

# XO PROJECT CANGGU I

VILLAS

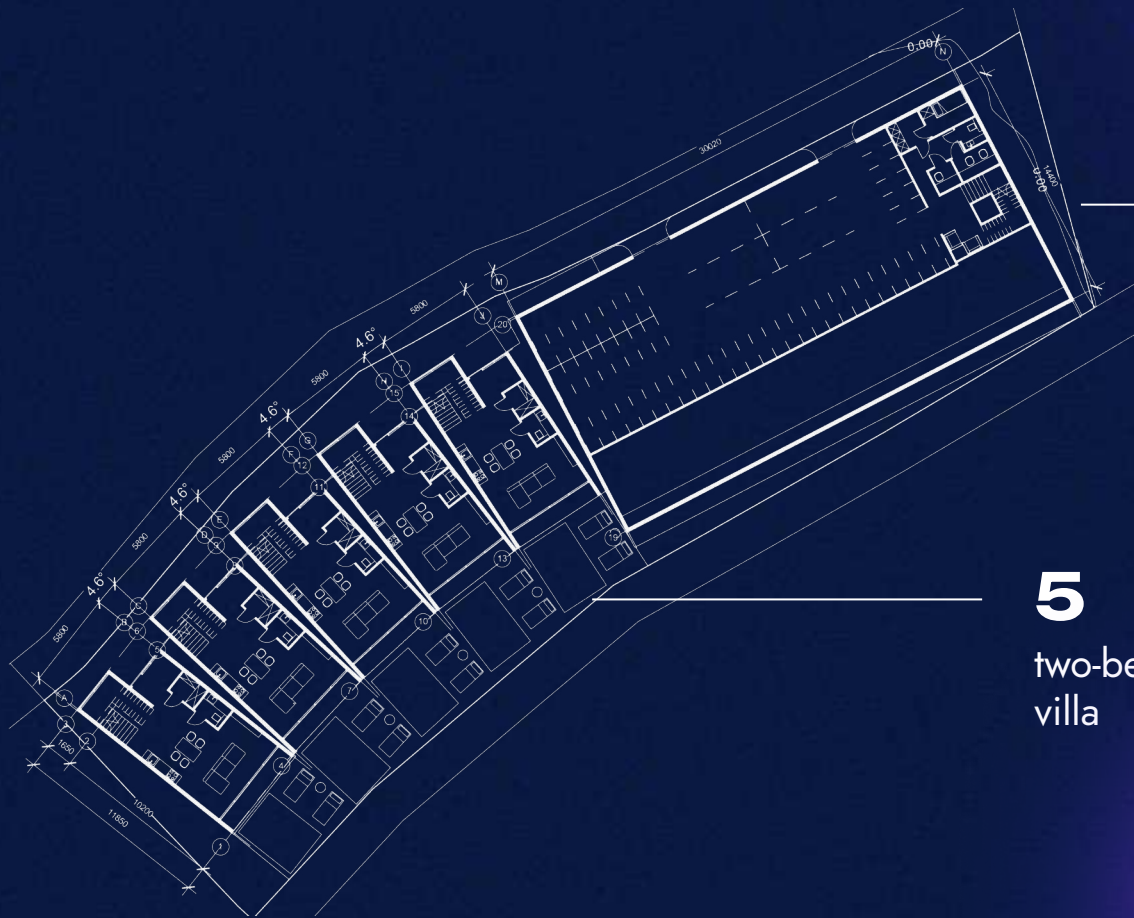
August  
**2025**

ROI  
**17%**

**5** villas

from **250 000\$**





**30**

one-bedroom  
villa

**5**

two-bedroom  
villa

**HANDOVER:  
AUGUST 2025**







# BALI IN NUMBERS

**5%**

annual growth GDP  
of the country

**12-15%**

average ROI  
by market

**300%**

increase in the value  
of land since 2017

**73%**

the average occupancy  
rate in 2023

**207\$**

average daily rental  
price

Booking.com

**1st PLACE**

in the category "the most desired tourist  
place after the removal of restrictions"  
according to Booking.com

Tripadvisor

**2nd PLACE**

in the Traveller's Choice Award  
category "The World's Most Popular  
Travel Destination in 2003"  
according to Tripadvisor

Forbes

**4th PLACE**

in the world in the rating  
of investment attractiveness  
according to Forbes

# XO PROJECT I VILLAS

The complex is located on Jl. Batu Bolong street in Canggu - area of famous beach clubs, surfing, parties and fantastic sunsets.

