



# GARDEN VILLA I

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

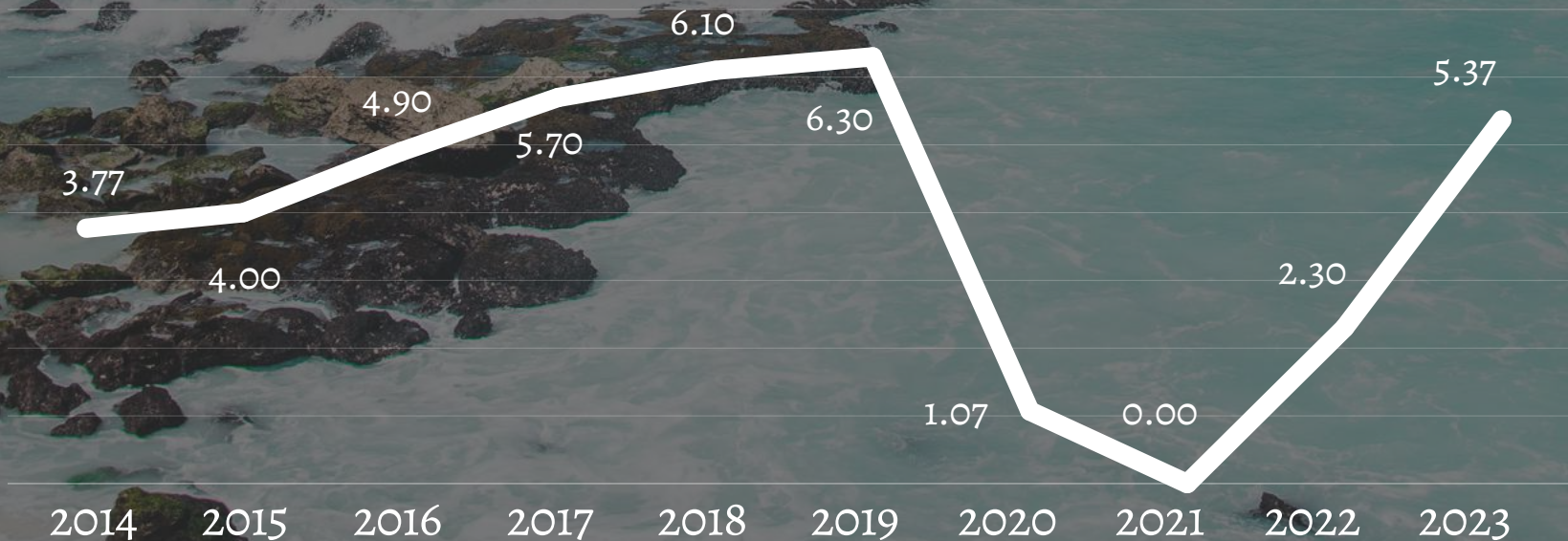


High demand for real estate due to:

- ▶ *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



Giraffe Villa



Lucky Numbers Apartments



Magic Mango

Berawa Beach



Oasis III



Green Moon



Villa Yop



Oasis



Red Sunset



Oasis II



Viridan



Vesna

Canggu Beach



Aquamarine



Aquamarine II

Pererenan Beach



Baliwood I, II, IV

Garden Villa

River Villa



Aquamarine III



Elysium



Blue Dream

Completed projects

Ongoing projects



# GARDEN VILLA I



3 min  
to ocean



Fully equipped



3 bedrooms



Private garden  
and pool



24/7  
Security





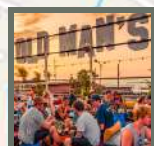
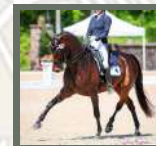


• 3 mins to ocean and Pererenan beach



- 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

Pescado Seafood Restaurant  
Royal Sport Horse



Pererenan Beach  
Masmara Restaurant

La Brisa

Deus Ex Machina

CANGGU

Old Man's

SandBar

Pantai Canggu

Lush Hostel

Samadi Bali

Black Brew

Crate Cafe

The Avocado Factory

Lola's Cantina Mexicana

Ithaka Warung

BAKED.

