



KIARA

BEACHFRONT



Developed by:

MIRAH INVESTMENT
& DEVELOPMENT

NUSADUA BEACH, BALI-INDONESIA

OVER 57,000 SQM
of real estate under construction

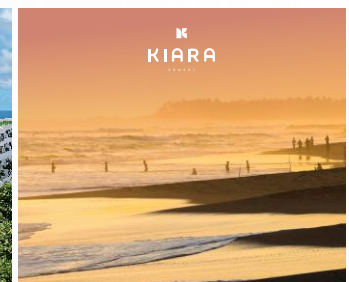
OVER 116,000 SQM
of real estate construction completed

About Us

Established as the market leader, with a reputation built on trust and reliability, we are committed to delivering world-class real estate throughout the Indonesian archipelago.

We have helped thousands of homeowners and investors access exceptional real estate in one of the world's most popular island destinations.

From luxury residences and 5-star resorts, to prime land and commercial spaces - Mirah Investment & Development is a true expert in sourcing, developing, and delivering exceptional properties.



OUR BRANDS :



Your Gateway To beachfront Bliss

Introducing Kiara Beachfront

Kiara Beachfront offers prestigious serviced apartments located directly on the stunning Nusa Dua beachfront. With breath-taking ocean views, and direct beachfront living, providing residents with a truly unforgettable living experience.

The building offers a range of top-notch amenities, including a fully-equipped gym for fitness enthusiasts, a co-working space or professionals, a kids club for families with children, and a beachfront infinity pool for all.



Project Highlight

- Beachfront serviced luxury apartments.
- Ocean views and direct beachfront living.
- Gym, co-working space, and more..

LOCATION



Nusa Dua Beach, Bali

PROPERTIES



100 deluxe apartments with
1,2, or 3 bedrooms

STATUS



Under Construction

Bali Indonesia

Bali is consistently one of the top destinations of the world with upwards of 16 million visitors annually. Known globally for its stunning beaches, blood red sunsets, world-class surfing, and rich authentic culture - it is the premier choice for property investment in Asia.

Avg. Occupancy Levels (2019)

 **72%**

Avg. year round temperature

 **26 °C**

BALI Monthly Occ 2019 v 2022



Source: Bali Hotel Association and Horwath HTL

“
*The premier choice
for property investment
in Asia.*
”

BALI VOTED AS THE TOP DESTINATION IN THE WORLD



NUSA DUA

Nusa Dua is a world-renowned beach destination located in the southern part of Bali. The area boasts kilometres of pristine white sand beaches, crystal clear waters, and an array of water sports activities.

Nusa Dua is also renowned for being home to many of Bali's finest 5-star resorts offering residents a luxurious lifestyle in an idyllic setting. The area is perfect for those seeking a tranquil and upscale living experience with access to world-class amenities within a thriving tourism industry.



NEIGHBOURING THE ISLAND'S TOP 5-STAR RESORTS



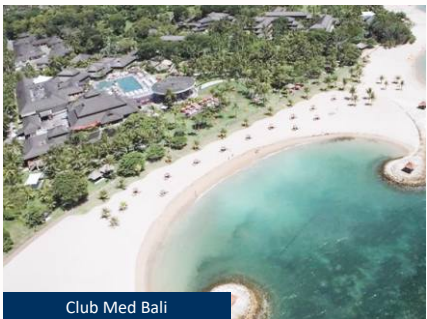
The Apurva Kempinski Bali



The Ritz-Carlton Bali



The Hilton Bali



Club Med Bali



The Conrad



The Sofitel





Beaches

Nusa Dua is home to several stunning beaches with crystal-clear waters and pristine white sand. Geger Beach, located on the eastern side of the peninsula, is a popular spot for swimming and snorkeling, while Mengiat Beach offers a more secluded and serene atmosphere, perfect for sunbathing and relaxation.



Geger Beach



Mengiat Beach



Sumuh Beach



Sawangan Beach



Pandawa Beach



Nusa Dua Beach



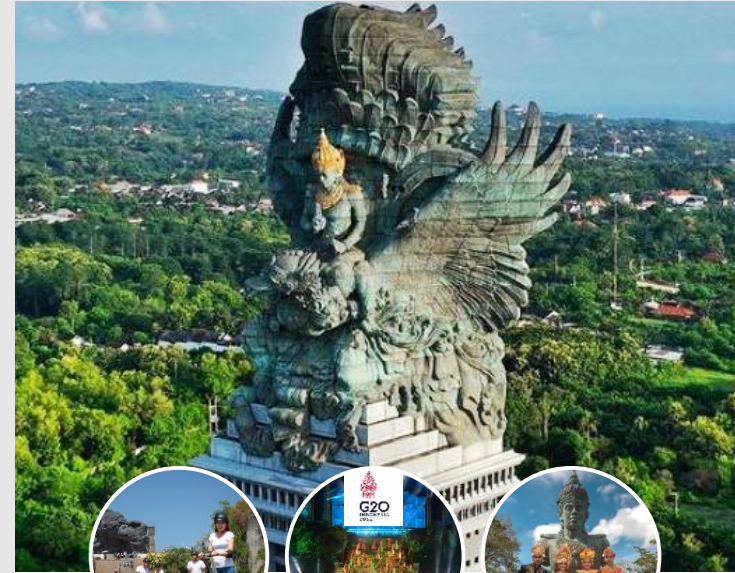
Turtle Island

Serangan Island, located just off the coast of Nusa Dua, is a popular spot for water sports and home to a turtle conservation center where visitors can learn about and interact with these majestic creatures.



Waterblow

Nusa Dua Water Blow is a natural rock formation on the coast where waves crash against a jagged limestone cliff, creating a spectacular display of water sprays and splashes.



Garuda Wisnu Kencana (Cultural Park)

Garuda Wisnu Kencana Cultural Park (GWK) is a sprawling cultural complex in Nusa Dua featuring a massive statue of Hindu deity Vishnu and various exhibitions and performances showcasing Indonesian art, dance, and music.



Surfing

Nusa Dua is a popular surfing destination in Bali, known for its consistent and beginner-friendly waves. Surfers can enjoy a variety of breaks, from mellow reef breaks to more challenging swells, while soaking up the stunning tropical scenery.



Snorkelling

Snorkeling at Nusa Dua is a popular marine recreation activity, especially in the tropics and scuba diving locations. The main attraction is the opportunity to observe deep underwater life without complicated equipment. A very relaxing activity and also a very impressive underwater atmosphere. Enjoy this water sports activity with your family and friends while on vacation in Bali.



Paragliding

Paragliding in Nusa Dua offers a unique and thrilling way to experience the beauty of Bali from above. With trained instructors and modern equipment, adventurers can soar high above the beaches and cliffs, taking in stunning views of the coastline and ocean below.



Golfing

Nusa Dua is home to several world-class golf courses that offer breathtaking views of the ocean and lush tropical surroundings. Golfers can enjoy a challenging round of golf while also taking in the natural beauty of Bali. For example, Bali National Golf Club, which boasts an 18-hole championship course designed by Nelson & Haworth, and Bukit Pandawa Golf & Country Club, a stunning cliff-top course designed by Bob Moore Jr. and JMP Golf Design Group.



