



# RED SUNSET

Canggu  
Berawa



# 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

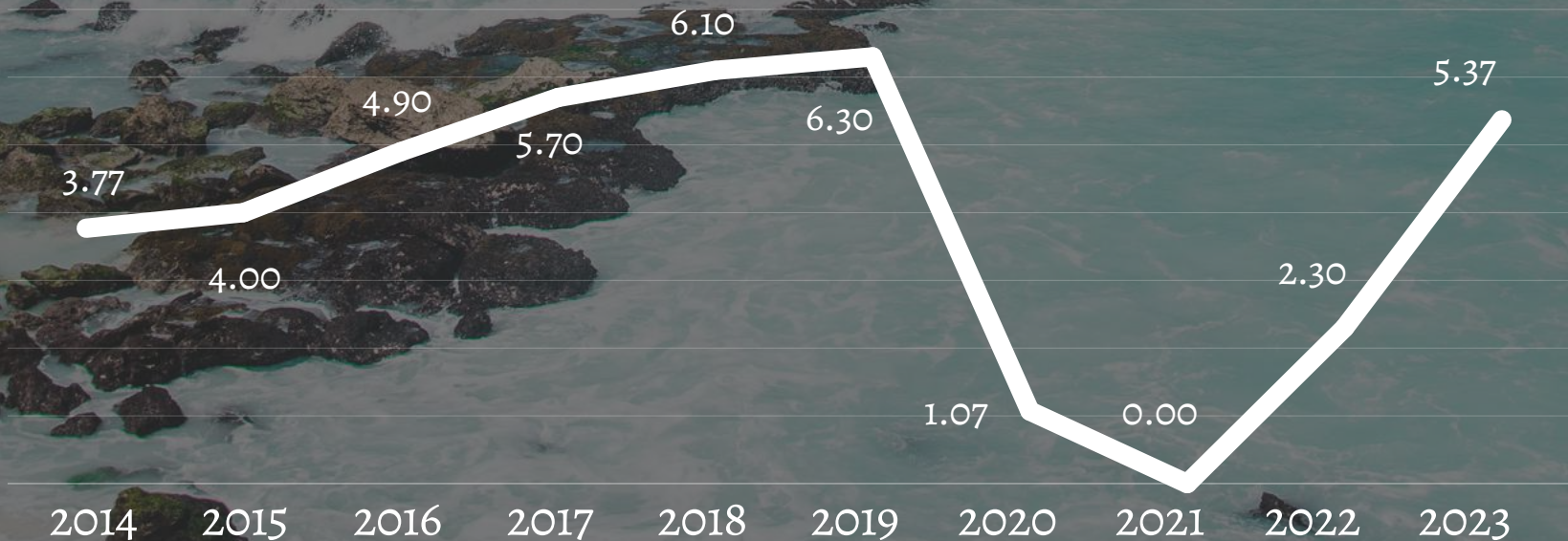


High demand for real estate due to:

- ▶ *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

# RED SUNSET



5 min  
to ocean



Fully equipped



4 bedrooms



Private garden  
and pool

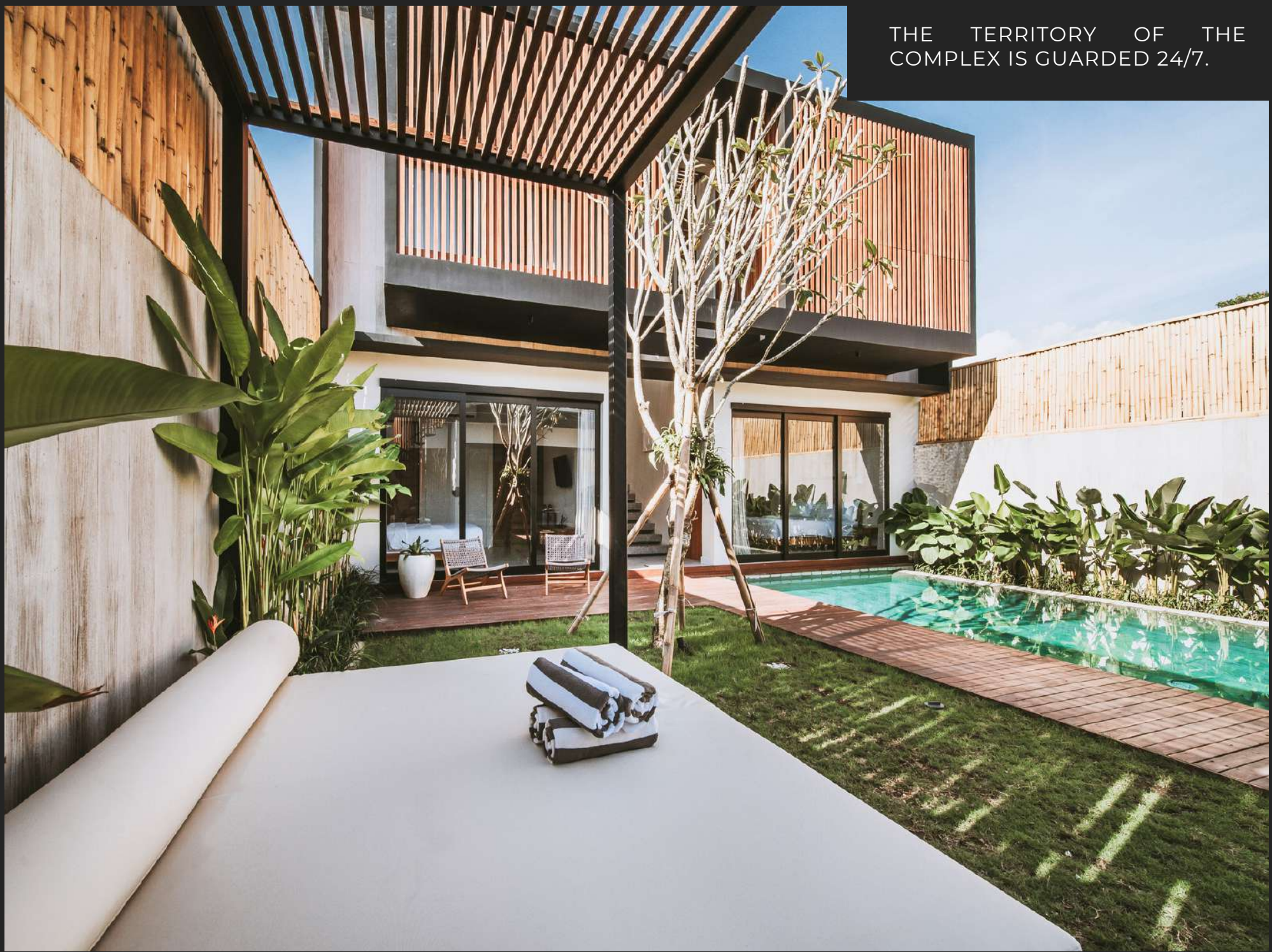


24/7  
Security

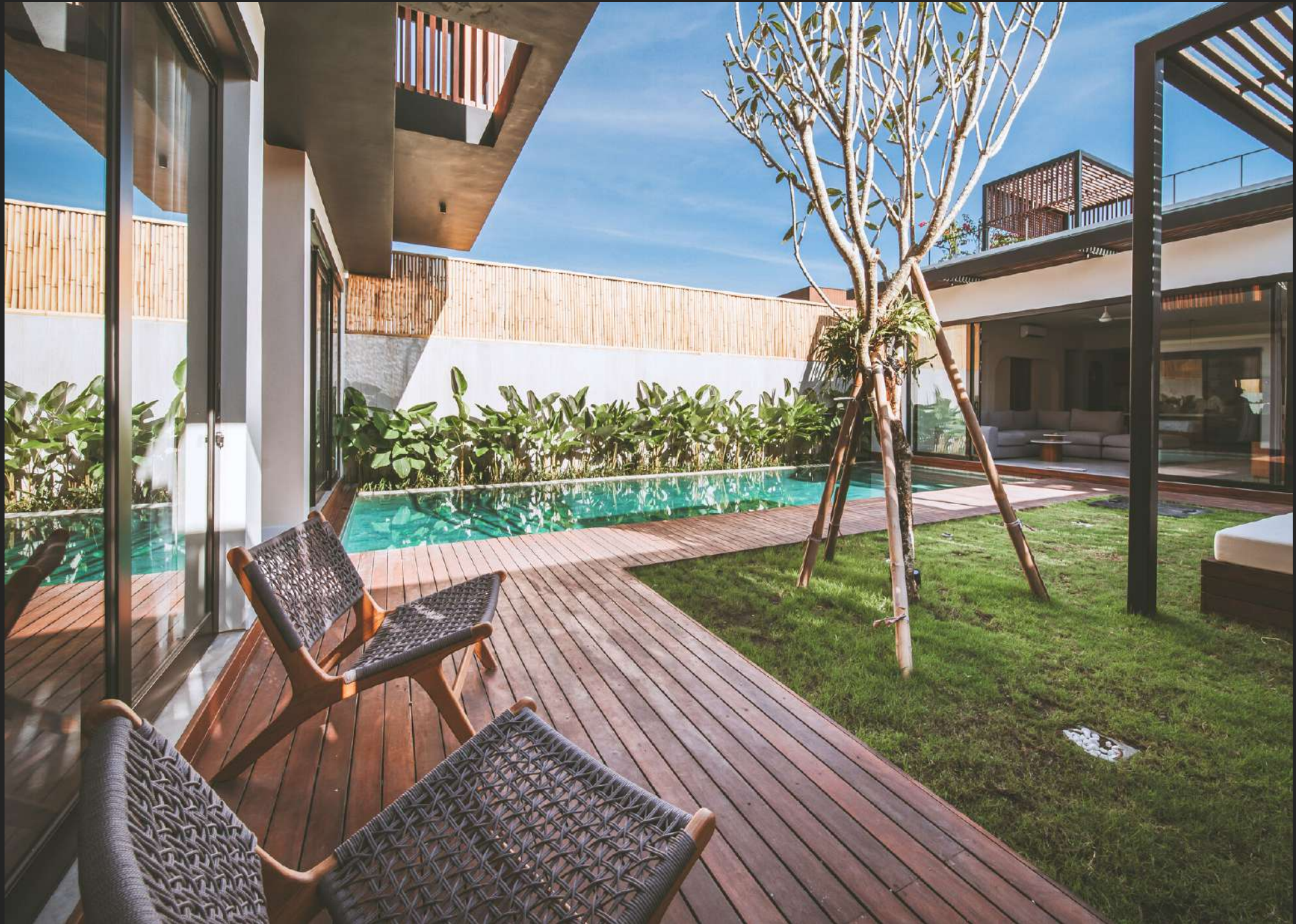




THE TERRITORY OF THE  
COMPLEX IS GUARDED 24/7.



