

Oasis III Apartments

Best investment real estate in
Indonesia

BREIG is one of the biggest developers in Bali



Our mission:

to build the investment real estate in Indonesia

7

Years on the market

15

Projects

12-35%

Average yearly yield, depending on invest strategies



Verified financial models



Full time management company to ensure high performance



Top locations on the most expensive street near the ocean



Company in numbers



20 600 m2 total current portfolio of objects

11 500 m2 built

More than 22 000 m2 in developing

More than 50 employees in the team

From 80% average occupancy of objects

Till 800\$/night rent price of objects
(excluding New Year peak)



Our realized projects



● Aquamarine 1, 2



● Garden Villa



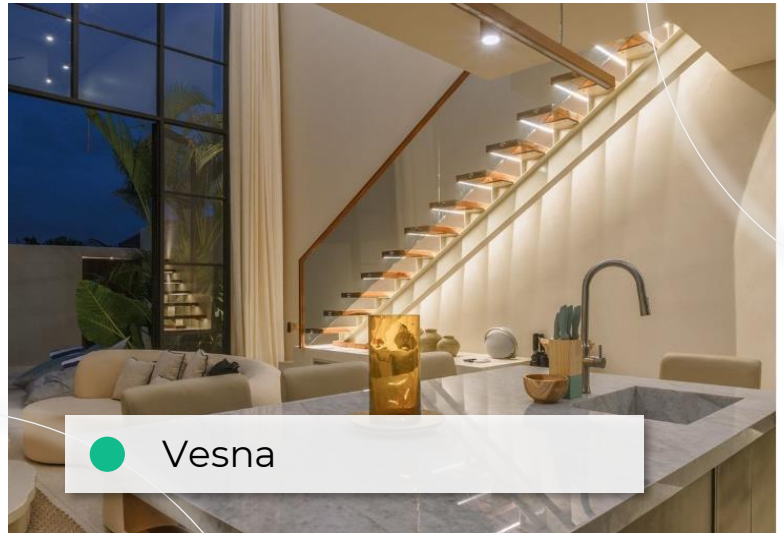
● Baliwood 1



● Oasis 1



● Red Sunset



● Vesna

What is included in the price:

- Preparing villa for rental market + doing a photo shoot
- Placement of rental offers on our platforms and platforms of our partners
- Organization of effective work of the whole complex
- Development of pricing and marketing promotion strategies
- Work with booking calendar
- Dealing with guests on bookings
- Organization of check in - check out process
- Hiring, training and control of employees
- Posting rental offers on social media, Facebook/Instagram



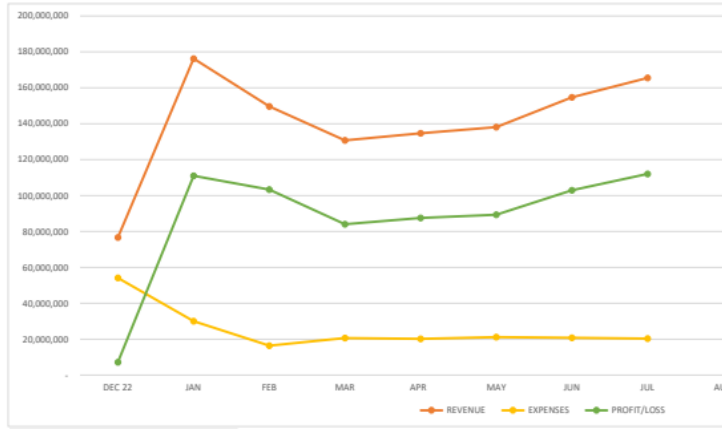
Reporting for our clients

You always know how your object works.

