



# BALIWOOD II

Canggu  
Pererenan



# INVESTMENT ATTRACTIVENESS

Bali is unique not only for tourism, but also for investment. In an extremely unstable global economic situation, investing in real estate is an excellent solution for preserving and increasing capital.

Europe

UAE

Thailand

Bali

ROI

5%

6%

7%

14 - 17%

# MARKET

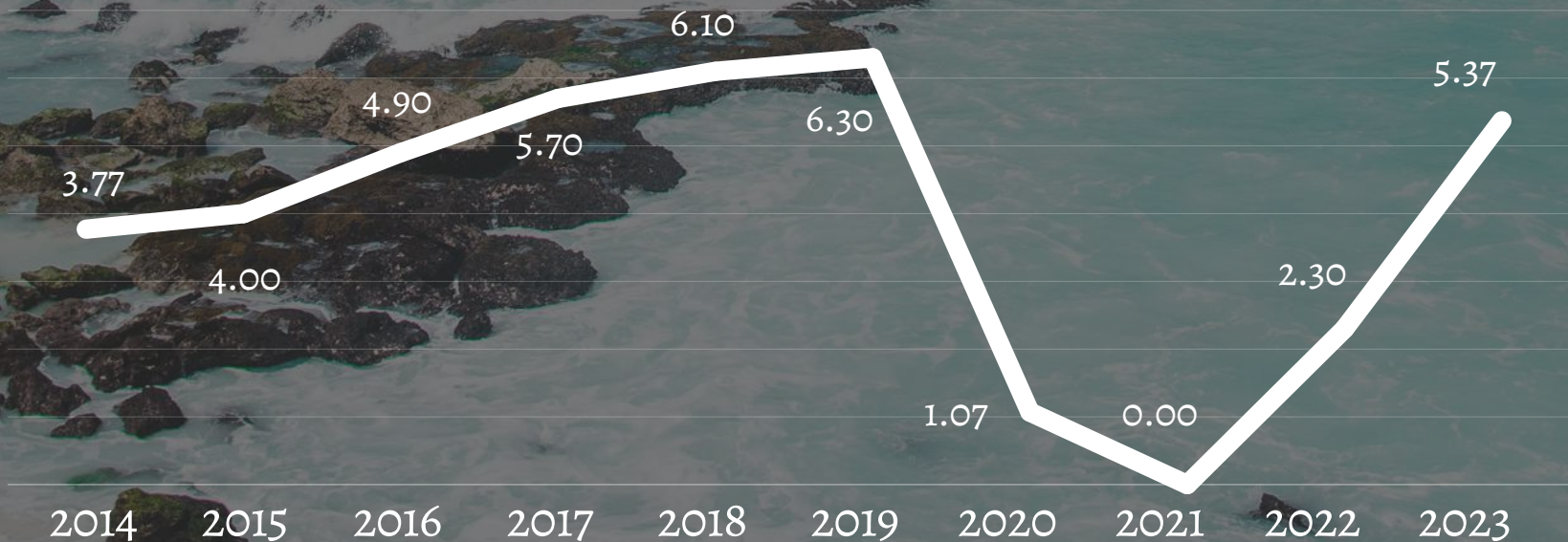


High demand for real estate due to:

- ▶ *A large number of tourists*
- ▶ *Year-round season*
- ▶ *Lack of good housing*

Bali ranks 4th according to FORBES in terms of attractiveness of real estate investments

## Number of foreign tourists in million



# BALI IS A PARADISE FOR INVESTORS



+10% annual increase in land value



+20% annual increase in cost of rent



Property in Bali does not need to be declared



+30% to the price after construction is completed



After the opening of the borders, the cost of rent increased by 50%



The inflation rate in 2021 was 1.87%

## One of the most popular developers in Bali



✓ Top locations near the ocean  
(Berawa, Batu Bolong,  
Pererenan)

✓ Modern demanded design

✓ Walking distance to  
infrastructure: popular cafes,  
gyms, co-working spaces, etc.

