



UNIT NUANU VILLAGE

HI-TECH HOMES IN BALI

AT AN APARTMENT PRICE - FROM \$103,000



**10+ YEARS OF
EXPERIENCE**

UNIT SPACE GROUP

CREATING A BETTER WORLD THROUGH SPACE



Management and development

Living in Bali for over 6 years, Steven is developing the Unit Space Group, which covers projects in real estate, construction, and electric mobility. Guided by the principle of "tech inside, green outside", Steven is actively integrating the latest technologies into his projects, while focusing on environmental preservation.

Steven is an expert in system management with over 13 years of experience. He organized more than 50 major events and implemented management systems in over 20 companies. Steven is a speaker at Synergy Business Territory, Accel Online Education Conference, and Business Youth Transformer.

Steven established a network of educational centers in Moscow and created a proprietary ERP system. He also managed Villa Carte, a real estate company in Thailand, and led it to a leading position.

Steven launched the "Business Environment" project for Sberbank, where within a few months he implemented the dasreda.ru platform. Entrepreneurs in Russia actively utilize this platform nowadays.

Steven Fedos

CEO & Founder





Architecture and construction

Anna Orlova is an seasoned architect and designer with over 9 years of international expertise. Her portfolio encompasses a wide range of residential and commercial projects. Ann led projects for development companies such as Donstroy, Hutton Development, and initiated projects for MTS, Belaya Dachа, Mail.ru, and Pixonic.

Anna has designed numerous residential complexes, villas, and homes across Russia and France. She has also led the design projects for non residential properties - such as offices for "Belaya Dachа" and "Pixonic". Anna played a key role in conceptualizing the "Kosmos" hotel on Novy Arbat and the coffee factory Stile di Vita.

Ann's works have been recognized with numerous awards, including the Eurasian Prize in 2018, the Silver Diploma at Project Russia 2019, and accolades for "Best Office of the Year" and "Best Regional Project".

Anna's profound architectural, design, and project experience enables her to deliver a high level of quality and create projects that meet the needs of our clients.

Anna Orlova

Co-founder





Seasoned investor

Sergey is the major investor of Unit Naunu Village. He is also a founder and visionary behind the city of the future Nuano.

Sergey is an entrepreneur with over 15 years of experience in financial technology and banking.

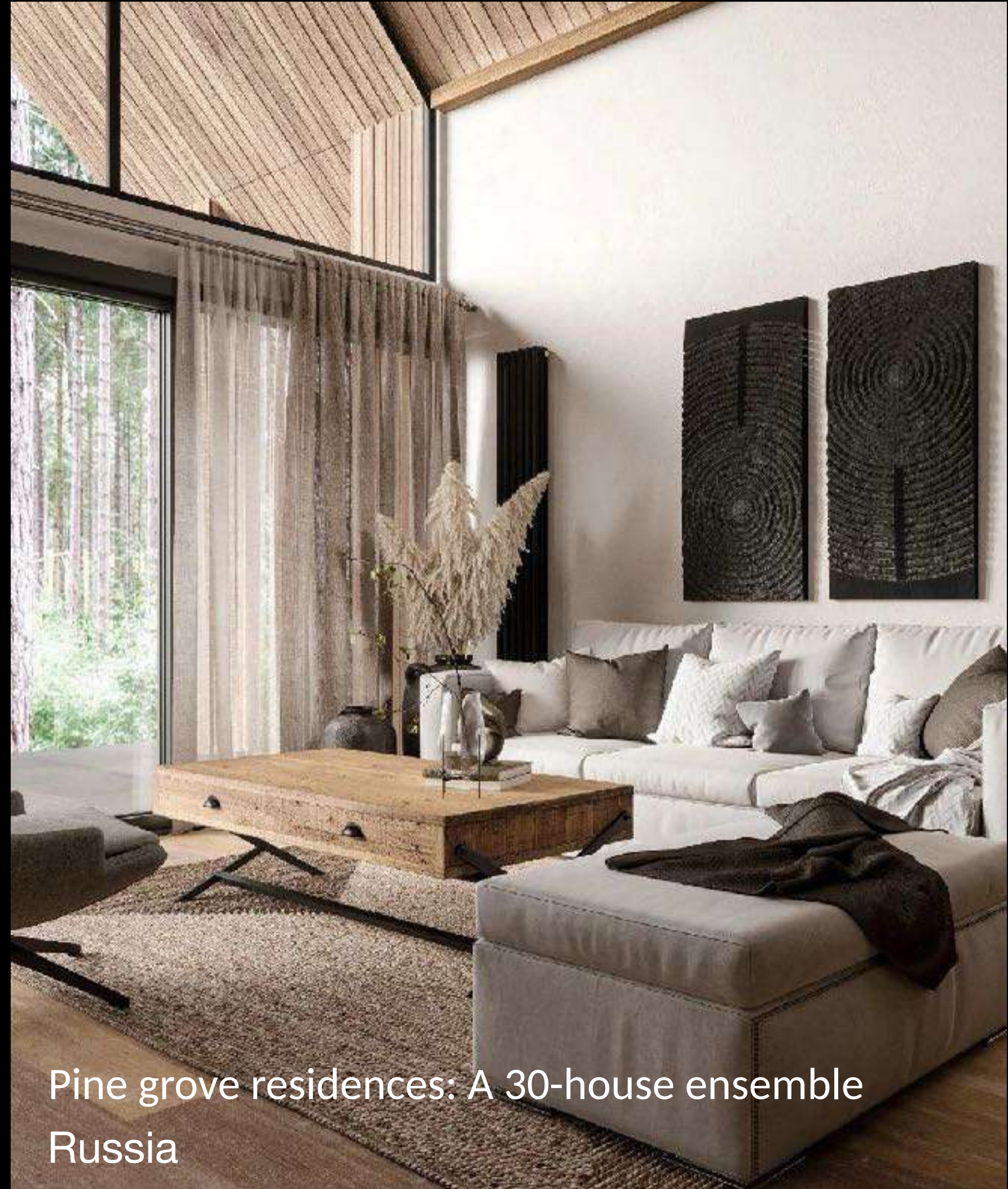
Sergey is also an ex-CEO and Chairman of the Board of Directors of QIWI, a leading provider of payment and financial services in the CIS.

Sergey has previously invested in groundbreaking businesses like Rapyd, Copper, Aviasales, Realweb, Osome, Roistat, Amma, Wefox, IT Hub, Like Center, and the British School of Design, marking a series of strategic and successful ventures.

Sergey Solonin

Major investor

COMPLETED PROJECTS



Pine grove residences: A 30-house ensemble
Russia



Responsible stay: Eco hotel
Russia



Lamb Weston manufacturing facility

Russia



Tech-infused Pixonic Office (Mail.ru Group))

Russia





MTS Hospitality suite in
Shekhtel Mansion
Russia



UNIT SPACE VALUES

Future-forward thinking

Embracing innovative ideas and technologies to build the groundwork for a sustainable future

Minimalism and attention to detail

Keeping focus on the core, thoughtfully crafting details, steering clear of unnecessary extras

U

Ecology

Committed to preserving the natural environment and minimizing our footprint

Community

Bringing together shared values, we believe in the power of partnerships, and value diversity

ECO-FRIENDLY ENVIRONMENT PRINCIPLES

Low-rise construction, preserving natural relief

In contrast to concrete high-rises, this scenario appears to be more environmentally sound. We preserve and enhance greenery around.

