
SECUNDO
ATLAS
BALI
THAILAND



ABOUT SECUNDO ATLAS

To be your trusted partner for property investments in destinations with high return potential.

From our dedicated offices, we support investors from all over the world with a turnkey solution for buying property abroad.

We simplify every step of the buying process, from the rigorous selection of properties to the completion of the purchase, with personalised support and optimised rental management along the way.

For our European clients, we also offer an **exclusive financing solution** through our partnership with a recognised financial institution. This offer lets you **benefit from preferential rates** and **finance your property investment with complete peace of mind.**

Our mission:
to let you invest securely, with maximised returns.

With several hundred property transactions to our name, we have helped many investors build and diversify their wealth internationally, with peace of mind and success. Our team is made up of experienced professionals who know the specifics of international markets and local dynamics inside out.

Thanks to a strong network of partners and property specialists, we keep a constant watch on market developments, providing you with strategic analyses and exclusive opportunities in real time.

www.secundo-atlas.com

KEY FIGURES

98%

client satisfaction

Based on 1,642 clients (2024).

7–15%

net annual yield

Minimum net yield from 7% to 15%, depending on the property.

+ 1500

investors supported

Every day, our mission is your satisfaction and your returns.

2009

year founded

Since 2009, Jean-Charles Bodart and his team have shared their expertise.

OUR STORY

2009

Secundo Immo is founded

Its speciality: **selling second-home properties in Spain.**

2017

1,000th sale completed

2022

Diversification and launch of Secundo Atlas

Several destinations added to the portfolio: **Bali, Dominican Republic, Costa Rica, Thailand.**

2023

1,500th sale completed

2025

New destinations: **Marrakech, Uruguay and Mauritius**



OUR SERVICES

IDENTIFYING YOUR NEEDS

Personal consultation
We review your needs with you at a meeting, to understand your preferences.

A COMPLETE MARKET STUDY, FINANCIAL AND TOURISM-RELATED

As an estate agency, our job is to build a **portfolio of certified properties**, in terms of both quality and financials.

In-depth knowledge of our destinations
Every destination added to the Secundo Atlas portfolio goes through a thorough business and tourism analysis: return potential, review of administrative and legal constraints, local dynamics.

LEGAL AND ADMINISTRATIVE SUPPORT

We recommend the lawyer and the notary who will safeguard your legal security.

- Administrative formalities
- Technical management of the property

RENTAL MANAGEMENT

To **invest with complete peace of mind** and secure **successful letting** and an **unrivalled yield**, we manage your property **from A to Z** together with our local partners.

We handle the online listing, guest communication, minor repairs, bookings and every other aspect of management. Enjoy a **safe, profitable and attractive investment!**

A specific rental management contract is signed between the parties, setting out the scope of the assignment, its duration and the fees. This is how we put your villa or apartment on the global rental market, in countries where tourist demand is growing fast.

FINANCING YOUR PROPERTY

To make investing abroad easier, we offer a reliable, secure financing solution designed specifically for Belgian clients.

Through our partnership with a recognised financial institution, you can obtain an **advantageous loan** to finance the purchase of your property, directly from Belgium.

An ideal solution to carry out your project with peace of mind, without tying up all your cash.

We guide you through every step, from the simulation to the loan approval, in close collaboration with our financial partner. A specific contract sets out the financing terms, the conditions, the rates and any guarantees required.

Invest abroad with confidence and complete security.





IN THE PRESS

The press turns to us as experts in property investment in the world's most idyllic destinations:

L'Echo · soir mag · cci mag · Libre ECO · ING Private Banking

TESTIMONIALS

Who better than our happy investor clients to tell you about Secundo Atlas?

"I've just taken "virtual" delivery of my villa in Bali. I'm so happy, and thank you for bringing me into this project. Your partner Magnitude is truly fantastic. Flawless, really. Thank you for everything."

Korin Freson · Bali

"I am especially pleased with my experience with Secundo Atlas. They were highly professional in the search for an apartment in the Dominican Republic for my husband and me. I warmly recommend them to anyone looking to invest in new-build real estate abroad. My life has completely changed, and it's a dream come true!"

Marie Duret · Dominican Rep.

Read all our clients' reviews and testimonials here:

BALI



Base map: Natural Earth · outlines: © OpenStreetMap / geoBoundaries

GETTING TO KNOW BALI

NET YIELD
from 9%

ENTRY POINT
€224,000

GDP GROWTH
≈ 5%

RENTAL MANAGEMENT
Yes

ECONOMY

One of the most promising emerging markets

Indonesia is the largest economy in Southeast Asia. With a GDP of 22,139 trillion IDR in 2024 and steady growth of around 5%, the country is drawing an ever-growing number of investors, a momentum fuelled by booming tourism, rapid urbanisation and rising investment (+4.61% in 2024, a six-year high).

