

SHUTTLEWORTH
LIFESTYLE GROUP

SOHO SURFSIDE

LUXURY SURF VILLAS WITH PRIVATE ACCESS TO THE ULUWATU SPOT



— ULUWATU SPOT, SEPTEMBER 2023

250 METERS TO YOUR VILLA

All photos in this presentation are taken in the immediate vicinity of SOHO SURFSIDE. This way you can get a full impression of the project and location, knowing exactly what you will see near your villa.





SHUTTLEWORTH
LIFESTYLE GROUP

SOHO SURFSIDE

is 25 compact villas next to Uluwatu, a legendary surfing spot and the best known wave in Indonesia. This is the place where professional surfers strive for the most impressive videos and the most beautiful sunsets.

The project is designed specifically for surfers who own or rent villas with private access to Blue Point and Suluban beaches. The small villas of 40, 76, and 96 square meters are just 250 meters from the restaurants on the cliffs with spectacular views of the sunset ocean and the best peaks of Uluwatu spot.

BALI IS THE BEST PLACE FOR SURFERS

Today, Bali is a world-renowned resort that attracts with spiritual practices, incredible scenery, warm azure ocean and rich cultural traditions. But it all started with surfing.

In 1971, when the surf movie Earth Morning came out, the world discovered Bali with its year-round powerful swells and abundance of spots for beginners and professional surfers alike. The infrastructure built around surfing generates brings Bali more than \$580 million - approx. 10% of all island income from tourism. Epic rocky beaches with restaurants on the cliffs and powerful waves attract tens of thousands of surfers every month, and demand for real estate near the best spots is only growing.





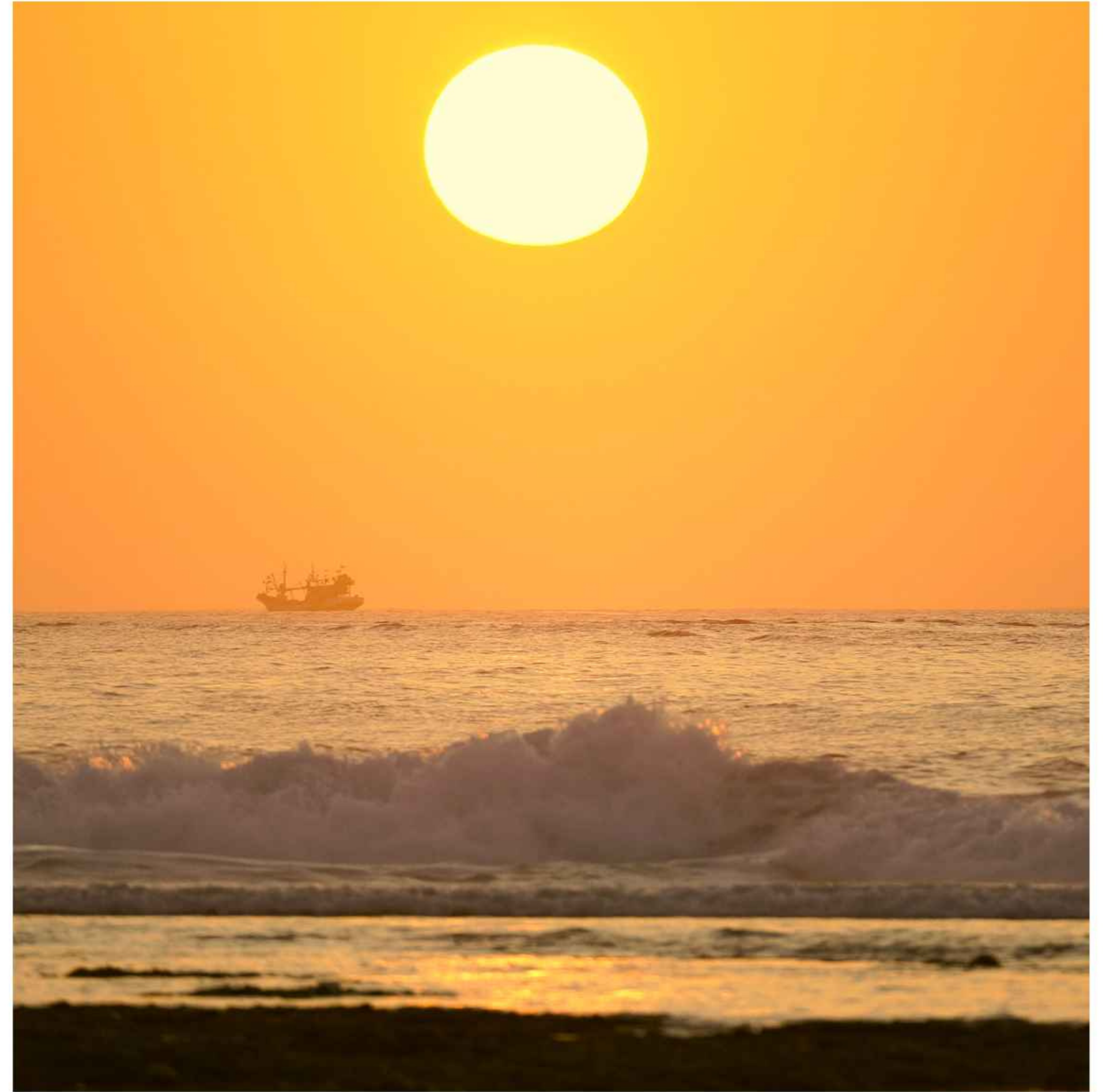
SULUBAN BEACH

Bali's best beach for professional surfers, Suluban, is just 250 meters from SOHO SURFSIDE. A rock staircase leading to an atmospheric grotto sets you up to enjoy the beauty and freedom of the beach.

This is a large spot for experienced athletes with a regular shaped wave and several peaks. On the picturesque cliff above the beach there are many cafes and restaurants. Tourists from all over the island come here daily to watch the island's most beautiful sunset over the ocean.



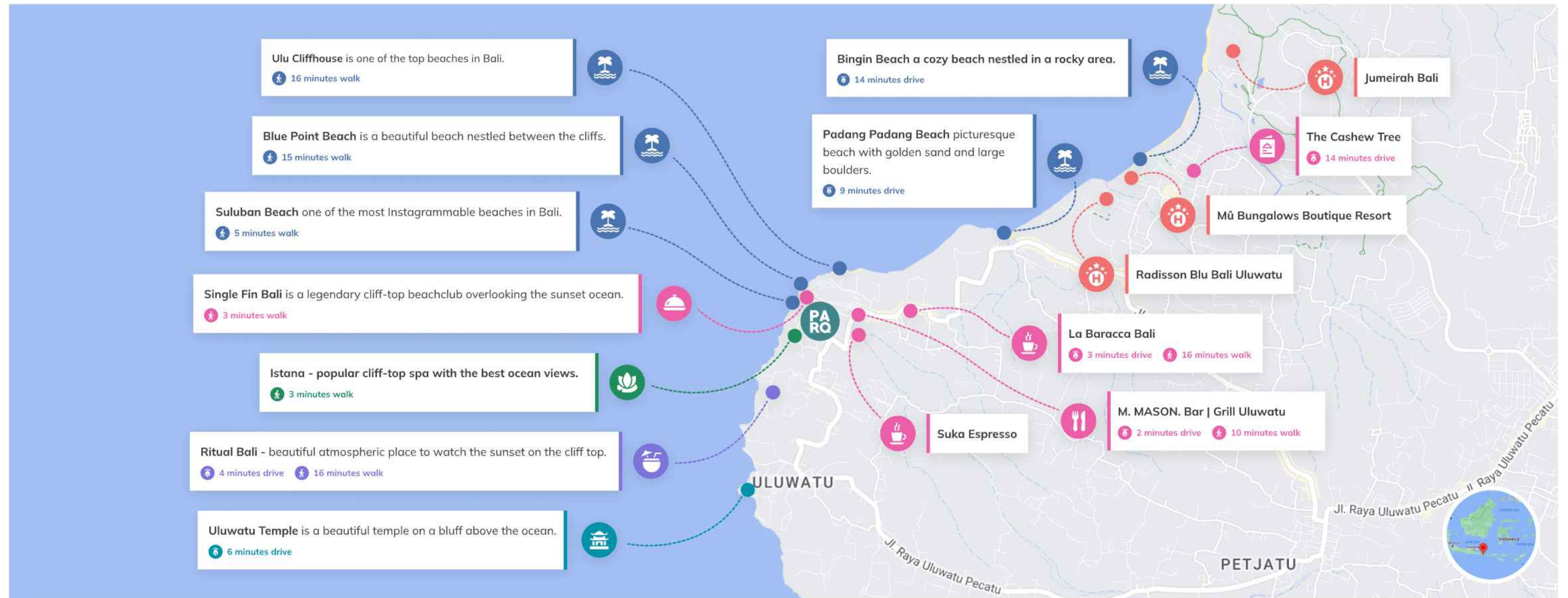
SULUBAN BEACH



MILLIONAIRE NEIGHBORHOOD

Nearby luxury villas, expensive hotels, top locations

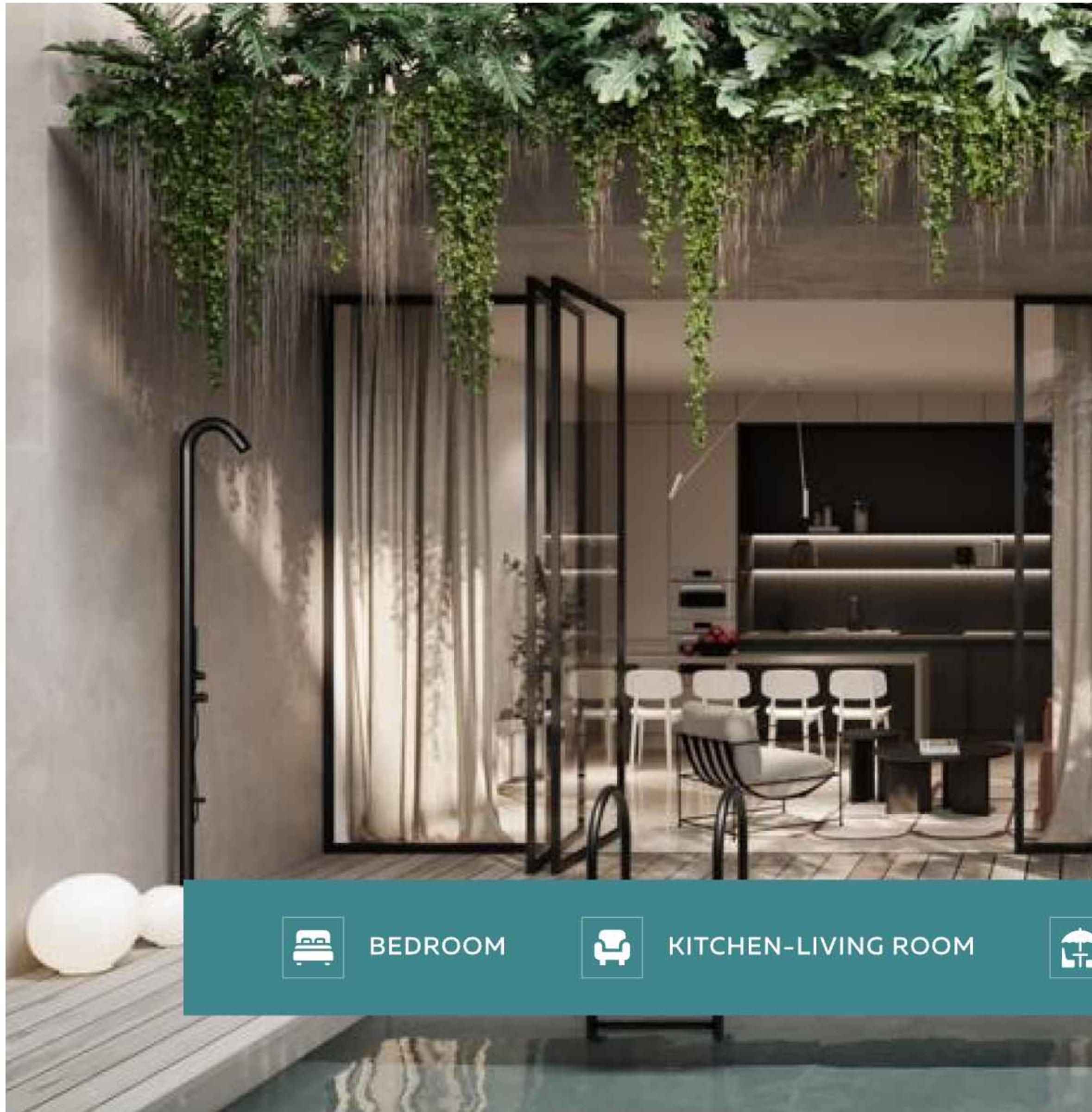
SOHO SURFSIDE is being built in the most premium area of the island. It is home to Bali's most popular scenic viewpoints, numerous cafes, restaurants and spas. As well as one of the island's main attractions, the Uluwatu Temple



-  APARTMENTS 50 sq.m
-  VILLA 200 sq.m
-  VILLA 170 sq.m
-  VILLA 96 sq.m
-  VILLA 76 sq.m
-  VILLA 40 sq.m
-  TOWNHOUSE 75 sq.m
-  PENTHOUSE 50 sq.m



MASTER PLAN SOHO SURFSIDE



50
sq.m

APARTMENTS

\$ 200 000

FIRST INSTALLMENT FROM 40%
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian
rupiah: 2 900 000 000 IDR



