



GARDEN VILLA II

Ubud



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

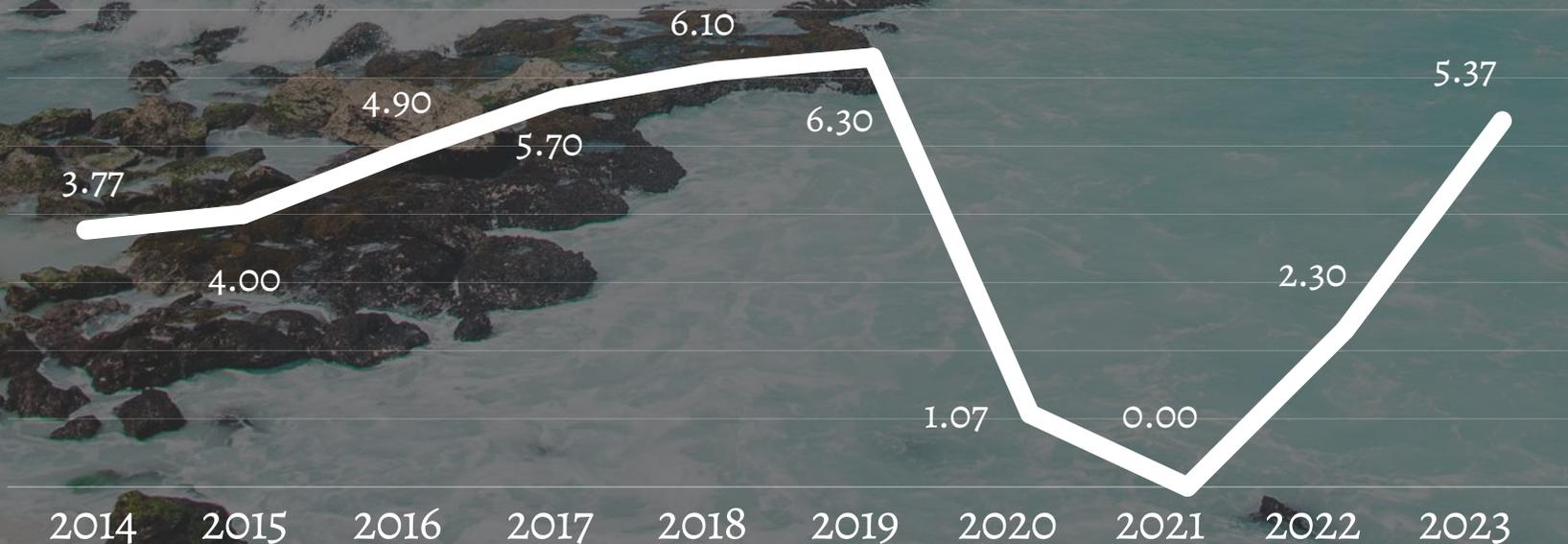


High demand for real estate due to:

- ▶ *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

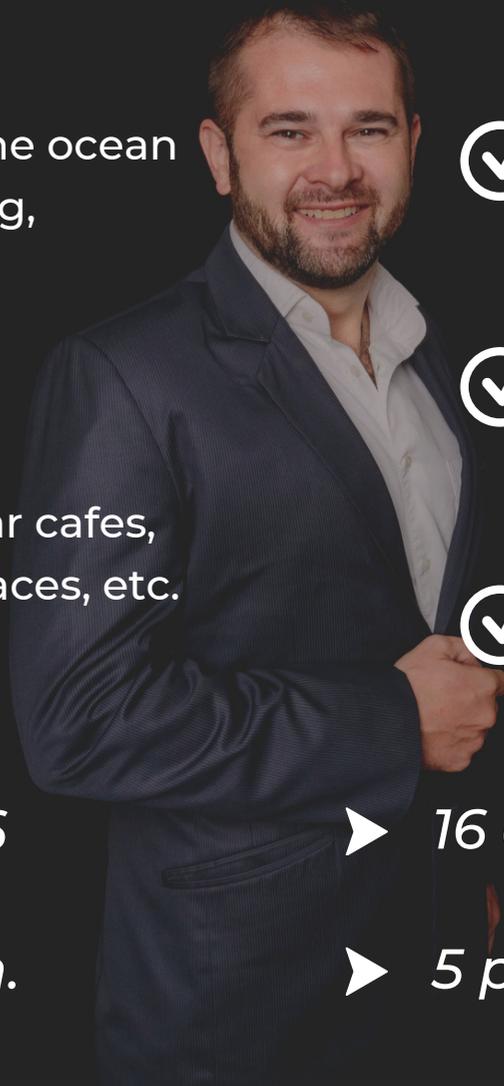


After the opening of the borders,
the cost of rent increased by 50%



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

GARDEN VILLA II



20 мин
до океана



Полностью
укомплектована



3 спальни



Собственный
сад и бассейн



Охрана
24/7



Tegallalang Rice Terrace



- 7 mins to Go ATV Adventure
- 7 mins to Varvara school



- 5 mins to Bali Zoo and Bird Park
- 5 mins to Puseh Batuan Temple
- 7 mins to Rüsters Coffee and Pelangi School
- 10 mins to Green School
- 10 mins to Sukawati with Tegenungan Waterfall and Celuk Swing & Luwak Coffee
- 11 mins to Ubud with Monkey Forest, Art Market and Campuhan Ridge Walk
- 11 mins to Goa Gajah
- 15 mins to Gianyar Night Market
- 15 mins to Tegallalang Rice Terrace
- 20 mins to ocean

Campuhan Ridge Walk

Art Market

Monkey Forest

Goa Gajah

Pelangi School

Rüsters Coffee

Gianyar Night Market

Go ATV Adventure

Green School

Varvara school

Tegenungan Waterfall

Puseh Batuan Temple

Bali Zoo

Bird Park

Celuk Swing & Luwak Coffee



AH2

PEGUYANGAN

JALAN RAYA KEDEWATA

JALAN BANGS

JALAN RAJA MAWANA

BATUAN KALER

SUKAWATI

IGU MANTRA BYPASS

MASTER PLAN



THE TERRITORY OF THE
COMPLEX IS GUARDED 24/7





MODERN VILLA, DESIGNED ACCORDING TO A UNIQUE PROJECT. BUILT IN COMPLIANCE WITH EUROPEAN TECHNOLOGIES AND QUALITY CONTROL AT EVERY STAGE. COMFORTABLE AND SPACIOUS - PERFECT HOUSE TO LIVE IN

GARDEN AND POOL





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





THE SPACIOUS LOUNGE AREA OFFERS AN UNFORGETTABLE VIEW NOT ONLY OF THE JUNGLE, THE RICH GREENERY OF WHICH WILL GIVE COOLNESS ON A HOT TROPICAL DAY, BUT ALSO OF THE RIVER









THE GARDEN VILLA WITH JUNGLE VIEW OFFER SUMPTUOUS COMFORT AND TOTAL PRIVACY. AN INFINITY POOL REFLECTS THE GARDEN OUTSIDE, PROVIDING THE OPTION, WHEREVER YOU SIT, OF EFFECTIVELY BRINGING THE JUNGLE INTO THE VILLA



INFINITY SWIMMING POOL IS SIMPLY A WORK OF ART. THE SHEER LENGTH OF THIS POOL IS PERFECT FOR SWIMMING LAPS. AN INFINITY POOL IS A BEAUTIFUL WAY TO ADD VALUE TO THE HOME IN THE FUTURE, AND WE HOPE YOU'LL ENJOY THIS INCREDIBLE SOLUTION!