POLITICS

A stable climate, favourable to investors

Since October 2024, Indonesia has been led by President Prabowo Subianto and his Vice-President Gibran Rakabuming Raka, elected in the first round with a record 96.2 million votes. His party, Gerindra, nonetheless secured only 13.2% of the legislative seats, giving way to a diverse political coalition.

TRANSPORT

A network undergoing full modernisation

Getting around is done mainly by scooter, car or taxi, as public transport is not well developed. Traffic can be heavy, particularly in tourist areas such as Kuta, Seminyak and Ubud. In the meantime, apps such as Gojek and Grab are popular options.

LEGISLATION

Secure legal solutions

In Bali, foreigners cannot directly own a property in full ownership (freehold). Several legal solutions exist: the long-term right of use (Hak Pakai) allows leasing for up to 80 renewable years; the leasehold, often concluded for 25 to 30 renewable years; or the creation of a local company (PT PMA) to purchase under certain conditions. Buying through an Indonesian nominee is sometimes practised but carries legal risks.

ENVIRONMENT

A fragile ecosystem to preserve

Bali is renowned for its beaches, its terraced rice paddies and its unique biodiversity. The rise of tourism and urbanisation has brought challenges (waste, plastic pollution, pressure on water). The Balinese government has introduced a ban on single-use plastics, recycling programmes, the promotion of renewable energy, as well as coral reef restoration and forest preservation projects. Investors favour sustainable and eco-responsible construction, a major asset for the long-term value of properties.





Our experts' view

Bali is an island of **exceptional natural heritage**, with beaches, tropical forests and UNESCO-listed rice terraces. The rapid growth of tourism and urban development has heightened environmental challenges: **plastic pollution, waste management and pressure on water resources**.

Sustainable development

Real estate development must now incorporate these concerns by favouring **sustainable construction, ecological materials and water management solutions**, essential to preserving the natural setting and ensuring a lasting investment.

Investing in the future

In response to these challenges, Bali has developed **recycling and beach-cleaning initiatives** and is investing in **renewable energy**, **solar and hydro farms**, to reduce its dependence on fossil fuels.

VILLA MAYA



See it on Airbnb: Villa Oiseau Paradis, built from this model



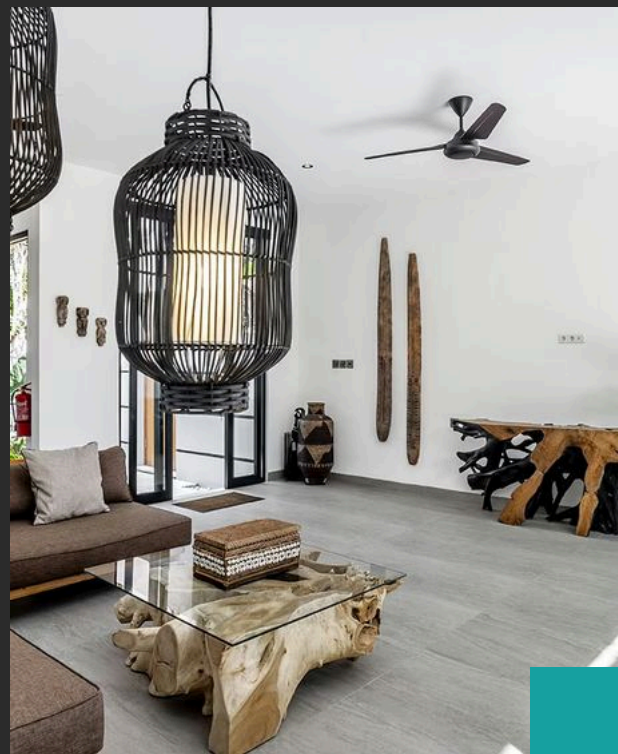
VILLA MAYA

Price:	**From €265,500** excl. costs
Bedrooms:	2
Surface area:	From 100 m^2
Land:	400 m^2

Net annual yield from 9%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA MANIS



See it on Airbnb: Villa Dua Baskom, built from this model



BALI

VILLA MANIS

Price:	**From €319,000** excl. costs
Bedrooms:	3
Surface area:	From 130 m^2
Land:	500 m^2

Net annual yield from 11%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA ALBA



See it on Airbnb: Villa Dua Baskom, built from this model



VILLA ALBA

Price:	**From €224,000** excl. costs
Bedrooms:	3
Surface area:	From 98 m^2
Land:	400 m^2

Net annual yield from 10%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA LUNA



See it on Airbnb: Villa Sandro, built from this model



VILLA LUNA

Price:	**From €349,000** excl. costs
Bedrooms:	3
Surface area:	From 130 m^2
Land:	500 m^2

Net annual yield from 11%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA LAGUNA



See it on Airbnb: Villa Sandro, built from this model



BALI

VILLA LAGUNA

Price:	**From €269,000** excl. costs
Bedrooms:	4
Surface area:	From 126 m^2
Land:	450 m^2

Net annual yield from 10%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA GECKO