BEDROOM



KITCHEN-LIVING ROOM



TERRACE

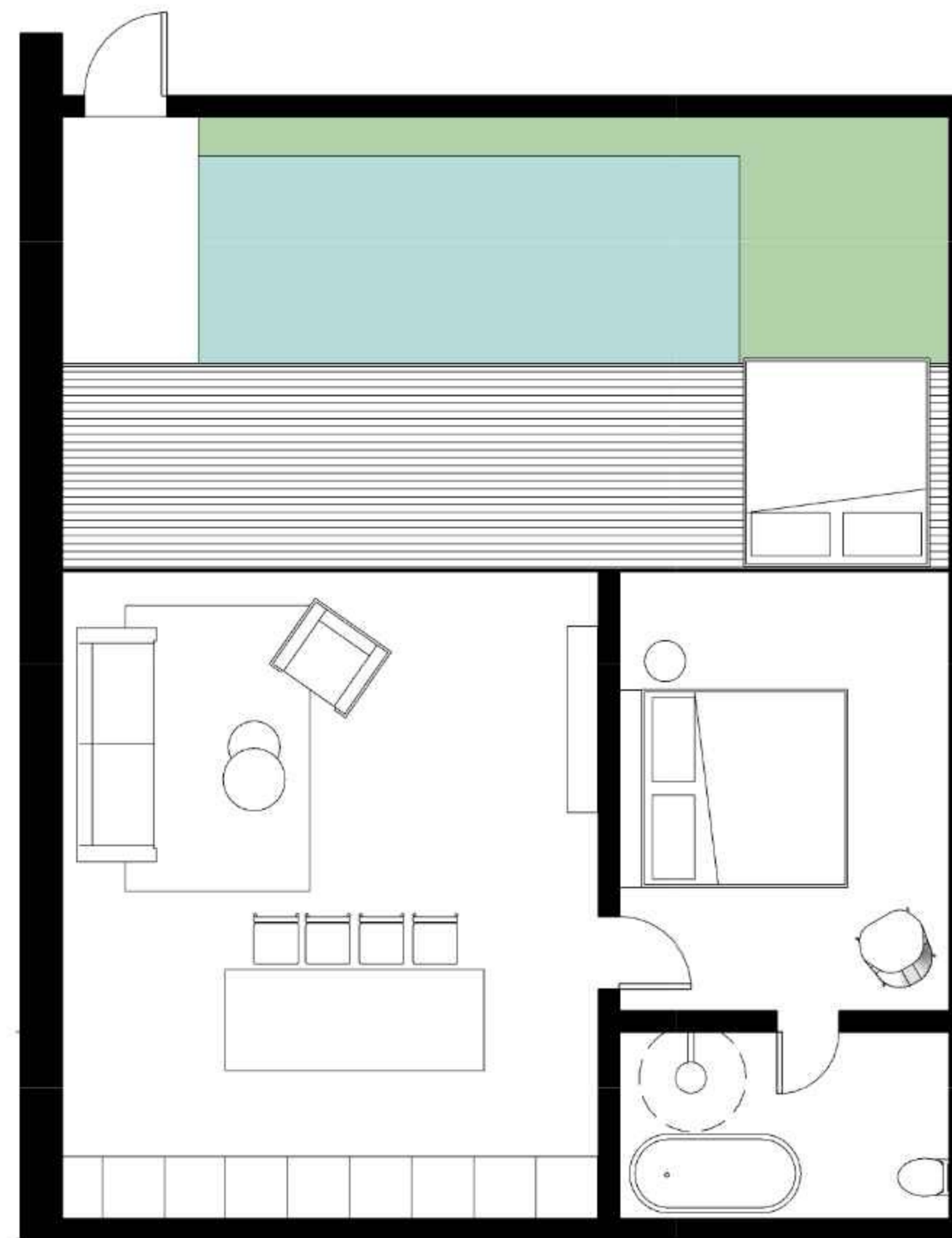


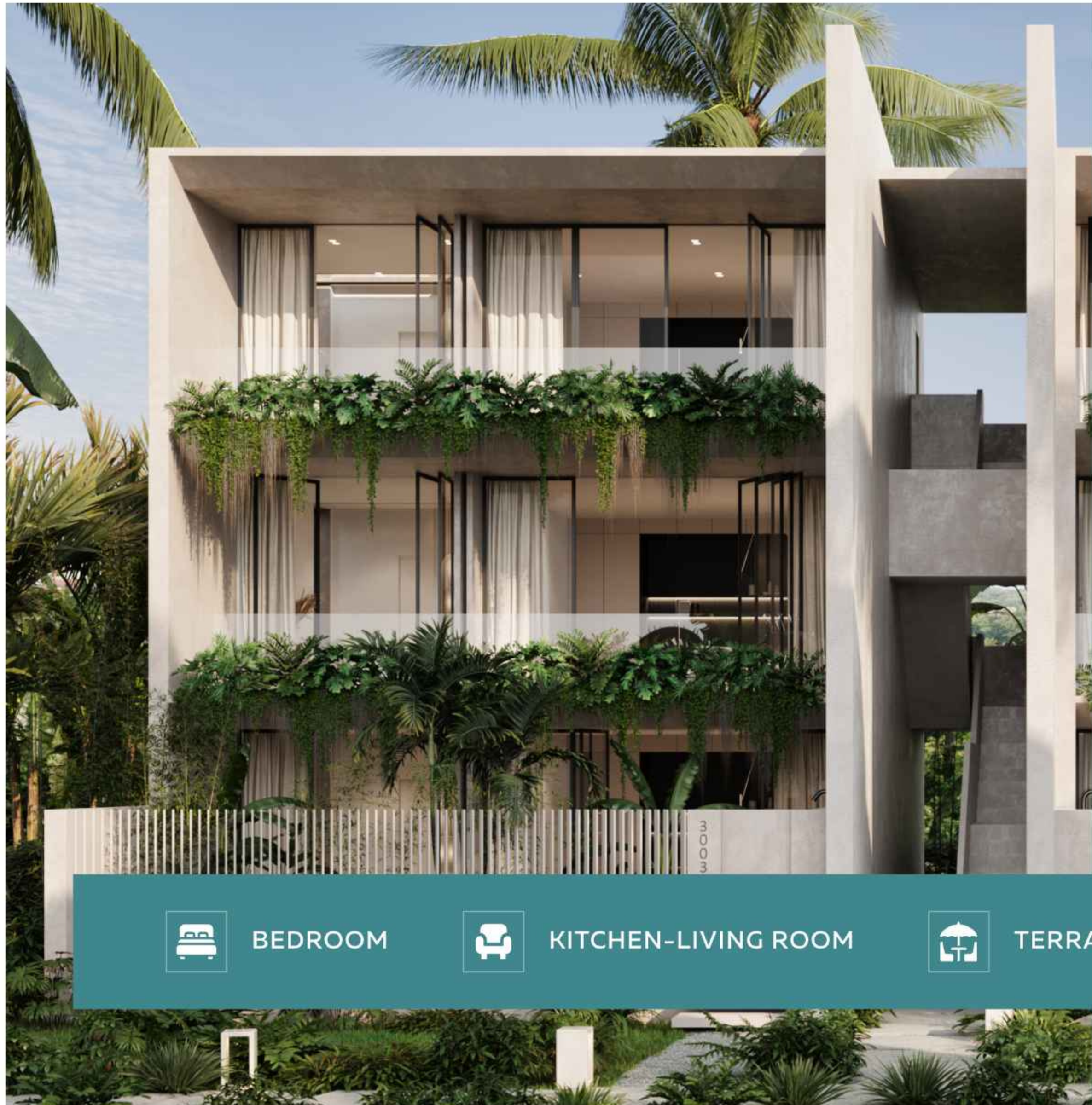
PRIVATE POOL



1ST FLOOR

APARTMENTS 50 sq.m





50
sq.m

APARTMENTS

\$ 190 000

FIRST INSTALLMENT FROM 40%
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian
rupiah: 2 755 000 000 IDR



BEDROOM



KITCHEN-LIVING ROOM



TERRACE

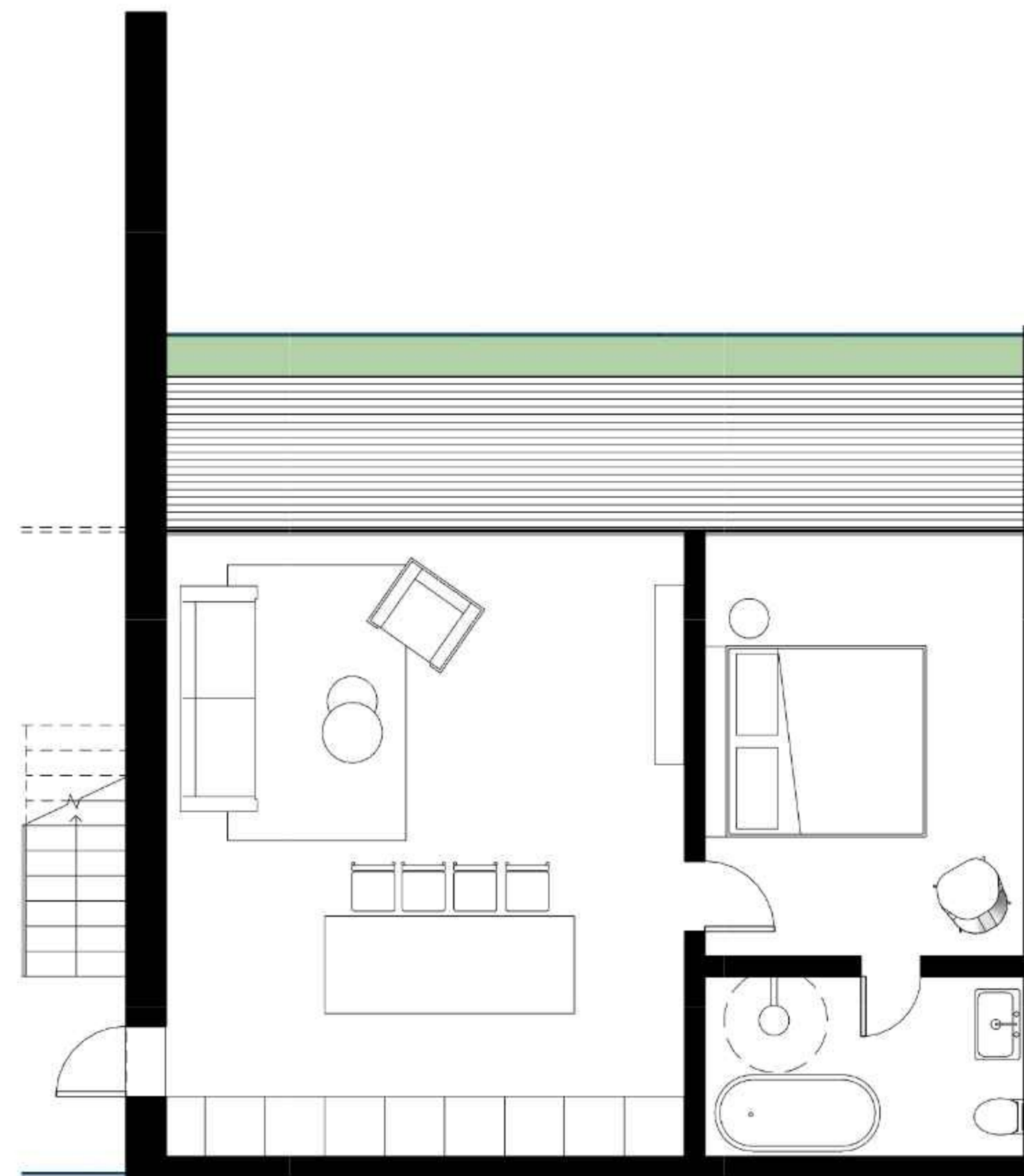


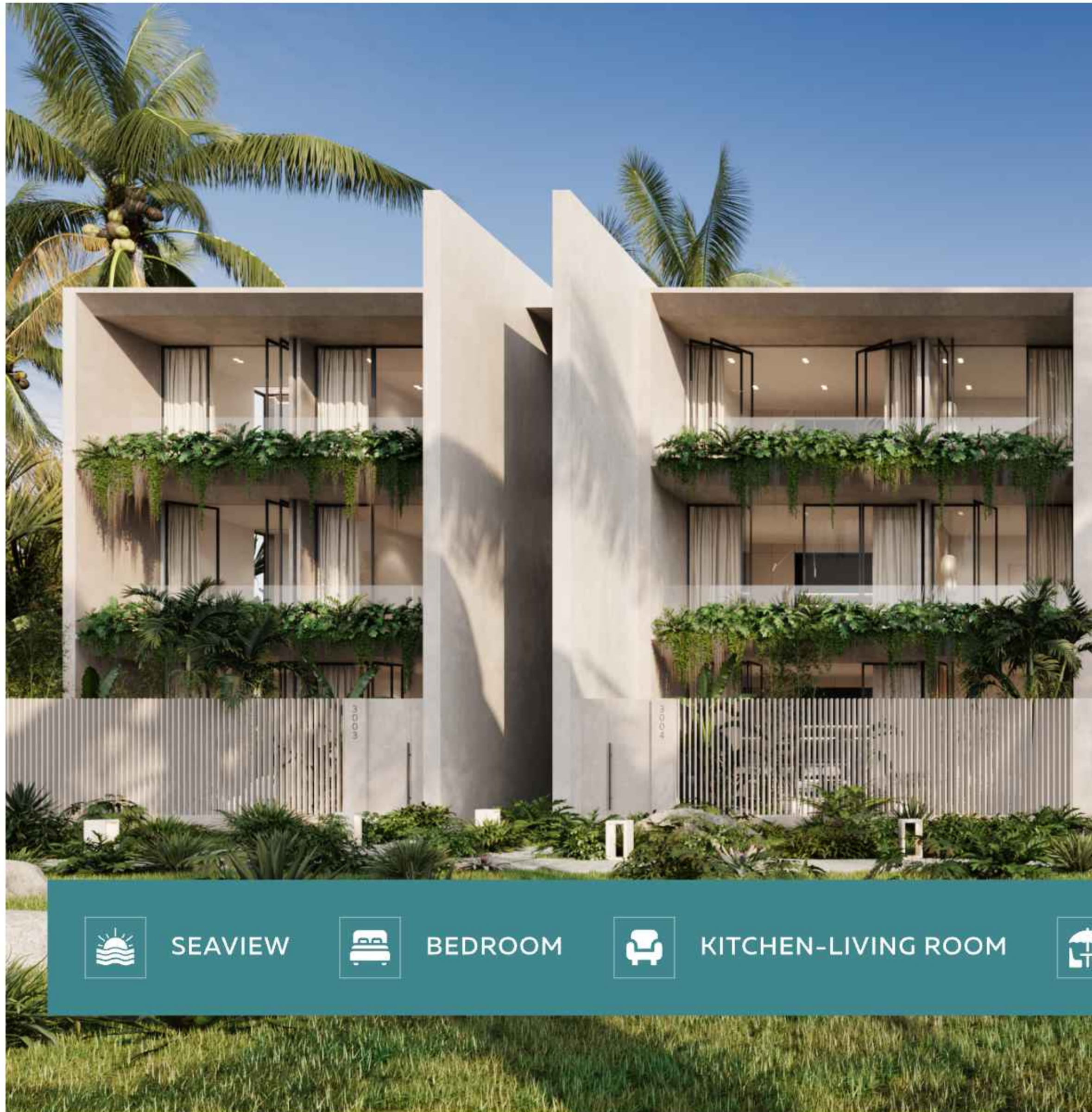
SEPARATE ENTRANCE



2ND FLOORS

APARTMENTS 50 sq.m





50
sq.m

APARTMENTS

\$ 230 000

FIRST INSTALLMENT FROM 40%
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian
rupiah: 3 335 000 000 IDR



