



PARK SIDE RENON

- Sustainable Park Side Hotel and Villa
- High ROI Investments
- Location : Hang Tuah Roads Renon Denpasar Bali
- Develover by PT CAYADANA PROPERTI INTERNATIONAL

THE LOCATION:

The Park Side Renon is located on Renon area one of Central Denpasar City that famous with commercial and many existing luxurious residential. The area has good value too far investment. Only few minutes driving to Sanur Beach and easy access to Kuta, Nusa Dua or Ubud





THE DEVELOPMENTS



5 LUXURY ROOFTOP VILLA'S

2 bed rooms Villa at Rooftop

PRICE FRIM AUD\$180.000

One year payment plan a available

LAND SIZE

48 sqm

PROPERTY SIZE

120 sqm

LEASEHOLD-30 YEARS

WARRANTITES

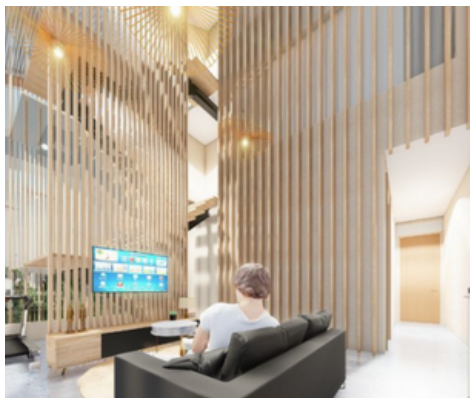
3-Year maintenance and 5-Year structural Warranties

CONSTRUCTION COMMENCED

Construction completion-Feb 2026

PAYMENT SCHEDULE

Down payment 30% than instalment 18 mount



AMENITIES

1 AIR CONDITIONER

2 KICHENT SET

3 SECURITY 24 HOURS

4 PRIVATE JACUZY

5 WATER HEATHER

6 TV CABLE

7 REFRIGERATOR

8 FIRE ALARM

9 SERVICE STAF 24 HOURS

10 PRIVATE GAZEBO

11 PUBLIC SWIMMING POOL



THE DEVELOPMENTS

18 1 BEDROOM DELUXE ROOM HOTEL

1 bed rooms deluxe room hotel

PRICE FRIM AUD\$60.000

One year payment plan a available

LAND SIZE

24 sqm

PROPERTY SIZE

24 sqm

LEASEHOLD-30 YEARS

WARRANTIES

3-Year maintenance and 5-Year structural Warranties

CONSTRUCTION COMMENCED

Construction completion -Feb 2026

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AMENITIES

1	AIR CONDITIONER
2	SECURITY 24 HOURS
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4	TV CABLE
5	REFRIGERATOR
6	FIRE ALARM
7	SERVICE STAF 24 HOURS
8	PUBLIC SWIMMING POOL

AUD \$180,000 2 BR VILLA

1. OPERATING EXPENSES INCLUDE:

- Housekeeping, gardening and pool maintenance
- Utilities (wifi, water, electricity, trash collection)
- Management fee (includes cost of shared facilities such as security and staff quarters)
- Insurance

	(AUD/CURRENCY)		
TYPE	VILLA 2 BED ROOM		
FLOOR	3	3	3
SIZE	120	120	120
SELLING PRICE	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00
OCCUPANCY	60%	70%	80%
NUMBER OF DAY	345	345	345
FREE STAY FOR INVESTOR	14	14	14
AVERAGE ROOM RATE	\$ 140.00	\$ 160.00	\$ 200.00
INCOME 2 BED ROOM	\$ 29,064.00	\$ 40,680.00	\$ 55,002.00
PERCENTAGE COST OPERATION	40%	40%	40%
TOTAL COST	\$ 11,625.60	\$ 16,275.84	\$ 22,321.15
INCOME FREE STAY INVESTOR	\$ 1,960.00	\$ 2,352.00	\$ 2,822.40
NET INCOME	\$ 18,398.40	\$ 26,795.76	\$ 36,304.13
ROI	10.76%	14.87%	20.17%

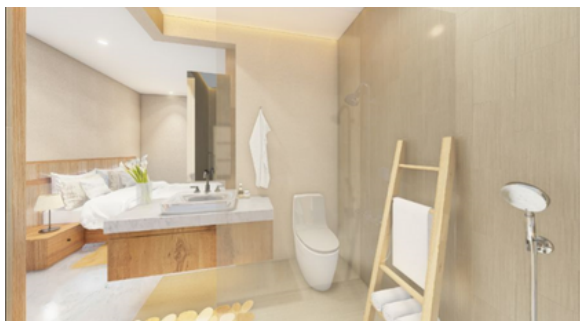


AUD \$60,000 1 BR HOTEL

1. OPERATING EXPENSES INCLUDE:

- Housekeeping, gardening and pool maintenance
- Utilities (wifi, water, electricity, trash collection)
- Management fee (includes cost of shared facilities such as security and staff quarters)
- Insurance

	AUD(\$CURRENCY)		
TYPE	DELUXE ROOM		
FLOOR	1	1	1
SIZE	24	24	24
SELLING PRICE	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
OCCUPANCY	60%	70%	80%
NUMBER OF DAY	345	345	345
FREE STAY FOR INVESTOR	14	14	14
AVERAGE ROOM RATE	\$ 45.00	\$ 54.00	\$ 64.00
INCOME 1 BED ROOM	\$ 9,342.00	\$ 13,070.80	\$ 17,596.64
PERCENTAGE COST OPERATION	40%	40%	40%
TOTAL COST	\$ 3,736.80	\$ 5,221.52	\$ 7,174.66
INCOME FREE STAY INVESTOR	\$ 680.00	\$ 756.00	\$ 907.20
NET INCOME	\$ 6,225.20	\$ 8,603.28	\$ 11,689.18
ROI	10.39%	14.34%	19.45%





INVESTMENT BREAK EVEN POINT

TYPE	2 BEDROOM VILLA
INVESTMENT	AUD \$ 180,000,-
AVERAGE ROOM RATE	AUD \$ 168,-
OCCUPANCY	70%
NET INCOME	AUD \$ 26,765,-
ROI	14.87%
BREAK EVEN POINT	6.7 YEARS

TYPE	1 BED ROOM DELUXE
INVESTMENT	AUD \$ 60,000,-
AVERAGE ROOM RATE	AUD \$ 54,-
OCCUPANCY	70%
NET INCOME	AUD \$ 8,603,-
ROI	14.34%
BREAK EVEN POINT	6.9 YEARS

INVESTORS CAN STAY IN 2 BEDROOM ROOFTOP VILLAS AND DELUXE HOTEL ROOMS WITH THE FOLLOWING CONDITIONS:

1. Pay service charges for public area electricity, parking, public area cleaning, public area maintenance and security services in the amount of:
 - Villa 2 bedrooms : AUD\$150,-/month
 - 1 Bed room : AUD\$75,-/month
2. Pay for room cleaning services in the amount of:
 - Villa 2 bed room :AUD\$20,-per cleaning arrival
 - 1 Bed room : AUD\$10,-per cleaning arrival
3. Laundry services according to the number of clothes with prices according to hotel management
4. Shuttle service according to the price according to the hotel management

