

# NUSA DUA VILLAS







# 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

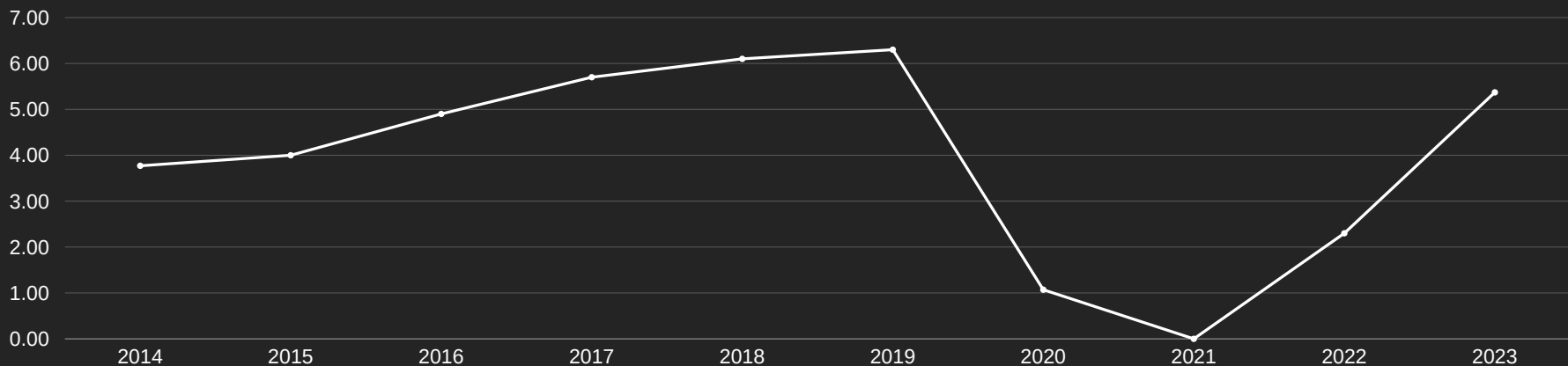


High demand for real estate due to:

- 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
- ✓ +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%
- ✓ Property in Bali does not need to be declared

# ONE OF THE MOST POPULAR DEVELOPERS IN BALI

Top locations near the ocean  
(Berawa, Batu Bolong, Pererenan)

Walking distance to infrastructure: popular  
cafes, gyms, co-working spaces, etc.

Modern demanded design

Management company

Detailed business models

In Bali since 2016

Built 22.500 sq.m.

16 completed projects

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

✓ Full natural disaster coverage with Allianz Insurance Bali





Seminyak Beach

Berawa Beach

Canggu Beach

Pererenan Beach



Giraffe Villa



Green Moon



Oasis III



Red Sunset II



Red Sunset



Villa Berawa Beach



Oasis



Oasis II



Setter



Vesna



Aquamarine



Aquamarine II



Viridan



Baliwood I, II



Elysium



Aquamarine III



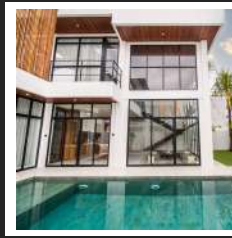
Blue Dream

Completed projects

Ongoing projects



# RECENTLY COMPLETED PROJECTS



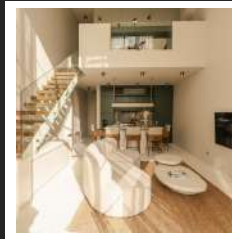
## **BALIWOOD I**

Construction completed in 2022  
10 units  
3.720 sqm Project area  
3.855 sqm Built-up area



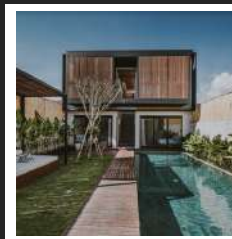
## **OASIS I**

Construction completed in 2022  
10 units  
990 sqm Project area  
1.044 sqm Built-up area



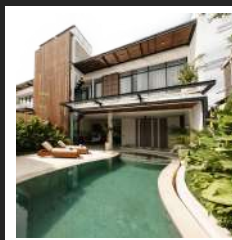
## **VESNA**

Construction completed in 2023  
11 units  
976 sqm Project area  
944 sqm Built-up area



## **RED SUNSET II**

Construction completed in 2023  
5 units  
1.246 sqm Project area  
1.223 sqm Built-up area

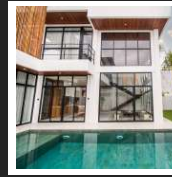


## **AQUAMARINE I**

Construction completed in 2023  
13 units  
2.954 sqm Project area  
3.499 sqm Built-up area