nüde

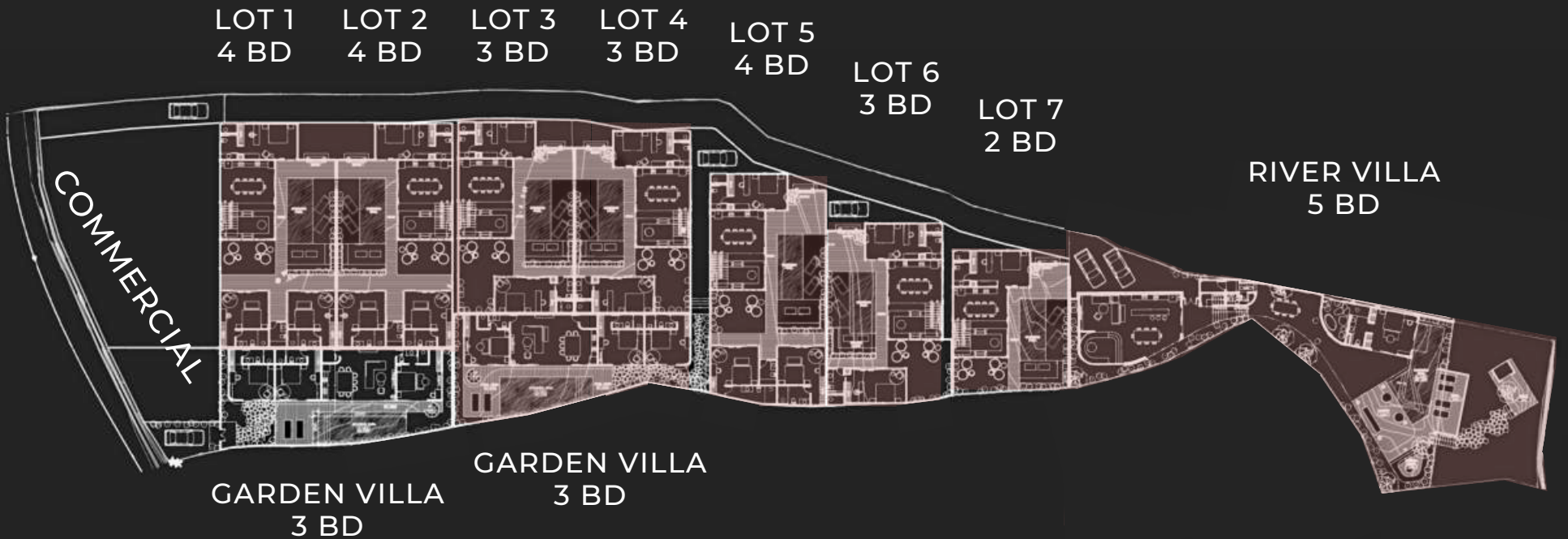
TIBUBENI

THE HAVEN SUITES  
Bali Berawa

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H...



