

SESEH

LE VILLAGE

BALI

PITCH DECK
2025

BY MARZLOFF
ARCHITECTS

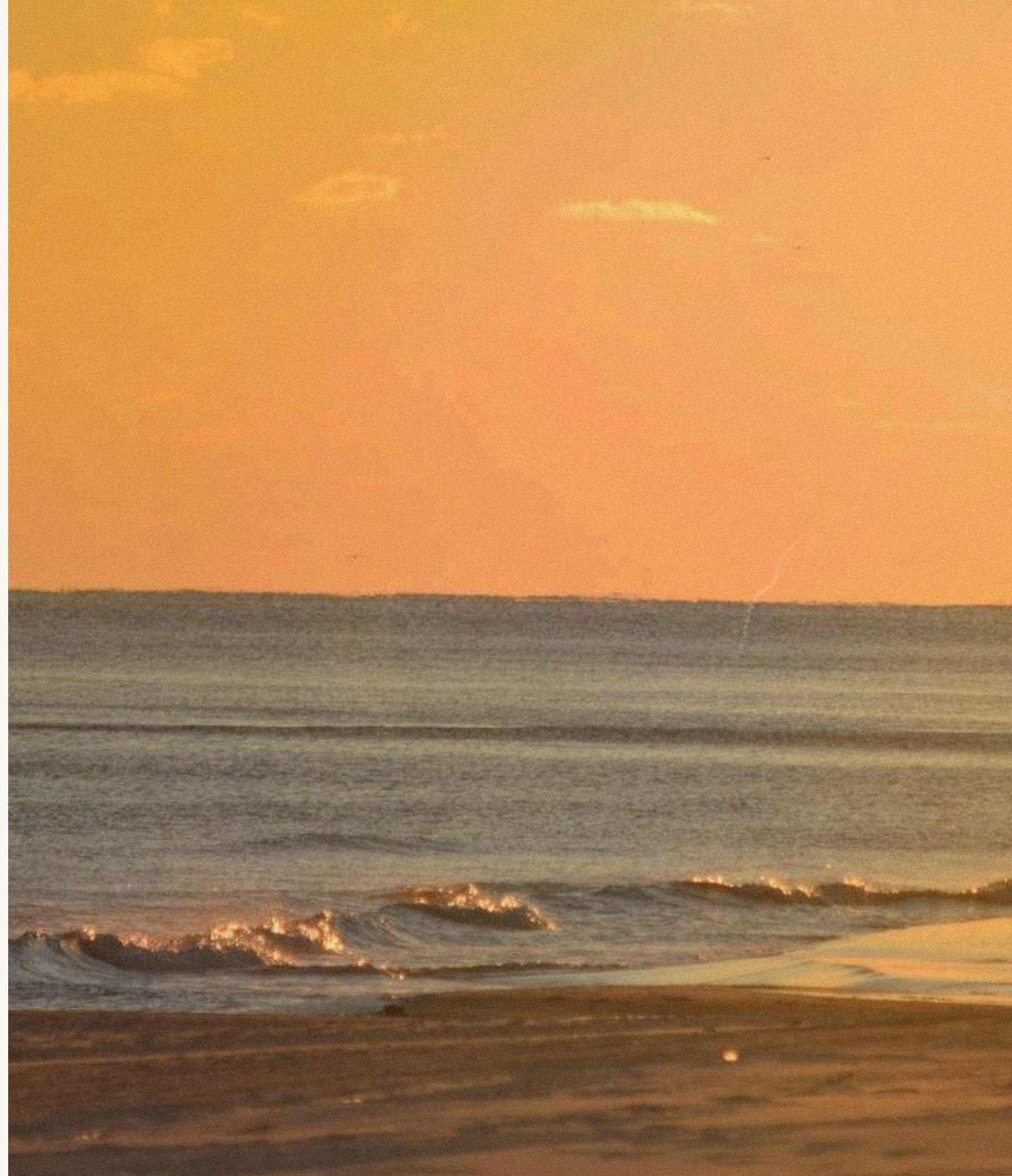
WELCOME TO LE VILLAGE



Tucked away between the lush rice fields of Seseh appears a quaint, luxury residence— Le Village. Our three spacious 4-bedroom villas are thoughtfully designed, with expansive kitchens and living areas, perfect for creating a family-forward atmosphere. Find yourself enwrapped in natural colors and refined minimalistic decor, the ideal canvas in which to infuse your family's personal touch and make your own.

