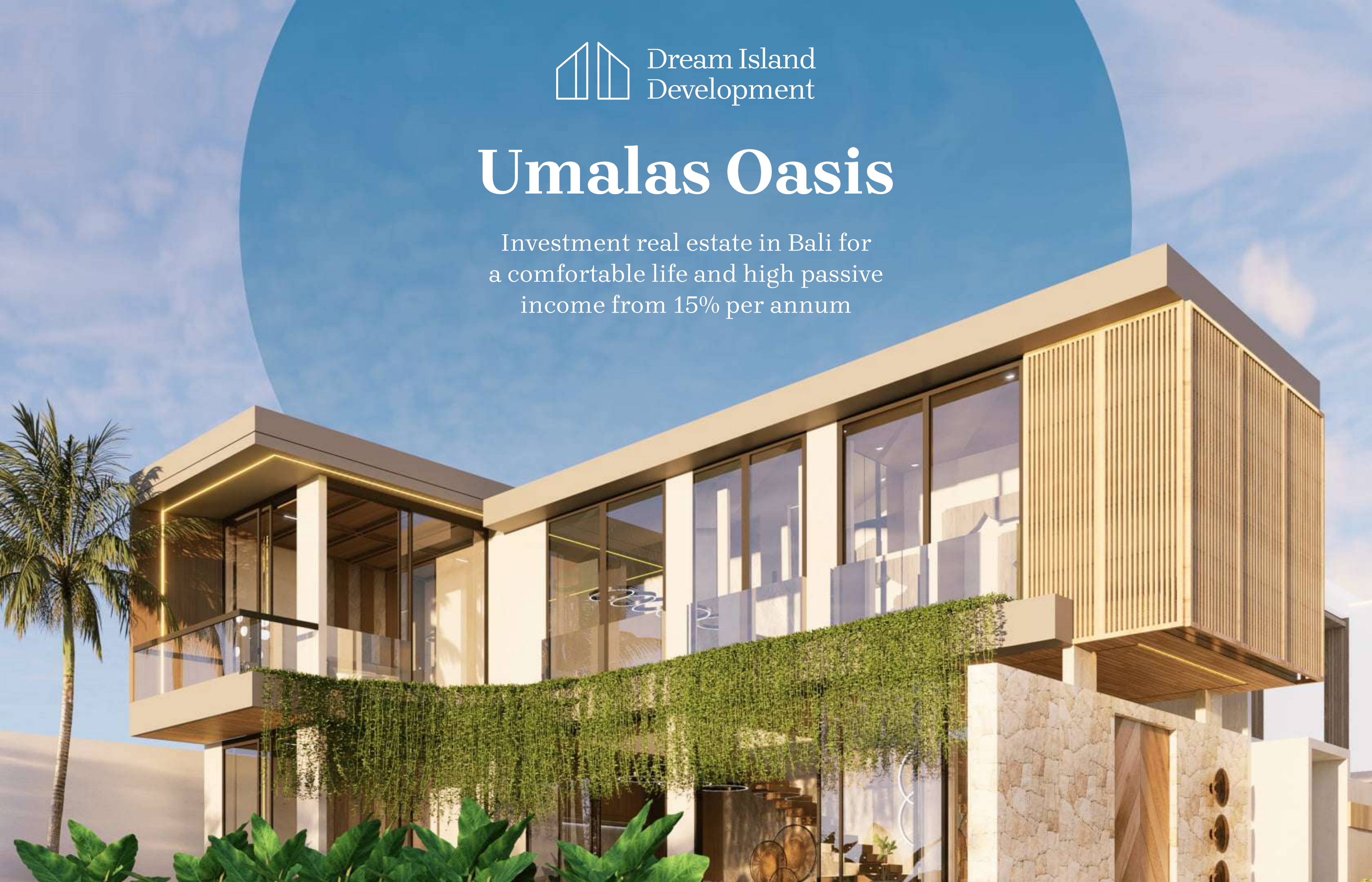




Dream Island
Development

Umallas Oasis

Investment real estate in Bali for
a comfortable life and high passive
income from 15% per annum



Concept

Umalas Oasis is a private complex consisting of four luxury townhouses and one villa. The complex boasts high-end finishes and spacious floor plans designed to provide residents with the comfortable and relaxed lifestyle for which Bali is renowned. Each townhouse in the complex offers amenities such as secure parking, professionally landscaped grounds, and a private outdoor space complete with a personal pool.