Reducing the footprint

We employ technologies and recycled materials with low ecological impact and less susceptibility to nature's influence. Despite high energy efficiency and excellent thermal and sound insulation, our homes are designed to be easily moved to any other location, should you decide to do so

Waste separation and recycling

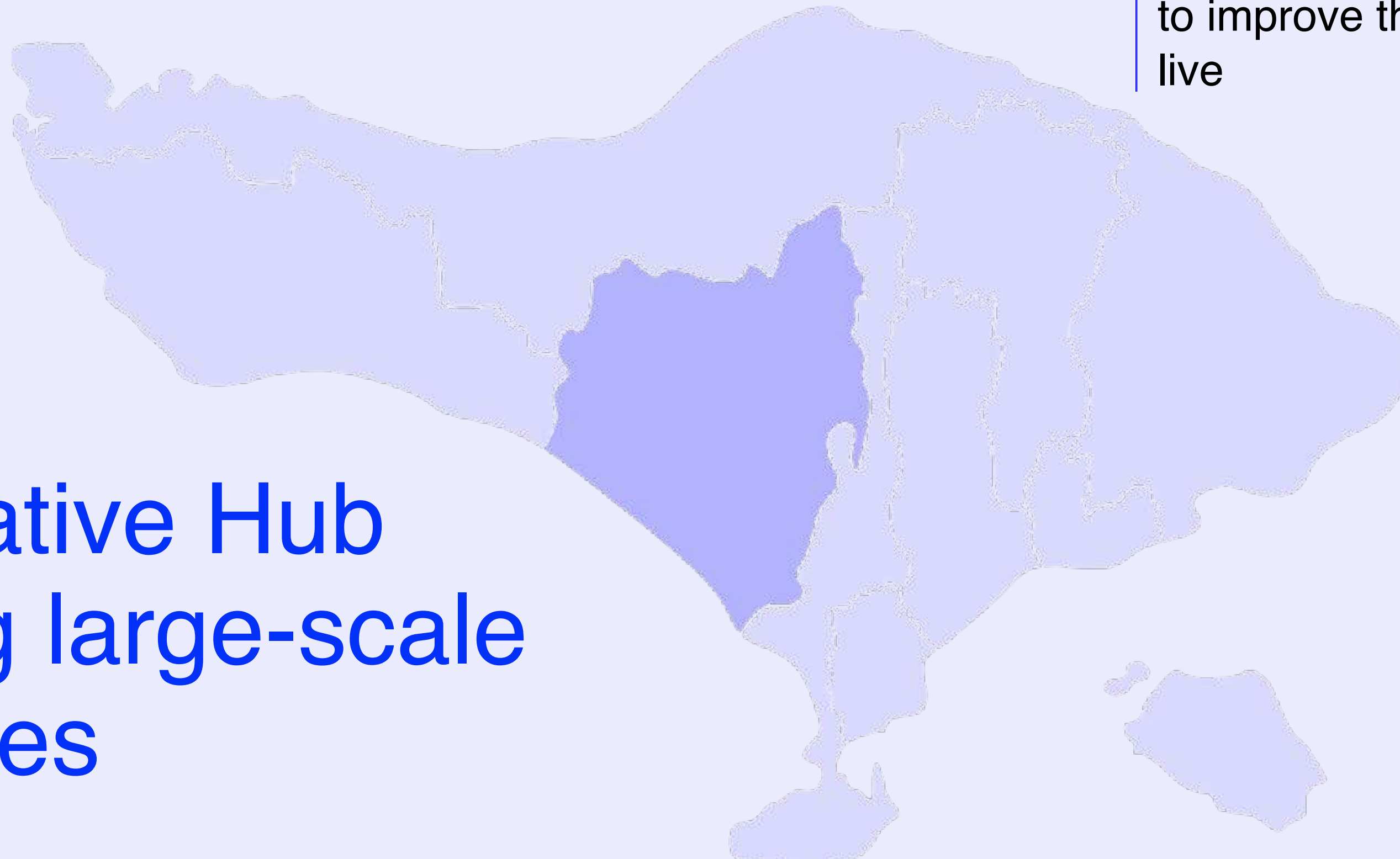
Both are implemented within the complex area. It's neither difficult nor costly—just a matter of habit.

Reducing noise and exhaust emissions

Parking spaces for bikes and cars are strategically placed along the outer perimeter of the complex.

Bali

We are building 1000 units to improve the way people live



Innovative Hub
driving large-scale
changes

UNIT SPACE OUR PROJECTS

1 UNIT SPACE DEVELOPMENT

Architectural and Design Studio, Project Management for
Unit Space Village | Unit Nuanu Village | 5 Elements Villas
for Mikhail Dashkiev

UNIT SPACE
OUR PROJECTS

2 UNIT SPACE VILLAGE

Hi-tech Complex Surrounded by Untouched Nature.

Pantai Nyanyi 88 – 21

UNIT SPACE OUR PROJECTS

3 UNIT BIKE

Eco-friendly electric transport
for purchase or rent



UNIT SPACE OUR PROJECTS

4 UNIT BUILD INDUSTRIES

An in-house construction company and factory specializing in foundations, frameworks, and concrete production



OUR 5th PROJECT IN BALI
TOGETHER WITH
NUANU



UNIT NUANU VILLAGE

HI-TECH HOMES IN BALI

AT AN APARTMENT PRICE - FROM \$103,000

A modern outdoor lounge area at dusk. On the left, a long bar with a dark countertop and several high stools. In the center, a long table with three laptops open, a glass of wine, and a small bowl. To the right, a round table with two chairs and a plate of food. In the background, there are lounge sofas, a large umbrella, and a view of a building and trees. The sky is dark with some clouds. The overall atmosphere is sophisticated and contemporary.

