

AMANI WORLD

BALI · 2026

Arrive. Breathe. Stay.

SESEH VILLA

Seven private-pool villas — Seseh, Bali

Villas from 269 000 € — designed, built and fully managed by the AMANI World team.

MANIFESTO

Your villa in Bali. Income, management and peace of mind — from anywhere.

Seven private villas in Seseh — the calmer alternative to crowded Canggu. You hold a 30 + 30 year leasehold; AMANI World handles construction, operations, guests, marketing and monthly reporting.

When you're not using the villa, it earns rental income. When you want to come, simply block your dates in the calendar — your place in Bali is ready.

INVESTMENT

An alternative to a city apartment. With higher yield potential and full management.

Seseh Villa stands on two sources of value: short-term rental income and property appreciation in a fast-growing location.

18 %

NET ANNUAL YIELD

modelled rental yield, per year

~10 %

VALUE GROWTH

modelled property appreciation, per year

30 + 30

YEARS LEASEHOLD

with an option to extend by another 30

269 000 €

PRICE PER VILLA (FROM)

Rp 5.6 bn · corner villas 1 & 7 at 279 000 €

COMPARISON WITH THE EUROPEAN PROPERTY MARKET

Prague (city-centre apartment)	~4–5 % gross
Vienna (city-centre apartment)	~3–4 % gross
Berlin (city-centre apartment)	~3–4 % gross
Bratislava (city-centre apartment)	~4–5 % gross
Seseh Villa, Bali	18 % yield + ~10 % value growth

The figures shown are modelled projections — not a guarantee of returns. Actual results depend on occupancy, seasonality and operating costs. A detailed financial model is available on request.

The project at a glance

from 269 000 € / villa

standard villa Rp 5.6 bn · corner villas 1 & 7 with the most privacy at 279 000 €

163.8 m² floor area

ground floor 95.3 + upper floor 68.5 m². Plot 143 m² · total area 207 m² (incl. pool, terraces and garden).

30-year leasehold (+30)

via a notarised Akta Sewa Menyewa under the Indonesian company PT Amani World Indonesia

Pink Zone (Pariwisata)

a zone officially designated for short-term tourist rental — fully legal, no grey area

18 % yield + ~10 % growth

the villa earns rental income while appreciating in value (modelled estimates)

Fully managed

AMANI World takes care of guests, maintenance, marketing and monthly reporting. You receive a clear overview and net income.

8 minutes from the beach

Seseh — a calm, fast-growing part of Bali with cafés, wellness and sunsets within reach.

Handover Q3 2027

paid in stages as construction progresses: 10 / 25 / 30 / 25 / 10 %

Seseh — the quieter side of growing Bali

Minutes from the beach, cafés and restaurants. Close enough to Canggu's energy, far enough for guests to feel at peace. Seseh is one of South Bali's fastest-growing areas, and demand for quality private accommodation is rising alongside its wellness, dining and lifestyle scene.

8 minutes from the beach

Famous for its sunsets — the whole neighbourhood gathers here in the evening.

Value that grows

You're buying in a rising location — before its biggest growth, not after it.

Wellness and lifestyle nearby

Yoga studios, pilates, gyms and cafés — all within walking distance.

Pink Zone (Pariwisata)

A zone designated for legal tourism and short-term rental.

8 min

BEACH · ON FOOT

15 min

CANGGU · BY SCOOTER

25 min

SEMINYAK · BY CAR

45 min

DPS AIRPORT · BY CAR

60 min

UBUD · BY CAR

Jl. Pantai Seseh, Cemagi, Mengwi, Badung — Bali



THE VIEW

Rice fields in the morning, sunsets in the evening.

Rice fields stretch out in front of the villas — open green countryside you enjoy from the terrace and the bedroom. Morning mist gives way to golden sunsets.

The fields lie in a zone not designated for development — so the horizon in front of your villa stays open and calm. Instead of a neighbour's wall, you look out over living Balinese countryside.