Imagine Sunday mornings spent discovering charming local cafes and basking in the Bali sun on Seseh's striking black sand beaches— Le Village is a serene retreat with Bali's vibrant spirit no more than 5 minutes from your doorstep. Embrace the elegance of Bali living at Le Village, where every moment becomes a cherished memory, and a house becomes a home.

*from our family to yours,
Florence & Antoine Guerin*



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The LOCATION

LE VILLAGE – SESEH, BALI





STEP INTO SESEH

Le Village is perfectly situated in the heart of Seseh, offering a serene escape while being just minutes away from the area's highlights. Nestled among lush rice fields, this tranquil location provides a sense of seclusion and privacy. A short five-minute stroll brings you to Seseh's charming cafes and striking black sand beaches, perfect for family outings.

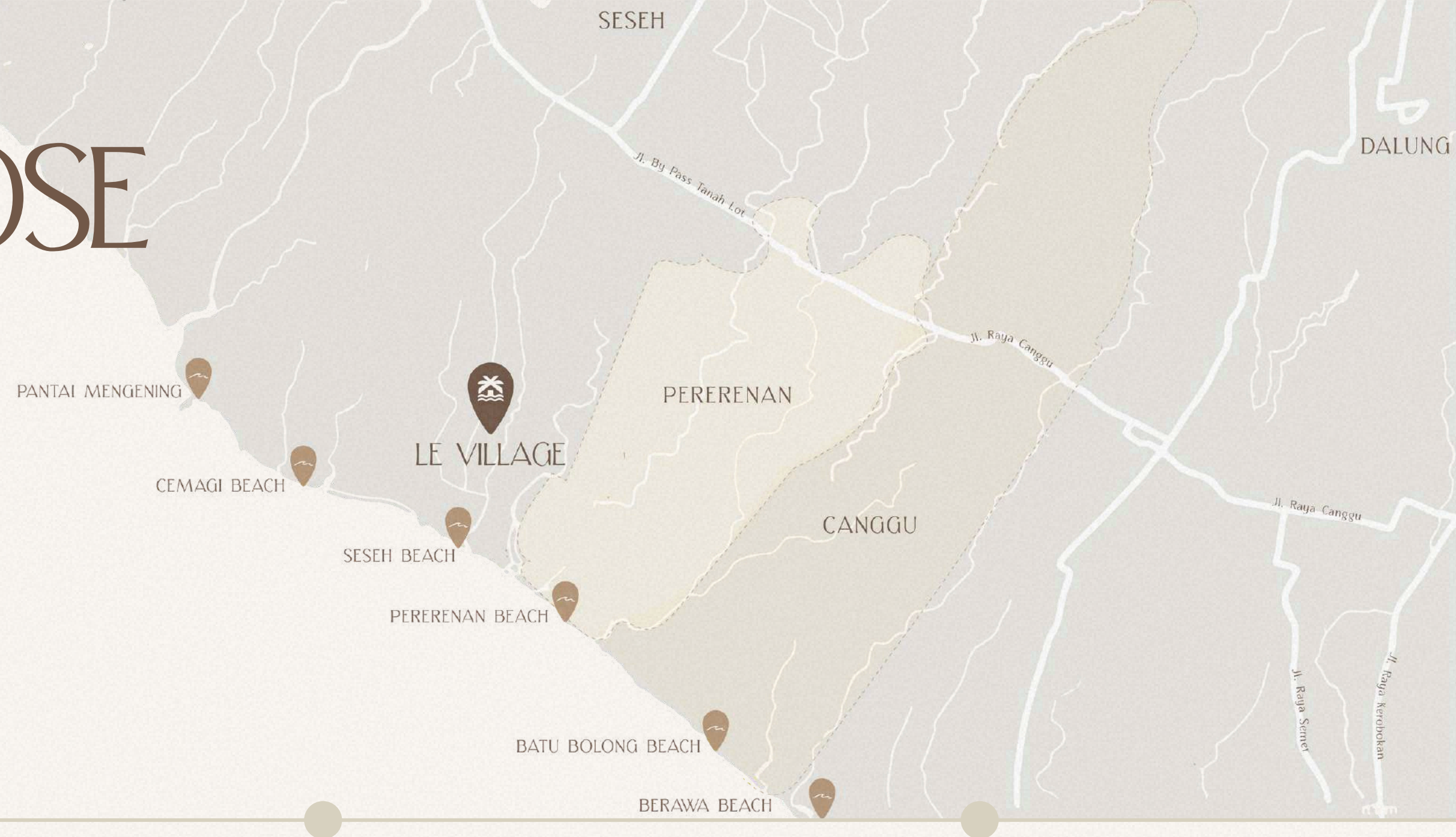
This quaint island neighborhood embodies residential charm with its small-village atmosphere and close-knit community. Essential amenities are within easy reach, including renowned schools and supermarkets, ensuring convenience for your family's needs.