BALI NATIONAL
GOLF CLUB

18-hole course. Holes 1 through 9 feature creeks, canyons and native vegetation filled with tropical birds, whilst holes 10 through 16 offer the golfer lush gently sculptured fairways through a mature grove.



BUKIT PANDAWA
GOLF & COUNTRY CLUB

The club offers a 18 championship caliber par-3 golf holes, many of which are back-dropped by rustic architectural relics and spectacular views of the Indian Ocean.

POPULAR RESTAURANT

There are many great restaurants in Nusa Dua offering a variety of cuisines to suit different tastes and budgets.



Kayuputi
at The St. Regis Bali Resort



Boneka Restaurant
at The St. Regis Bali Resort



Arwana at The Laguna Bali



Soleil at The Mulia Bali



Ju-Ma-Na Restaurant
at Banyan Tree Ungasan



Kayumanis Resto Jimbaran



Cut Catch Cucina
at Sofitel Bali Nusa Dua Beach Resort



Cuca Restaurant Bali



Bejana at The Ritz-Carlton, Bali



Tapa Bistro at The Bale



Uluwatu

Uluwatu, located on the southwestern tip of the Bukit Peninsula, is a popular day trip destination from Nusa Dua known for its stunning cliff-top temple, beautiful beaches, and world-class surf breaks.



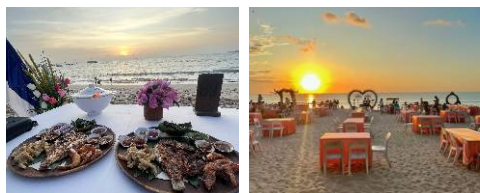
Sanur

Sanur, located on the eastern coast of Bali, is a nearby beach town to Nusa Dua known for its laid-back atmosphere, calm waters, and picturesque sunrise views over the ocean.



Jimbaran

Jimbaran, located just south of Nusa Dua, is a charming fishing village known for its beautiful beach, fresh seafood restaurants, and stunning sunset views over the bay.



Toll Road

The Bali Mandara Toll Road is a major highway that connects Nusa Dua to the rest of Bali, providing a faster and more convenient transportation option for visitors and locals alike.





Club Med Bali

Conrad Bali

KIARA
BEACHFRONT

Hotel Nikko Bali

Peninsula Beach Resort

LOCATION HIGHLIGHT

“ Kilometres of Bali’s most prestigious white sand beaches ”

- 5 Minutes to Club Med Bali
- 7 minutes to Bali Mandara Toll Rd
- 10 Minutes to Bali National Golf Club
- 20 minutes to the Ngurah International Airport
- 25 minutes to Sanur
- Within 15 minutes of Bali’s top 5-star resorts such as The St. Regis Bali Resort, Grand Hyatt, The Hilton The Apurva Kempinski, and The Ritz-Carlton Bali.









