



VESNA

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

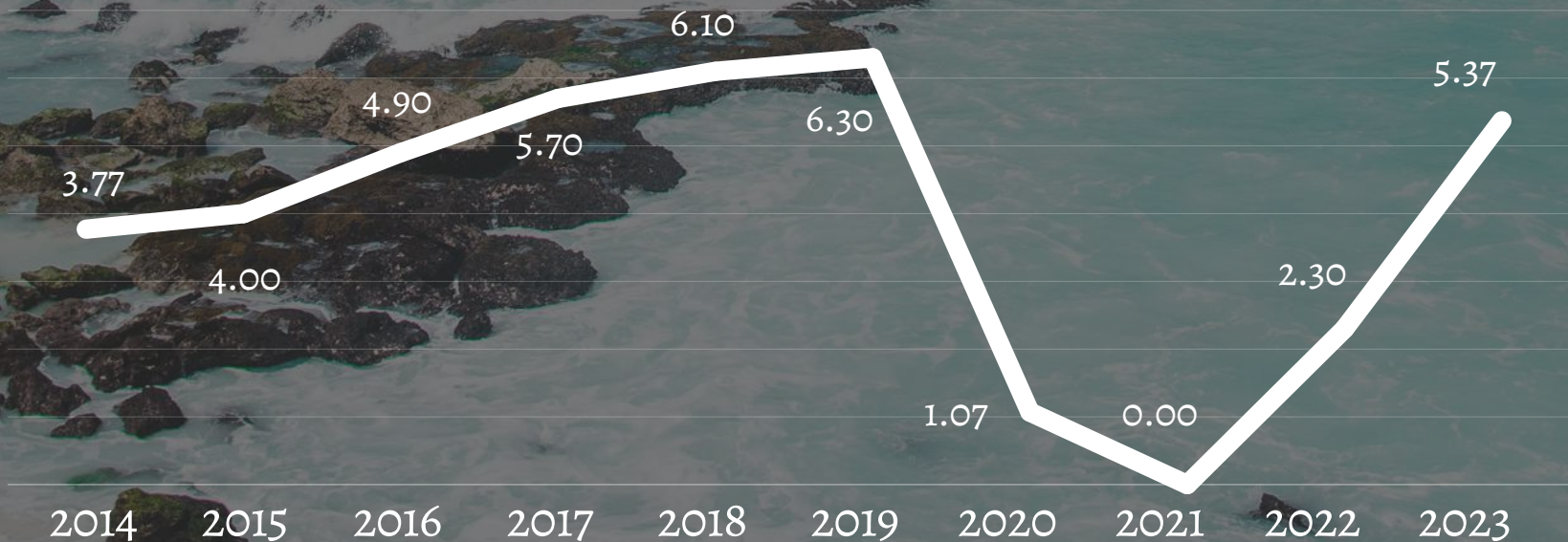


High demand for real estate due to:

- ▶ *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


VESNA



  7 min to ocean

 Fully equipped

 1 and 2 bedrooms

 Private garden and pool

 24/7 Security

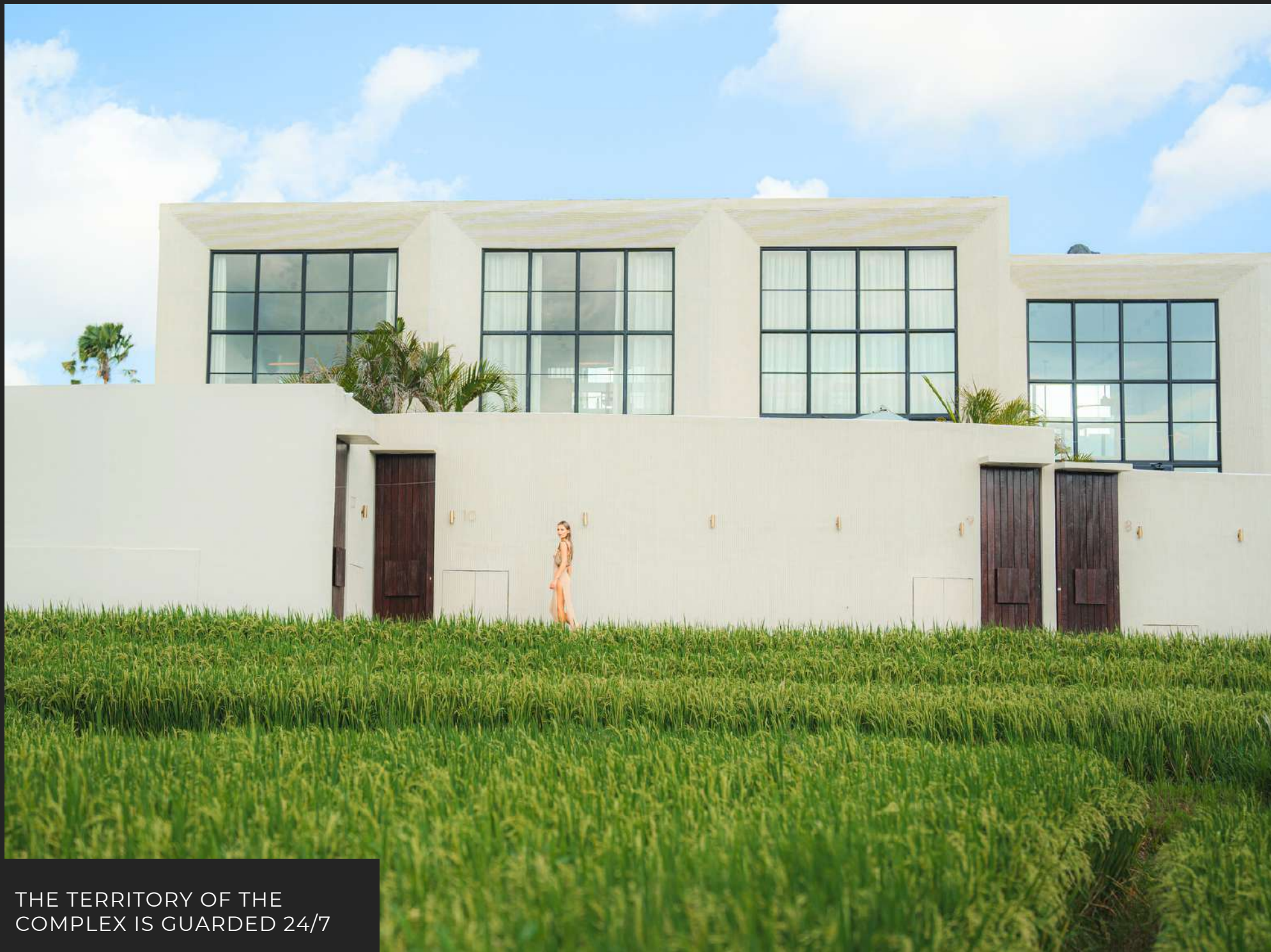


MASTER PLAN



LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11

■ Sold



THE TERRITORY OF THE
COMPLEX IS GUARDED 24/7





EVERY TOWNHOUSE HAS A LARGE SWIMMING POOL WITH THE WABI-SABI DESIGNED AND SMART LIVING LIFESTYLE. THIS TOWNHOUSES FEATURES HAS AN EN-SUITE BATHROOM, PRIVATE POOL, GRAND DOUBLE-HEIGHT LIVING ROOM, PREMIUM KITCHEN, GUEST TOILET, MOTORBIKE PARKING, SMART ELECTRONICS, AND MUCH MORE. VESNA TOWNHOUSES BERAWA IS IN THE HEART OF A RESIDENTIAL NEIGHBOURHOOD IN BERAWA. EACH UNIT IS INDEPENDENT WITH A LEASEHOLD TITLE AND INCLUDES PRIVATE CAR OR MOTORBIKE PARKING. FEATURING EAST-WEST FACING RICEFIELDS SURROUNDED, YOU CAN WAKE UP WITH THE SUNRISE, STAY COOL DURING THE DAY AND ENJOY THE SUNSET LIGHT FROM THE LIVING ROOM.



