

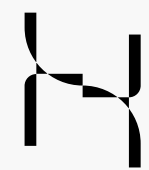
Harmoni Lane

Modern Studio Apartment
Seminyak, Bali

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Why Bali?



Welcome to Bali



The Island



of Paradise




Why Bali is the Ideal Place to Harmoni Lane?


Bali, known as the Island of Gods, offers a unique blend of vibrant culture, stunning natural beauty and modern conveniences. Strategically located for both leisure and business purposes, Bali offers an exceptional quality of life.

Its world-famous beaches, vibrant nightlife, and rich cultural heritage make it a top destination for those seeking a balanced and fulfilling lifestyle. Investing in real estate in Bali not only ensures a comfortable living experience but also offers a promising return on investment.


Bali Voted as the Top Destination in the World




DestinAsian
#1
BEST ISLAND IN THE WORLD FOR TWELVE CONSECUTIVE YEARS




#1
NUMBER 1 DESTINATION IN ASIA



#1
POPULAR DESTINATION IN THE WORLD 2021



TOP 5
MOST POPULAR DESTINATION IN THE WORLD 2022



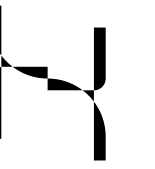
Forbes
TOP 5
IN THE WORLD TO LIVE AND INVEST IN 2019

A Symphony of Living: Harmoni Lane Apartment

Designed to meet the needs of modern professionals, our urban and contemporary living spaces offer a perfect blend of luxury, comfort, and convenience.

Our vision is to set a new standard for temporary housing in Bali, offering stylish, functional, and high-quality living spaces that meet the demands of today's discerning professionals. We aim to be recognized as the leading provider of premium studio apartments in Bali, known for our exceptional design, unparalleled service, and prime locations.

We try to create a seamless experience that combines the best of urban living with the beauty of Bali, ensuring our residents feel at home from the moment they arrive.



Seminyak: The Heartbeat of Bali's Urban Charm

Located in the vibrant neighborhood of Seminyak, Harmoni Lane offers residents the perfect blend of city elegance and Balinese charm. Strategically located in Seminyak provides easy access to Ngurah Rai International Airport, making travel convenient for professionals and tourists alike.

This main location is also a gateway to South Bali's top attractions, including stunning beaches, chic beach clubs, and cultural landmarks. Renowned for its trendy boutiques, upscale restaurants, and dynamic nightlife, Seminyak ensures that everything you need for a balanced and fulfilling lifestyle is right at your doorstep. Embrace the essence of modern living in Bali's most sought-after district at Harmoni Lane.



Location & Direction

Harmoni Lane is strategically located to offer easy access to some of Bali’s most famous attractions. Just minutes away from renowned beaches like Seminyak and Kuta, as well as popular beach clubs and dining spots, residents can enjoy the best of Bali’s vibrant lifestyle. Our mini maps highlight these key locations, ensuring you’re never far from the action.

- 1

Ngurah Rai International Airport

20 Min

21 Min

1 Hr 45 Min
- 2

Fithub (Gym & Fitness)

5 Min

6 Min

24 Min
- 3

Seminyak Beach

10 Min

12 Min

42 Min
- 4

Beachwalk (Mall)

17 Min

29 Min

57 Min
- 5

Potato Head (Beach Club)

21 Min

27 Min

1 Hr 7 Min
- 6

Starbucks Dewata (Coffee)

5 Min

7 Min

22 Min
- 7

Grand Lucky (Supermarket)

9 Min

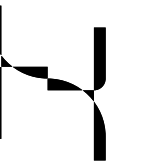
6 Min

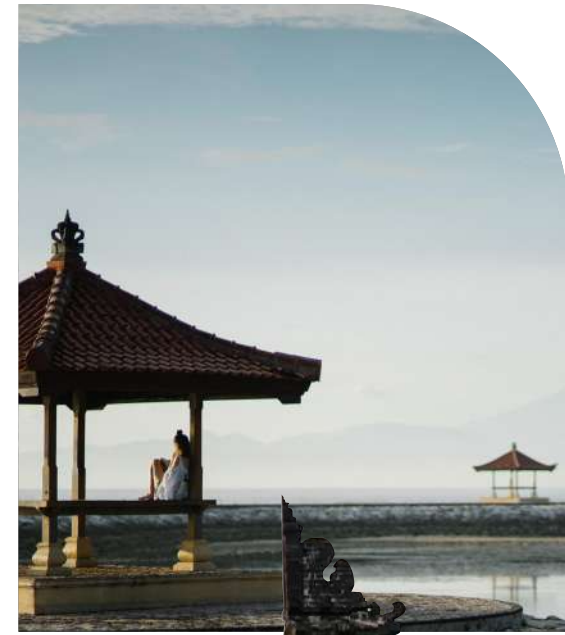
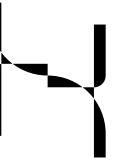
30 Min