INFRASTRUCTURE X2 WITHIN THE COMPLEX AND ACROSS NUANU TERRITORY

UNIT SPACE + NUANU

Will become the largest infrastructure project in Bali by 2025

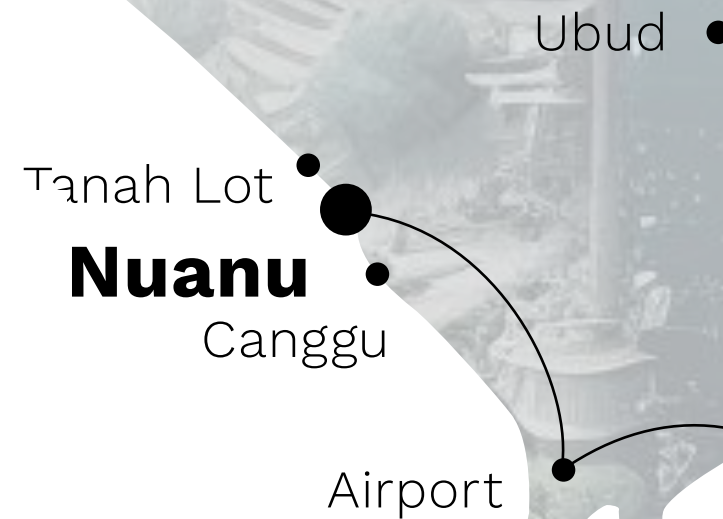
4M
Visitors/ year

UNIT SPACE GROUP



Strategic location of UNIT NUANU VILLAGE

- 0 min** to Naunu
- 3 min** to the black sand beach
- 6 min** to Pepito supermarket
- 15 min** to Canggu
- 10 min** to Tanah Lot
- 60 min** to the airport



Few hours flight destinations



UNIT NUANU VILLAGE

UNIT SPACE VILLAGE

INTERNATIONAL COLLEGE

PROEDUCATION INTERNATIONAL SCHOOL

HARMONY SPA CENTER

ART PARK

KINDERGARTEN

CHILDREN'S ART VILLAGE

PARKING

EVENTS AREA

GALLERY

LABYRINTH MUSIC STUDIO

RESTAURANTS AND SHOPS AMPHITHEATER

< **TANAH LOT**
10 MIN

CANGGU
15 MIN >

LIGHT HOUSE

LIGHT HOUSE

RETREATS

EVENTS AREA

LUNA RESTAURANT AND BEACH CLUB

LARGEST INFRASTRUCTURE PROJECT IN BALI
44 HA TERRITORY

NYANYI BEACH

SURF SPOT

Nuanu City

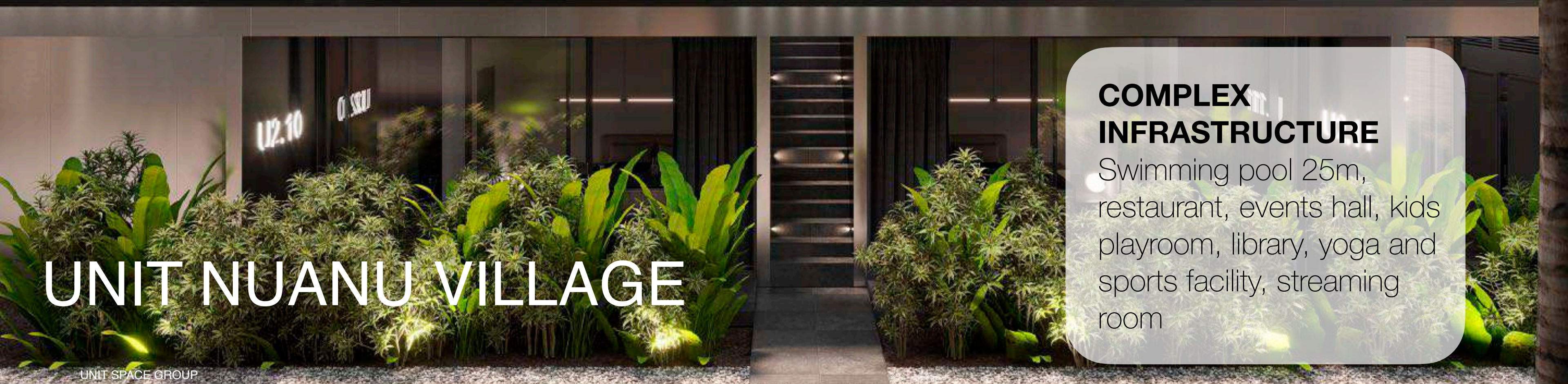
44 ha

Facilities and areas already launched in the city of the future

2023

Already launched

- Event Space 'La Fabrica'
- Magic Garden: A Serene Oasis
- Labyrinth: A Music Studio
- Community Spaces
- Luna Beach Restaurant
- Proeduction International School
- Kindergarten
- Art Village for Children



UNIT NUANU VILLAGE

COMPLEX INFRASTRUCTURE

Swimming pool 25m, restaurant, events hall, kids playroom, library, yoga and sports facility, streaming room

COMPLEX INFRASTRUCTURE

Parking facilities for cars and bikes located along the external perimeter of the residential complex

UNIT NUANU VILLAGE

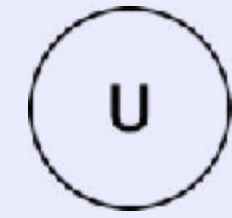
UNIT SPACE GROUP



CHECK OUT 3D MODEL
OF THE PROJECT



MASTERPLAN



1 ЭТАЖ



2 ЭТАЖ





**THOUGHTFULLY CRAFTED DESIGN
DOWN TO THE SMALLEST DETAILS**

OFFER PRICE

STUDIO

\$82 000

1BD HOUSE

\$103 000

2BD HOUSE

\$161 000

3BD VILLA

\$246 000

UNIT COMBINATIONS AVAILABLE:

1BR/ Studio + 2BR for investments within \$250 000

КАК МЫ ОБЕСПЕЧИВАЕМ КОМФОРТНЫЕ ЦЕНЫ

VERTICAL INTEGRATION

OPERATING OUR OWN
CONCRETE AND FRAME FACTORY

СОБСТВЕННЫЙ ПЕРСОНАЛ

EXPERIENCED CONSTRUCTION
TEAM WITH 10+ YEARS OF
EXPERTISE

UTILIZING NEW TECHNOLOGIES

LEVERAGING NEW TECH TO DRIVE
DOWN PRODUCTION COSTS

LEASEHOLD 26 YEARS

LEASEHOLD 26 YEARS WITH
GUARANTEED EXTENSION
PRICE FROM NUANU CITY UP
TO 90 YEARS

100% INCOME GUARANTEE

FIXED IN THE CONTRACT
FOR YEAR 1

0% INSTALLMENT FOR 12 MONTHS

INITIAL PAYMENT - 30%, PROFIT
FROM DECEMBER 2024



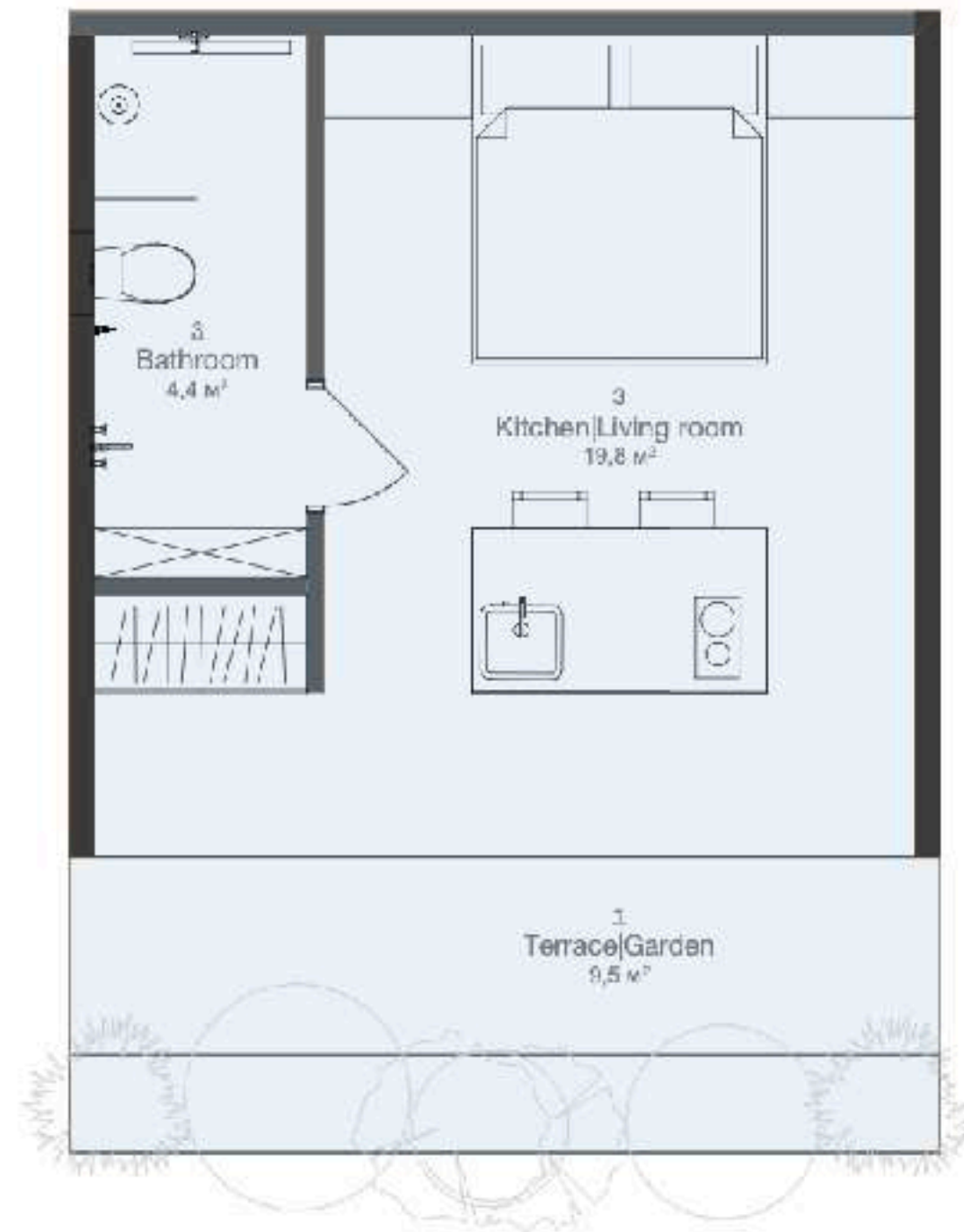