SEAVIEW



BEDROOM



KITCHEN-LIVING ROOM



TERRACE

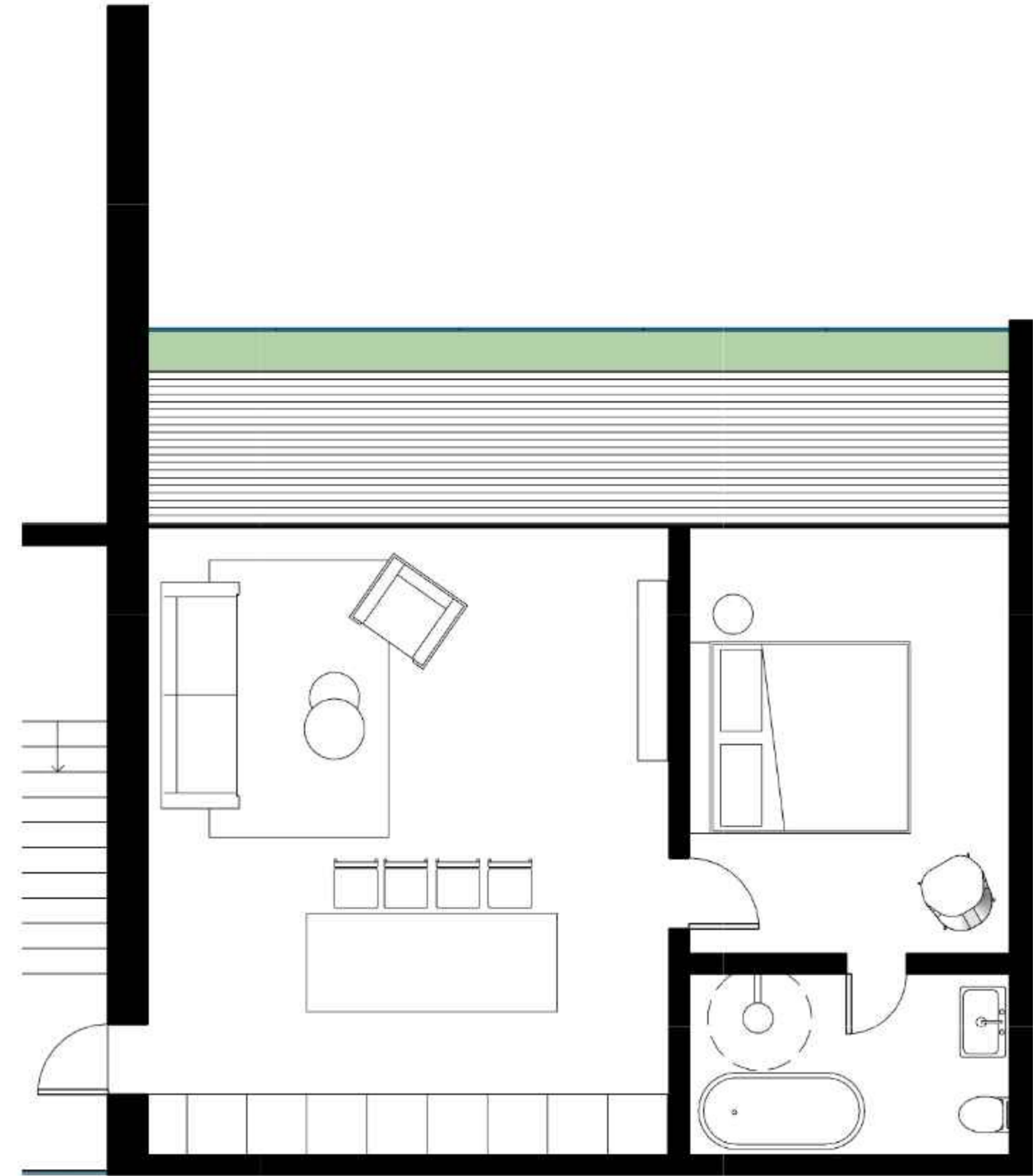


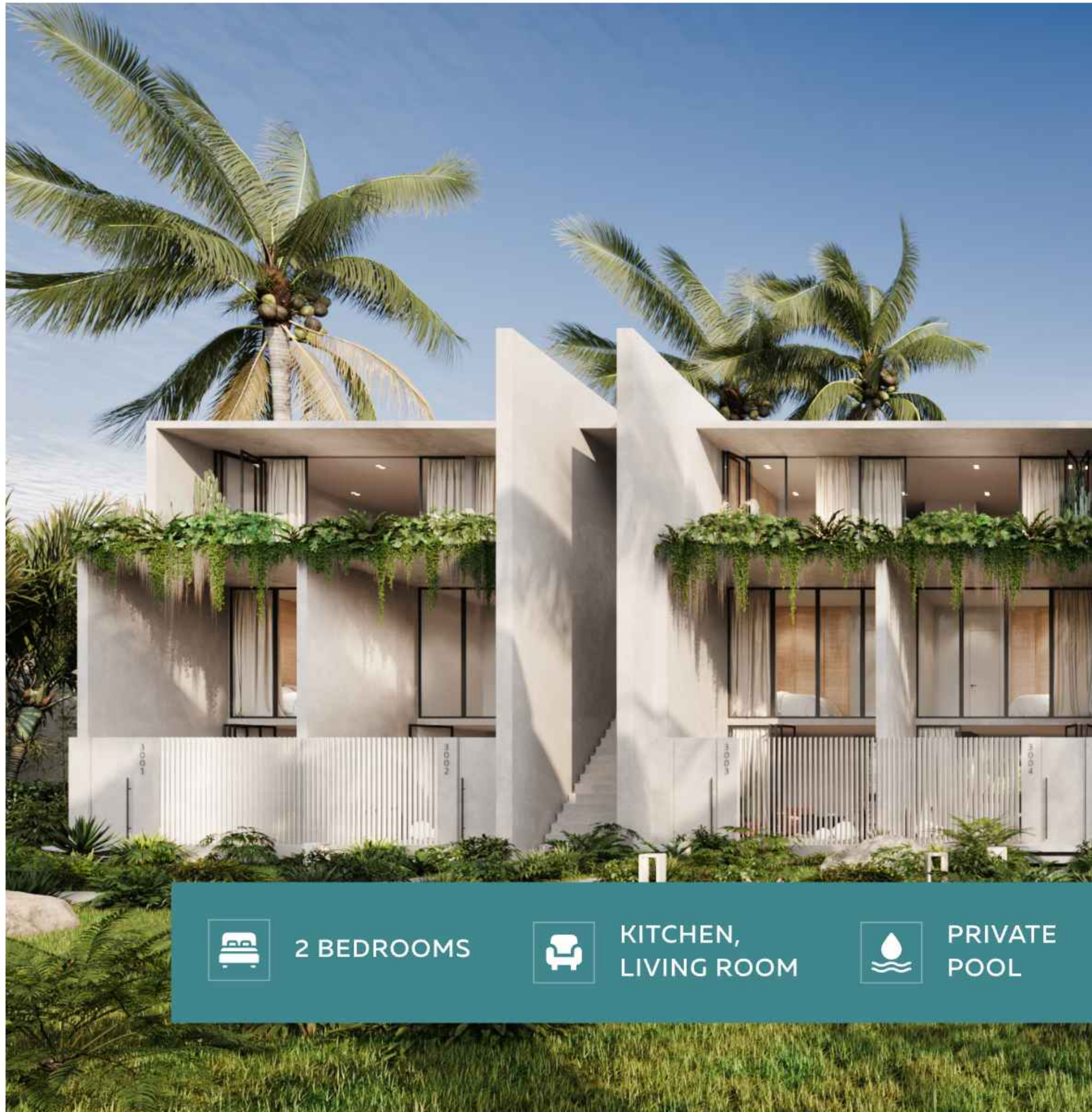
SEPARATE ENTRANCE



3RD FLOOR

APARTMENTS 50 sq.m





75
sq.m

TOWNHOUSE

\$296 250

FIRST INSTALLMENT FROM 40%
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian
rupiah: 4 295 625 000 IDR