BAKERY
BEACH CLUB
GYM
BUSINESS CENTER
APARTMENT





 OCEAN POOL AREA

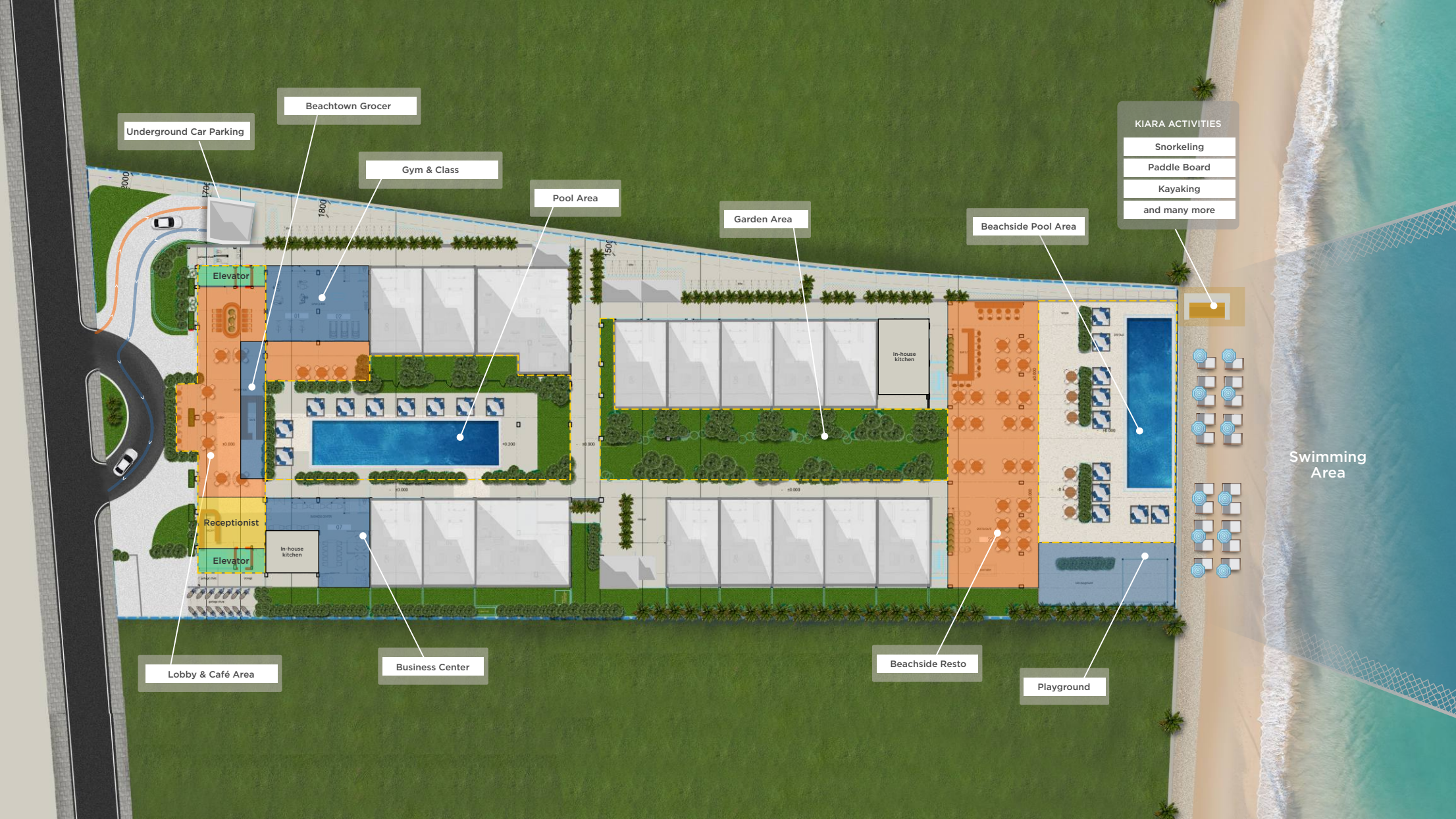






FACILITIES





Underground Car Parking

Beachtown Grocer

Gym & Class

Pool Area

Garden Area

Beachside Pool Area

KIARA ACTIVITIES

- Snorkeling
- Paddle Board
- Kayaking
- and many more

Elevator

Receptionist

Elevator

In-house kitchen

In-house kitchen

Lobby & Café Area

Business Center

Beachside Resto

Playground

Swimming Area



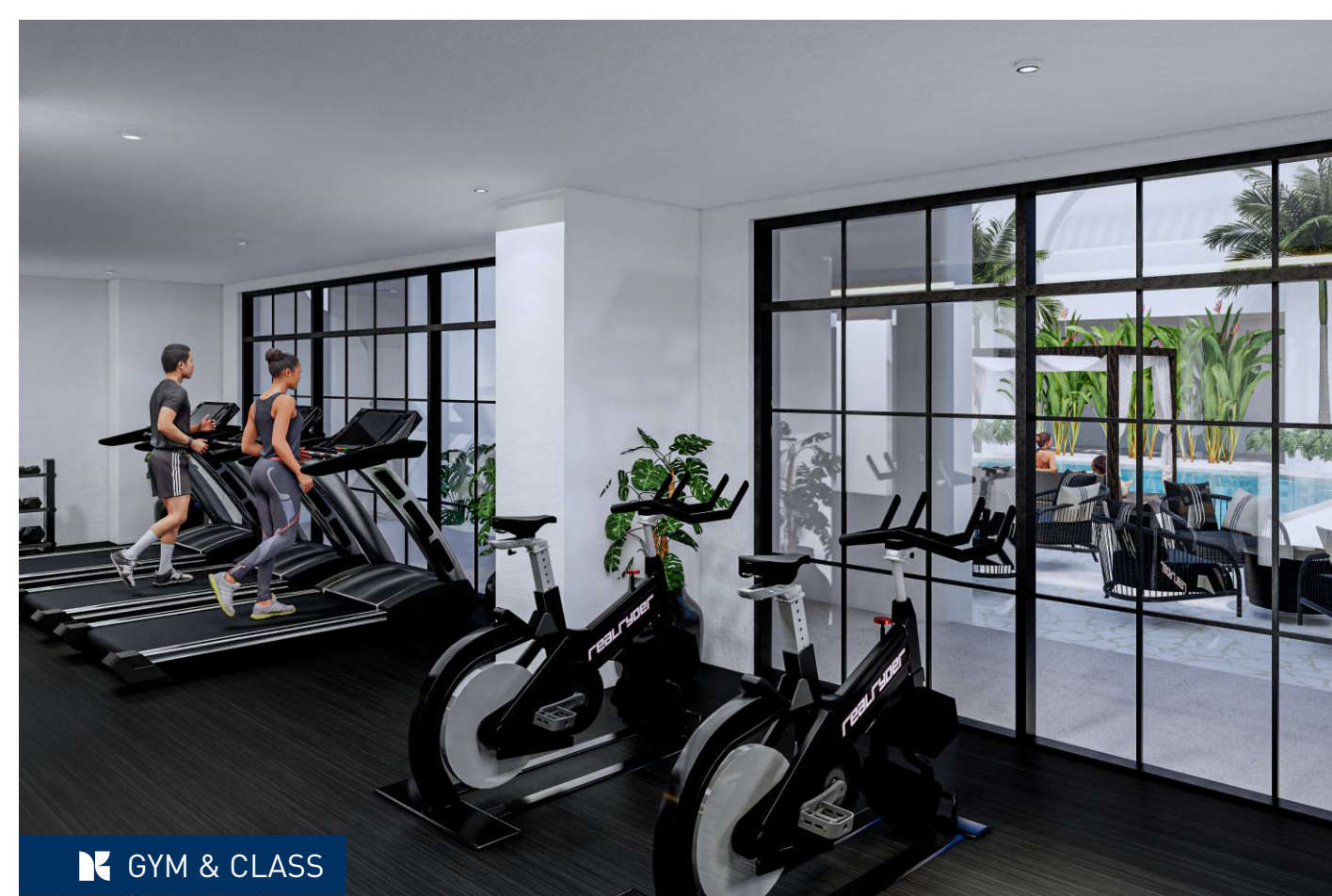
BEACHTOWN GROCER

One-stop destination for all your dining, cafe, and grocery needs. Catering to all needs for a quick bite, a relaxing cafe experience, or quality groceries to stock up on your needs, while offering an unparalleled selection of the finest food and beverages.

· Eat, Shop, Grab & Go ·
BEACHTOWN GROCER
ALL DAY DINING CAFÉ & GROCERIES
BERAWA - CANGGU

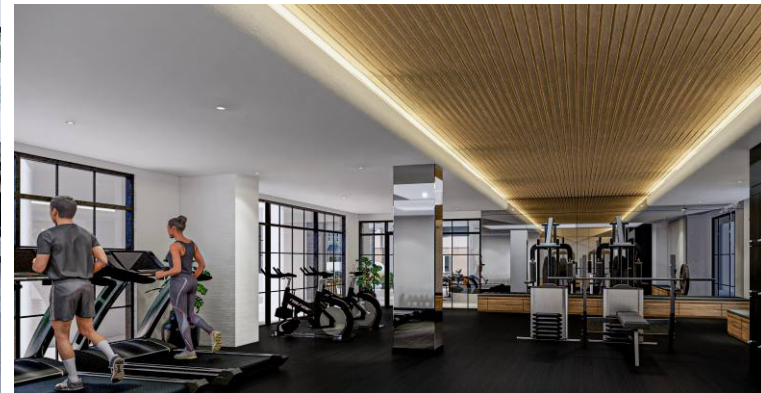
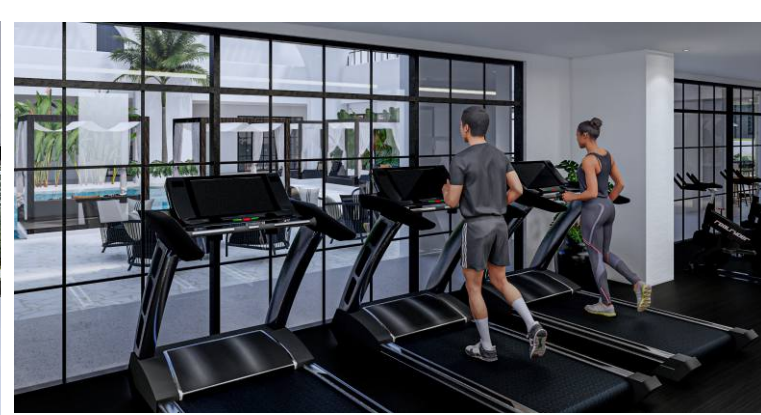






GYM & CLASS

Experience limitless potential and effortless well-being in our versatile facility. Discover a transformative space where health thrives, and a captivating pool view inspires you to live life to the fullest. Embrace the opportunity to enhance your physical and mental well-being, where health and its numerous benefits seamlessly intertwine with your daily routine.





