

BREIG
PROPERTY INVESTMENT



ELYSIUM

Canggu
Pererenan



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.

USD

5%

UAE

6%

Thailand

7%

Bali

14 - 17%

ROI

MARKET



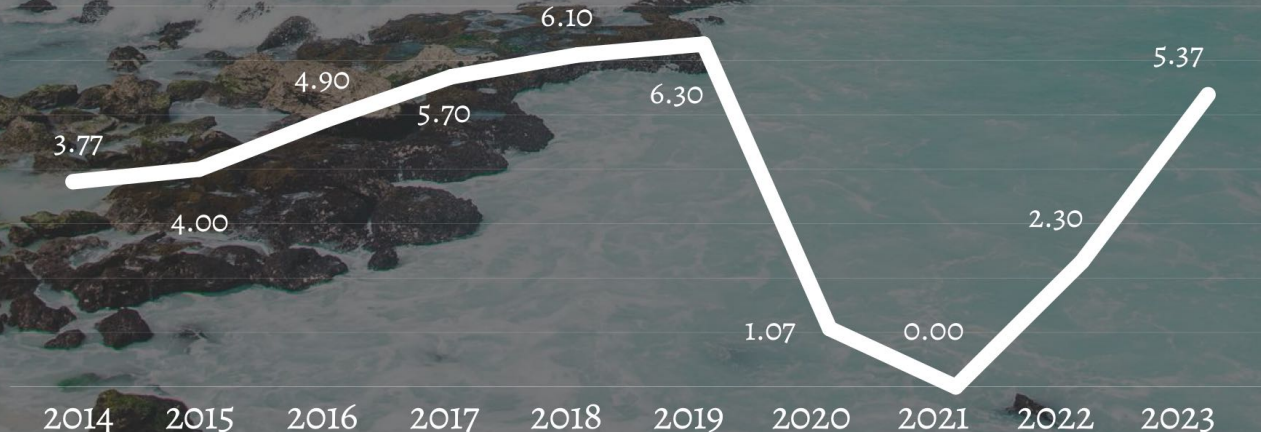
Forbes
TRAVEL GUIDE

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



Property in Bali does not
need to be declared



+30% to the price after
construction is completed



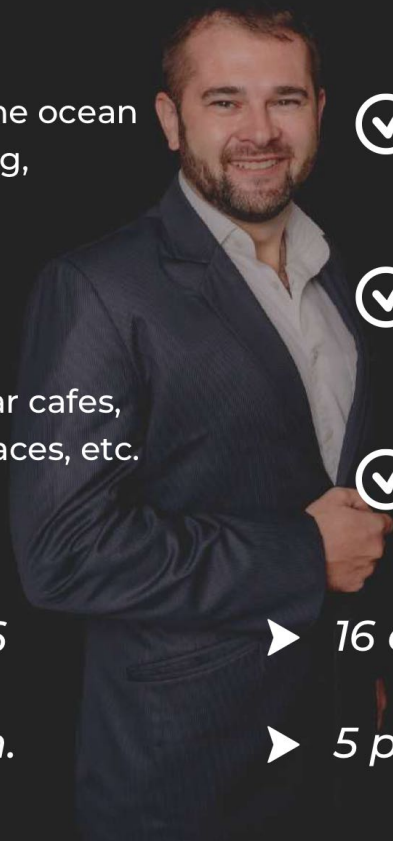
After the opening of the borders,
the cost of rent increased by 50%



The inflation rate in 2021
was 1.87%

BREIG

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


Villa Yop


Oasis III


Red Sunset


Oasis



Oasis II


Viridan


Aquamarine


Aquamarine II


Vesna


Baliwood I, II, IV


Garden Villa


River Villa


Aquamarine III


Elysium


Lucky Numbers
Apartments


Magic Mango

Completed projects

Ongoing projects


Blue Dream

Gimme Shelter
Scate Park



Le Bajo Dayclub

Bali Polo Club



Jungle Paddel



Pescado Seafood Restaurant

Royal Sport Horse



Pererenan Beach



Masmara Restaurant



La Brisa



Deus Ex Machina



Old Man's



-  • 5 min to the ocean and Pererenan beach
-  • 2 min to Le Bajo Dayclub
- 3 min to Gimme Shelter Scate Park
- 3 min to Bali Polo Club
- 3 min to Pescado Seafood Restaurant
- 4 min to Masmara Restaurant
- 5 min to Royal Sport Horse
- 5 min to La Brisa
- 6 min to Deus Ex Machina
- 7 min to Canggu beach
- 7 min to Old Man's Beach Club
- 7 min to Jungle Paddel

