

SHUTTLEWORTH  
LIFESTYLE GROUP

# BLUE

PA  
RQ

# ABOUT PROJECT

**PARQ Blue** is a villa complex on Bali's most Instagrammable beach. We have chosen the best place in Bali to create a new point of attraction for those who are looking for a second home by the ocean and a profitable investment project.

# 600

villas, apartments, and townhouses are planned to be built in Parq Blue across three stages, occupying a total of 21 hectares. The first phase of the development has already been sold!

**Investment properties in Parq Blue are suitable for daily rentals and long-term leases, as the complex offers all the necessary infrastructure for comfortable living.**

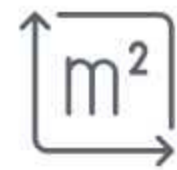




20 000 m<sup>2</sup>

of infrastructure within the complex: restaurants, coffee shops, bakeries, spa, a fitness center, a supermarket, and a gallery of brand boutiques

# KINDERGARTEN AND SCHOOL



Area 0.5 ha



Complex of specialized buildings



Priority for villa owners and tenants



A kindergarten for 300 children



English-speaking elementary school



Teaching the Waldorf-Steiner System



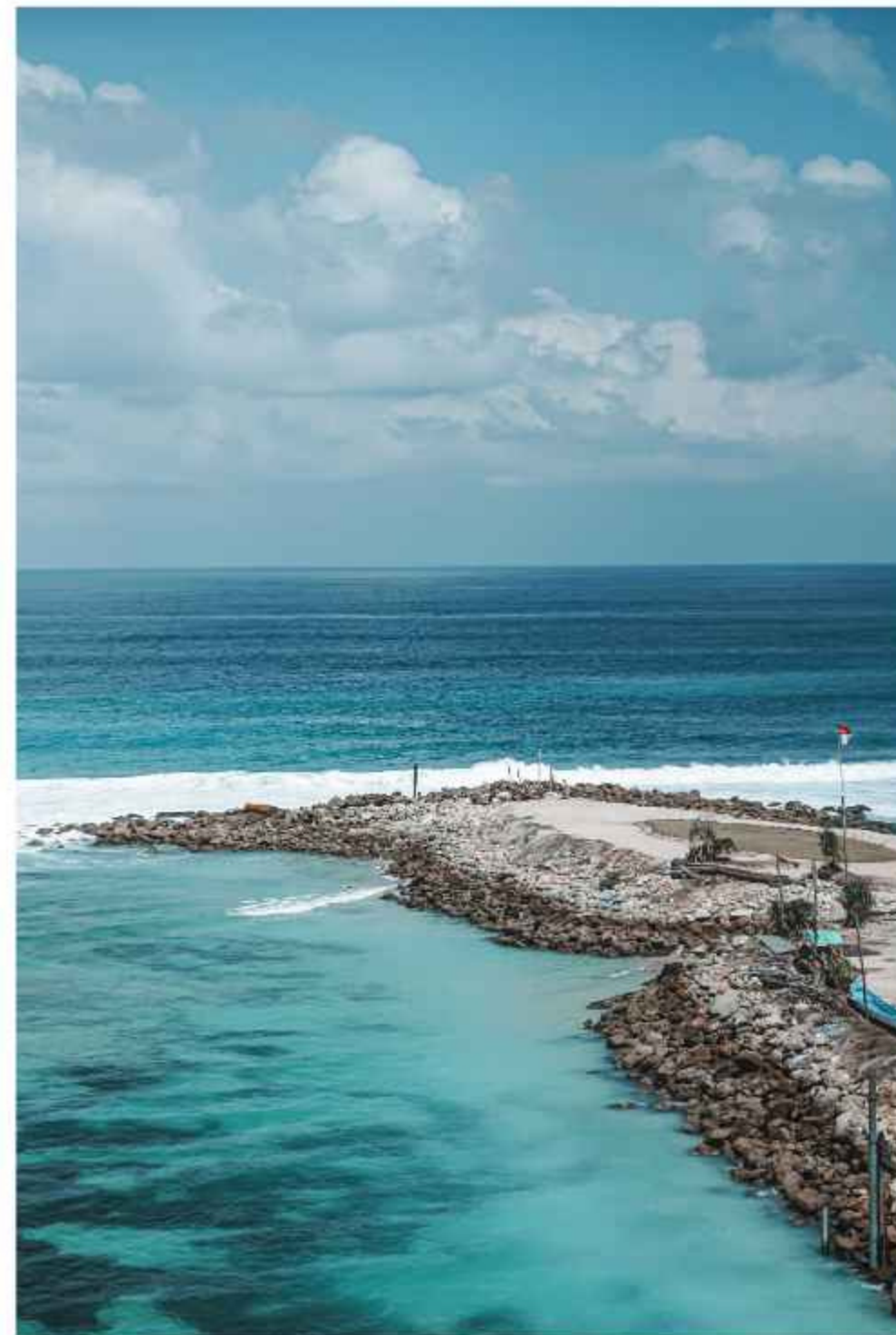
# OCEAN WATER SWIMMING POOL

On the complex's territory, there will be an epic **lagoon pool** measuring 40 \* 50 m.



# BEACH WITHIN WALKING DISTANCE

The best beach in Bali, Melasti, is 500 meters from Parq Blue. 320 sunny days a year, azure ocean and pure golden sand - that's all about Melasti. 90% of Bali's Instagram photos are taken next to our complex.



# PREMIUM LOCATION

The best five-star hotels: Hilton, Kempinski, and Ritz-Carlton are nearby.

Parq Blue is situated in the most desirable location on the island, chosen by the top-rated luxury hotels. It has everything for a marvelous time: azure ocean, golden sands, and comfortable beach clubs.

The map features a central teal circle labeled "PARQ BLUE" in Banjar Kelod. Surrounding it are various points of interest, each with a callout box and an icon. Hotels are marked with a red 'H' in a circle, beach clubs with a pink circle containing a beach chair, and entertainment venues with a blue circle containing a cocktail glass. The map also shows major roads like Jl. Raya Uluwatu Pecatu and Jl. Dharmawangsa, and nearby areas like Banjar Werdhi Kosala and Petjatu. A small inset map in the bottom right corner shows the location of Parq Blue on the island of Bali, Indonesia.

**Bulgari Resort Bali** - a famous 5★ resort hotel cost from \$2000 per night.

**The Apurva Kempinski Bali** - a world-famous chain of luxury hotels.

**Hilton Bali Resort** - the largest international chain of hotels and resorts.

**The Ritz-Carlton** - an international chain of luxury hotels.

**Canna Bali** - Bali's top entertainment complex for children and adults.

**Melasti Beach** - one of the best beaches in Bali.

**TT Beach Club** - catamaran club in nautical style.

**White Rock Beach Club** - a beach club with a rooftop lounge.

**Melisa Beach Club** - a grill bar on the beach.

**Sundays Beach Club** - a beach club with live music.

**Minoos Beach Club** - beach club with a boat on the property.

**Palmilla Bali Beach Club** - a beach complex with a Mediterranean restaurant.

**Savaya Bali** is a popular place for partying, with top artists and DJs.

**The Edge** - a 5★ luxury hotel cost from \$1500 per night.

**Alila Villas** - a 5★ resort complex cost from \$1000/night.

**Six Senses** - a 5★ hotel cost from \$1000 per night.

**PETJATU**

**BANJAR WERDHI KOSALA**

**BANJAR KELOD**

**Uluwatu**

**Jl. Raya Uluwatu Pecatu**

**Jl. Dharmawangsa**

**Jl. Dhai**



# PARQ BLUE - THE LARGEST-SCALE PROJECT IN BUKIT

BLUE

**ZEN**

**SOLD OUT**

**Greece Limited Edition**

**California**

**California 2**

**Little Italy**

**Greek Quarter**

**Malibu**

**Soho**

**Soho Studio**

**School**

**France**

**Свадебная мечеть**

**Лучший вид на закат**

**Taman ANGSOKA**

**Tebing Panorama Melasti Beach**

**Southernmost Point Of Bali Island**

**Mino Beach Club**

**Tropical Temptation Beach Club**

**Ungasan Beach Club**

**Melasti Beach Ungasan**



Loft Apartment

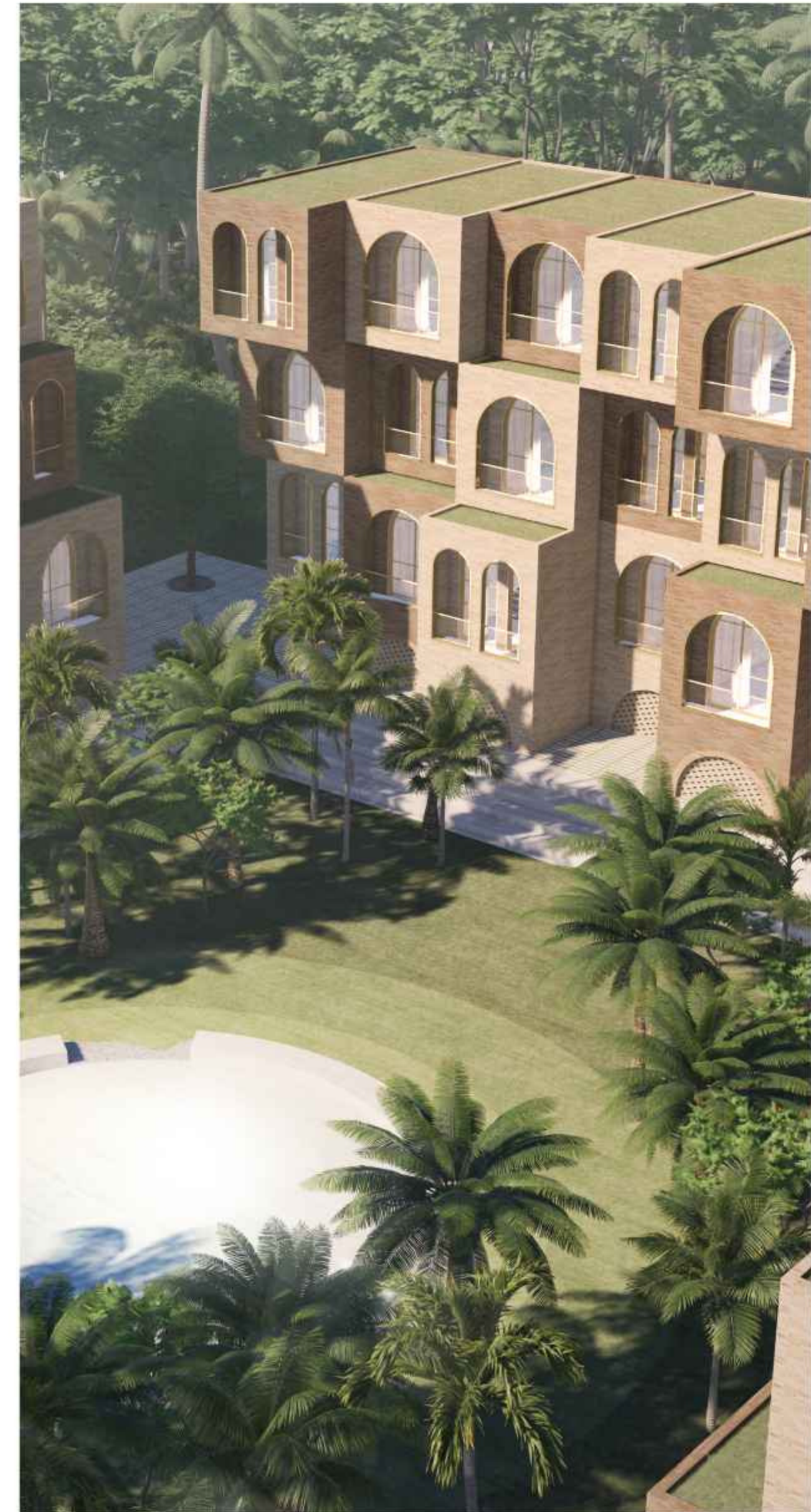
Townhouses

# PARQ BLUE REAL ESTATE

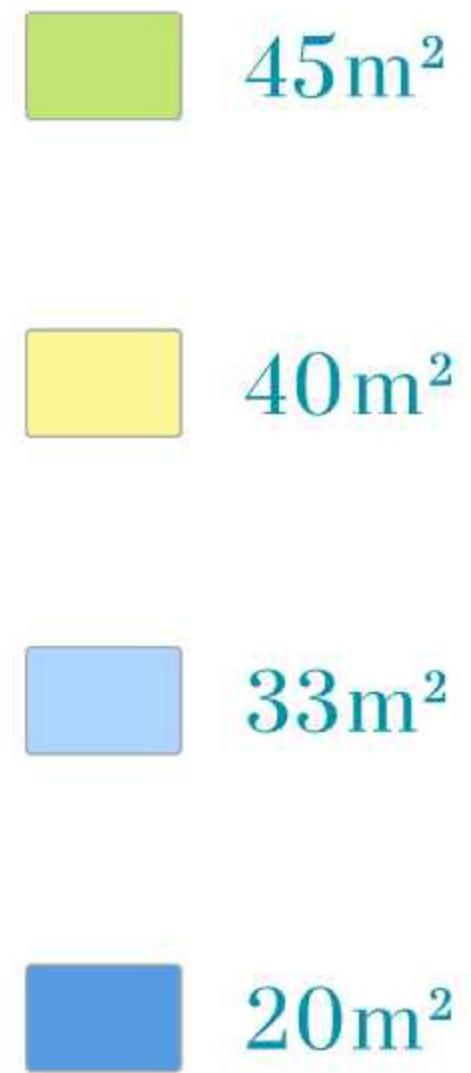
BLUE



# SOHO STUDIO



BLUE



# GENERAL PLAN SOHO STUDIO



SPECIAL OFFER FOR SOHO STUDIO APARTMENTS

# "IN THE SAME BOAT"

## 80%

of the cost of the apartment before the end of construction.

