

Elysium

The largest complex in Canggu, 2 minutes from the ocean



Canggu

Pererenan



A new format of comfortable life in Bali



The complex has a large number of art spaces, walking and commercial areas with everything you need



One of
largest
developers
on Bali



Our mission:

build the best investment properties in
Indonesia

71 | 612-35

Years
On the market

Complexes

Standard yield

%



All taxes are included in the price



Verified financial models



Own management company according to the
standards of a 5-star hotel operator



Top locations on the most expensive
streets near the ocean

Company in numbers



More than 42,000m²
total portfolio
objects



Up to \$110,000
net annual income
investors from rent
(after deducting costs)



Up to 800\$/day
delivery price
(excluding NG
holidays)



More than 50
employees
in state



Up to 90%
our workload
finished objects

Our completed projects



● Aquamarine 1, 2



● Garden Villa



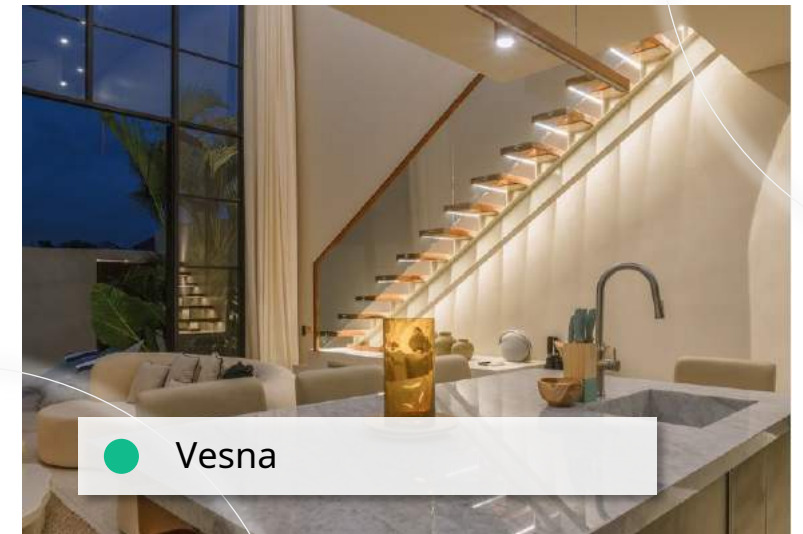
● Baliwood 1



● Oasis 1



● Red Sunset



● Vesna

Project guarantees are among the highest on the market



- up to 12 months for everything general defects

- up to 5 years for hidden defects in structure and load-bearing structures

- up to 7 years for waterproofing and anti-termite treatment

About the fabulous island of Bali



1,000,000

tourists
monthly



85%

our average
occupancy per year



one of the most
attractive places
in the world according to Forbes



low inflation
and taxation

ComplexElysium



The largest project in Canggu

- The complex is located around a green area (rolling rice fields) and along the picturesque river
- Entry to the complex through a pass-through system with 24-hour security
- All properties with an individual pool and plus a common recreational area with a communal pool, sun loungers, bar and restaurant