GARDEN AND POOL







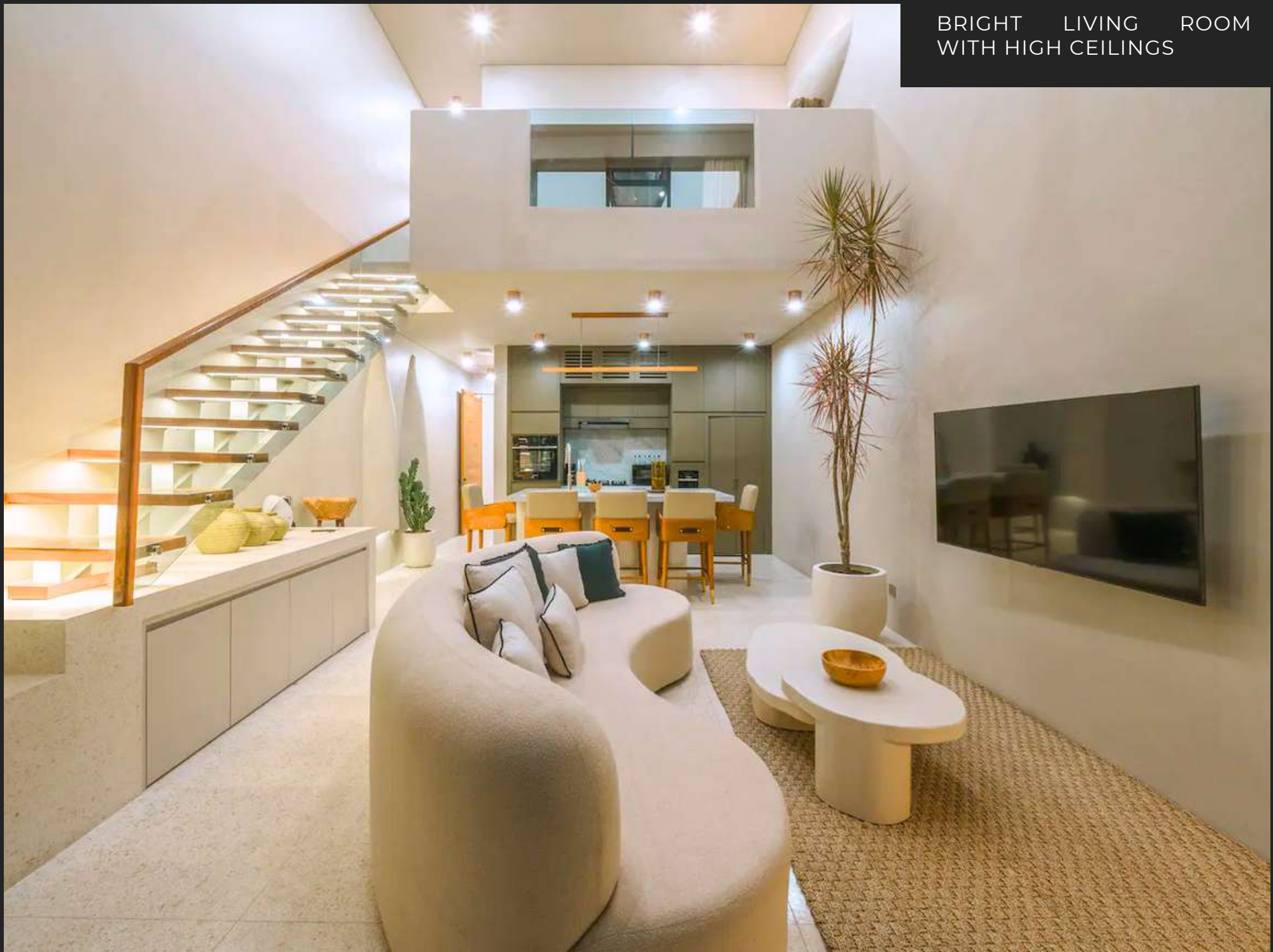


THE FRESH, SHARP WABI-SABI INJECT STYLE AND DIGNITY INTO YOUR LIFESTYLE. VESNA TOWNHOUSES LIVING INSPIRES ITS COMMUNITIES TO VALUE EXPLORATION, EXPRESSION OF SELF AND COLLABORATION. INVESTING WITH VESNA TOWNHOUSES LIVING IS INVESTING IN AN OPTIMISTIC FUTURE. OUR DEVELOPMENTS AIM TO CREATE LASTING, ELEGANT NEIGHBOURHOODS THAT HAVE A STYLE AND MODERNISM THAT IS PIONEERING AND VERSATILE – BEING YOUNG AND DYNAMIC AND THINKING OUTSIDE THE BOX IS WHAT VESNA TOWNHOUSES DOES BEST.