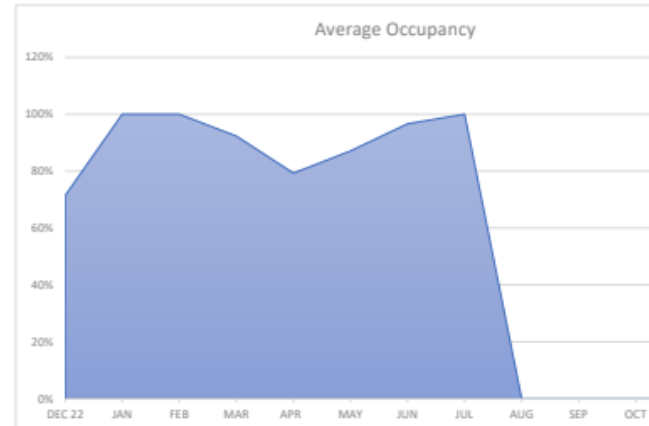
The management company provides a complete report on the flow of money on your property every month

SUMMARY

Property Performance



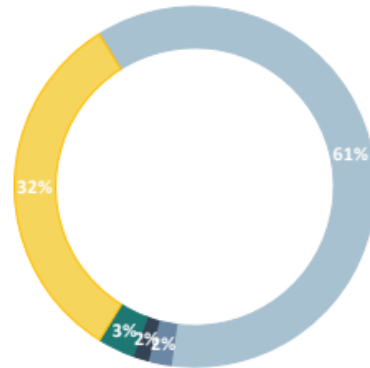
OCCUPANCY



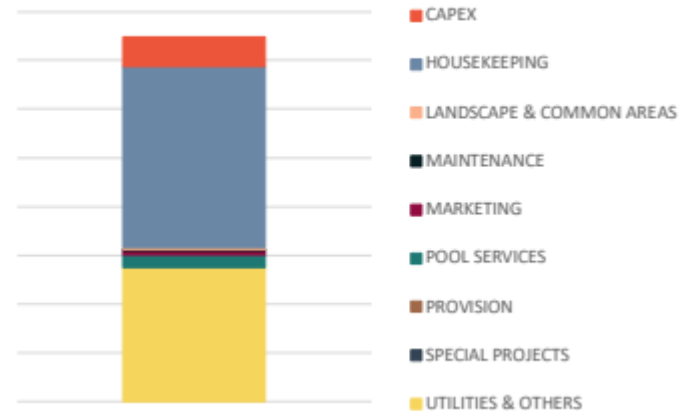
EXPENSE SUMMARY

Property Expenses

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



Property Expenses YTD



Project guarantees are among the highest on the market



- up to 12 months for all general defects
- up to 5 years for hidden defects in the structure and supporting structures
- up to 7 years for waterproofing and anti-termite treatment