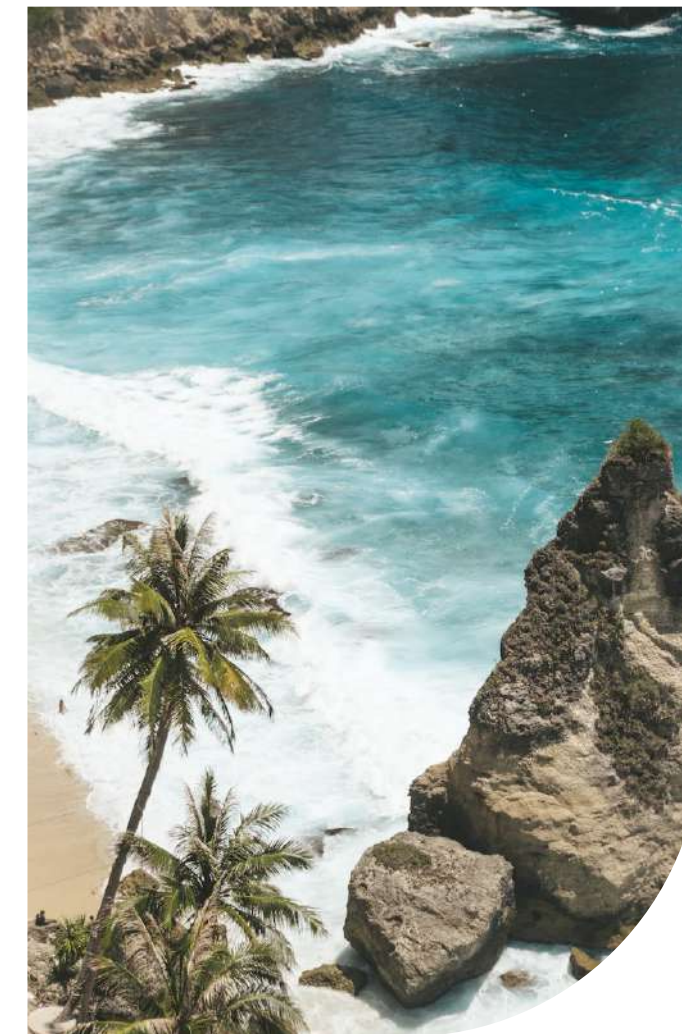
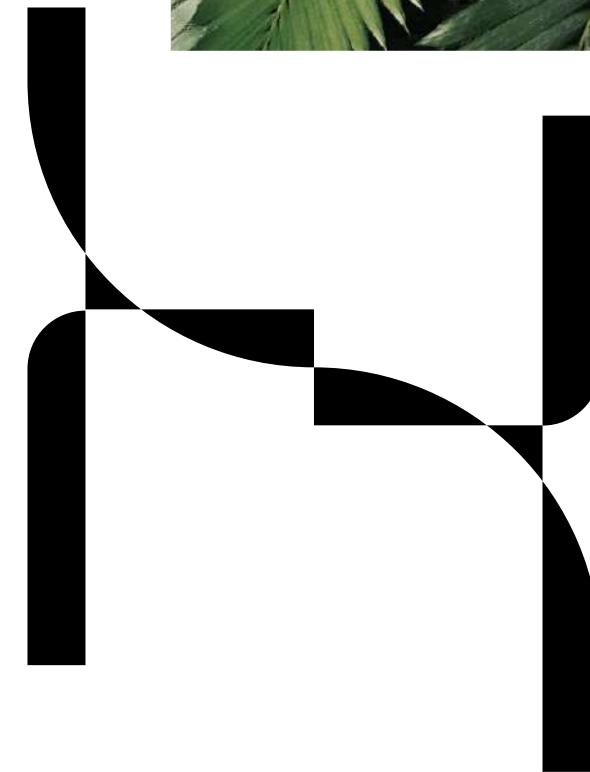
Feel the Harmonization at Harmoni Lane

Choosing Harmoni Lane means opting for a lifestyle of convenience, luxury, and harmony. Our prime location, combined with exceptional design and high-quality amenities, makes us stand out as a premier property in Bali. Enjoy the peace of mind that comes with living in a secure, well-maintained environment, surrounded by the best that Bali has to offer. Experience the perfect blend of urban living and island paradise at Harmoni Lane.