See it on Airbnb: Villa Gabrielle, built from this model



VILLA GECKO

Price:	**From €372,000** excl. costs
Bedrooms:	4
Surface area:	From 180 m^2
Land:	600 m^2

Net annual yield from 12%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA SUNNY



See it on Airbnb: Villa Bonico, built from this model



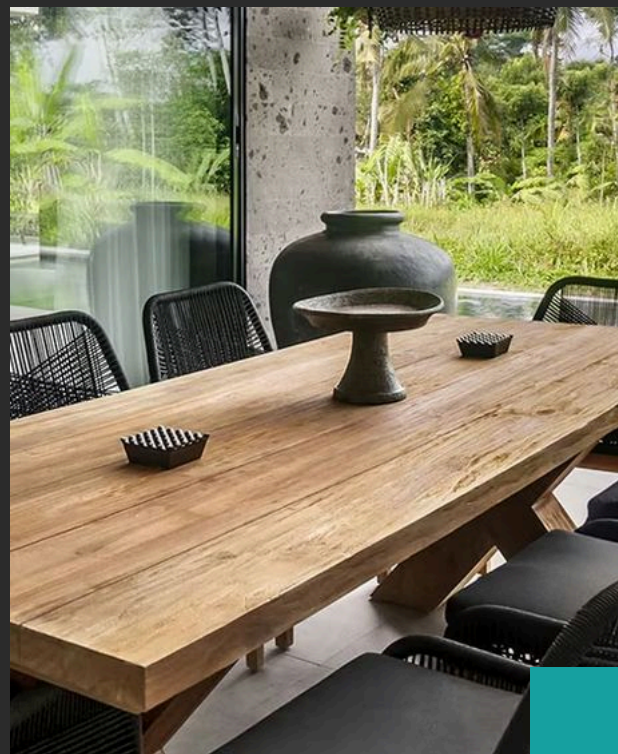
VILLA SUNNY

Price:	**From €413,500** excl. costs
Bedrooms:	4
Surface area:	From 180 m^2
Land:	600 m^2

Net annual yield from 12%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA STELLA



See it on Airbnb: Villa Bonico, built from this model



BALI

VILLA STELLA

Price:	**From €359,000** excl. costs
Bedrooms:	5
Surface area:	From 151 m^2
Land:	500 m^2

Net annual yield from 10%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA MANGGIS



See it on Airbnb: Villa Senja, built from this model



VILLA MANGGIS

Price:	**From €426,500** excl. costs
Bedrooms:	5
Surface area:	From 215 m^2
Land:	700 m^2

Net annual yield from 14%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA PALMERA



See it on Airbnb: Villa Harmony, built from this model

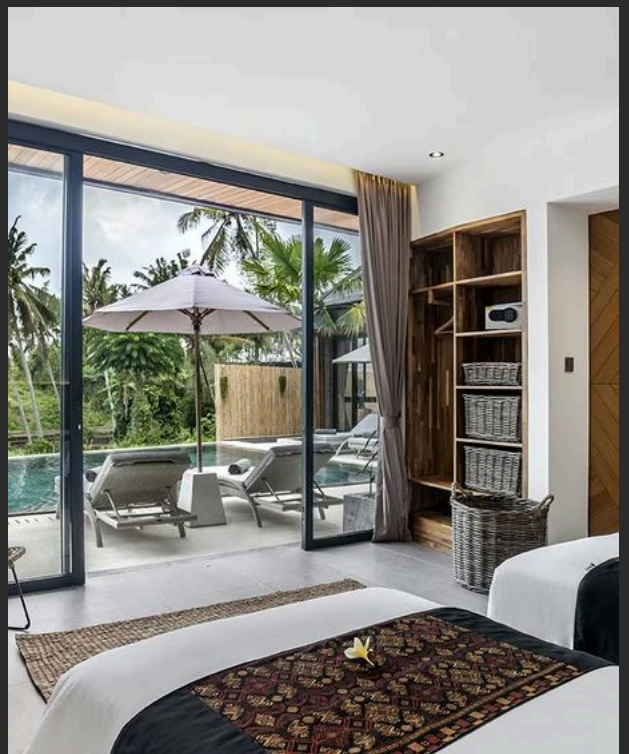


VILLA PALMERA

Price:	**From €464,000** excl. costs
Bedrooms:	5
Surface area:	From 215 m^2
Land:	700 m^2

Net annual yield from 14%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA MANARA