LOCATION

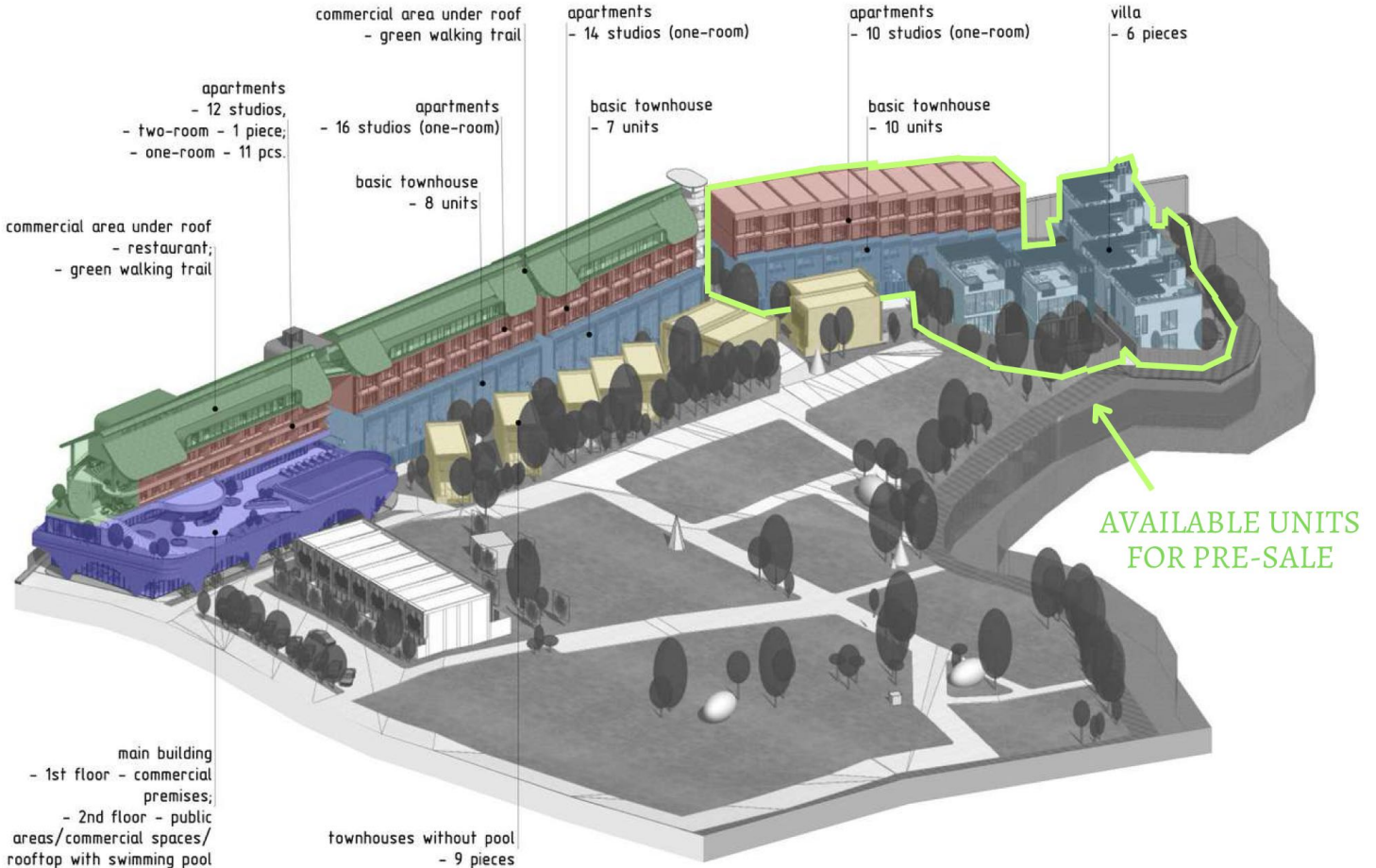


MASTER PLAN



AVAILABLE UNITS
FOR PRE-SALE

MASTER PLAN







2.500 SQ.M. COMMERCIAL AND PUBLIC SPACES

INFRASTRUCTURE:


- RESTAURANT
- SEVERAL CAFES
- COWORKING SPACE
- GYM
- SPA




3 BEDROOM VILLA



  5 min
to ocean

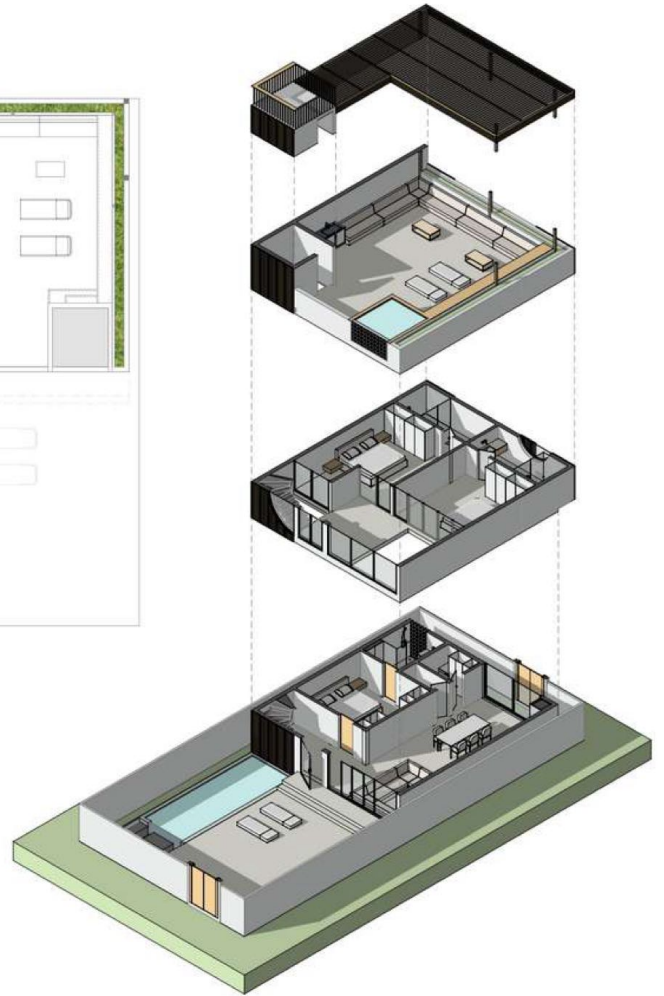
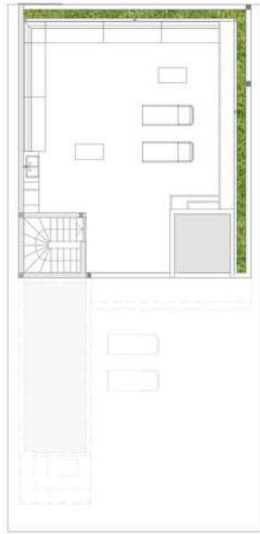
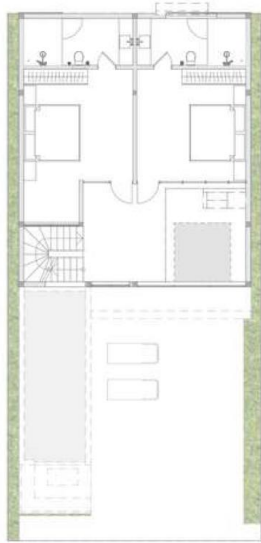
 Fully equipped