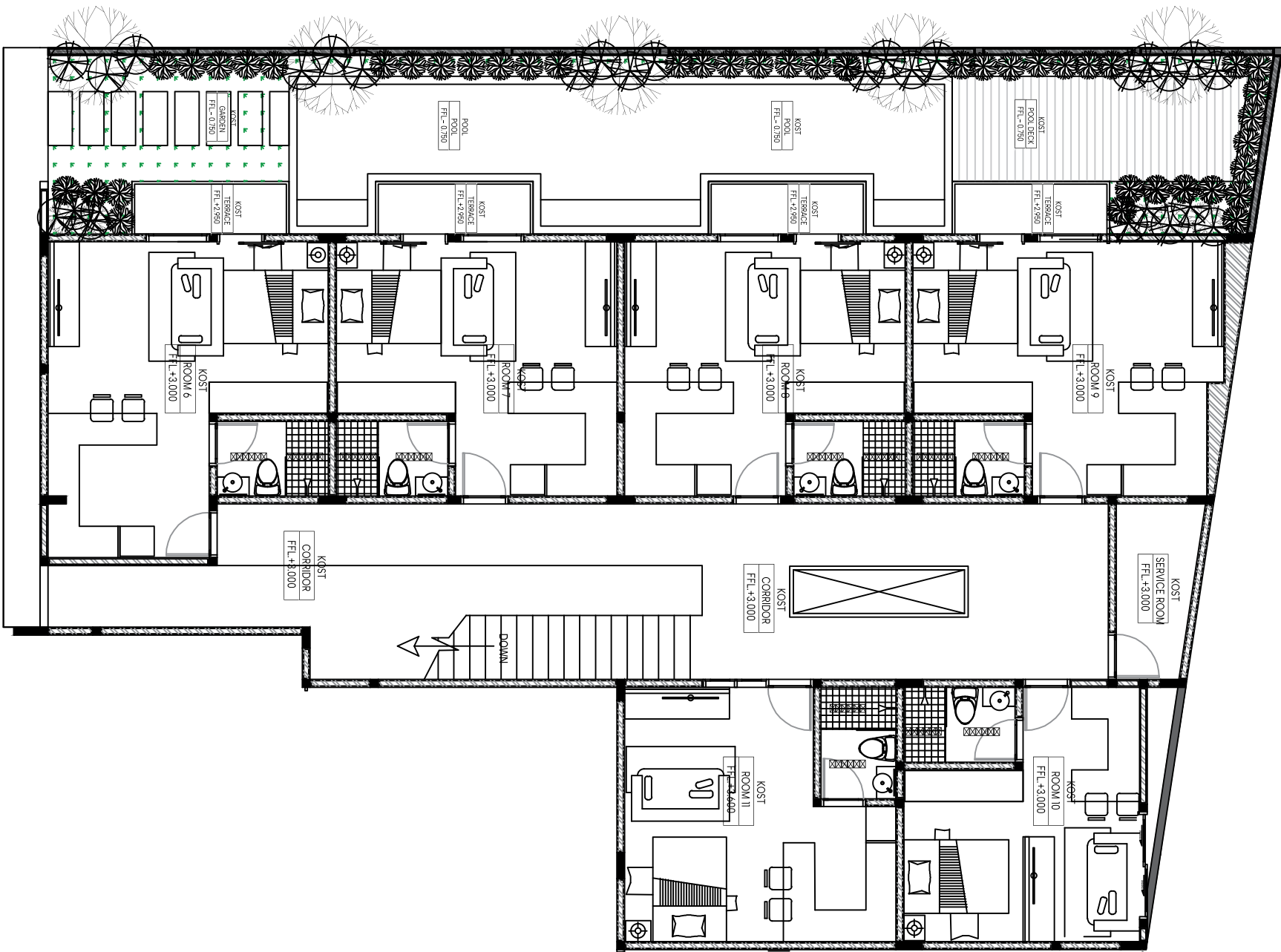
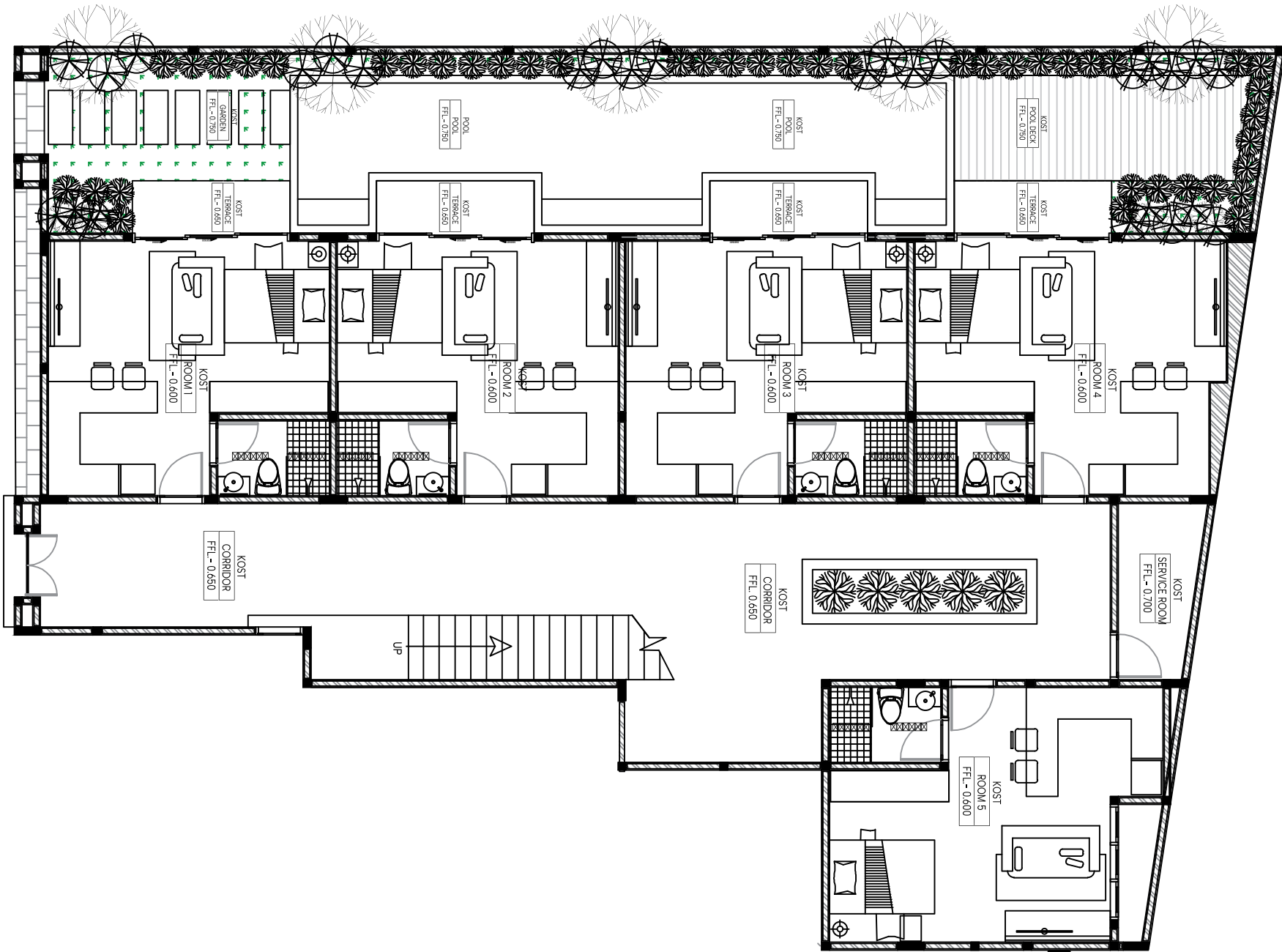
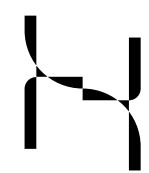