BUSINESS CENTER

Experience the epitome of sophistication and productivity at our high-end business center with private offices, providing professionals with a seamlessly integrated working environment. Enjoy mesmerizing pool view as you work, ensuring a serene and inspiring atmosphere that enhances your business operations.





Embrace a lifestyle of sheer indulgence at Beachside Restaurant

Indulge in the Mediterranean allure at our beachside restaurant, where the harmonious blend of Greek and Italian flavours creates an unforgettable culinary masterpiece. Where the allure of beachside living intertwines with impeccable dining experiences and exclusive beachfront pool access.



 BEACHSIDE RESTAURANT



PLAYGROUND





Experience the epitome of beachside bliss with our array of coastal escapes.

KIARA BEACHFRONT ACTIVITIES



Surfing - Paddle board - Kayaking - Wind Surfing - Waterbike

Discover shoreline serenity, embark on seaside adventures, and immerse yourself in sun-kissed experiences, which offer the perfect setting for coastal recreation and Sea breeze leisure.

FIRST FLOOR

Garden Suites

building : 83 M²

USD : 259.000

IDR : 3.950.000.000

Garden Deluxe A

building : 126 M²

USD : 372.000

IDR : 5.655.000.000

Garden Deluxe B

building : 171 M²

USD : 502.000

IDR : 7.640.000.000

Garden Suites

building : 83 M²

USD : 259.000

IDR : 3.950.000.000



Loby / Reception Area

Gym & Class

Business Center

Resto - Café - Bar

GARDEN COURTYARD

OCEAN COURTYARD

117

115

B

113

111

109

107

105

103

116

114

A

112

110

108

106

104

102

SOLD

SOLD

SOLD

SOLD

SOLD

SECOND FLOOR



● **1 Bedroom Apartment**
building : 83 M²

USD : 232.000
IDR : 3.527.000.000

● **2 Bedroom Apartment A**
building : 123-126 M²

USD : 332.000
IDR : 5.046.000.000

● **2 Bedroom Apartment B**
building : 166-171 M²

USD : 448.000
IDR : 6.800.000.000

● **3 Bedroom Apartment**
building : 171M²

USD : 499.000
IDR : 7.600.000.000

● **1 Bedroom Apartment**
building : 83 M²

USD : 265.000
IDR : 4.030.000.000

● **2 Bedroom Apartment**
building : 130 M²

USD : 415.000
IDR : 6.400.000.000

● **3 Bedroom Apartment**
building : 223 M²

USD : 705.000
IDR : 10.900.000.000

● **Beach Deluxe**
building : 171 M²

USD : 704.000
IDR : 10.800.000.000

THIRD FLOOR



- **1 Bedroom Apartment**
 building : 83 M²
USD : 267.000
 IDR : 4.060.000.000
- **2 Bedroom Apartment A**
 building : 123-126 M²
USD : 382.000
 IDR : 5.800.000.000
- **2 Bedroom Apartment B**
 building : 166-171 M²
USD : 515.000
 IDR : 7.840.000.000
- **3 Bedroom Apartment**
 building : 171M²
USD : 574.000
 IDR : 8.740.000.000
- **1 Bedroom Apartment**
 building : 83 M²
USD : 305.000
 IDR : 4.700.000.000
- **2 Bedroom Apartment**
 building : 130 M²
USD : 477.000
 IDR : 7.250.000.000
- **3 Bedroom Apartment**
 building : 223 M²
USD : 810.000
 IDR : 12.400.000.000
- **Beach Deluxe**
 building : 171 M²
USD : 810.000
 IDR : 12.400.000.000

FOURTH FLOOR



- **1 Bedroom Apartment**
 building : 83 M²
USD : 271.000
 IDR : 4.200.000.000
- **2 Bedroom Apartment A**
 building : 118-126 M²
USD : 384.020
 IDR : 5.840.000.000
- **2 Bedroom Apartment B**
 building : 145-146 M²
USD : 464.100
 IDR : 7.054.000.000
- **3 Bedroom Apartment**
 building : 173M²
USD : 517.790
 IDR : 7.870.000.000
- **1 Bedroom Apartment**
 building : 83 M²
USD : 309.000
 IDR : 4.760.000.000
- **2 Bedroom Apartment**
 building : 130 M²
USD : 479.570
 IDR : 7.300.000.000
- **3 Bedroom Apartment**
 building : 223 M²
USD : 814.450
 IDR : 12.800.000.000
- **Beach Deluxe**
 building : 171 M²
USD : 896.000
 IDR : 13.620.000.000

