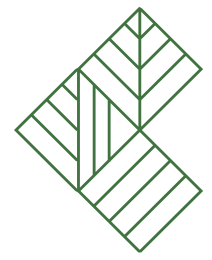


ICONIC LIVING
SESEH BEACHFRONT

B | I
BALI ICONIC



LEASEHOLD & FREEHOLD



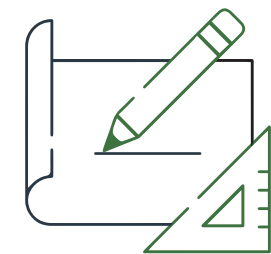
THE PROJECT

ICONIC LIVING SESEH BEACHFRONT is a new private exclusive villas collection located only 50 meters away from Seseh Beach. A high quality build with premium materials & finishes. Undoubtedly a perfect choice for those who'd like to invest in both their life quality and a sustainable high-yield income property.

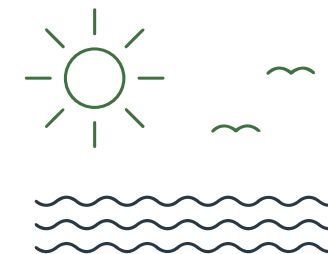
Key Points:



Prime Location



Unique Design



Seaview



Sunset Point

15 Private Exclusive Villas



High Quality Build



Sustainable

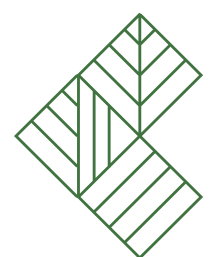


Quite Surroundings



High Income Property

1ST on the beach line



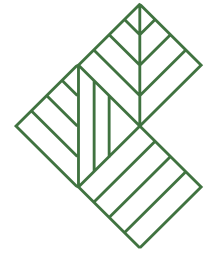
OUR LOCATION

ICONIC LIVING SESEH

BEACHFRONT is perfectly located only a few steps away from the beautiful black sand beach, Seseh Beach. It is embedded in greenery and nature, yet only a glimpse away from the main road leading down to the renowned Canggu neighborhood.

- ✓ Prime location
- ✓ 50 meters from the beach
- ✓ Very quite neighborhood
- ✓ Sprawling green rice terraces
- ✓ Strategic location in thriving neighborhood

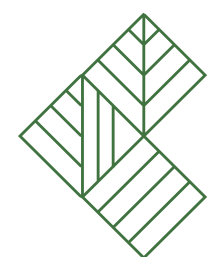




THE MASTERPLAN

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THE GRAND ICONIC VILLA

B | I
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TYPE 1 (5 ARE)

Start From
\$749.000

ROI
17,2%

Plot Size
±500 M²

Living Area
191,5 M²

Remarks:

- Leasehold 25 Years++
- Exclusive Extension Option
- Freehold Option Possible



3 Bedrooms



Parking Lot



Swimming Pool
7m x 3m



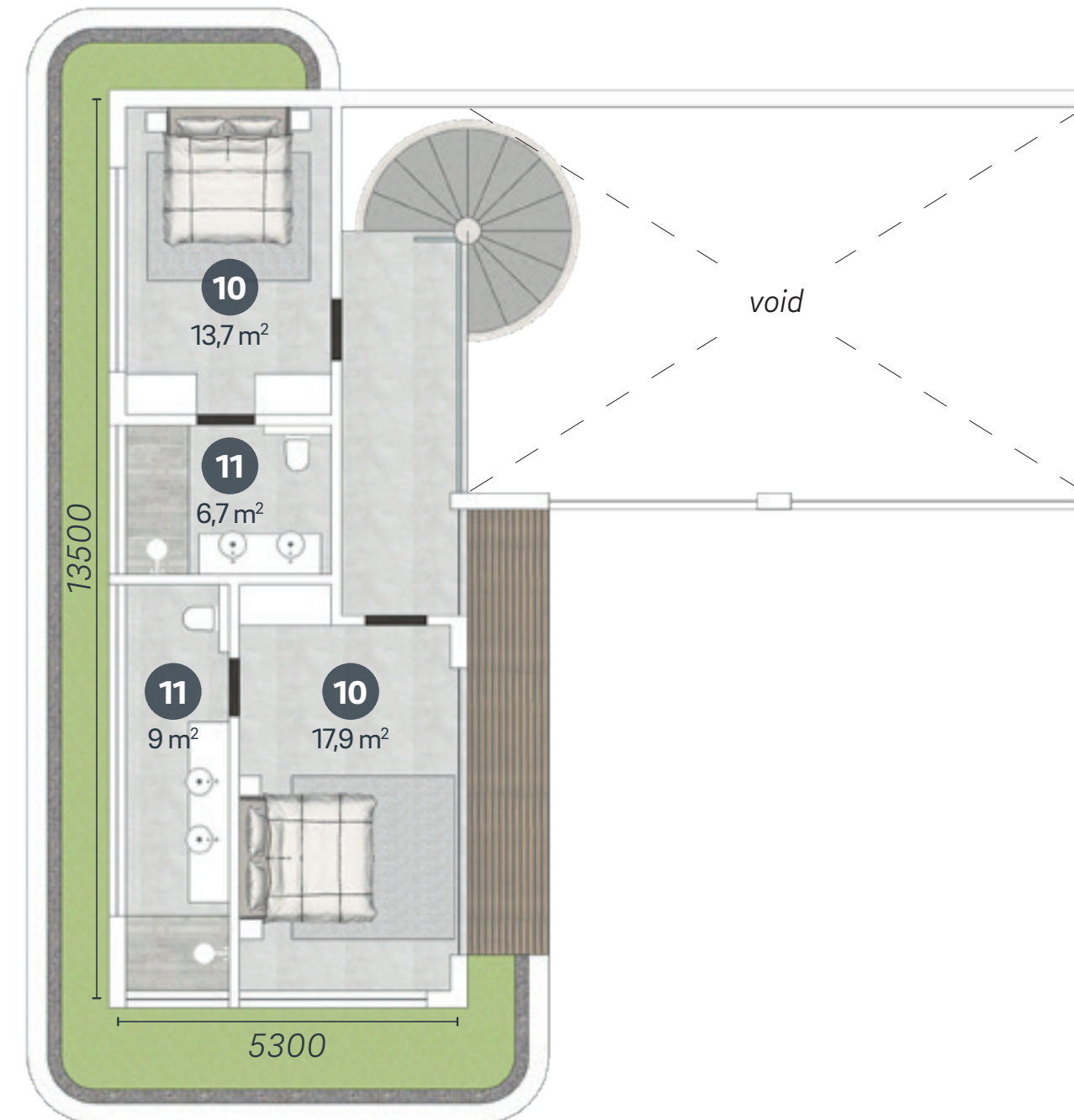
THE GRAND ICONIC VILLA

TYPE 1 (5 ARE)

