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# Apart hotel AVIATOR

*Canggu, Bali*

Apartments in a top location for comfortable living and a high passive income of 10-20%





## Apart hotel AVIATOR

— a project by businessman and pilot Sergey Sulimov. The stylish interior will remind the occupants of the romance of flying and provide comfortable relaxation after a real job.

The developer has done everything necessary to ensure that the hotel fills up all year round. Investors who purchase apartments for rent will be able to earn 10-20% of their initial investment annually.



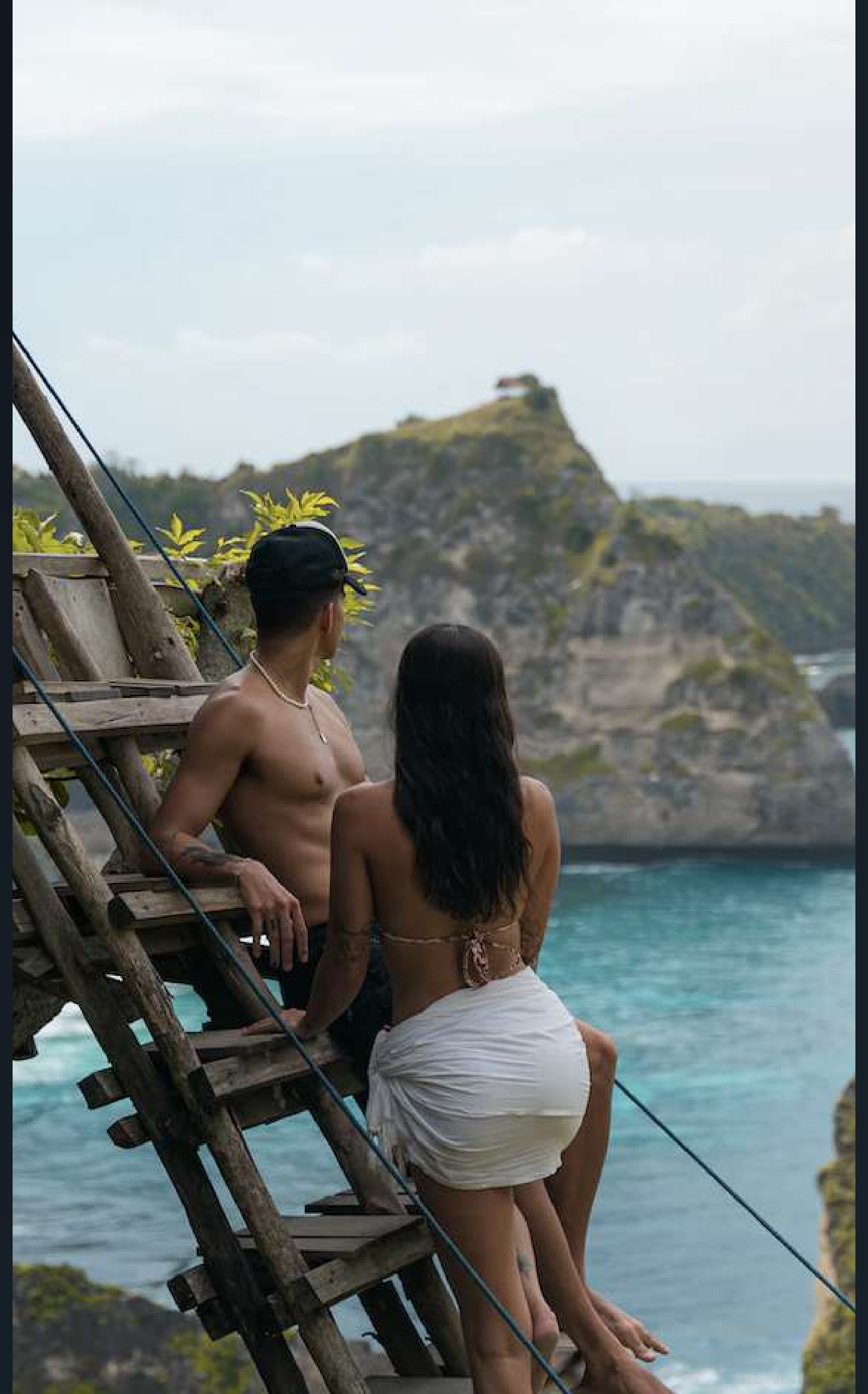
The apart hotel has strong walls, air conditioning, modern bathroom and kitchen facilities, and peaceful views outside the window. It is being built as a capital building, free of the traditional Indonesian accommodation disadvantages. It will be a pleasure to stay in any weather, now or ten years from now.

# Affordable investment without the operational chore

## from \$109 000

*Project entry threshold*

The lower price cap is unprecedented for Canggu, where land is constantly rising in price. A management company is being set up to service the apartments and attract tourist tenants, which operates on a percentage of the apart hotel's revenue. The company is interested in the investors' income, and the investors are relieved of the hassle of managing the property. It's like investing in growth stocks, only stone made.