Step into a world where modern design meets Balinese charm. At Harmoni Lane, our stunning architecture and thoughtfully designed interiors create an oasis of comfort and style. Imagine waking up to breathtaking views of Bali's lush landscapes and vibrant culture.



Harmoni Lane: Floor Plan



Direct Access to the Pool
Unit 1-4 (1st Floor)

Balcony Access
Unit 6-9 (2nd Floor)

Small View Garden Terrace
Unit 5 (1st Floor)

Small View
Unit 10 (2st Floor)

Room Only
Unit 11 (2nd Floor)

Harmoni Lane: General Information

Property Type:
Studio Apartment

Number of Unit:
11 Unit

Land Size:
250 SQM

Property Status:
**Leasehold 25 Years
(+25 Years Extension)**

Building Permit:
**PBG Pondok Wisata
(Rental License)**

Buidling Size Each Unit:
30 SQM

Area:
Seminyak

Property Address:
Jl. Beji Ayu No. 9, Seminyak, Bali

Maps Link:
<https://maps.app.goo.gl/3kjDTT5p4Yrz6GJ56>

Unit 1-4 & 6-9 Price:
Rp. 1.500.000.000 (\$93.750 USD)*

Unit 5 & 10 Price:
Rp. 1.300.000.000 (\$81.250 USD)*

Unit 11 Price:
Rp. 1.200.000.000 (\$75.000 USD)*

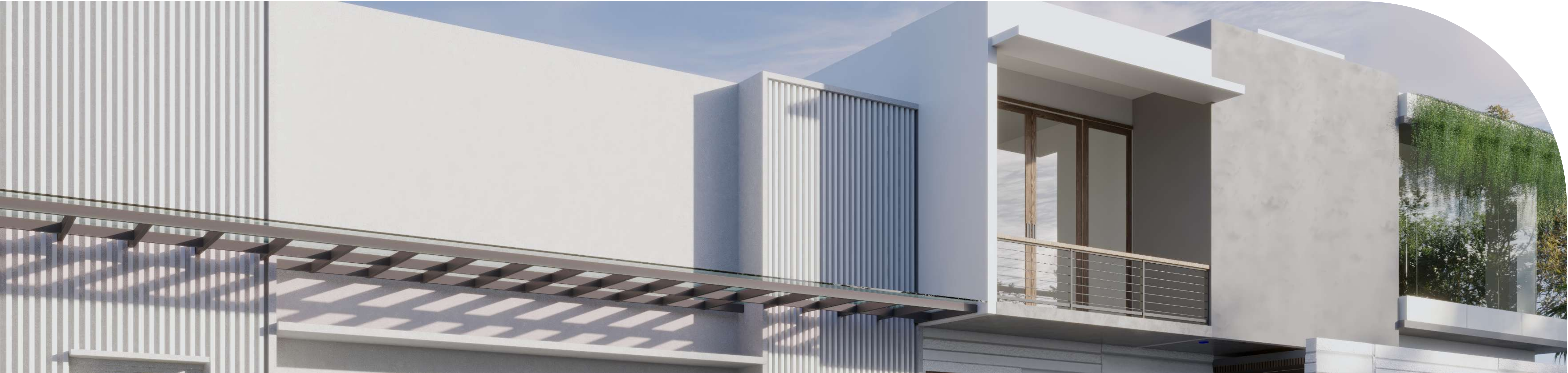
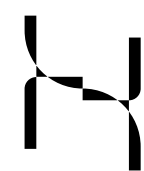
**Down Payment 30%
6-Months Payment Plan**

*\$ 1 USD = Rp. 16.000

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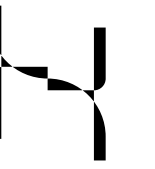
Harmoni Lane: Paradise Suite

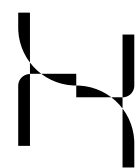


Bedroom: 1 Bedroom	Ownership Title: SHM	Design: Modern & Minimalist	Electricity Watt: 3500	Pool Type: Shared	Living Room: No
Bathroom: 1 Ensuite Bathroom	Building License: Under Process	Furnishing: Fully-Furnished	Water Source: Drilled Well	Parking Type: Shared	Kitchen: Yes

Seamless Exterior

Explore the seamless integration of modern architecture with Balinese tranquility at Harmoni Lane. From lush green spaces to contemporary design elements, every detail enhances your living experience in harmony with Bali's natural beauty.



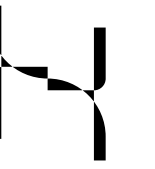


Your Private Sanctuary

Enjoy your peaceful moments in your bedroom at Harmoni Lane. Designed for comfort and style, each bedroom offers a cozy haven where relaxation meets modern elegance, ensuring a restful retreat after spending your day exploring the wonderful experiences in Bali.