The Umalas Oasis concept is tailored for those who value privacy, exclusivity, and a high standard of living. Our complex is perfect for those seeking a tropical paradise, whether for investment or as a residence.

4

Townhouses

1

Villa

30+25

Years of leasehold



Location

The complex occupies an ideal location in the Umalas area, which is recognized as one of the most prestigious areas of Bali.

Its proximity to Batu Bolong Beach, just 2.7 km away, makes it particularly attractive to those who appreciate quick access to the seaside.

2,7 km

Batu Bolong Beach

14 km

Airport

1,5 km

Pepito Supermarket

3 km

Gym

Finns Beach Club



Atlas Beach Club



Football Stadium



Tennis court



Pantai Batu Belig



Children's playground



Healthy food cafe



Indomarket



Georgian restaurant



Umalas Oasis



Pepito



Gym



Baking



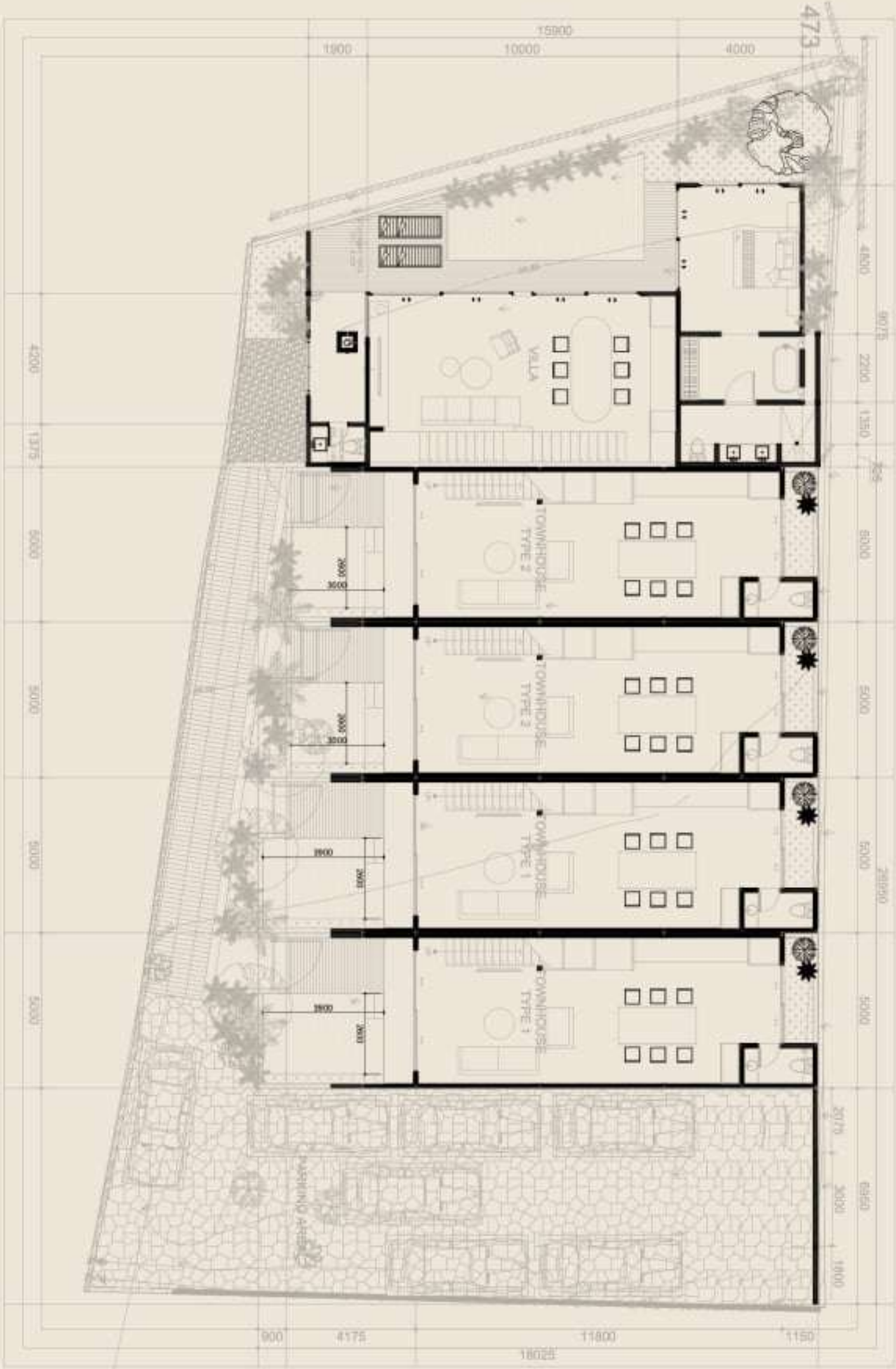
Restaurant



General Plan



A Townhouse **B** Villa **C** Parking **D** Swimming pool



General Plan



UMALAS OASIS - TYPE 1

Villa

FLOOR 1



FLOOR 2



349 000 \$

Price

21%

ROI

4.7 years

Payback time

205 M²

Area

30+25

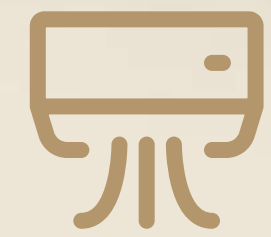
Leasehold



Three rooms



Two floors



Appliances and
furniture



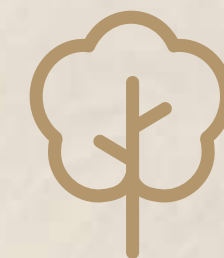
Private
pool



Private
parking



Spacious
balcony