✓ Management company

✓ Detailed business models

➤ *In Bali since 2016*

➤ *16 completed projects*

➤ *Built 22.500 sq.m.*

➤ *5 projects under construction*



Construction technologies adapted to the tropical climate



Three-level construction quality control system



Warranty after completion of construction



Management by 5\* hotel standards



Seminyak Beach

Berawa Beach

Canggu Beach

Pererenan Beach



Giraffe Villa



Green Moon



Oasis III



Red Sunset



Aquamarine



Baliwood I, II, IV

Garden Villa

River Villa



Aquamarine III



Elysium



Villa Yop



Oasis II



Aquamarine II



Oasis



Viridan



Lucky Numbers Apartments



Magic Mango



Vesna



Blue Dream

Completed projects

Ongoing projects

# BALIWOOD II



3 min  
to ocean



Fully equipped



4 & 5  
bedrooms



Private garden  
and pool



24/7  
Security







BALIWOOD II

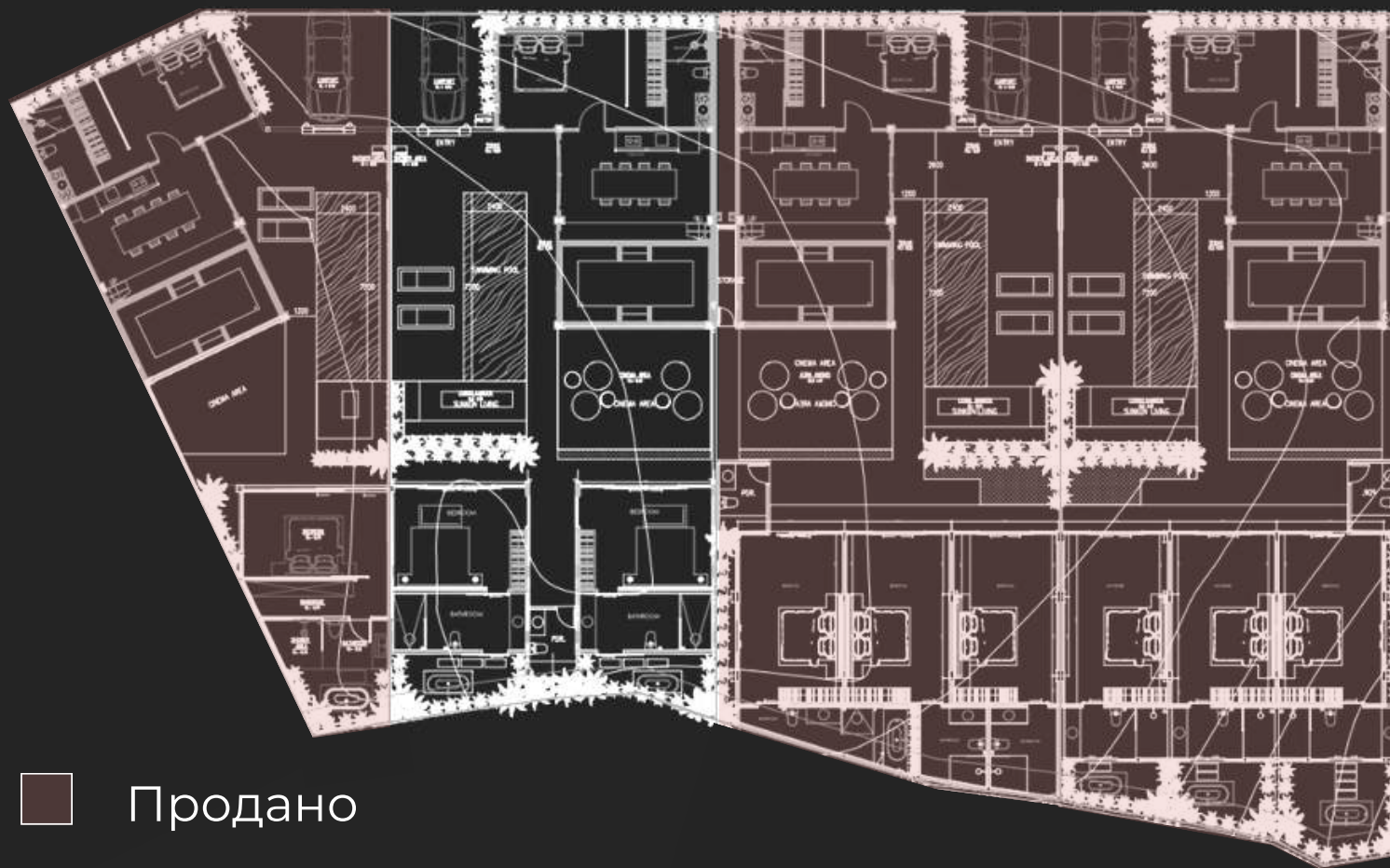
# MASTER PLAN

LOT 1

LOT 2

LOT 3

LOT 4

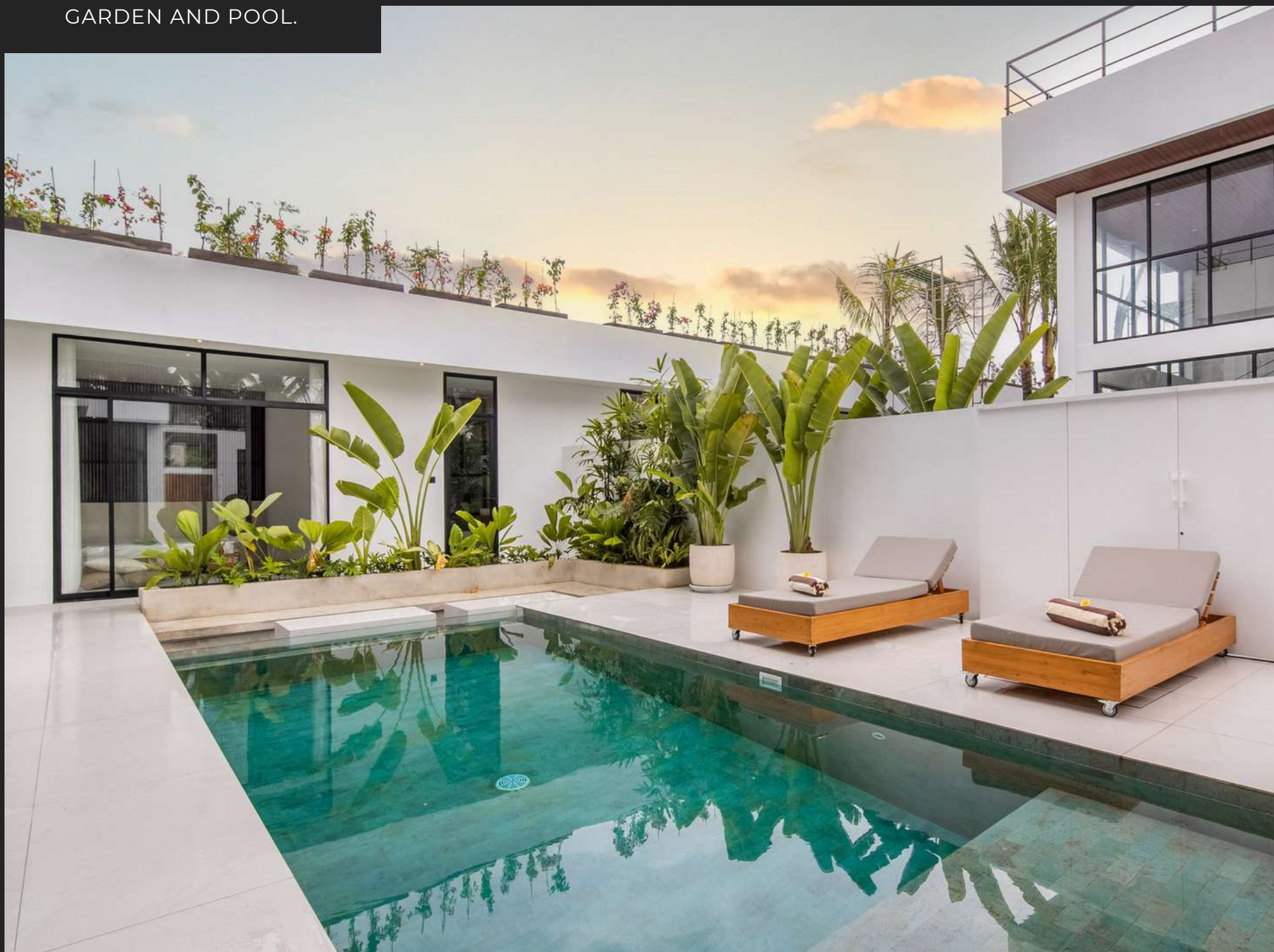


Продано

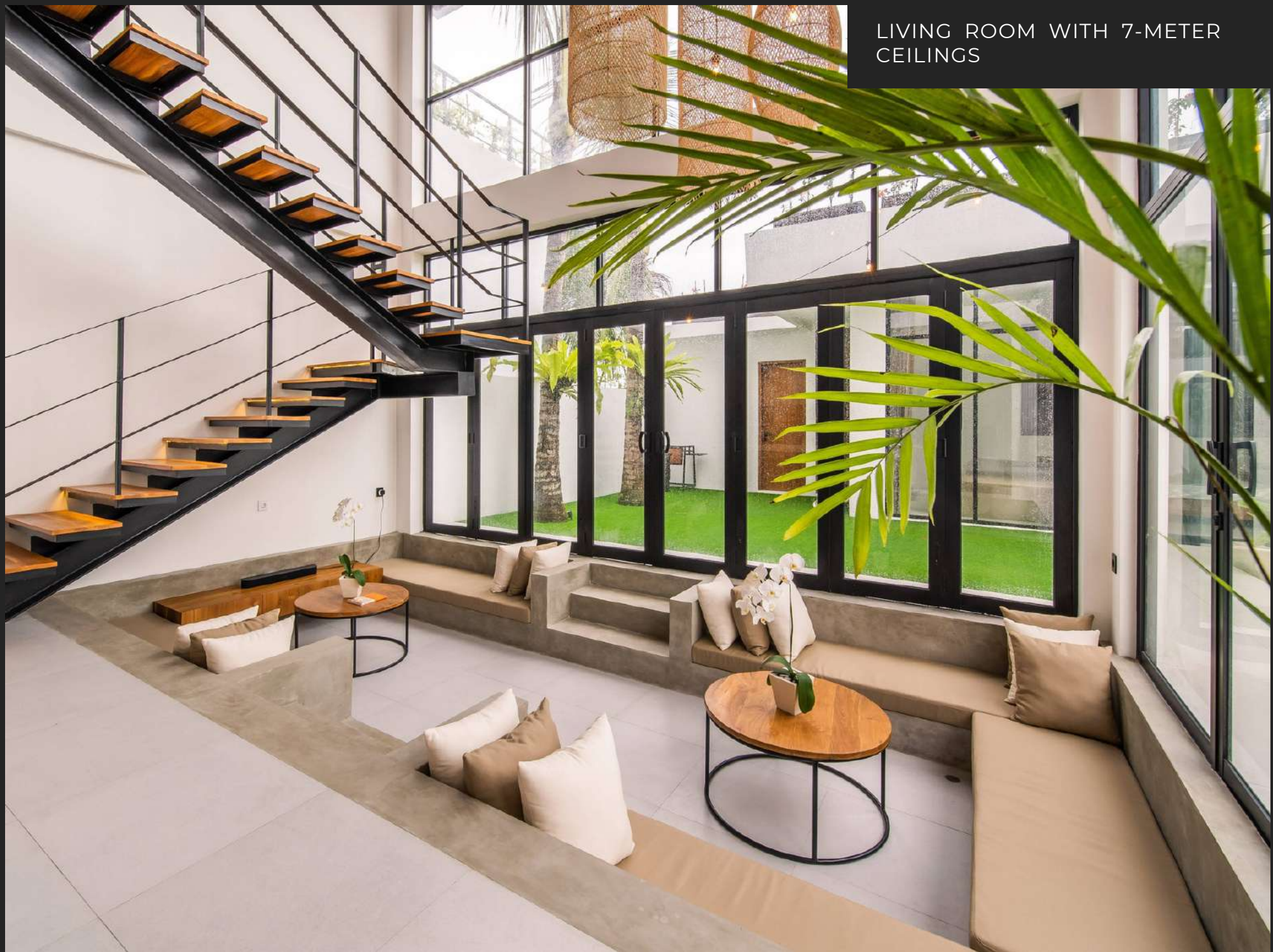
THE TERRITORY OF THE  
COMPLEX IS GUARDED 24/7.