See it on Airbnb: Villa Paradise, built from this model



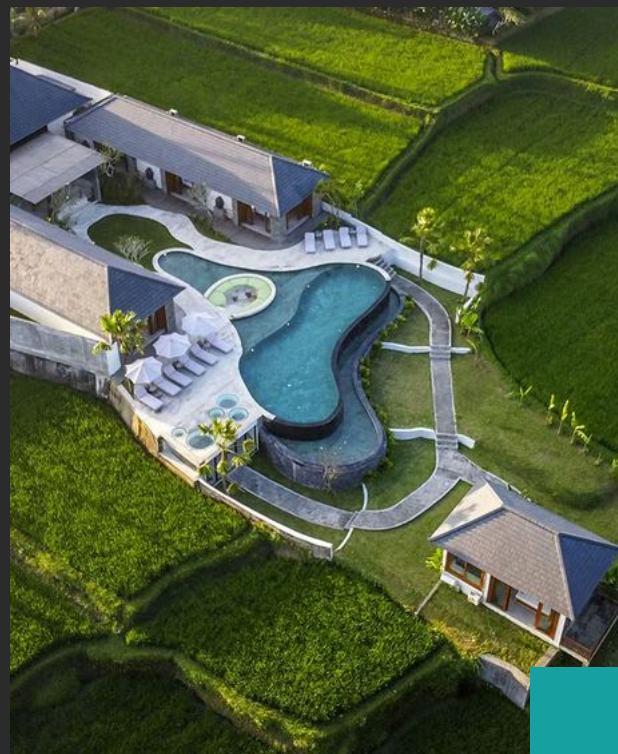
VILLA MANARA

Price:	**From €484,500** excl. costs
Bedrooms:	6
Surface area:	From 245 m^2
Land:	900 m^2

Net annual yield from 15%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





VILLA JOYA



See it on Airbnb: Villa Figaro, built from this model



VILLA JOYA

Price:	**From €517,500** excl. costs
Bedrooms:	6
Surface area:	From 245 m^2
Land:	1,000 m^2

Net annual yield from 15%

Excluding acquisition costs. Includes a 20-year land lease in Ubud, extendable up to 50 years. Fully equipped villa (furniture, lighting, appliances, decoration).





THAILAND



Base map: Natural Earth · outlines: © OpenStreetMap / geoBoundaries · Koh Samui: OCHA ROAP (CC BY 3.0 IGO)

GETTING TO KNOW THAILAND

NET YIELD
from 7%

ENTRY POINT
€86,000

TOURISTS IN 2025
≈ 33 million

RENTAL MANAGEMENT
Yes

ECONOMY

A growing market

Thailand is the second-largest economy in Southeast Asia, enjoying steady growth of around 4 to 5% per year. Its development rests on key sectors such as tourism, exports and foreign investment. Bangkok, Phuket, Pattaya and Chiang Mai draw millions of visitors each year, ensuring strong rental demand and competitive yields.

POLITICS

A stable environment for investing

Thailand is a stable constitutional monarchy, with a government that emphasises economic development and the country's appeal to foreign investors. Although its history has been marked by some political tensions, the business climate remains favourable, with clear legislation and a secure framework for real estate investment.

TRANSPORT

Accessibility and mobility

Thailand has one of the most developed transport networks in Southeast Asia, with modern motorways, metro lines and high-speed trains in the pipeline. Bangkok is served by the BTS Skytrain and the MRT, easing mobility across the capital. A rail project connecting Bangkok to Pattaya and Chiang Mai aims to improve connections even further.

