



CASA
SÓRENE
CANGGU



Strategic location with seamless living experience

In the heart of Canggu, where the vibrant energy of modern life meets the tranquility of nature, Casa Sorene emerges as a sanctuary – an embodiment of quiet luxury and exclusivity.

Designed to offer a seamless refined living and investment opportunity, Casa Sorene redefines contemporary tropical elegance.

Here, thoughtful architecture to create a refined yet mindful living experience - where luxury is understated, and exclusivity is defined by balance, comfort, and sustainability.

Project Information

Location	Jl. Pantai Batu Mejan, Canggu, Bali
Zoning	W (Tourism), Tourism area
Ownership	29yrs leasehold from completion date (May 2055) + 30 years extension right
Construction	12-15 months
Other	3.5 meters wide road access 10 meters from main road



Point of Interests

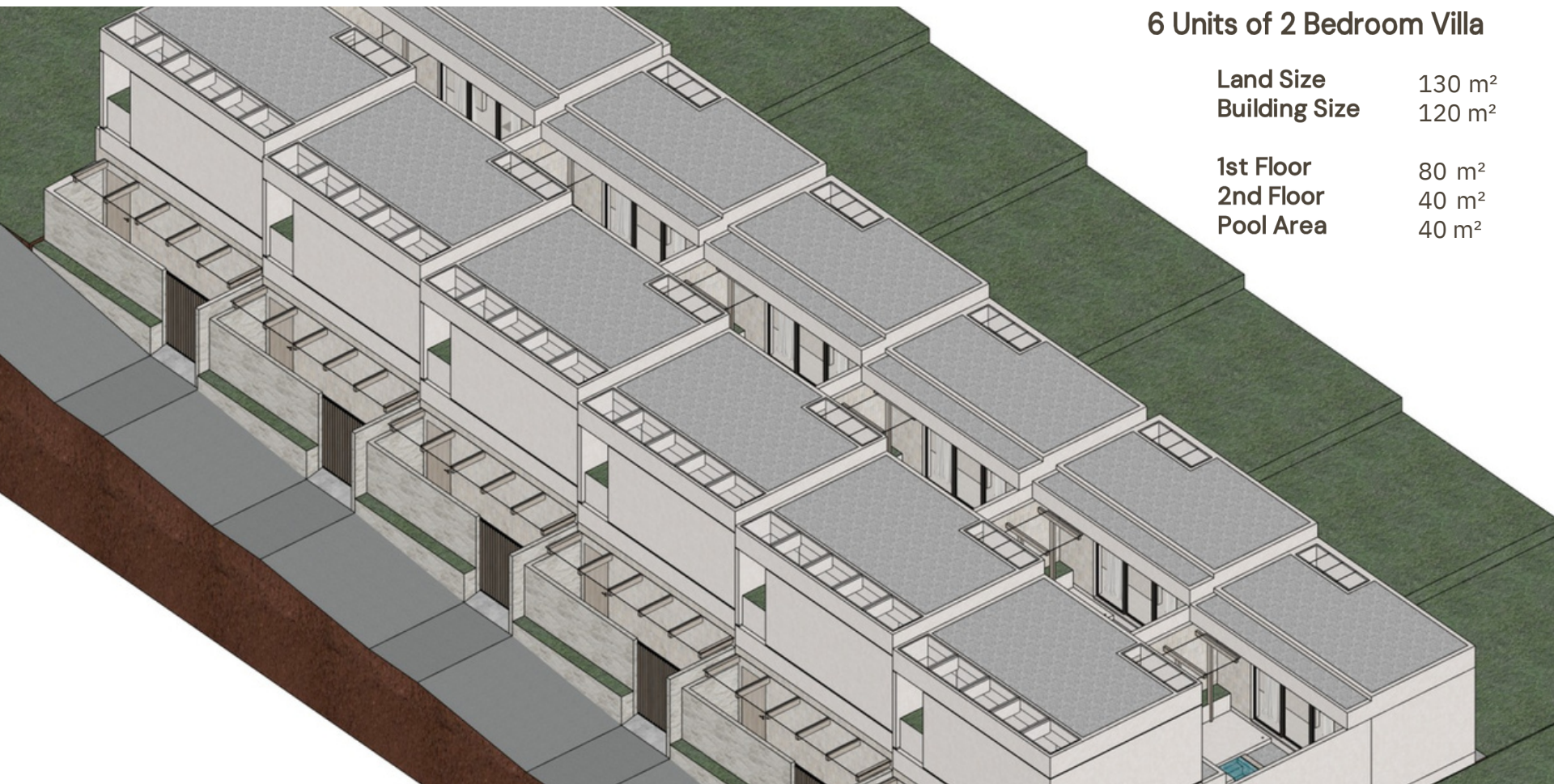
Sensorium	10 m
Blacklist Coffee	50 m
La Brisa	750 m
Echo Beach	800 m
Pizza Fabbrica	300 m
BGS Coffee	500 m
Avocado Factory	650 m
Crate Cafe	1,1 km
Body Factory Gym	1,5 km
Jungle Padel	1,6 km
HoiAn by Mevui	1,8 km