Within walking distance - restaurants and bars, beauty salons, stores, fitness clubs, yoga and pilates studios.

XO Complex is ideal for those who love to be in the center of events.

- **2 min** to bars and restaurants
- **7 min** to the beach

## 5

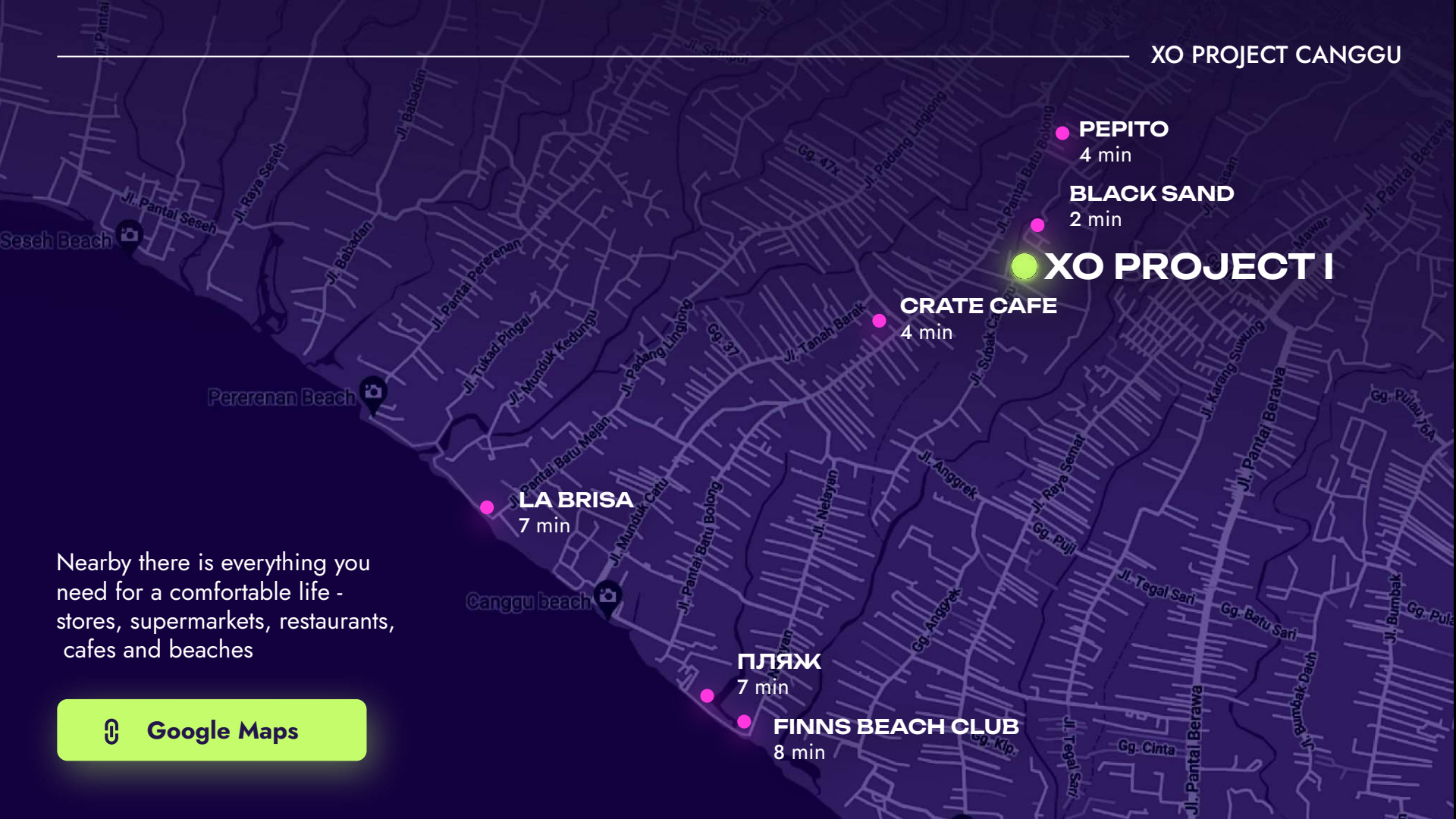
double villas



in-house management  
company



**HANDOVER:  
AUGUST 2025**



**PEPITO**  
4 min

**BLACK SAND**  
2 min

**XO PROJECT I**

**CRATE CAFE**  
4 min

**LA BRISA**  
7 min

**ПЛЯЖ**  
7 min

**FINNS BEACH CLUB**  
8 min

Nearby there is everything you need for a comfortable life - stores, supermarkets, restaurants, cafes and beaches