ComplexElysium

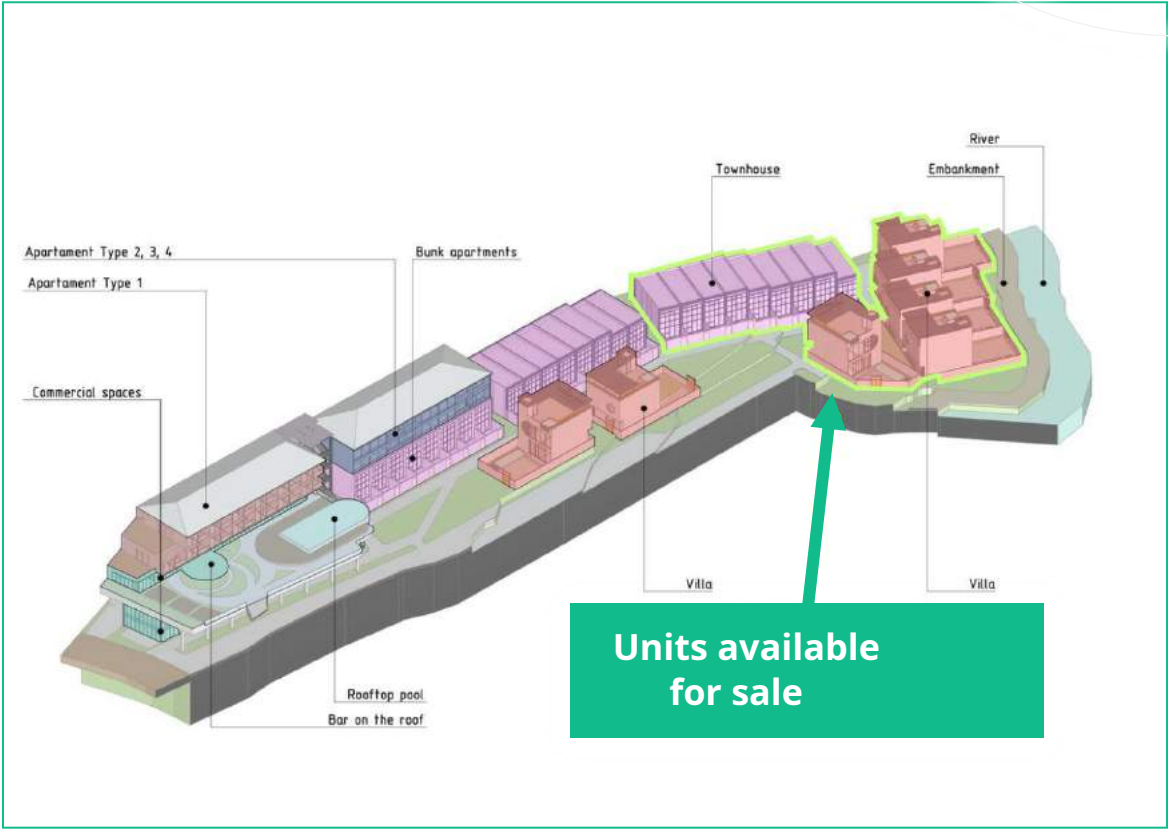
Present on site



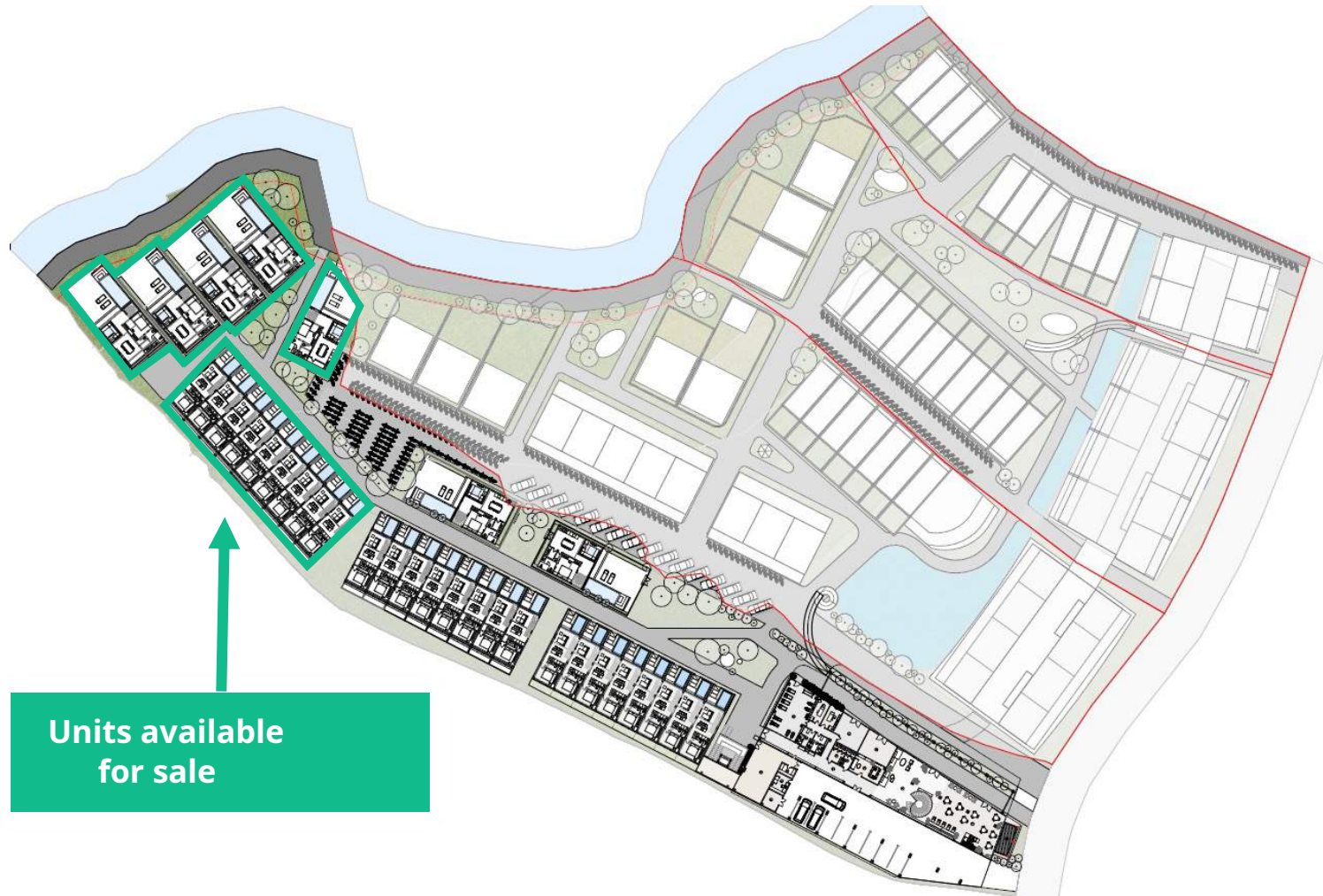
Location



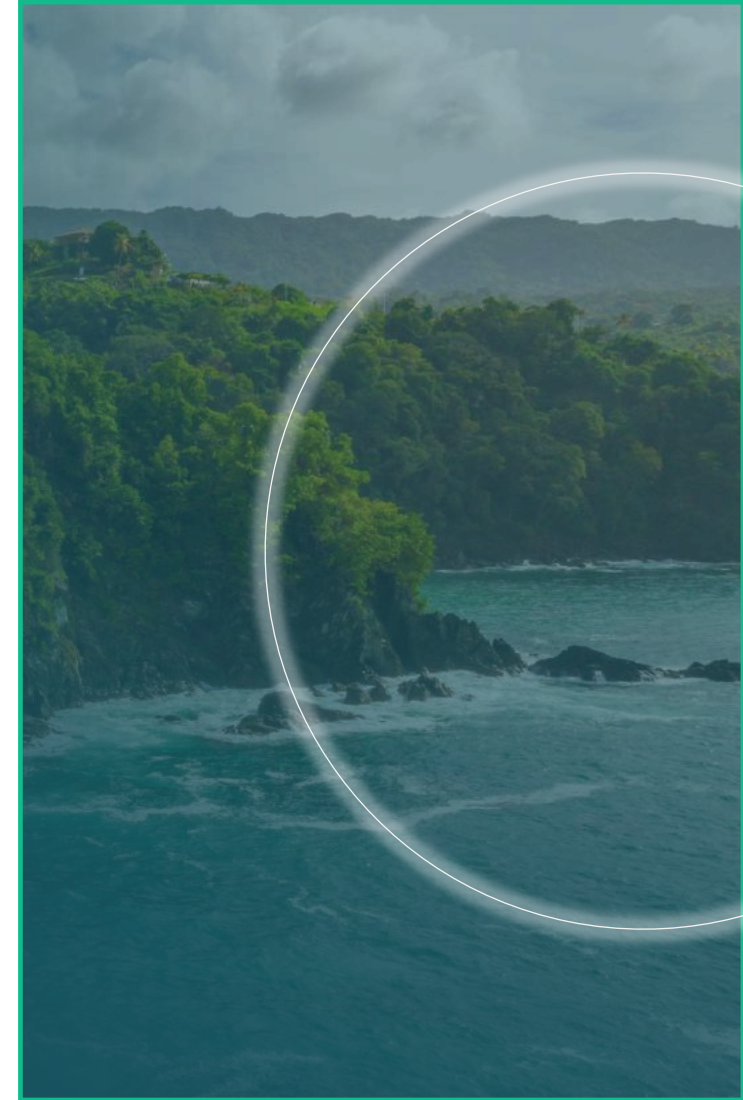
Site plan for the first stage of construction



Plan of the entire complex



Units available
for sale



Villa (3 bedrooms)



Complete villa
staffed



5 minutes
to the ocean



3 spacious
bedrooms



Own
garden, 2 swimming pools,
view rooftop



ABOUT
2



Rooftop, living room, bedroom



Territory, living room, bedroom



Layout and cost of the villa



1 Floor



Land: 210 sq.m.