# Placed in a top location

## 📍 *Canggu*

Is ranked by Forbes as number four among the world's best places to live and invest. Its magnificent nature, well-developed infrastructure for permanent living, outdoor activities and remote work, and successful, thriving migrants and digital nomads thriving community make it Bali's No. 1 location. It is also the choice destination for tourists and the island's business center.

## 📍 *Berawa*

— The Canggu central district, which has hardly any land left to build on.



# A place for comfortable living

The hotel is being built in a residential area amongst completed low-rise buildings. It's quiet beneath the windows, with no new construction sites. It's a 10-minute walk to the ocean, just far enough that you can't hear the discos anymore.

## *In walking distance:*

medical center and pharmacy, bowling alley, tennis courts, pastry shops, beauty salons, and supermarkets

**50**

restaurants

**4**

beach clubs

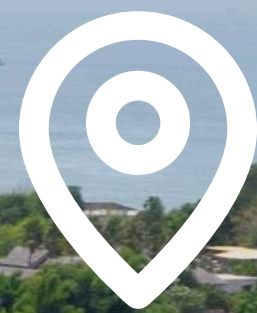
**4**

fitness center

**3**

schools and kindergarten





Berawa beach



AVIATOR

# Legal protection for business

## 📁 The Red Zone –

Part of the island designated for tourist accommodation. There will be no legal obstacles for investors to make money from the lease.

## 📁 Apart hotel –


The property's status, which entitles it to both long-term ownership and daily rentals.



**TRIDATU LAW FIRM AND LEGAL HOUSE**  
 Akta Notaris nomor 13/2021, tanggal 30 Juni 2021  
 AHU-000651-AH.01.18 Tahun 2021  
 Jalan Werkudara No. 01, By Pass Munggu Tanah Lot  
 Lingkungan Banjar Dukuh Pandean Munggu, Mengwi, Badung, Bali  
 Email : [tridatulegalhouse@gmail.com](mailto:tridatulegalhouse@gmail.com)  
 Ph : +62 81-933-093-236 / +62 81-703-97-9000

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**LAPORAN HASIL AUDIT HUKUM**  
**LEGAL AUDIT RESULTS REPORT**



**PEMERINTAH REPUBLIK INDONESIA**  
**KONFIRMASI KESESUAIAN KEGIATAN PEMANFAATAN RUANG**  
**UNTUK KEGIATAN BERUSAHA**  
**NOMOR : 08092210115103094**

Berdasarkan Undang-Undang Nomor 11 Tahun 2020 tentang Cipta Kerja, Pemerintah Republik Indonesia menerbitkan **Konfirmasi Kesesuaian Kegiatan Pemanfaatan Ruang** kepada:

1. Nama Pelaku Usaha	: I NYOMAN PURWANTA
2. NPWP	: 08.399.396.4-906.000
3. Alamat Kantor	: JL. TEGAL SARI 14 BR. TEGAL GUNDUL, Desa/Kelurahan Tibubeneng, Kec. Kuta Utara, Kab. Badung, Provinsi Bali
No. Telepon	: +6282146803661
Email	: apartementbalipapa@gmail.com
4. Status Penanaman Modal	: PMDN
5. Kode Klasifikasi Baku Lapangan Usaha Indonesia (KBLI)	: 55194
6. Judul KBLI	: Apartemen Hotel
7. Skala Usaha	: Usaha Menengah
8. Lokasi Usaha	
a. Alamat	: Gg. Kana 59, Tibubeneng, Kec. Kuta Utara, Kabupaten Badung, Bali 80361, Indonesia
b. Desa/Kelurahan	: Tibubeneng
c. Kecamatan	: Kuta Utara
d. Kabupaten/Kota	: Badung
e. Provinsi	: Bali
f. Koordinat Geografis yang dimohon	: Lihat lampiran
9. Luas tanah yang dimohon	: 405 M <sup>2</sup>

dinyatakan disetujui seluruhnya/disetujui sebagian dengan ketentuan :


1. Koordinat Geografis yang disetujui	: Lihat lampiran
2. Luas tanah yang disetujui	: 405,09 M <sup>2</sup>
3. Jenis Peruntukan Pemanfaatan Ruang	: Wisata Buatan (W-2)
4. Kode Klasifikasi Baku Lapangan Usaha Indonesia (KBLI)	: 55194
5. Judul KBLI	: Apartemen Hotel
6. Koefisien Dasar Bangunan	: 50
7. Koefisien Lantai Bangunan	: 2
8. Ketentuan Tata Bangunan	: -
9. Persyaratan Pelaksanaan Kegiatan Pemanfaatan Ruang	: Diizinkan
10. Informasi tambahan (apabila tersedia)	
a. Garis Sempadan Bangunan	: 1X Rumija + Telajakan
b. Jarak Bebas Bangunan	: -
c. Koefisien Dasar Hijau	: 30
d. Koefisien Tapak Basement	: 50
e. Jaringan Utilitas Kota	: -

1. Dokumen ini diterbitkan sistem OSS berdasarkan data dari Pelaku Usaha, tersimpan dalam sistem OSS, yang menjadi tanggung jawab Pelaku Usaha.

