

BALI VILLA SELECT

The Comparison Desk for Bali Property Investment

EDITORIAL-VETTED LISTING

XO Pandawa

Bukit · Pandawa Beach

Investor-grade off-plan

PRICE

\$200,000

OWNERSHIP

Leasehold

COMPLETION

Q3 2026

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



Scan for online listing

THESIS**The investment thesis**

Pandawa is the next belt of the Bukit growth corridor after Uluwatu saturated. XO Pandawa is positioned as a yield product (priced per unit, not per square metre) at a \$200k entry point that opens the Bukit market to investors who could not previously afford cliff-top-adjacent inventory. The developer ships with the 50-year leasehold pre-loaded into the price, removing the most common surprise cost on Bukit off-plan deals.

POSITIONING**Market positioning**

A 2-bedroom townhouse-villa hybrid at \$200k is rare on the Bukit in 2026. The unit format (100 m² built, two residential floors, private pool) is the smallest functional villa product the south Bukit will accept – any smaller reads as an apartment and loses ADR. Treat this as the entry tier of the Bukit corridor, not as a luxury comparable.

LEGAL**Legal structure notes**

Leasehold (Hak Sewa) of 50 years included in the headline price is the cleanest structure for foreign buyers at this entry tier. Confirm that the 50-year term begins at BPN registration (not handover) and that the extension clause is written into the notarised AJB Hak Sewa, not a side letter. The developer should produce the BPN encumbrance check on request.

YIELD**Realistic yield framing**

Developer base case is 15.9% average annual ROI on 5-year hold, with ADR \$230 and occupancy 70%. Independent benchmarking for 2-bedroom villa product in Pandawa corridor suggests 10–13% net gross yield is sustainable post-stabilisation. The 15.9% headline includes capital appreciation assumption – pure rental yield component is closer to 9–11% net.

RISK FACTORS**Editorial-flagged risks**

- Off-plan delivery risk – developer track record and balance sheet not yet verified in editorial desk file
- Pandawa is growth corridor not mature corridor – yield will compress as supply lands through 2027
- Beach access from XO Pandawa is by scooter / car, not walking – impacts ADR ceiling vs cliff-walk product
- Bukit zoning enforcement tightened in 2025 – verify PBG / SLF and STR licence path before deposit
- Developer-affiliated rental operator – read the management agreement for exit clauses before signing



INVESTOR PRICE

\$200,000

2BR unit

LEASEHOLD

50 years

included in price

HANDOVER

Q3 2026

0% installment plan

ABOUT THE PROJECT

XO Pandawa is a contemporary residential project in one of South Bali's most attractive resort locations. The concept combines stylish architecture, a functional two-level layout and interior design ready for comfortable living or rental income.

- 2-bedroom townhouse / villa with two residential floors and a private pool.
- Minimalist premium interiors with fitted furniture, storage and appliances.
- Convenient location close to Pandawa Beach, Melasti Beach and key lifestyle spots.
- Full-cycle management opportunity for rental operation and passive ownership.

A client-friendly product for personal use, long stays and income generation in a strong Bali destination.