UNIT LITE STUDIO

— WITH A TERRACE
AND GARDEN

FROM \$82 000



33.5 m²









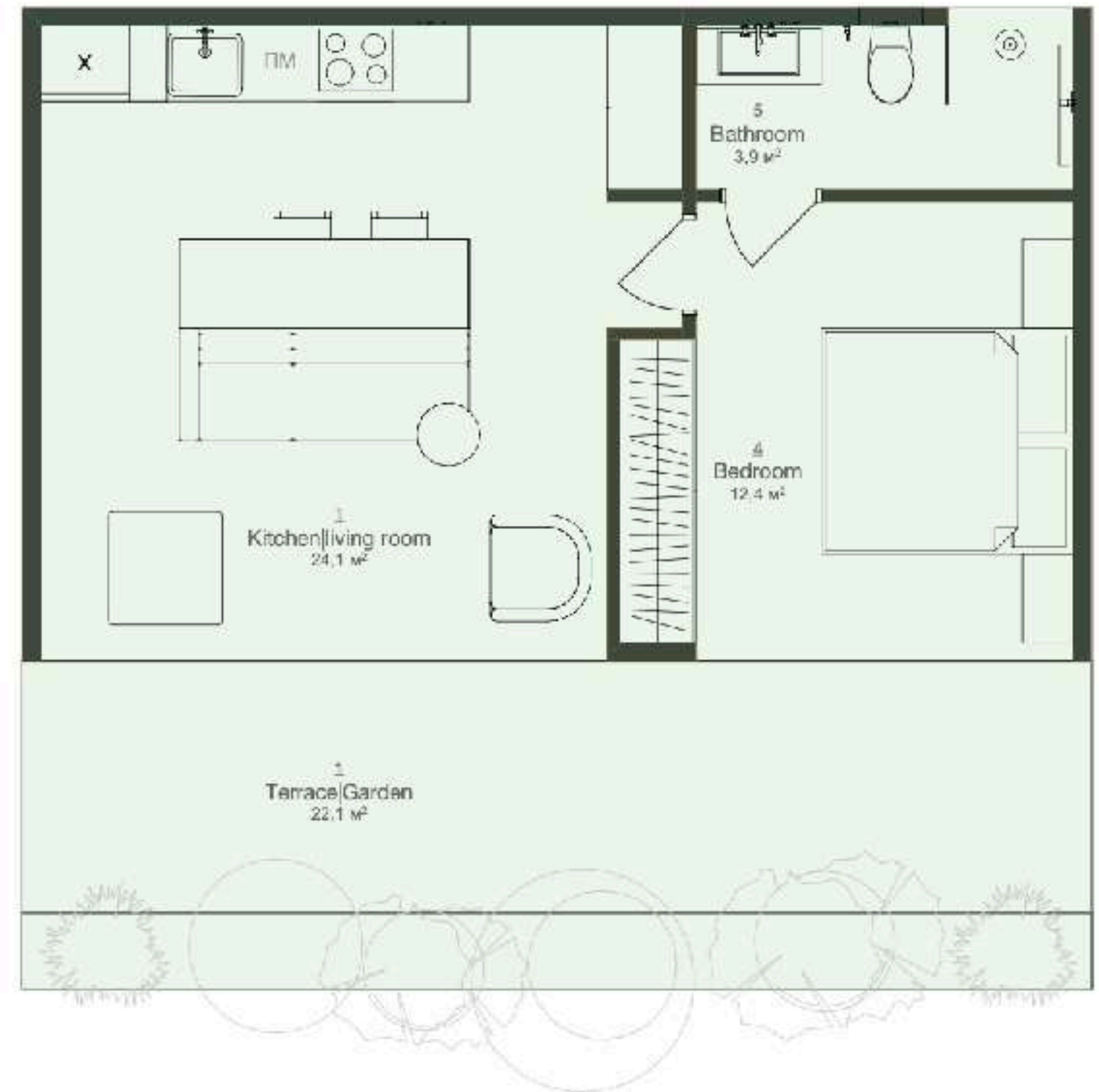
UNIT SPACE 1BD

WITH A LARGE TERRACE,
GARDEN, AND LIVING ROOM WITH
A HOME CINEMA

FROM \$103 000



62 m²









UNIT SPACE GROUP



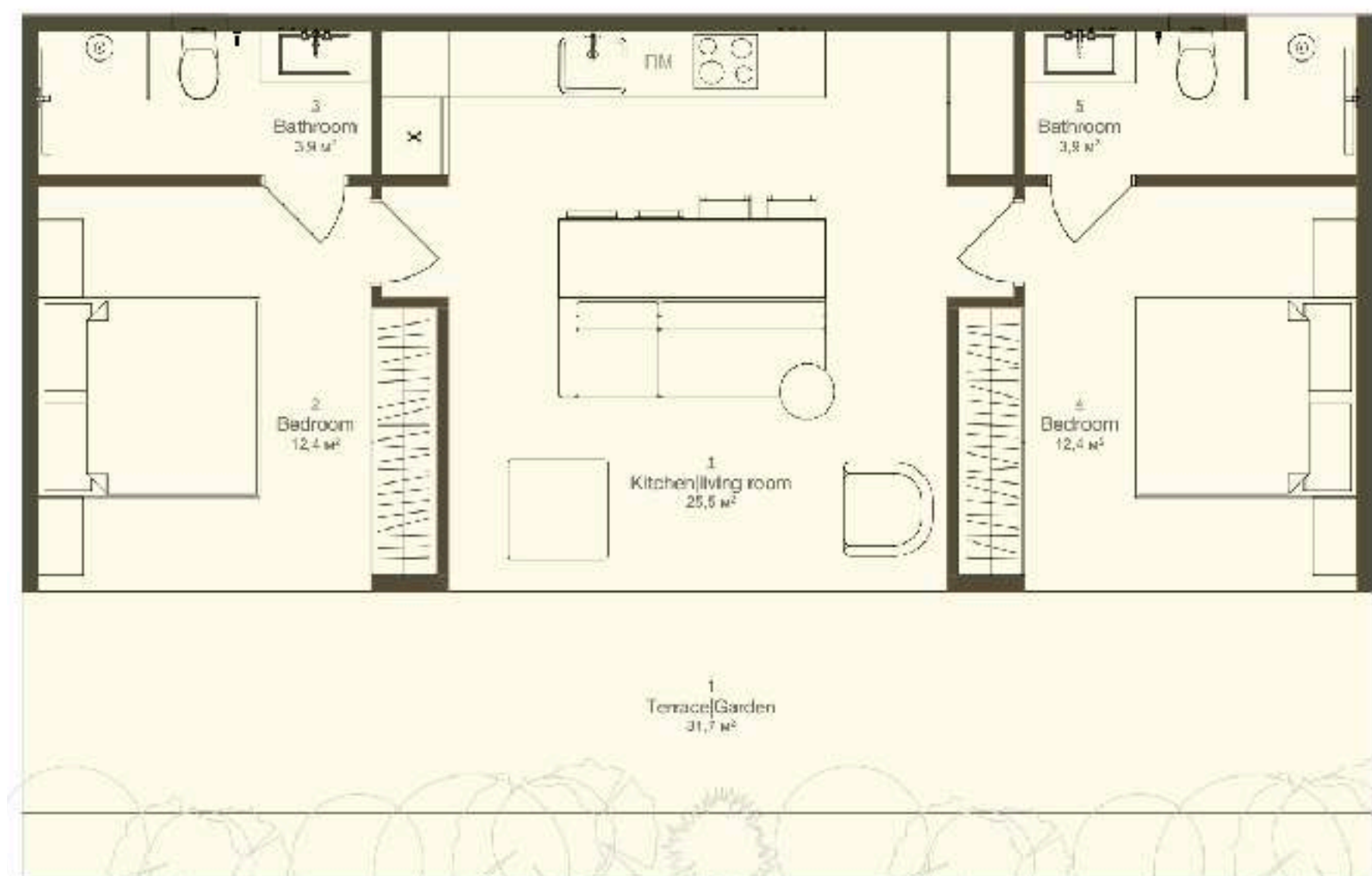
UNIT SPACE MAX 2BD

WITH A HUGE TERRACE, GARDEN,
AND LIVING ROOM WITH A HOME
CINEMA

FROM \$161 000



89 m²







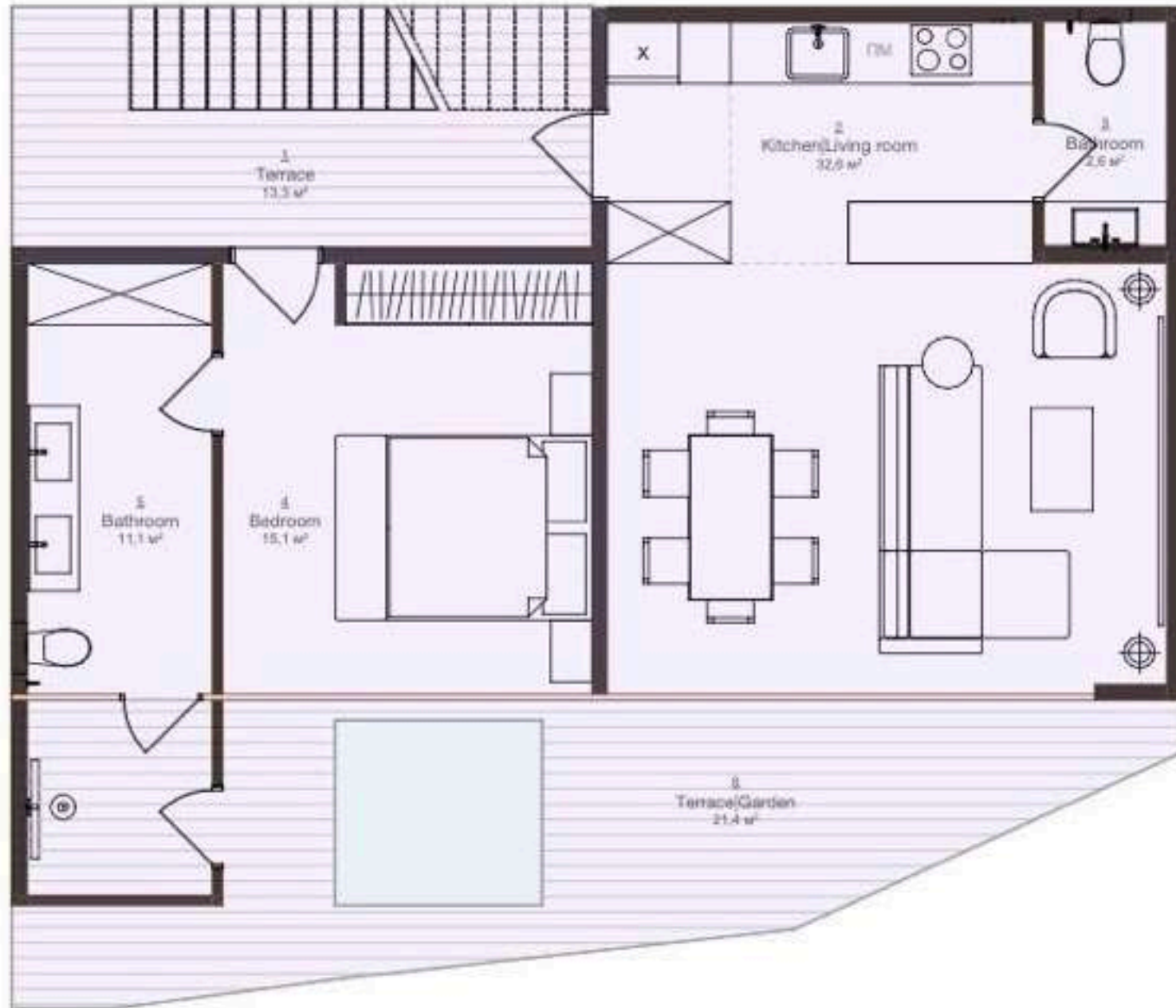


UNIT VILLA 3BD

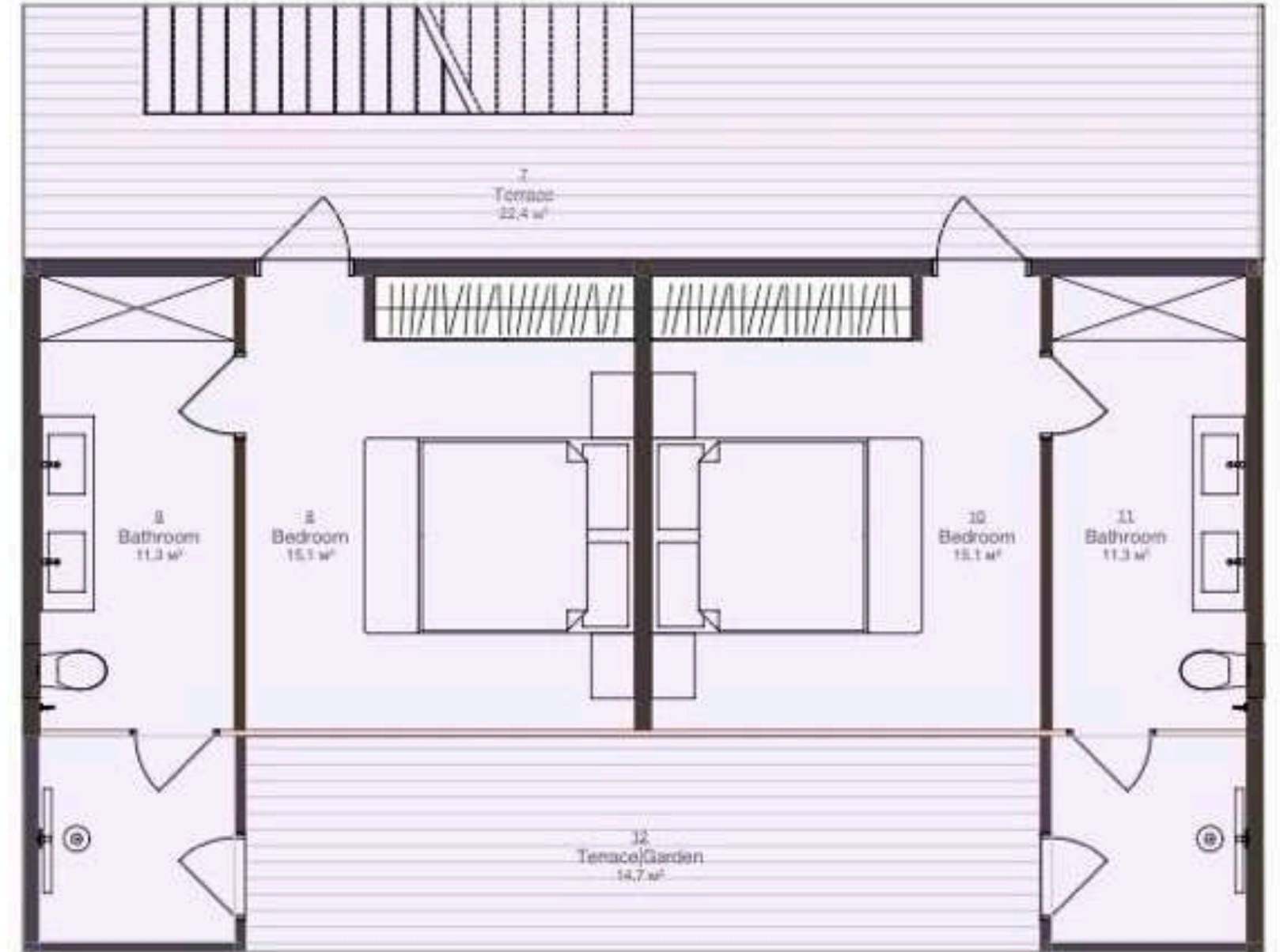
WITH A HUGE TERRACE AND BALCONY,
LIVING ROOM WITH A HOME CINEMA,
JUNGLE VIEW PRIVATE SWIMMING POOL

OT \$246 000





UNIT VILLA 1 floor - 61,4 m²
Terrace and garden - 34,7 m²



UNIT VILLA 2 floor - 52,8 m²
Terrace - 37,1 m²











PROFITABILITY SCENARIOS WITH UNIT NUANU VILLAGE

BASED ON 1BR UNIT FOR \$103,000

Pessimistic

9 years

Payback period

217,69%

Profit after sale

11,56%

Rental income

75%

Occupancy rate

Realistic

6 years

Payback period

277,54%

Profit after sale

16,02%

Rental income

85%

Occupancy rate

Optimistic

5 years

Payback period

348,84%

Profit after sale

21,62%

Rental income

95%

Occupancy rate

WHAT ARE WE DOING TO BOOST PROFITABILITY?