# MASTER PLAN



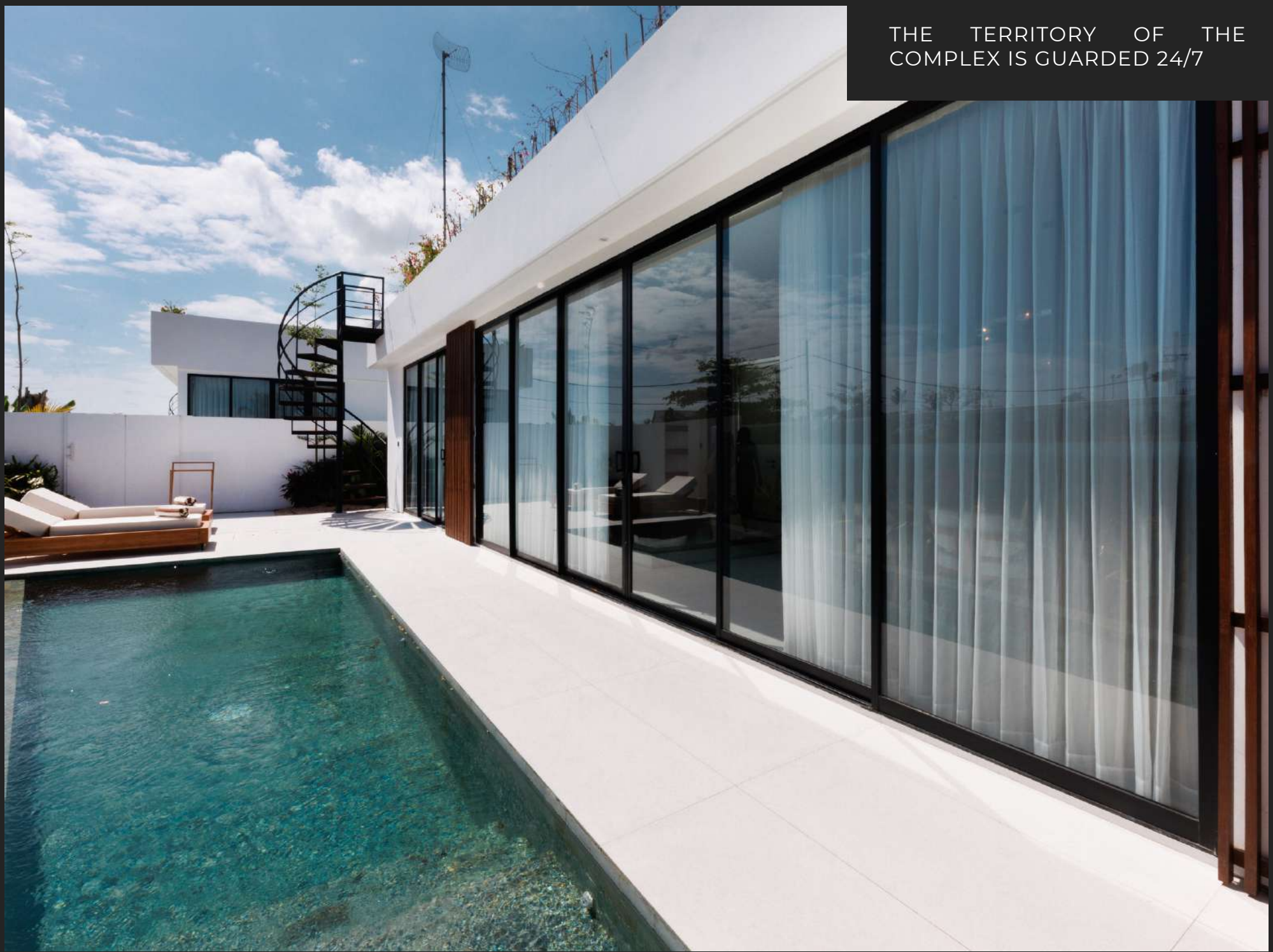
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THE TERRITORY OF THE  
COMPLEX IS GUARDED 24/7





MODERN VILLA, DESIGNED ACCORDING TO A UNIQUE PROJECT. LOCATED IN A CLOSED GUARDED COMPLEX 100 METERS FROM THE OCEAN. BUILT IN COMPLIANCE WITH EUROPEAN TECHNOLOGIES AND QUALITY CONTROL AT EVERY STAGE. COMFORTABLE AND SPACIOUS - PERFECT HOUSE TO LIVE IN