## 20%

can be paid from the incoming rental fees after the construction is completed.

SOHO STUDIO

# APARTMENTS

40 m<sup>2</sup>

**SPECIAL  
OFFER**

"In the same boat"

**\$ 132 000**

PAYMENT BY INSTALLMENTS 0%

Payments are made in Indonesian rupiahs of 1 914 000 000 IDR



Ceiling height: 4,8 m



a terrace

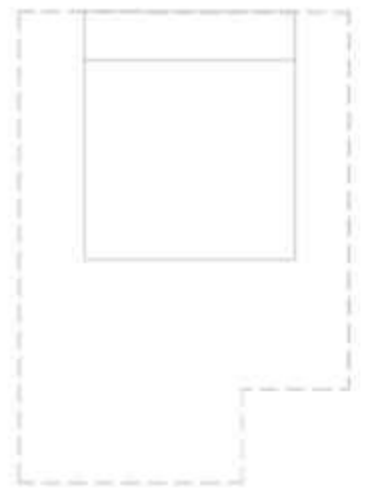


1,2,3 floors



BLUE

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SOHO STUDIO

# APARTMENTS

45 m<sup>2</sup>

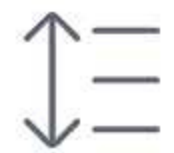
SPECIAL  
OFFER

"In the same boat"

\$ 144 000

PAYMENT BY INSTALLMENTS 0%

Price based on Indonesian Rupiah of 2 088 000 000 IDR



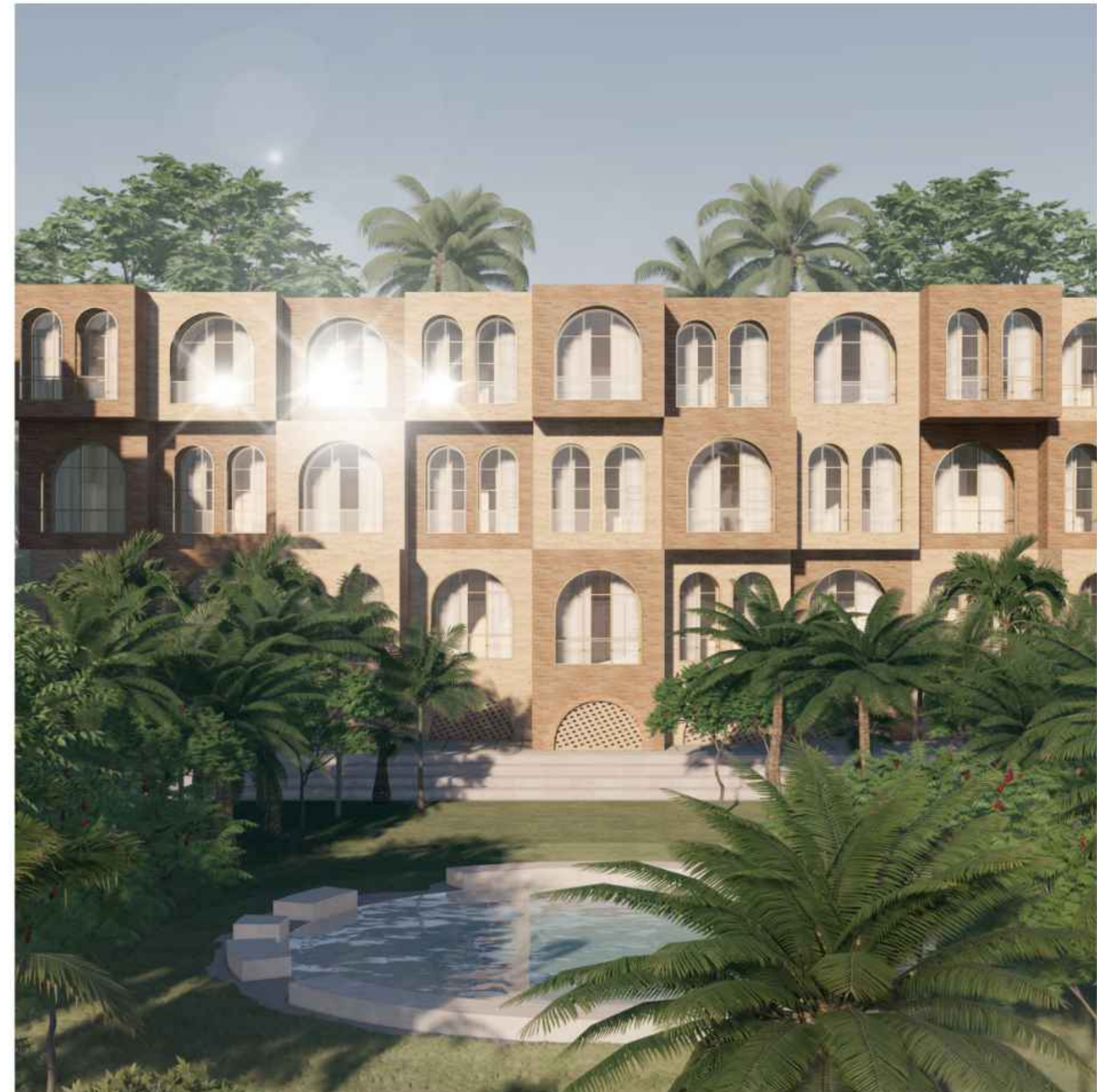
Ceiling height: 4,8 m



a terrace



1,2,3 floors



BLUE

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# PAYMENT SCHEME

## SOHO STUDIO

### APARTMENTS

**50%** - initial payment at the time of signing the contract

**20%** - after the construction of the apartments structure

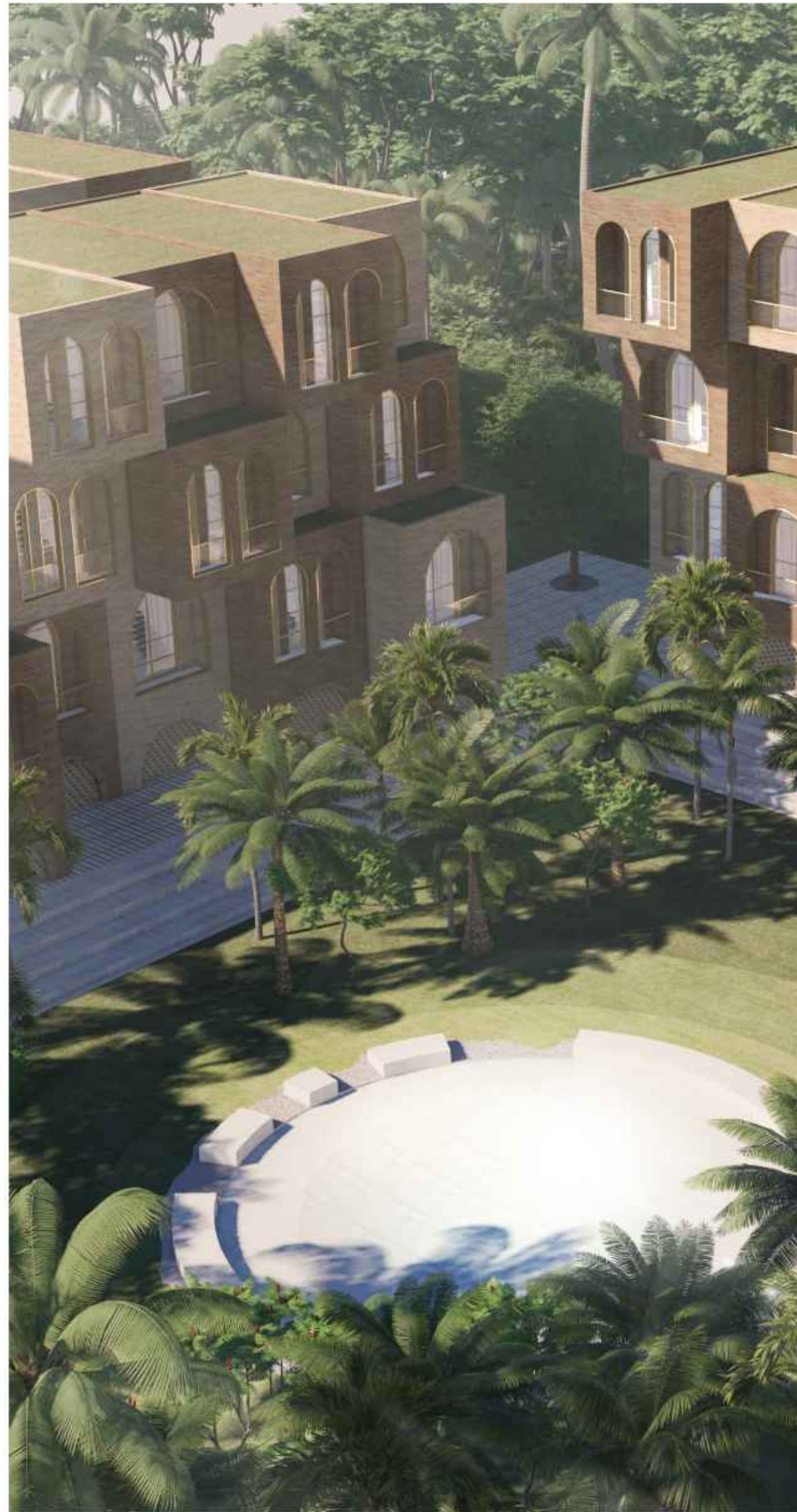
**20%** - upon completion of processing

**10%** - upon receiving the keys

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# SOHO STUDIO GREEN CORNER



BLUE



# GENERAL PLAN

## SOHO STUDIO GREEN CORNER

SOHO STUDIO GREEN CORNER

# APARTMENTS

45 m<sup>2</sup>

**SPECIAL  
OFFER**

**"In the same boat"**

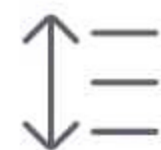
**\$ 144 000**

PAYMENT BY INSTALLMENTS 0%

Price based on Indonesian Rupiah of 2 088 000 000 IDR



a kitchen-living room



Ceiling height: 4,8 m



a bedroom



1st floor

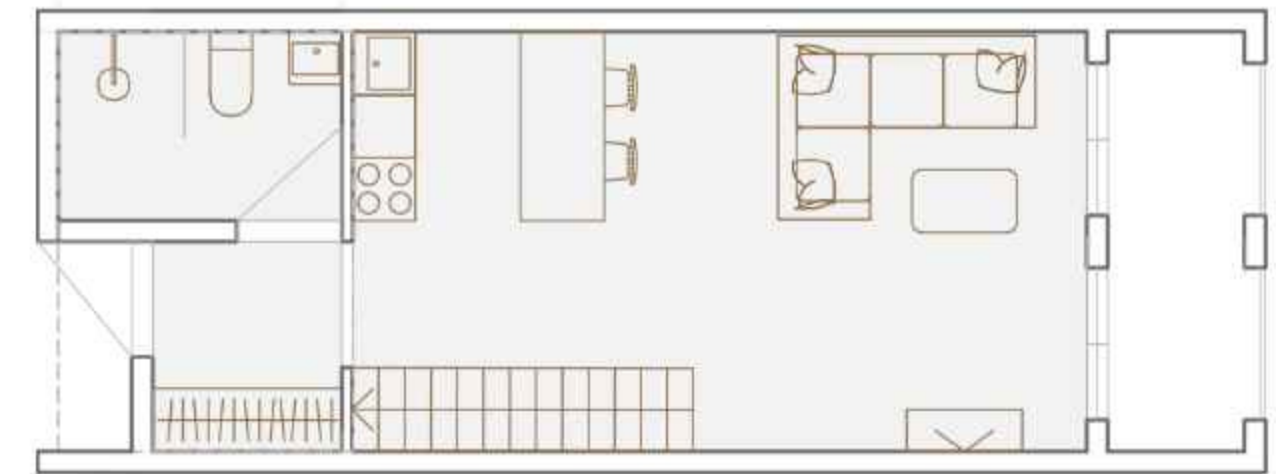
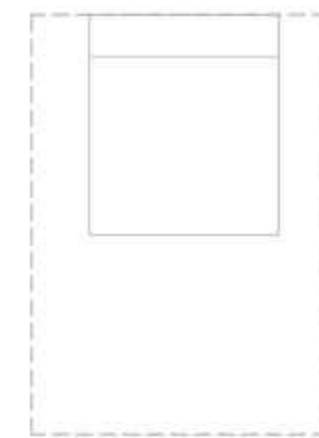


a terrace

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BLUE





SOHO STUDIO GREEN CORNER

# APARTMENTS

40 m<sup>2</sup>

**SPECIAL  
OFFER**

"In the same boat"