Landscaping
of the area

Villa — Exterior



Villa — Interior



UMALAS OASIS — TYPE 2

Townhouse

FLOOR 1



FLOOR 2



249 000 \$

Price

19%

ROI

5.1 years

Payback time

125 m²

Area

30+25

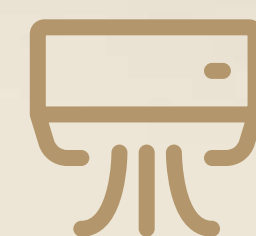
Leasehold



Two rooms



Two floors



Appliances and
furniture



Private
pool



Private
parking



Spacious
balcony



Landscaping
of the area

Townhouse - Exterior



Townhouse — Interior



Payback calculation

[More details](#) 

	Townhouse	Villa
Price	\$249,000	\$349,000
ROI	19.54%	21.19%
Daily rent	\$250	\$380
Net annual income	\$54,000	\$82,080
Net monthly income	\$4,500	\$6,840
Payback time	5.1 years	4.7 years

The calculation includes maintenance and communication fees (5%), as well as expenses for the management company (20%)

Deal process

“ You don't need to fly in; the entire transaction can be conducted remotely. In Indonesia, such transactions are completely legal.



STEP 1

You make a deposit to the company's account, and the unit is then reserved for you. Once the contract is signed, the process of preparing the unit for sale begins.



STEP 2

You make an advance payment of 30% of the property value (minus the deposit). The remaining balance can be spread over 6 months. If you pay the entire amount upfront, you receive a total discount of \$10,000.