Experience the peaceful lifestyle of Seseh, with the vibrant energy of Canggu just a short drive away. Le Village offers the perfect balance of tranquil living and easy access to Bali's finest offerings, making it an ideal place to call home.



WHAT'S CLOSE TO HOME?

LE VILLAGE BOASTS A PRIME LOCATION IN THE QUIET, RESIDENTIAL NEIGHBORHOOD OF SESEH, OFFERING TRANQUILITY WITHOUT SACRIFICING ACCESS TO BALI'S LUXURIES.



PROXIMITY TO KEY LOCATIONS

- 3 min to Mewali Cafe
- 4 min to Udara Bali
- 4 min to Flowerboy Cafe
- 7 min to Le Bajo
- 11 min to Pepito Pererenan

PROXIMITY TO BEACHES

- 3 min to Seseh Beach
- 4 min to Munggu Beach
- 11 min to Lyra Beach
- 11 min to Cemagi Beach
- 14 min to Pererenan Beach

PROXIMITY TO SCHOOLS

- 10 min to Bloom Boutique Atelier Preschool
- 12 min to Marigold Community Learning
- 17 min to Sun School
- 23 min to ProEd Global School - Nuanu
- 30 min to Green School



EXPERIENCE SESEH'S CHARM



UP & COMING NEIGHBOURHOOD

Discover Seseh's charm, where verdant rice fields meet modern villas.

This up-and-coming village offers a serene backdrop for family living, blending traditional Balinese culture with contemporary comforts.



BREATHTAKING BLACK SAND BEACHES

Indulge in the beauty of Seseh's striking black sand beaches, where the sound of rolling waves provides a soothing soundtrack to the perfect Sunday afternoon.

Perfect for family picnics or sunset strolls, these shores epitomize Bali's natural splendor.



LOCAL CAFES & RESTAURANTS

Immerse yourself in Bali's hot spot for new coffee shops & cuisine.

Whether enjoying a leisurely brunch or gathering with friends, these venues embody the warm hospitality and vibrant local culture of Bali.

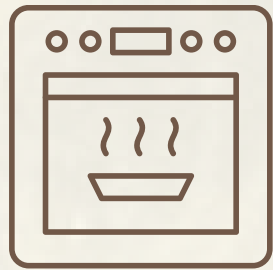


The VILLA COMPLEX

4 BEDROOM VILLAS – 3 UNITS



LIVING SPACE HIGHLIGHTS



European-Standard
Appliances



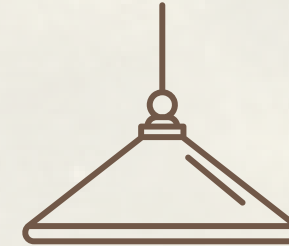
Covered Car
Parking



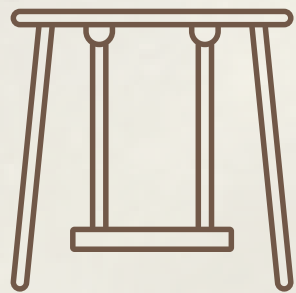
Separate Laundry
Space



Large Pantry
Space



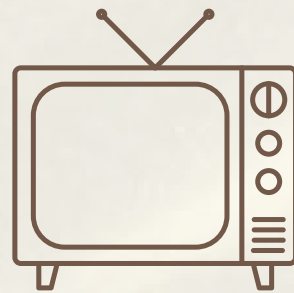
High
Ceilings



Garden Swing



Tropical Garden



Smart TV



Roof Terrace &
Upstairs Balcony



Child-Friendly
Indoor Living



UNIQUE FEATURES

DISCOVER THE EXCEPTIONAL ELEMENTS THAT SET LE VILLAGE APART, WHERE INNOVATION MEETS ELEGANCE.
EACH FEATURE ENHANCES THE LUXURY AND SUSTAINABILITY OF THIS REMARKABLE VILLA COMPLEX.

Ionised Pool (very low
chemicals) with kid-
safe play area

Efficient Bioseptic
Tank Design

Water filters
(removes limescale
and toxic chemicals)*

Ultra durable roof
(asphalt)

Private road with just
Le Village Villas

Solar panels +
batteries (no water
shortages)*

Limewash and low-
VOC paints
throughout (safer for
the whole family)

Ice plunge pool on
balcony

*Optional add-on available at additional cost



ENTREZ DANS LE VILLAGE

Nestled between lush rice fields and a serene river passage, Le Village is a beautifully designed, family-forward villa complex tucked away in a tranquil corner of Seseh. A true haven of comfort and style, Le Village offers the perfect blend of modern living and tropical charm.