2 BEDROOMS



KITCHEN,
LIVING ROOM



PRIVATE
POOL



TERRACE

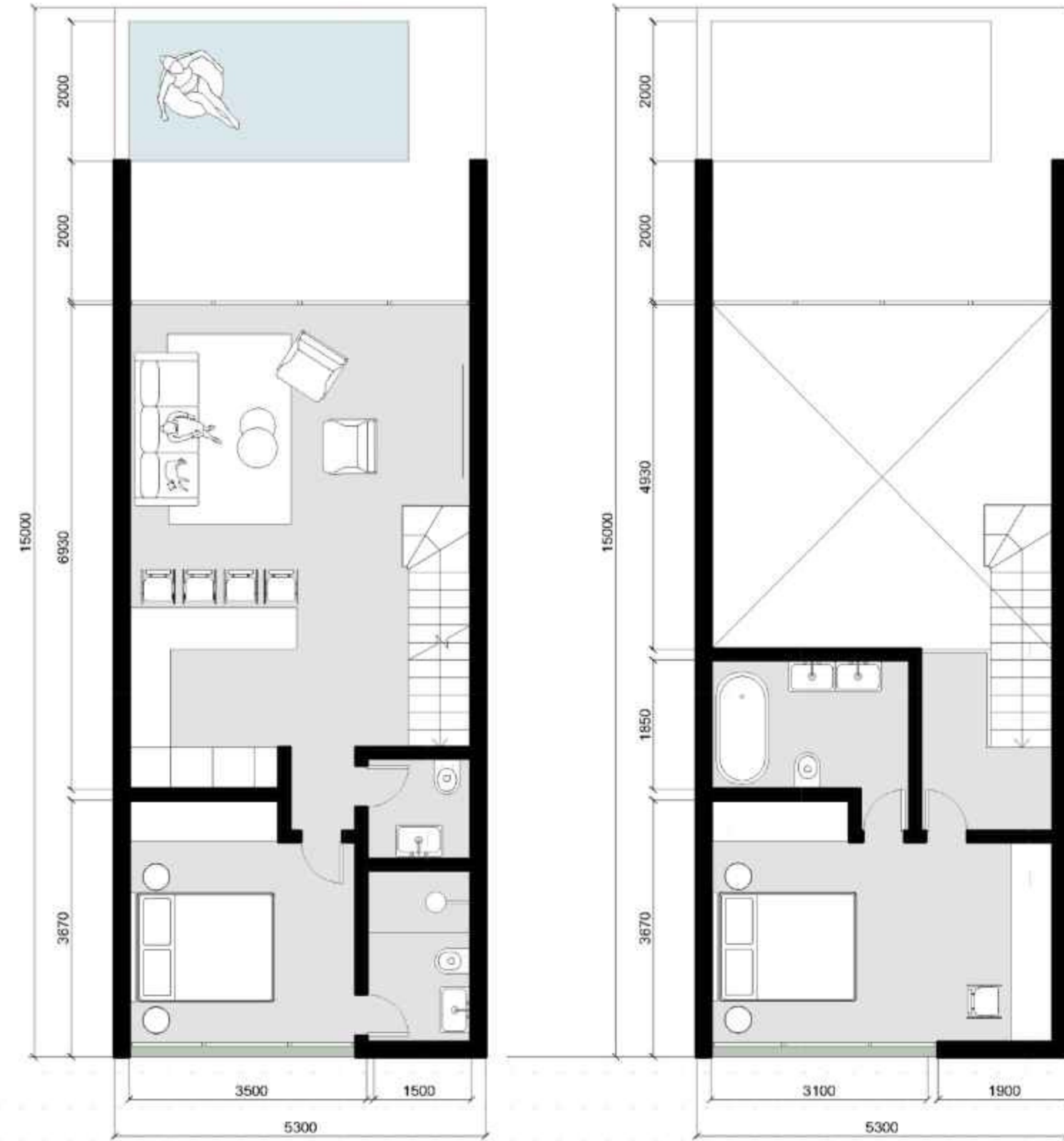


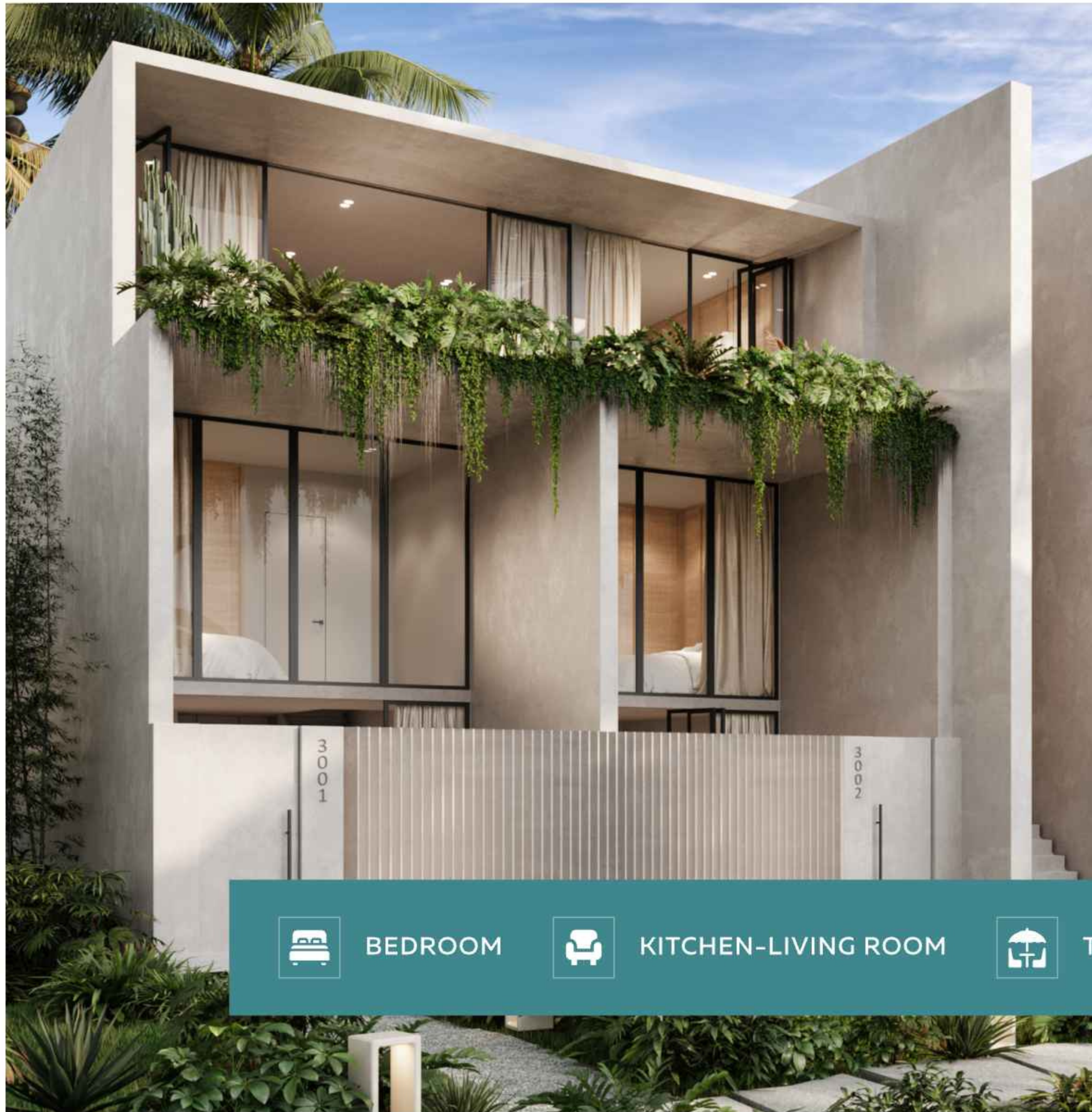
SEPARATE
ENTRANCE



2 FLOORS OF 3

TOWNHOUSE 75 sq.m





50
sq.m

PENTHOUSE

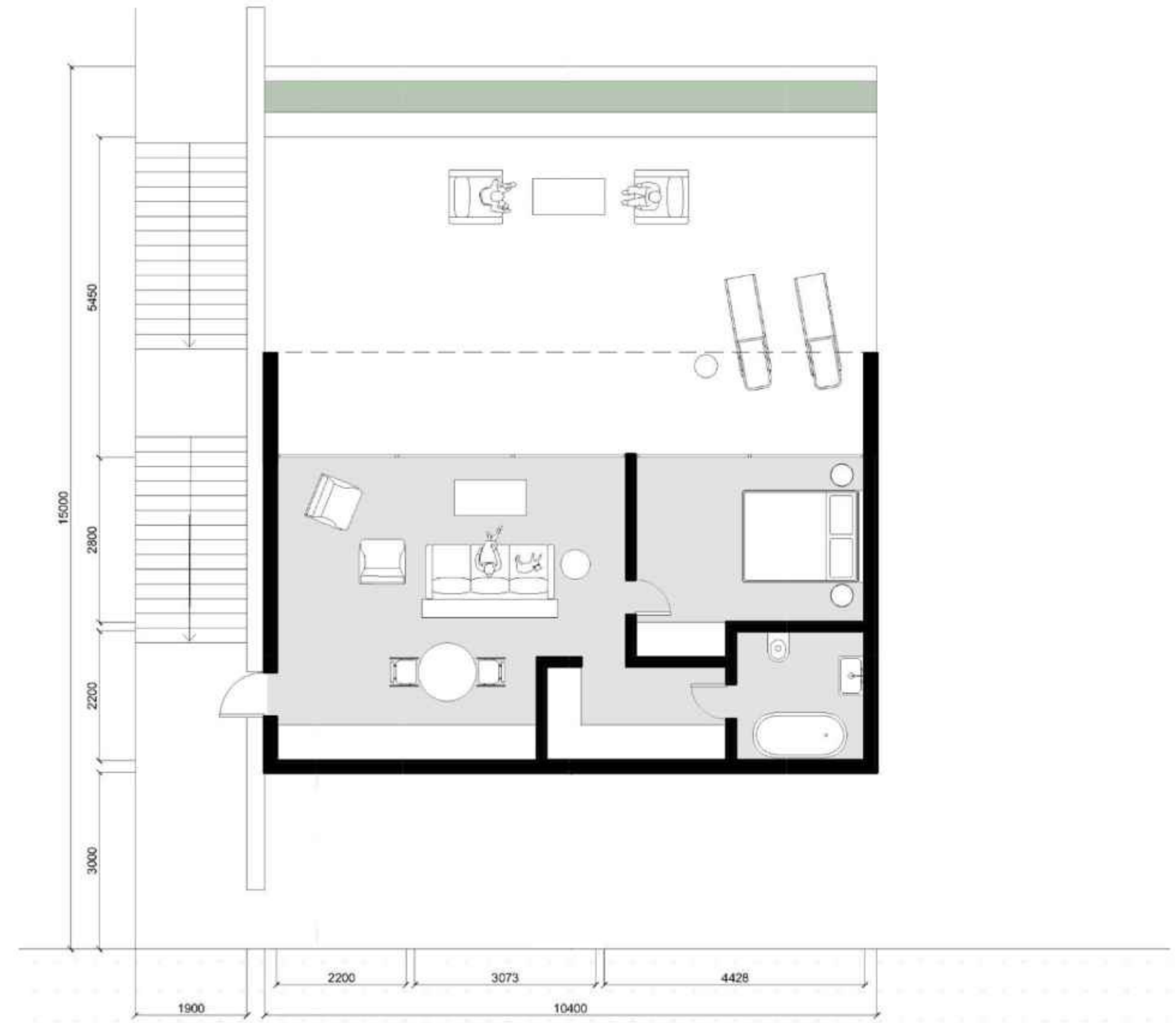
\$ 200 000

FIRST INSTALLMENT FROM 40%
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian
rupiah: 2 900 000 000 IDR

-  **BEDROOM**
-  **KITCHEN-LIVING ROOM**
-  **TERRACE**
-  **SEPARATE ENTRANCE**
-  **3 FLOORS OF 3**

PENTHOUSE 50 sq.m



APARTMENTS, PENTHOUSES, TOWNHOUSES

40%

down payment upon signing the contract

30%

after the villa framework has been erected

20%

after finishing

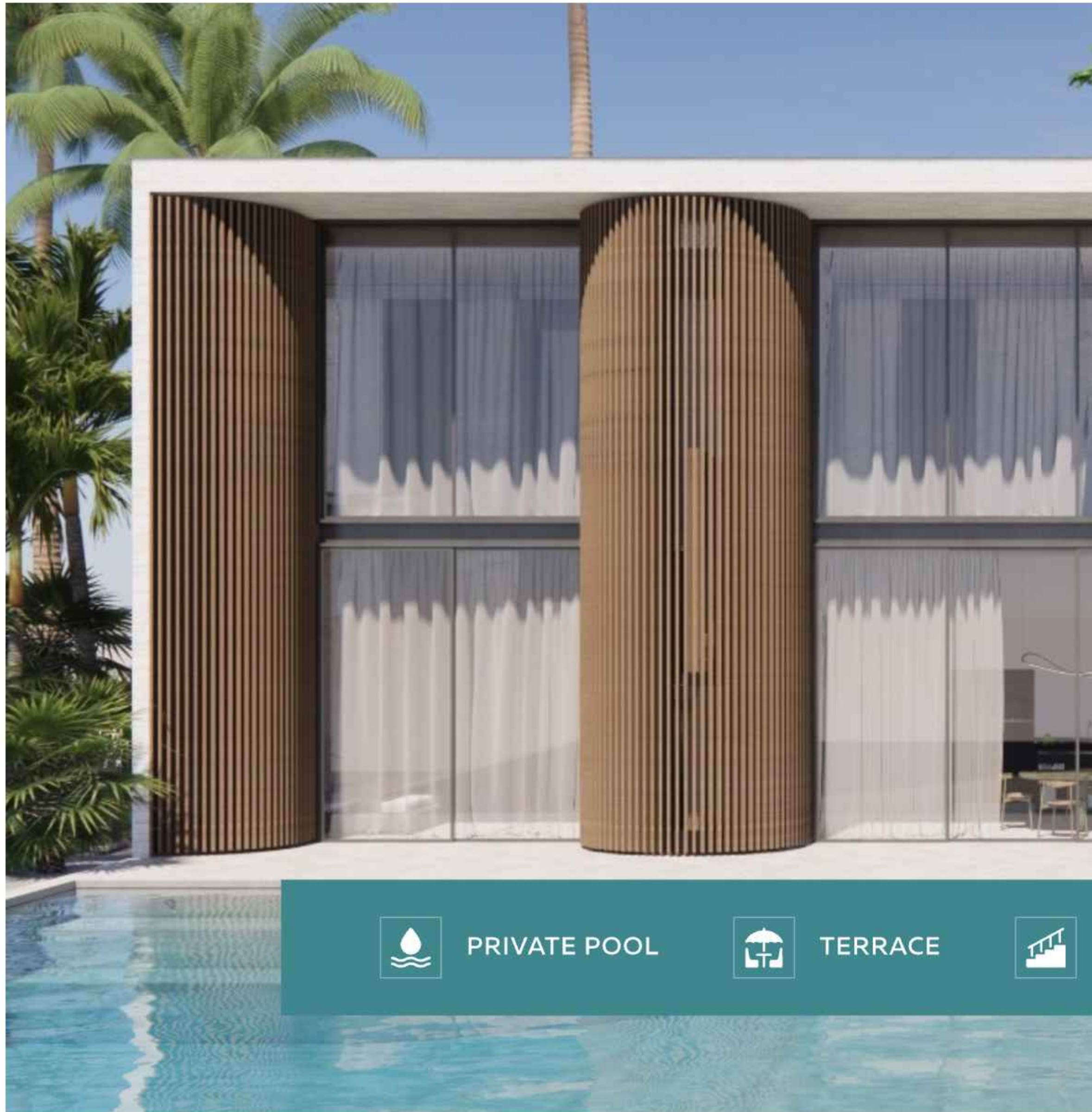
10%

upon receiving the keys



PAYMENT SCHEME

Prices are final, 11% VAT is included
in the price of units.



200
sq.m

VILLA

\$ 780 000

FIRST INSTALLMENT FROM 30%
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian rupiah:
11 310 000 000 IDR