# PROJECTS WITH COMPLETION IN 2024



## **BALIWOOD II**

4 units

1.387 sqm Project area

1.287 sqm Built-up area



## **OASIS II**

9 units

820 sqm Project area

954 sqm Built-up area



## **OASIS III**

14 units

1.147 sqm Project area

1.274 sqm Built-up area



## **AQUAMARINE II**

7 units

1.684 sqm Project area

2.056 sqm Built-up area

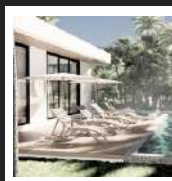


## **AQUAMARINE III**

7 units

1.722 sqm Project area

1.977 sqm Built-up area



## **GARDEN VILLA II**

4 units

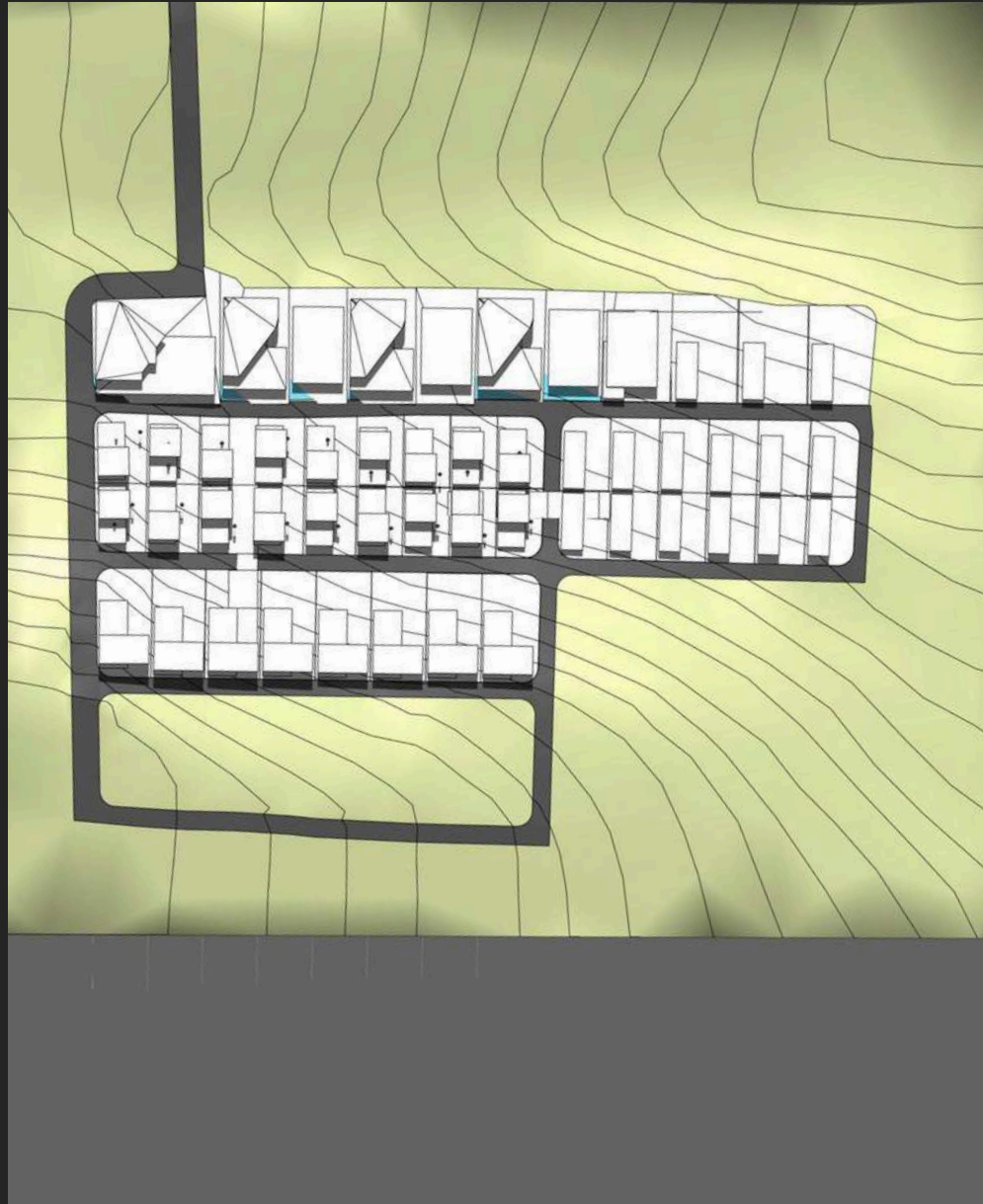
1.607 sqm Project area

455 sqm Built-up area

# NUSA DUA VILLAS







# MASTER PLAN

# ACCESSIBILITY FOR EVERYONE

Variety of villas from 40 m<sup>2</sup> to 120 m<sup>2</sup>.  
Everyone can find an option to their liking  
with such a choice. Villas with a minimum  
area create a minimum investment barrier  
to entry, providing affordable options for  
real estate investment.







# The best location



Nusa Dua is a superb, spacious enclave of international luxury hotels, luxury spa resorts, exclusive golf courses and world-class conference centers to showcase the beauty of the island amidst exceptional luxury. Crystal clear shallow waters and pearly soft white sandy beaches make Nusa Dua the ideal destination for a fun-filled getaway for the whole family or for conference delegates looking to relax, take a dip and return completely refreshed and inspired.



# CONNECTION WITH NATURE

Enjoy the sea view in the distance from the hustle and bustle of big cities. The Nusa-Dua complex is aimed at privacy and harmony with nature. The cascading arrangement of the villas is formed so that each villa has an opening to the sea, while maintaining privacy.