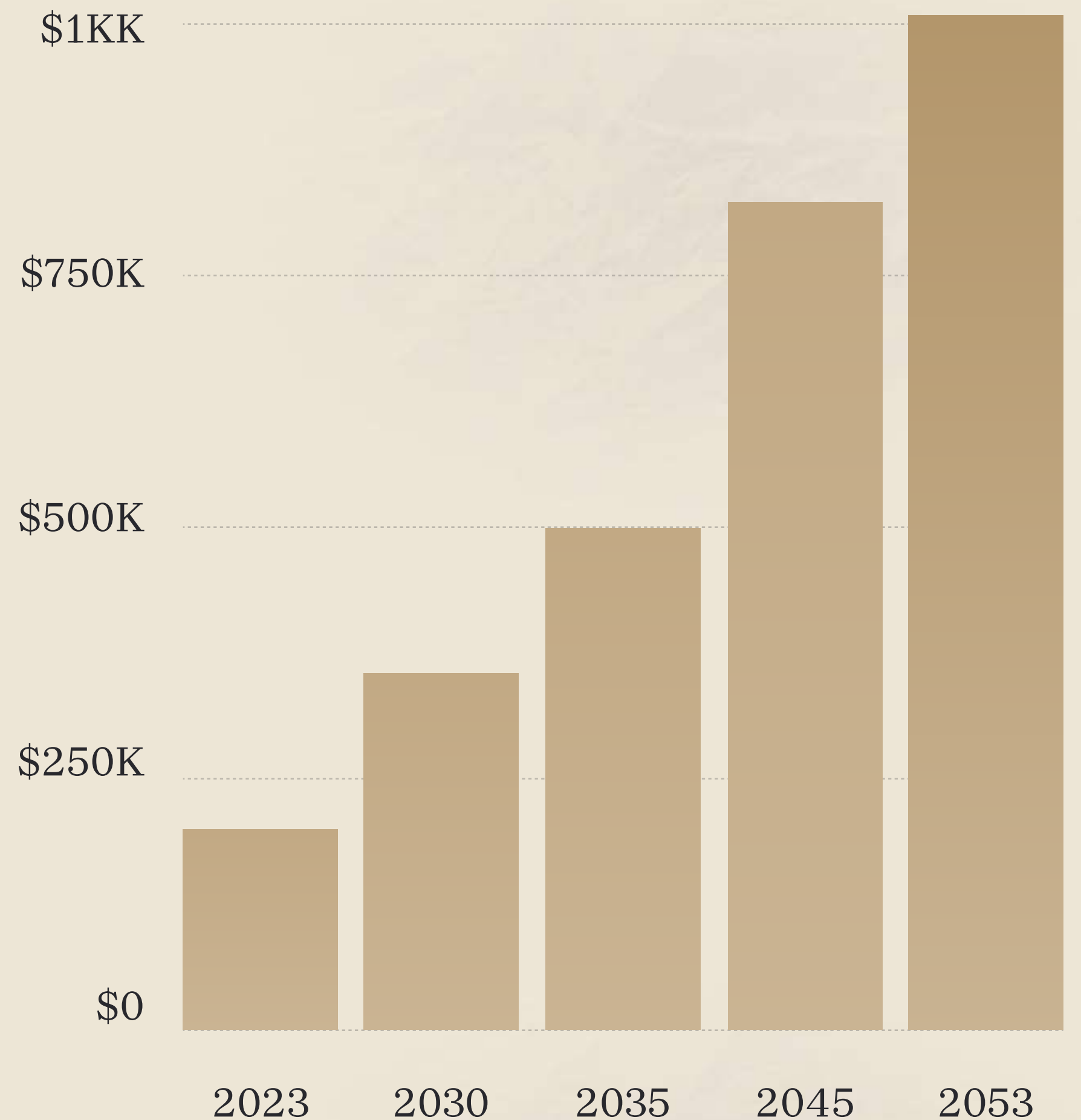
STEP 3

You will receive regular updates on the construction process until the property is ready for occupancy.