This exclusive complex features three exquisite four-bedroom, three-bath villas, with the owners residing at the end of the private road. Each villa is thoughtfully named and inspired by the surrounding nature: La Maison Rimba, La Maison Sungai, La Maison Pantai, and La Maison Sawah.

Designed by a family for families, the villas ensure convenience and comfort, strategically locating children's bedrooms on the same floor as the master bedroom for ease of living.





FRONT DOOR ENTRANCE



FAMILY KITCHEN & DINING

Welcome to the focal point of the villa.

Our open-concept kitchen and living room blends elegance with functionality with an 8-seater dining table, beautifully adorned with minimalist rattan lighting and touches of greenery, creating the perfect space for evenings at home for the family to spend time together with comfort and ease.

The open layout fosters a warm and inviting atmosphere, making it the perfect setting for memorable meals and conversations.

The kitchen features a 3-hob gas stovetop and stove, a spacious fridge and ample shelving, ensuring you have everything you need at your fingertips. Around the corner, a hidden pantry offers additional storage space, keeping your kitchen uncluttered and organized.

A large terrazzo island becomes the centerpiece of the kitchen with a spacious sink and 3 high table seats, creating an ideal breakfast nook for casual meals and morning coffee.





KITCHEN





FAMILY DINING SPACE





SUNKEN LIVING SPACE





OUTDOOR & GARDEN





BEDROOMS 01-03

The bottom left bedroom, located on the ground floor, overlooks the pool and offers versatile functionality. Depending on your family's needs, this room can be arranged to serve as a bedroom, home office or a multi-function media room.

Upstairs, two beautifully appointed bedrooms are connected by a shared bathroom, creating an ideal layout for families. This design ensures that children are conveniently close to their parents, while the shared bathroom optimizes space with elegance and practicality.



UPSTAIRS BATHROOM





THE MASTER BEDROOM





MASTER BEDROOM AND BALCONY





THE MASTER BATHROOM

This beautifully designed master ensuite bathroom offers a tranquil escape with a luxurious bathtub that overlooks the neighbouring lush rice fields.

The waterfall shower, complete with built-in shelving, adds a touch of elegance and convenience. The dual vanity features separate mirrors and sinks, providing each partner with their own space. Ample hidden storage ensures functionality and maintains a clean, sophisticated environment.





