

INVEST IN PARADISE

# The Aussie's Guide to Bali Property



**Mark Zammit**  
Director

# From the Director

I can't stop raving about Bali real estate—and once you hear why, you won't be able to either.

It's no secret—Australia's property market is pricing out even the savviest investors. Sky-high entry costs and underwhelming rental yields have left many feeling stuck. But what if I told you there's an alternative that not only makes sense financially but also gives you the lifestyle perks you deserve?

Whether you're dreaming of a serene retirement villa, a holiday home that generates passive income, or an entry point into Bali's flourishing real estate market, this guide lays out the possibilities and the practicalities.

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# Why Bali?

Bali's property market offers a unique combination of affordability, high returns, and long-term growth potential, making it an attractive investment destination for Australians.

The island's booming tourism sector, stable property market, and government support for foreign investment create a favorable environment for those looking to secure lucrative rental yields and strong equity growth.

Coupled with Bali's natural beauty and ever-growing appeal, investing in its real estate is an opportunity worth exploring for those seeking a blend of lifestyle and financial gain.

## 15%

AVERAGE RENTAL RETURNS ON PURCHASE PRICE

## 65-80%

THE AVERAGE BALI PROPERTY IS OCCUPIED 65-80% OF THE YEAR

YEAR-ON-YEAR EQUITY GROWTH

## INVEST IN THE BALI'S FINEST LUXURY PROPERTIES

Investment starting from

**AUD \$105,000**

EARN ROI

UPTO **18%** PER YEAR



# Making the “Why” More Clear

Explore the key advantages of Bali's booming tourism, high rental yields, affordable entry points, and year-round demand that make it a top choice for global investors.

## 1 Booming Tourism Industry

Bali's year-round appeal ensures a steady influx of tourists, driving demand for rental properties. Bali's economy is booming, with Indonesia having the 7th fastest-growing economy globally!

## 2 Affordable Investment Options

Property prices in Bali are still relatively low, with apartments starting at \$105,000 upto \$1.4M

## 3 High Rental Yields

Bali offers rental yields of around 15%.

## 4 Government Support for Foreign Investors

The Balinese government facilitates foreign investment with accessible licenses and tax systems, encouraging property management ventures.

# What to Look Out for as a Foreign Investor in Bali

01

## Ownership Restrictions

Foreign individuals cannot own land in Bali outright. They can only lease the land or own the property built on it. Properties offer a 27 year lease with a further 30 year lease option.

02

## Your tenants

These properties are managed by world renowned Hotel Management companies offering investors 50% of the room revenue back on your investment.

03

## No Local Mortgages for Foreigners

Securing a mortgage for Bali property is nearly impossible unless you hold Indonesian citizenship or are married to an Indonesian citizen. Foreign investors typically need to cash or use equity release from current property ownership.

04

## Construction

Construction is restricted between 4-6 levels giving all hotels uninterrupted view of Bali's landscape, limiting high-rise developments. Benefits during construction phase you receive 8% return on your investment.



# Turn Your Bali Dream Into Reality!

Act now, grab the details, and take the first step toward paradise!

[SCHEDULE A FREE STRATEGY CALL](#)



# How we can help?

At Zammit Real Estate, we're committed to turning your investment dreams into reality with personalized service that exceeds expectations. Whether you're exploring Bali's booming property market or seeking expert guidance, our team is here to help you every step of the way.

From identifying the perfect property and navigating legal requirements to financial planning and ongoing support, we ensure a seamless and rewarding investment experience. With our trusted network of local professionals, you can confidently maximize your returns and secure your slice of paradise.

4+

years of industry  
experience

Exclusive Partner

Geonet  
PROPERTY & FINANCE GROUP



# Discover Beraban Luxury Lofts

Nestled in the heart of vibrant Seminyak, Beraban Luxury Lofts offers an unparalleled living experience that seamlessly blends contemporary design with the allure of Bali. This exclusive development is a great investment for those individuals seeking a high return and strong capital growth.

Owning a property in Beraban Luxury Lofts is a sound investment. With high rental yields and strong capital appreciation potential, this exclusive development offers an exceptional opportunity to build long-term wealth.