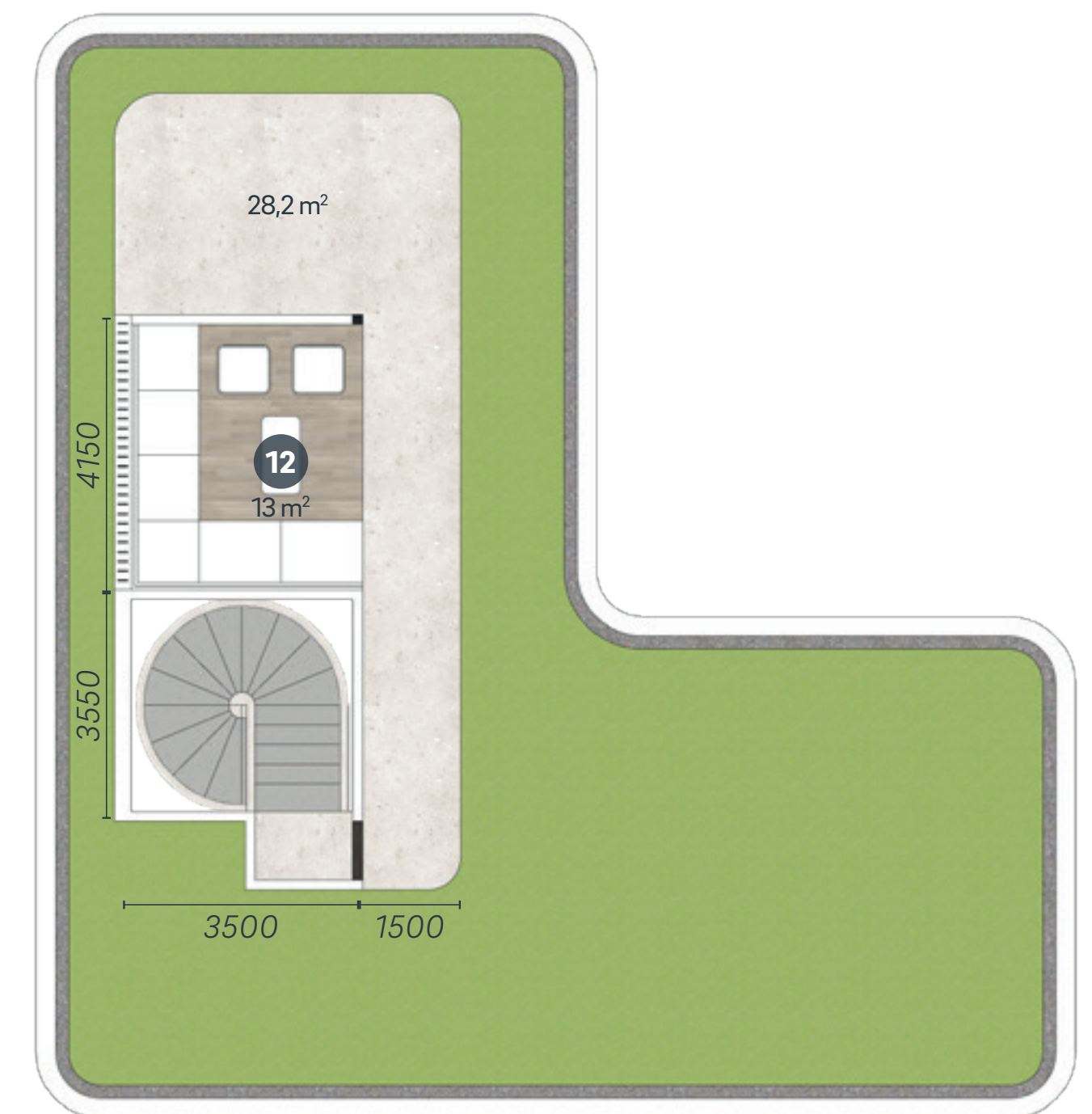
GROUND FLOOR



1ST FLOOR

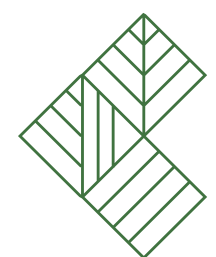


ROOF TOP (ADDITIONAL)



LEGEND

- | | | |
|--------------------------|-------------------|--------------------|
| 1. PARKING LOT | 5. SUNKEN SOFA | 9. MASTER BATHROOM |
| 2. SWIMMING POOL | 6. LAUNDRY ROOM | 10. BEDROOM |
| 3. BBQ AREA | 7. POWDER ROOM | 11. BATHROOM |
| 4. KITCHEN & LIVING ROOM | 8. MASTER BEDROOM | 12. PATIO |



THE GRAND ICONIC VILLA

B | I
BALI ICONIC



TYPE 2 (4 ARE)

Start From
\$599.000

ROI
18,3%

Plot Size
±400 m²

Living Area
158,4 m²

Remarks:

- Leasehold 25 Years++
- Exclusive Extension Option
- Freehold Option Possible



3 Bedrooms



Parking Lot



Swimming Pool
7m x 3m



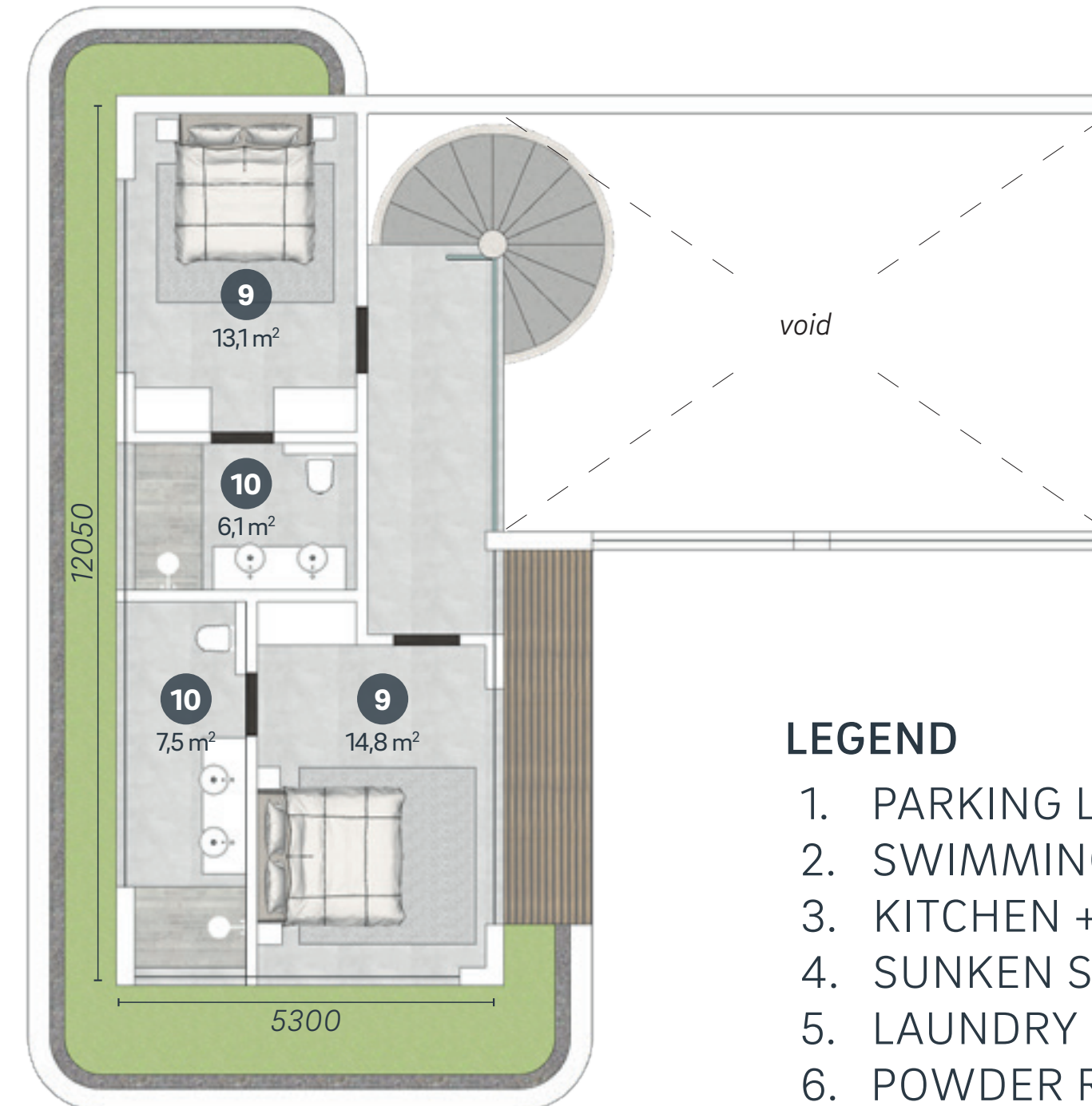
THE GRAND ICONIC VILLA

TYPE 2 (4 ARE)

