Stairs and interior detail



Bedroom suite

ROOFTOP LOUNGE & BATHROOM



FINANCIAL MODEL

INVESTOR PRICE

\$220,000

BASE CASE 5-YEAR NET INCOME

\$189,788

AVERAGE ANNUAL ROI

17.3%

ROI for daily rentals and sales after 5 years • Worst: \$356,243 / 32.4% • Base: \$393,805 / 35.8% • Best: \$435,321 / 39.6%

SCENARIO OVERVIEW

CONSERVATIVE

5-year net income

\$152,226

Average annual ROI

13.8%

ADR \$220 • OCC 70%

BASE

5-year net income

\$189,788

Average annual ROI

17.3%

ADR \$240 • OCC 80%

OPTIMISTIC

5-year net income

\$231,304

Average annual ROI

21.0%

ADR \$260 • OCC 90%

KEY ASSUMPTIONS

Input	Conservative	Base	Optimistic
Average daily rate	\$220	\$240	\$260
Average occupancy	70%	80%	90%
Management fee	20%	20%	20%
Operating expenses	30%	30%	30%
ADR growth	4% / year	4% / year	4% / year
Annual appreciation	5%	5%	5%

The financial model is intentionally simplified for a client presentation: key scenarios are shown clearly, based on the provided ROI tables and assumptions.

PURCHASE TERMS

UNIT PRICE

\$220,000

full cash

LEASEHOLD

26 + 26 years

extension at market price

HANDOVER

Q3 2026

planned completion

01

SELECT THE VILLA

Confirm the available 2BR villa and review the project materials.

02

FULL CASH PURCHASE

Proceed with the full cash purchase format agreed with the seller.

03

HANDOVER

Planned completion: Q3 2026. Designed for lifestyle use and rental operation.



LOCK IN YOUR PANDAWA HILLS VILLA TODAY • 2BR villa • Full cash purchase • Leasehold 26 + 26 years • Handover Q3 2026

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 Pandawa Hills – 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/pandawa-hills-2br-villa →



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.