Land Lease with Guaranteed Renewal

Foreigners are not permitted to own real estate in Bali as freehold. Instead, they can only own it under leasehold, which grants the right to possess the property for a specified period.

We offer you the opportunity to purchase a villa or townhouse on a 30-year ground lease. After this period, the lease is guaranteed to be renewed for an additional 25 years. This arrangement allows you to have a second home in Bali and also generate income by renting out your property to tourists. Typically, the investment pays for itself within 5-7 years, after which you can enjoy a net profit.



Comparison of investment returns and income over 30 years, assuming a rental rate of \$300 per day and 75% villa occupancy.



Investment proposal

Profit of 30% upon construction completion. The value of your property will increase by more than 30% after the construction is finished.

30%

Initial payment based on the property's value

0%

Interest-free installment payment during the construction period

1890\$/m²

Cost per square meter of the property

10 000\$

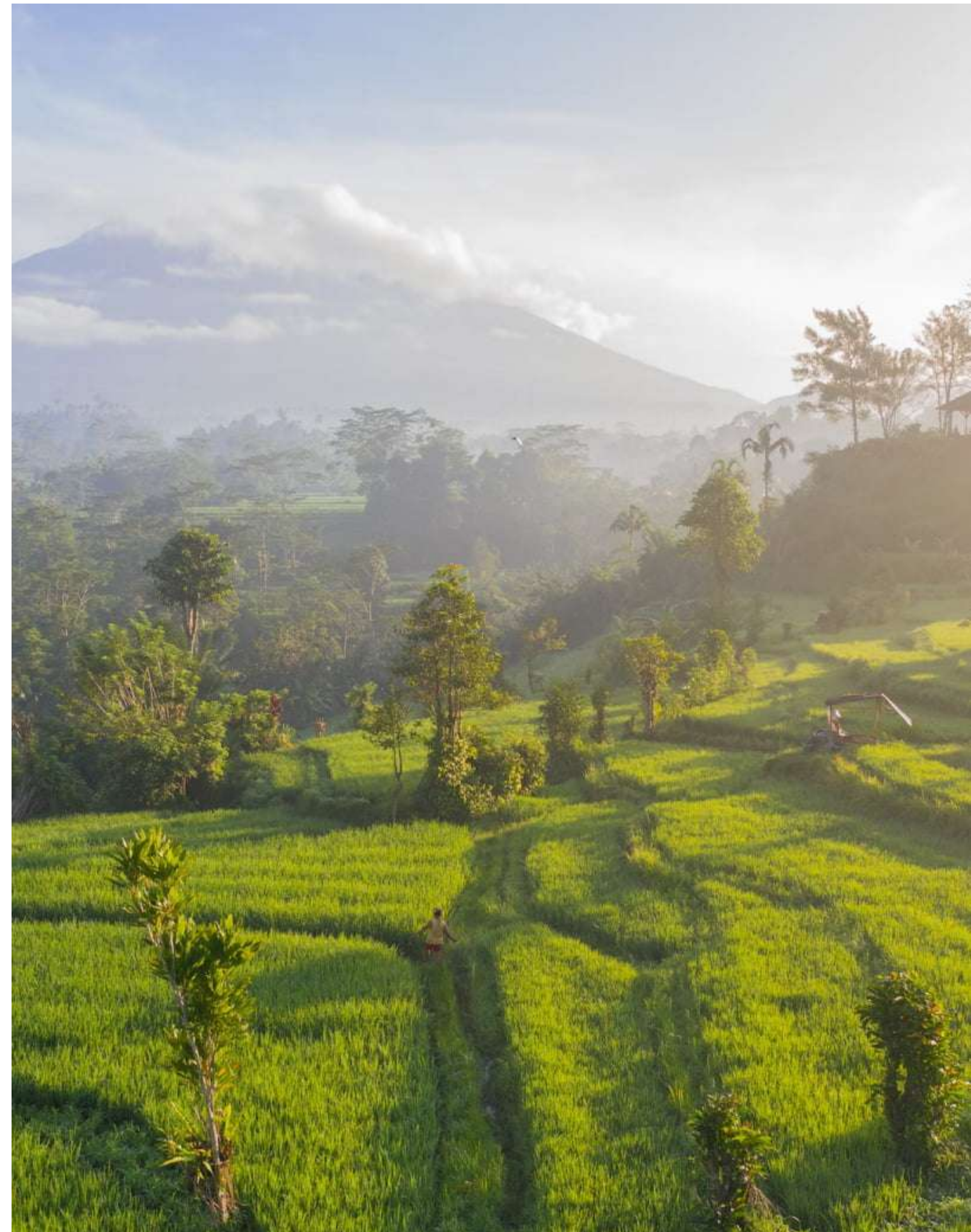
Discount if you pay the full amount upfront