PRIVATE POOL



TERRACE



2 FLOORS

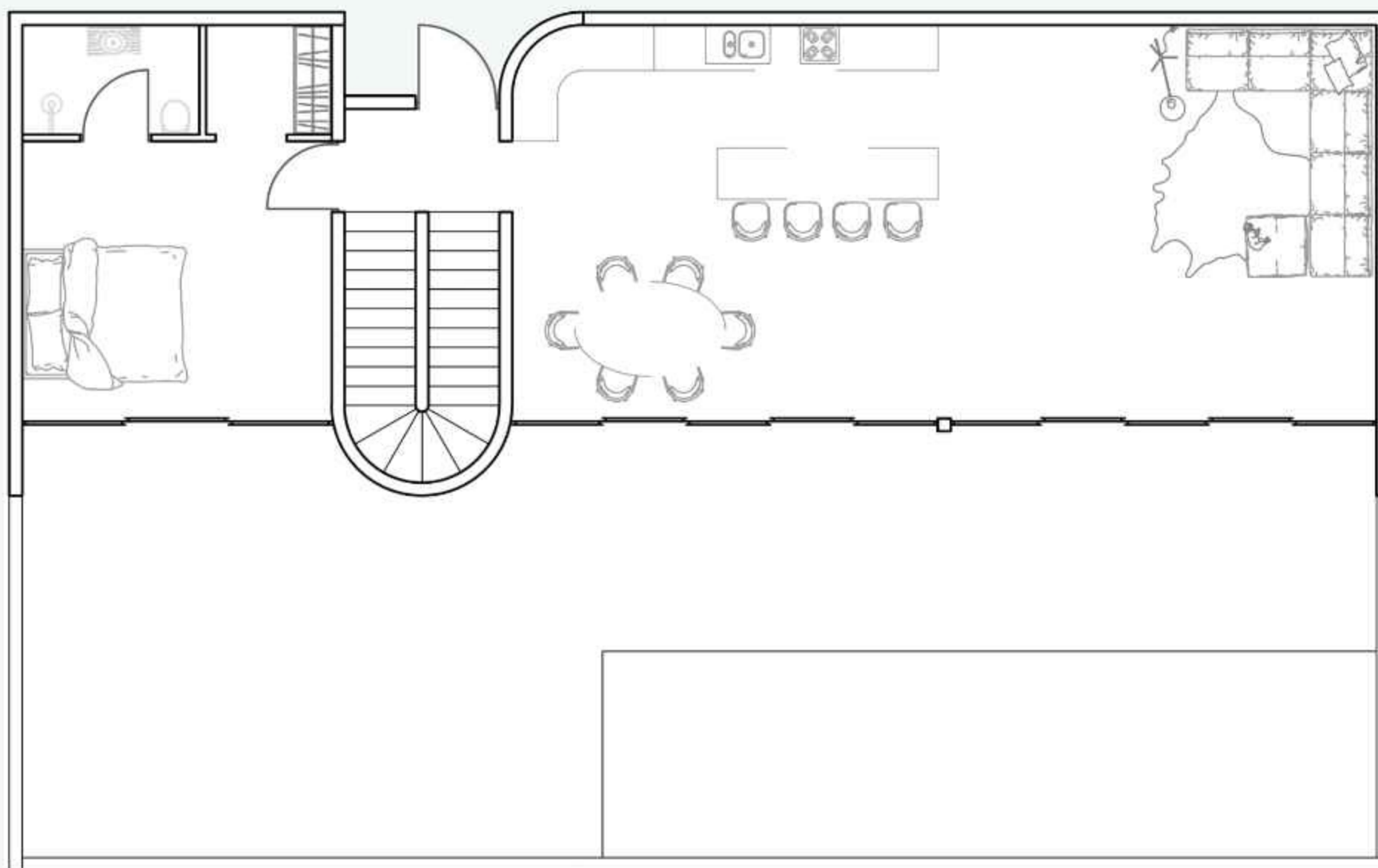


3 BEDROOMS

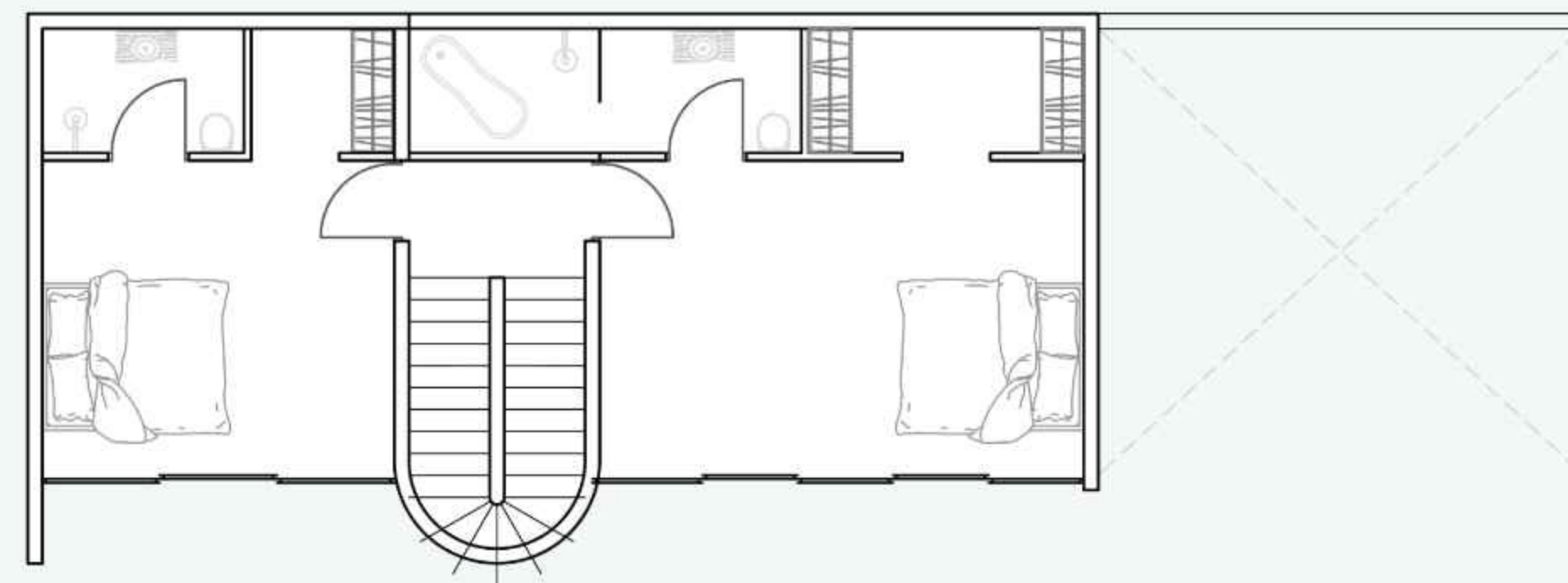


LIVING ROOM

VILLA 200 sq.m



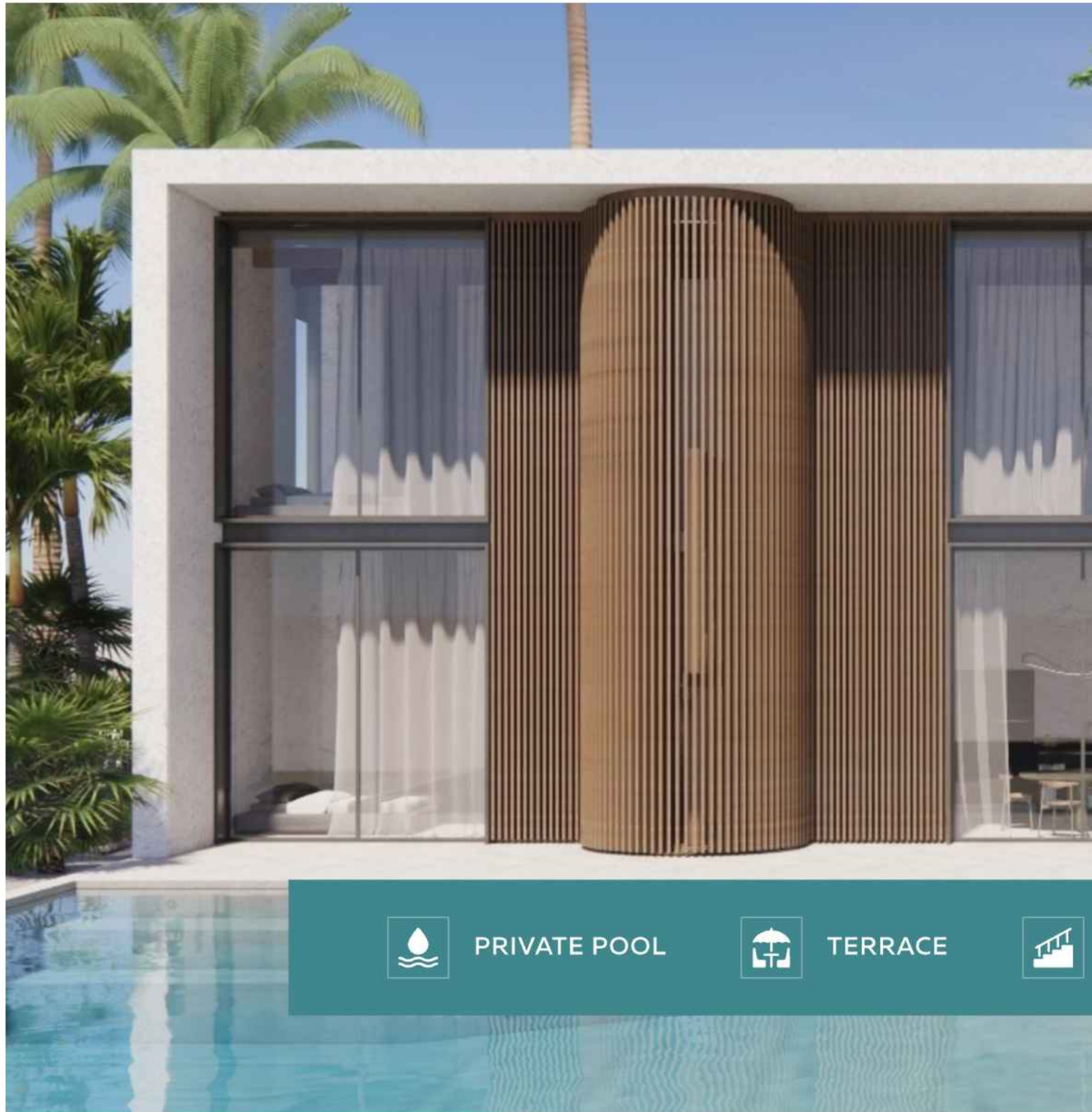
— 1 FLOOR



— 2ND FLOOR



VILLA 200 sq.m



170
sq.m

VILLA

\$ 663 000

FIRST INSTALLMENT FROM 30%
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian rupiah:
9 613 500 000 IDR