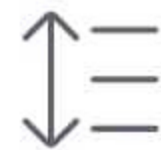
**\$ 132 000**

PAYMENT BY INSTALLMENTS 0%

Price based on Indonesian Rupiah of 1 914 000 000 IDR.



a kitchen-living room



Ceiling height: 4,8 m



a bedroom



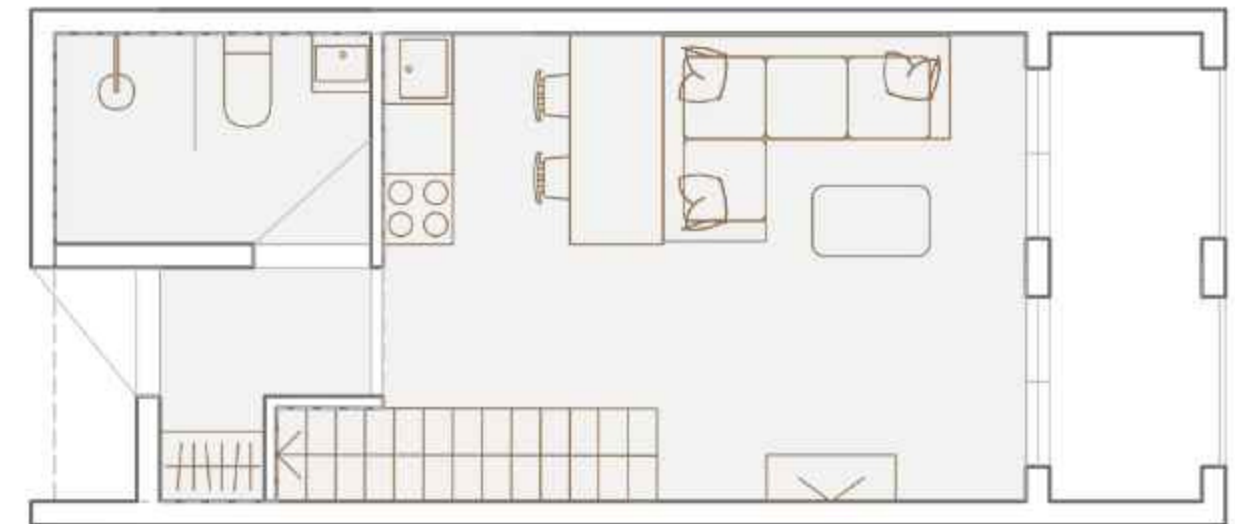
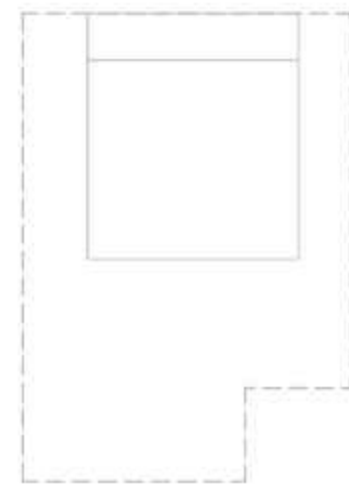
2nd floor



a terrace



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SOHO STUDIO GREEN CORNER

# APARTMENTS

33 m<sup>2</sup>

SPECIAL  
OFFER

"In the same boat"

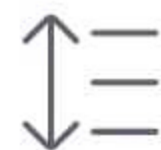
\$ 112 200

PAYMENT BY INSTALLMENTS 0%

Price based on Indonesian Rupiah of 1 624 000 000 IDR.



a kitchen-living room



Ceiling height: 4,8 m



a bedroom

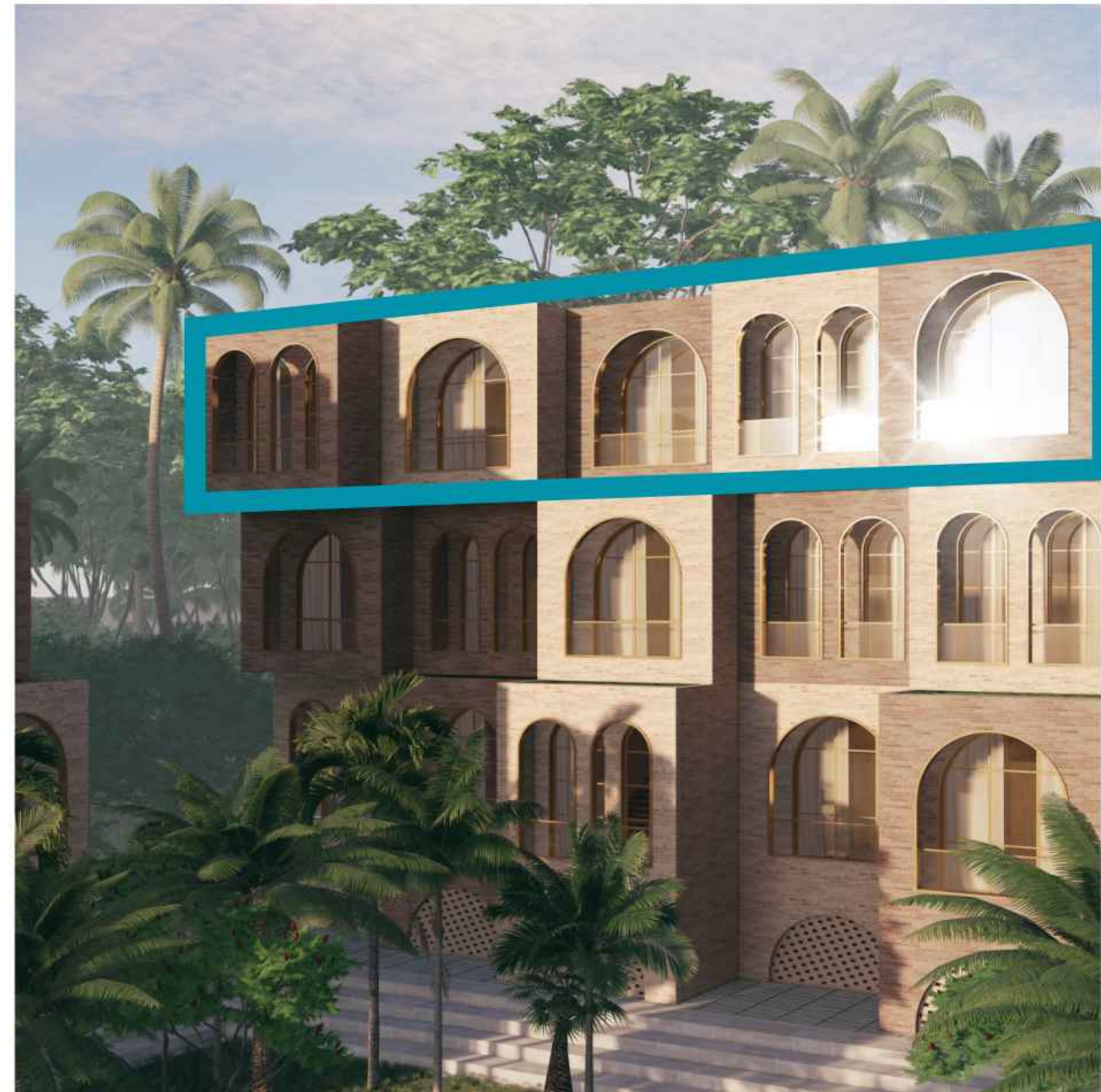


3rd floor

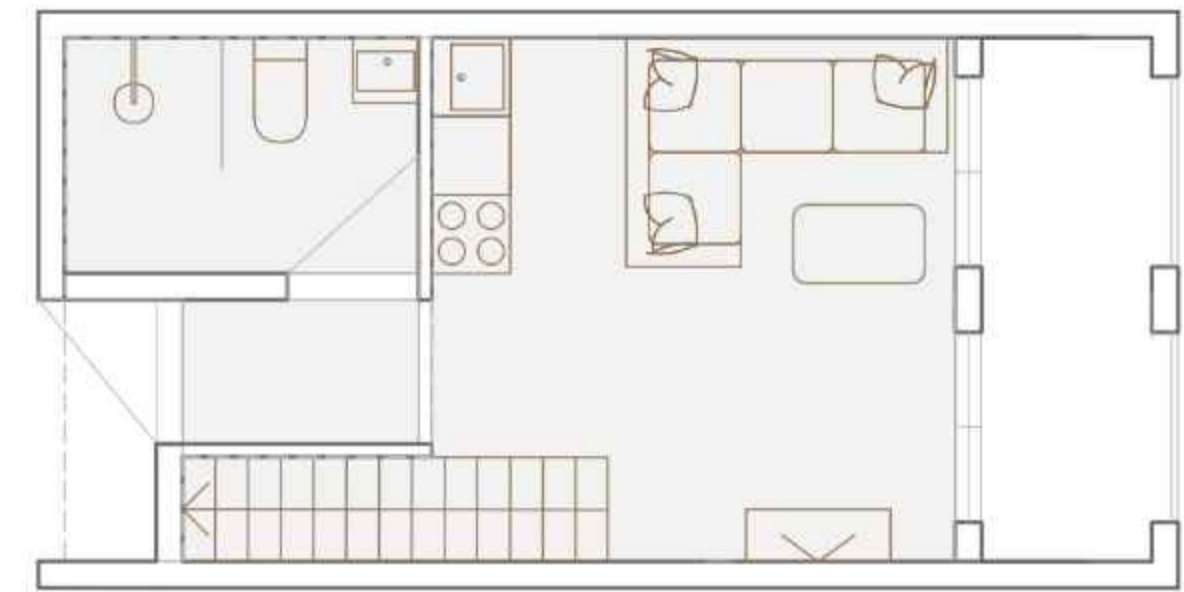
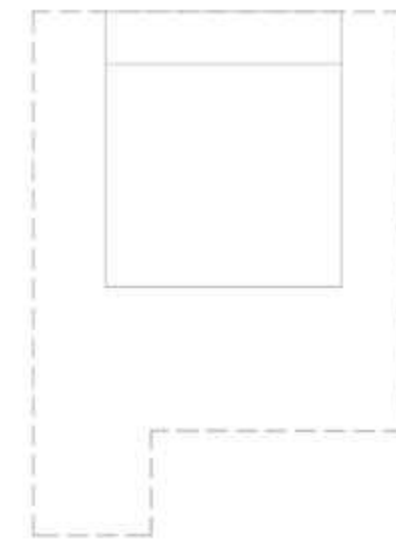