 [Google Maps](#)

# TWO-BEDROOM VILLA

FROM 250 000\$

**130 M<sup>2</sup>**

land area

**100 M<sup>2</sup>**

house area

**2**

floors

**18 M<sup>2</sup>**

lounge  
area

**16 M<sup>2</sup>**

kitchen  
area

**5 M<sup>2</sup>**

hall area

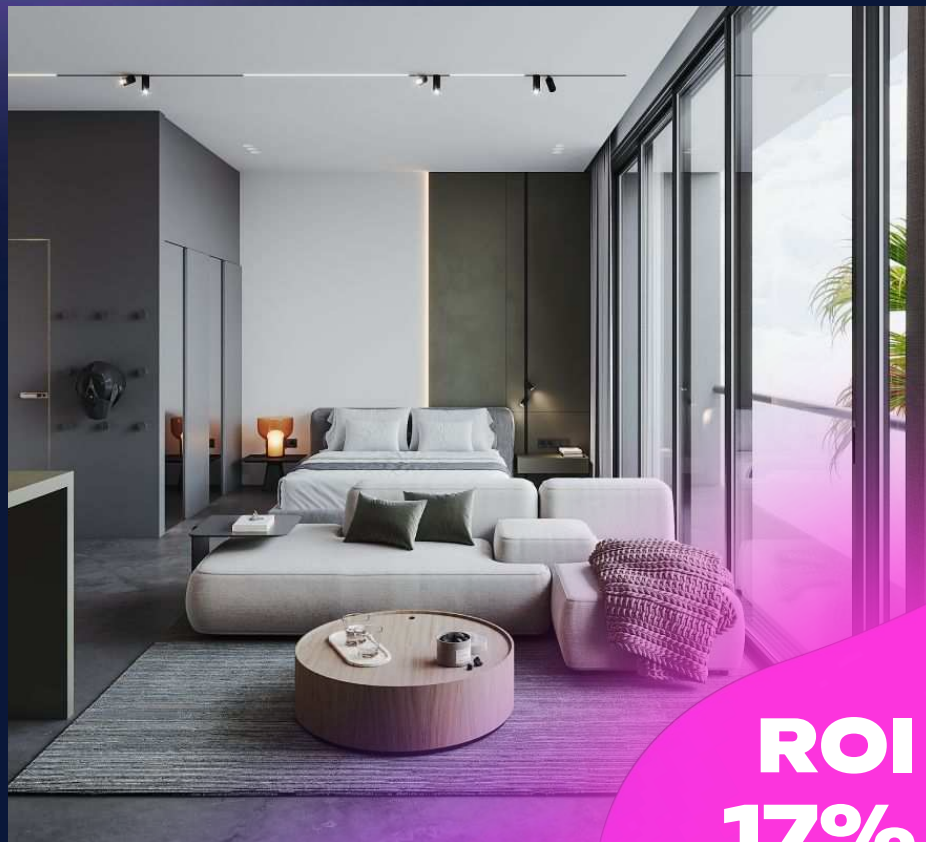
**15 M<sup>2</sup>**

bedroom  
area

**10 M<sup>2</sup>**

second bedroom  
area

- 3 bathrooms
- stairs
- wardrobe
- hallway



**ROI  
17%**



















# WHAT IS INCLUDED IN COST



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Full legal support



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Design and development  
of design projects



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Construction and  
technical supervision  
of the facility



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Interior decoration  
furnishing



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Development of a business  
plan for managing the facility  
after completion



# HOW THE PURCHASING PROCESS OCCURS

## PREPARATION

- 01 Choosing and booking a villa
- 02 Due diligence: Checking documents for compliance with land use and sale restrictions
- 03 Signing a land lease agreement

- 04 Payment 30% (initial contribution)
- 05 Interest-free payments before the end of construction
- 06 Delivery of the object
- 07 Management of your property
- 08 Payment of profit



**-3%**  
Discount  
for one-time  
100% payment