ROOF TERRACE





The DETAILS

PRICE — ROI — PLANS

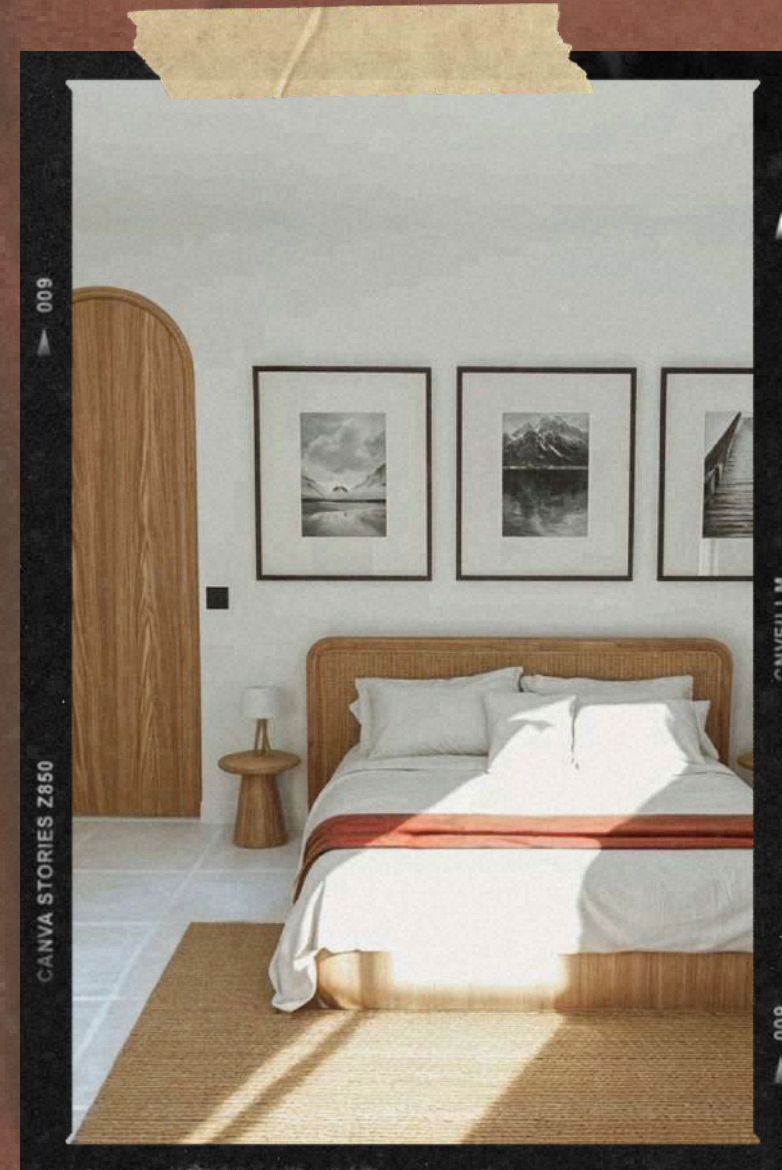


LE VILLAGE PRESENTS

INVESTMENT OPPORTUNITY

Le Village proudly presents the following pricing, plans & ROI. We invite you to discover your dream home or perfect vacation retreat.

Our dedication to excellence is evident in every detail, ensuring that your new home offers unparalleled comfort, style, and a seamless blend of modern living with natural beauty.



MASTER PLAN

LA MAISON PANTAI

LA MAISON RIMBA

LA MAISON SAWAH

LA MAISON SUNGAI

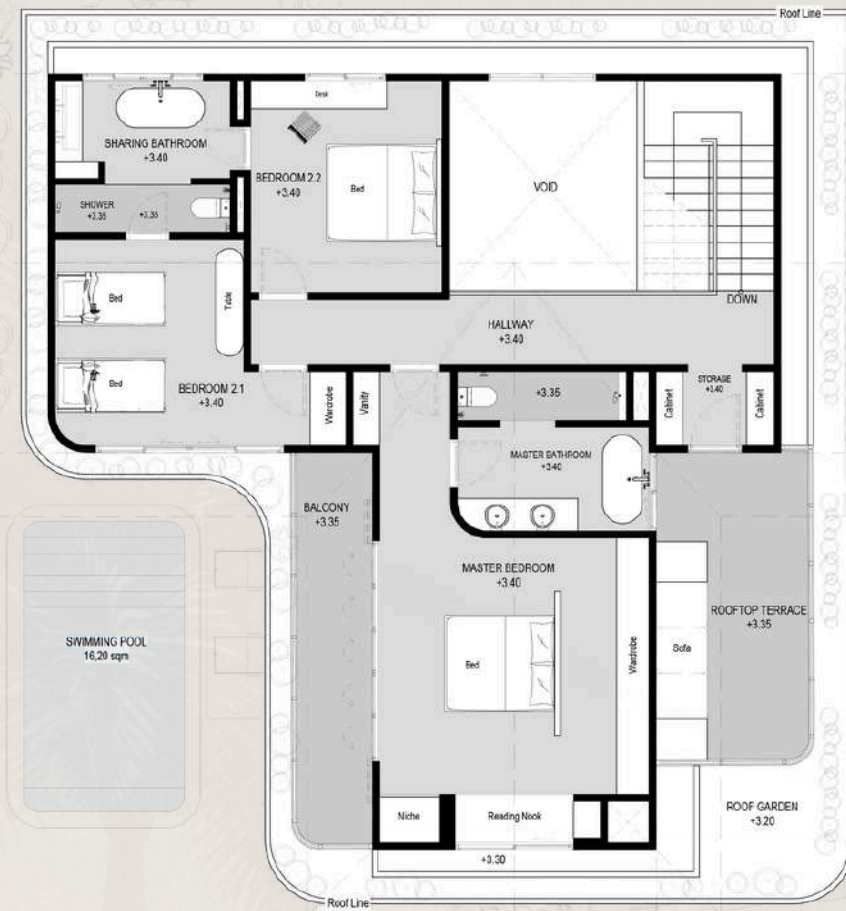


[DOWNLOAD MASTER PLAN](#)



PRICING & DETAILS

FIRST FLOOR



VILLA PANTAI (SOLD)

VILLA RIMBA & SAWAH:

IDR 8.950 BN (~USD 545K) INCLUDING 5% AGENT COMMISSION.