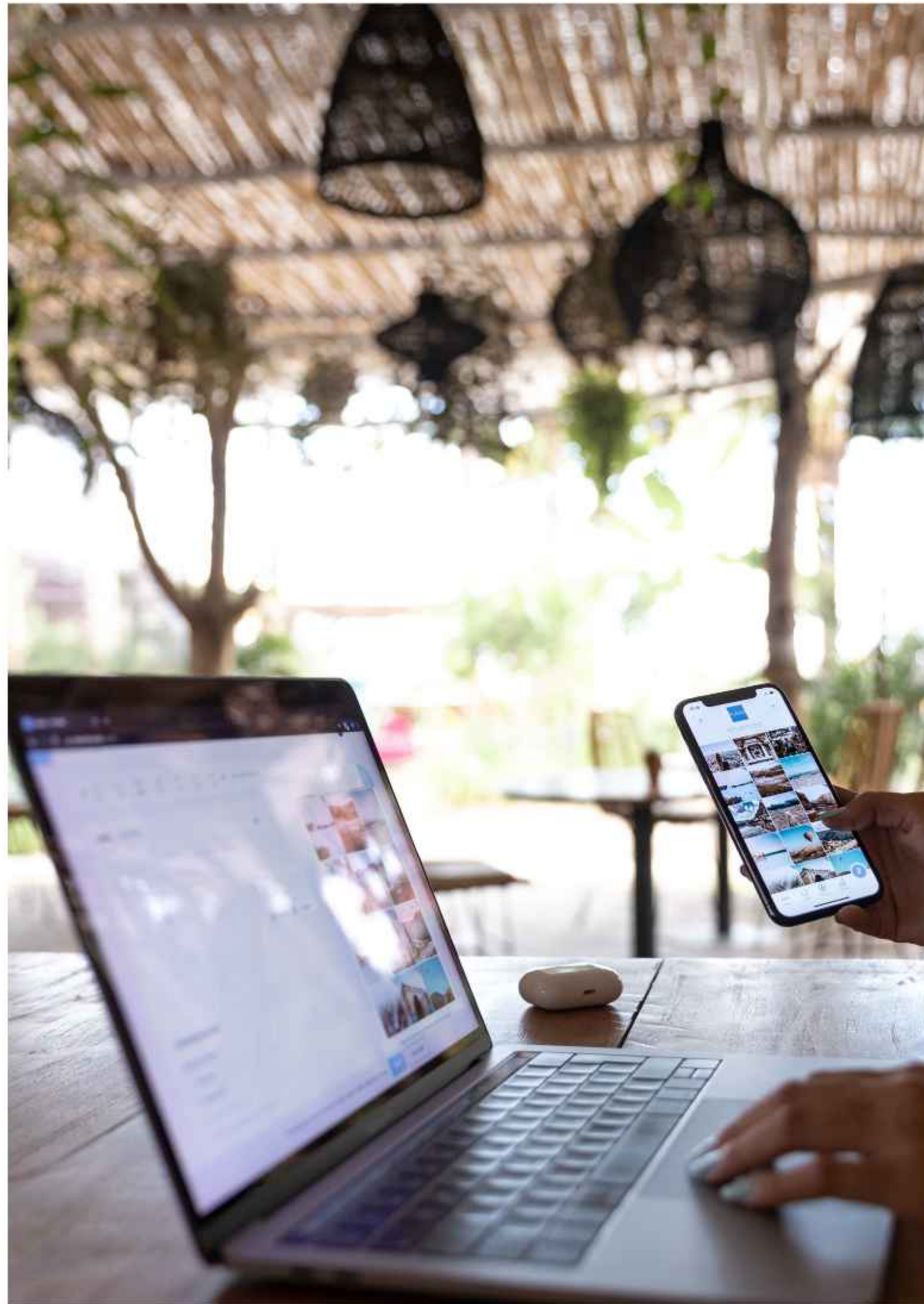
a terrace

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BLUE





# PAYMENT SCHEME

## SOHO STUDIO GREEN CORNER

### APARTMENTS

**50%** - initial payment at the time of signing the contract

**20%** - after the construction of the apartments structure

**20%** - upon completion of processing

**10%** - upon receiving the keys

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# ZEN ESTATE

BLUE

# SHUTTLEWORTH

LIFESTYLE GROUP



- VILLA 75
- VILLA 100
- VILLA 125
- APARTMENTS 50



# GENERAL PLAN ZEN ESTATE

ZEN ESTATE

# APARTMENTS

1st floor

**\$ 185 000**

Price based on Indonesian Rupiah of 2 682 500 000 IDR

 Living area: **50 m<sup>2</sup>**

 1st floor

 a bedroom

 a kitchen-living room

 a private pool

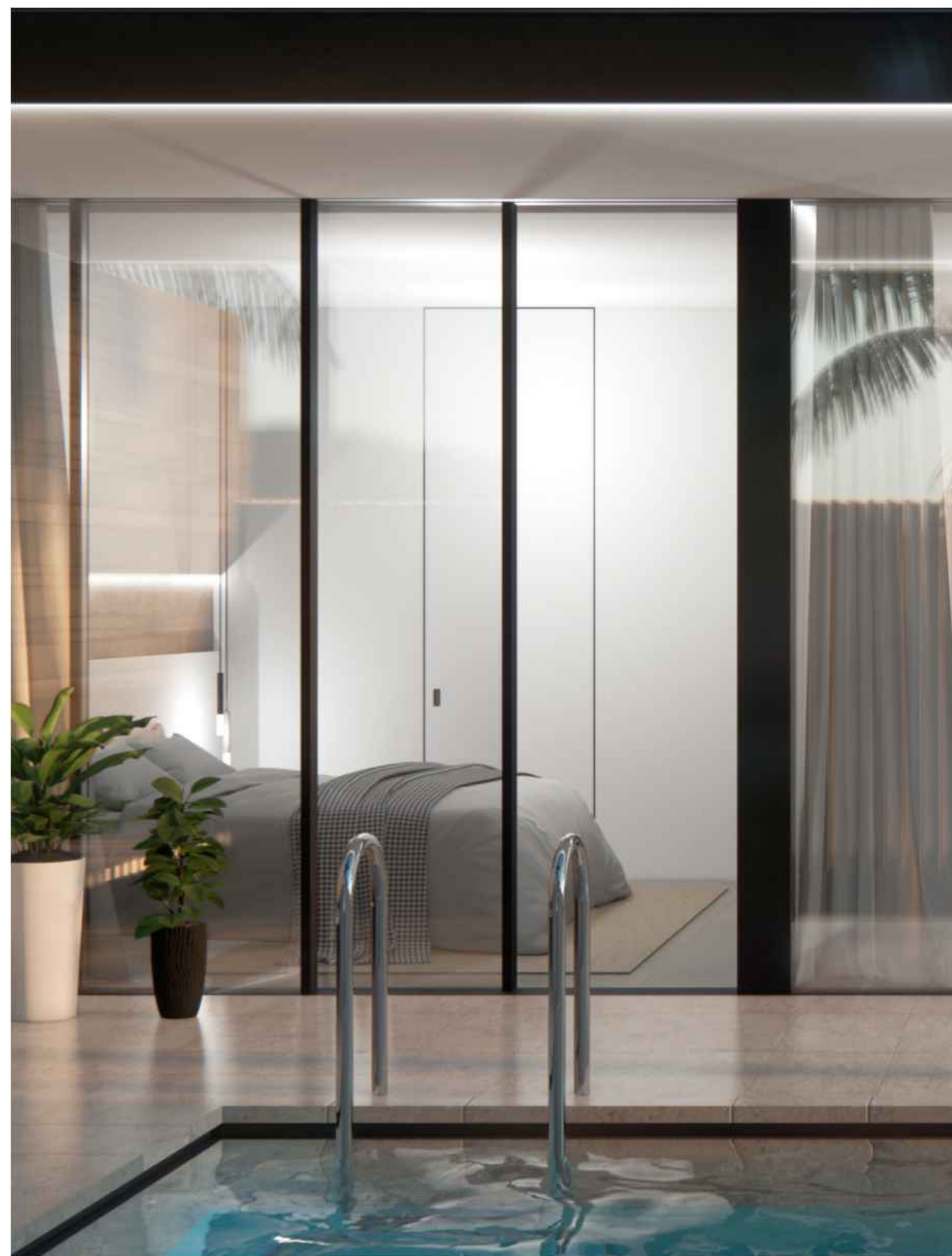
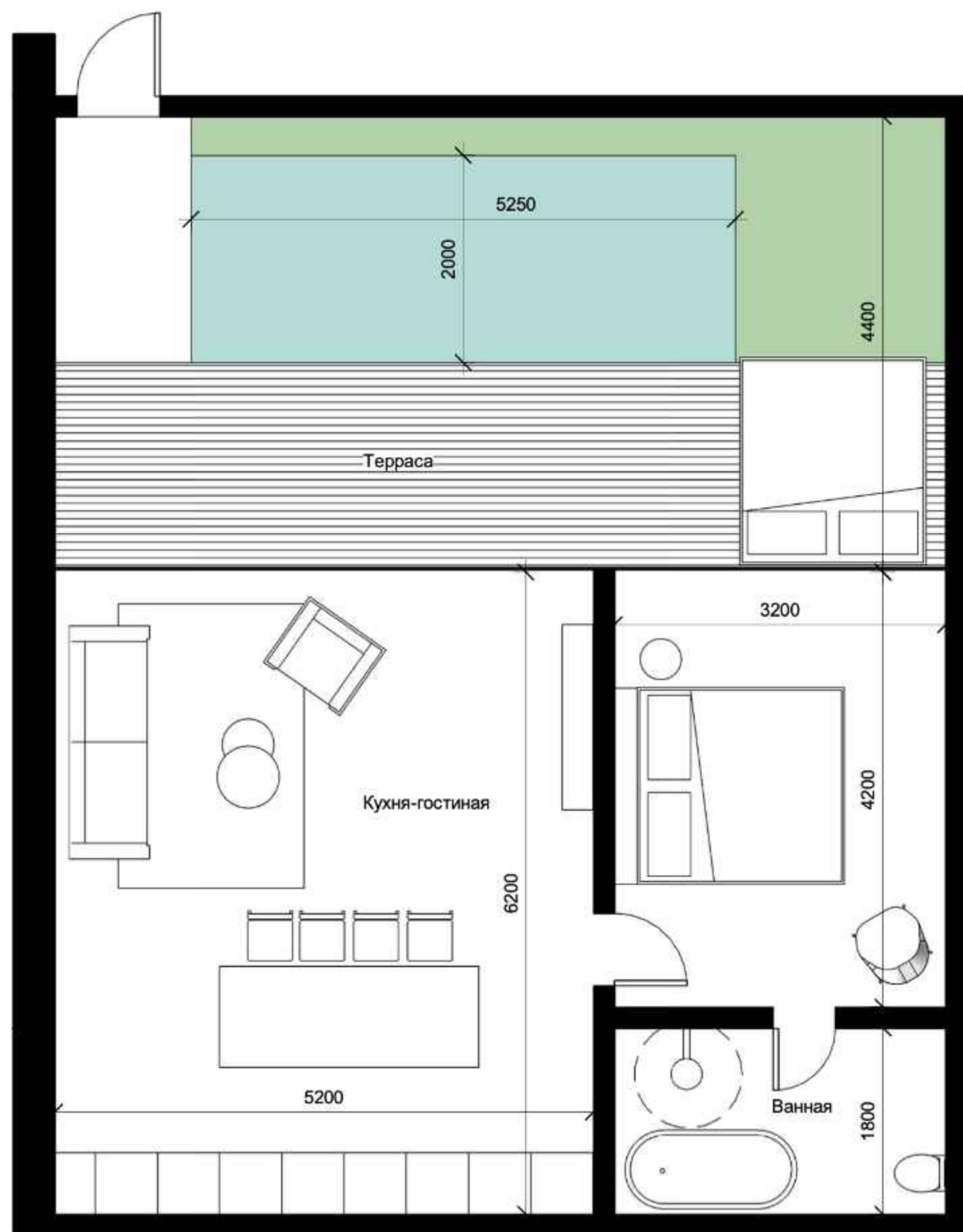
 a terrace