CONCEPT

ARRIVE. BREATHE. STAY.

The architecture of Seseh Villa works with transitions: from street to silence, from shade to light, from interior to tropical garden.

The space doesn't reveal itself at once. First the entrance courtyard, then a glimpse through a window, then the opening to the pool and greenery. The result is a stay guests remember — and an owner who loves coming back.

ARRIVE. BREATHE. STAY

An architectural rendering of a modern building facade. The structure features clean white render, natural stone cladding, and solid wood elements. Large windows and balconies are visible, with lush greenery cascading from the upper levels. The sky is blue with scattered clouds. A person is walking in the foreground on the left.

ARCHITECTURE

Architecture that breathes light and wood

Clean white render, solid wood and natural stone. A double-height space with a floating staircase, greenery cascading from the balconies and light that changes through the day.

Designed to look great in photos, work hard as a rental and stand up to the tropical climate.

FLOOR PLAN

163.8 m² that works for living and renting

The open ground floor connects the living room, dining area, garden and pool into one natural space for the day. Upstairs are two equal bedrooms — 21 m² each, each with its own bathroom and balcony.

143 m²

PLOT

163.8 m²

FLOOR AREA

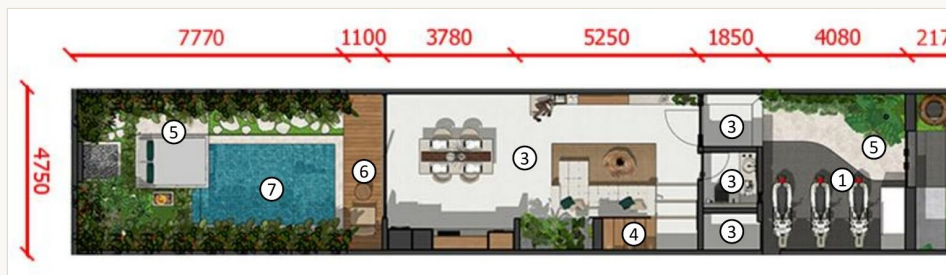
207 m²

TOTAL AREA

Total area = floor area + pool, terraces and garden.

GROUND FLOOR

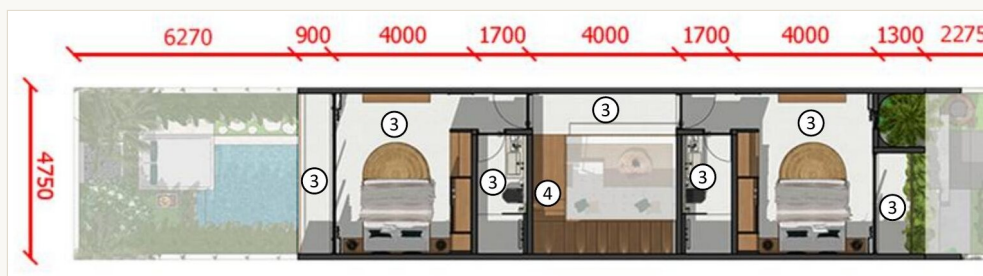
95.3 M²



Living room 24.9 · Dining 14 · Kitchen 4.3 · Parking 21.6 · Guest WC 3 · Storage 2.2 · Terrace 5.2 · Relax zone ~20 · private pool

UPPER FLOOR

68.5 M²



Bedrooms 1 & 2 — 21 each · Bathrooms 1 & 2 — 5.7 each · Hallway 6.8 · Balconies 1 & 2 — 4 and 4.3 (m²)

Two full bedrooms make the rental flexible: the villa works for a couple, two couples or a small family.

SITE PLAN

Seven villas in a row — choose yours

The villas sit side by side, each offset to give it its own entrance, pool privacy and an open view of the rice fields. End villas 1 and 7 border only one neighbour and are offered as premium.