**3 MINS TO GLAMP  
NUSA**

**5 MINS TO THE  
APURVA  
KEMPINSKI BALI**

**5 MINS TO BUKIT  
PANDAWA GOLF  
CLUB**

**8 MINS TO NUSA  
DUA BEACH**

**10 MINS TO BALI  
COLLECTION**

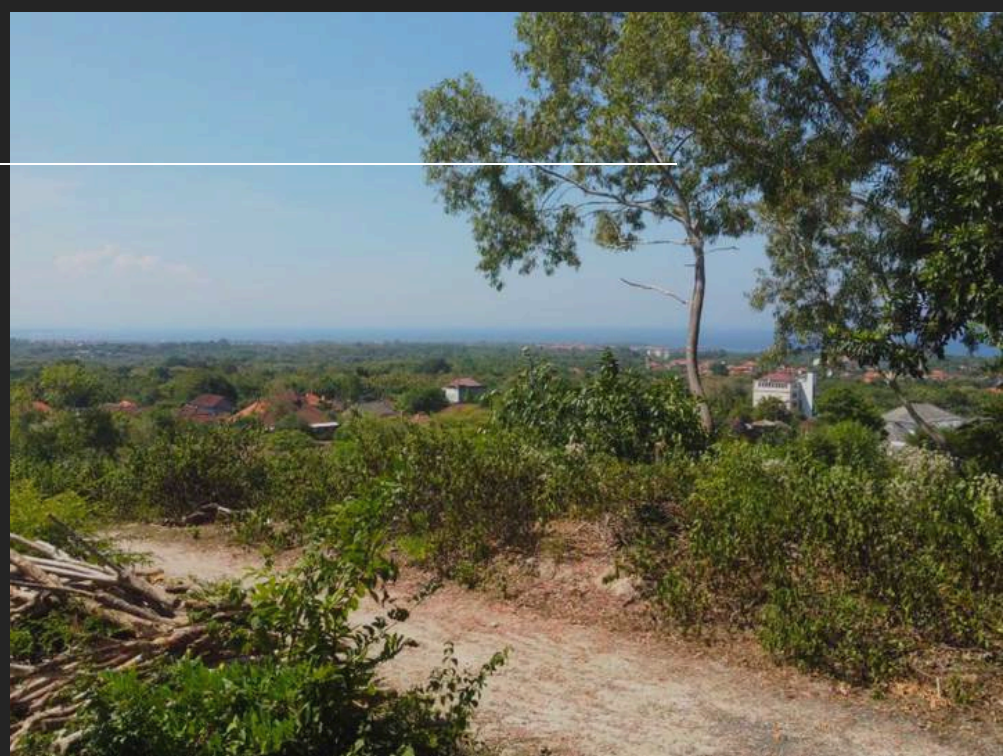
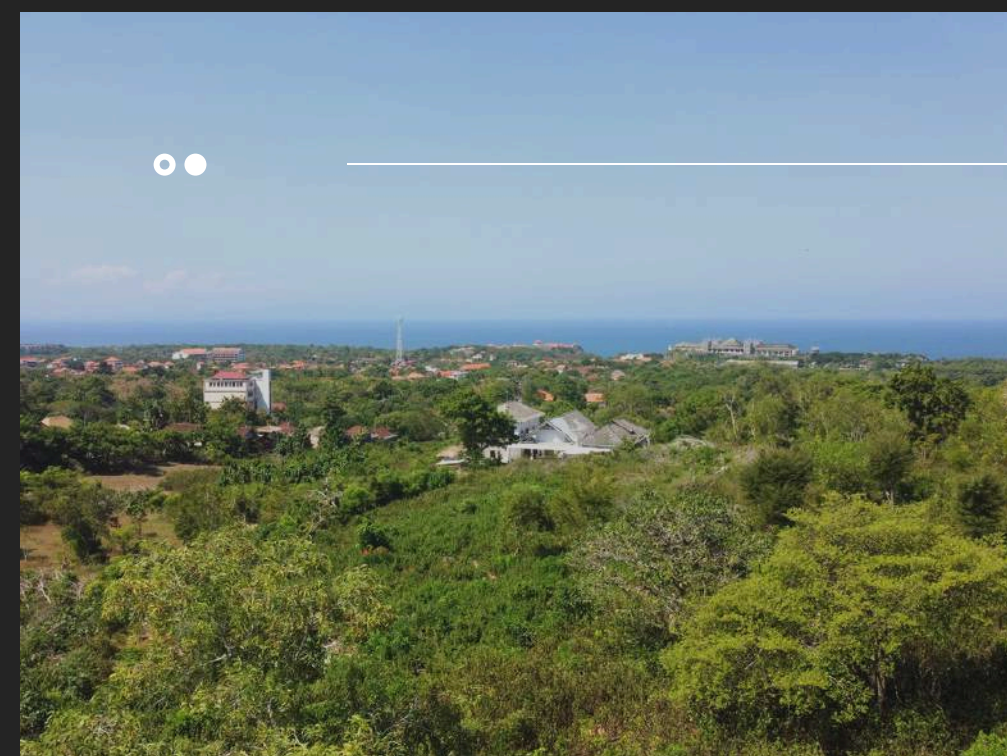
**12 MINS TO  
PANDAWA BEACH**