Building: 250 sq.m. / 180 sq.m.
with rooftop without rooftop



Price:
USD 540,000 / USD 520,000
with rooftop without rooftop

Installment price:
USD 570,000 / USD 550,000
with rooftop without rooftop

- No additional taxes
- ROI 11-20%
- 29 years lease until 05/11/2053 + 30 years guaranteed renewal

Layout and cost of the villa



2 Floor



Land: 210 sq.m.

Building: 250 sq.m. / 180 sq.m.
with rooftop without rooftop



Price:
USD 540,000 / USD 520,000
with rooftop without rooftop

Installment price:
USD 570,000 / USD 550,000
with rooftop without rooftop

- No additional taxes
- ROI 11-20%
- 29 years lease until 05/11/2053 + 30 years guaranteed renewal

Townhouse (2 bedrooms)



Complete villa
staffed



5 minutes
to the ocean



2+1 spacious
bedrooms



Own
garden and pool



Security
24/7



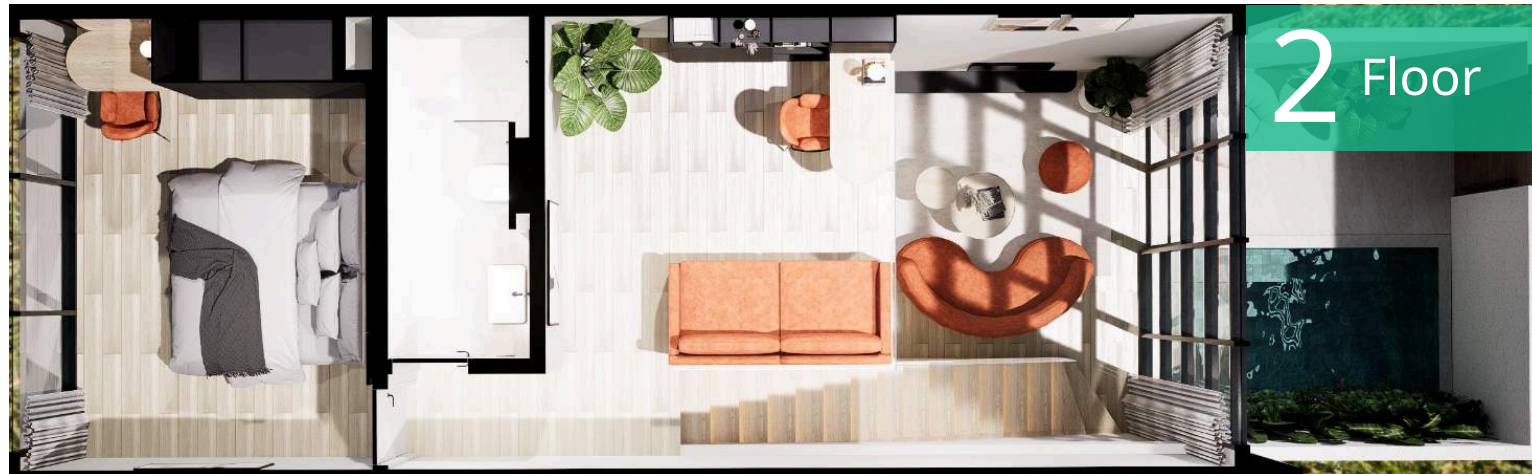
Design in light



Design in the dark



Townhouse layout and cost



Land: 90 sq.m.

Building: 92 sq.m.