ANALYTICAL SERVICE ULA ZONE

WE ANALYZED THE PROPERTY MARKET IN BALI BASED ON A VAST DATASET TO CHOOSE THE BEST LOCATION AND CONCEPT

85 %
Average load

168 \$
Average cost

238 392 \$
Market size

1 419
Units

FOCUS ON INFRASTRUCTURE

CREATING BEAUTIFUL AND COMFORTABLE SPACES THAT PEOPLE WILL WANT TO RETURN TO



DEVELOP UNIT SPACE AS A BRAND

TO INCREASE RECOGNITION AND ATTRACT NEW GUESTS"

UNIT SPACE CITY

Recent data on occupancy in the area

BALI, NYANYI

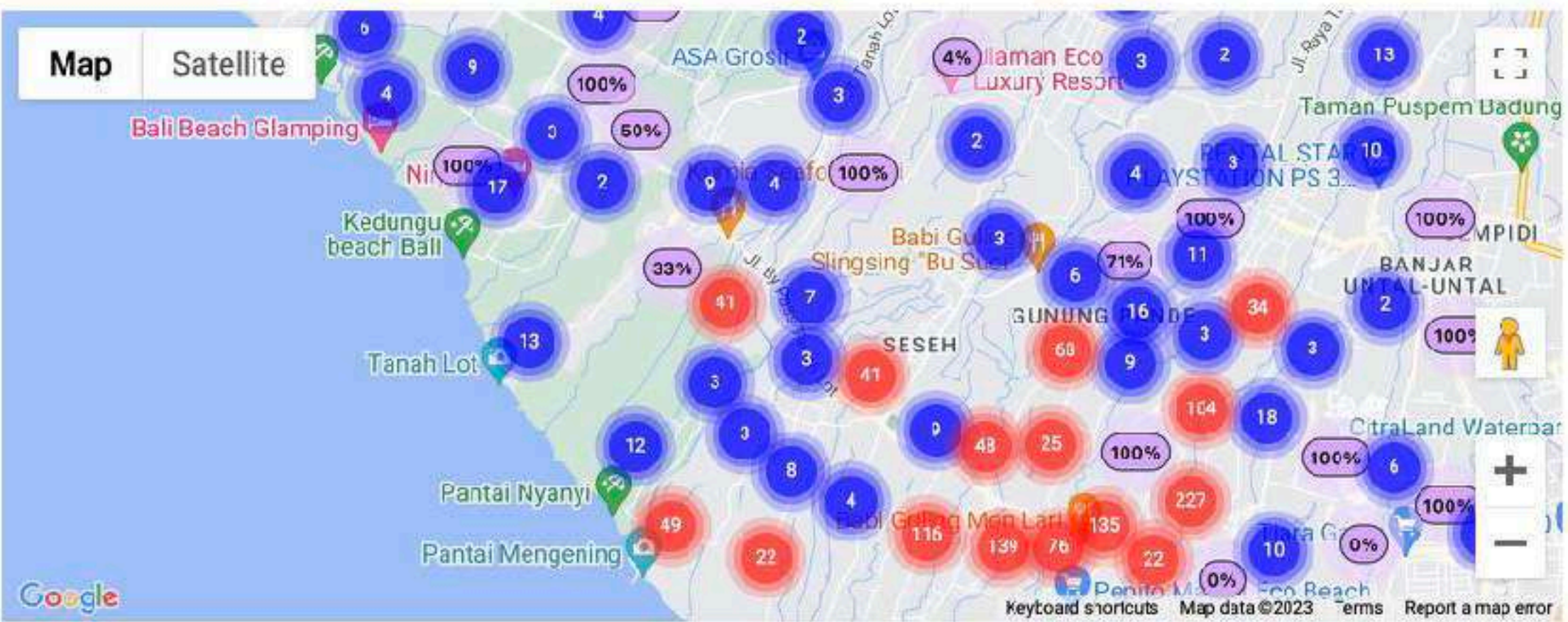
DATASET BY ANALYTICAL SERVICE ULA.ZONE
SEPT-OCT 2023

Search

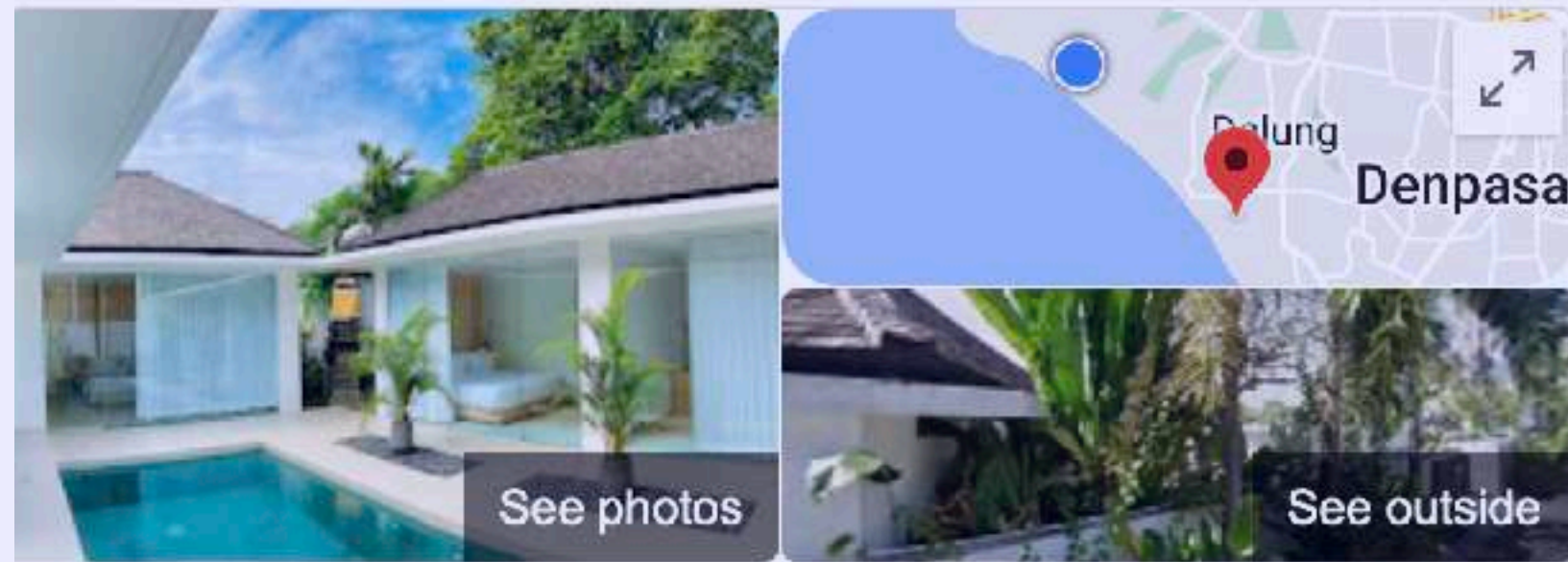
Regions [v] Type of housing [v] Period [v]

Price [v] Type of placement [v] Categories [v]