2. Dalam hal terjadi kekeliruan isi dokumen ini akan dilakukan perbaikan sebagaimana mestinya.

3. Dokumen ini telah ditandatangani secara elektronik menggunakan sertifikat elektronik yang diterbitkan oleh BSrE-BSSN.

4. Data lengkap Perizinan Berusaha dapat diperoleh melalui sistem OSS menggunakan hak akses.





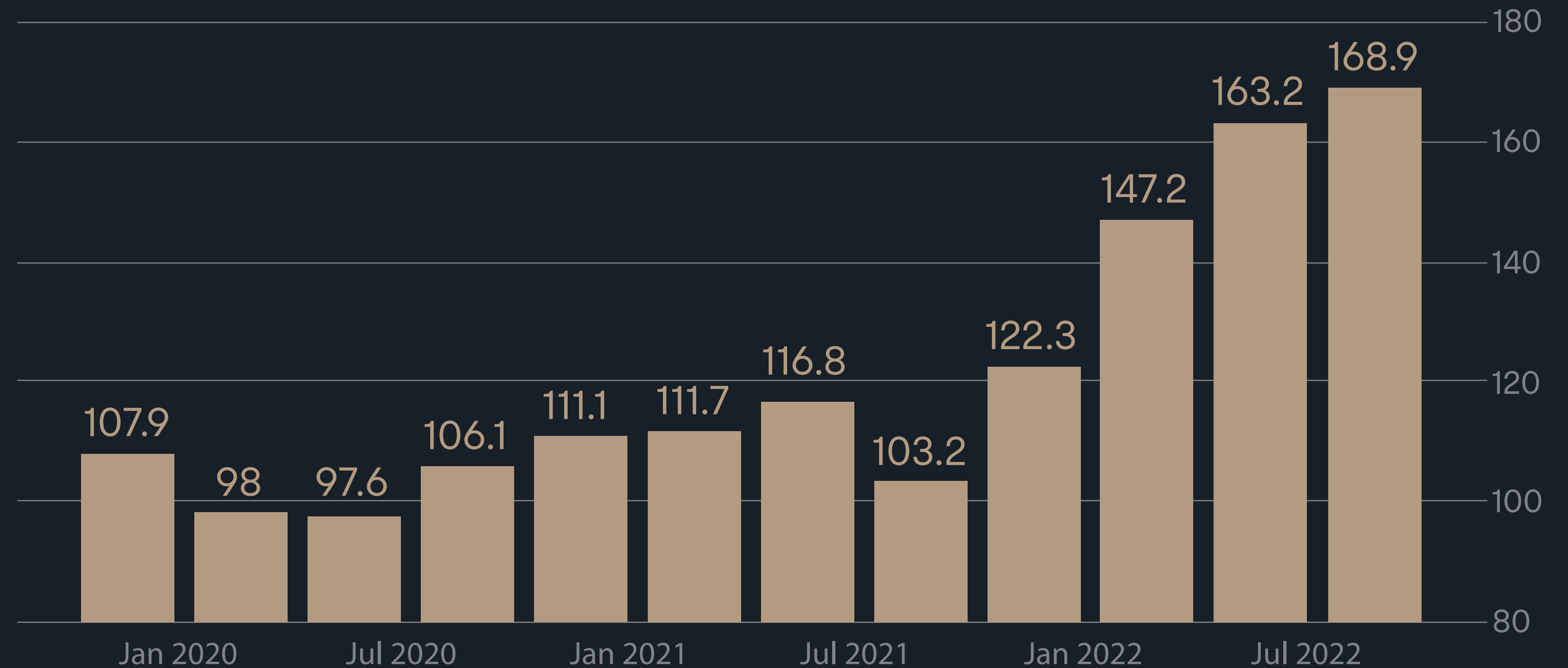
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# A growing market for profitable investments

With the COVID restrictions removal, tourism in Indonesia is experiencing a new upsurge. Therefore, direct investment in the Indonesian economy is also growing rapidly. In 2022, they are up 63.56% from the previous year. Follow the financial growth leaders' example!

*Indonesia Foreign Direct Investment*

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# Catch the moment

*Bali is the capital of the 2022 G20 International Summit, bringing together 21,000 delegates from all continents. The forum provided an upgrade in tourism infrastructure and created unprecedented publicity for Bali. Analysts predict explosive growth in tourism and the island's economy as a whole in the coming years.*

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# Fully developed area

Milu by Nook Cafe: 250 m

Genesis Creative Center: 450 m

Atlas beach fest: 500 m

Berawa beach: 700 m

Finns Recreation Club: 630 m



Genesis Creative Center



Milu By Nook



AVIATOR



Berawa beach



Atlas beach fest



Finns Recreation Club

# Food nearby

There are **about 50 establishments** within walking distance, with Asian and European cuisine to suit all tastes.