 3 bedrooms

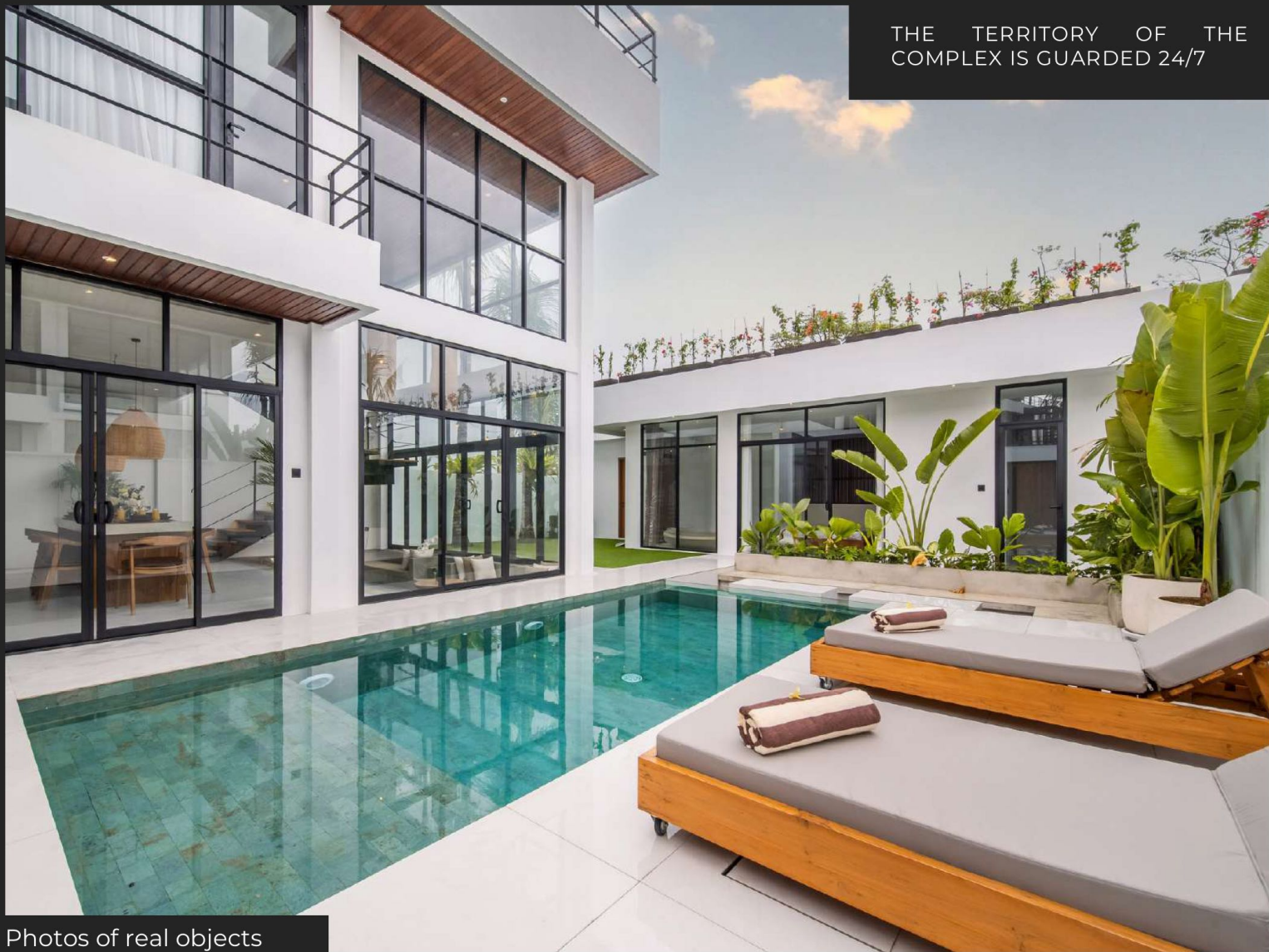
 Private garden
and pool

 24/7
Security