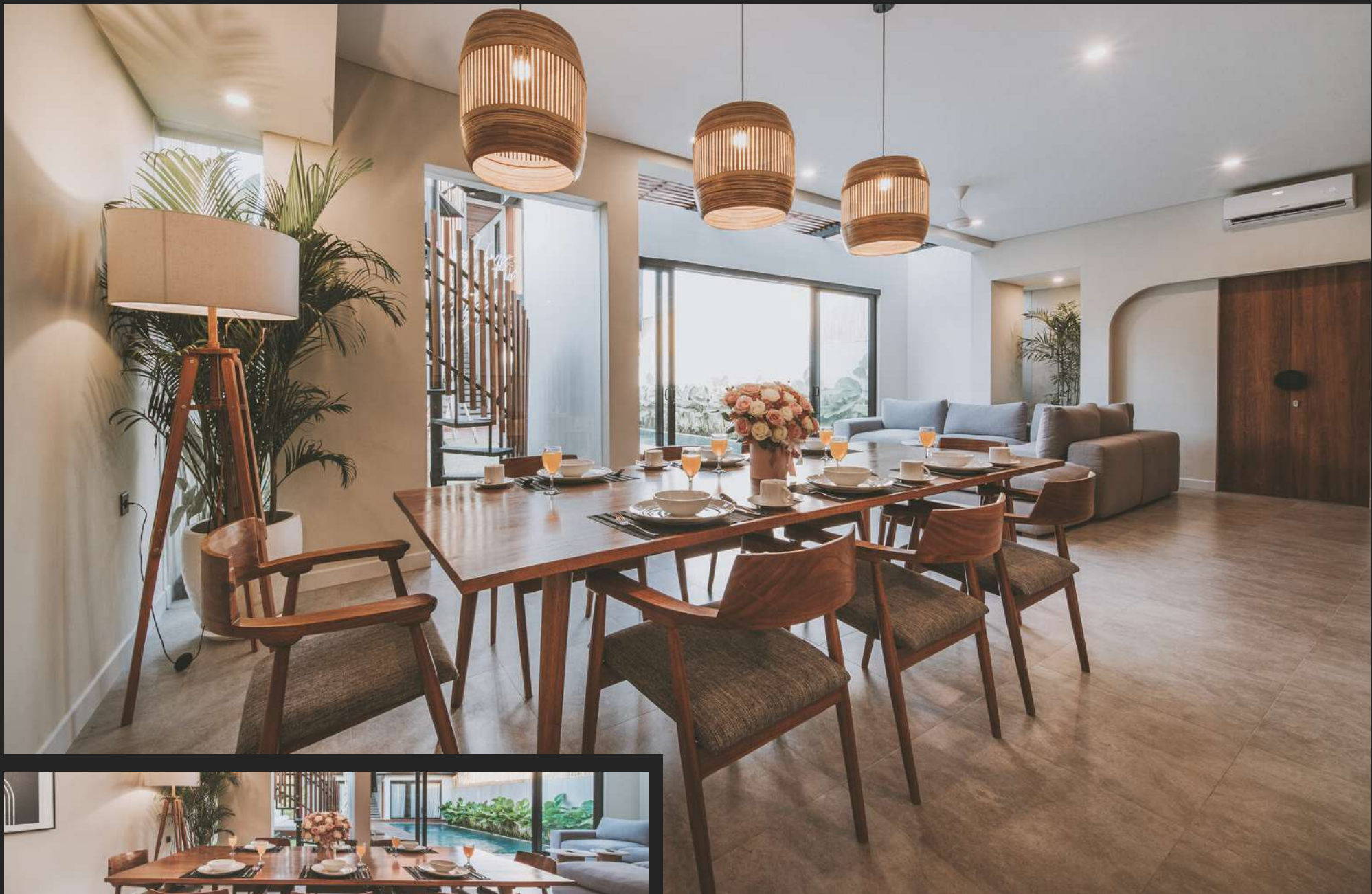
GARDEN AND POOL.





BRIGHT AND SPACIOUS LIVING ROOM IN A CLASSIC STYLE.





THE DINING AREA ALLOWS YOU TO COMFORTABLY ACCOMMODATE THE WHOLE FAMILY OR A GROUP OF FRIENDS.

FULLY EQUIPPED KITCHEN WITH PREMIUM APPLIANCES.





SPACIOUS BRIGHT BEDROOMS ON THE GROUND FLOOR WITH THEIR OWN BATHROOM.

COZY BEDROOMS WITH BLINDS ON THE SECOND FLOOR FOR A COMFORTABLE SLEEP.