 First payment from 50%,  
installments 0%



BLUE

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ZEN ESTATE

# APARTMENTS

2nd floor

**\$ 175 000**

Price based on Indonesian Rupiah of 2 537 500 000 IDR

 Living area: **50 m²**

 2nd floor

 a bedroom

 a kitchen-living room

 a terrace

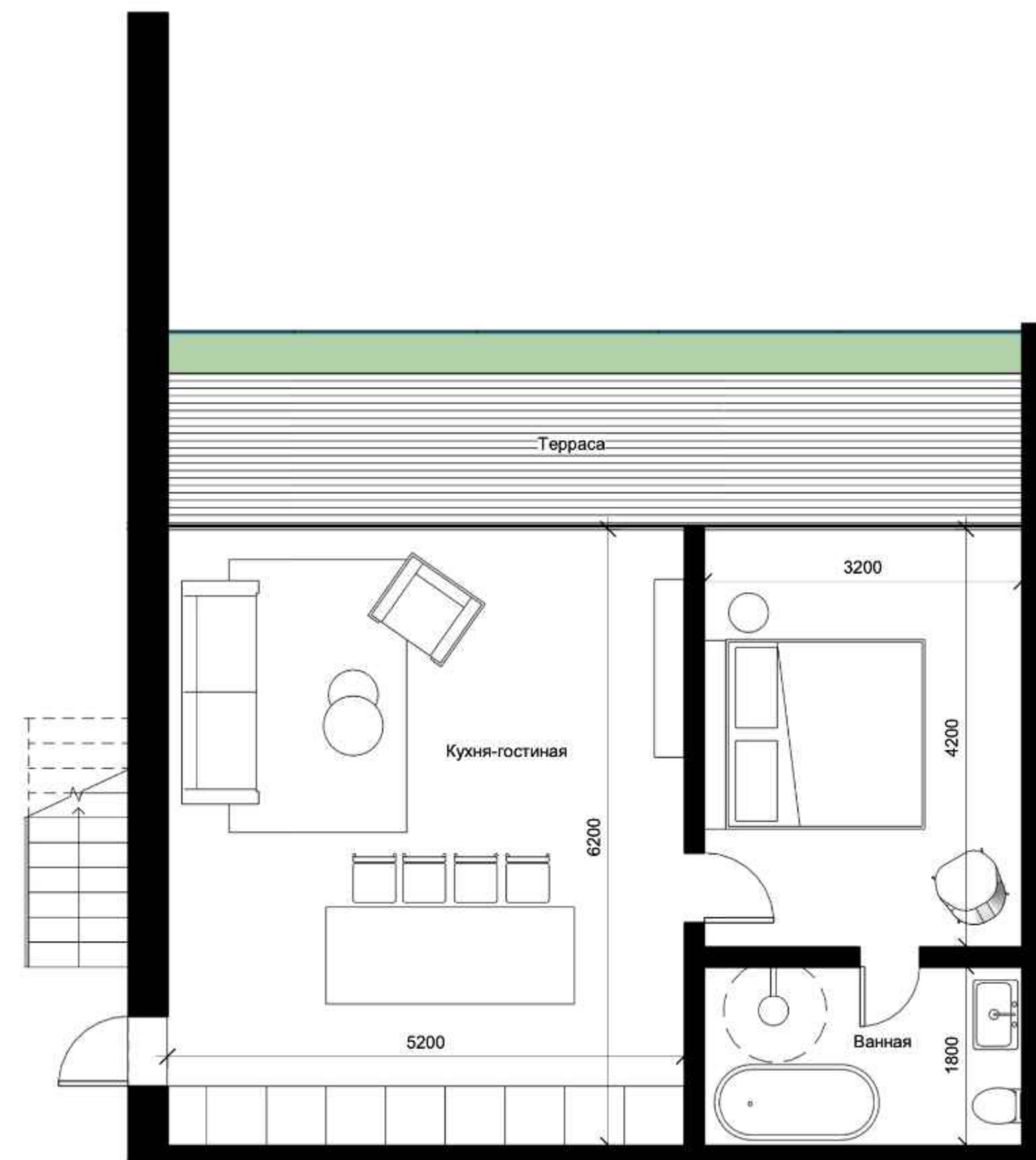
 First payment from 50%,  
installments 0%



BLUE

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ZEN ESTATE

# APARTMENTS



3rd floor

\$ 185 000

Price based on Indonesian Rupiah of 2 682 500 000 IDR

 Living area: **50 m<sup>2</sup>**

 3rd floor  a bedroom

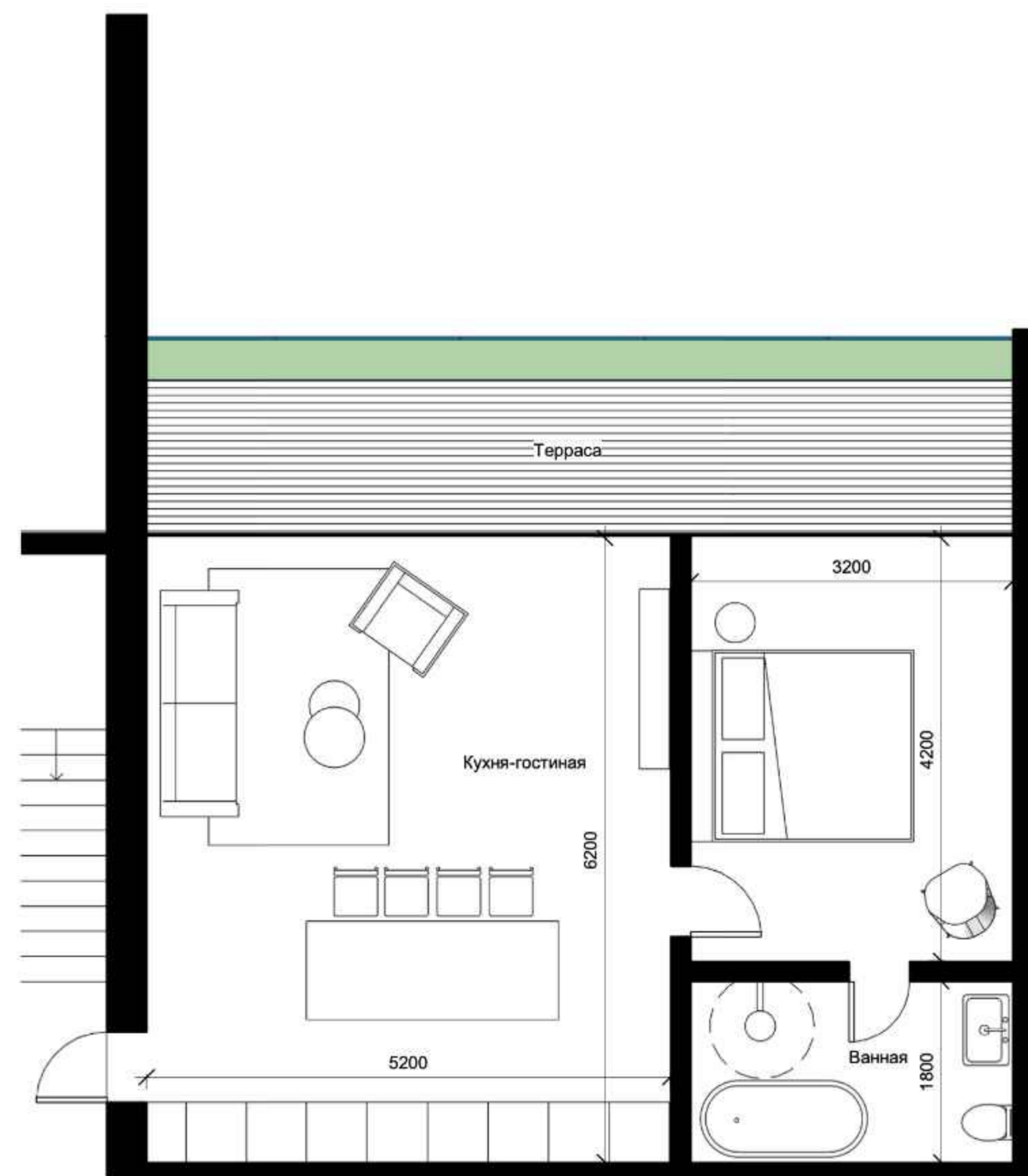
 a kitchen-living room  a terrace

 First payment from 50%,  
installments 0%



BLUE

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ZEN ESTATE

BLUE

# VILLA 75

\$ 277 500

Price based on Indonesian Rupiah of 4 023 750 000 IDR

75 m<sup>2</sup>

Living area

2-3 p.

Accommodates

200 m<sup>2</sup>

Plot area

## Description:

An ergonomic villa with a perfect balance of minimalism and comfort. The most in-demand format for short-term rentals.

## Floor plans:



1 living room



1 bedroom

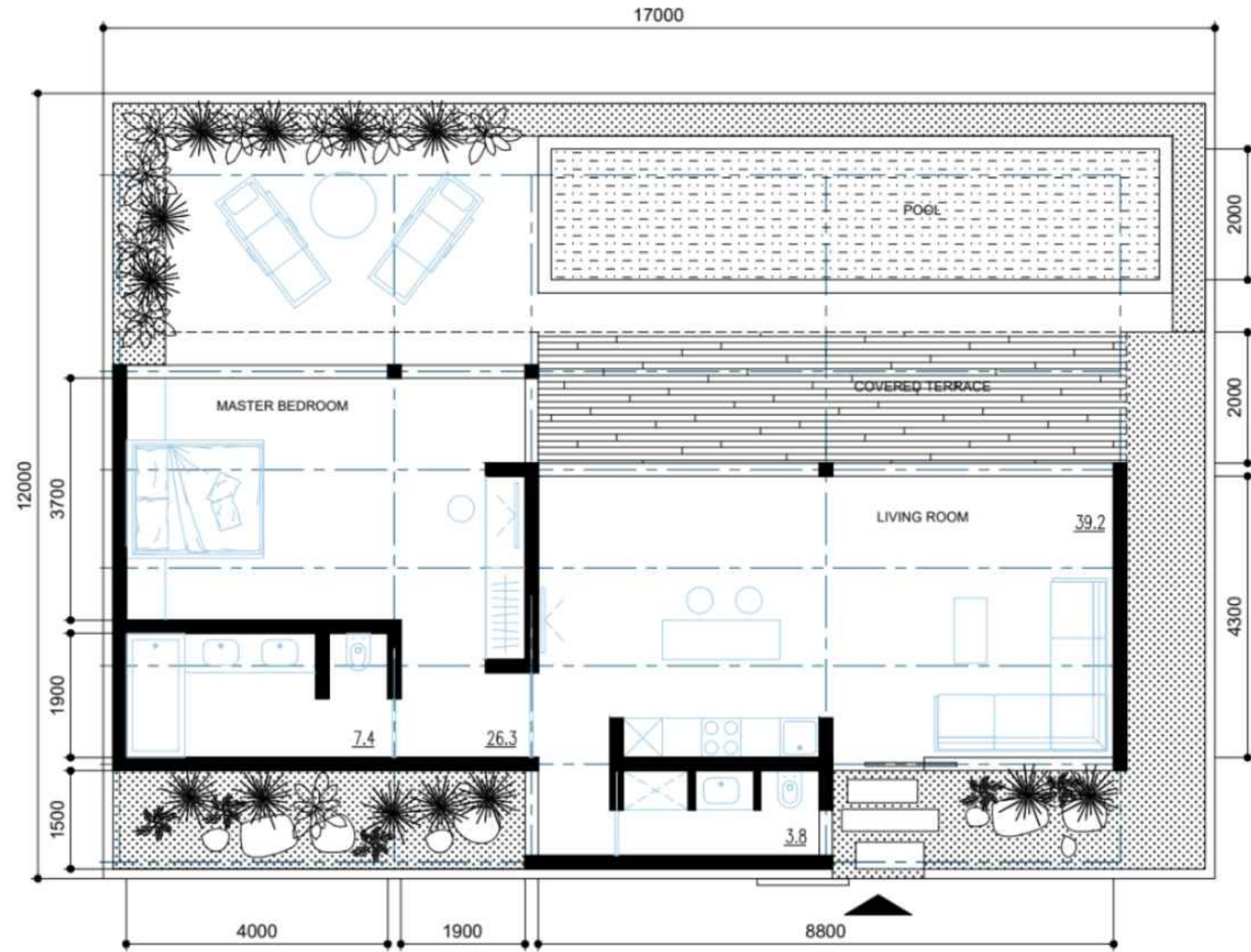


a terrace



a private pool

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ZEN ESTATE

BLUE

# VILLA 125

\$ 437 500

Price based on Indonesian Rupiah of 6 343 750 000 IDR

125 m<sup>2</sup>

Living area

6-8 p.

Accommodates

300 m<sup>2</sup>

Plot area

## Description:

The most spacious house on the first line of PARQ BLUE that fits seamlessly into the existing terrain. Large-scale glass facades allow you to make landscapes are part of the interior.