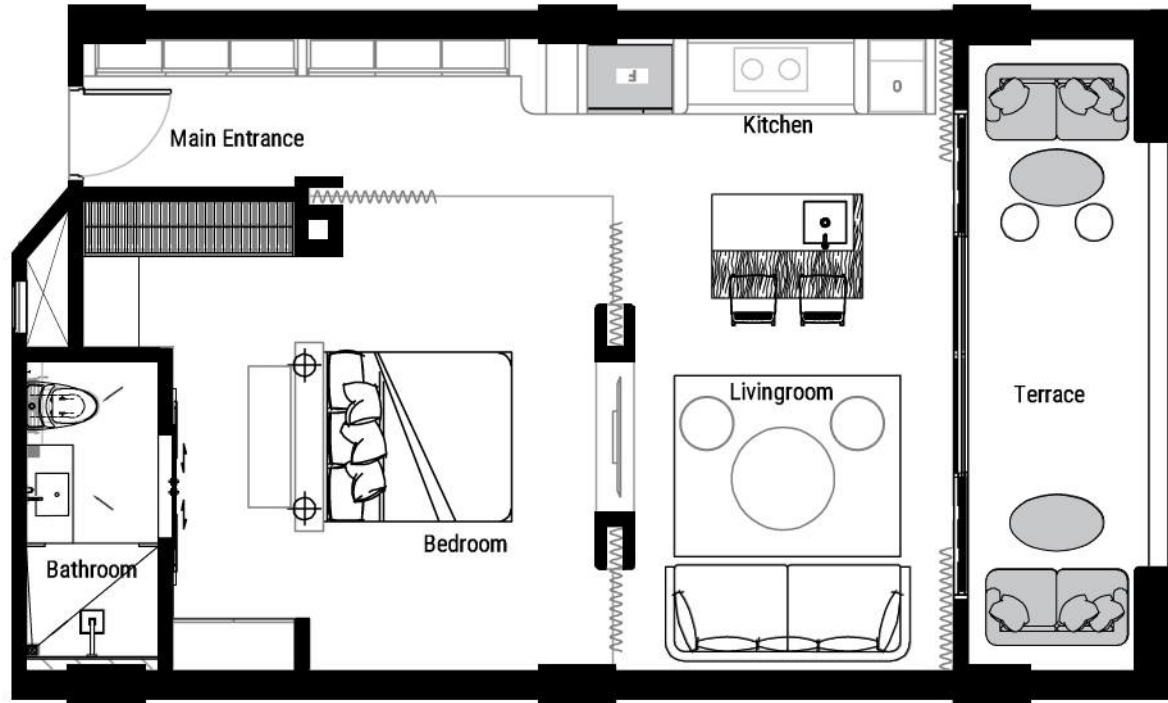

KIARA
BEACHFRONT


1 BEDROOM APARTMENT
(GARDEN SUITES)



1 BEDROOM APARTMENT

GARDEN SUITES



 Building size 83 sqm

 1 Bedroom

 1 Bathroom

 Living room

 Terrace

 Kitchen & dining area

 Standard / upgrade furniture package



KITCHEN & DINING AREA











KIARA

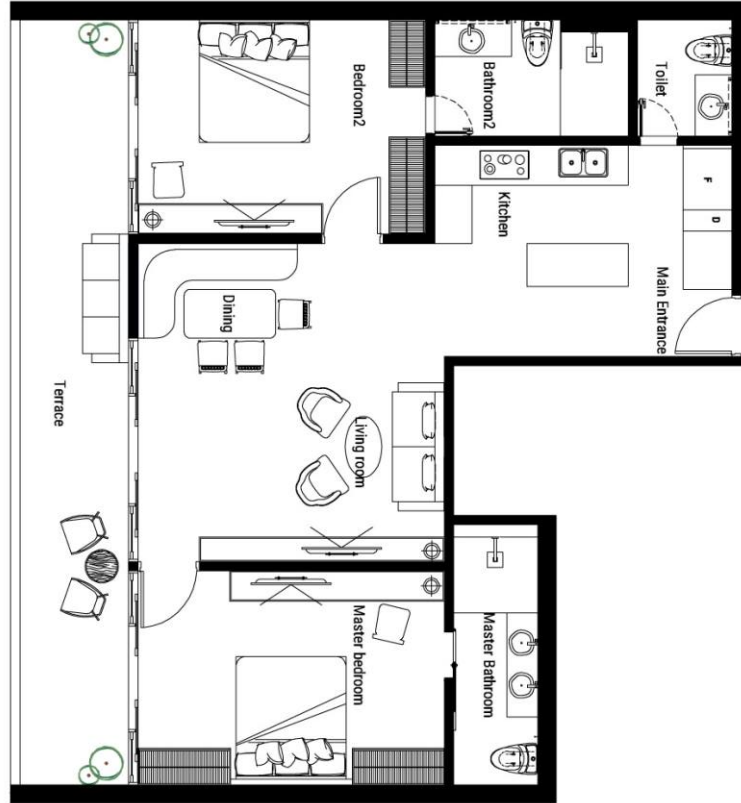
BEACHFRONT


2 BEDROOM
APARTMENT - A

(UNIT 213 - 313 - 413)




2 BEDROOM APARTMENT-A



 Building size 123 sqm

 2 Bedroom

 3 Bathroom

 Living room

 Terrace

 Kitchen & dining area

 Standard / upgrade furniture package











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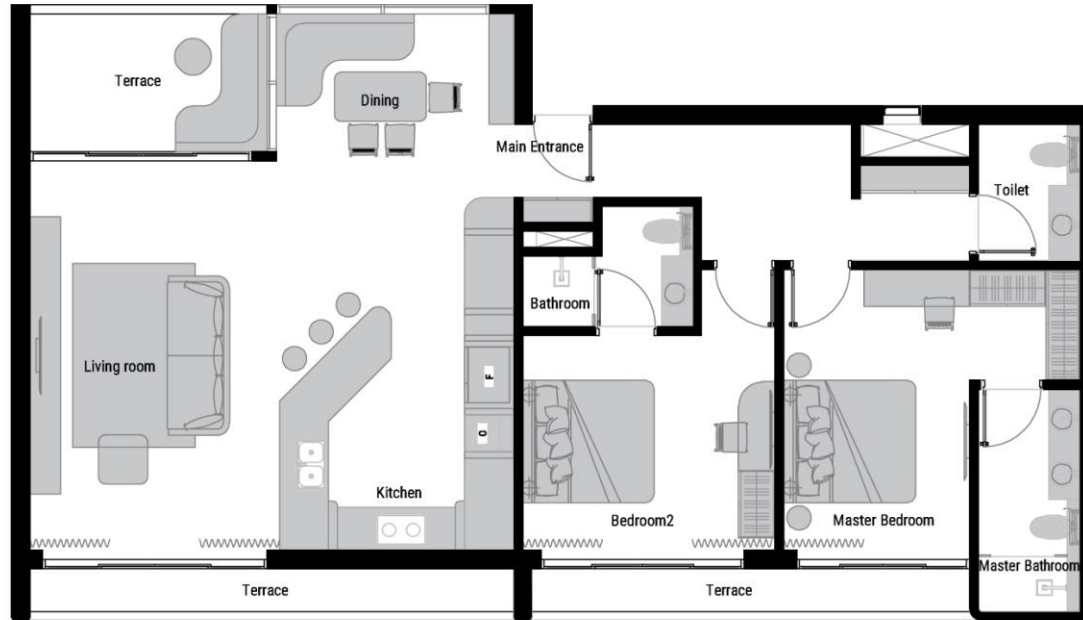
BEACHFRONT


2 BEDROOM APARTMENT B


(UNIT 224 - 324 - 424)



2 BEDROOM APARTMENT B



 Building size 166 sqm


 2 Bedroom

 3 Bathroom

 Living room

 Terrace

 Kitchen & dining area

 Standard / upgrade furniture package











KIARA

BEACHFRONT


2 BEDROOM
APARTMENT
(OCEANYARD)

(UNIT 211-311-411)