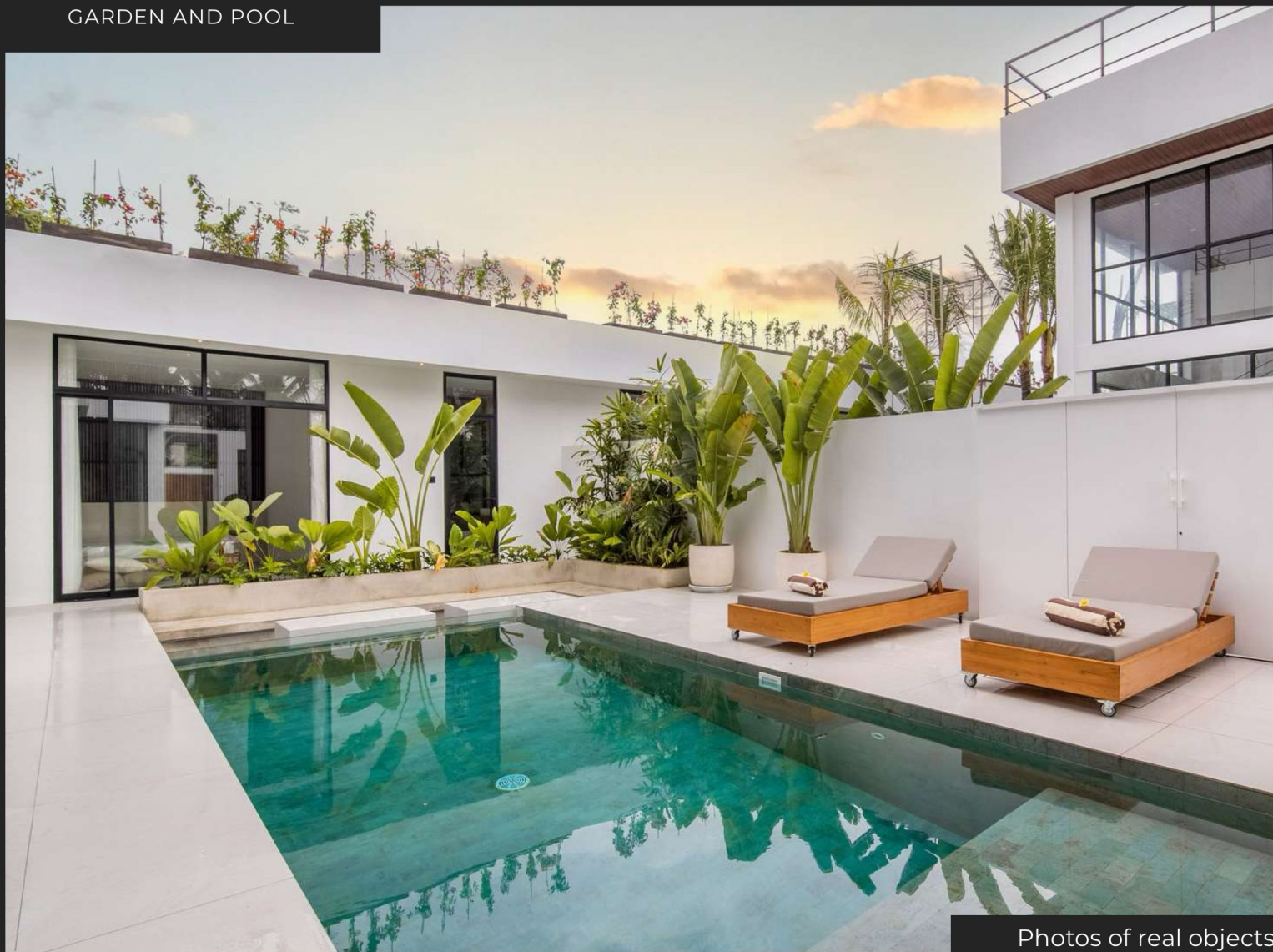




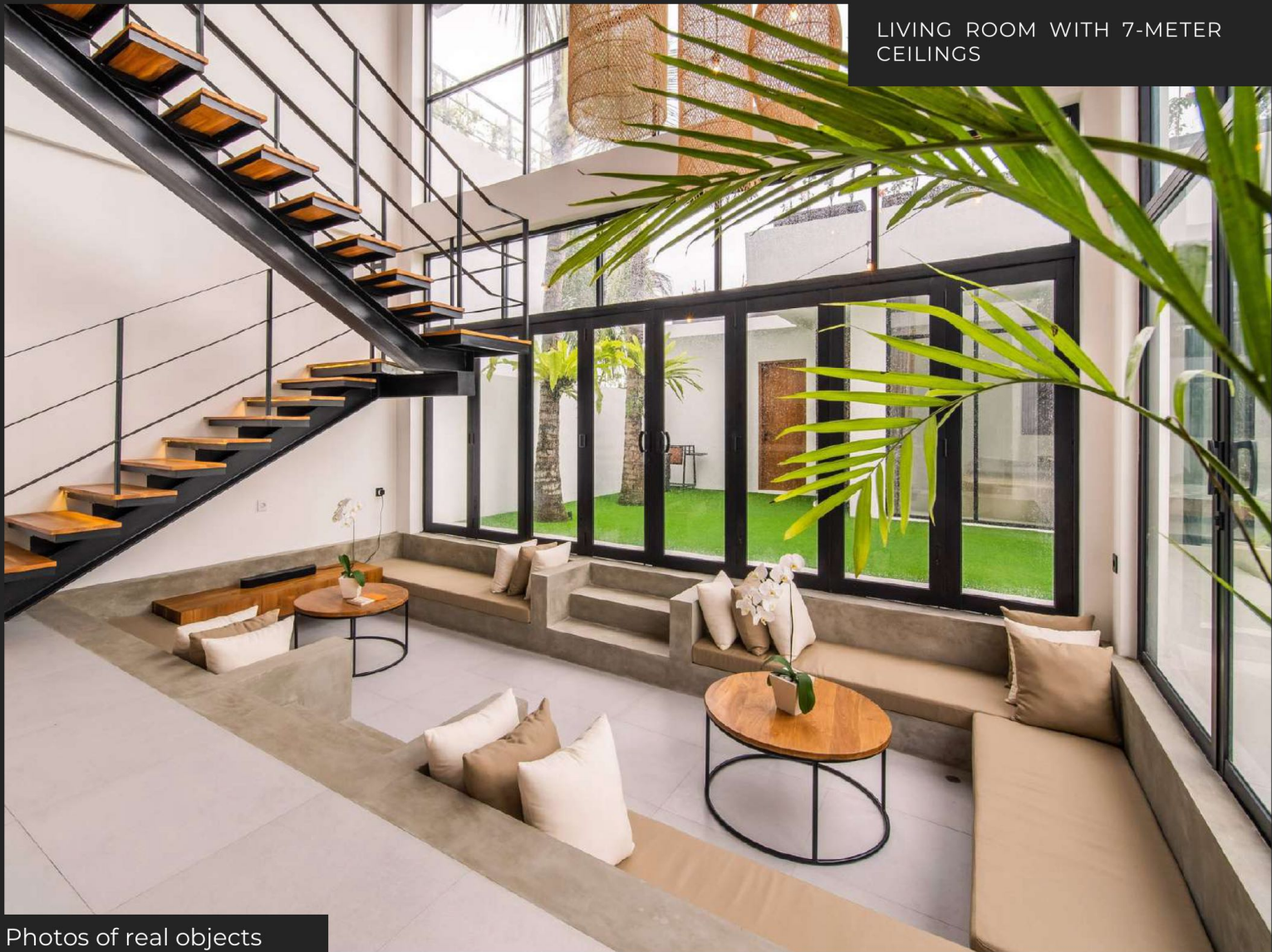
THE TERRITORY OF THE
COMPLEX IS GUARDED 24/7