UNIT SPECIFICATIONS

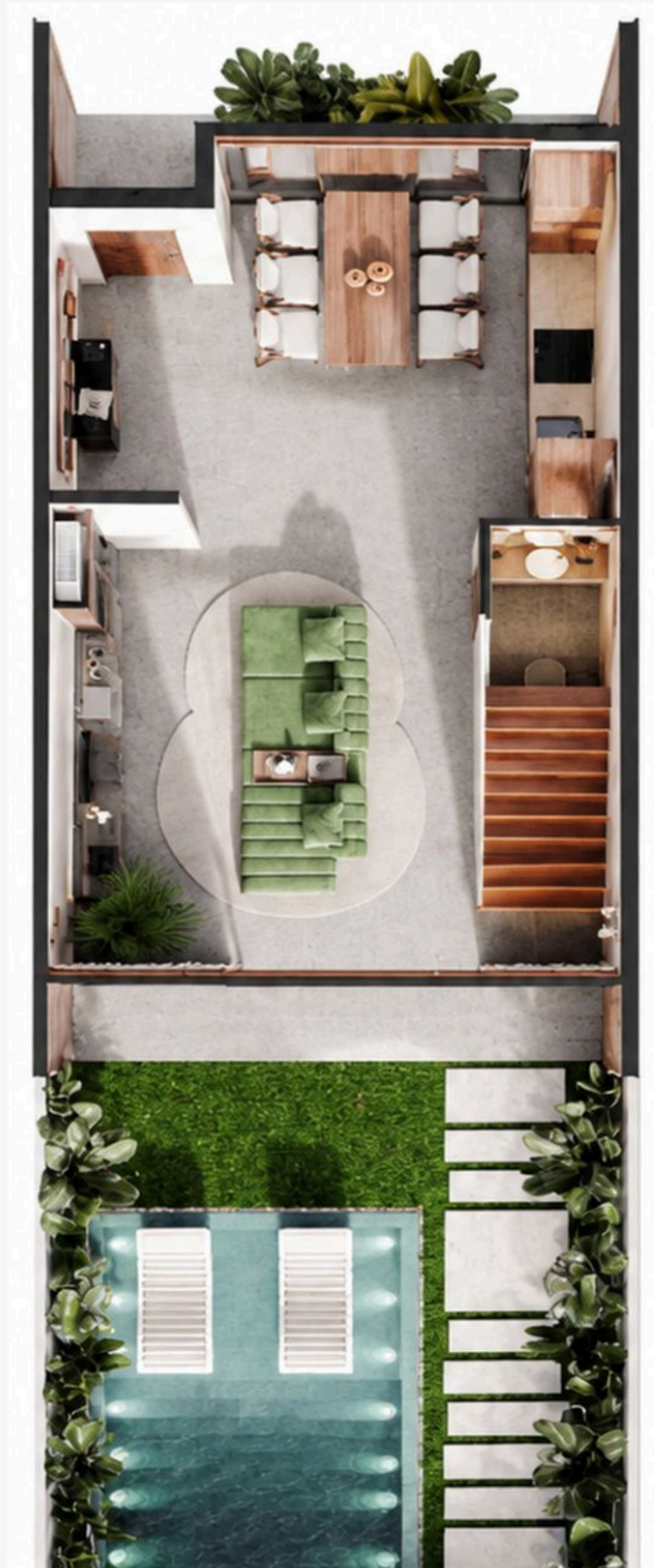
| Parameter | Value |
|--------------|-----------------------------|
| Project | XO Pandawa |
| Location | Pandawa, Bali |
| Unit type | 2-bedroom townhouse / villa |
| Floors | 2 residential levels |
| Total area | 100 m ² |
| Ownership | 50-year leasehold included |
| Price | \$200,000 |
| Down payment | 30% |
| Payment plan | 0% interest installments |
| Completion | Q3 2026 |

The unit is delivered with finishing, interior design, fitted furniture and the functional storage concept shown in the renders.