2024

Expected completion and delivery in the IV quarter of 2024

19-21%

Annual passive income from renting out your property



Real Estate Management

The management company handles all aspects of your property management, including the maintenance of your villa. Services provided:

- ✓ Cleaning of villas and linen change
- ✓ Renting out your property
- ✓ Crediting profits to any designated account
- ✓ Ensuring the proper functioning of all systems
- ✓ Providing financial statements
- ✓ Conducting routine and capital
- ✓ Cleaning and maintenance of the complex's grounds
- ✓ Handling tax payments
- ✓ 24/7 security



Reasons to Choose Bali

Indonesia is among the top countries for investment. It's recognized for its low inflation and high domestic demand.

300%

Growth in land value over the past 5 years.

70%

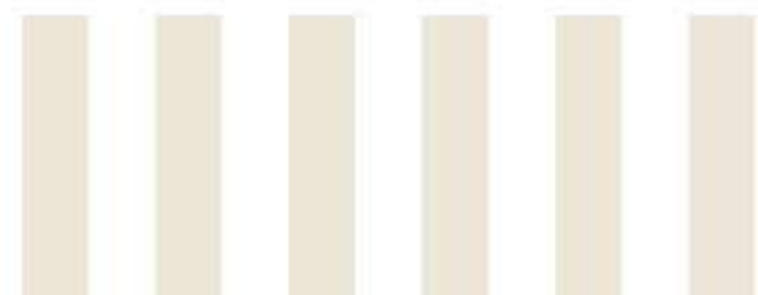
Average property occupancy rate annually.

20%

Average annual growth in rental value.

20%

Annual increase in tourist arrivals.



Bali Island Ratings

The Umalas area is renowned for its distinct ambiance – preserving the authentic atmosphere of Bali, immersed in greenery and characterized by a laid-back lifestyle.



№1 in the
"Worldpackers"



№4 on the
"Digital Nomad World"



"The best tourist destination
in the world"



"The best island in the world"



"The most desirable place in
the world after the restrictions
are lifted"