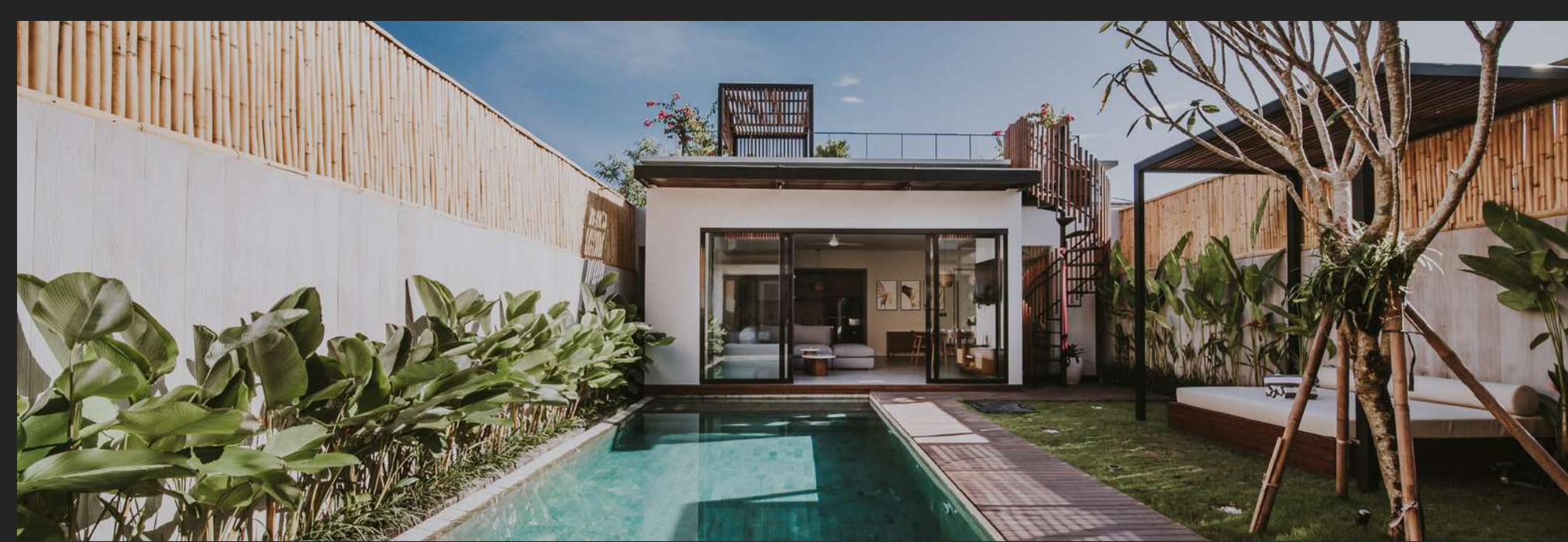
A PIECE OF THE TROPICS IN YOUR BATHROOM.



ROOFTOP FOR ROOFTOP SUNSETS  
OR BBQ PARTIES.







 Land : 300 sqm  Building : 280 sqm  USD 850.000  No add taxes  Readiness 100%  23 years lease





Lushy Hostel

Deus Ex Machina

Pererenan Beach



Revolver Cafe

CANGGU



Doppio Cafe

Body Factory



SandBar



Berawa Beach

THE HAVEN SUITES  
Bali Berawa



The Shady Shack

Crate Co



BWork coworking space



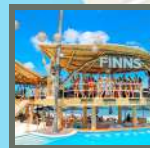
BAKED.

Guide

TIBUBENENG

KOA D'Surf  
Hotel

Panama  
Kitchen & Pool



Finns Beach Club



- 4 mins to ocean and Berawa Beach
- 3 mins to Deus Ex Machina
- 8 mins to Revolver Cafe and BWork Bali coworking space
- 9 mins to Doppio Cafe and Body Factory



- 3 mins to Finns Beach Club
- 4 mins to Finns Recreation Club

Da Romeo  
Restaurant



Finns  
Recreation  
Club

Milk & Madu Cafe

# 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 1.350\$

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	87.450 \$ 10,29%	115.172 \$ 13,55%	142.895 \$ 16,81%
Payback period	9,7 years	7,4 years	5,9 years
Occupancy	80%	85%	90%
Average Daily Rate	440 \$	520 \$	600 \$

# 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