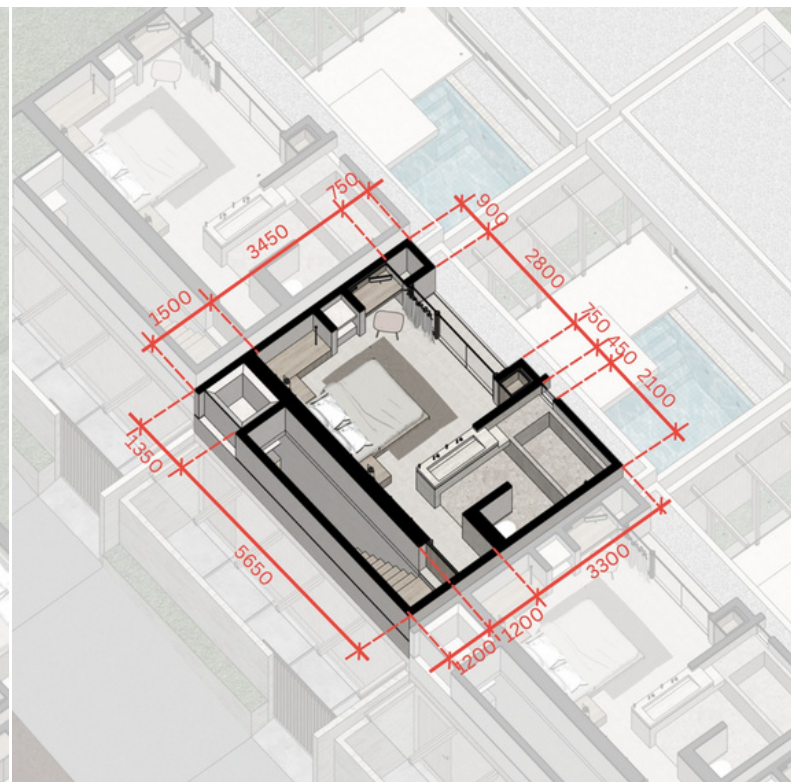
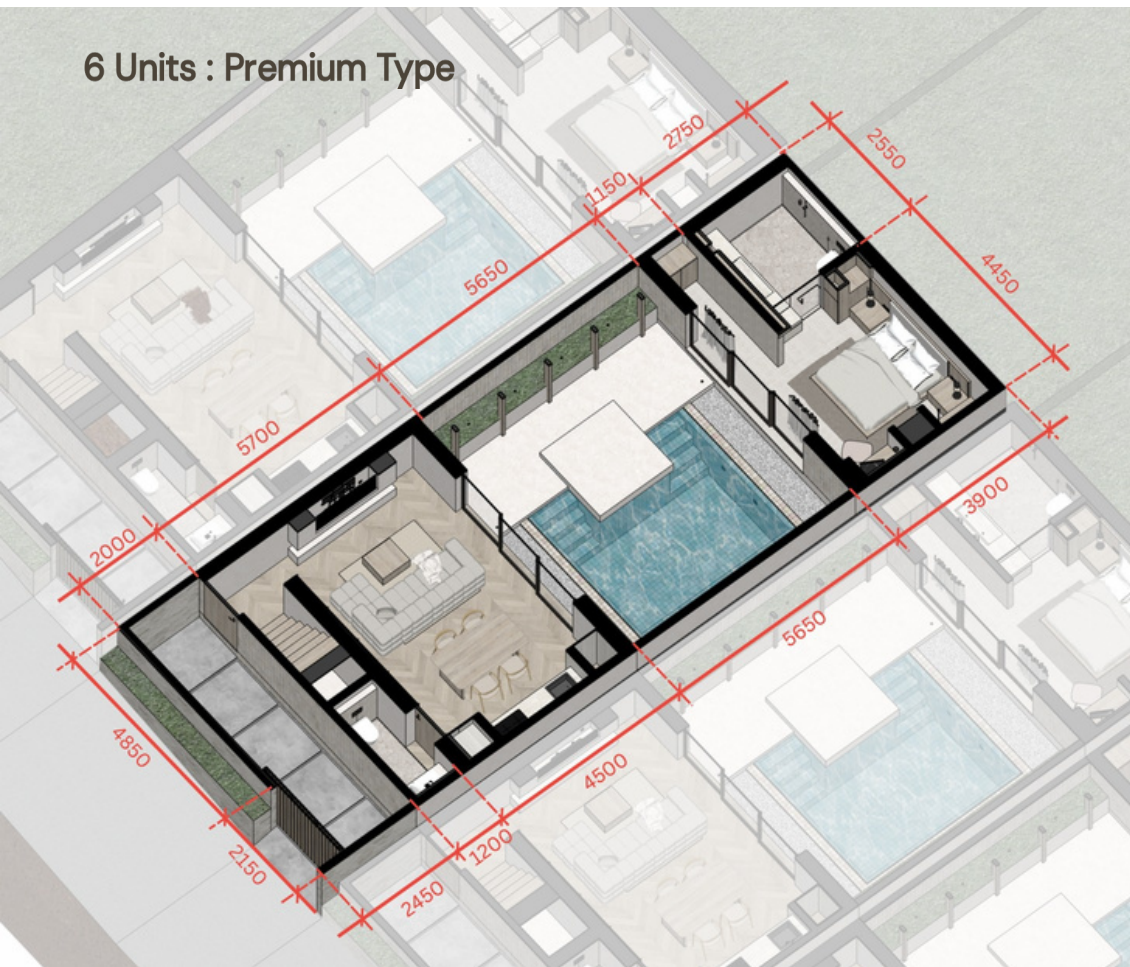
6 Units of 2 Bedroom Villa