Leasehold: 29 years

Build Size (Including Terrace): 321.60 m²

Build Size (Excluding Terrace): 280 m²

Pool Size: 16.20 m²

Villa Pantai: Larger garden, (+38 m²) & 180° view

GROUND FLOOR



4 BEDROOMS | 3.5 BATHROOMS | FULLY FURNISHED

*Dollar prices subject to exchange rate

Additional options include:

Reverse Osmosis Filters — \$4,000

Solar Panels — \$10,300

[DOWNLOAD FLOOR PLANS](#)





ROI FORECAST (USD)

Average Occupancy Rate (Hypothesis)		65%	75%	90%
Average Villa Rate (Daily Rental)		\$400	\$400	\$400
Gross Yearly Revenue	100%	\$93,600	\$108,000	\$129,600
Property Management Fee	15%	\$14,040	\$16,200	\$19,440
Expenses	8%	\$7,488	\$8,640	\$10,368
Net Yearly Revenue*	77%	\$72,072	\$83,160	\$99,792
Net Yearly yield		13%	15%	18%

*Excludes withholding tax of 10-20% depending on tax residency status — may be claimed as tax credit in home country.





ROI FORECAST (USD)

Lifetime Income (Hypothesis)	Investment	Total Nett. Passive Income*	Average Yearly Income	Lifetime ROI
	IDR 8.750 BN	IDR 56.5 BN	IDR 1.9 BN	646 %

*Assuming 2.5% yearly rate increase. Bali has seen 5-7% in the last 10 years. We take a conservative approach in forecasting.

Buy & Sell Forecast	Investment	Total Nett. Passive Income*	Sale Price**	Total Return	Total ROI
6-Year Horizon: Sell at 6y	IDR 8.750 BN	IDR 8.5 BN	IDR 12.3 BN	IDR 20.8 BN	238 %

*Assuming 2.5% yearly rate increase.
** Assuming 10% capital appreciation for first 10 years and 3% thereafter. Bali has seen 8-12% appreciation the last 10 years.



PAYMENT PROCESS

Our sales process is crafted for seamlessness and ease, ensuring a stress-free experience.

10%

Deposit to escrow, start
of legal due diligence
process

85%

On signing

5%

Final instalment due
2 weeks after key
handover



The BENEFITS

INVESTING IN BALI



UNLOCKING PARADISE

Bali's real estate market has become a beacon of opportunity, offering the promise of a life enriched by the island's charm. Recent government initiatives to ease restrictions on foreign property ownership have made it easier for international buyers to invest and settle in this tropical paradise.

The rapid growth and development in Indonesia, coupled with the emergence of numerous international schools, make Bali an even more attractive destination for families. This is a perfect moment to enjoy the island's unique lifestyle while securing a valuable asset for the future.



BALI'S ALLURE

EXPERIENCE BALI'S UNRIVALED CHARM, WHERE STUNNING LANDSCAPES AND RICH CULTURE OFFER AN EXCEPTIONAL ENVIRONMENT FOR FAMILY LIVING AND VACATIONING.

Exceptional Quality of Life

Bali offers an exceptional quality of life with its serene environment, beautiful landscapes, and friendly community. Bali provides access to high-quality holistic and medical healthcare as well as an abundance of excellent and affordable dining options.

Top-Rated International Schools

The island hosts several top-rated international schools, offering high-quality education options for expatriate families. Children have the opportunity to make friends from diverse countries, cultures, languages, and religions, enriching their upbringing.

Vibrant Family-Friendly Activities

Bali boasts a wealth of family-friendly activities, including cultural experiences, outdoor adventures, and recreational facilities. From visiting temples and participating in traditional ceremonies to enjoying water sports and exploring nature trails, there's something for all ages.



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Strong Sense of Community

Bali is known for its strong sense of community and welcoming atmosphere. Families can immerse themselves in the local culture, form lasting friendships, and feel a sense of belonging in their new home.

Long-Term Growth

Bali's potential for long-term economic growth and development, combined with its global appeal, positions it as a strategic location for real estate investment. The consistent influx of tourists creates a strong demand for accommodations.

Healthy Outdoor Lifestyle

The island's tropical climate and natural beauty encourage a healthy outdoor lifestyle. Families can enjoy activities like hiking, outstanding surfing, snorkeling, yoga, and beach outings, promoting physical well-being and an active way of life.