**15 MINS TO  
MELASTI BEACH**

**30 MINS TO  
AIRPORT**

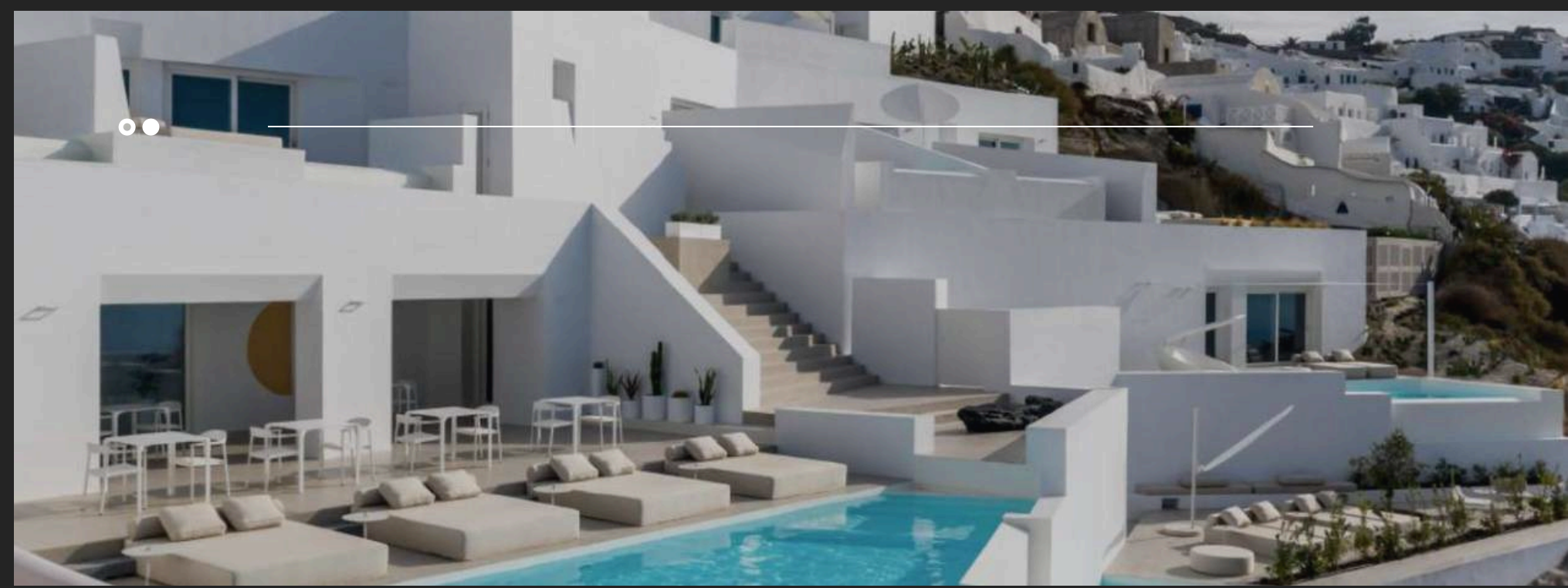




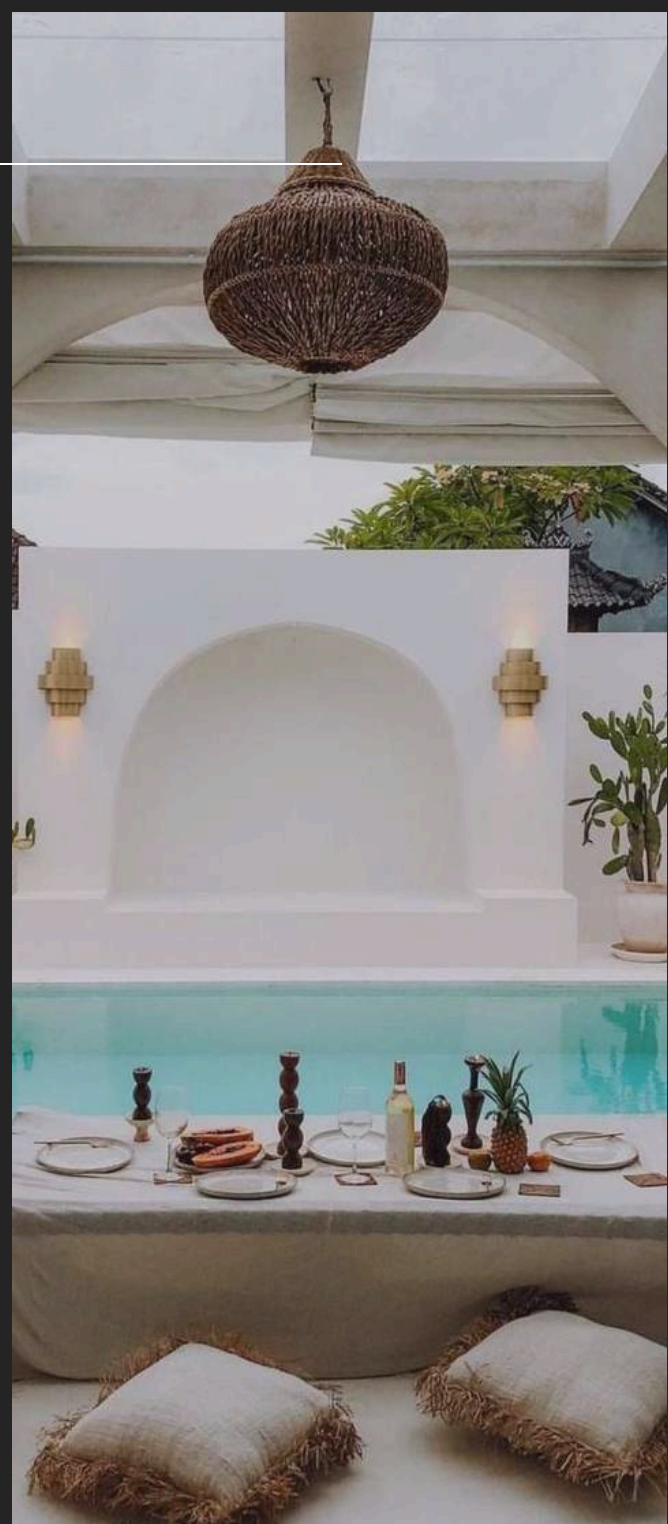