Luxurious Comfort

From the stylish living rooms to the thoughtfully designed bathrooms, every space at Harmoni Lane reflects a commitment to luxurious comfort and functionality. Whether relaxing in the living room or refreshing in the elegantly appointed bathrooms, every moment is crafted to elevate your living experience.



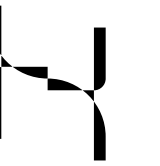
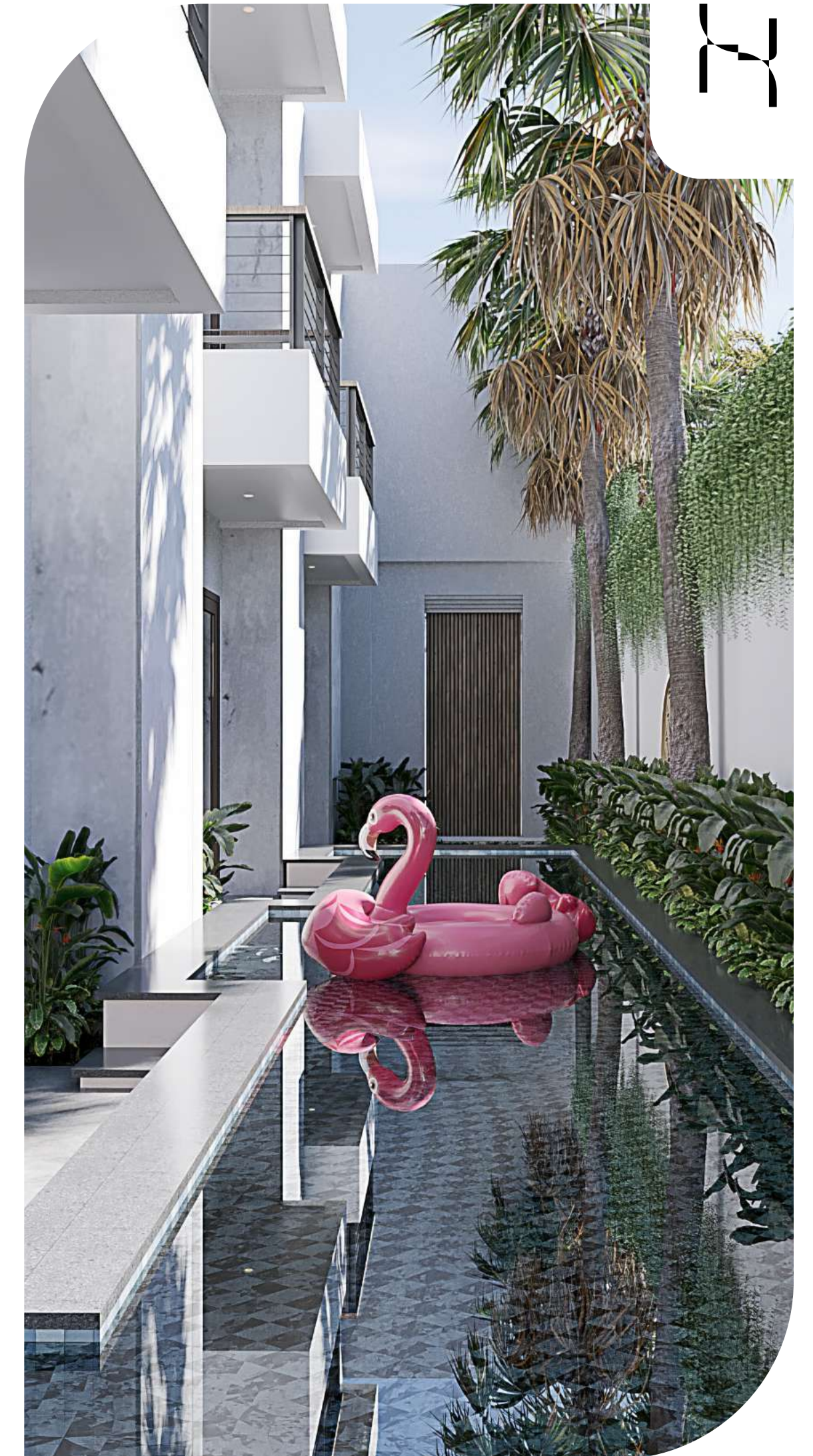


Balancing Modern Design With Harmoni Lane

We create spaces which are both visually stunning and highly functional. Our minimalist design features clean lines, open spaces, and high-quality finishes. Each fully furnished apartment includes premium furniture, top-notch services, a swimming pool, and a coworking space for effective work-from-Bali experiences. This modern yet timeless aesthetic ensures your home stays stylish and relevant for years to come.