Meet THE *Team*

BEHIND LE VILLAGE



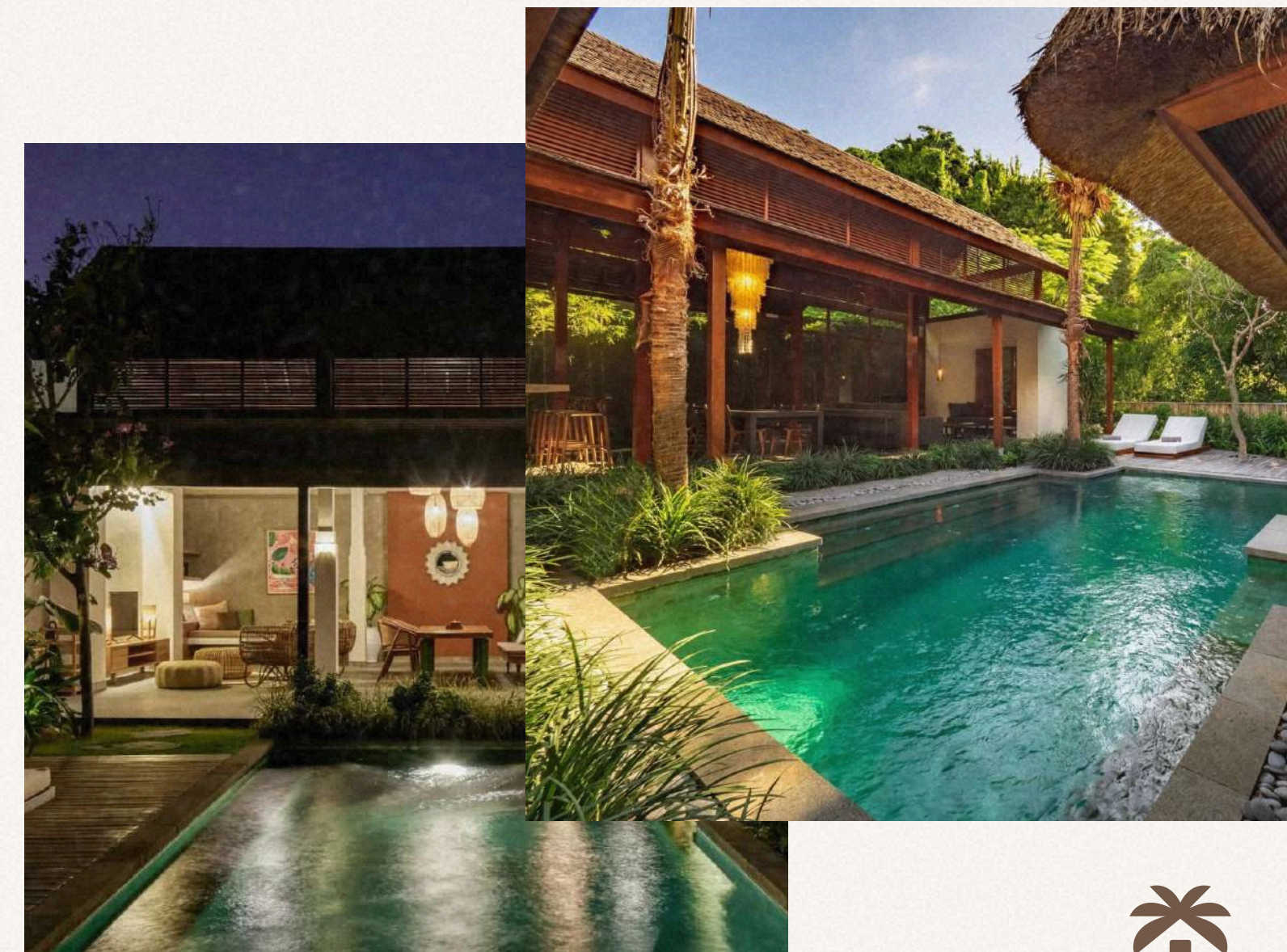


MEET THE ARCHITECTS

MARZLOFF ARCHITECTURE STUDIO

MARZLOFF is a Bali-based architecture and design studio with a global portfolio of contemporary tropical retreats. They specialize in designing spaces that seamlessly blend the precision of German craftsmanship with innovative techniques and sustainable practices.

Marzloff harmonizes clean lines, efficient layouts, and cutting-edge technology with local materials and natural elements, creating spaces that are both aesthetically stunning and functionally superior. From rainforest hideaways to coastal escapes, their designs reflect a balance between the contemporary world and tropical paradise.





MEET THE DEVELOPERS

FLORENCE & ANTOINE

French nationals, Antoine and Florence moved to Bali after fully renovating their London home in 2021. With their four young children, they soon made Bali their home. However, they quickly realized that finding the perfect family home in the right area was no mean feat in Bali. So they set out to find the ideal spot and teamed up with renowned architects, contractors and engineers to design the perfect Bali family home. Christophe, a trained engineer and Faustine, a highly detail oriented villa inspector with over 10 years' experience here in Bali, complete the team to ensure the highest standards of quality throughout the building process.