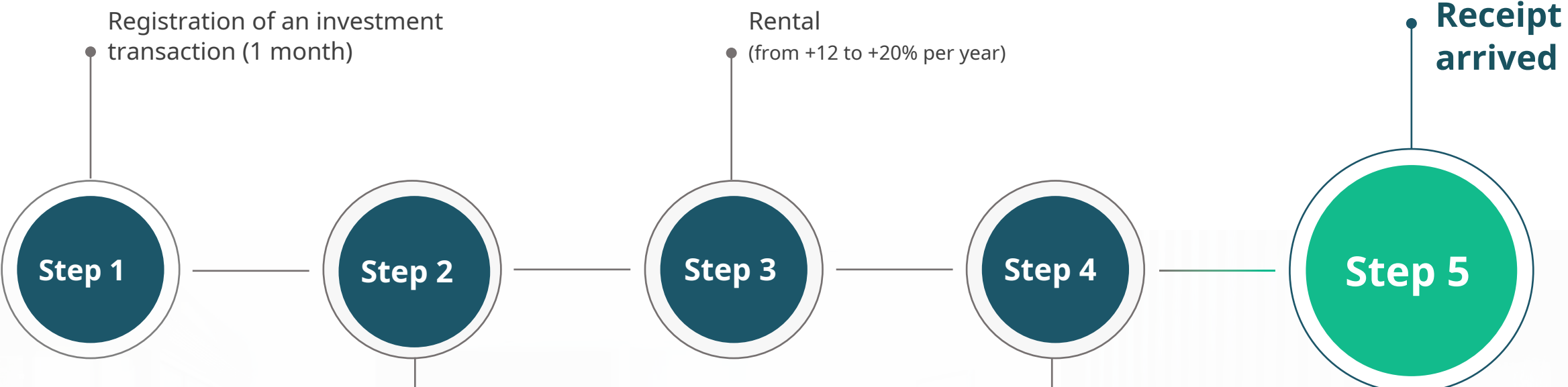


Price:
USD 280,000

Installment price:
USD 295,000

- No additional taxes
- ROI 11-18%
- 29 years lease until 05/11/2053 + 30 years guaranteed renewal

Investment plan



Registration of an investment transaction (1 month)

Rental (from +12 to +20% per year)

Receipt arrived

Step 1

Step 2

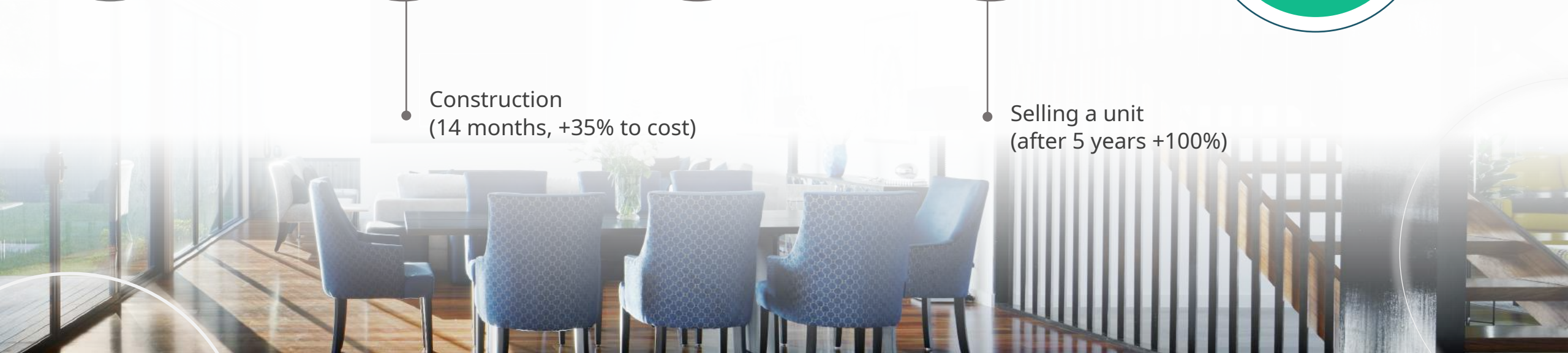
Step 3

Step 4

Step 5

Construction (14 months, +35% to cost)

Selling a unit (after 5 years +100%)



Payment stages

01

\$1500

Reservation

02

35%

Down payment

03

0%

Installment plan for the whole
construction period

Various payment methods

\$

€

₹

₪

Management Company

What is included in the services:

- preparing the villa for entering the rental market + conducting a photo shoot
- posting rental offers on platforms and with our partners
- organizing efficient operation of the entire complex
- development of promotion and pricing strategy, marketing
- working with the reservation calendar
- working with guests regarding reservations
- organization of the process of check in - check out of guests
- hiring, training and supervision of employees
- posting a rental offer on social media networks, Facebook/Instagram