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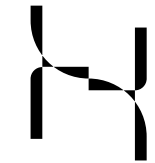
Harmoni Lane: Your Dream Residence

Harmoni Lane is designed to be your ideal home in Bali, offering contemporary studio apartments with premium amenities. Our properties combine sleek, modern aesthetics with practical functionality, providing a comfortable and luxurious living environment.

Whether you're here for business or leisure, Harmoni Lane is the perfect place to rest and enjoy all that Bali has to offer. Make Harmoni Lane your second home in Bali, where you can relax and feel cozy, surrounded by the serene and natural beauty that Bali is renowned for.

instagram
phone

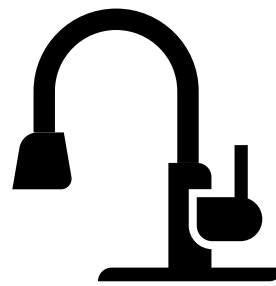
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Special Features

What is Included in Harmoni Lane Apartment

Discover the exceptional features that set Harmoni Lane apart. Our apartments offer filtered water straight from the tap, ensuring convenience and safety. Each unit is fully furnished with modern, professionally curated interiors. Benefit from our comprehensive business plan for villa management after purchase, along with construction and technical supervision for peace of mind. Enjoy a stable return on investment, making Harmoni Lane not just a home, but a smart financial choice.



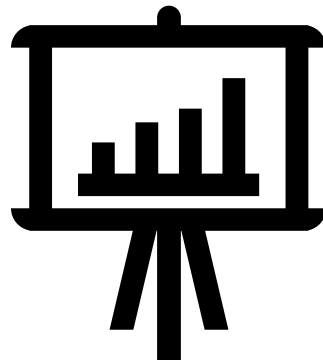
Drinkable Tap Water

Enjoy filtered water straight from the tap.



Fully Furnished

Fully furnished professionally curated for modern living.



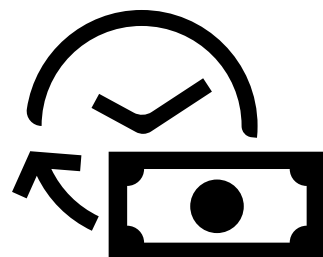
Long-term Investment Plan

Detailed Business Plan for Villa Management After Purchase.



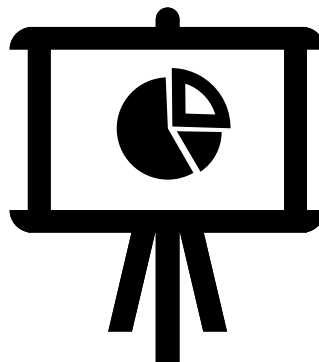
Supervised Construction

Construction & technical supervision (reported & updated).



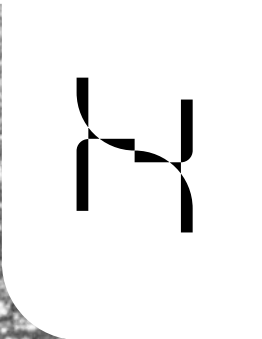
No Interest

Interest free payment plan.



Rental Pool System

Income shared equally from rental pool, based on units purchased.



Income Forecast

Unlock the potential of your investment with Harmoni Lane's customized payment plans, allowing you to secure your property with confidence and flexibility. Experience the peace of mind that comes with knowing your financial future is as secure as your living space.