LEGISLATION

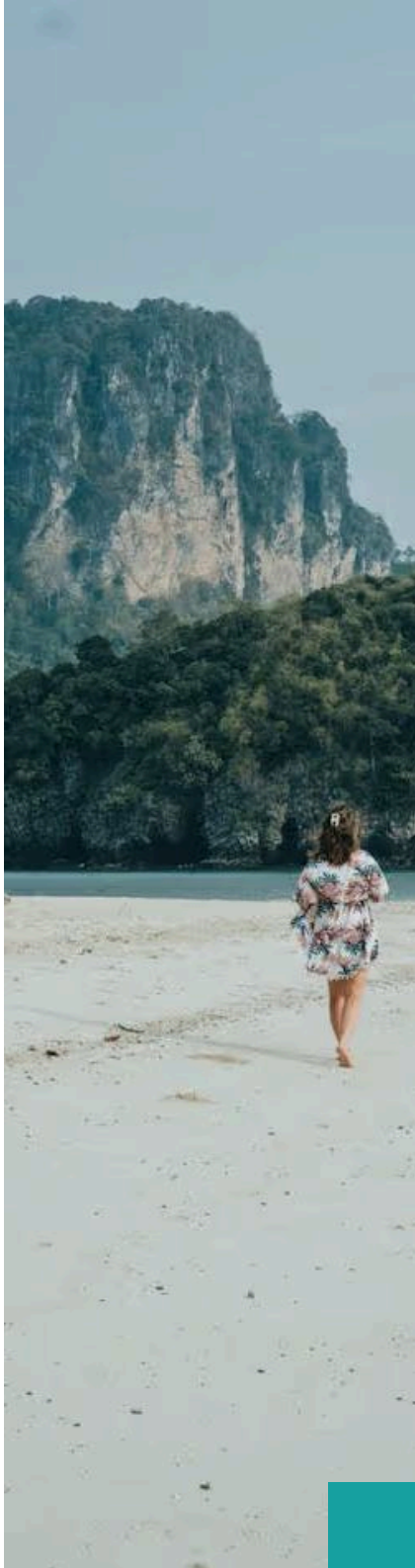
A secure investment

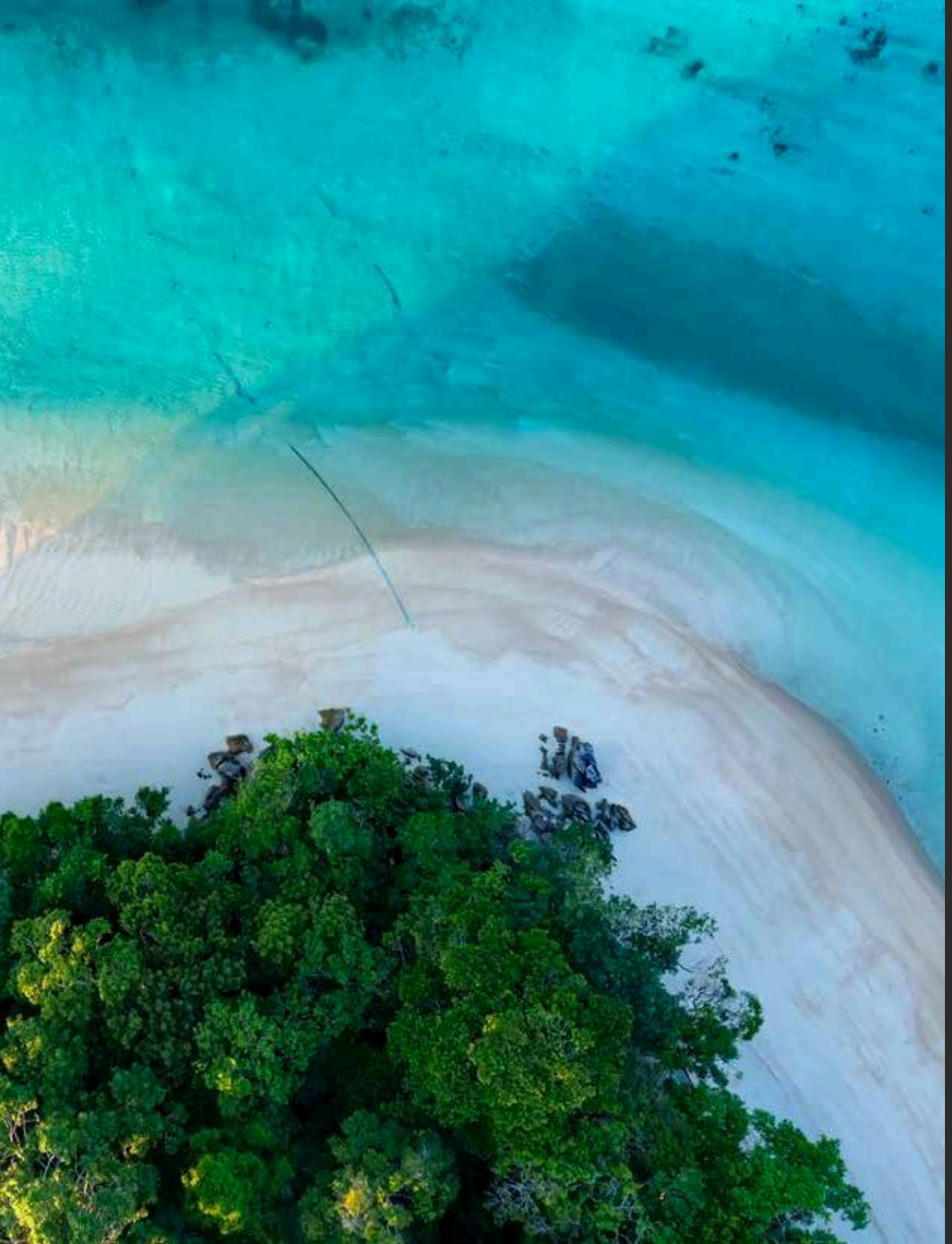
Foreigners cannot buy land directly in Thailand, but several solutions exist to legally acquire a property. It is possible to buy an apartment as freehold, provided that 51% of the building is owned by Thai nationals. Investors can also opt for a long-term lease (leasehold), generally of 30 years renewable, or set up a local company (Thai Limited Company) to acquire a property under certain conditions. Being guided by a specialised lawyer is essential to secure your purchase.

ENVIRONMENT

A natural setting worth protecting

Thailand is renowned for its idyllic beaches, tropical forests and unique biodiversity, but the rise of tourism has brought environmental challenges. In response, the government has launched initiatives such as a ban on single-use plastics and the development of renewable energy. Programmes to protect coral reefs and manage waste are also in place to preserve the country's natural sites.





Our experts' view

With its **tropical climate, attractive cost of living and warm welcome**, Thailand draws expatriates, retirees and entrepreneurs from around the world. Investing in Thailand also means choosing a pleasant living environment and a quality of life recognised internationally.