# OCEANVIEW VILLAS







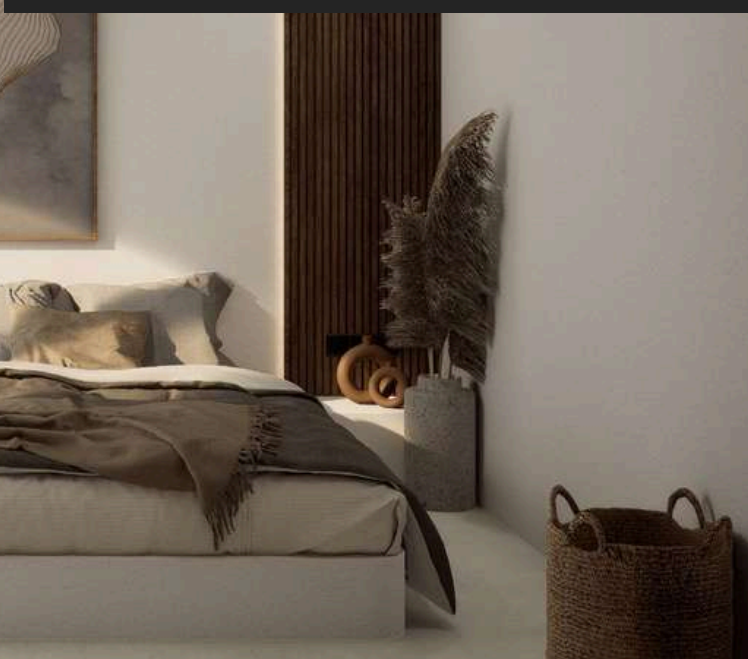




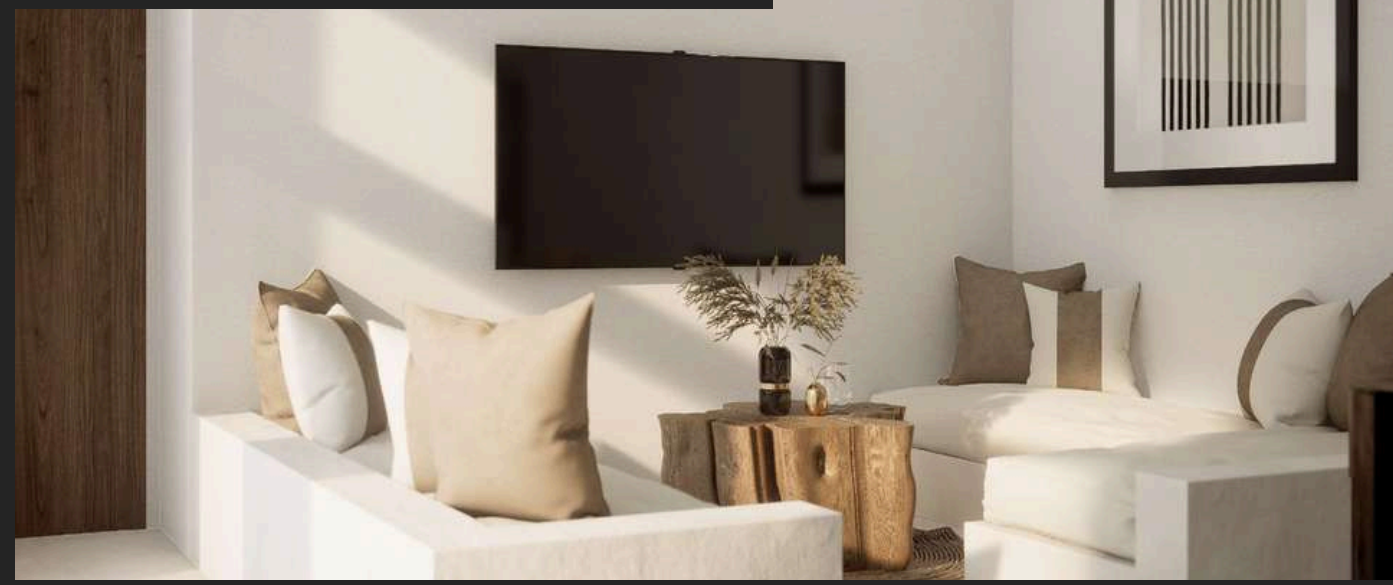
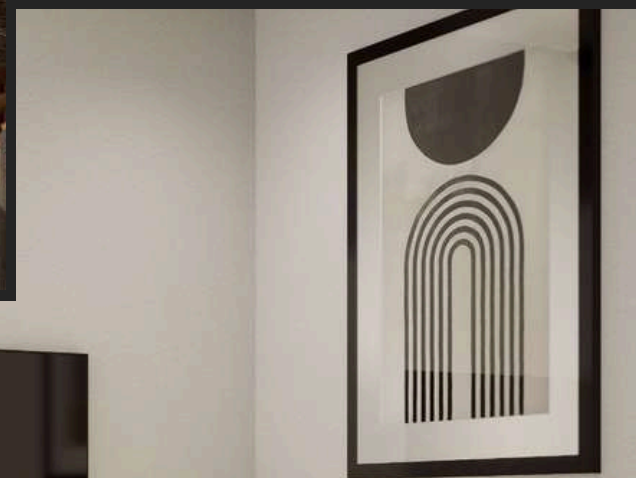
# INSTAGRAM ARCHITECTURE