Base Case	Unit 1-4 & 6-9		Unit 5 & 10		Unit 11	
Investment Value	\$93.750	Rp. 1.500.000.000	\$81.250	Rp. 1.300.000.000	\$75.000	Rp. 1.200.000.000
Average Price per Night	\$90	Rp. 1.440.000	\$75	Rp. 1.200.000	\$70	Rp. 1.120.000
Ocupancy Target	76.4%		81.4%		81.4%	
Total Accomodation Gross Revenue	\$25.049	Rp. 400.784.000	\$22.275	Rp. 356.400.000	\$20.790	Rp. 332.640.000
Yearly Net Income	\$19.192	Rp. 307.072.000	\$16.456	Rp. 263.296.000	\$15.127	Rp. 242.029.700
Yearly ROI	17.8%		17.5%		17.4%	
Return In	5 Years					

Disclaimer: Financial projections are estimates based on assumptions and may differ from actual results due to various factors. They are for informational purposes only and do not guarantee future performance. No responsibility is assumed for updating or revising these projections.

Project Timeline



May 2024

Start of construction

September 2024

Completed model unit,
Construction 50%

December 2024

Construction 80%
finishing phase

Latest: March 2025

Construction 100% Complete,
Handover

Payment Plan

Unit 1-4 & 6-9		
Phase 1	Booking Fee	Rp. 25.000.000
Phase 2	First Payment 30%	Rp. 425.000.000
Phase 3	Second Payment 50%	Rp. 750.000.000
Phase 4	Final Payment	Rp. 300.000.000

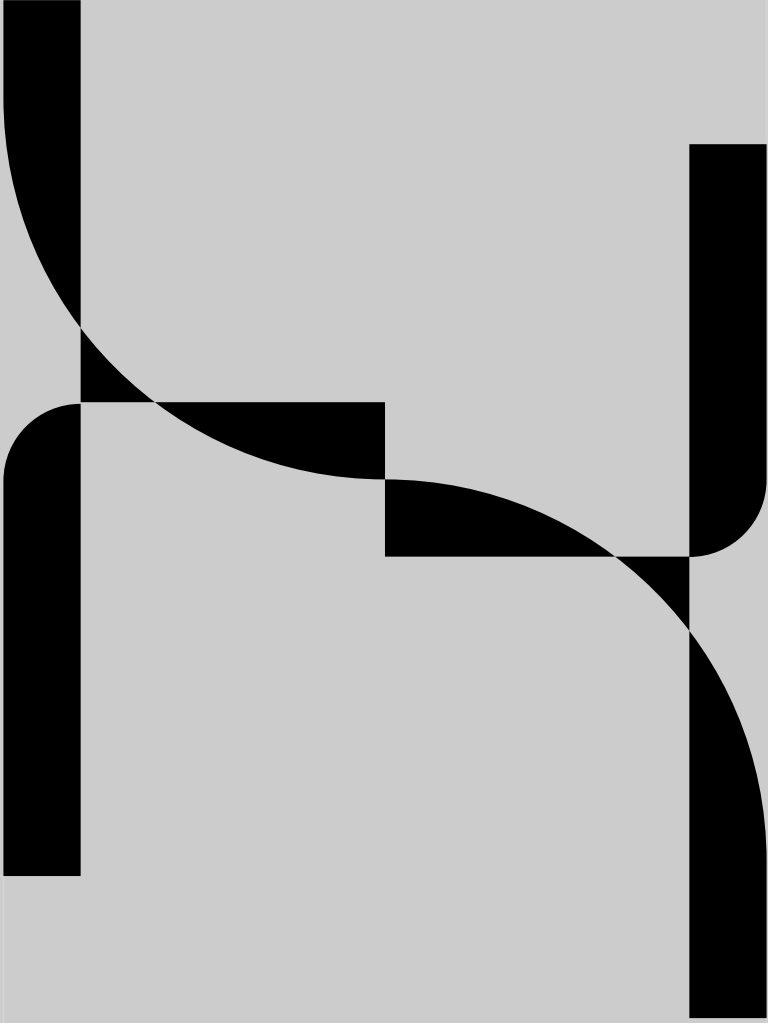
Unit 5 & 10		
Phase 1	Booking Fee	Rp. 25.000.000
Phase 2	First Payment 30%	Rp. 365.000.000
Phase 3	Second Payment 50%	Rp. 650.000.000
Phase 4	Final Payment	Rp. 260.000.000

Unit 11		
Phase 1	Booking Fee	Rp. 25.000.000
Phase 2	First Payment 30%	Rp. 335.000.000
Phase 3	Second Payment 50%	Rp. 600.000.000
Phase 4	Final Payment	Rp. 240.000.000



Experience the perfect harmony of modern living and Balinese tranquility. Schedule your exclusive tour today and discover the elegance and comfort that defines Harmoni Lane. See for yourself why our community is the ideal place to call home.

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