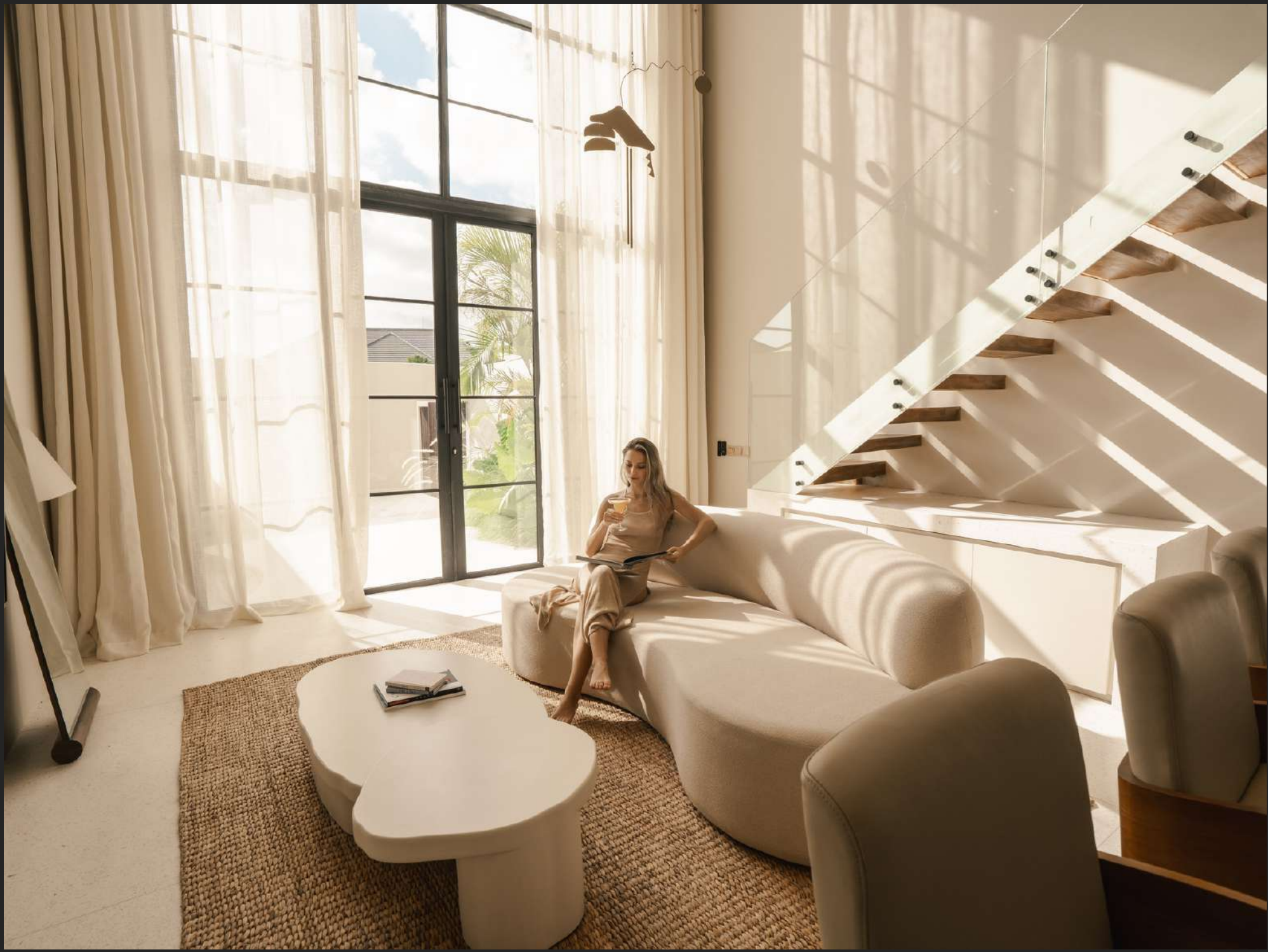
BRIGHT LIVING ROOM
WITH HIGH CEILINGS







THE VESNA TOWNHOUSES IS ONE OF THE WABI SABI ARCHITECTURAL LIFESTYLE. WHEN YOU CHOOSE US AS A SMART LIVING MODERN VOGUE STYLE, YOU ARE INVESTING IN A SPACE THAT INSTILLS BOTH A PHYSICAL AND EMOTIONAL CONNECTION TO ITS DESIGN.