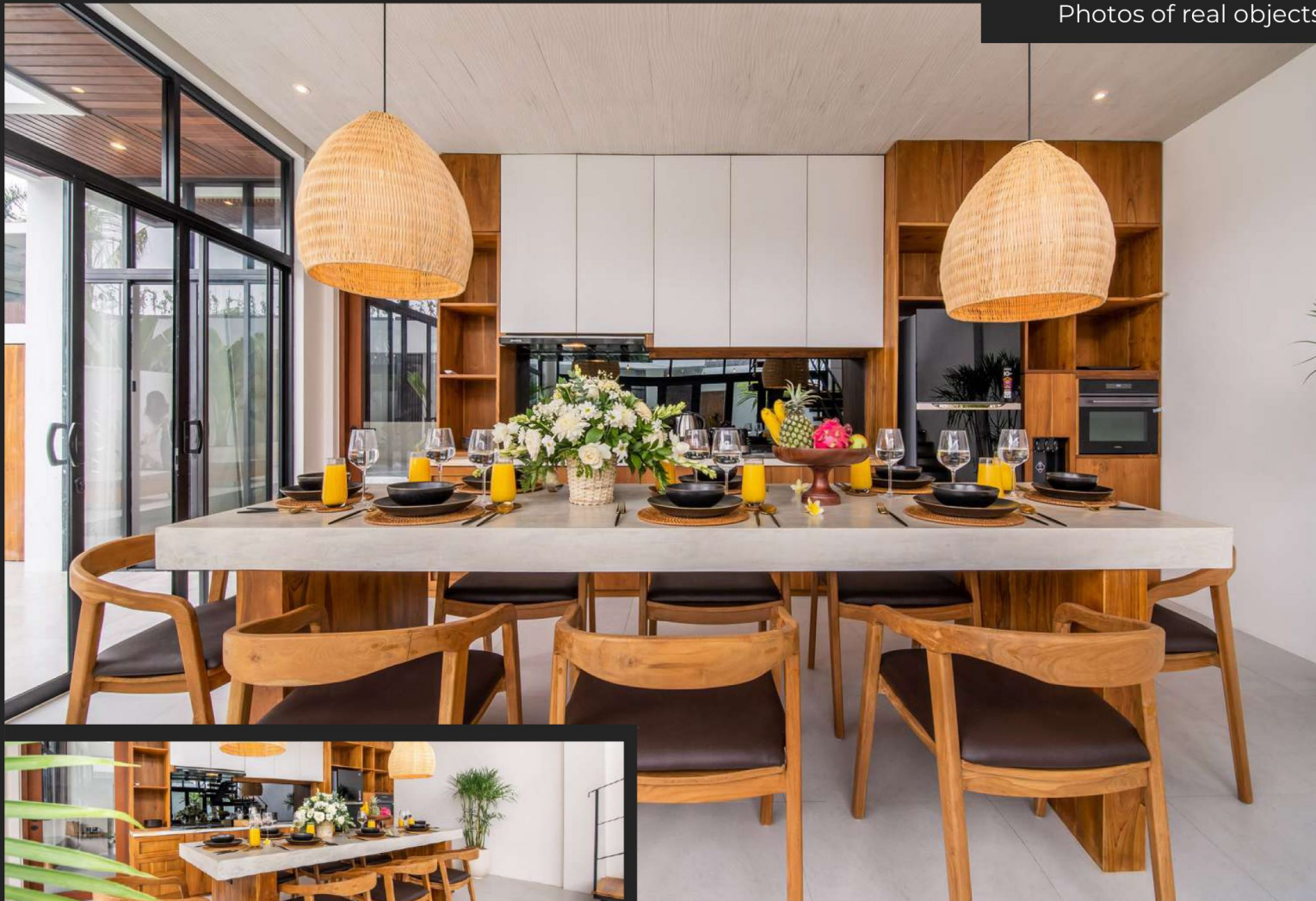
Photos of real objects



LIVING ROOM WITH 7-METER
CEILINGS



Photos of real objects



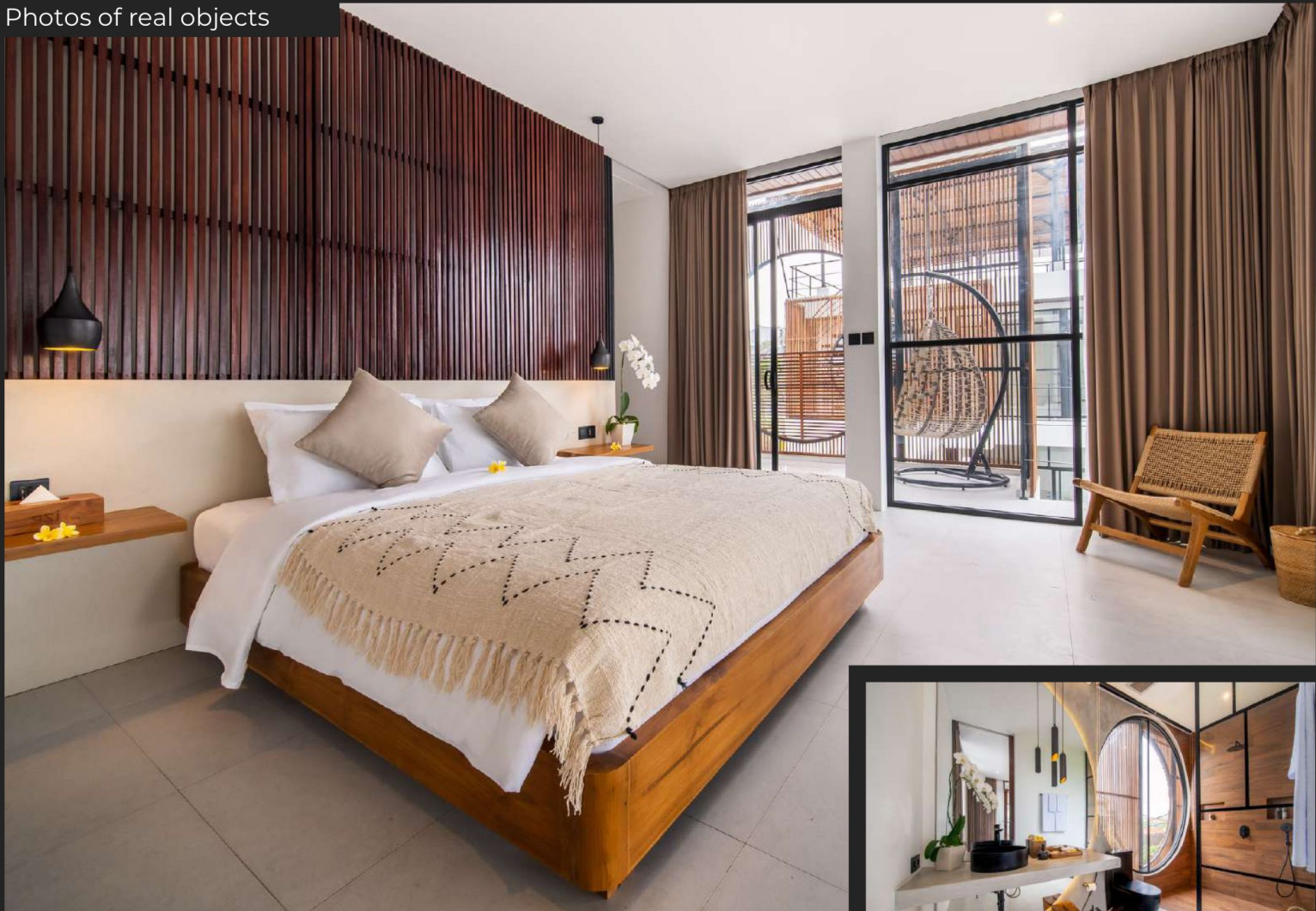
EXQUISITE DESIGN KITCHEN & DINING

COZY LOUNGE WITH A
ROOFTOP POOL

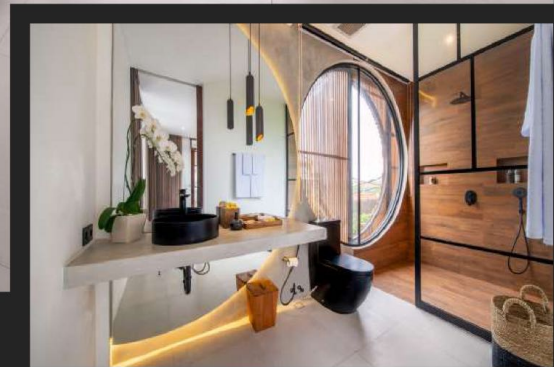


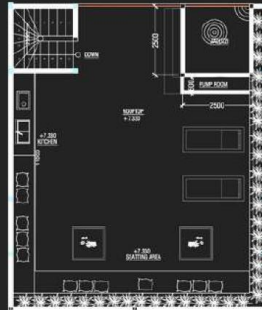
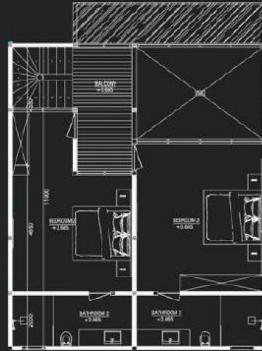
Photos of real objects

Photos of real objects



SPACIOUS BEDROOMS WITH PRIVATE BATHROOM





3 bedrooms



Land : 210 sqm



Building : 250 sqm / 180 sqm
with rooftop / without rooftop



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



Off-plan



29 years lease until 11-05-2053
+ priority rights for extension
for 30 years

RENTAL INCOME

3 BEDROOM VILLA

Managed by BREIG

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	65.739 \$ 12,64%	86.531 \$ 16,64%	107.323 \$ 20,64%
Payback period	8,9 years	7,0 years	5,8 years
Occupancy	80%	85%	90%
Average Daily Rate	330 \$	390 \$	450 \$