PRIVATE POOL



TERRACE



2 FLOORS

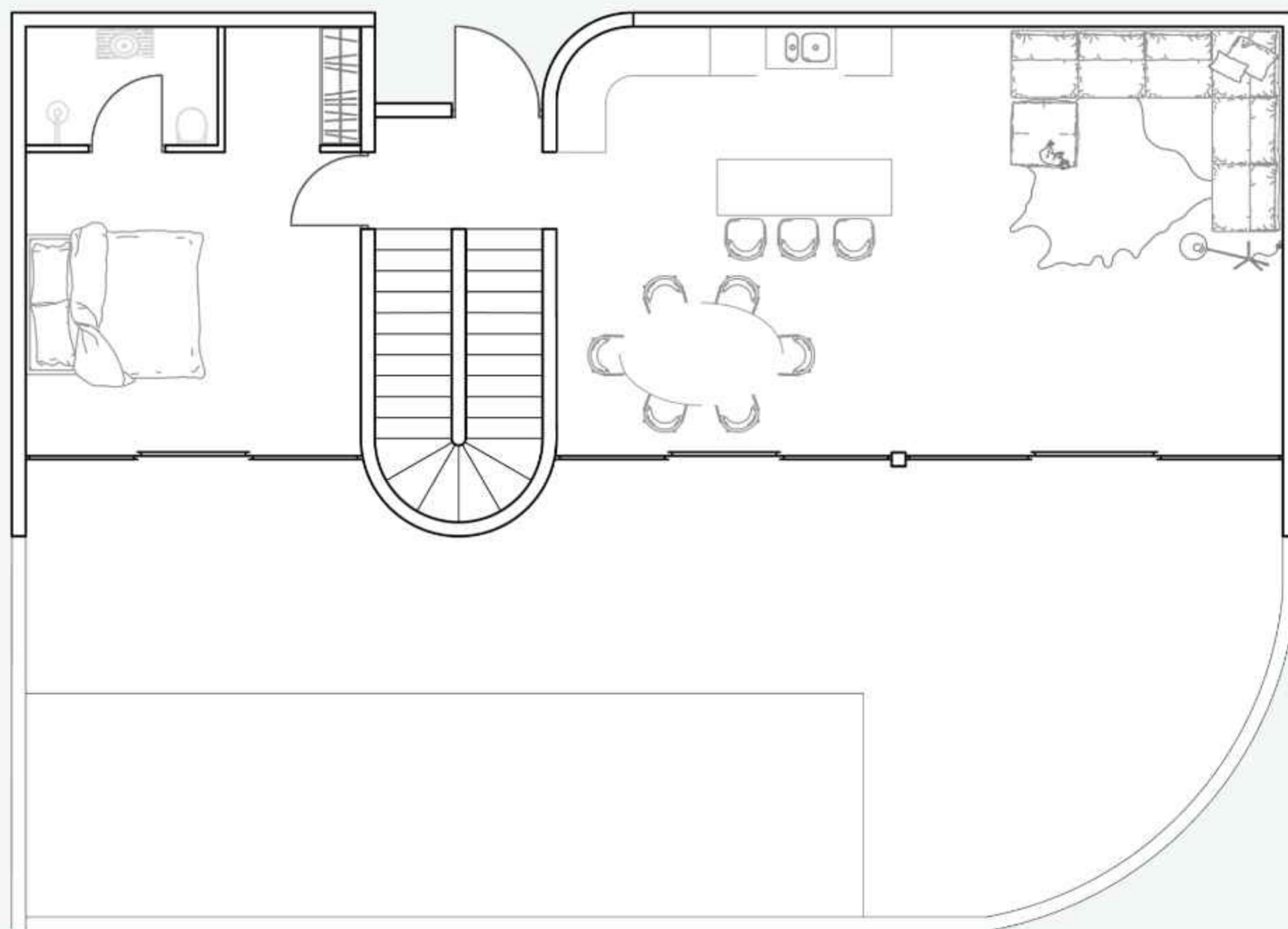


3 BEDROOMS

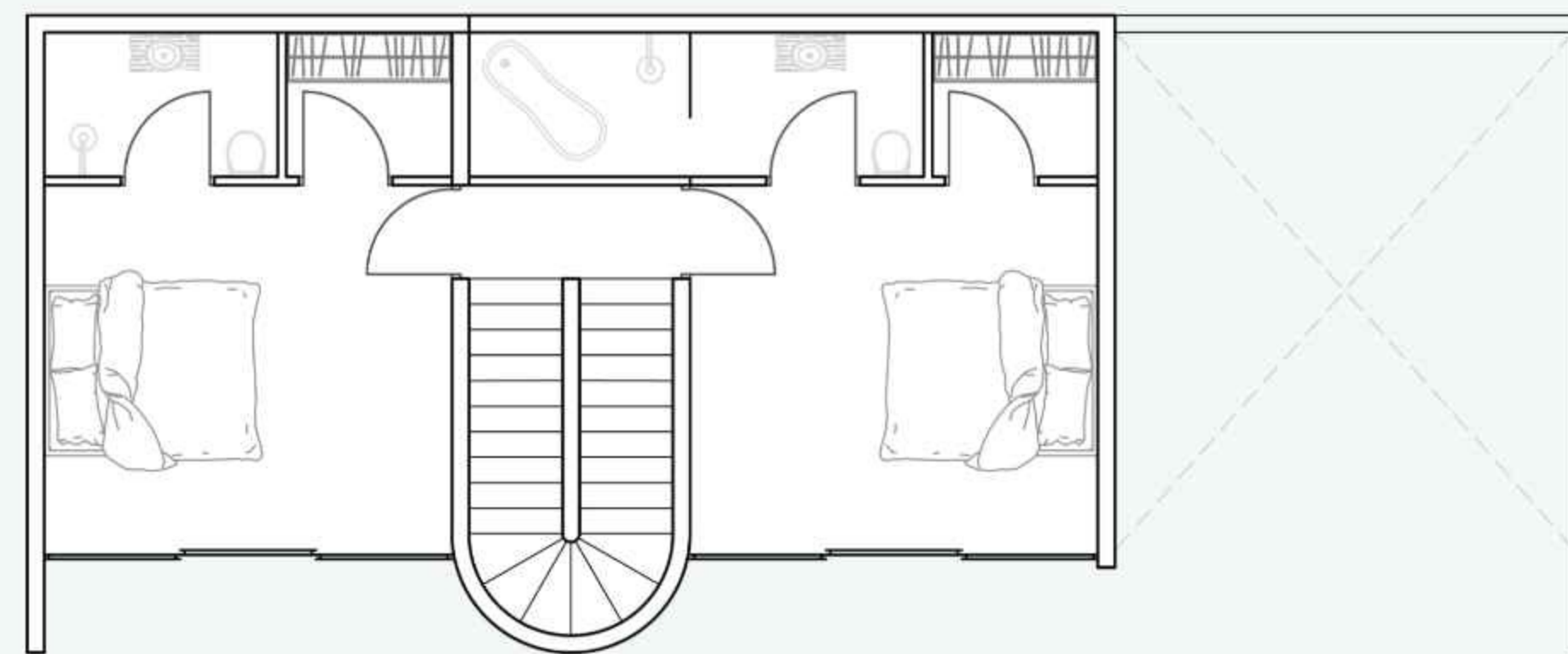


LIVING ROOM

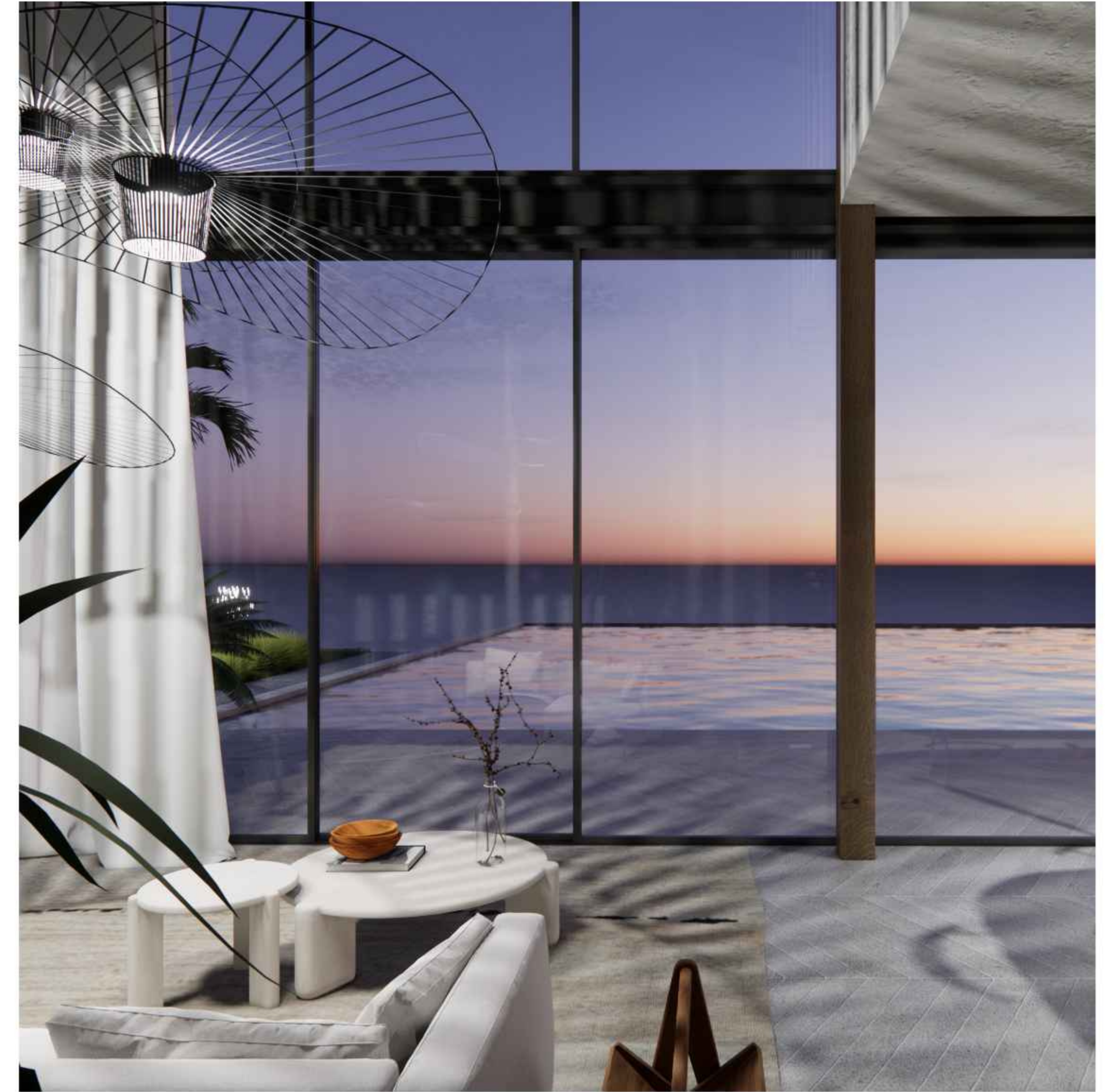
VILLA 170 sq.m



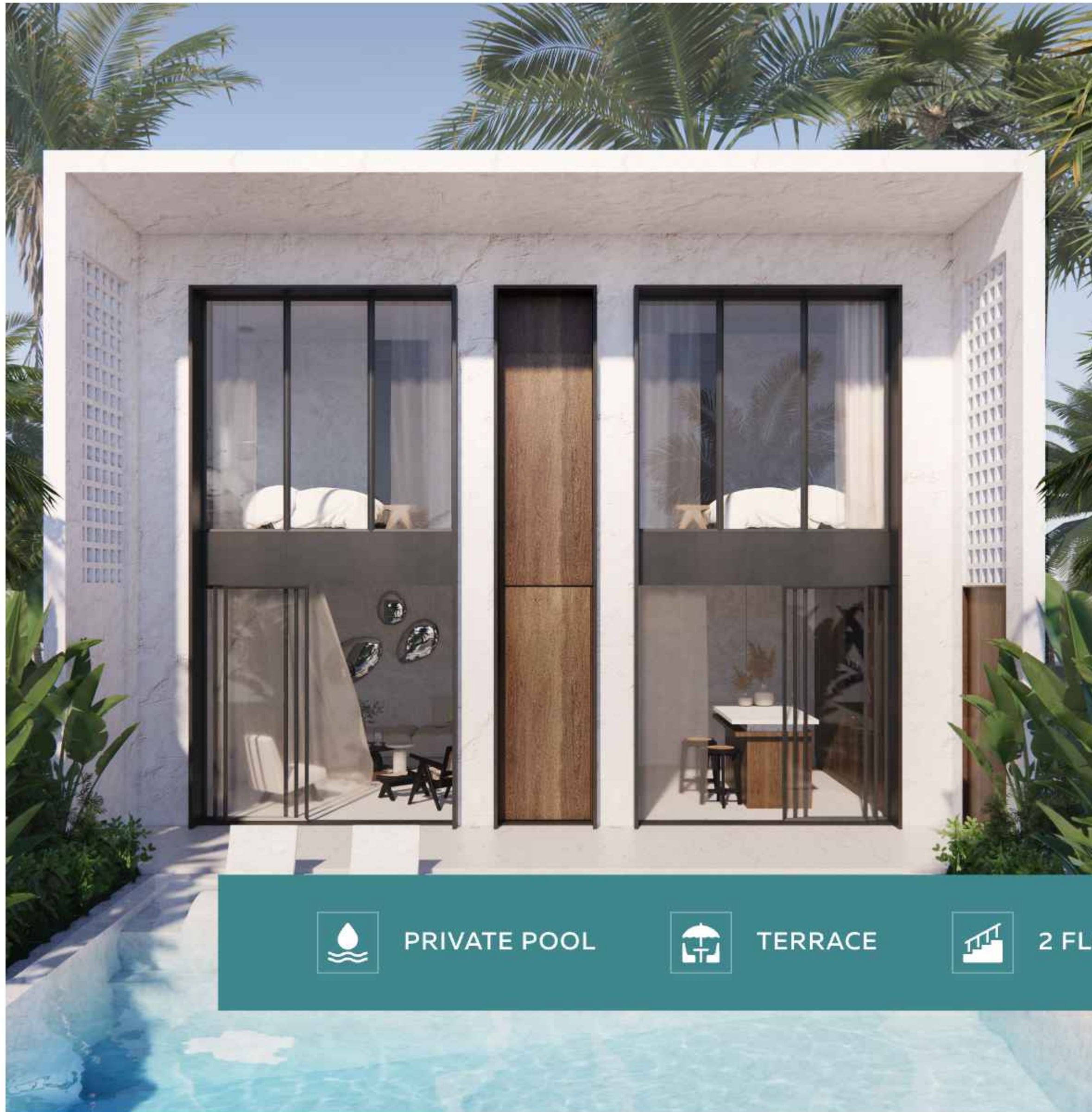
— 1 FLOOR



— 2ND FLOOR



VILLA 170 sq.m



96
sq.m

VILLA

\$ 374 400

FIRST INSTALLMENT FROM 30%
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian
rupiah: 5 428 800 000 IDR