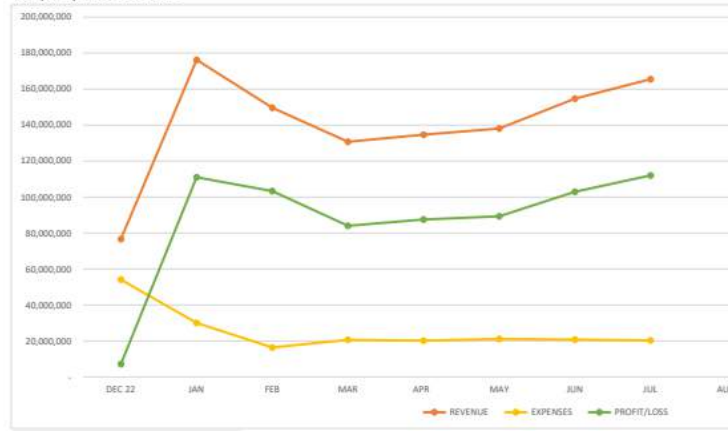
Reporting for owners

You always know how your object works

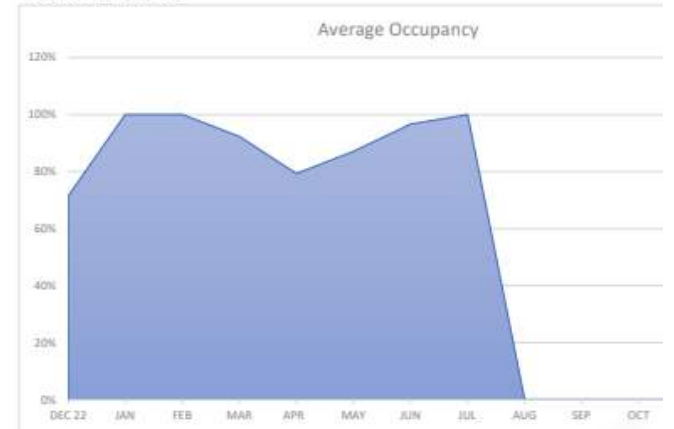
Management Company every month provides a complete report on the cash flow of your property

SUMMARY

Property Performance



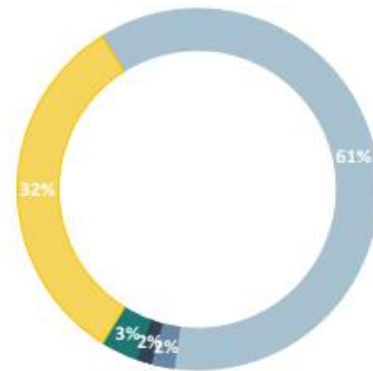
OCCUPANCY



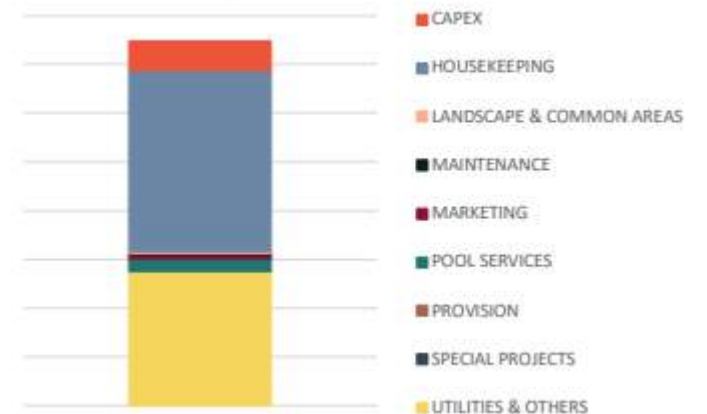
EXPENSE SUMMARY

Property Expenses

- HOUSEKEEPING
- LANDSCAPE & COMMON AREAS
- MAINTENANCE
- POOL SERVICES
- UTILITIES & OTHERS



Property Expenses YTD



Privileges from Finns



Finns Membership
Platinum with discount

50%

Only for PLATINUM members

- Opportunity to promote your business through the Finns Rec Club website, notice board, concierge service and electronic information
- Can advertise your business/villa as a representative of Finns exclusive membership
- Preferred rates for club members in places such as: Handara, New Kuta & Bali National golf course
- Special rate at Finns Business Affiliates

Membership Benefits beach club and VIP beach club

Free access:

- sun lounger (per adult), towel rental and
- locker rental
- high speed internet
- free coffee, tea, fruit plate, refreshing face spray, sunscreen

Discount on:

- 30% on Body Temple SPA
- 15% on all food and drinks (up to 9 guests)
- 10% in stores
- events - special price for club members + pre-sell

Our other complexes on the map



our team