## Floor plans:



1 living room



3 bedrooms

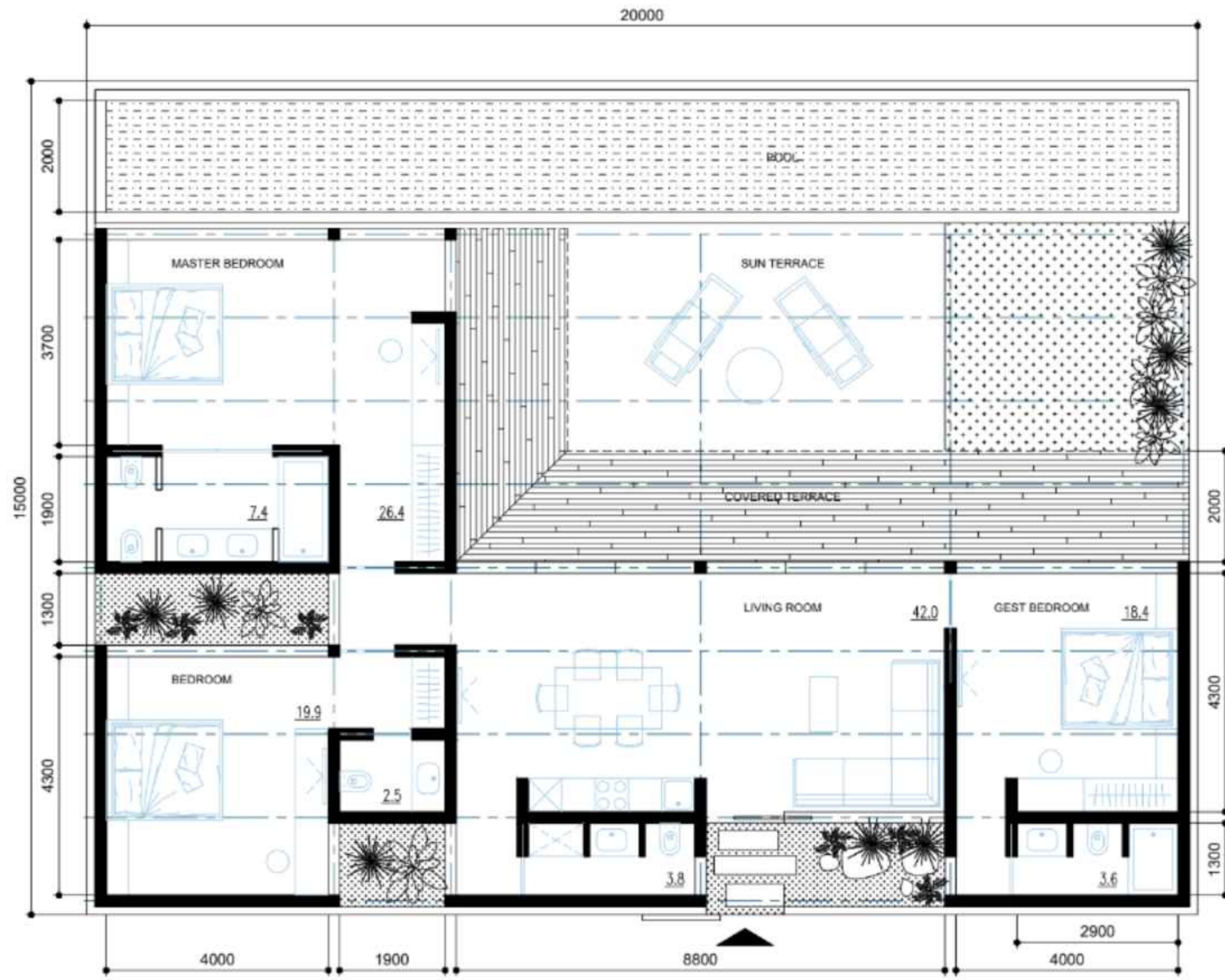


a picturesque terrace



a private pool

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# PAYMENT SCHEME

## ZEN ESTATE

### APARTMENTS

**50%** - initial payment at the time of signing the contract

**20%** - after the construction of the apartments structure

**20%** - upon completion of processing

**10%** - upon receiving the keys

### VILLAS

**30%** - initial payment at the time of signing the contract

**30%** - after the construction of the villa structure

**30%** - upon completion of processing

**10%** - upon receiving the keys

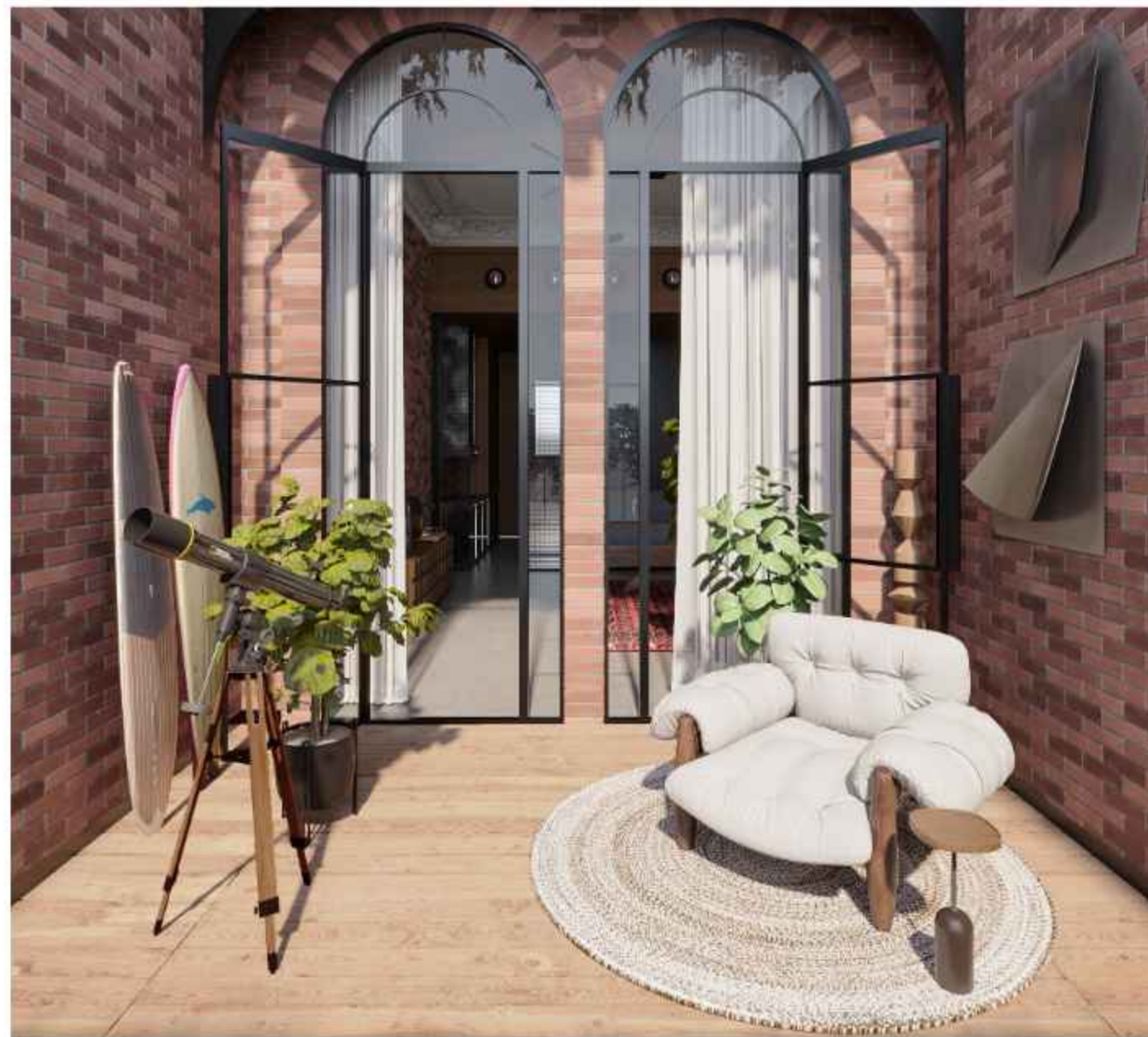


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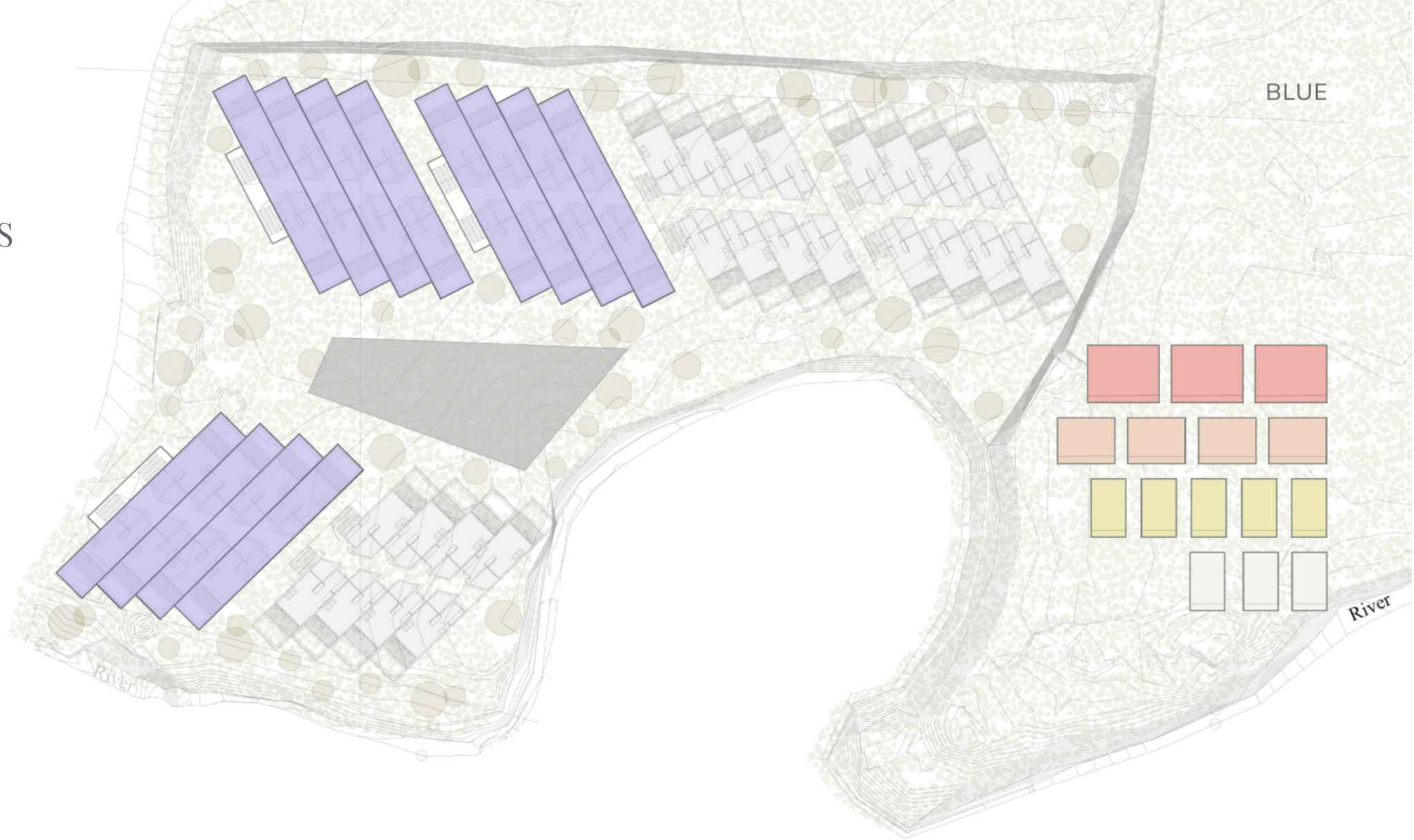