Villas 2–6 · 269 000 €

Corner villas 1 & 7 · 279 000 € · maximum privacy

Current availability · seseh.amaniestate.com

INTERIOR

A living room open to the garden

Glass walls connect the living room to the tropical garden and pool. A solid oak staircase with backlit steps gives the space a quiet evening rhythm.

Morning light, doors open through the day, warm coffee tones in the evening. Exactly the kind of interior guests look for in a private villa, not a hotel.





INTERIOR

A kitchen by the pool. A dining room for slow mornings.

A built-in kitchen with natural wood panelling and Niro Granite Branco tiles. The dining area looks straight onto the pool, so the day can start with the doors open and end with dinner in the soft light of the garden.

It's a subtle detail that changes a stay: guests don't just have somewhere to sleep — they have somewhere to live.

INTERIOR

Two equal bedrooms. No compromise room.

Each bedroom has 21 m², its own bathroom and a balcony. Soft flooring, wood panelling, Honduras teak and a wool rug create a calmer, softer counterpoint to the tropical light outside.

Sliding walls open straight into the greenery — you wake up to a tropical garden, not a hotel corridor.





INTERIOR

Bathrooms with hotel calm, not hotel anonymity

Natural Stella Cream Ujung Pandang marble, Niro Granite tiling, built-in wooden vanity tops and matte-black fittings.

The materials are chosen to feel warm, photograph well and stand up to regular use. There is a separate guest WC on the ground floor.

A photograph of a private pool in a tropical garden at night. The pool is rectangular and filled with water, reflecting the surrounding lights and foliage. It is surrounded by lush tropical plants, including large banana leaves and palm trees. In the background, there is a white wall with a shower area and a daybed. The scene is illuminated by warm, ambient lighting, creating a serene and private atmosphere.

EXTERIOR

A private pool in a tropical garden

A pool lined with green Sukabumi stone, framed by frangipani, banana trees and ferns. An outdoor shower, a daybed under a canopy of palm leaves and a garden that glows softly in the evening.

The real value isn't just the water. It's privacy — the reason guests in Bali choose a villa over a hotel room.

SPECIFICATIONS

Materials that hold their style in daily use

White, natural stone and solid wood — one calm palette across all seven villas. Chosen for the tropical climate, photogenic looks and easier long-term maintenance.

POOL

Sukabumi Stone

Green volcanic stone that gives the water its signature emerald hue.

WOOD

Honduras Teak & Bengkirai

Solid Bengkirai and Honduras Teak veneer on doors, furniture and ceilings.

FLOORS

Niro Granite & Palimanan

Large-format Branco 80×80 tiles, Palimanan stone and Ulin wood on the pool deck.

WALLS

Dulux Weathershield

Clinic White inside and out, accented with Andesit and Palimanan stone.

BATHROOMS

Stella Cream Marble

Ujung Pandang marble in 150×190 cm format, matte-black AER and Ateson fixtures.

DETAILS

Tempered glass & black aluminium

Glass balustrades, black Alexindo windows and sliding walls, timber ceiling slats.

RETURNS

How much could your villa earn?

A modelled scenario for a standard villa at 269 000 € — rental yield of 18 % a year (target occupancy 75 %) and property value growth of around 10 % a year.

≈ 48 420 € a year from rental · roughly 4 000 € a month (Rp 1.01 bn a year)

AFTER 3 YEARS

≈ 503 000 €

villa + cumulative rental income

profit +234 000 € (+87 %)

Rental income +145 000 €

Value growth +89 000 €

AFTER 5 YEARS

≈ 675 000 €

villa + cumulative rental income

profit +406 000 € (+151 %)

Rental income +242 000 €

Value growth +164 000 €

AFTER 10 YEARS

≈ 1.18 mil. €

villa + cumulative rental income

profit +912 000 € (+339 %)

Rental income +484 000 €

Value growth +428 000 €

This is a modelled estimate, not a guaranteed return — actual results depend on occupancy and operating costs. We will gladly prepare a projection for your chosen villa. In line with Indonesian law, the binding currency is the Indonesian rupiah (IDR); EUR amounts are indicative.