Land Size	130 m ²
Building Size	120 m ²

1st Floor	80 m ²
2nd Floor	40 m ²
Pool Area	40 m ²



6 Units : Premium Type



Entrance
Pool Garden
Living Room
Stairs

14 m²
40 m²
36 m²
8,4 m²

First Bedroom
Master Bedroom
Master Bathroom
Master Balcony

27.3 m²
31,5 m²
8,4 m²
2,1 m²









INVESTMENT POTENTIAL

VILLA PRICE

IDR 4,950,000,000 (USD 299,000)

29 Years Leasehold + Extension



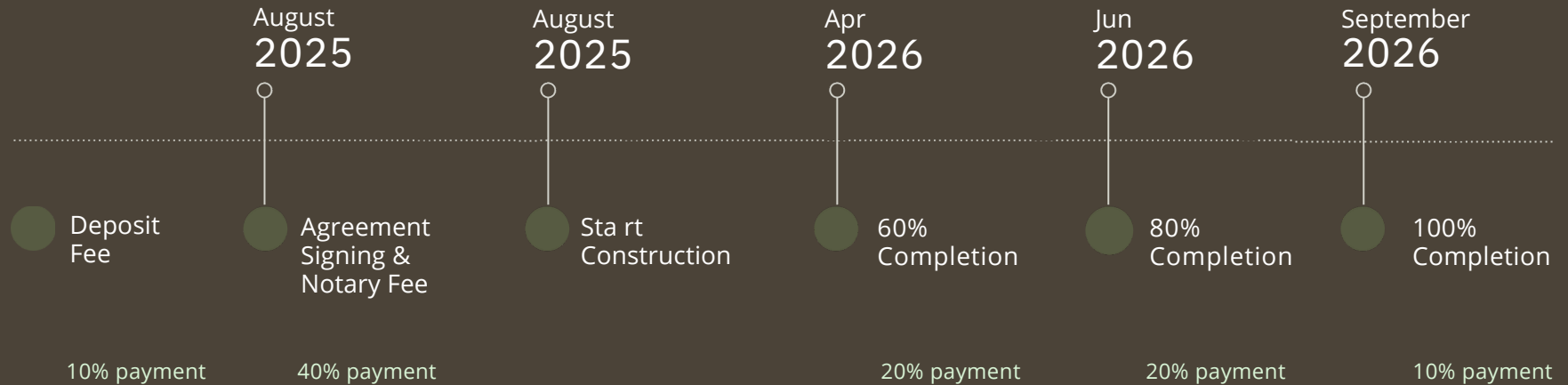
Include:

- 12 Months Construction Warranty
- Air Conditioners & Water Heater
- Home Appliances: TV, Cooker, Dispenser & Refrigerator
- Fixed & Loose Furniture
- Fixed & Loose Plants
- Internet Network
- CCTV Network

Investment Paper

Metrics	Definition	Conservative 66% OCR	Base Case 75% OCR	Optimistic 80% OCR
Annual Revenue	Your total expected gross revenue per year	Rp 980 mio	Rp 1,09 bio	Rp 1,31 bio
Annual Net Profit	Your total expected earnings per year after subtracting operational costs, taxes, and fees	Rp 735,8 mio	Rp 830,9 mio	Rp 896,8 mio
Monthly Net Profit	Average net income per month after all expenses.	Rp 61,3 mio	Rp 69,2 mio	Rp 74,7 mio
Break-even Period	How long it will take to recover your initial investment from net profit. (Year)	7. 0	6. 3	5. 8
ROI %	The percentage of return you're expected to earn annually, based on your investment.	14,8%	15,9%	17,2%

Milestones & Payments



Designed for living, *built for life*

At Bali Lyfe Ventures, we believe that every great journey begins with a place to call home — a sanctuary grounded in intention, beauty, and strength.

Rooted in Bali, our projects are more than architecture — they are destinations of comfort, connection, and quiet luxury for a global community. A BLV home is a retreat, a reset, a return to what truly matters.

We are guided by a singular vision: to craft spaces that elevate everyday living, and to leave a legacy of excellence through design, quality, and purpose.

Your next destination in living begins here.