GARDEN AND POOL.

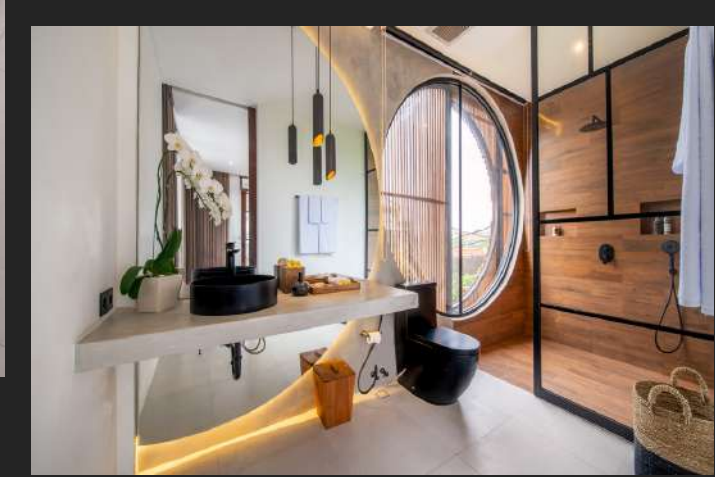
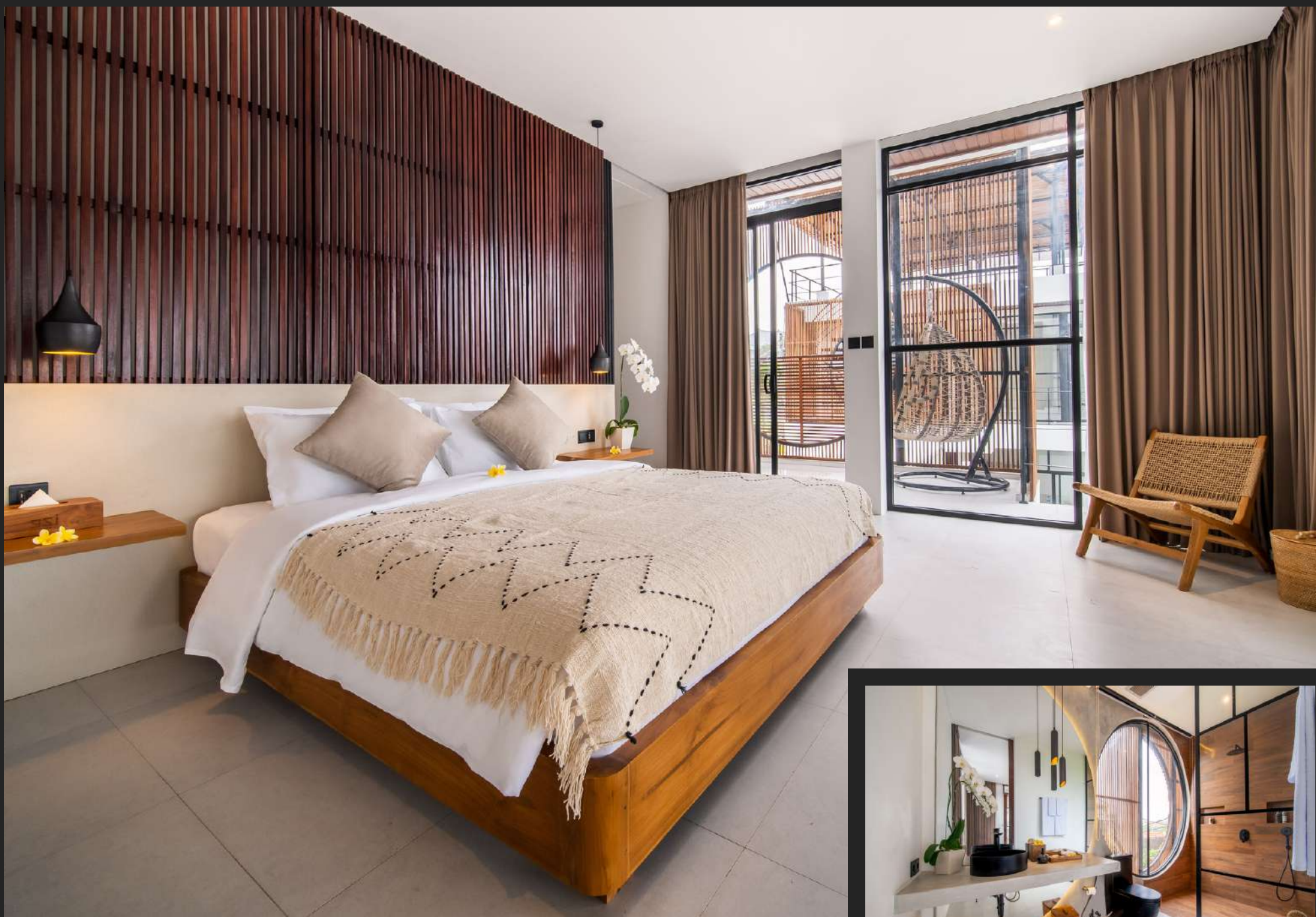