About fabulous island Bali



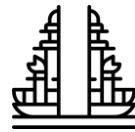
1 000 000

Tourists per month



85%

Our average occupancy
per year



One of the most attractive
places on earth according to
Forbes



Low inflation and
high growth rates

Complex Oasis III

Apartments



The complex has 22 one-bedroom apartments



Rooftop lounge, ocean view pool



The ocean is a 3-minute walk

Townhouses



The complex has 12 townhouses with 2 bedrooms

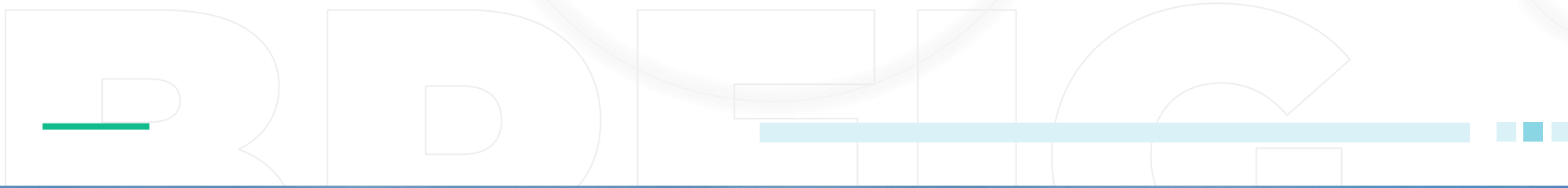


Private pool in every lot



The ocean is a 3-minute walk

Location





CAFÉ DEL MAR

ATLAS

BERAWA BEACH

Finns Beach Club

LA BRISA

**Shops, bars and
restaurants**

**2 minutes
to the beach**

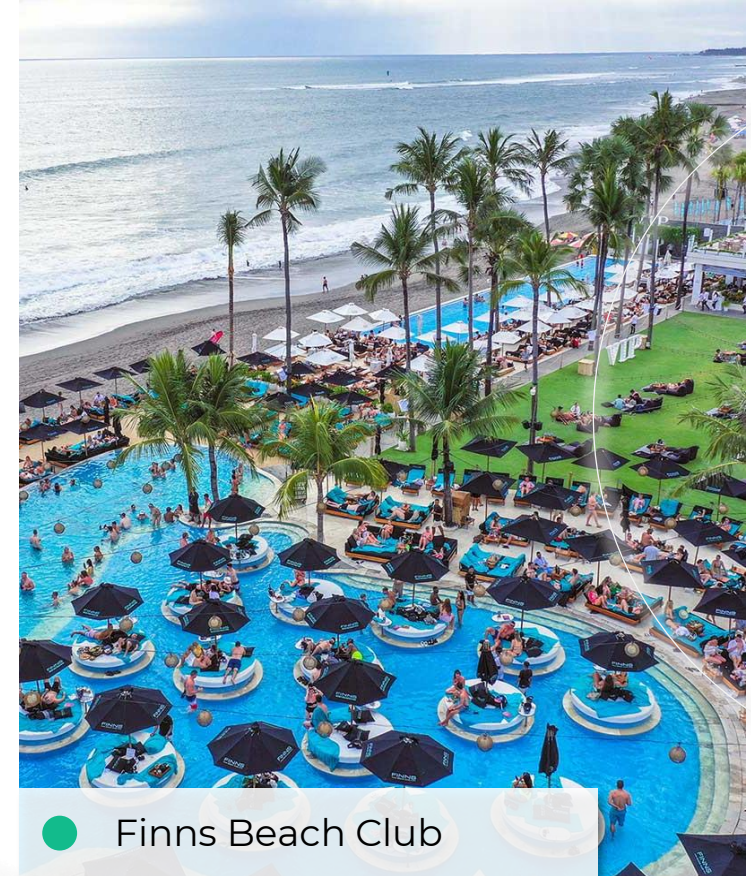
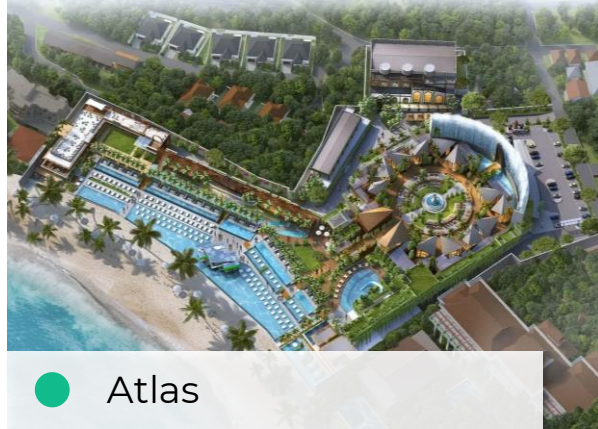
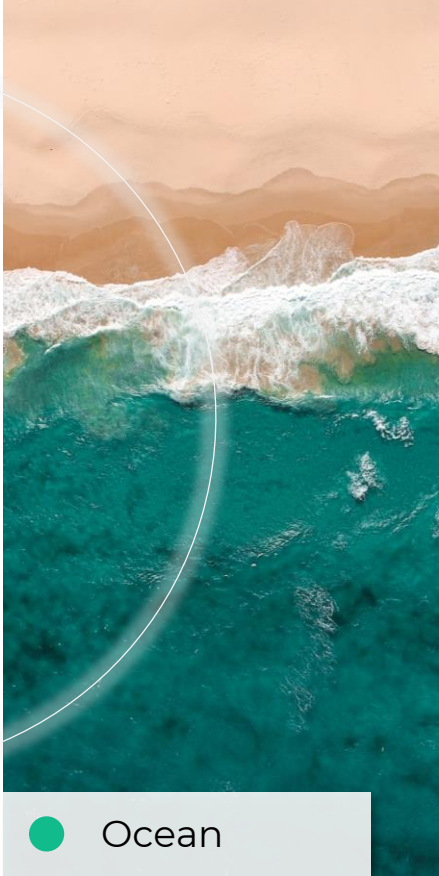
**Shops, bars and
restaurants**