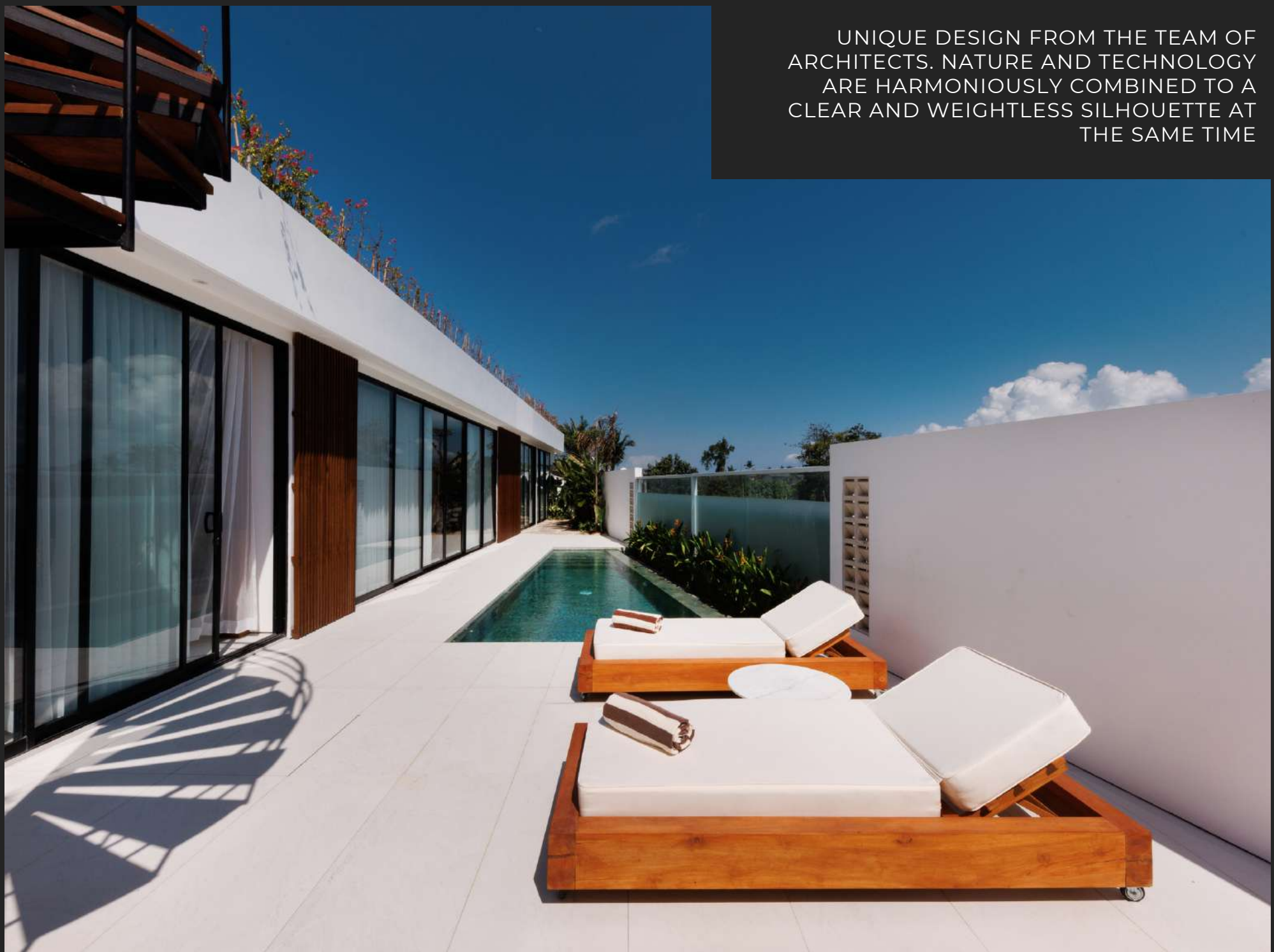








UNIQUE DESIGN FROM THE TEAM OF ARCHITECTS. NATURE AND TECHNOLOGY ARE HARMONIOUSLY COMBINED TO A CLEAR AND WEIGHTLESS SILHOUETTE AT THE SAME TIME









HIGH CEILINGS AND PANORAMIC WINDOWS FILL THE SPACE WITH LIGHT, ALLOWING YOU TO ENJOY BALINESE SUNRISSES AND SEE OFF THE SUN ON THE POOL DECK