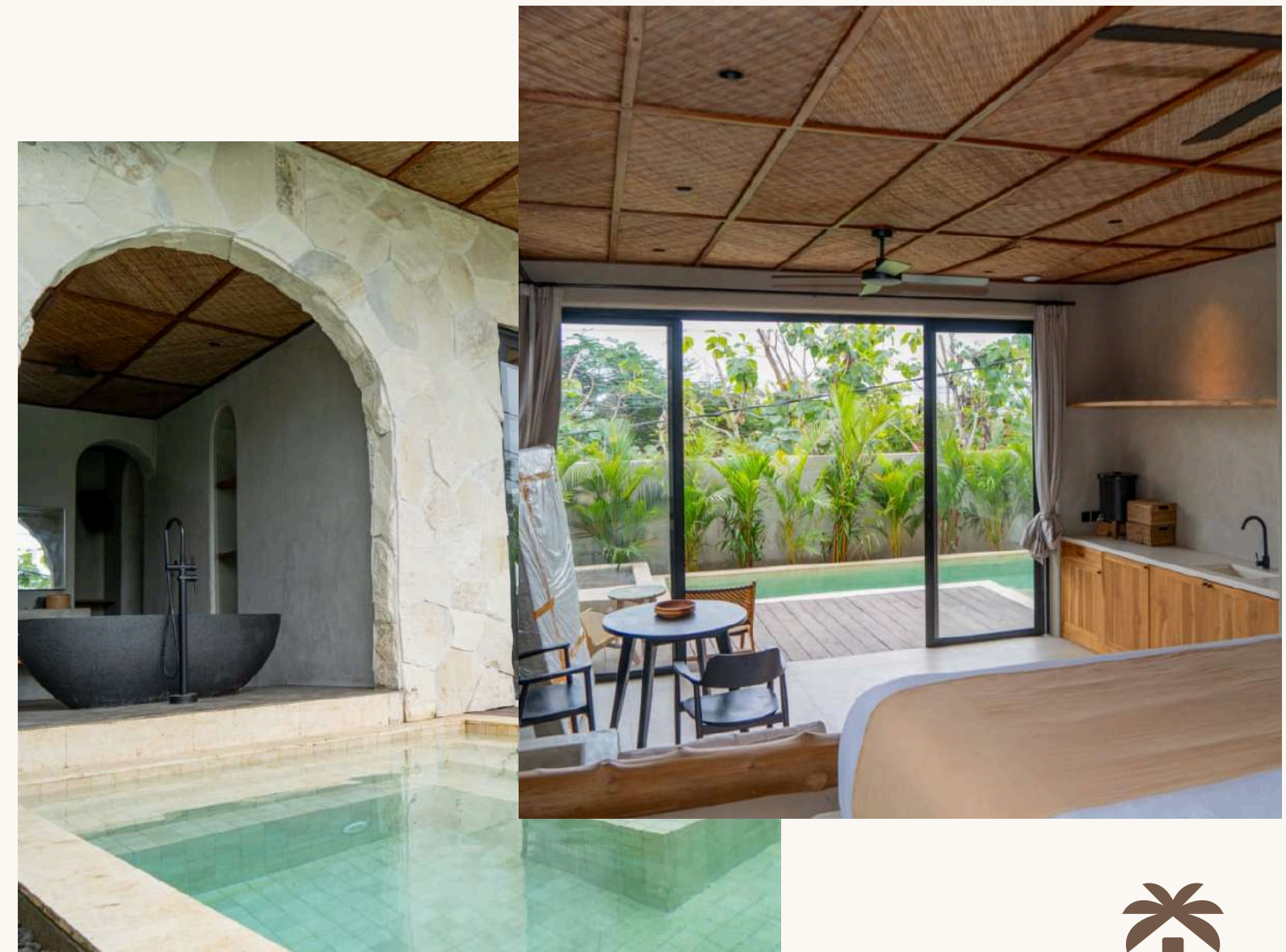


MEET THE CONTRACTORS

BUMI CONSTRUCTION

Founded in 2018, Bumi Construction has swiftly become one of Bali's premier construction companies, crafting approximately 150 villas annually. Their mission is to transform client visions into reality, bringing European construction standards and expertise to the island.

Specializing in residential projects, Bumi is synonymous with exceptional quality and unwavering reliability. They are dedicated to delivering luxurious homes that reflect both elegance and precision, ensuring each project surpasses expectations.





La Fin



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