# SOHO BY PARQ



BLUE

- APARTMENTS
- VILLA 125
- VILLA 100
- VILLA 75
- VILLA 75



# GENERAL PLAN SOHO BY PARQ

SOHO BY PARQ

# VILLA 75m<sup>2</sup>

## \$ 292 500

Price based on Indonesian Rupiah of 4 241 250 000 IDR

 1 living room

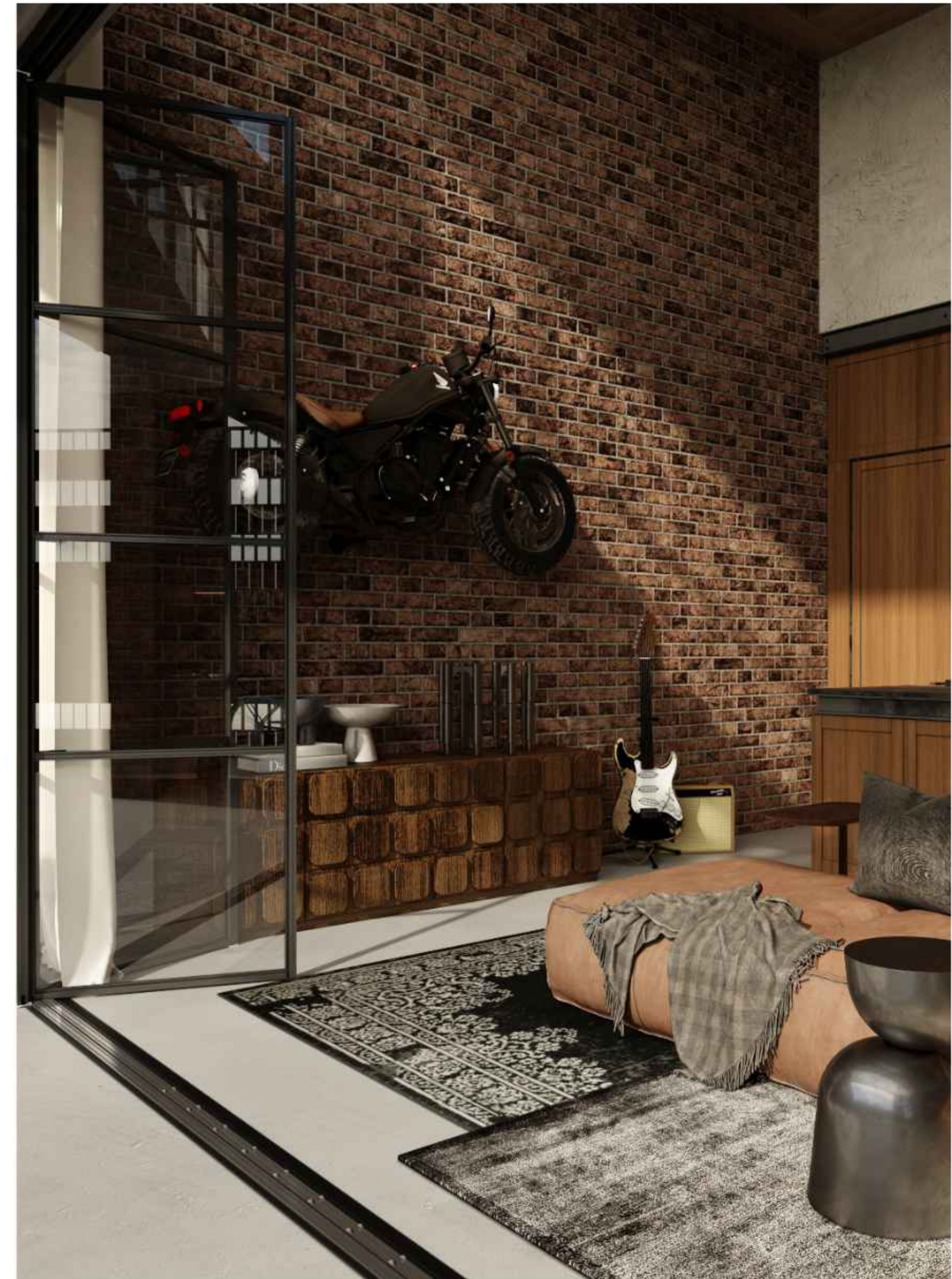
 1 bedroom

 a picturesque terrace

 a private pool



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SOHO BY PARQ

# VILLA 100 m<sup>2</sup>

## \$ 380 000

Price based on Indonesian Rupiah of 5 510 000 000 IDR



1 living room



2 bedrooms



a picturesque terrace



a private pool



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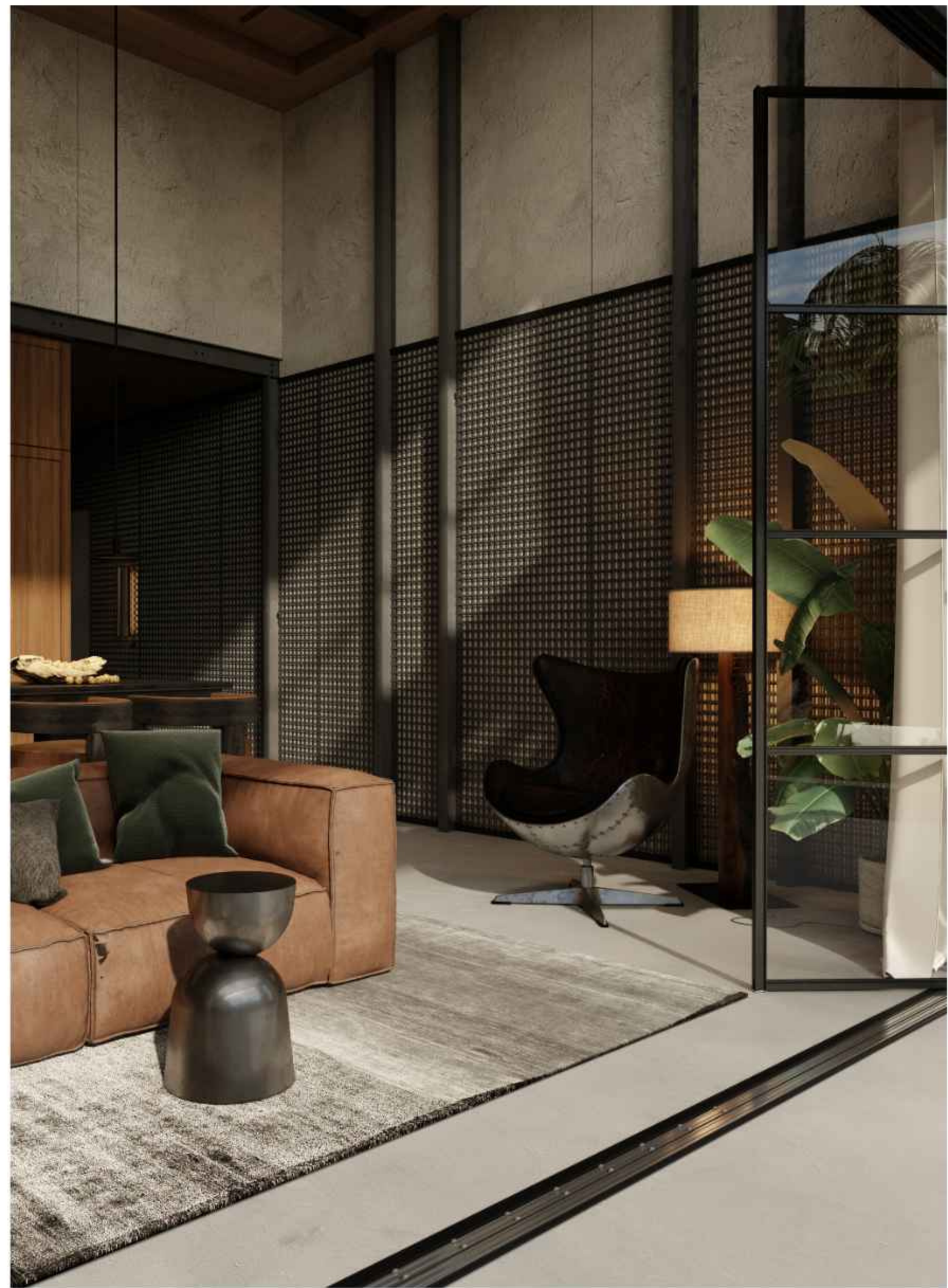
LIVING ROOM  
DINNING ROOM  
KITCHEN  
41 m<sup>2</sup>  
BEDROOM  
20.5 m<sup>2</sup>  
BATHROOM  
7.5 m<sup>2</sup>

BATHROOM  
4.6 m<sup>2</sup>

BEDROOM  
19.5 m<sup>2</sup>

HALL  
13.5 m<sup>2</sup>

BATHROOM  
3 m<sup>2</sup>



SOHO BY PARQ

# VILLA 125 m<sup>2</sup>

## \$ 462 500

Price based on Indonesian Rupiah of 6 706 250 000 IDR

 1 living room

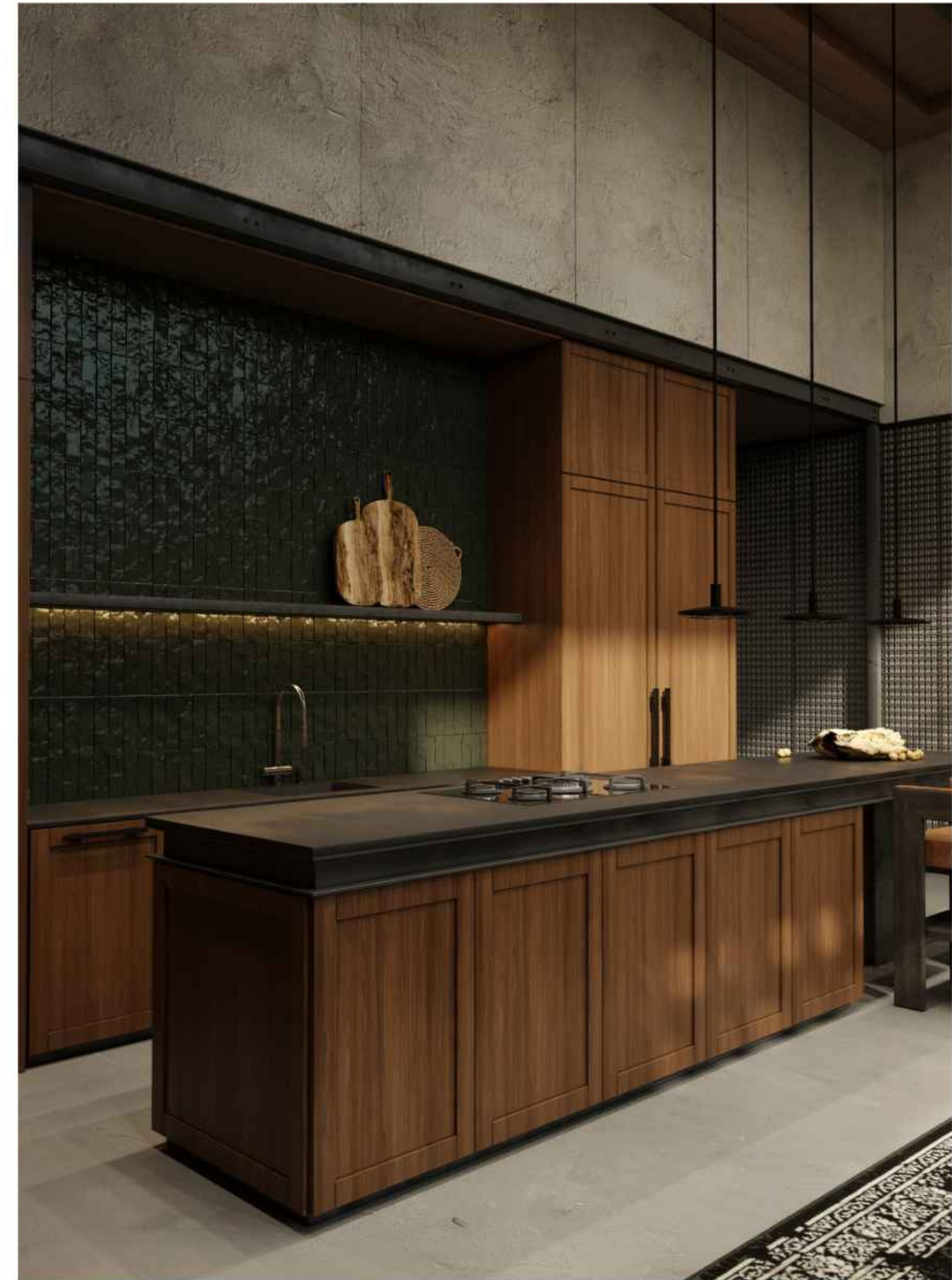
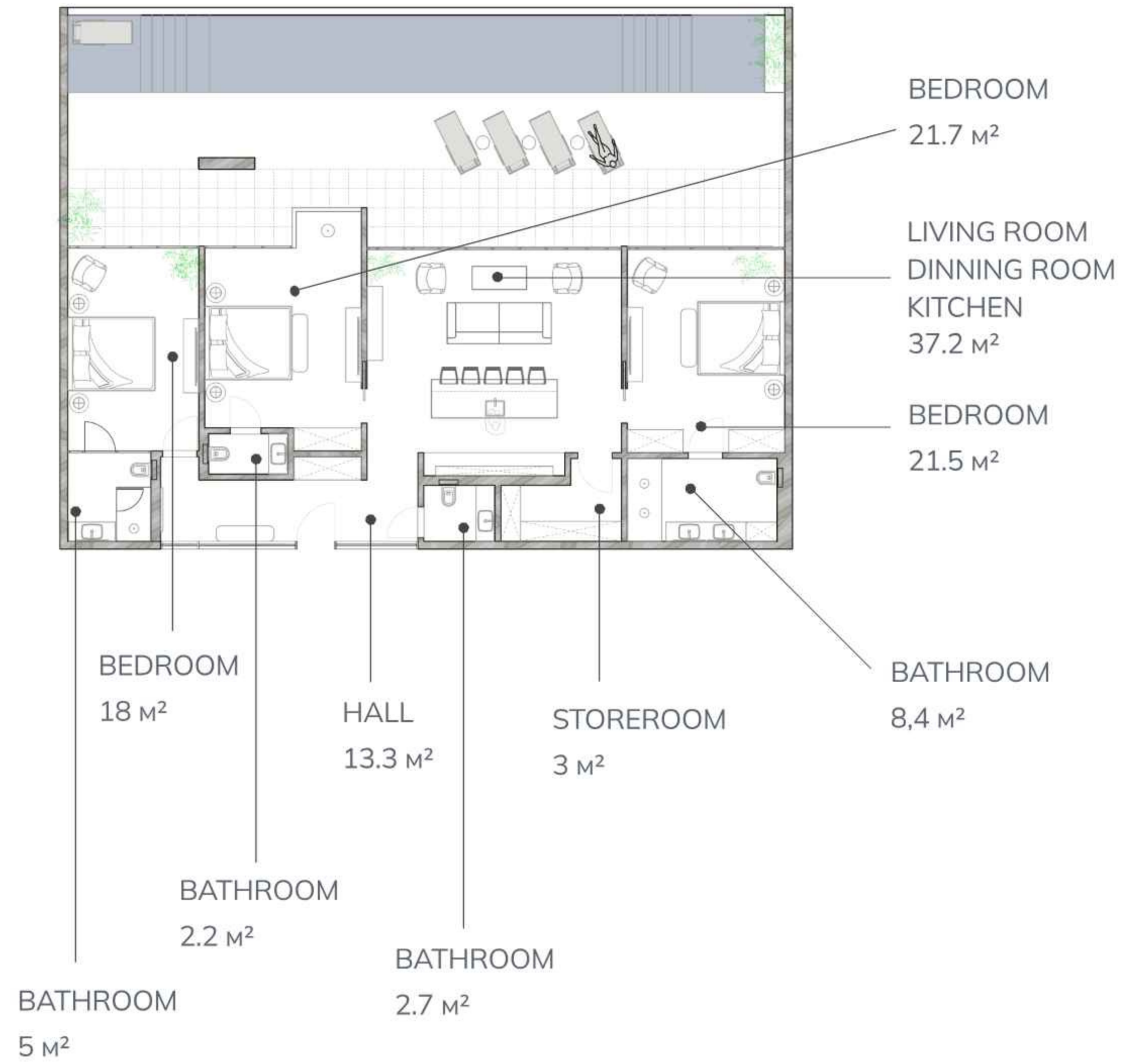
 3 bedrooms