GROUND FLOOR



1ST FLOOR



LEGEND

- 1. PARKING LOT
- 2. SWIMMING POOL
- 3. KITCHEN + LIVING ROOM
- 4. SUNKEN SOFA
- 5. LAUNDRY ROOM
- 6. POWDER ROOM
- 7. MASTER BEDROOM
- 8. MASTER BATHROOM
- 9. BEDROOM
- 10. BATHROOM



BIG
BALI ICONIC

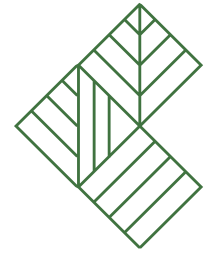


ICONIC LIVING SESEH BEACHFRONT



BIG BALI
BALI ICONIC
GROUP





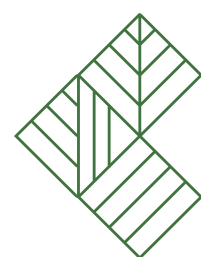
GENERAL INFORMATION

B I I
BALI ICONIC

BIG BALI
GROUP

- DEVELOPER: **PT. BALI ICONIC DEVELOPMENTS**
- LAND CERTIFICATES:
 1. **HAK: MILIK NO. 656**
NIB: 22.03.05.19.00709
 2. **HAK: MILIK NO. 967**
NIB: 22.03.05.19.01105
- TECHNICAL CONTROL: **PT. QUALITY CONTROL GROUP**
- PROJECT ENGINEER: **PT. QUALITY CONTROL GROUP**
- ARCHITECTS: **PT. REKA MASSA ARSITEK**
- BEGINNING OF CONSTRUCTION: **OCTOBER 2023**
- TIMELINE: **12 MONTHS**



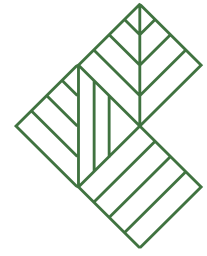


OUR NEIGHBORHOOD, SESEH

Seseh is a small neighborhood located on the south western coast of Bali, Indonesia. It is known for its beautiful black sand beach, sprawling green rice terraces, and traditional villages.

It is growing increasingly popular with travelers who are looking for a peaceful and serene escape from the hustle and bustle of the larger neighborhoods in Bali.





WHAT'S IN THE NEIGHBORHOOD

B | I
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← **ICONIC LIVING**
SESEH BEACHFRONT →

Top Beaches, e.g. **Seseh Beach**



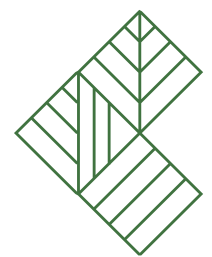
Renowned Beach Clubs
± 30 minutes away



Aspiring Restaurants & Cafes
± 22 minutes away



Quality Spa & Recreation
± 15 minutes away



QUALITY BUILD & FINISHES



high-end terrazzo finish

quality build kitchen including dishwasher

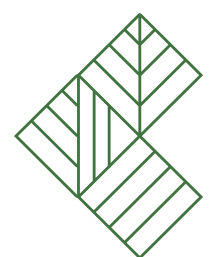


high quality ceramics

durable anodized aluminium frames



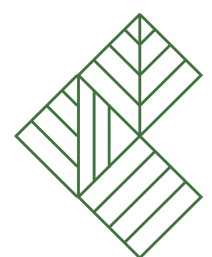
real wood flooring



FINANCIAL PROJECTION EXAMPLE 1

The calculation of the forecast is made by analyzing the market indicators for the past year, as well as demand data for future periods. These results are planned to be achieved through the introduction of a system of smart prices, which will take into account the dynamics of demand and the load of a particular accommodation facility and its competitors.