WE HAVE BUILT A COMMUNITY OF REMOTE ENTREPRENEURS, GLOBAL CITIZENS, DIGITAL NOMAD, OWNERS, AND INVESTORS, ALL OF WHOM SEEK AN SMART LIVING LIFESTYLE WITH MAXIMUM RETURNS. WE ARE EXPERIENCE - DRIVEN. OUR DEVELOPMENTS ARE A SMART INVESTMENT WHERE THE STRENGTH IN EACH HOMEOWNER'S INDIVIDUALITY BUILDS A DIVERSE AND WELCOMING COMMUNITY.





EXQUISITE KITCHEN AND
DINING ROOM DESIGN



VESNA TOWNHOUSES IS USING THE HIGHEST STANDARDS
IN DESIGN AND CONSTRUCTION, UNPARALLELED SERVICE,
AND A WEALTH OF INNOVATIVE AND SUSTAINABLE
FEATURES MAKE VESNA TOWNHOUSES THE PIONEER OF
LUXURY BRAND PROPERTY



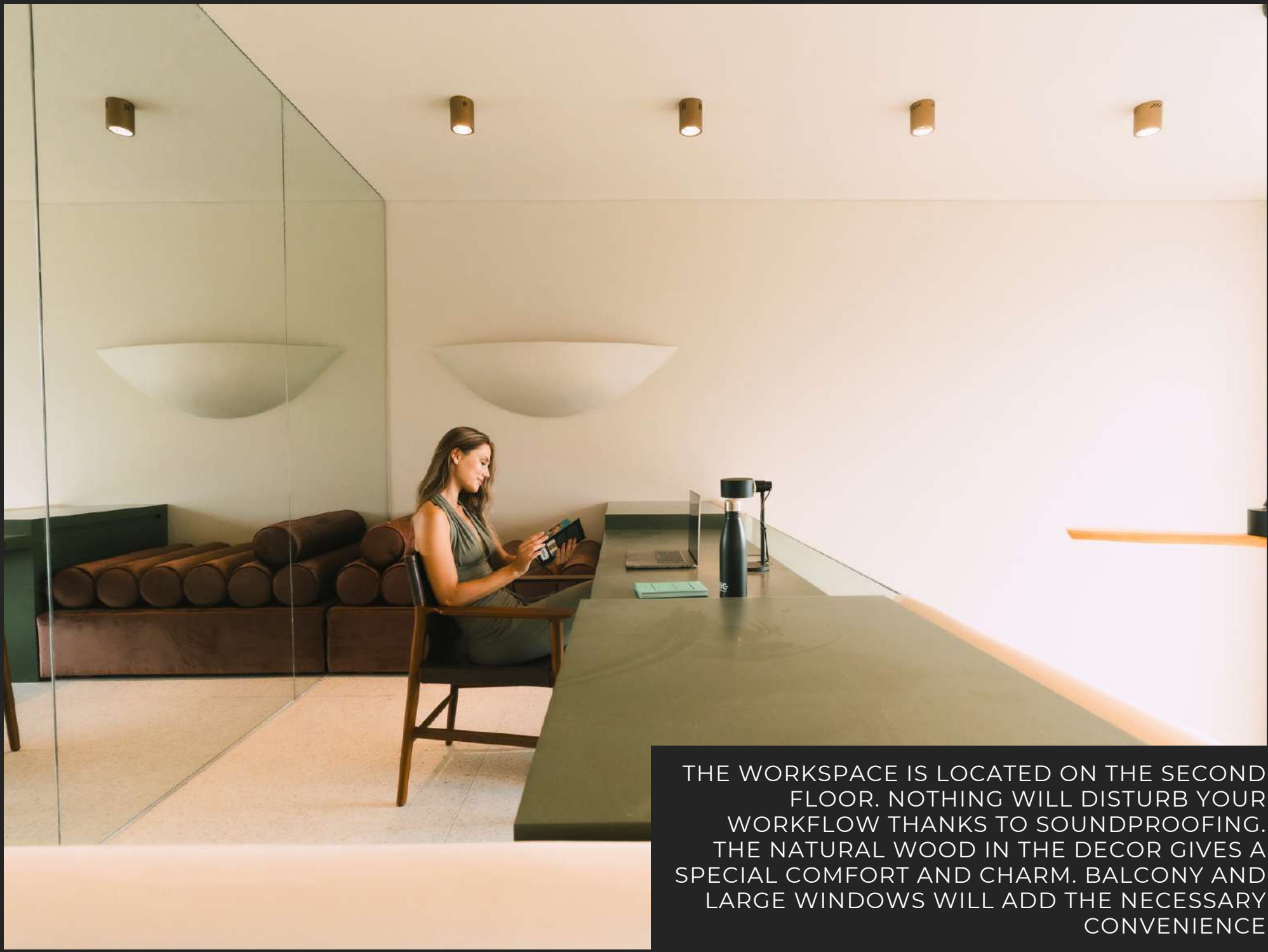


WORK IN THE COMFORT OF YOUR OWN HOME AT A LARGE WORK DESK









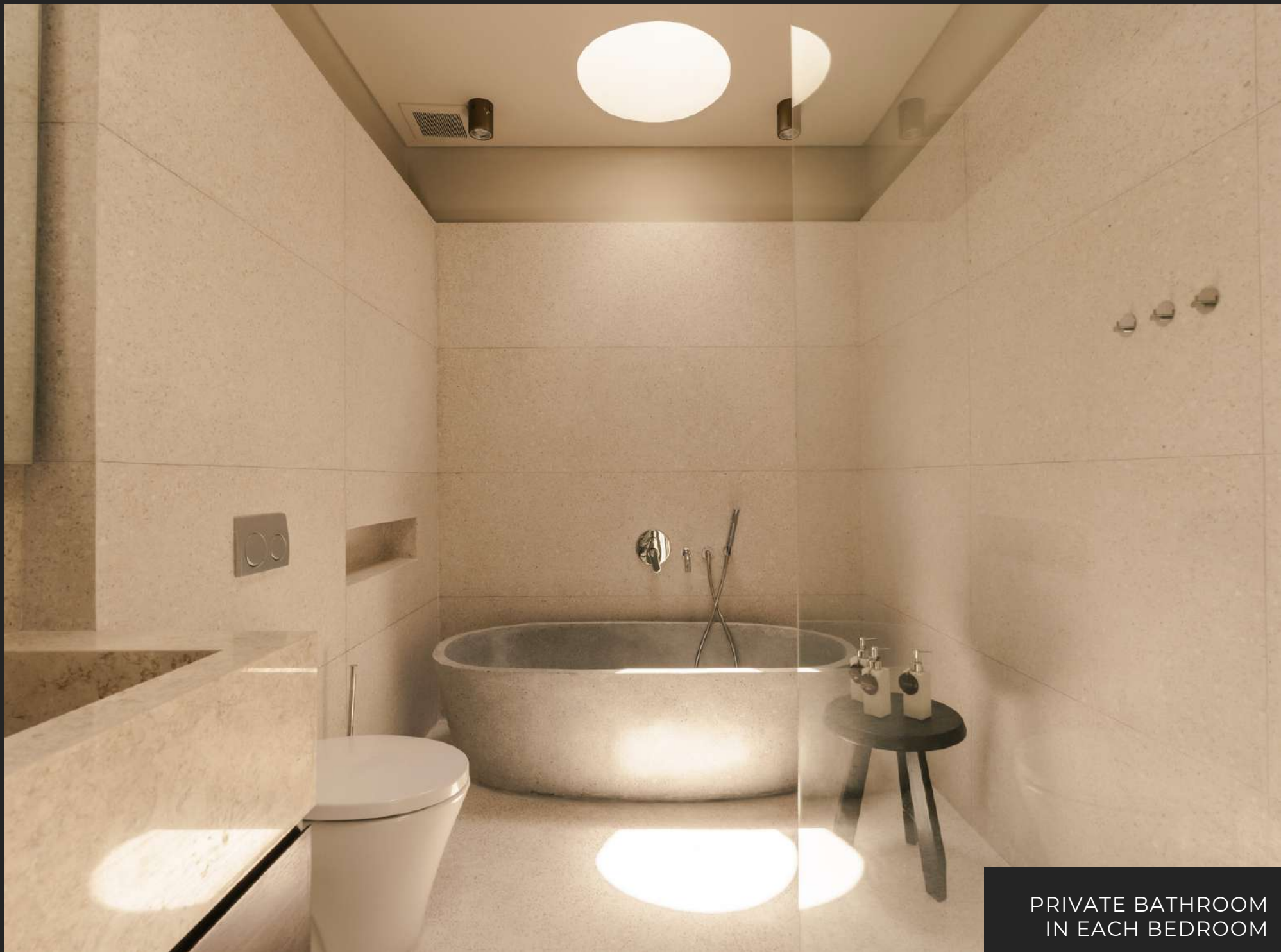
THE WORKSPACE IS LOCATED ON THE SECOND FLOOR. NOTHING WILL DISTURB YOUR WORKFLOW THANKS TO SOUNDPROOFING. THE NATURAL WOOD IN THE DECOR GIVES A SPECIAL COMFORT AND CHARM. BALCONY AND LARGE WINDOWS WILL ADD THE NECESSARY CONVENIENCE