Restaurants offer full vegetarian menus by choice, with some specializing in vegetarian food.



## *Milu By Nook:*

An atmospheric café with a traditional interior, unforgettable views of rice paddies and fine food.

## *Tygr Sushi:*

A renowned sushi restaurant serving Asian and Japanese cuisine. The menu features handmade sushi, including sushi desserts, exotic fruit, sake, craft beer, and tea.

## *Milk and Madu Cafe:*

Home-cooked meals in the open air, breakfasts all day.

## Sport and outdoor activities

### Finns Recreation Club

(multi-purpose sports club): 630 m

Bounce Bali (bowling): 500 m

Bali Equestrian Centre (riding school): 750 m

Jalan Pantai Batu Bolong (surfing club): 700 m

Tennis courts: 600 m



*Jalan Pantai  
Batu Bolong*



**AVIATOR**



*Bali Equestrian Centre*



*Bounce Bali*

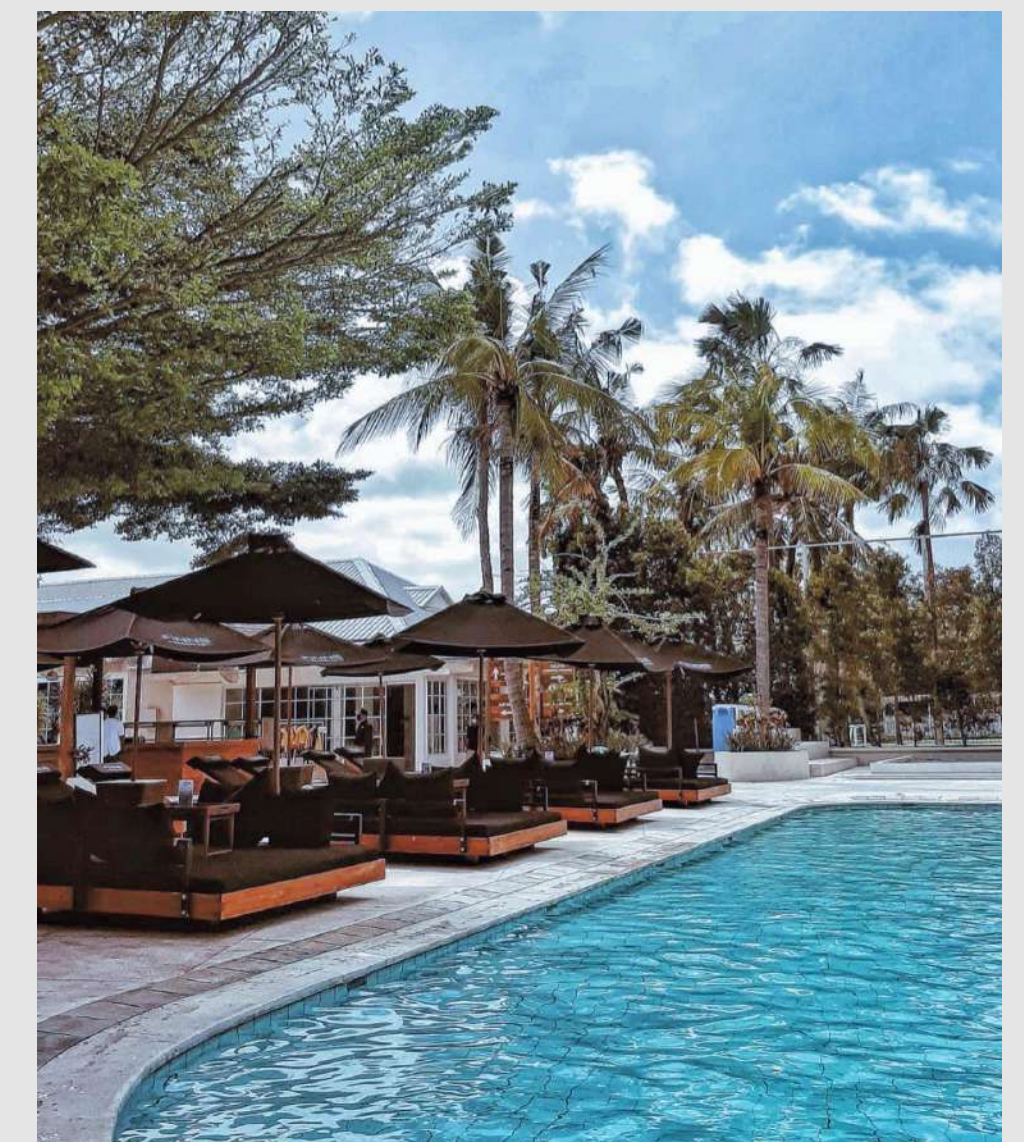
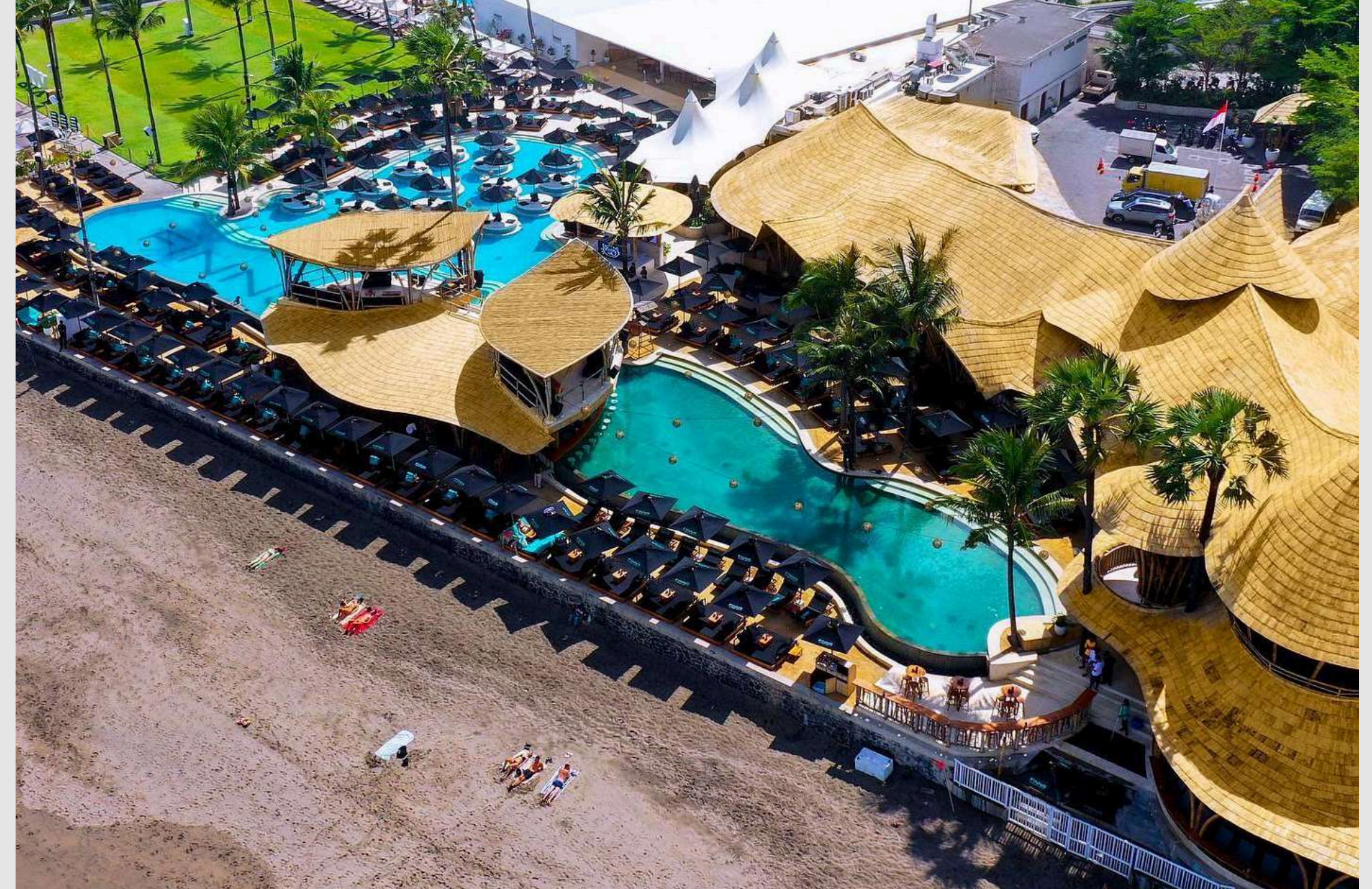