LIVING ROOM WITH 7-METER  
CEILINGS





EXQUISITE DESIGN KITCHEN & DINING.



SPACIOUS BEDROOMS WITH PRIVATE BATHROOM.

COZY LOUNGE WITH A  
ROOFTOP POOL.





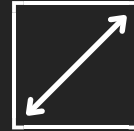
Villa is fully equipped and furnished, including decor and plants.

Ready for your arrival or arrival of guests.





4 bedrooms



Land : 332 sqm



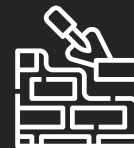
Building : 309 sqm



USD 750.000



No additional taxes



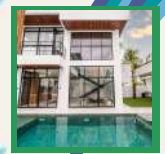
Readiness 90%



24 years lease with  
priority rights for  
extension for 10 years



Pescado Seafood Restaurant  
Royal Sport Horse



Lush Hostel



Pererenan Beach  
Masmara Restaurant



The Avocado Factory

Deus Ex Machina



La Brisa



CANGGU

Ithaka Warung

Lola's Cantina Mexicana

SandBar

Old Man's



Pantai Canggu

BAKED.

nüde

TIBUBENI

THE HAVEN SUITES  
Bali Berawa

-  2 mins to ocean and Pererenan beach
-  2 mins to Royal Sport Horse
- 2 mins to Pescado Seafood Restaurant
- 2 mins to Masmara Restaurant
- 3 mins to La Brisa
- 4 mins to Deus Ex Machina
- 5 mins to Canggu beach
- 5 mins to Old Man's Beach Club

# PROPERTY MANAGEMENT

For 6 years in the Bali market, we have developed an effective marketing and operational strategy.

Management/marketing company fee is 20% of revenue

Service and maintenance costs a month are 1.200 - 1.500\$

Should you decide to rent the villa out to maximize the yield potential of your investment, an experienced management team can provide the following services:

- PREPARING THE VILLA FOR RENT
- LISTING
- RECRUITMENT AND TRAINING OF PERSONNEL
- MARKETING ON PLATFORMS
- ORGANIZATION OF CHECK-IN AND ACCOMMODATION OF GUESTS
- DAILY HOUSEKEEPING
- GARDEN AND POOL MAINTENANCE
- 24/7 SECURITY