WHY AMANI

From land to monthly report. One team.

AMANI World designs, builds, sells, manages and rents out the project. For an investor this means fewer handovers between suppliers and clear responsibility across the villa's whole life cycle.

A dedicated team on the ground in Bali

From choosing your villa through the paperwork to handover, we guide you through the whole process in English. No middlemen, nothing lost in translation.

Development → management → rental

After handover we take care of guests, maintenance, marketing, pricing, occupancy and reporting. Every month you receive a statement and your net income.

Straight numbers

We show a realistic and a conservative scenario built on local data. We don't guarantee returns — we work with models, real assumptions and transparent statements.

20+

VILLAS BUILT

10 yr

EXPERIENCE IN BALI

34

VILLAS UNDER MANAGEMENT

TRACK RECORD

Terra Casas — Pecatu, Uluwatu · Symphony Villas — Bali · Seseh — 7 villas (current, handover Q3 2027)

Happy guests in the villas we build and manage for our clients in Bali:

★★★★★

“We had a wonderful stay. Everything was taken care of — the villa in perfect condition and the area beautifully peaceful.”

Guest from Germany — Airbnb, 5/5

★★★★★

“A truly cosy villa and the surroundings are fantastic. Highly recommend.”

Guest from Denmark — Airbnb, 5/5

★★★★★

“Excellent accommodation, everything prepared to the highest standard.”

Ruwen R. — Google Reviews, 5/5

OWNERSHIP

Investment and management

You buy a 30 + 30 year leasehold on a villa in Seseh. AMANI World manages it, rents it out and sends you a transparent monthly statement.

Ownership

You buy the villa as a 30-year leasehold with an option to extend by another 30 years, via a notarised Akta Sewa Menyewa under the Indonesian company PT Amani World Indonesia. In practice you gain a long-term right to use the villa, rent it out and later transfer it to a new buyer.

Legal rental — Pink Zone

The land sits in the Pink Zone (Pariwisata), officially designated for tourism and short-term rental. No grey area, no relying on exemptions.

Your personal use

When you want to visit, just block the dates in the calendar. The villa is an investment — and your own place in Bali.

Fully managed

We run the operations: bookings, guest check-in and check-out, cleaning, maintenance, marketing via Airbnb, Booking.com, Instagram and direct bookings, pricing and reporting.

Transparency

Every month you receive a statement: nights booked, occupancy, gross revenue, management costs and the net income paid to your account.

Exit strategy

The leasehold is transferable. You can sell the villa on the secondary market at any time — and we will help you do it.

PROCESS

The buying process

01 — Intro call

We go through available villas, pricing, modelled returns, the legal framework and the whole process. We send you the materials, including a conservative scenario.

02 — Reservation • 10 %

You choose your villa, we sign the reservation agreement and you place a 10 % deposit.

03 — Purchase agreement • 25 %

Next comes the notarised Akta Sewa Menyewa agreement and a 25 % payment.

04 — Construction • 30 % + 25 %

Payments follow construction milestones. Every month you receive photos and video straight from the site.

05 — Handover • 10 % — Q3 2027

Final inspection, the last 10 % payment and rental setup. The villa enters AMANI World management.

CONTACT

Seseh Villa

If you are considering an alternative to a city apartment, let's start with a 30-minute call. We will walk through available villas, real numbers and the whole buying process — in English, Czech or Slovak. We usually reply within 24 hours.

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Instagram • [@amani_real_estate](https://www.instagram.com/@amani_real_estate)



seseh.amaniestate.com

gallery, returns calculator and current availability

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© 2026 PT Amani World Indonesia. Renderings, materials, dimensions and stated returns are indicative and modelled — they are not a guaranteed return and this document is not a public offer. The final design may change during construction. In line with Indonesian law, prices are binding in IDR; EUR is indicative.