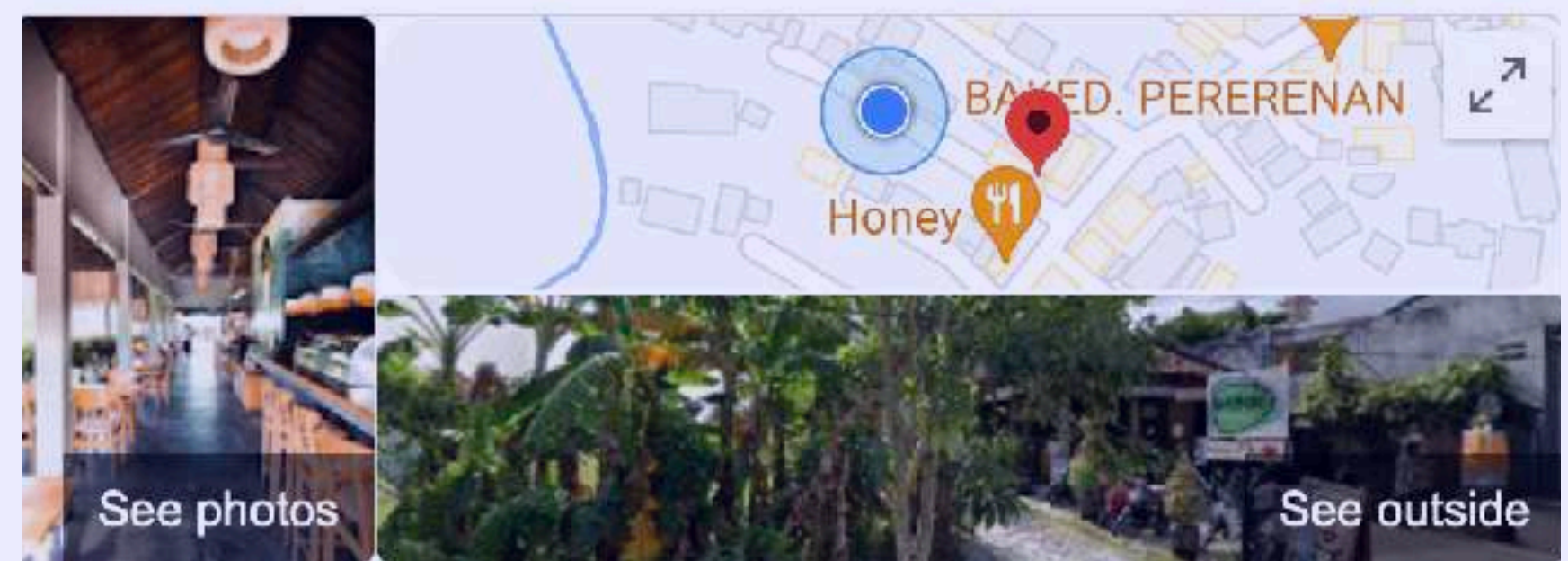
85 % Average load **168 \$** Average cost **238 392 \$** Market size **1 419** Units



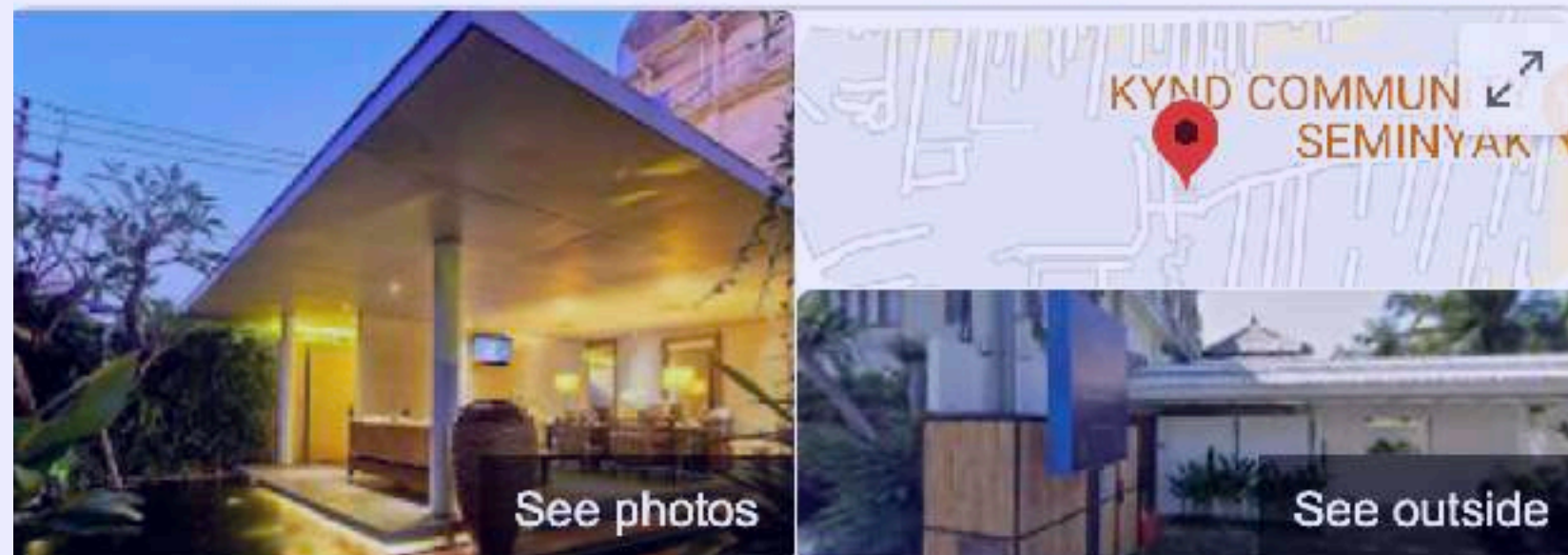
OUR PROPERTY MANAGEMENT PARTNER IN BALI



Alami Luxury Villa



Wasabi Hotel and Restaurant



Calm Villa



Eco Tree House Amed

10+ YEARS OF PROPERTY MANAGEMENT EXPERIENCE

Most recent data:

OCCUPANCY REPORT HOTEL/VILLA IN BALI 2022

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVERAGE BY PROPERTY
ALAMI LUXURY VILLAS	76,83%	83,84%	90,86%	89,02%	96,44%	92,68%	90,88%	89,09%	83,13%	86,21%	93,03%	84,46%	88,04%
CALM VILLAS	—	—	63,50%	98,09%	93,12%	77,04%	92,10%	88,69%	88,51%	96,04%	92,22%	93,91%	88,32%
WASABI HOTEL & RESTO	92,76%	95,64%	96,96%	96,88%	98,92%	94,00%	98,06%	98,06%	95,98%	97,82%	97,54%	98,26%	96,74%
ECO-TREE OTEL	68,80%	58,24%	89,35%	89,37%	89,56%	94,23%	90,10%	81,64%	79,88%	79,96%	91,79%	81,27%	82,85%
AVERAGE OR	59,60%	59,43%	85,17%	93,34%	94,51%	89,49%	92,79%	89,37%	86,88%	90,01%	93,65%	89,48%	

OCCUPANCY REPORT HOTEL/VILLA IN BALI 2023

MONTH	JAN	FEB	MAR	APR	MAY	AVERAGE BY PROPERTY
ALAMI LUXURY VILLAS	94,72%	95,45%	94,13%	93,64%	92,08%	
CALM VILLAS	96,77%	93,65%	94,62%	92,22%	95,34%	94,00%
WASABI HOTEL & RESTO	100,22%	101,90	99,78%	100,00%	98,70%	94,52%
ECO-TREE OTEL	83,86%	%	89,58%	85,18%	91,83%	100,12%
AVERAGE OR	93,89%	92,17%	94,53%	92,76%	94,49%	88,52%
		95,79%				