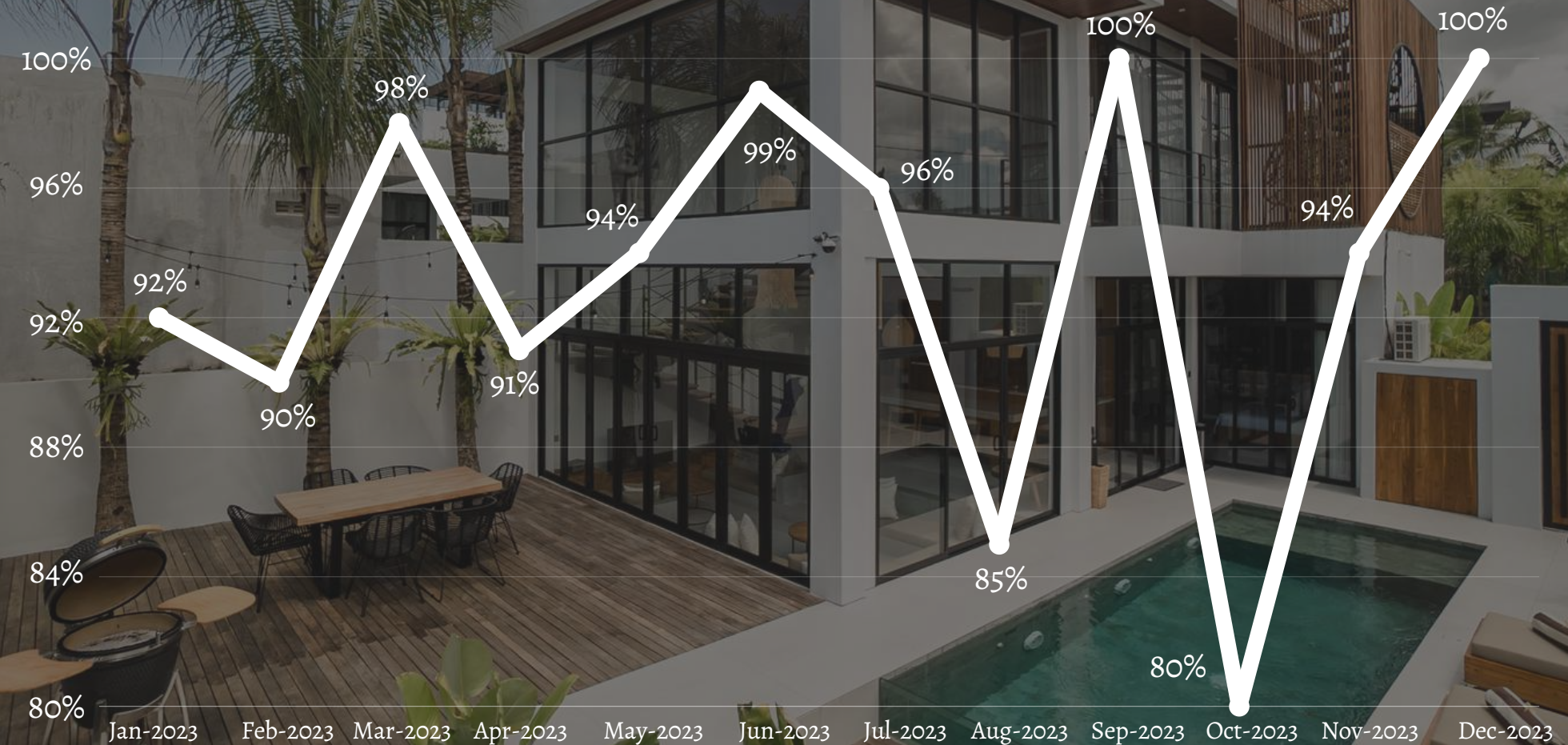
# RENTAL INCOME

## 4 BEDROOM VILLA - LOT 2

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	98.705 \$ 13,16%	137.635 \$ 18,35%	176.564 \$ 23,54%
Payback period	7,6 years	5,4 years	4,2 years
Occupancy	80%	85%	90%
Average Daily Rate	480 \$	600 \$	720 \$

# ACTUAL OCCUPENACY FIGURES FOR 2023 OF OUR BALIWOOD I COMPLEX

*Located 100 m from the new complex Baliwood II*



# HOW TO PURCHASE?

**The cost of the villa + 1% notary fee for deal processing**

All inclusive, no hidden costs or taxes

**1**

**Booking fee 1%**

The lot is booked and removed from the market for 5 days

**2**

**Deposit 10%**

Due diligence by a notary of a land plot 7-14 days

**3**

**Balance payment 25%**

After successful completion of due diligence within 7 days

**4**

**Construction payments**

Payments within 12 months in equal installments

**5**

**Handover**

Handover of the property