Oasis III Apartments

-  Ocean
5 minutes walk
-  Atlas Beach Club
9 minutes walk
-  Montessori School
10 minutes walk
-  Finns Recreation Club
15 minutes walk
-  Revolver Cafe
15 minutes walk
-  Café Del Mar
6 minute bike ride
-  La Brisa
7 minute bike ride



Places near by



Complex Oasis III Apartments

- Price from USD 130 000
- Hi Tech complex on the shore of the ocean
- First payment 35%
- Installment plan 0%



24 apartments from 34 m² to 65 m²



Modern smart home



One bedroom



3 minutes walk to the ocean



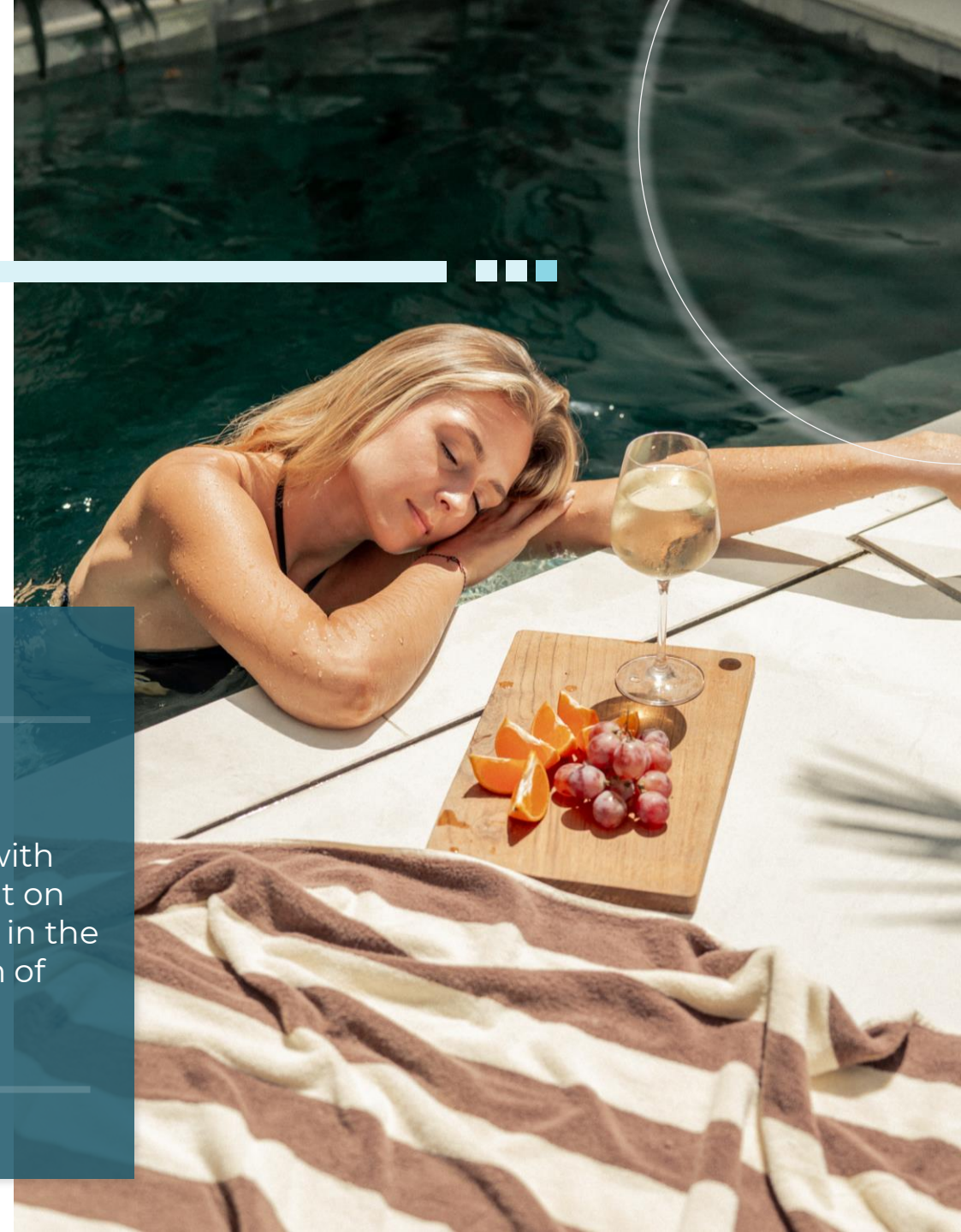
Fully furnished



Will be done in the 1Q 2025 year



Beautiful apartments with picturesque views, right on the shore of the ocean, in the popular tourist location of Bali – Berawa



Complex Oasis III Apartments





Premium view-pool
on the rooftop with
relaxation zone



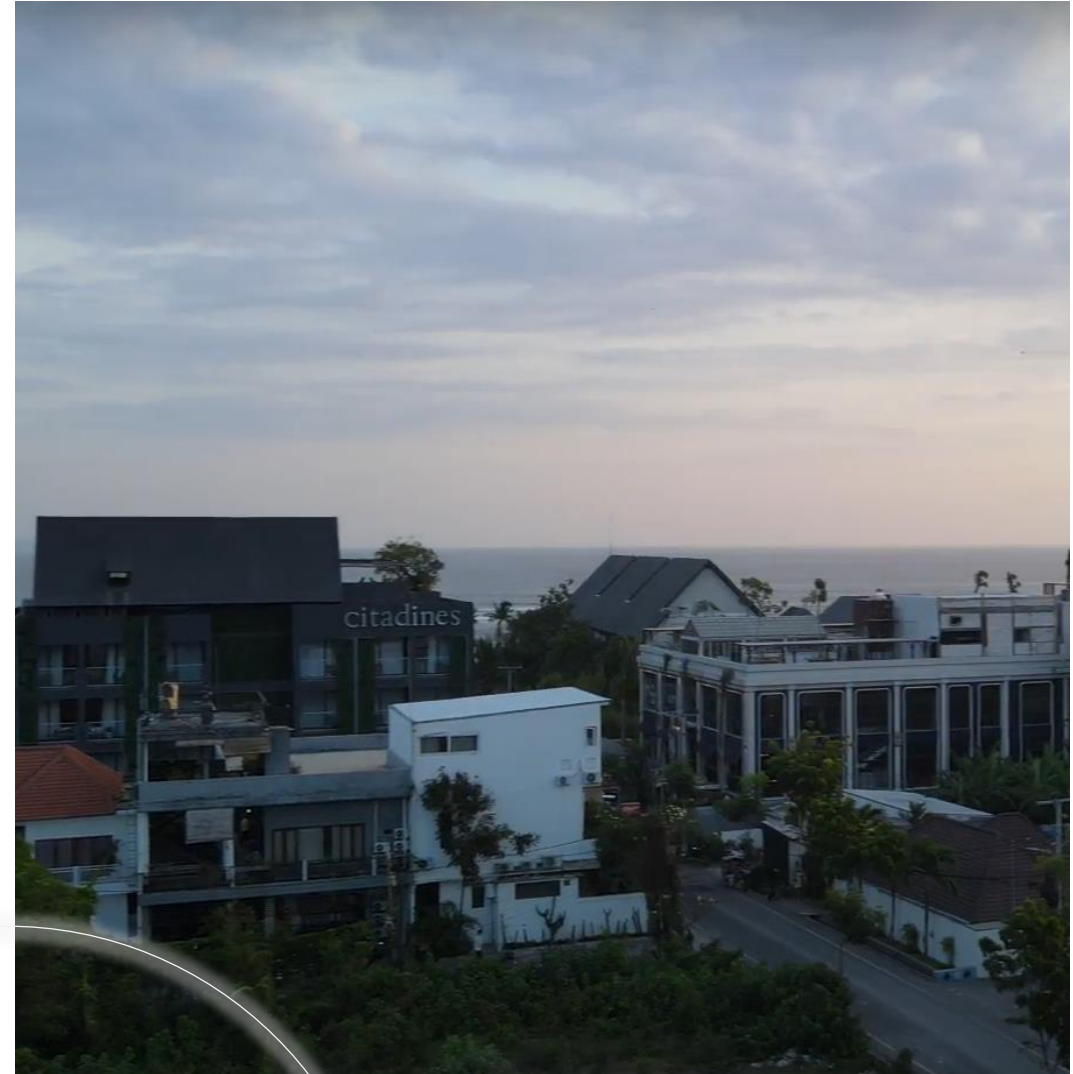
Comfortable
location of the
swimming, rest and
bar zones