BRIGHT AND SPACIOUS LIVING ROOM

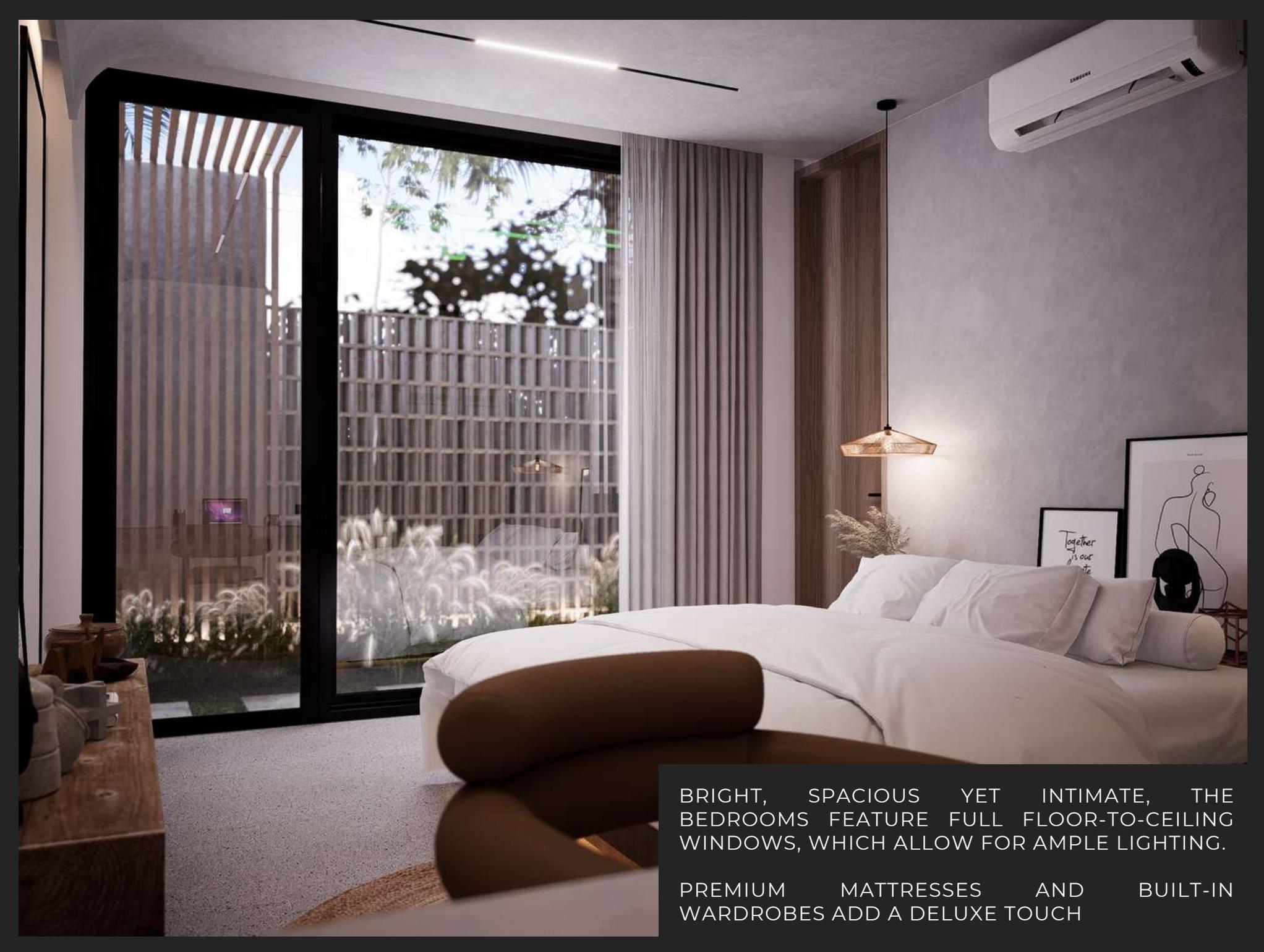




FULLY EQUIPPED KITCHEN WITH
PREMIUM APPLIANCES







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









PRIVATE BATHROOM FOR EACH BEDROOM





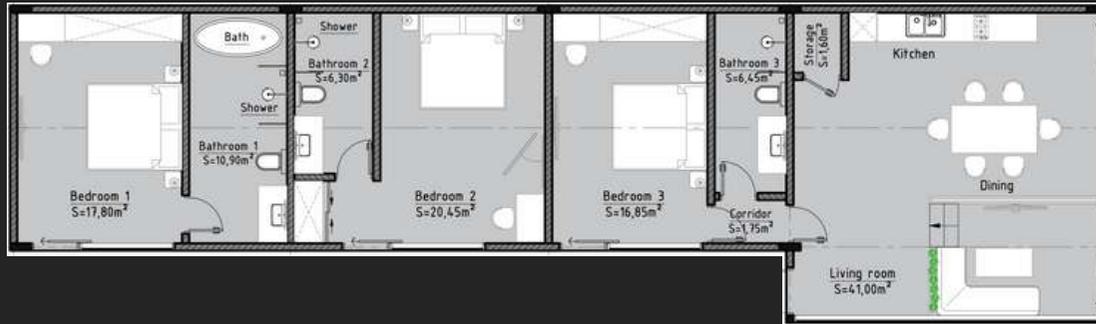


Villa is fully equipped and furnished, including decor and plants.

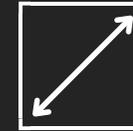
Ready for your arrival or arrival of guests.



LOT 1



3 bedrooms



Land : 486 sqm



Building : 120 sqm



USD 380.000



No additional taxes



Off-plan

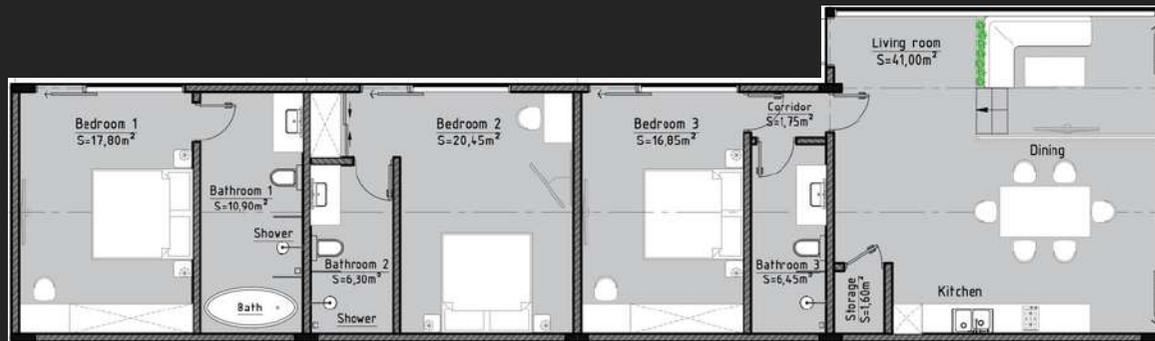


29 years lease *

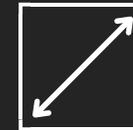
* the following extension options are possible:

- up to 35 years for USD 10.000
- up to 40 years for USD 20.000
- up to 70 years for market price

LOT 2



3 bedrooms



Land : 420 sqm



Building : 120 sqm



USD 300.000



No additional taxes



Off-plan



29 years lease *

* the following extension options are possible:

- up to 35 years for USD 10.000
- up to 40 years for USD 20.000
- up to 70 years for market price

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 - 1.100 \$

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 1 - 3 BEDROOM VILLA

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	48.463 \$ 12,75%	65.900 \$ 17,34%	83.337 \$ 23,73%
Payback period	8,3 years	6,3 years	5,1 years
Occupancy	75%	80%	85%
Average Daily Rate	279 \$	333 \$	386 \$

RENTAL INCOME

LOT 2 - 3 BEDROOM VILLA

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	37.316 \$ 12,44%	51.266 \$ 17,09%	65.215 \$ 21,74%
Payback period	8,5 years	6,4 years	5,1 years
Occupancy	75%	80%	85%
Average Daily Rate	224 \$	266 \$	309 \$

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 25%

After successful completion of due diligence within 7 days

4

Construction payments

Monthly payments until completion of construction in equal installments

5

Handover

Handover of the property