COMFORTABLE BEDROOMS
OVERLOOKING RICE FIELDS







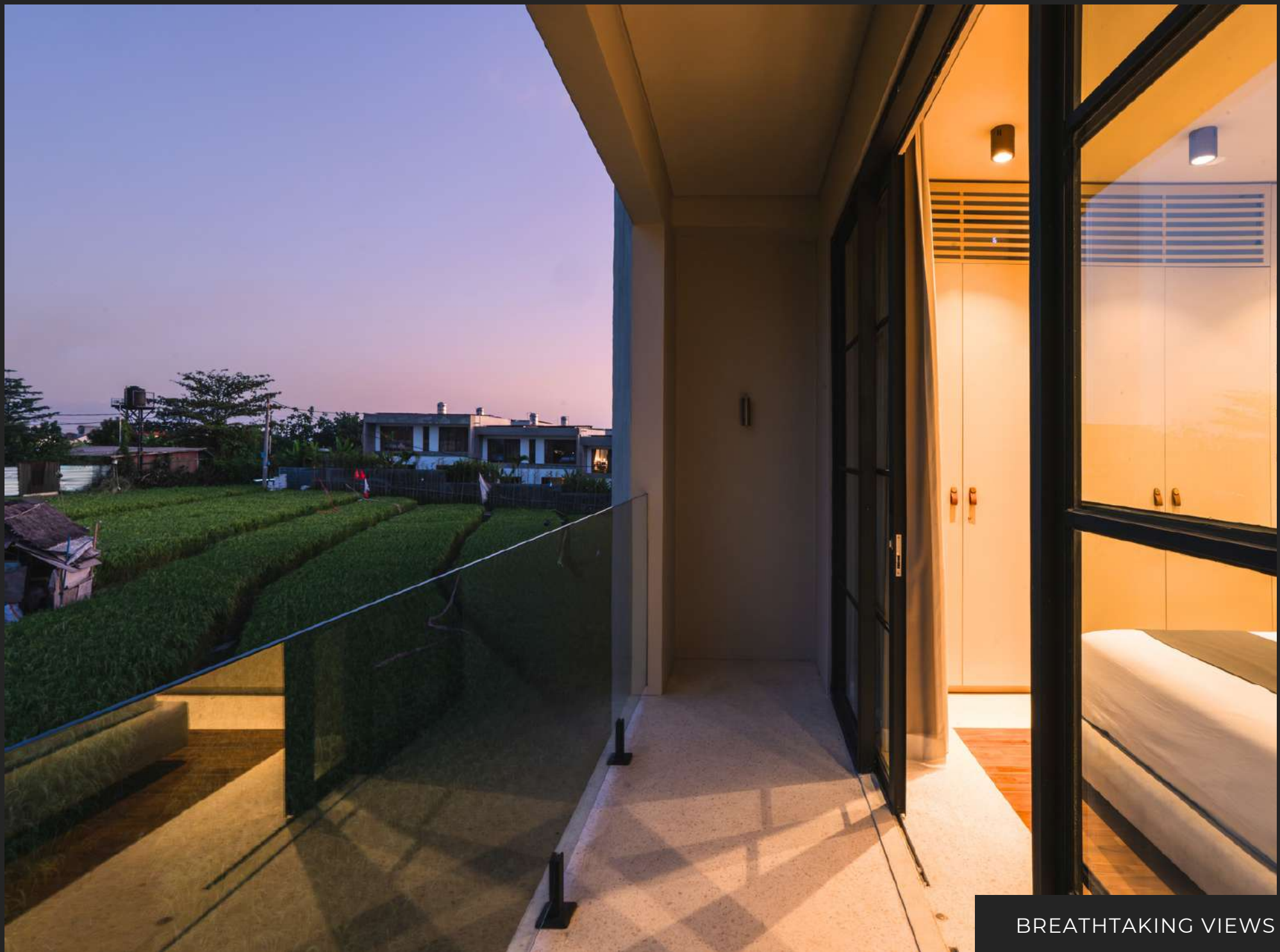
PRIVATE BATHROOM
IN EACH BEDROOM





TASTEFULLY DESIGNED, THE BATHROOM WITH TILE FLOORS AND PREMIUM FIXTURES, THE BATHROOM FEELS SLEEK AND LUXURIOUS





BREATH-taking VIEWS

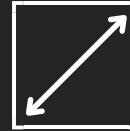
Villa is fully equipped and furnished, including decor and plants.