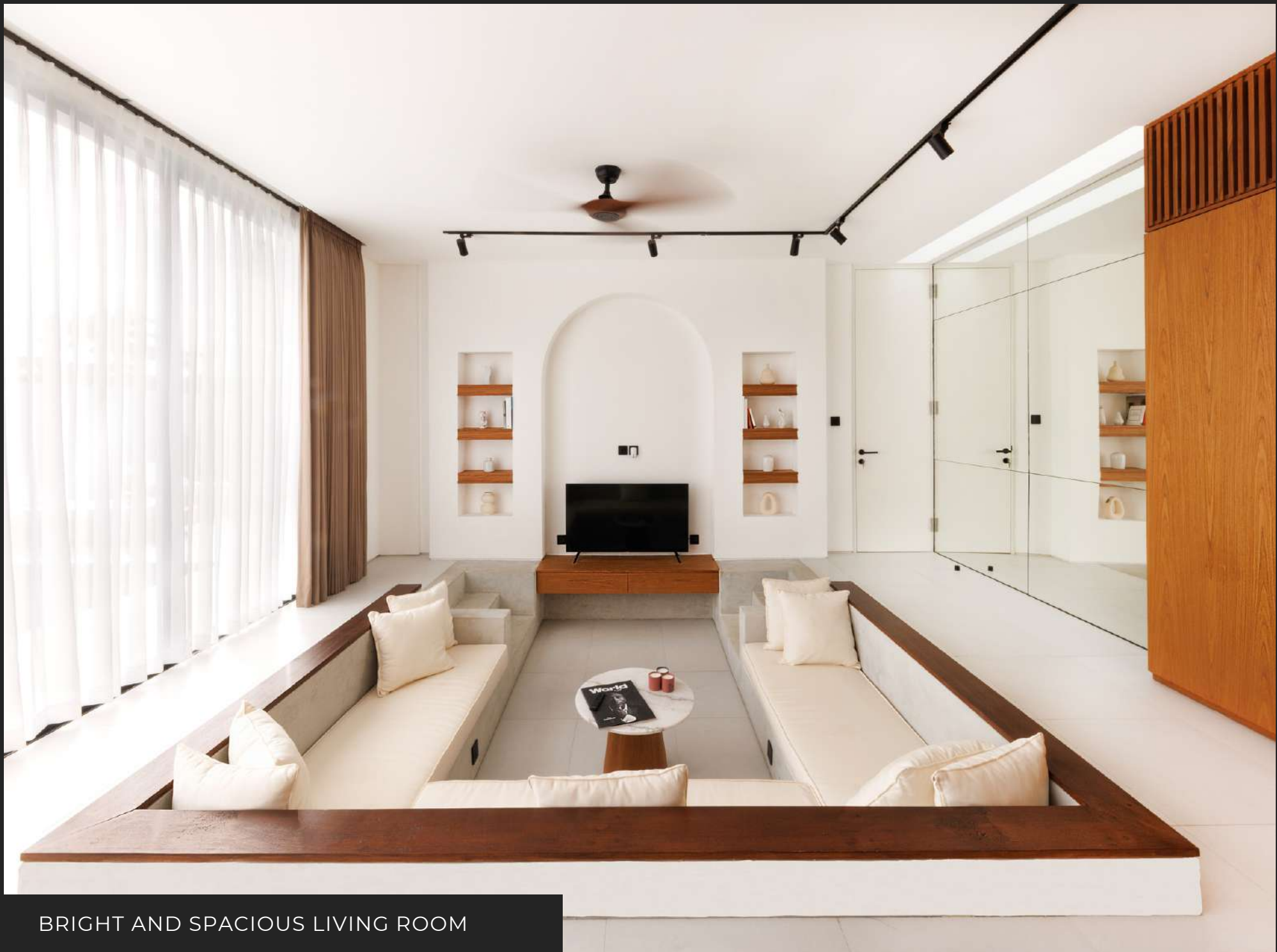












BRIGHT AND SPACIOUS LIVING ROOM







THE DESIGN OF THE LIVING ROOM IS ONE OF THE OUTSTANDING HIGHLIGHTS OF THE GARDEN VILLA. HERE, A DINING ZONE AND A KITCHEN ISLAND AND A MODERN SUNKEN LOUNGE AREA ARE COMBINED INTO ONE SINGLE ORGANISM. EVERY CORNER OF THIS LIVING ROOM IS PERFECT AND BEAUTIFUL IN ITS OWN WAY, EVERY DETAIL IS THOUGHT OUT AND FUNCTIONAL, WHICH ALLOWS NOT ONLY TO ADMIRE THE ROOM, BUT ALSO TO USE IT WITH COMFORT AND PLEASURE.

