2 BEDROOM APARTMENT OCEANYARD



 Building size 130 sqm


 2 Bedroom

 3 Bathroom

 Living room

 Terrace

 Kitchen & dining area

 Standard / upgrade furniture package













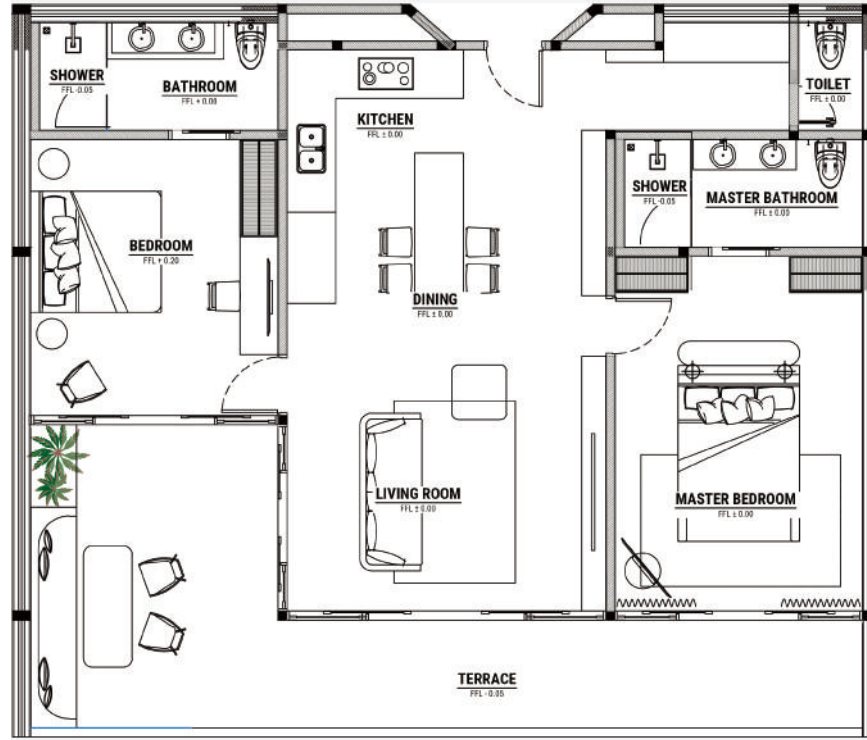
KIARA


BEACHFRONT

BEACH DELUXE

(UNIT 200-201-300-301-400-401)





 Building size 171 sqm


 Living room

 Kitchen & dining area

 2 Bedroom

 Terrace

 Standard / upgrade furniture package

 3 Bathroom





DINING ROOM







KIARA
BEACHFRONT

**3 BEDROOM APARTMENT
(GARDEN DELUXE B)**


(UNIT 113 - 215 - 315 - 415)





 Building size 171 sqm

 3 Bedroom

 3 Bathroom

 Living room

 Terrace

 Kitchen & dining area

 Standard / upgrade furniture package



KITCHEN & DINING AREA



KITCHEN & DINING AREA







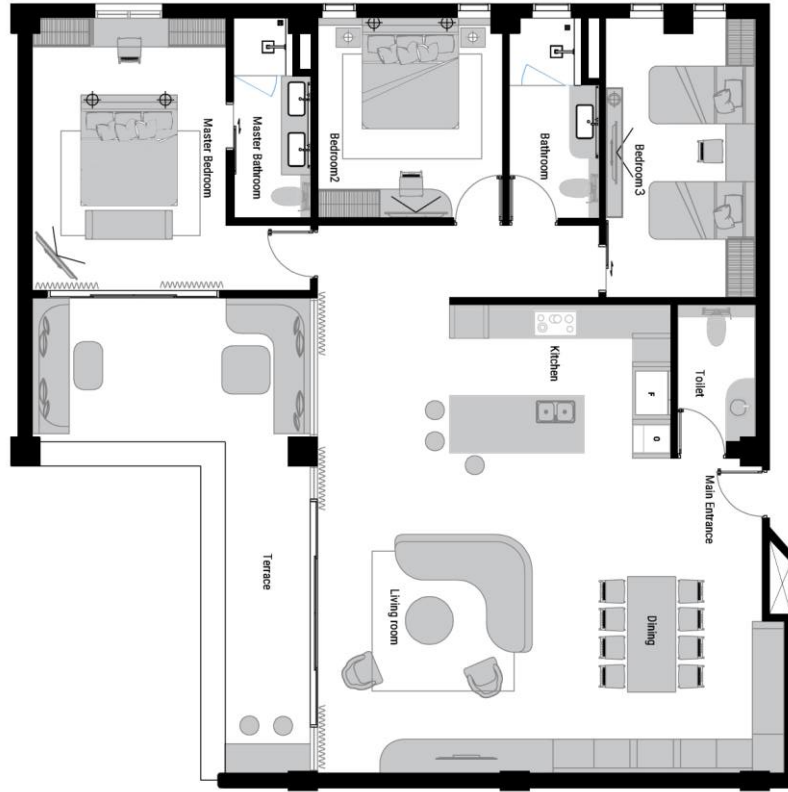

KIARA
BEACHFRONT

**3 BEDROOM APARTMENT
(OCEAN COURTYARD)**

(UNIT 212 - 312 - 412)




3 BEDROOM APARTMENT



 Building size 223 sqm

 3 Bedroom

 3 Bathroom

 Living room

 Terrace

 Kitchen & dining area

 Standard / upgrade furniture package



 DINING AREA



KITCHEN & DINING AREA







2 WEEKS REFUNDABLE

BOOKING FEE: IDR 20,000,000

- The booking Fee will reserve your selected unit for 2 weeks.
- The booking Fee is 100% refundable should you wish not to continue with your purchase.

**Please note: Purchase prices are fixed to the pre-launch price at the date of booking. Prices will increase to the retail price at the product launch. Logo, branding, and layout are subject to change.*

OCEAN COURTYARD

Starting From

1-Bedroom Apartment

Building Size 83 SQM

***USD 259.000**

IDR 3.950.000.000

2-Bedroom Apartment

Building Size 123 SQM

***USD 415.000**

IDR 6.400.000.000

3-Bedroom Apartment

Building Size 223 SQM

***USD 705.000**

IDR 10.900.000.000

GARDEN COURTYARD

Starting From

1-Bedroom Apartment

Building Size 83 SQM

***USD 232.000**

IDR 3.527.000.000

2-Bedroom Apartment

Building Size 123-223 SQM

***USD 332.000**

IDR 5.046.000.000

3-Bedroom Apartment

Building Size 188 SQM

***USD 499.000**

IDR 7.600.000.000

(exchange rate 1USD = IDR 15.200)

- 30% DP, 18-Month payment plan
- 35-year leasehold
- Price exclude VAT & Notary fee

*Residential & management services & structure still to be confirmed.

*USD shown for comparison purpose. All transaction and resort income must be paid in local currency

All units will be delivered semi-furnished:

Turn-key
Package:

IDR 300.000.000 (1 Bedroom Apartment)
IDR 350.000.000 (2 Bedroom Apartment)
IDR 400.000.000 (3 Bedroom Apartment)

Turn-key
Premium
Package:

IDR 400.000.000 (1 Bedroom Apartment)
IDR 450.000.000 (2 Bedroom Apartment)
IDR 500.000.000 (3 Bedroom Apartment)



RETURN ON INVESTMENT

(Based on 3-years within rental pool)

	Year 1	Year 2	Year 3
Average occupancy	74%	78%	81,8%
Average nightly rate	US\$ 240	US\$ 253	US\$ 269
Average weekly rate	US\$ 1.680	US\$ 1.768	US\$ 1.885
Owners' rental pool (GOP)	US\$ 3.784.162	US\$ 4.215.982	US\$ 4.731.545
Average ROI	10.9%	12.1%	13.6%