Ready for your arrival or arrival of guests.





2 bedrooms



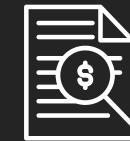
Land : 95 кв.м.



Building : 92 sqm



USD 350.000



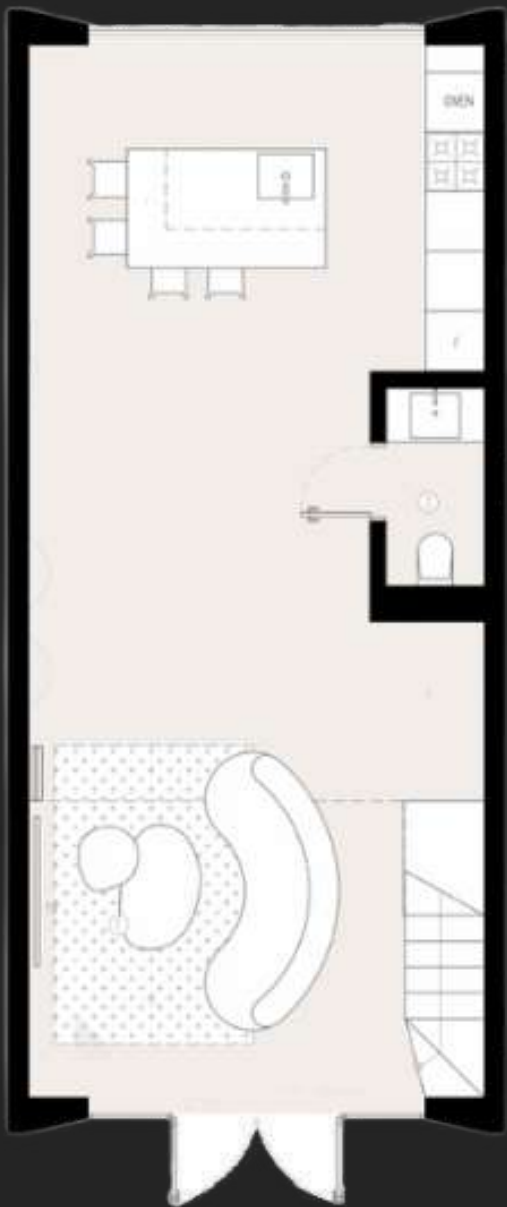
No additional taxes



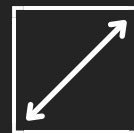
Readiness 100%



28 Year Leasehold with
priority rights for
extension for 30 years



1 bedroom



Land : 78 кв.м.



Building : 79 sqm



USD 335.000



No additional taxes



Readiness 100%



28 Year Leasehold with
priority rights for
extension for 30 years



Deus Ex Machina
Revolver Cafe

Warung Goûthé

Old Man's

Finns Recreation Club

Berawa Beach

Finns Beach Club

Café del Mar

Batu Belig Beach

-  • 7 mins to Warung Goûthé
-  • 4 mins to Finns Recreation Club
- 6 mins to Finns Beach Club
- 6 mins to Revolver Cafe
- 6 mins to Deus Ex Machina
- 6 mins to Café del Mar
- 7 mins to Berawa beach
- 8 mins to Batu Belig Beach
- 8 mins to Old Man's

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 250 - 450 \$

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

LOT 4 - 2 BEDROOM TOWNHOUSE

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	46.452 \$ 13,27%	55.005 \$ 15,72%	63.557 \$ 18,16%
Payback period	7,5 years	6,4 years	5,5 years
Occupancy	80%	85%	90%
Average Daily Rate	220 \$	240 \$	260 \$

RENTAL INCOME

LOT 8 - 1 BEDROOM TOWNHOUSE

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	32.360 \$ 9,66%	37.227 \$ 11,11%	42.093 \$ 12,57%
Payback period	10,4 years	9,0 years	8,0 years
Occupancy	80%	85%	90%
Average Daily Rate	150 \$	160 \$	170 \$

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