A fast-expanding property market

Thanks to **strong rental demand and enduring tourist appeal**, real estate investment in Thailand remains **highly competitive**. Cities such as **Bangkok, Phuket and Pattaya** offer **high rental yields**, with **stable occupancy throughout the year**. It is an **ideal market for investors seeking to generate regular income**.

Legislation open to foreigners

Although **land ownership is regulated**, legal solutions such as **freehold in co-ownership and long-term leasehold** allow foreigners to **invest with confidence**. With prices still affordable compared with other Asian markets, **now is the right time to invest in Thailand ahead of an expected rise in prices**.

TITLE
SERENITY

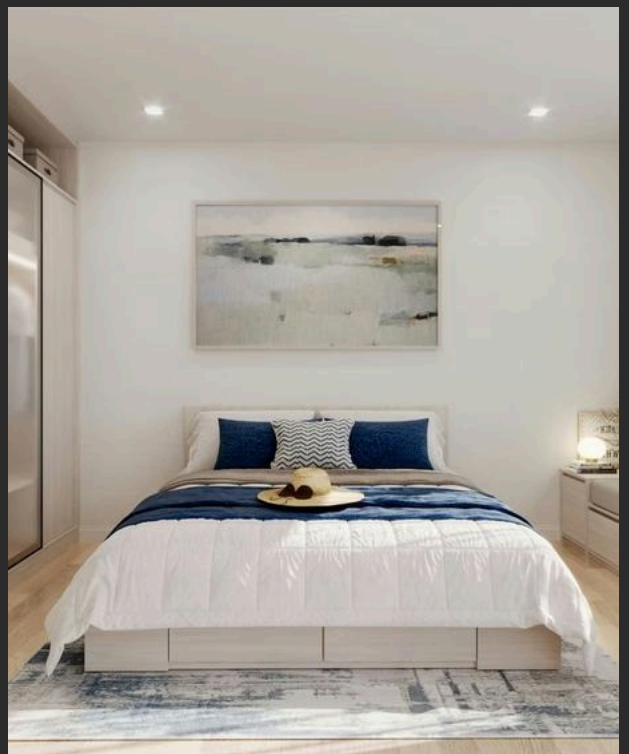


THAILAND

TITLE SERENITY

Price:	**From €86,000** excl. costs
Bedrooms:	1 or 2
Surface area:	From 37 m^2

Net annual yield from 7%





ANAVA



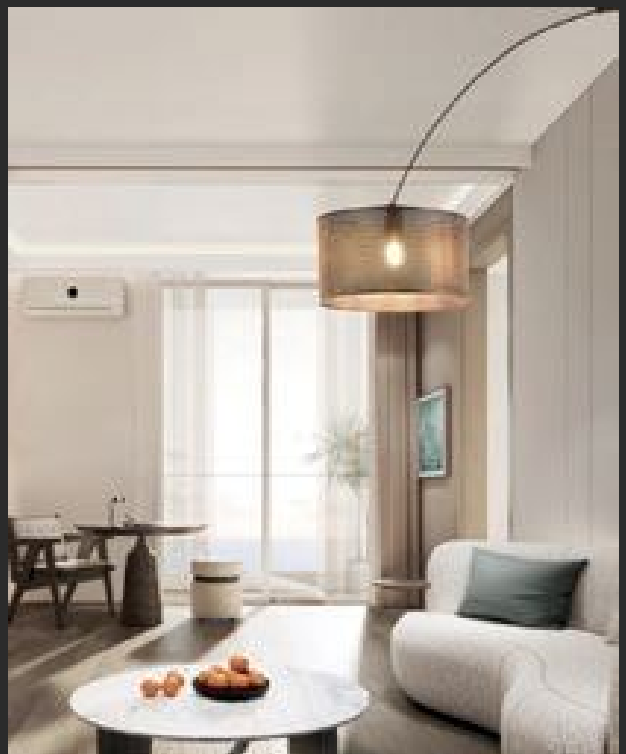


THAILAND

ANAVA

Price:	**From €98,000** excl. costs
Bedrooms:	Studio, 1
Surface area:	From 38 m²
Location:	Koh Samui

Net annual yield from 8%





THE MOMENTUM





THAILAND

THE MOMENTUM

Price:	**From €135,000** excl. costs
Bedrooms:	Studio, 1 or 2
Surface area:	From 36 m^2