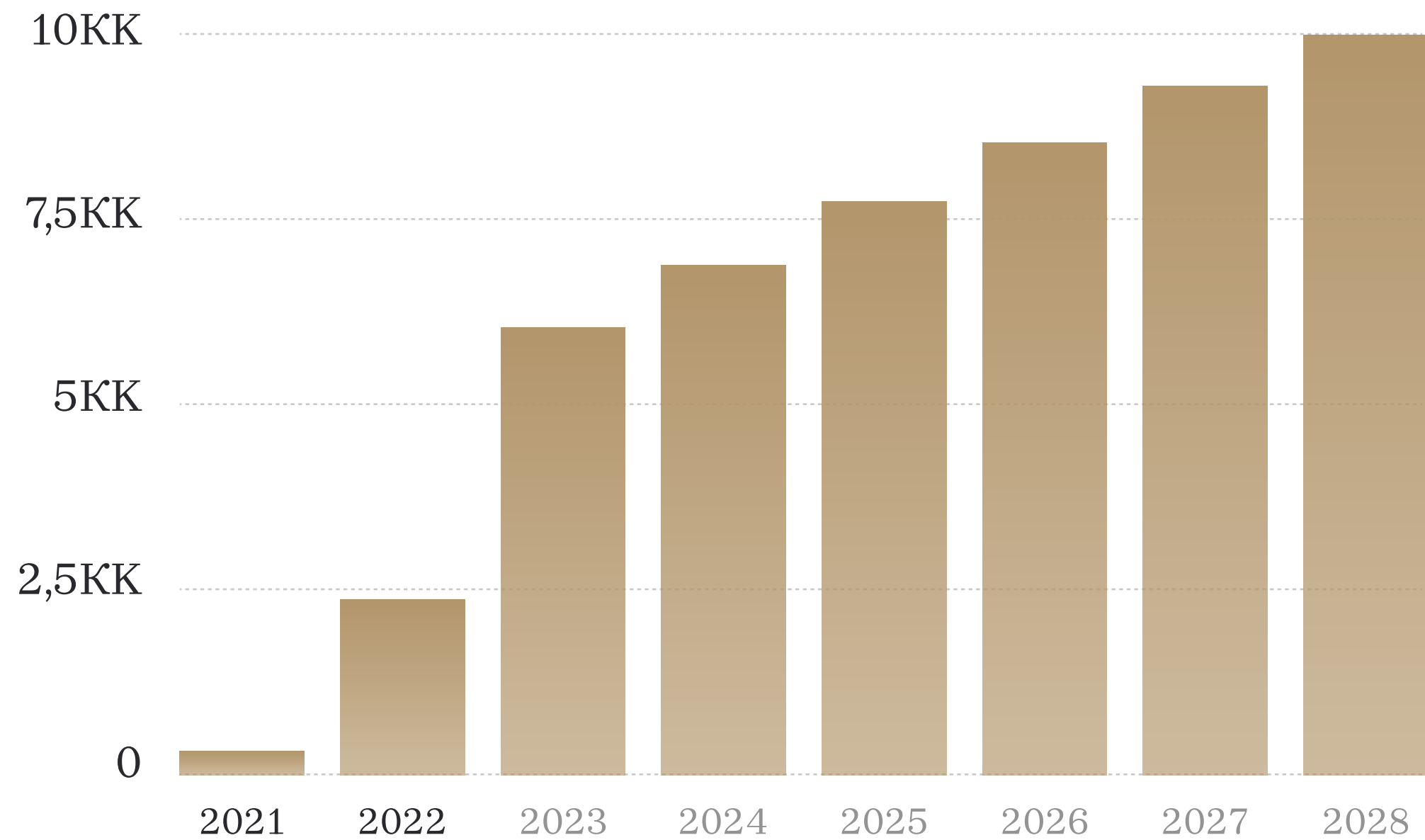


№5 in the ranking
of investment-attractive
places



Tourism in Bali

Tourism plays a significant role in Indonesia's economy, accounting for about 11% of the country's GDP. Currently, the hotel occupancy rate in Bali stands at around 70%. Indonesia is recognized as one of the largest emerging economies in Southeast Asia. In terms of GDP per capita, it ranks 7th in the world, and 16th in terms of nominal GDP.



Forecast of tourist flow to Indonesia



The island of Bali is recognized as one of the best destinations for tourism in the world

— according to Tripadvisor





Why Invest in Umalas Oasis

STARTING AT

249 000\$

Unit cost

STARTING AT

125 m²

Unit area

STARTING AT

ROI of 19%

Payback period within 5 years

STARTING AT

4 500\$

Monthly passive income
from daily rentals

STARTING AT

15%

Profitability of real estate
in Bali during the
construction phase

2024

Expected completion
in the IV quarter

