

APARTMENTS FOR SALE - ANNUAL 3, 6 & 9 MONTHS OWNERSHIPS



APARTMENT BALCONY VIEW



Our beach front development at The Bali Shangrila Beach Club at Candi Dasa, has been fully completed and we offer for lease purchase a number of fully furnished luxury apartments which include a 2 Bedroom Penthouse Suite, a 1 Bedroom Penthouse Suite with adjacent Studio Apartment and 2 Studio Apartments and 2 Hotel Rooms. The apartments have been carefully planned with your well-earned holiday or retirement in mind. Or if you desire a rental income may be achieved.

So if you wish to spend your leisure time in a warm friendly atmosphere, with endless sunshine in the peace and tranquillity of Bali Island, this could be the place of your dreams. Your purchase provides the choice to use all the facilities of the Club which boasts Rathbone's international Restaurant & Beach Bar, Beachfront Sun Beds, Swimming Pool & Whirlpool. Our new Rooftop Rendezvous with sun beds, bar and spectacular sea and island views.

Access to the safe sandy beach is only a few steps from our sundeck.

The Apartments, being part of the Bali Shangrila Beach Club, provides the opportunity for your family and additional guests to stay for periods at the Club should you be in occupancy. On offer to your guests at special discounts are Hotel Rooms, Studios and One Bedroom Apartments. All are high quality with sea view and air-conditioning.

The resort is also fully affiliated to RCI, the world's largest holiday ownership organisation, plus Dial and Exchange in Australia. Your Apartment purchase will include 2 years RCI membership to allow you experience world travel to over 3,700 top Holiday Resorts and Dial an Exchange membership.

The apartments may be purchased on a 25-year lease for 50 weeks per year (2 weeks held for maintenance) or may be purchased in 12-week periods. These represent absolutely outstanding value and offer all the facilities of our Crown Award Resort. They are ideal for your retirement or semi-retirement or as an investment property, which you may use for holiday rental using our rental services if required.

For further information on Apartments or our pre construction offer call the resort on +62 (0) 363 41829 and ask for Dave Taylor or Kenny Latham or e-mail villas@balishangrila.net

ANNUAL MEMBERSHIPS (50 weeks) Applicable for 25 years ownerships.

- US\$ 65,000 for a Hotel Apartment
- US\$ 75,000 for a Studio Apartment (Ground floor without kitchen)
- US\$ 92,000 for a Studio Apartment (Ground floor)
- US\$ 119,000 for a Studio Apartment (Next to the 1 bedroom penthouse)
- US\$ 135,000 for a 1 Bedroom 1st Floor Apartment
- US\$ 139,000 for a 1 Bedroom Penthouse Suite
- US\$ 199,000 for a 1 Bedroom Penthouse Suite with Studio attached
- US\$ 220,000 for a 2 Bedroom Penthouse Suite with Rooftop Patio & Jacuzzi

3 MONTH OWNERSHIPS (12 Weeks) Applicable for 25 years ownerships.

- US\$ 25,000 for a Hotel Apartment
- US\$ 30,000 for a Studio Apartment (Ground floor without kitchen)
- US\$ 37,000 for a Studio Apartment (Ground floor)
- US\$ 42,000 for a Studio Apartment (Next to the 1 bedroom penthouse)
- US\$ 52,000 for a 1 Bedroom 1st Floor Apartment
- US\$ 59,000 for a 1 Bedroom Penthouse Suite
- US\$ 75,000 for a 1 Bedroom Penthouse Suite with Studio attached
- US\$ 87,000 for a 2 Bedroom Penthouse Suite with Rooftop Patio & Jacuzzi

6 MONTH OWNERSHIPS (25 weeks) Applicable for 25 years ownerships.

- US\$ 38,000 for a Hotel Apartment
- US\$ 42,000 for a Studio Apartment (Ground floor without kitchen)
- US\$ 47,000 for a Studio Apartment (Ground floor)
- US\$ 53,000 for a Studio Apartment (Next to the 1 bedroom penthouse)
- US\$ 75,000 for a 1 Bedroom 1st Floor Apartment
- US\$ 85,000 for a 1 Bedroom Penthouse Suite
- US\$ 118,000 for a 1 Bedroom Penthouse Suite with Studio attached
- US\$ 124,000 for a 2 Bedroom Penthouse Suite with Rooftop Patio & Jacuzzi

9 MONTH OWNERSHIPS (38 weeks) Applicable for 25 years ownerships.

- US\$ 48,000 for a Hotel Apartment
- US\$ 64,000 for a Studio Apartment (Ground floor without kitchen)
- US\$ 69,000 for a Studio Apartment (Ground floor)
- US\$ 73,000 for a Studio Apartment (Next to the 1 bedroom penthouse)
- US\$ 102,000 for a 1 Bedroom 1st Floor Apartment

- US\$ 115,000 for a 1 Bedroom Penthouse Suite
- US\$ 159,000 for a 1 Bedroom Penthouse Suite with Studio attached
- US\$ 175,000 for a 2 Bedroom Penthouse Suite with Rooftop Patio & Jacuzzi

All apartments are available in the following time periods

Period 1) January Feb March 10% price discount for this period

Period 2) April May June 5% price discount for this period

Period 3) July August Sept 10% price addition for this period

Period 4) Oct Nov December price as stated

MAINTENANCE FEES MONTHLY COST

The owner of the apartment is required to pay a monthly maintenance fee as follows.

- US\$ 179 for a Studio Apartment (Ground floor without kitchen)
- US\$ 210 for a Studio Apartment (Ground floor)
- US\$ 230 for a Studio Apartment (Next to the 1 bedroom penthouse)
- US\$ 275 for a 1 Bedroom 1st Floor Apartment
- US\$ 295 for a 1 Bedroom Penthouse Suite
- US\$ 320 for a 1 Bedroom Penthouse Suite with Studio attached
- US\$ 350 for a 2 Bedroom Penthouse Suite with Rooftop Patio & Jacuzzi

Maintenance fees include all utility costs and costs of maintaining the resort facilities and the apartment including its supplied equipment and furnishings in prime condition. Maintenance fees will be increased only as a result of inflation and normal changes in resort operating costs. Fees will be fixed for 3 years from the date of purchase.

Each apartment is to be taken out of service for 2 weeks each year for re-decoration and maintenance. At the end of each 7-year period each apartment will be re-furnished. US\$ 160 for a Hotel Apartment

RENTAL SCHEME

The resort will offer a rental service under the following conditions.

- 1) Annually a fixed block of weeks must be placed with the resort comprising a minimum of one third of the period of ownership e.g. a 12 week ownership must provide a minimum of 4 continuous weeks for rental.
- 2) The resort will pay a fixed weekly rental sum as follows

Hotel Room US\$90

Studio Apartment US\$110

1Bedroom Apartment US\$130

Penthouse Suite US\$175

OWNER PRIVATE RENTAL

If an owner rents out the apartment privately the owner is fully responsible for any repair or damage done by the renter. The owner is also responsible for any government tax due on the rental income.

Why not come over for an inspection visit and stay free for a few days or a week and see for yourself what these fantastic properties have to offer. Should you decide to purchase during your visit and pay a 30% deposit we will offer you a cheque for US\$1000 towards your flight. You may pay for your apartment monthly over a period up to 2 years at only 5% interest per annum.

For further information on Apartments call the resort to +62 (0)363 41003 and ask for Kenny Latham or Jurgen Engel or call +62 (0)81337724003 or +62 (0)81337838718 or e-mail villas@balishangrila.net