Open-plan living and kitchen area

FLOOR PLANS



Ground floor

FLOOR PLANS



Second floor

PROJECT EXTERIOR



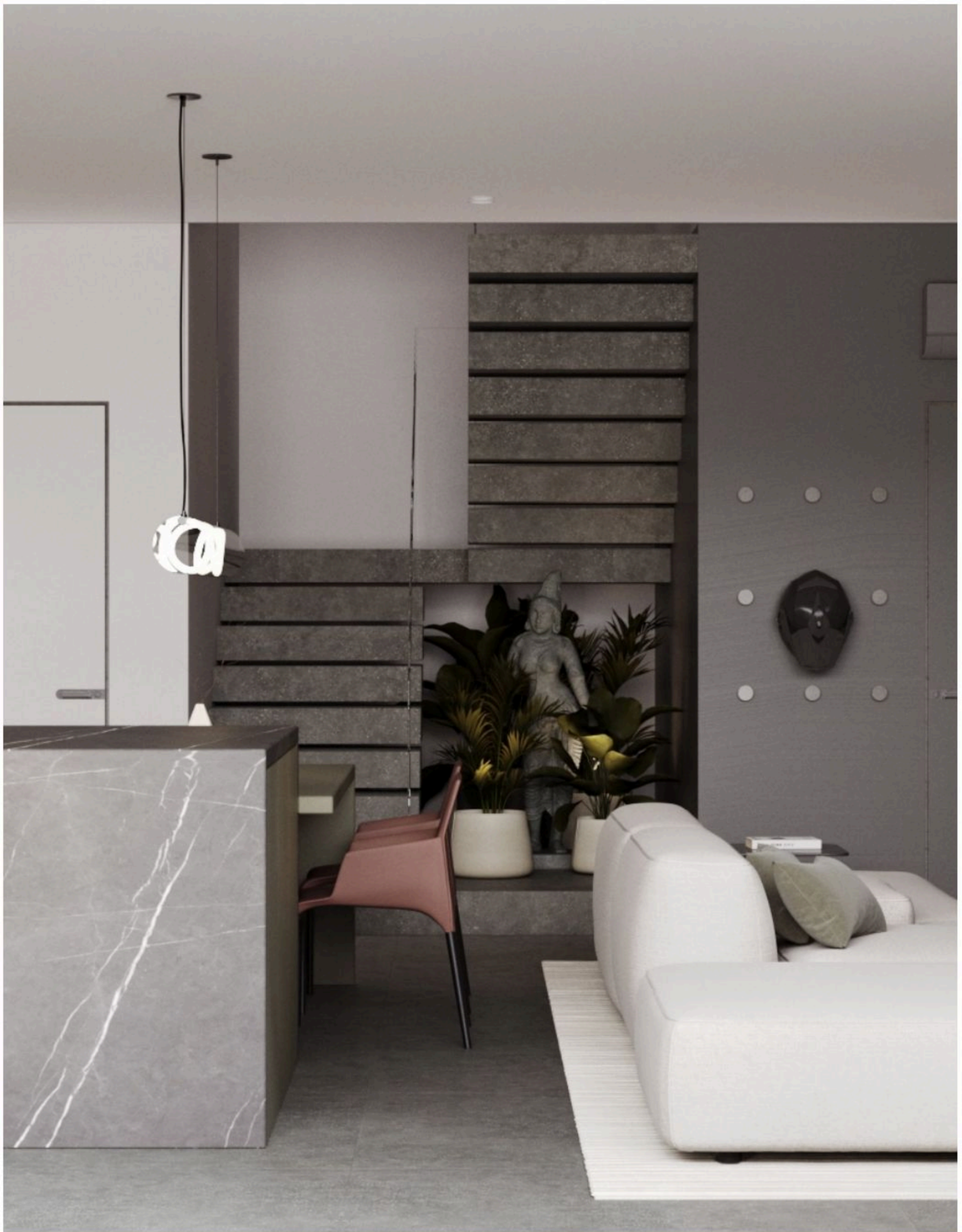
XO Pandawa exterior view

INTERIOR



Living area and dining zone

INTERIOR



Kitchen island, lounge zone and terrace connection

BEDROOM SUITE



Bedroom with panoramic glazing and clean contemporary design

BEDROOM & DRESSING



Bedroom suite - wide perspective



TV wall and sleeping zone



Wardrobe and vanity zone

UTILITY & BATHROOM



Laundry and utility storage



Bathroom concept

FINANCIAL MODEL

| | | |
|------------------|-----------------------------|--------------------|
| INVESTOR PRICE | BASE CASE 5-YEAR NET INCOME | AVERAGE ANNUAL ROI |
| \$200,000 | \$159,145 | 15.9% |

SCENARIO OVERVIEW

| CONSERVATIVE | BASE | OPTIMISTIC |
|---------------------------------------|---------------------------------------|---------------------------------------|
| 5-year net income \$124,548 | 5-year net income \$159,145 | 5-year net income \$231,304 |
| Average annual ROI 12.5% | Average annual ROI 15.9% | Average annual ROI 23.1% |
| ADR \$210 • OCC 60% | ADR \$230 • OCC 70% | ADR \$260 • OCC 90% |

KEY ASSUMPTIONS

| Input | Conservative | Base | Optimistic |
|----------------------|--------------|-----------|------------|
| Average nightly rate | \$210 | \$230 | \$260 |
| Average occupancy | 60% | 70% | 90% |
| Management fee | 20% | 20% | 20% |
| Operating expenses | 30% | 30% | 30% |
| Capital growth | 5% / year | 5% / year | 5% / year |

The financial model is intentionally simplified for a client presentation: key scenarios are shown clearly, without overloading the page with minor calculations.