*Finns Recreation  
Club*

# Finns Recreation Club

📍 **630M** 📍

The multi-purpose complex has a water park, gym, 50 m swimming pool, tennis courts, yoga studio, dance hall, bowling alley, football pitch, trampoline arena, axe throwing area, and children's club.



# Beaches and beach clubs

Berawa beach: 700 m

Nelayan beach: 1 km

Atlas beach fest: 500 m

Finns beach club: 700 m

Morabito Art Villa Beach: 900 m



*Nelayan beach*



*Berawa beach*



*Atlas beach fest*



*Finns beach club*



*Morabito Art  
Villa Beach*



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# Atlas Beach Club

Atlas — the largest beach club in Southeast Asia. Visitors enjoy comfortable sunbathing beds at the edge of the ocean. Snacks, drinks, and live music are delivered to the venue. There's a beauty salon, massages, souvenir shops, pavilions with street food, and a modern shopping center. There are discos in the evenings and music festivals on the weekends.



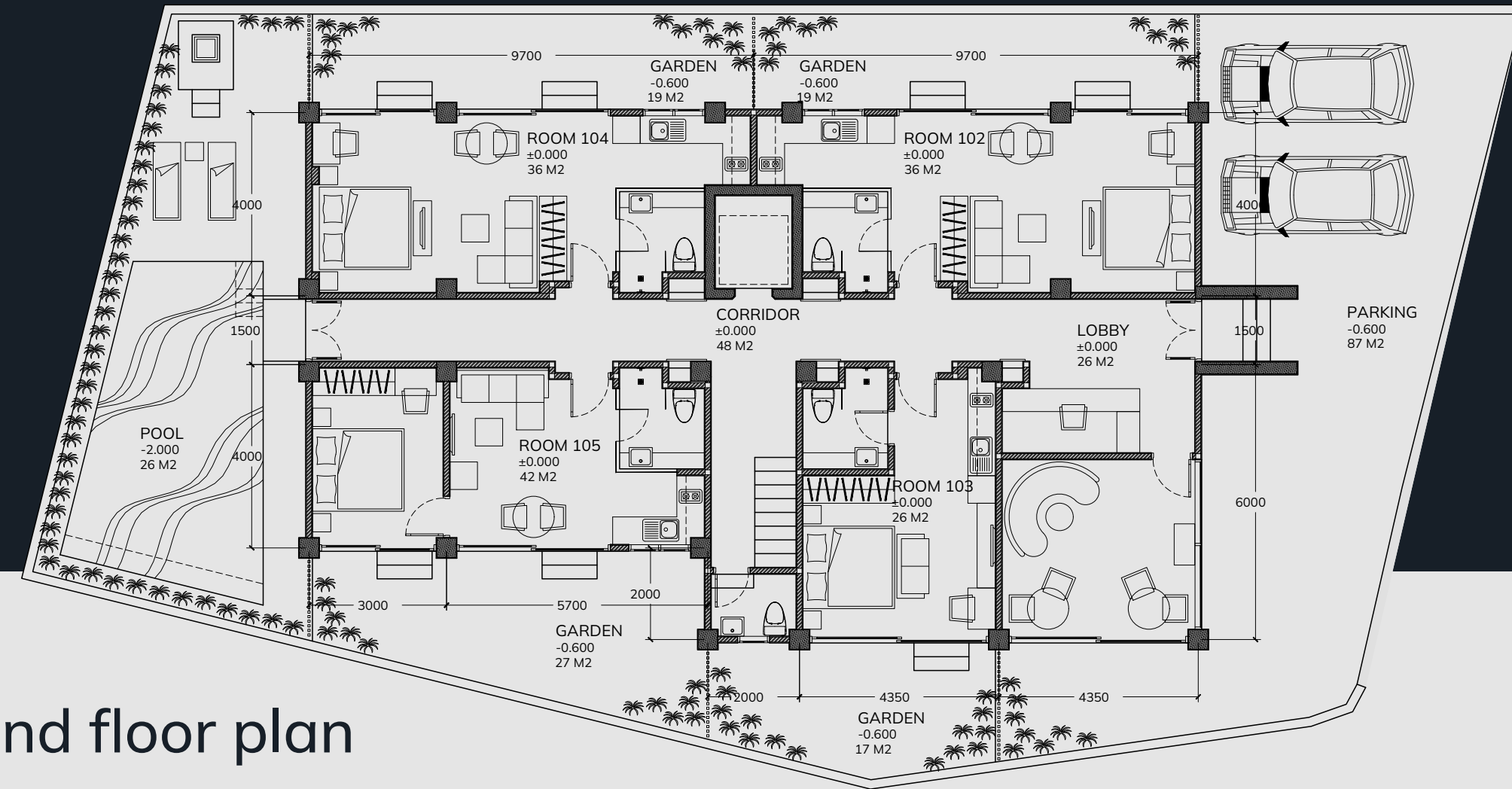


# Inside the hotel

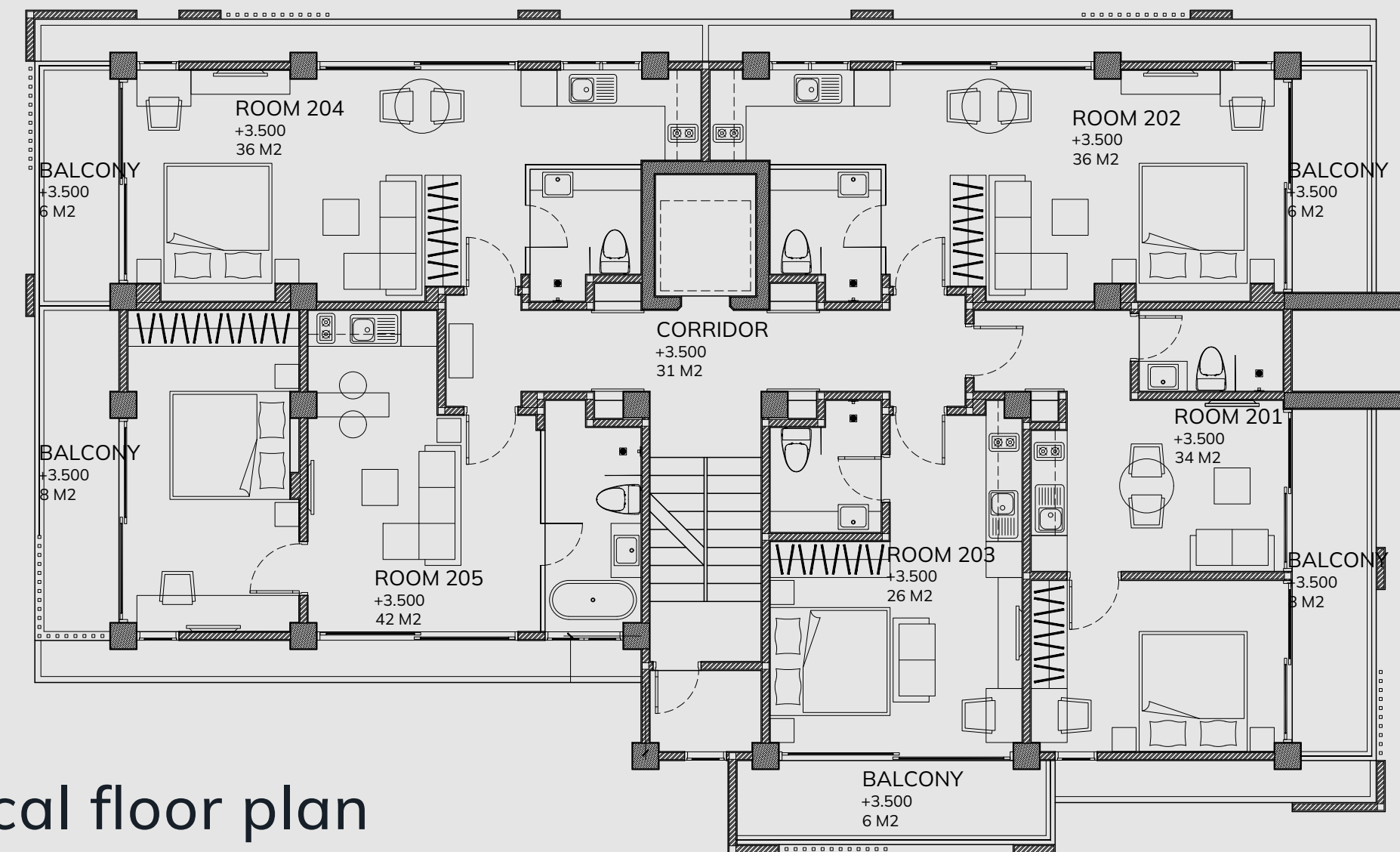
**20** sections  
*sections*

**4** floors  
*floors*

The 4-storey apart hotel is divided into 20 sections. The developer guarantees a comfortable temperature in air-conditioned rooms, functioning equipment, and stylish interiors with aviation motifs in the decoration.



Ground floor plan



Typical floor plan  
(2nd to 4th floor)



**Comfort at  
a reasonable price**

**from \$109 000**

*for apartments that are ready  
to move into*

**32–50 m<sup>2</sup>**

*Square*

**1**  **1** 

*Bedroom*

*Bathroom*

Air conditioning, TV, fridge, cooking ,  
double bed with bed linen, crockery and  
table linen, closed area, pool in the yard.



# Protection from risk

*The apartment comes with:*