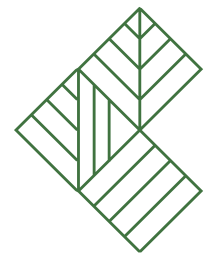
THE GRAND ICONIC VILLA TYPE 1	1 Year Forecast		5 Years Forecast	
	Base	Top	Base	Top
Occupancy	70%	75%	70%	75%
Average Daily Rate (USD)	\$671	\$805	\$771	\$926
Revenue (USD)	\$173.829	\$220.809	\$979.672	\$1.269.655
Marketing & Management Fees	\$65.707	\$83.446	\$328.537	\$417.330
Utilities & Staff Cost	\$8.785	\$8.585	\$43.925	\$42.925
PAYOUT to OWNER (USD)	\$99.337	\$128.759	\$607.210	\$809.400
ROI %	13,26%	17,19%	—	—
ROI, years	7,54	5,82	—	—
Sales Price (USD)	\$749.000	\$749.000	—	—



FINANCIAL PROJECTION EXAMPLE 2

The calculation of the forecast is made by analyzing the market indicators for the past year, as well as demand data for future periods. These results are planned to be achieved through the introduction of a system of smart prices, which will take into account the dynamics of demand and the load of a particular accommodation facility and its competitors.

THE GRAND ICONIC VILLA TYPE 2	1 Year Forecast		5 Years Forecast	
	Base	Top	Base	Top
Occupancy	68%	73%	68%	73%
Average Daily Rate (USD)	\$594	\$713	\$683	\$820
Revenue (USD)	\$149.523	\$189.979	\$841.730	\$1.092.378
Marketing & Management Fees	\$56.520	\$71.812	\$282.598	\$359.060
Utilities & Staff Cost	\$8.635	\$8.435	\$43.175	\$42.175
PAYOUT to OWNER (USD)	\$84.368	\$109.732	\$515.956	\$691.143
ROI %	14,08%	18,32%	—	—
ROI, years	7,10	5,46	—	—
Sales Price (USD)	\$599.000	\$599.000	—	—



WHY **BALI**?

Bali is considered as one of the best tourist destinations in the world. Its nature, its culture, its people and its atmosphere make it so unique and attractive to travellers. It's a great and safe place to live and invest.

Ultimately, Bali displays a very attractive place for the young, inspiring digital nomad movement that is positively impacting the island.

From The Media:

Forbes

Bucket List Travel: The Top 50 Places in The World

TOP 1

THE TIMES

Best Luxury Holiday Destinations

TOP 3



Best Cities for Digital Nomads to Work Remotely

TOP 2



Best Destination in The World

TOP 4



Best Places to Live for Digital Nomads

TOP 2

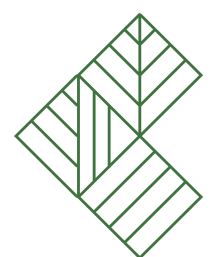


Most Viral Travel Destinations in 2022

TOP 5

B | I
BALI ICONIC





INVESTING IN **INDONESIA**

Indonesia is one the best countries to invest. It has recovered very quickly from the Covid-19 challenges. Indonesia is considered as one of the fastest growing economies in the world with a large, young population and a strong domestic demand.

Key Points:



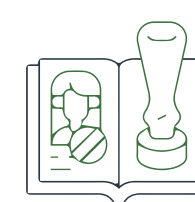
Growth Rate
5,51%

(Avg. Prospect for 2022-2027)



Global Rank (PPP)
7th → 4th

(Projection for 2022-2030)



New Stay Permit
**Second Home
Visa**



Population
280M+

(Large Population)



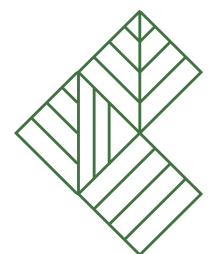
Average Age
30Y.O.