[GET MORE DETAILS](#)

- 1 BEDROOM STUDIO
- 1 BEDROOM APARTMENT
- 1-2 BEDROOM LUXURY LOFT



WELLNESS CENTRE



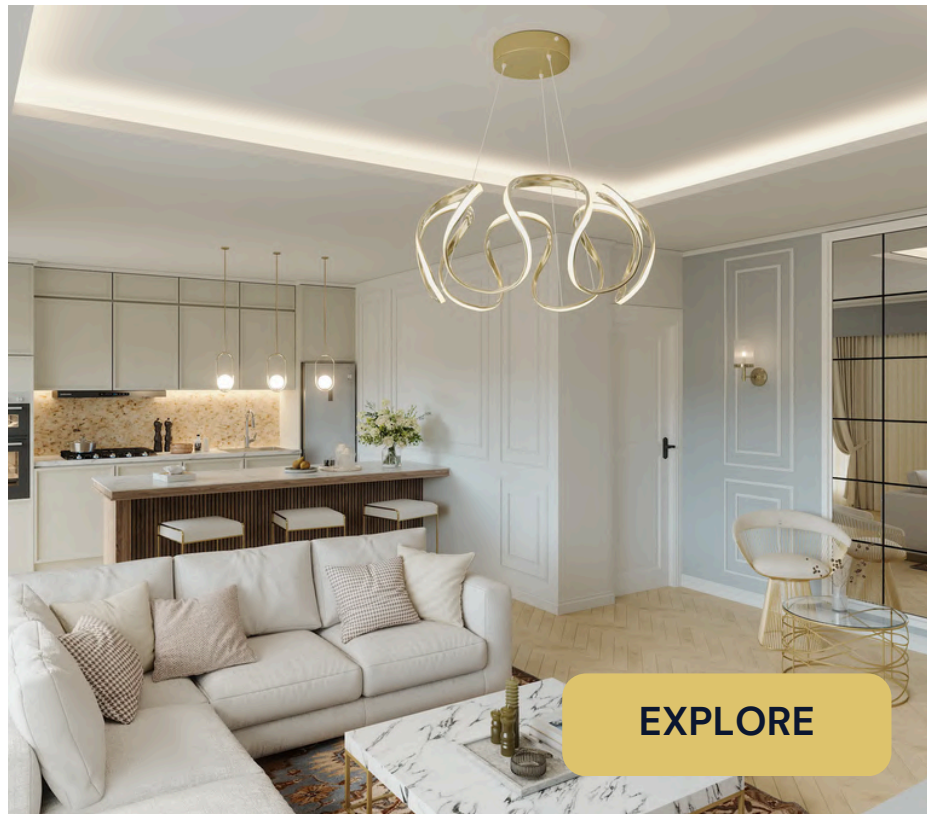
24/7 GYM



MODERN LIFESTYLE



100 CAR PARKING



[EXPLORE](#)



 CANGGU

# Discover The Luc

Escape to The Luc, a haven of modern luxury nestled in the heart of Canggu, Bali. Just steps from the pristine sands of Berawa Beach and a short stroll from world-renowned beach clubs, you'll be immersed in the island's vibrant energy while enjoying the tranquility of your exclusive retreat.

Experience the pinnacle of luxury living at The Luc. This exclusive development boasts stunning architecture, world-class amenities, and impeccable management by TUI BLUE.

**Due to overwhelming demand for our first phase, we're excited to introduce the second phase of our exclusive luxury villas at The Luc.**

[GET MORE DETAILS](#)



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# Free Resources

We're committed to quality over quantity, and our exclusive eBooks reflect this. Unlike lengthy, generic articles, our resources are carefully crafted to provide genuine value. **As a token of appreciation for our thoughtful readers, we're offering exclusive gifts to support your real estate journey.**

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# Thank *you* for reading

We appreciate you taking the time to learn more about investing in Bali property with us. At Zammit Real Estate, we're passionate about helping you make informed decisions and achieve your financial goals with confidence.

If you have any questions or need further guidance, our team is just a call or message away. Let's turn your investment dreams into reality and help you secure your own piece of paradise in Bali!



*Mark Zammit*

DIRECTOR

Get started today



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