- one-year renewable insurance policy
- guarantee for building construction
  - **5 years;** for furniture and fittings
  - **1 year**
- agreement with a management company (at the investor's request).







Bedroom



Bedroom



Studio room



Bathroom



# Passive income

The apart hotel's status and location in the "red zone" guarantee the investors the right to rent accommodation to tourists on a daily basis. The investment pays for itself in 4–6 years, after which it is a net income.

	<b>Pessimistic outlook</b>	<b>Realistic outlook</b>	<b>Optimistic outlook</b>
<b>Price per day, \$</b>	70	100	120
<b>Occupancy rate %</b>	65%	80%	90%
<b>Monthly revenue</b>	1365	2400	3240
<b>Annual income</b>	16380	28800	38880
<b>Management (20%) Operating expenses (7%)</b>	27%	27%	27%
<b>Net income</b>	11957,4	21024	28382,4
<b>ROI (return on investment)</b>	9,72%	17,09%	23,08%

# Your builder

**The Real Estate Bali Papa** — an Indonesian company with an experienced developer at the helm, incorporating more than 15 years of his experience in the hotel and construction business in Eastern Europe.

The company has started to develop the site, and in the future, it will offer property management services to investors, based on the experience of its head, Sergei Sulimov.





# What has already been done

- ✓✓ *A building plot has been leased.*
- ✓✓ *A land use permit has been obtained (KKKPR).*
- ✓✓ *Video surveillance has been installed on the site so that investors can see the construction in real time.*
- ✓✓ *An architectural design has been developed.*

# How to buy an apartment



## 2022

Selection of a unit for purchase and conclusion of a contract with Real Estate Bali Papa. The first payment is 30% of the apartment cost. Payment is in any currency, including cryptocurrency.