Owners' average projected pool income

				Proportional Share*
Beach Deluxe	US\$ 88.859	US\$ 98.999	US\$ 111.106	2.34%
Garden Suites	US\$ 28.696	US\$ 31.971	US\$ 35.880	0.76%
1 Bedroom Apartment	US\$ 30.727	US\$ 34.233	US\$ 38.419	0.81%
2 Bedroom Apartment	US\$ 51.711	US\$ 57.612	US\$ 64.657	1.37%
Garden Deluxe A	US\$ 41.083	US\$ 45.771	US\$ 51.368	1.09%
Garden Deluxe B	US\$ 55.503	US\$ 61.837	US\$ 69.399	1.47%
2 Bedroom Apartment A	US\$ 41.767	US\$ 46.533	US\$ 52.224	1.15%
2 Bedroom Apartment B	US\$ 47.803	US\$ 53.258	US\$ 59.770	1.31%
3 Bedroom Apartment	US\$ 73.024	US\$ 81.357	US\$ 91.306	1.93%

*Proportional share calculated based on proportional price of each unit.
Percentage share fluctuates depending on the number of units within the rental pool



Turn-key package

USD 19.700
IDR 300.000.000

Modena appliances

Toto sanitary

All matte black standard

Fridge LG

Smart TV 50 inch

DAIKIN Air Conditioners (2 PK)

Standard bed & mattress

Standard linens

Standard lighting

2 Bedroom Apartment

USD 23.000
IDR 350.000.000

3 Bedroom Apartment

USD 26.300
IDR 400.000.000

* Furniture package include VAT

Turn-key premium package

USD 26.300
IDR 400.000.000

MIELE® induction stove with hood & microwave oven

KOHLER®sanitary & sink on tarrazo base

Double door fridge integrated with ice water dispenser LG

Wine and glass holders

Smart 8K TV

DAIKIN Air Conditioners (2 PK)

Electronic curtains lighting (Bardi Smart Home)®

HEVEYA®organic latex matters

2 Bedroom Apartment

USD 29.600
IDR 450.000.000

3 Bedroom Apartment

USD 32.900
IDR 500.000.000





OPTIONAL RENTAL MANAGEMENT PROGRAM

We offer owners an optional Rental Management Program with a flexible opt-in opt-out policy. This allows owners to draw on the management's expert sales & marketing team and earn an entirely passive income from the pooled rental revenue.

Our Collective Management & Pooled Revenue Structure ensures higher returns & consistent levels of top-quality marketing and services to guests and owners.

Benefits of Collective Management:

- Maintains a high standard of accommodation for guests & owners
- Ensures consistency of services to all guests & owners.
- Protects brand image & apartment complex's reputation.
- Ensures high-level, consistent, and on-brand marketing.
- Allows higher occupancy levels.
- Prevents unnecessary competition between units.
- Allows a higher average room rate than individually rented apartment complexes.
- Allows owners higher ROIs than with individually rented apartment complexes.



OPTIONAL RENTAL MANAGEMENT PROGRAM

PROGRAM	RESIDENTIAL	EXTENDED STAY
Owner occupancy	12 months / year	up to 28 days (min of 7 days) / year
ROI	N/A	Paid quarterly calculated monthly
Revenue Share	N/A	100% of rental pool after management, maintenance and sinking fund
Management Fee	N/A	30% of Gross Revenue
*Sinking Fund	billed quarterly	3% of revenue pool
Booking Notice	6 months	3 months
Electricity & Water	yes	yes

* Billing of sinking fund will be determined by contributions of other owners from their rental revenue. Reports on accounting of sinking fund and its use will be made annually to owners.



MAINTENANCE & SERVICES FEE

This fee is paid monthly by the owner

1 bedroom apartment

IDR 3,500,000
/ month

2 bedroom apartment

IDR 4,500,000
/ month

3 Bedroom apartment

IDR 5,500,000
/ month

Service includes:

- Reception Staff
- 24/7 Security & Parking Staff
- Pool Staff
- Daily Trash Collection
- Local Banjar Fees
- Cleaning & upkeep of shared areas
- Pool maintenance & cleaning
- Poolside operations
- Gardening of shared areas
- Utilities cost of shared areas
- Utility maintenance of shared areas
- Elevator servicing & maintenance
- Minor repairs & replacements
- Shared furniture upkeep & cleaning
- Staff Uniforms
- Maintain building fire system
- Building Insurance
- Daily beach cleaning & sand raking
- Beachside operations

BOOKING FEE PROCESS

- **An IDR 20 Million booking fee is paid & a booking form filled.**

- **This holds your selected unit(s) and the purchase price for 14 days.**

- **During this period you will have time to review all agreements and documentation.**

- **If you wish to continue with your purchase, the booking fee goes towards the down payment.**

- **If you wish not to continue with your purchase, booking fee is 100% refunded.**