FULLY EQUIPPED KITCHEN WITH  
PREMIUM APPLIANCES

























BRIGHT, SPACIOUS YET INTIMATE, THE BEDROOMS FEATURE FULL FLOOR-TO-CEILING WINDOWS, WHICH ALLOW FOR AMPLE LIGHTING.

PREMIUM MATTRESSES AND BUILT-IN WARDROBES ADD A DELUXE TOUCH.











CREATIVE ROOF SOLUTION. OWN BBQ RESTAURANT UNDER THE STARRY SKY, A COCKTAIL BAR FOR SPECIAL EVENINGS, A GREEN LAWN FOR PICNICS AND A YOGA HALL FOR MORNING PRACTICE. ALL IN ONE

















PRIVATE BATHROOM FOR EACH BEDROOM





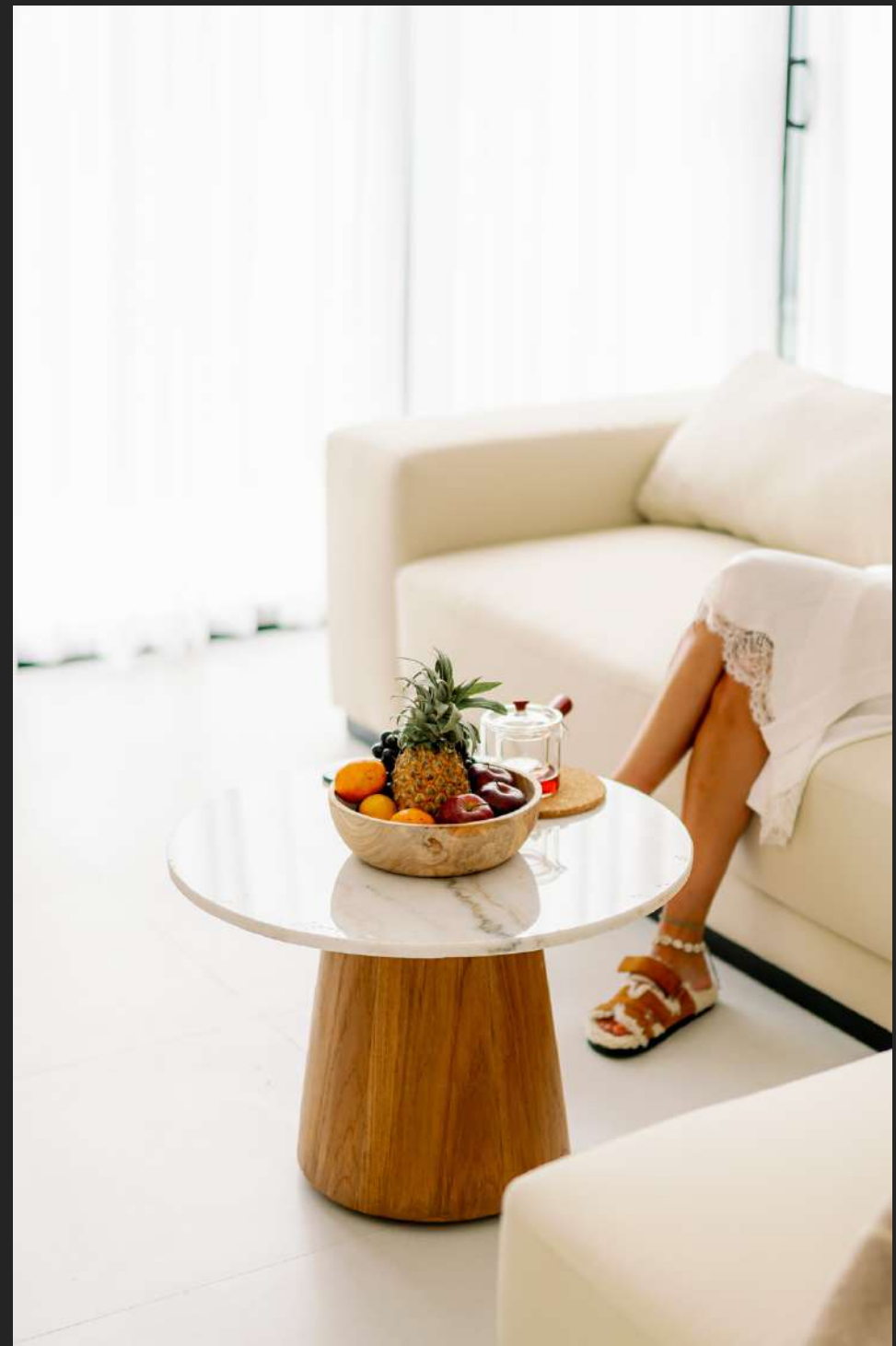




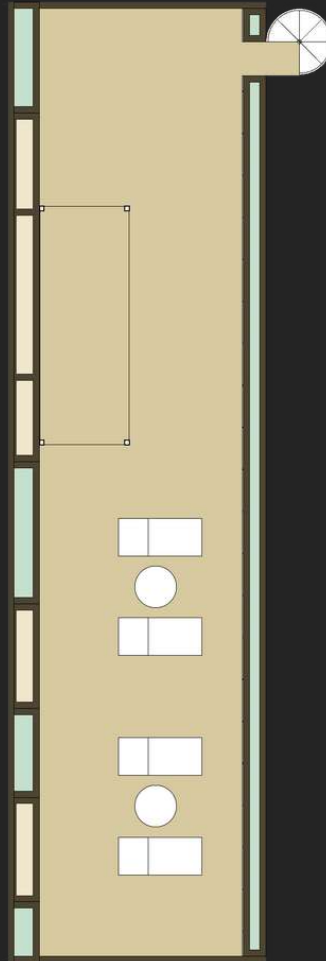
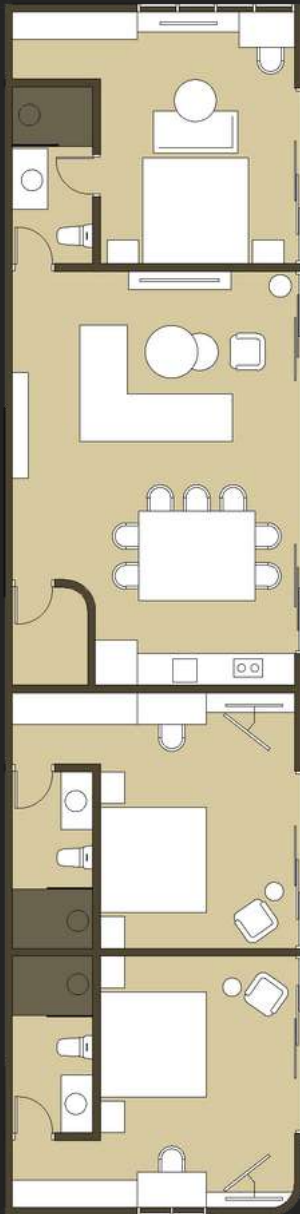


Villa is fully equipped and furnished, including decor and plants.

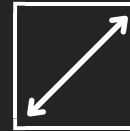
Ready for your arrival or arrival of guests.







3 bedrooms



Land : 275 sqm



Building : 205 sqm  
living area + 75 sqm  
rooftop



USD 595.000



No additional taxes



Readiness 100%



28 years lease



# 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 1.000 \$

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

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	65.739 \$ 11,05%	94.494 \$ 15,88%	123.248 \$ 20,71%
Payback period	9,1 years	6,3 years	4,8 years
Occupancy	80%	85%	90%
Average Daily Rate	330 \$	420 \$	510 \$



# 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 90%

After successful completion of due diligence within 7 days

**4**

## Handover

Handover of the property