## 2023

Construction supervision and monthly payments of 10% of the value of the apartment for 7 months.



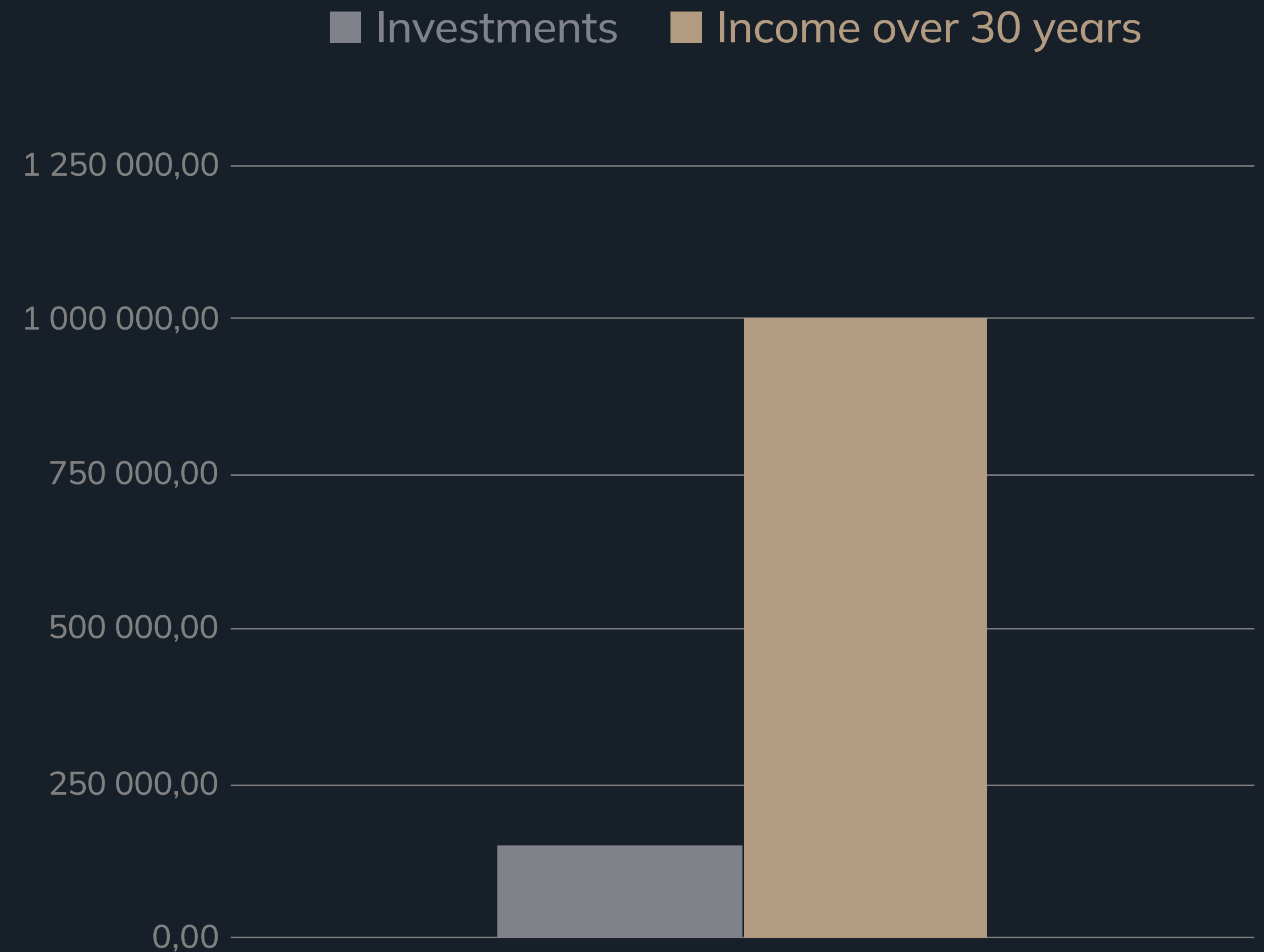
## 2024, Q1

Acceptance of the property. Starting to receive rental income or move into your apartment.

## Rental with guaranteed renewal

Foreigners in Bali cannot buy land for business. Bali is not available to foreigners, so the apartments are rented for 30 years with a guaranteed renewal period of 25 years. The tenant is entitled to earn income from the property by renting it out to tourists. The investment pays for itself in 4–7 years, and then investors receive a net return.

*Investment and income comparison over 30 years at \$110 per day for rental cost and a hotel occupancy rate of 85%.*



# Grow with the leaders!

- **Forbes:** *World's fourth most attractive destination for living and investing.*
- **TripAdvisor:** *First place in tourist attractions.*
- **Worldpackers:** *Ranked number one in the world for living and working. For digital nomads, it's all about the Bali island, the peace and prosperity island, where there's a place for you too.*

*Hurry up and claim it!*