Architecture that makes you want to take pictures with it and celebrate it on social networks. Such architecture automatically generates popularity and demand to stay in our villa complex, or at least visit it to take photos



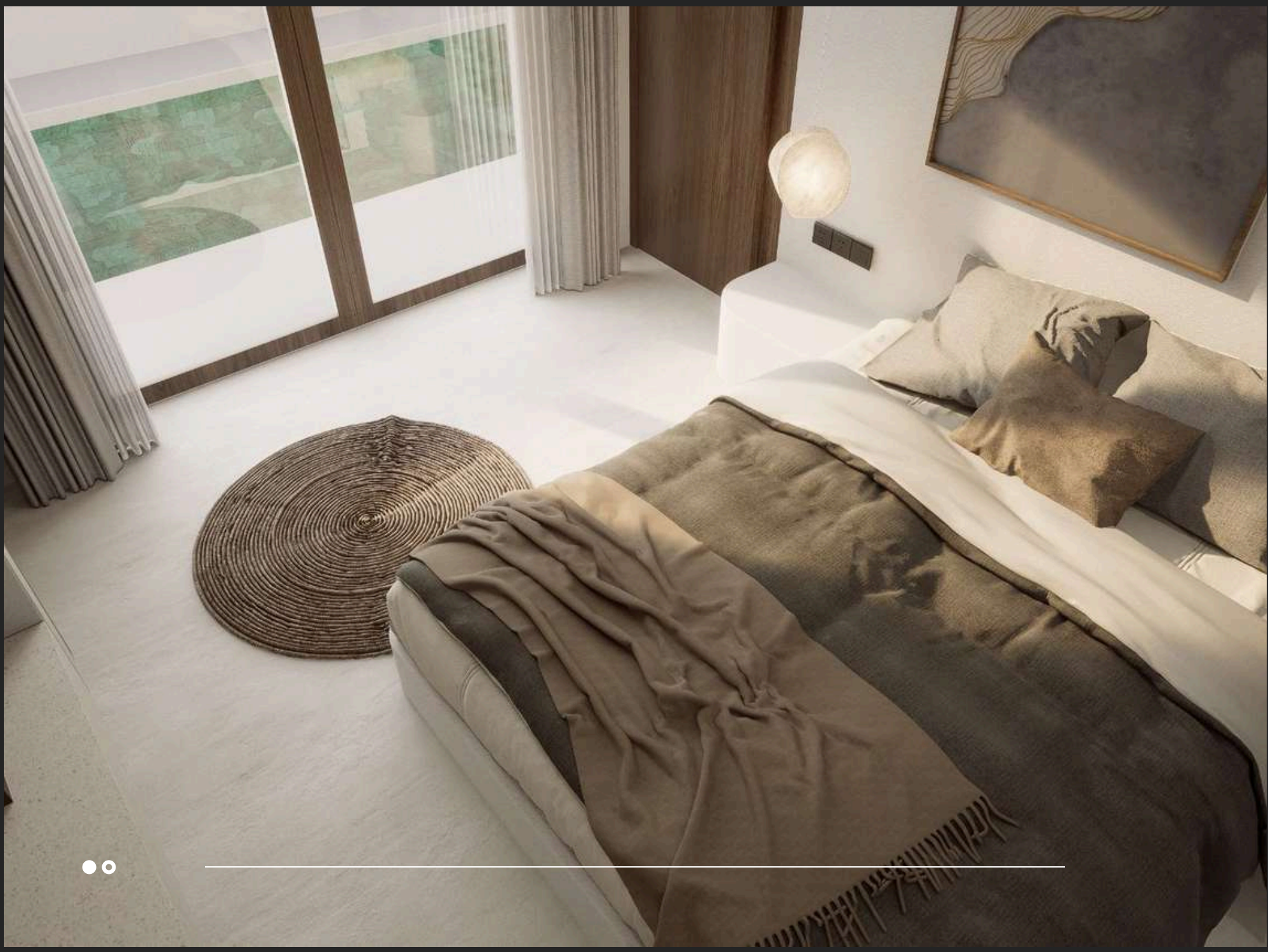




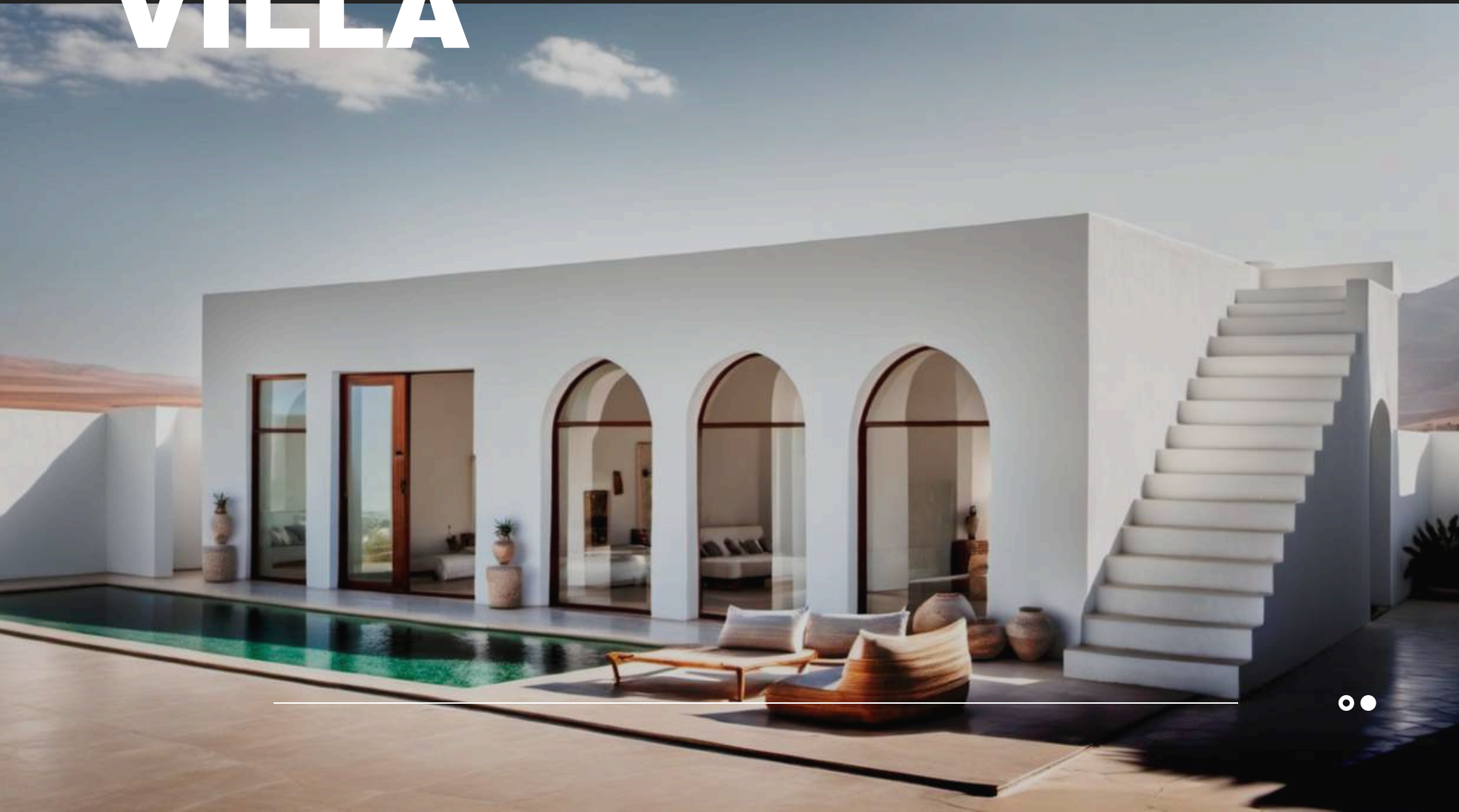




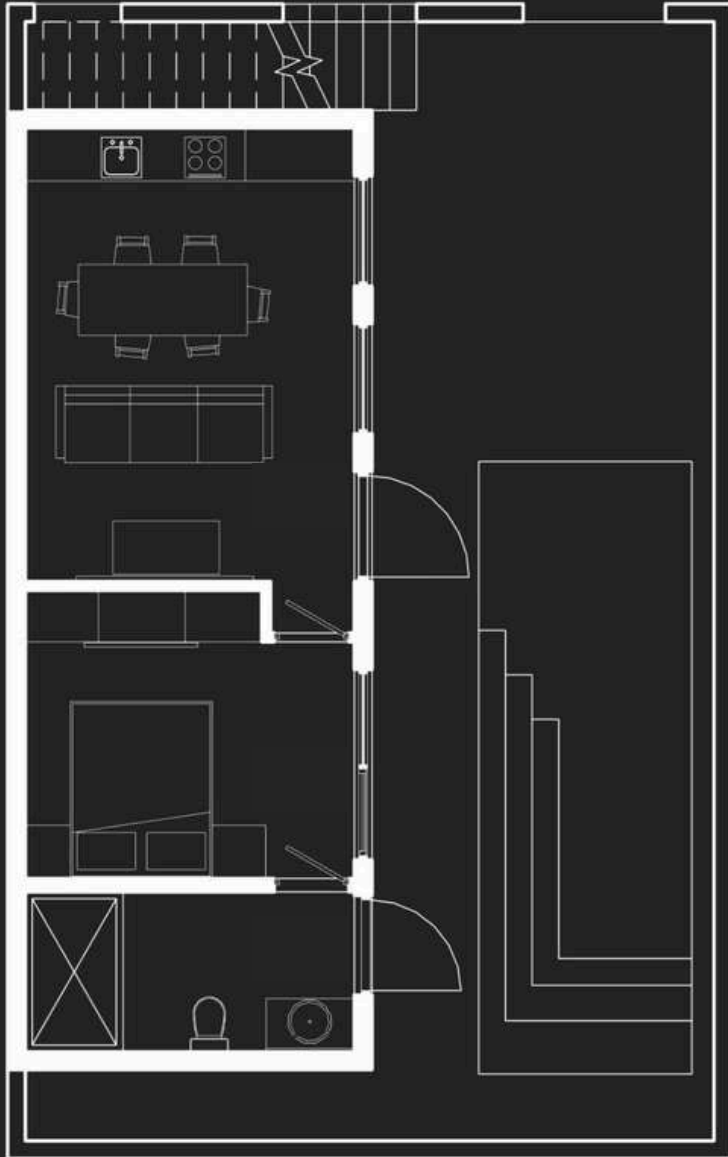




# 1 BEDROOM VILLA







# 1 bedroom Villa

**USD 160.000**

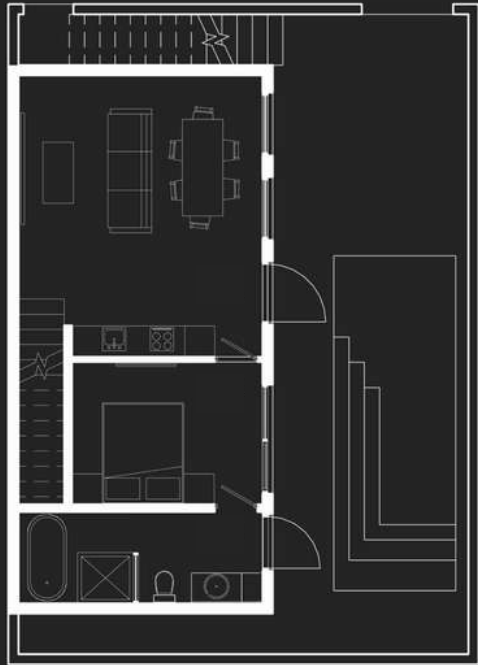