Net annual yield from 7%





TITLE HERITAGE



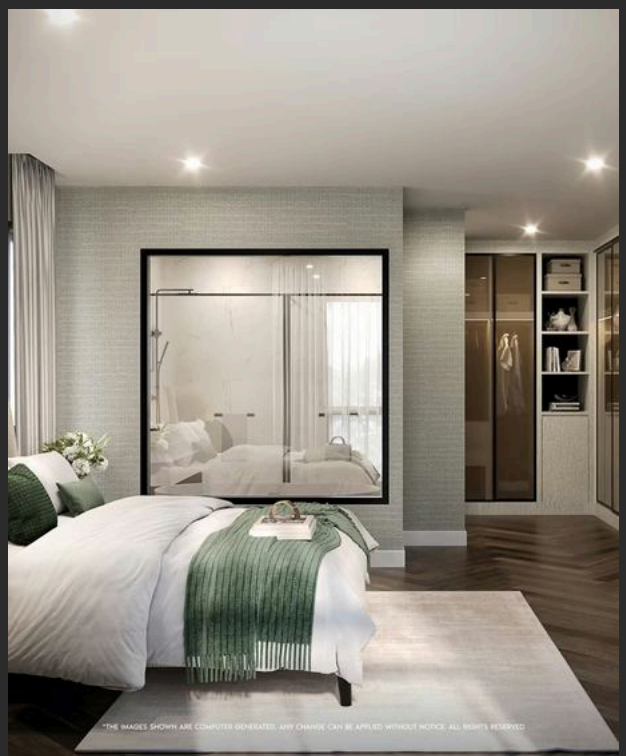
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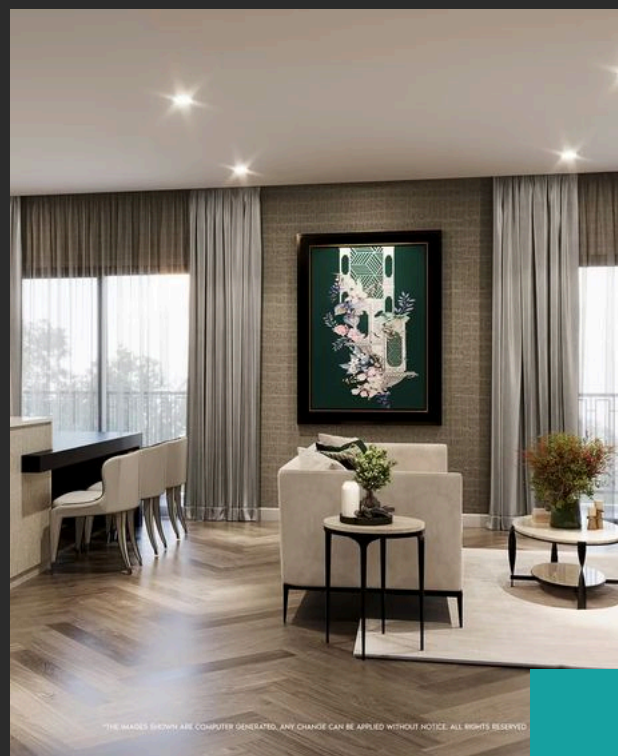


TITLE HERITAGE

Price:	**From €143,500** excl. costs
Bedrooms:	1 or 2
Surface area:	From 36 m^2

Net annual yield from 7%





THE EVERPRIME





THAILAND

THE EVERPRIME

Price:	**From €179,000** excl. costs
Bedrooms:	1 or 2
Surface area:	From 51 m^2

Net annual yield from 7%





AYANA HEIGHTS



THAILAND

AYANA HEIGHTS

Price:	**From €199,000** excl. costs
Bedrooms:	Studio, 1 or 2
Surface area:	From 45 m^2

Net annual yield from 7%





GARDENS OF EDEN





THAILAND

GARDENS OF EDEN

Price:	**From €228,000** excl. costs
Bedrooms:	1, 2 or 3
Surface area:	From 48 m^2

Net annual yield from 7%





THE ABOV



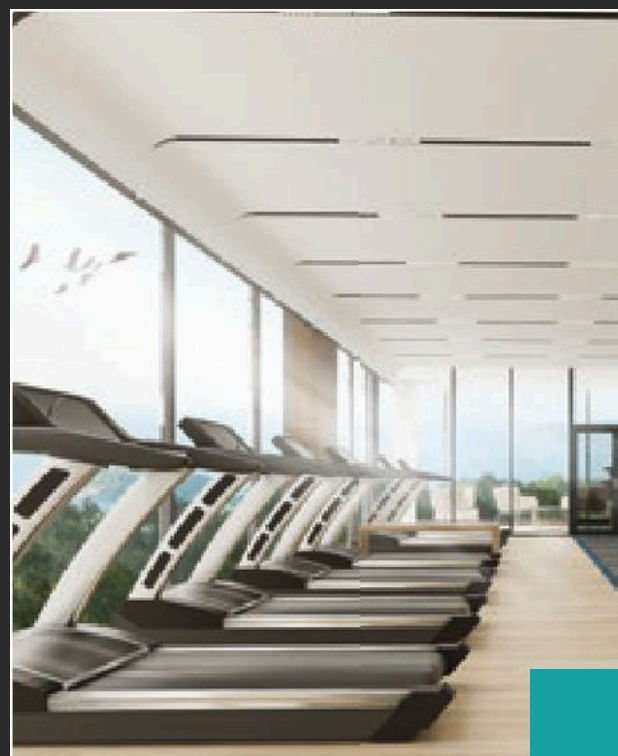


THE ABOV

Price:	**From €265,000** excl. costs
Bedrooms:	1
Surface area:	From 58 m^2

Net annual yield from 7%





THE CASANOI





THAILAND

THE CASANOI

Price:	**From €145,000** excl. costs
Bedrooms:	1 or 2
Surface area:	From 49 m^2
Location:	Koh Samui