2 BEDROOM TOWNHOUSE



Fully equipped



2 + 1
bedroom



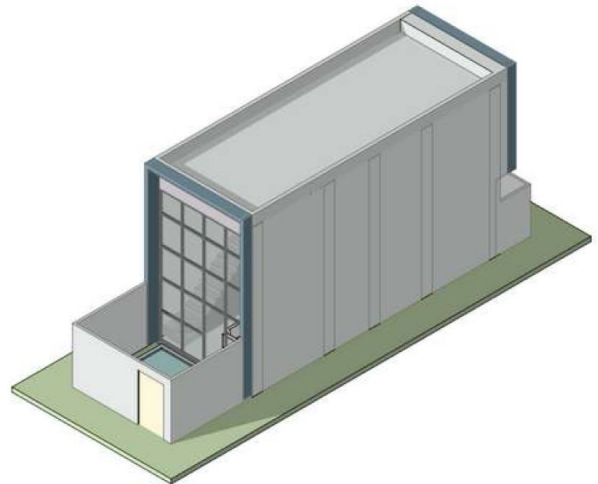
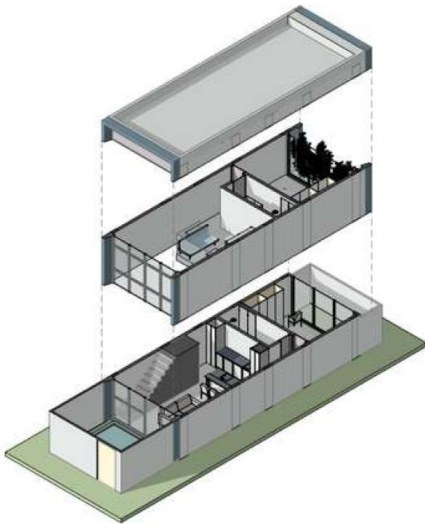
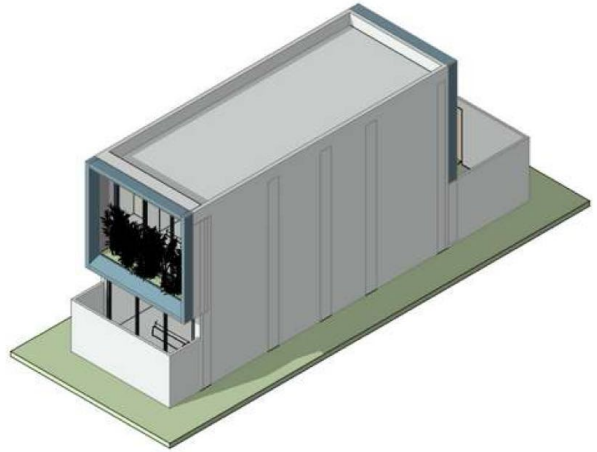
Private garden
and pool



24/7
Security



2 BEDROOM TOWNHOUSE



THE TERRITORY OF THE
COMPLEX IS GUARDED 24/7.

OWN PARKING SPACE IN
FRONT OF THE ENTRANCE TO
THE TOWNHOUSE.



GARDEN AND POOL.





A BRIGHT AND AIRY LIVING AREA WITH HIGH CEILINGS.





FULLY EQUIPPED KITCHEN WITH PREMIUM APPLIANCES.



2 OPTIONS OF FINISHING STYLE



SPACIOUS BEDROOMS WITH WORK AREA AND A BATHROOM WITH 2 OPTIONS OF FINISHING

WORK IN THE COMFORT OF YOUR OWN HOME AT A LARGE WORK DESK





...WITH 2 OPTIONS OF FINISHING



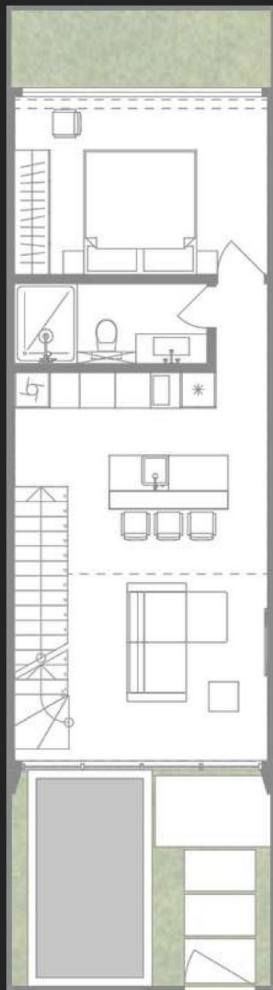




Townhouses are fully equipped and furnished, including decor and plants.

Ready for your arrival or arrival of guests.





2 bedrooms



Land : 90 sqm



Building : 92 sqm



USD 280.000



Installment price:
USD 295.000



No additional taxes



Off-plan



29 years lease until 11-05-
2053 + priority rights for
extension for 30 years

RENTAL INCOME

2 BEDROOM TOWNHOUSE

Managed by BREIG

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	31.084 \$ 11,10%	40.079 \$ 14,31%	49.074 \$ 17,53%
Payback period	10,0 years	8,0 years	6,7 years
Occupancy	80%	85%	90%
Average Daily Rate	160 \$	185 \$	210 \$

BREIG

PROPERTY INVESTMENT

PROPERTY MANAGEMENT

For 6 years in the Bali market, we have developed an effective marketing and operational strategy.

Management/marketing company fee
is 20% of revenue

Service and maintenance costs a
month are 550 - 1.000\$

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
- DAILY HOUSEKEEPING
- GARDEN AND POOL MAINTENANCE
- 24/7 SECURITY

ACTUAL FIGURES OF OUR COMPLEX BALIWOOD I

Located 300 m from the new complex Elysium



**AVERAGE OCCUPANCY
PER YEAR 93%**



**OPERATING EXPENSES
PER YEAR 13.371\$**



**AVERAGE DAILY
RATE PER VILLA 332\$**



**MANAGEMENT FEE
PER YEAR 20.764\$**



**AVERAGE DAILY
RATE PER ROOM 111\$**



**NET INCOME
PER YEAR 69.684\$**



**REVENUE PER
YEAR 103.819\$**

BREIG
PROPERTY INVESTMENT