(Young & Productive Population)



Rich in Resources
**Natural Supplies,
Biofuels, etc.**





INVESTING IN **INDONESIA**

Indonesia is very rich in natural resources that promote the country's independence. As an oil-exporting country, Indonesia has a secure energy supply and the country's inflation is at 5,71%. In addition, Indonesia just issued a new Second Home Visa that attracts foreigners to settle in the country that will ultimately leads to further prosperity.

From The Media:



Best COVID-Recovery
Countries in ASEAN
TOP 1



World's Most Naturally
Beauty Countries
TOP 1

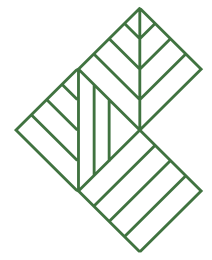


Best Countries
to Invest in 2020
TOP 4



10 Best Countries
to Invest in Post-COVID
TOP 4





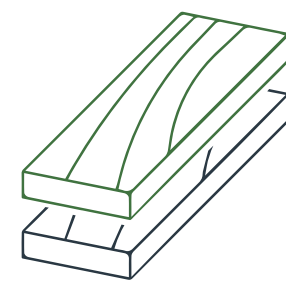
SUSTAINABILITY

Our projects are designed to balance between economic growth, environmental care and social well-being. We try to create a positive and healthy impact onto the environment and business.

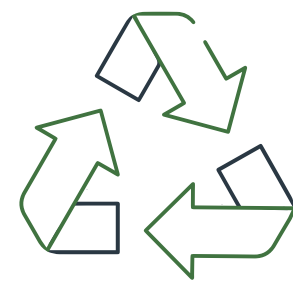
Key Points:



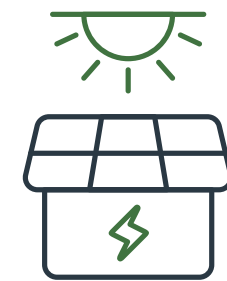
**CO₂ Friendly
Impact**



**Domestic
Materials**

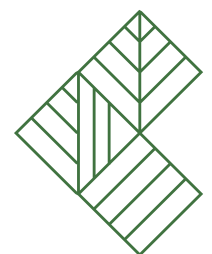


**Recycle
Management**



**Solar
Power**





TURNKEY MANAGEMENT

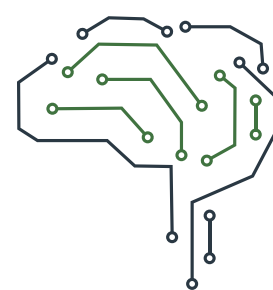


Providing an excellent income for the investors and a great experience for the guests are our management's top priority. We offer an option where we manage everything with our strategic partner, **Farsight Management**, so you can enjoy a hassle-free investment with us.

Key Points:



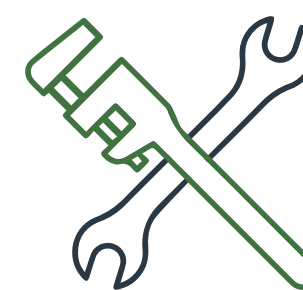
**+15 Years
of Experience**



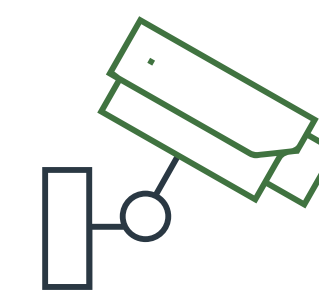
**Artificial
Intelligence**



**Daily Cleaning
& Maintenance**



**Property
Maintenance**



**24/7 Security
System**



**Legal
Documents**



**+250 Properties
Under Management**



**Monthly
Financial Reports**



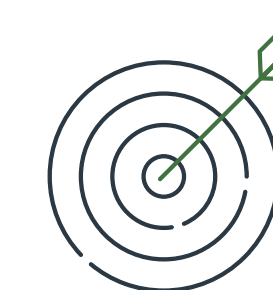
**Overall Property
Management**



**Public Relations
& Marketing**



**Staff Training
& Developments**



**Broad Market
Coverage**