PRIVATE POOL



TERRACE



2 FLOORS

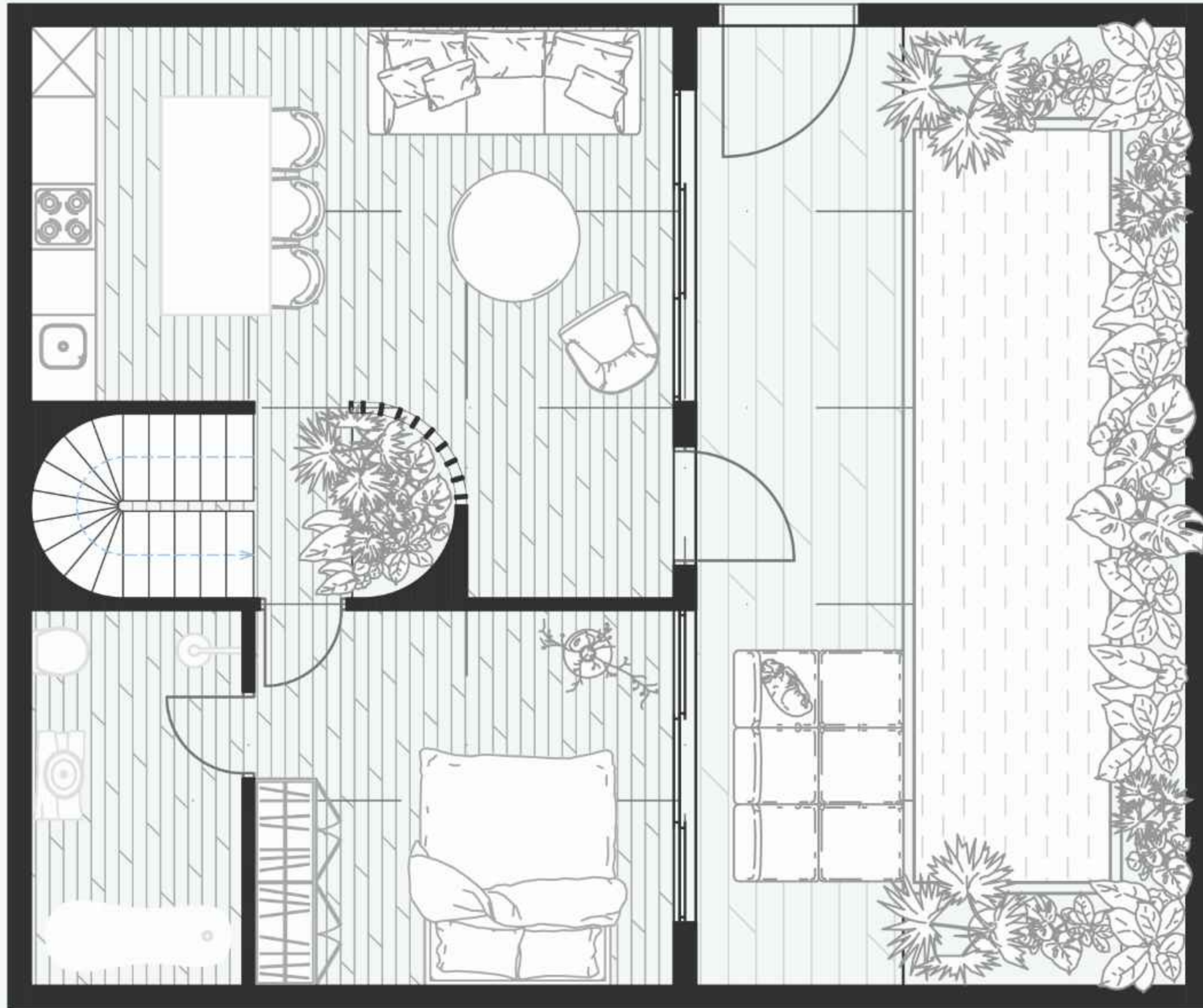


2 OR 3 BEDROOMS

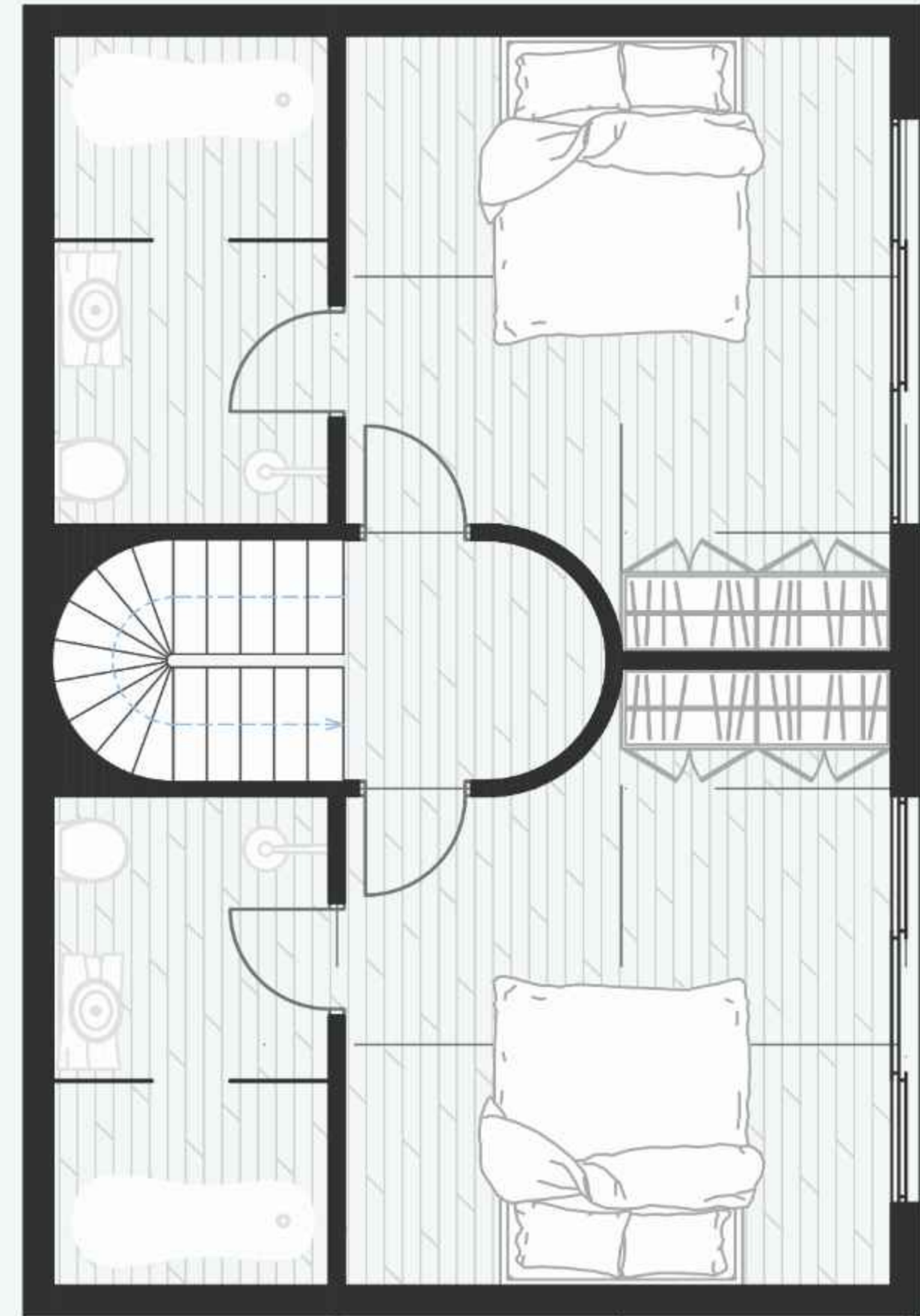


LIVING ROOM

VILLA 96 sq.m



1 FLOOR



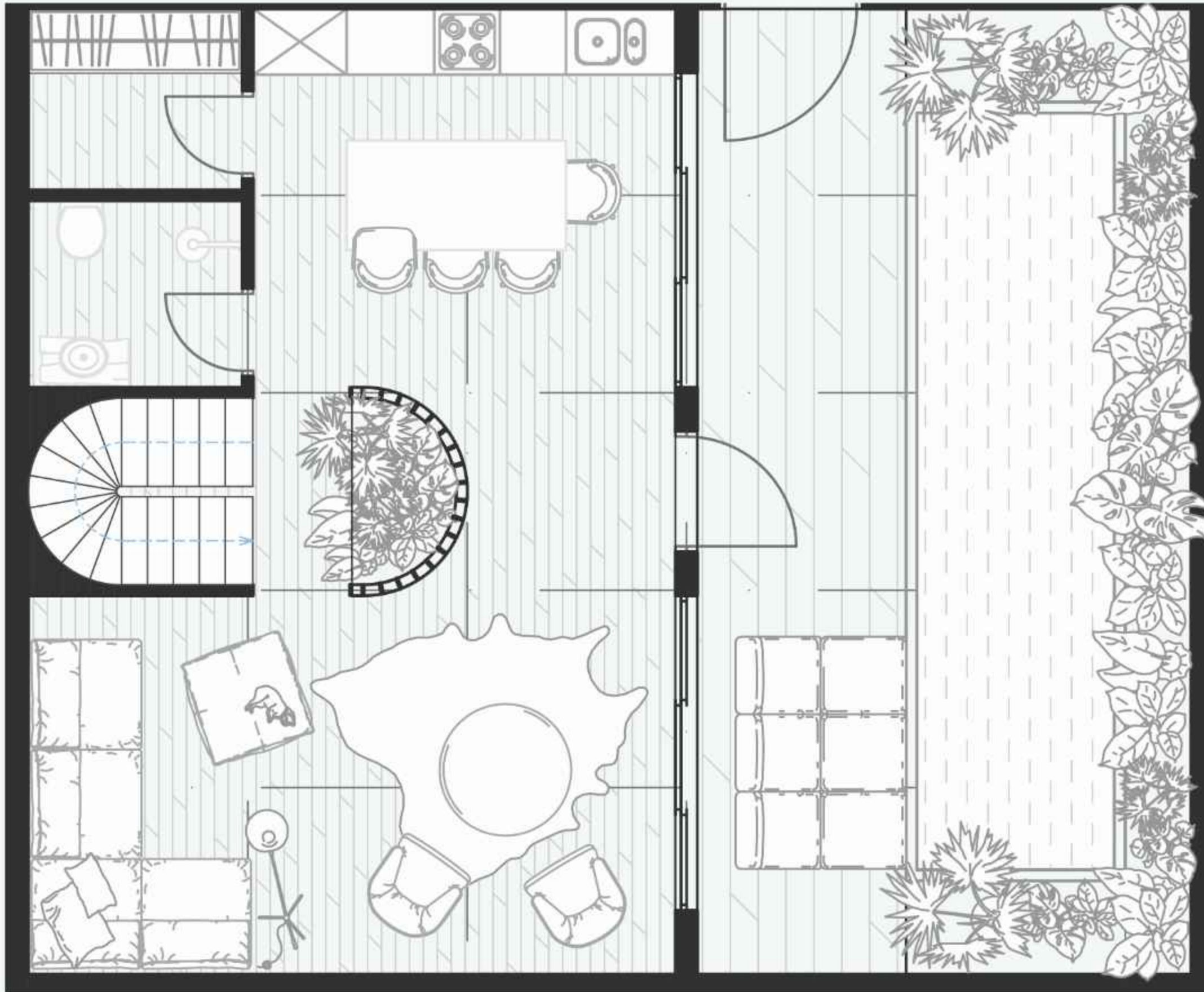
2ND FLOOR



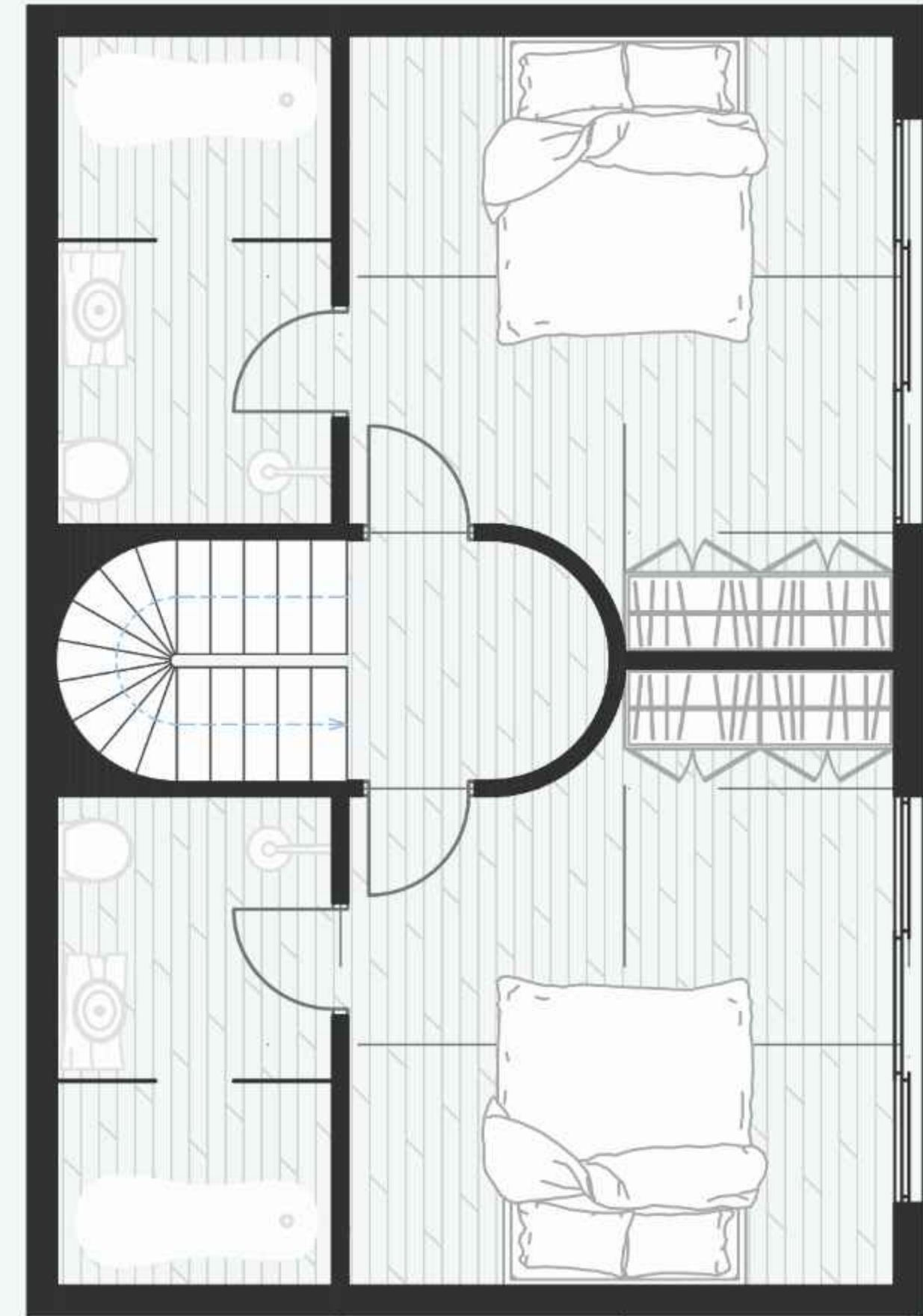
3 bedrooms



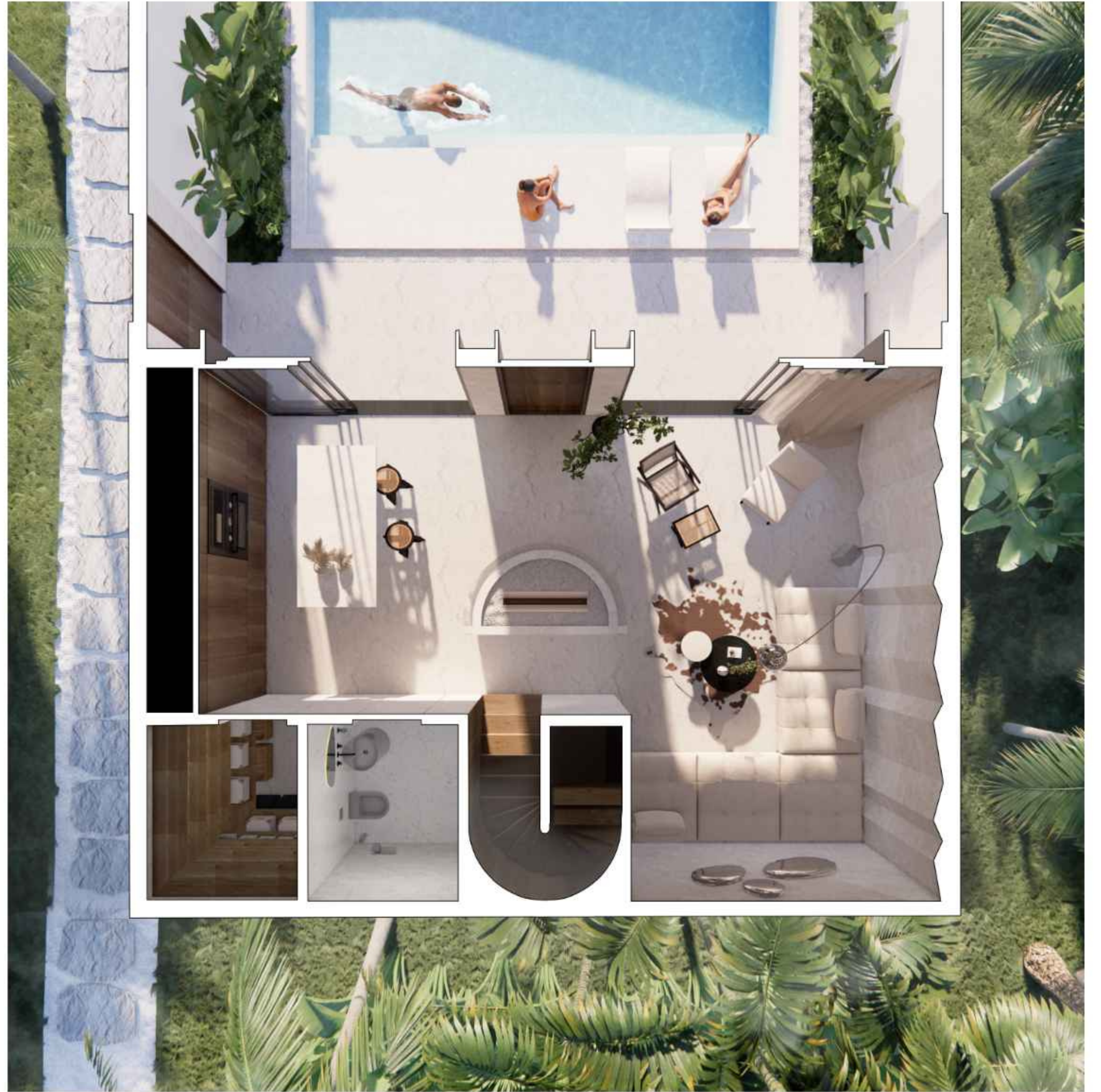
VILLA 96 sq.m



1 FLOOR



2ND FLOOR

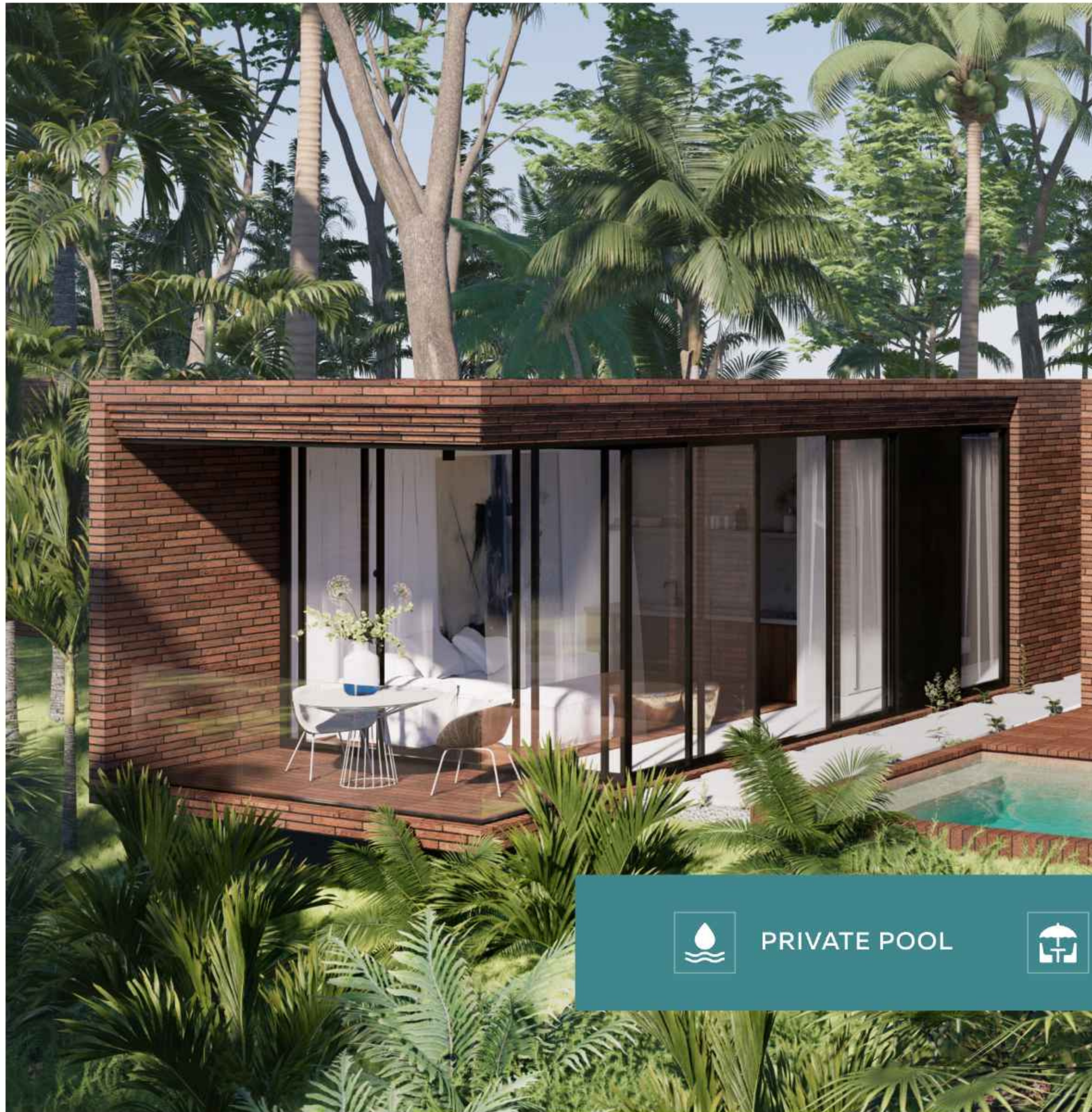


2 bedrooms



VILLA 96 sq.m





76
sq.m

VILLA

\$ 307 800

FIRST INSTALLMENT FROM 30%
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian
rupiah: 4 463 100 000 IDR



PRIVATE POOL



TERRACE



2 BEDROOMS

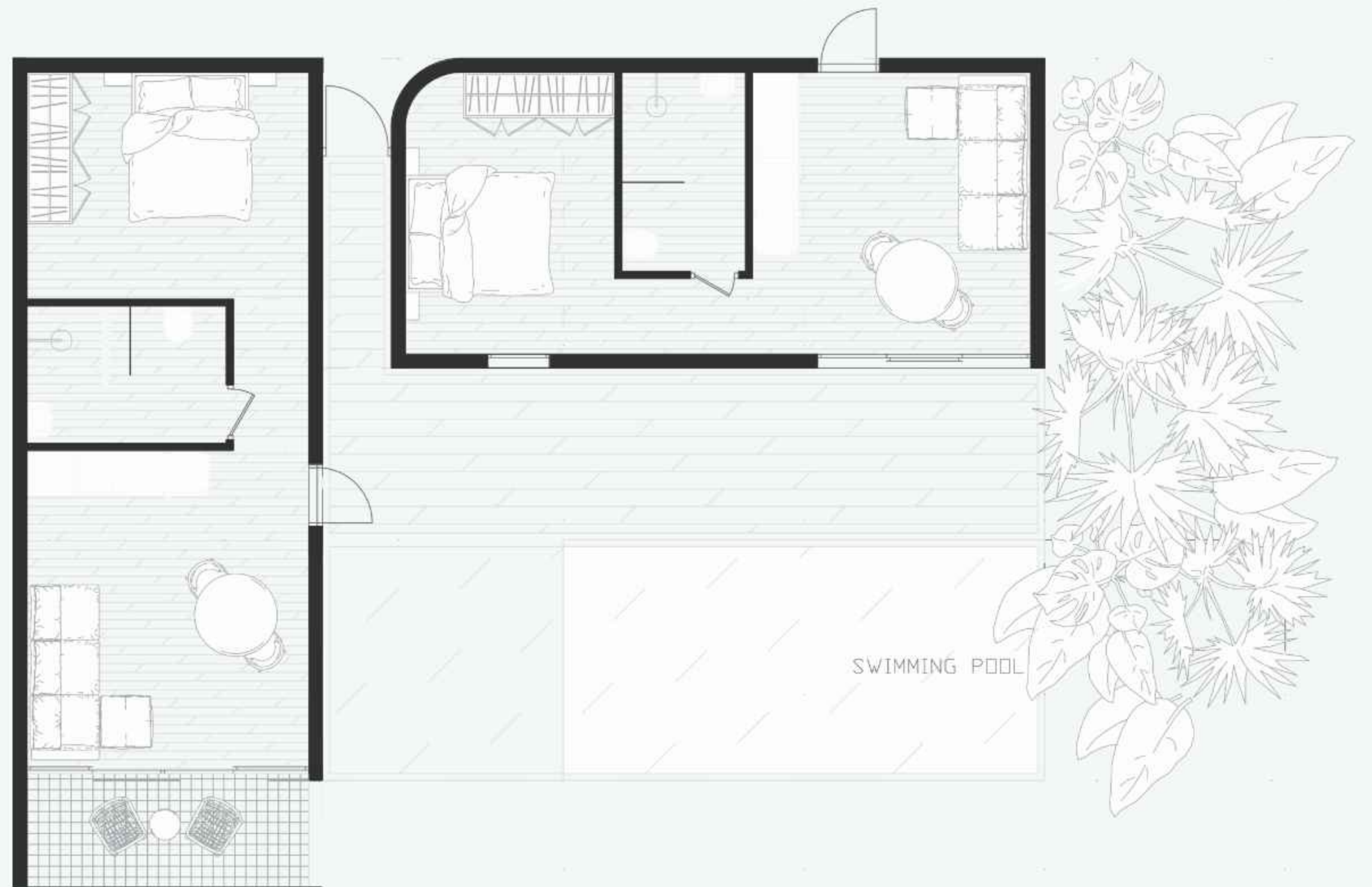


LIVING ROOM

VILLA 76 sq.m



The architectural solution of two independent enclosures allows the owner to comfortably receive guests or vacation in the villa, without ceasing to receive income from the second slot for rent.