Net annual yield from 12%





SUNSET THONG



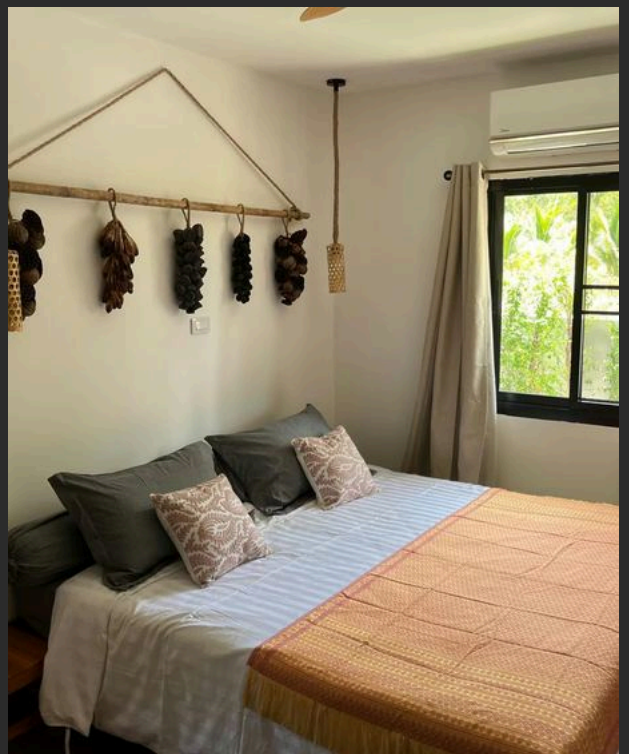


THAILAND

SUNSET THONG

Price:	**From €150,000** excl. costs
Bedrooms:	2
Surface area:	From 135 m²
Location:	Koh Samui

Net annual yield from 13%





TERRA
MARE





THAILAND

TERRA MARE

Price:	**From €192,000** excl. costs
Bedrooms:	2 or 3
Surface area:	From 102 m²
Location:	Koh Samui

Net annual yield from 12%





THE
T FOREST





THE T FOREST

Price:	**From €228,000** excl. costs
Bedrooms:	1 to 5
Surface area:	From 150 m²

Net annual yield from 10%





THE CREST





THE CREST

Price:	**From €439,000** excl. costs
Bedrooms:	3 or 4
Surface area:	From 356 m^2
Location:	Koh Samui

Net annual yield from 9%





PRU
JAMPA





PRU JAMPA

Price:	**From €442,000** excl. costs
Bedrooms:	3
Surface area:	From 280 m^2

Net annual yield from 12%





THE ANCHAN



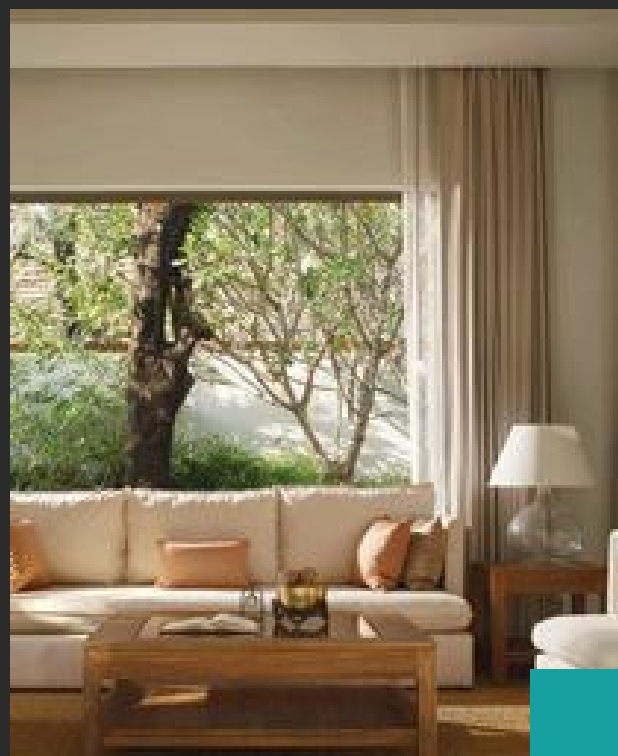


THE ANCHAN

Price:	**From €875,000** excl. costs
Bedrooms:	3 or 4
Surface area:	From 473 m^2

Net annual yield from 12%





BALI



VILLA MANIS



VILLA MAYA



VILLA LUNA



CASANOI



SUNSET THONG



AYANA HEIGHTS

THAILAND

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