 a picturesque terrace

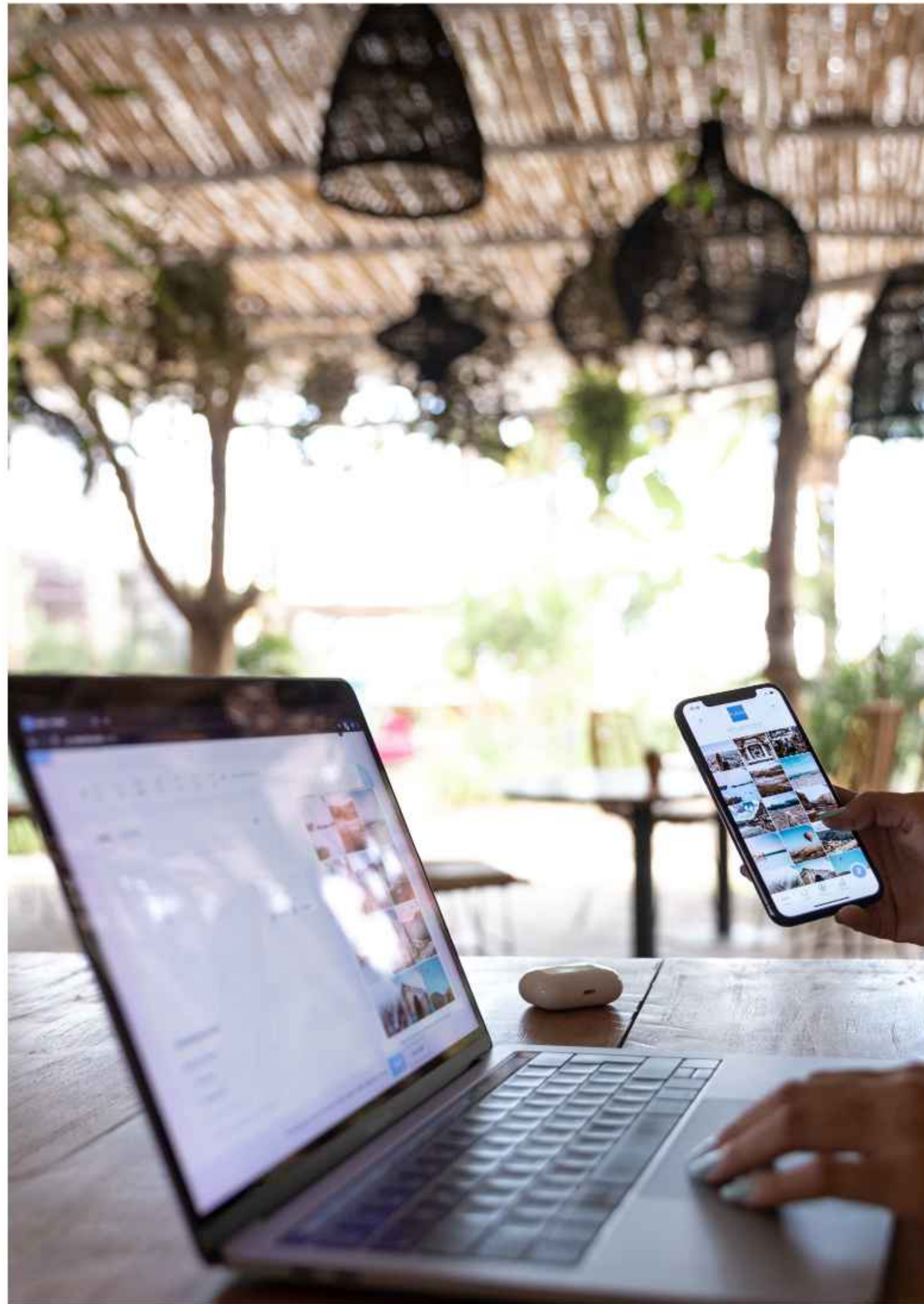
 a private pool



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# PAYMENT SCHEME

## SOHO BY PARQ

### VILLAS

**30%** - initial payment at the time of signing the contract

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# INVEST AND GET PASSIVE INCOME

**12%**

per annum passive income  
from long-term rentals

**20%**

per annum passive  
income

**40%**

expected price increase  
after the construction  
is completed

WHY INVESTORS CHOOSE

# PARQ BLUE

1

**Passive income on full autopilot**  
PARQ Development Management Company takes care of all the matters relating to the lease of your villa.

2

**Profit maximization**  
When renting out real estate, we do not use third-party aggregators and rental services to maintain investor income. Aggregator commissions can reach up to 25%.

3

**A convenient and fast payment system**  
The investors receive net profits into any accounts and in any currency that is convenient for them. We transfer the money once every three months.

4

**No need to handle taxes**  
The Management Company deals with accounting, optimization and payment of taxes. We take care of everything, you just get the money deposited into your account.

5

**High liquidity**  
We choose the best locations in Bali and don't just build villas, but create destinations: conceptual complexes with residential, recreational and growth infrastructures. Based on our experience, we can predict an increase in property values here by 40% after the construction is completed.

6

**Fast payback**  
Oceanside villas in Bali are in high demand for daily rentals. You will earn about 5000 USD per month.



THE PROJECT IS IMPLEMENTED

# PARQ DEVELOPMENT

We have already built

100 000 m<sup>2</sup>

square meters in Bali. Of these, 65,000 square meters is the multifunctional center **PARQ UBUD**.

up to 2000

people a day visit the center. All the momentous events in Bali take place here.

# PARQ UBUD

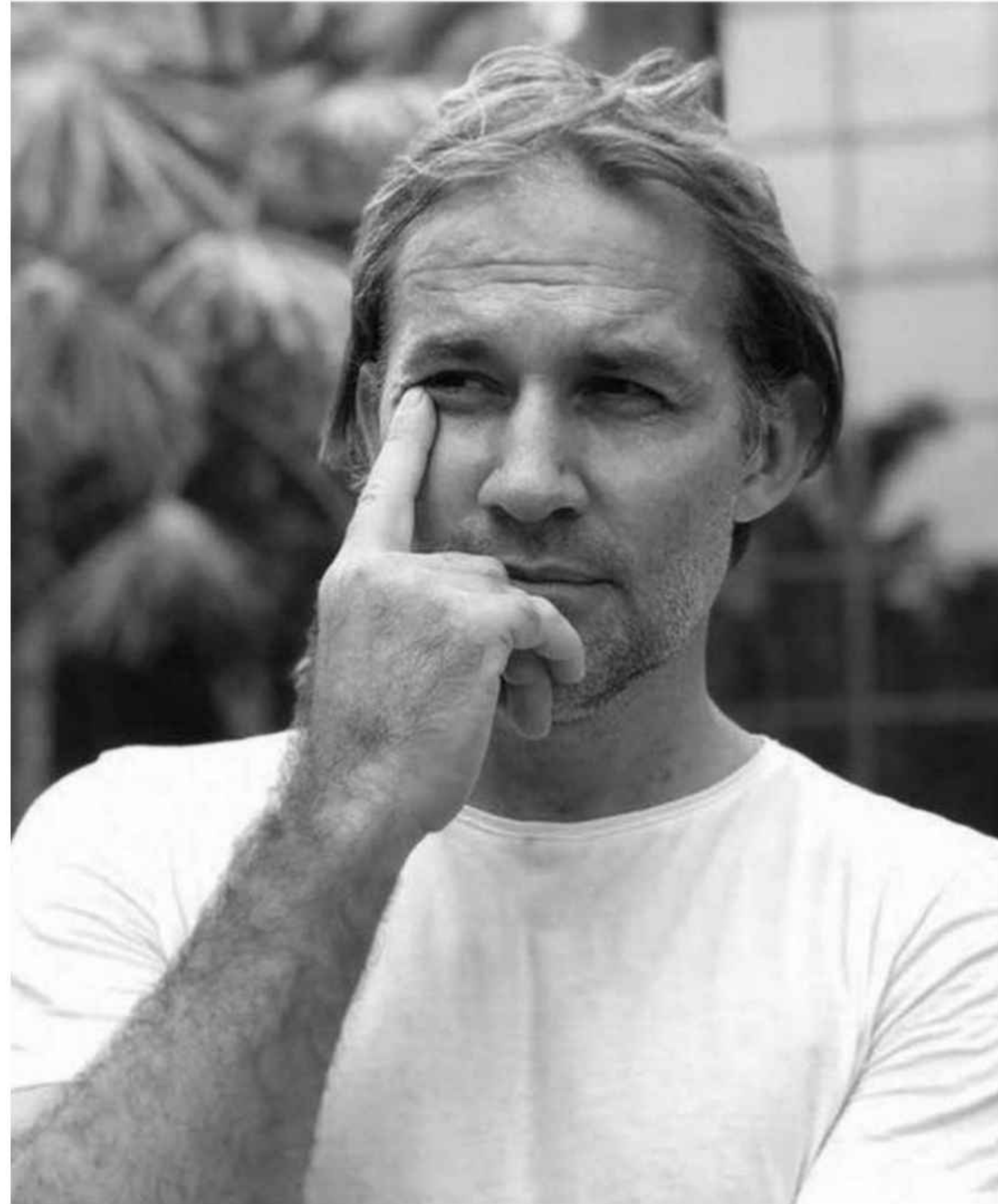
At **PARQ Ubud** we have created a new point of attraction for entrepreneurs, investors, tech and creative people from around the world. **Top events with the best speakers take place here.**

Like a magnet, the center attracts interesting, popular and successful people. At breakfast in one of PARQ Ubud's five restaurants, **you can easily encounter famous celebrities, artists and top business leaders.**

At PARQ Ubud, the demand for houses is so high that tenants sign up for many months in advance. **And the value of land next to PARQ Ubud has tripled since the complex was opened.**

**WE DON'T JUST BUILD SQUARE FOOTAGE, WE CREATE POINTS OF ATTRACTION FOR THE MOST INTERESTING PEOPLE FROM ALL OVER THE WORLD! PARQ BLUE IS GOING TO BECOME A NEW POINT OF ATTRACTION.**





# ANDRE FREY

The founder of PARQ Development is a German developer, architect, and serial entrepreneur- Andre Frey. He has launched over 30 successful businesses in Germany and Indonesia.

Andre has already created a 65 thousand square meter complex in Bali, that uniquely combines the largest infrastructure on the island with designer villas and penthouses and the largest Russian-speaking community in Southeast Asia.

It also hosts all the major events of the island: conferences, concerts, festivals, fairs, clubs and exhibitions.

Today, Andre is applying his 15-year development experience in Bali into creating a network of innovative projects in several key locations on the island.

The founder's personal involvement - from creating the concept and architecture to supervision over the nuances of construction - and his experience in developing over 100 thousand square meters allows for creating holistic, comfortable spaces, where people want to live at, create and fulfill themselves.

Here you can experience a sense of belonging, cared about, and a sense of freedom all at the same time.

PARQ  
— BLUE —

LET'S DISCUSS!

SHUTTLEWORTH  
LIFESTYLE GROUP