VILLA 76 sq.m



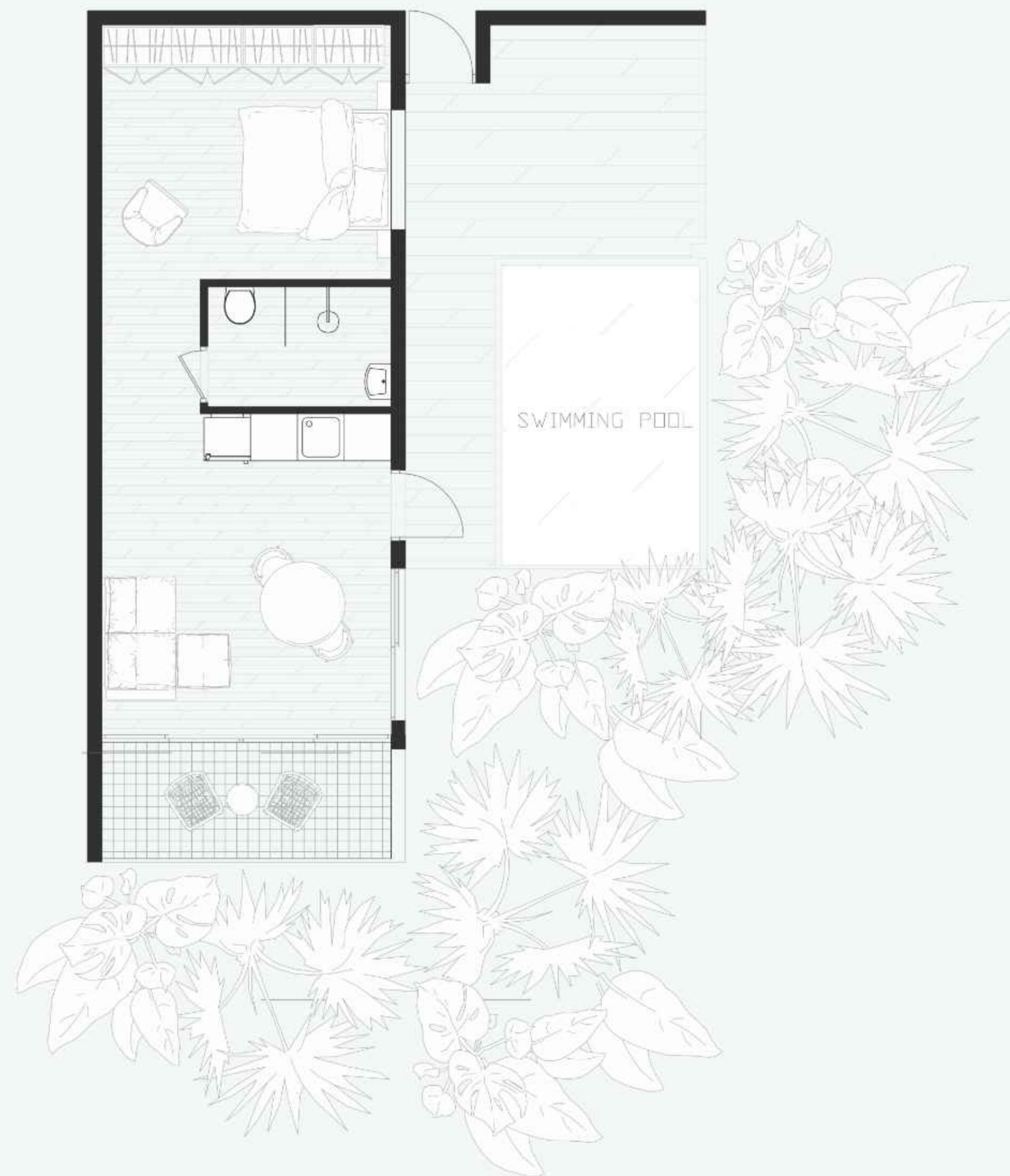
40
sq.m.

VILLA

SOLD OUT

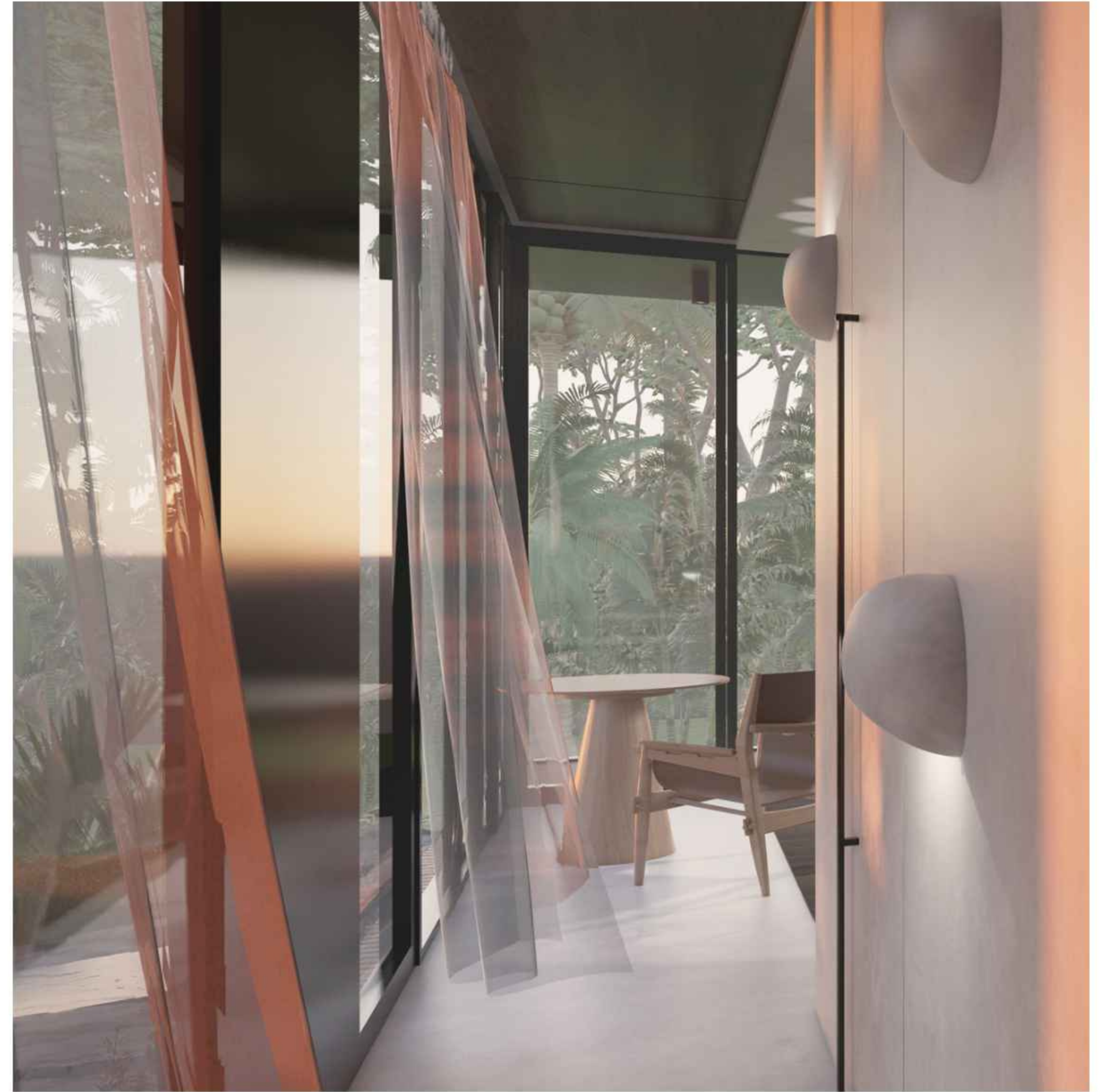
-  PRIVATE POOL
-  TERRACE
-  BEDROOM
-  LIVING ROOM

VILLA 40 sq.m.





VILLA 40 sq.m.



VILLAS

30%

down payment upon signing the contract

30%

after the villa framework has been erected

30%

after finishing

10%

upon receiving the keys



PAYMENT SCHEME

Prices are final, 11% VAT is included in the price of units.

14%

p.a. passive income
from long-term rentals

20%

p.a. passive income
from daily rentals

40%

expected price increase
after the construction is completed



INVEST AND EARN

PASSIVE INCOME

WHY INVESTORS CHOOSE

SOHO SURFSIDE

SHUTTLEWORTH
LIFESTYLE GROUP

1

PASSIVE INCOME ON FULL AUTOPILOT

PARQ Development Management Company takes care of all matters relating to the lease of your villa.

2

MAXIMIZATION OF PROFIT

When renting out properties, we do not use third-party aggregators or rental services to preserve investor income. Aggregators' commissions can be as high as 25%.

3

HIGH LIQUIDITY

We select the best locations in Bali where there are sustainable natural drivers of attraction. Proximity to one of the world's top surf spots allows for a projected 40% increase in property values upon completion.

4

A CONVENIENT AND FAST PAYMENT SYSTEM

The investor receives a net profit into any account and in any currency that is convenient for them. We transfer money once every three months.

5

NO NEED TO DEAL WITH TAXES

The management company deals with accounting, optimization, and payment of taxes. We take care of everything, you get the money deposited into your account.

6

6. QUICK PAYBACK

Villas near the most popular surf spots are in huge demand in Bali. From April through October, the expected occupancy rate for short-term rentals is 90%, providing a 20% yield.

THE PROJECT IS IMPLEMENTED BY

PARQ DEVELOPMENT



1

100 000 m²

we have already built in Bali.
Of these, 65 000 square meters is the
multifunctional center PARQ UBUD.

2

100 000 m²

we're building right now in the
best locations in Bali.

3

до 2000

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

PARQ UBUD



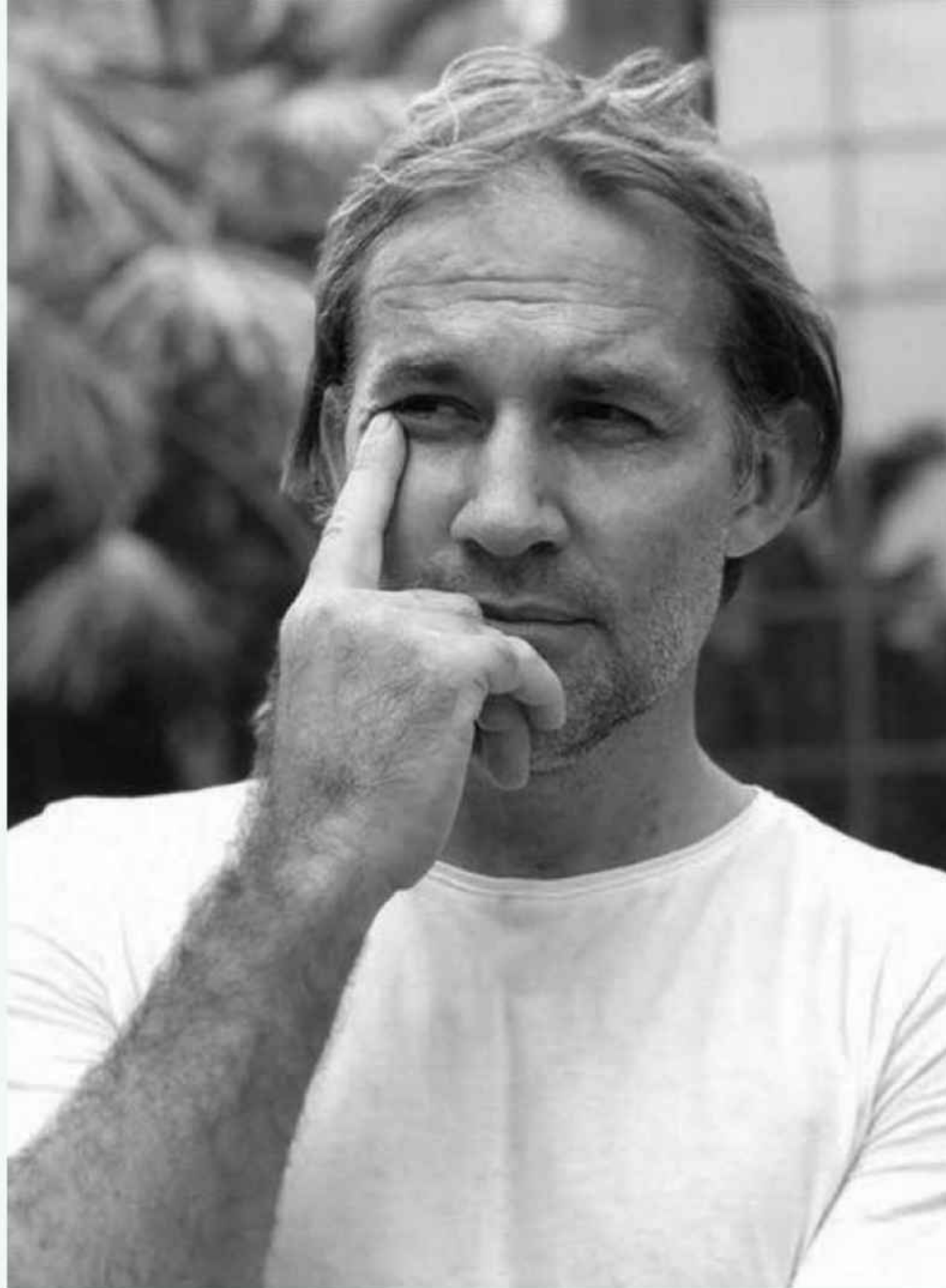
At PARQ UBUD, we have created a new point of attraction for entrepreneurs, investors, tech, and creative people from around the world. **Top events with the best speakers take place here.**

Like a magnet, **the center draws all the interesting, popular, and successful people.** At breakfast in one of **PARQ UBUD'S** ten restaurants, you can easily encounter celebrities, artists, and top business leaders.

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

WE DO NOT BUILD SQUARE METERS, BUT UNLOCK AND BUILD UP THE POTENTIAL OF LOCATIONS WHERE NATURAL DRIVERS OF ATTRACTION ALREADY EXIST. SOHO BY PARQ CREATES THE CONDITIONS FOR ONE OF THE BEST SURF SPOTS IN THE WORLD, ULUWATU, TO REACH A NEW LEVEL OF COMFORT AND QUALITY OF LIFE.

ANDRE FREY



The founder of PARQ DEVELOPMENT is a German developer and architect, a serial entrepreneur Andre Frey.

He has launched over 30 successful businesses in Germany and Indonesia. **Andre has already created** a 65 000 sq.m. complex in Bali that combines the most extensive infrastructure on the island with designer villas and penthouses, and the largest Eastern European 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 involvement - from the concept and architecture to supervision over the nuances of construction - and his experience in developing over 100 000 sq.m. allows for creating holistic and comfortable spaces people want to live in, create in, and fulfill themselves. Here you can experience a sense of belonging, care, and a sense of freedom at the same time.

SHUTTLEWORTH
LIFESTYLE GROUP

LET'S TALK DETAILS!