PURCHASE TERMS

PRICE
\$200,000

DOWN PAYMENT
30%

INSTALLMENTS
0% interest

01

RESERVATION

Select the unit and secure the current price.

02

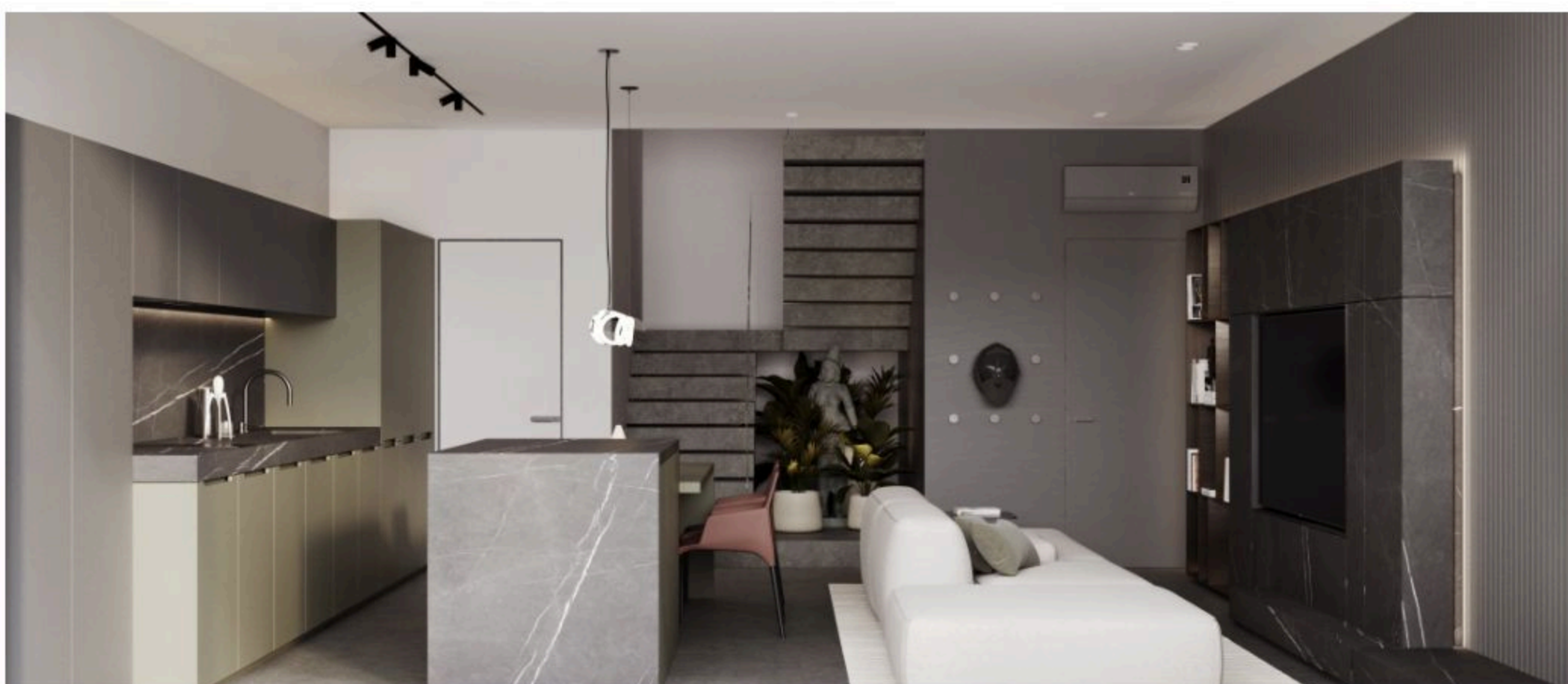
DOWN PAYMENT

A 30% first payment starts the purchase process.

03

INSTALLMENT PLAN

The remaining balance is paid in 0% installments until handover.



Ready-for-rental interior concept

LOCK IN YOUR XO PANDAWA PRICE TODAY

2BR townhouse / villa • 30% down payment • 0% installment plan until handover

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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 XO Pandawa – 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.

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EMAIL

Send context first

Every email answered personally.

hello@balivillaselect.com →

BOOK A CALL

30-min discovery call

Methodology + your shortlist review.

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

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

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

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