+ exploited rooftop USD 15.000

Building area - 40 sqm

# 2 BEDROOM VILLA





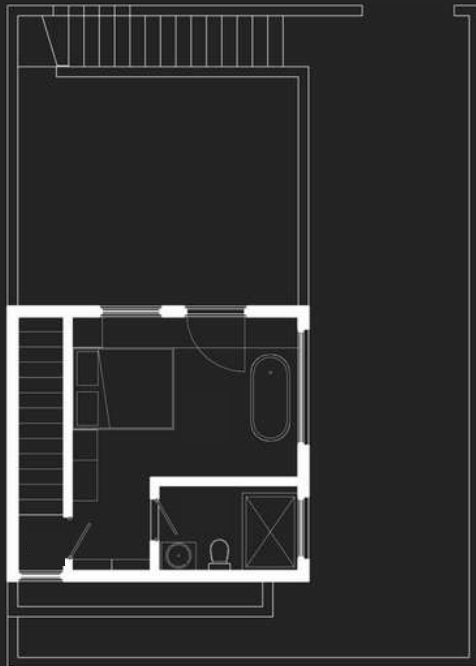


# 2 bedroom Villa

**USD 250.000**

+ terrace on the  
2nd floor USD 10.000

+ exploited rooftop  
USD 15.000



Building area - 70 sqm

# 3 BEDROOM VILLA





# 3 bedroom Villa

**USD 310.000**

+ terrace on the 2nd floor USD 12.500  
+ exploited rooftop USD 20.000

Building area - 100 sqm





**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
- Management and tax reporting
- Daily housekeeping
- Garden and pool maintenance
- Planned and urgent repairs
- 24/7 security







# HOW IT WORKS

## **STAGE 1**

Signing of the agreement

## **STAGE 2**

First payment

## **STAGE 3**

Final payment

## **STAGE 4**

Signing of the villa management agreement

## **STAGE 5**

Monthly income payments