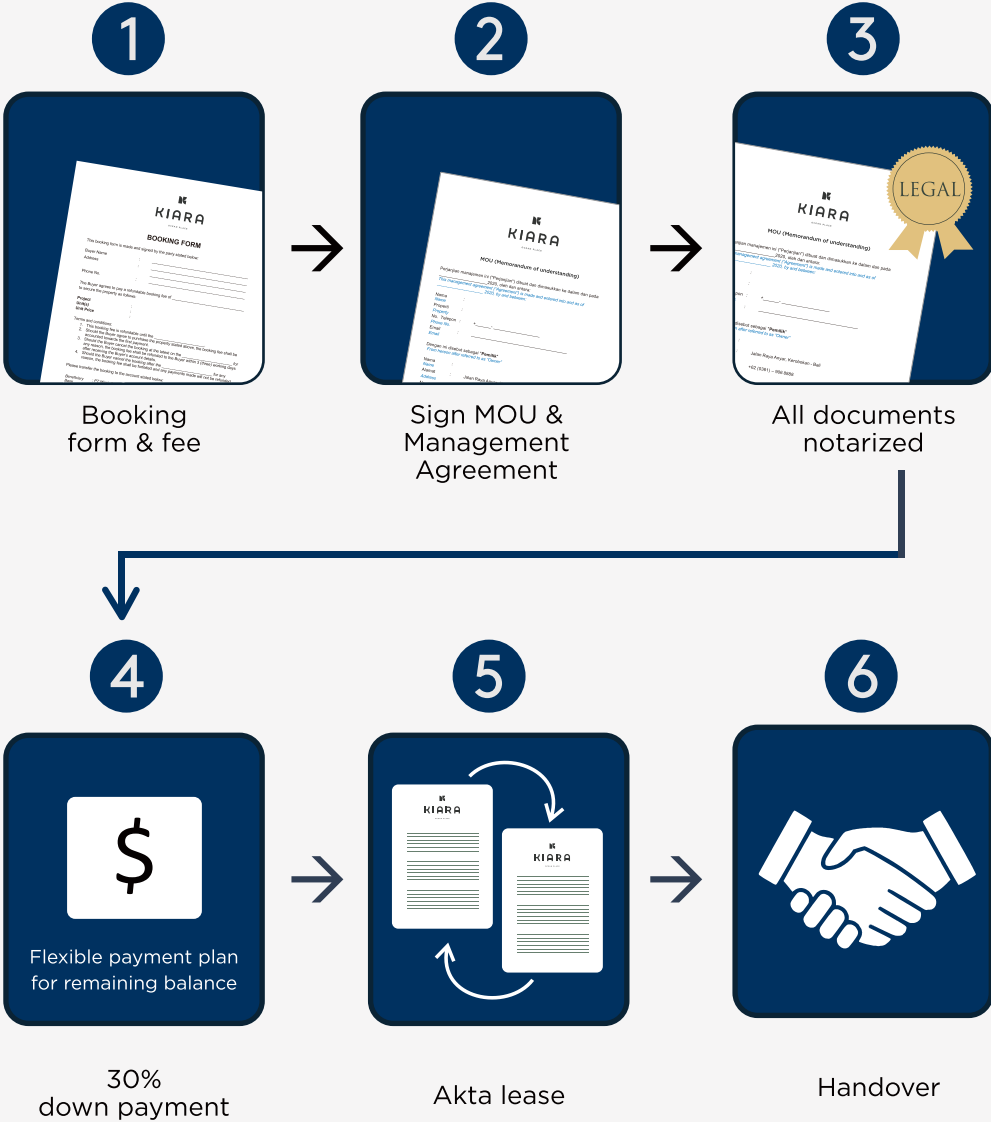
PURCHASE PROCESS

A booking form is issued and a nominal booking fee is paid to secure the chosen unit. The booking fee is our standardized amount and is fully refundable for up to 2 weeks during the due diligence period.

We will send you the MOU and Management Agreement. Once the paperwork is signed and notarized, a 30% down-payment is made to complete the transaction.

The remaining balance is then paid following the pre-agreed payment plan-flexible up to 18 months.

The lease agreement will be then executed and notarized.



CONTRACT SAMPLE



MIRAH INVESTMENT & DEVELOPMENT

Jalan Raya Anyar No. 24, Kerobokan
Ph : +62 85 100 800 800 / +62 361 906 8888
info@mirahdevelopments.com
mirahdevelopments.com

BOOKING FORM

This booking form is made and signed by the party stated below:

Buyer Name : _____
Address : _____
Email : _____
Phone No. : _____

The Buyer agrees to pay a refundable booking fee of IDR _____ to secure the property as follows:

Project : _____
Detail(s) : _____
Price : IDR _____

Terms and conditions:

1. This booking fee is refundable until the _____ 2021.
2. Should the Buyer agree to purchase the property stated above, the booking fee shall be accounted towards the first payment.
3. Should the Buyer cancel the booking before the _____ 2021 for any reason, the booking fee shall be refunded to the Buyer within 3 (three) working days after receiving the Buyer's account details.
4. Should the Buyer cancel the booking after the _____ 2021 for any reason, the booking fee shall be forfeited and any payments made will not be refunded.

Please transfer the booking fee to the account stated below,

Beneficiary Name : **PT MIRAH GLOBAL INVESTMENT**
Bank : PT Bank Mandiri (Persero) Tbk
Bank Address : Jl. Raya Kuta No. 121, Kuta – Bali – Indonesia
Swift Code : BMRIDJJA
Account Number : 175.000.168.8653

Date: _____ 2021

Buyer

Developer

www.mirahdevelopments.com



MIRAH INVESTMENT & DEVELOPMENT

Jalan Raya Anyar No. 24, Kerobokan
Ph : +62 85 100 800 800 / +62 361 906 8888
info@mirahdevelopments.com
mirahdevelopments.com

NOTA KESEPAKATAN

SEWA MENYEWAKAN BANGUNAN STRATA DI ATAS KAVLING TANAH

*MEMORANDUM OF UNDERSTANDING
OF LEASE ON A STRATA BUILDING ON A PLOT OF LAND
МЕМОРАНДУМ О ВЗАИМОПОНИМАНИИ
АРЕНДЫ СТРОИТЕЛЬСТВА НА ЗЕМЕЛЬНОМ УЧАСТКЕ*

Pada hari ini, Rabu, 3 (tiga) Maret 2021 (dua ribu dua puluh satu), telah dibuat dan ditandatangani Nota Kesepahaman Sewa menyewa Bangunan Strata diatas Kavling Tanah (selanjutnya disebut "Kesepakatan") oleh dan antara para pihak yang bertanda tangan di bawah ini:

On this day, Wednesday, 3rd (third) of March 2021 (two thousand and twenty-one) the parties undersigned below have made and executed Memorandum of Understanding of Lease - Purchase on Building Strata on a Plot of Land (hereinafter referred to as "Memorandum"), by and between themselves:

В этот день, Среда, 3го (третьего) Марта 2021 года (две тысячи двадцать первого) стороны, нижеподписавшиеся ниже, составили и подписали Меморандум о взаимопонимании в отношении аренды строительства на земельном участке (далее именуемый «Меморандум»), Между собой:

I. **PT. MIRAH GLOBAL INVESTMENT**, beralamat kantor di Jalan Anyar No. 24 Desa Kerobokan, Kecamatan Kuta Utara, Kabupaten Badung, Provinsi Bali diwakili oleh

selaku Direktur Utama serta sah bertindak berdasarkan Akta Perjanjian Sewa Menyewa Nomor : 214 tertanggal 17 November 2020 yang dibuat dihadapan Notaris NI KADEK SINTAWATI, SH dari dan demikian bertindak untuk dan atas nama **PT. MIRAH GLOBAL INVESTMENT**;

PT. MIRAH GLOBAL INVESTMENT, having its office at Jalan Raya Anyar No. 24 Kerobokan Village, Kuta Utara Sub-district, Badung District, Bali Province, represented by **ADRIAN PETER SAVAGE**, as the President Director and legally acting based on the Deed of Leasing Agreement Number: 214 dated 17th (Seventeen) of November 2020 drawn up before the Notary NI KADEK SINTAWATI, SH from and thus acting for and on behalf of **PT. MIRAH GLOBAL INVESTMENT**;

PT. Компания MIRAH GLOBAL INVESTMENT, имеющая офис в Джалан Райа Аньяр № 24, деревня Керобокан, субрайон Кута-Утара, район Бадунг, провинция Бали, представляемая **ADRIAN PETER SAVAGE** в качестве президента-директора и юридически действует на основании номера договора аренды : 214 от 17 (семнадцатого) ноября 2020 года, составленный нотариусом NI KADEK SINTAWATI, SH от и, таким образом, действующий от имени и от имени **PT. MIRAH GLOBAL INVESTMENT**;

-Dalam hal ini bertindak dalam kapasitasnya sebagai berikut:

In this matter acting in their capacities as follows:

В этом вопросе действует в рамках своих полномочий, а именно:

1. Pengembang dari **Secana Beachtown - Berawa**, terletak di Jalan Pemelisan Agung, Desa Tibubeneng Kecamatan Kuta Utara, Kabupaten Badung, Provinsi Bali
The Developer and Buiding Owner of Secana Beachtown - Berawa, located at Jalan Pemelisan Agung, Tibubeneng Village, Kuta Utara Sub-district, Badung District, Bali Province.
Застройщик и владелец здания Secana Beachtown - Berawa, расположенного в районе улицы Pemelisan Agung, деревня Тибубененг, подрайон Кута-Утара, район Бадунг, провинция Бали.