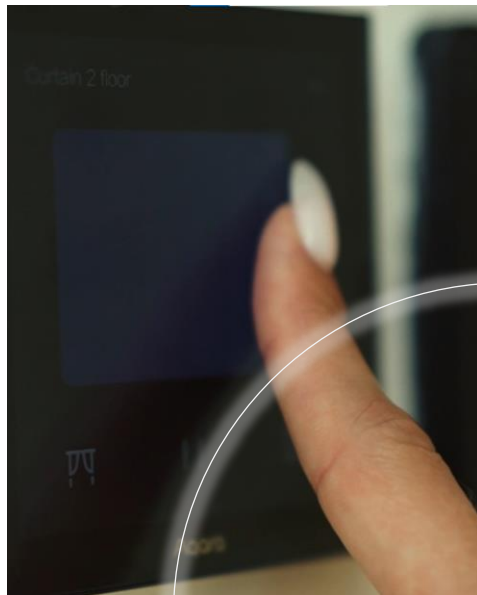


View from outside



Rooftop view





Keys:



Light control



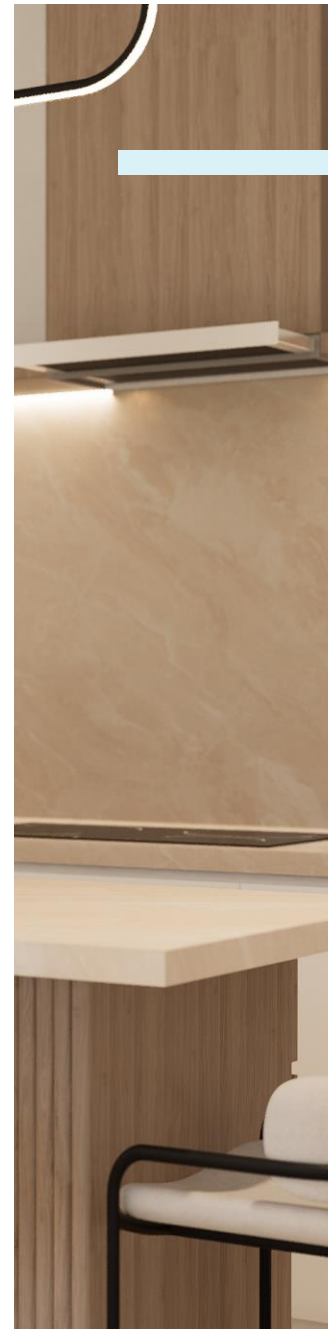
Climate control



Curtains control



Smart lock



Territory of the
complex is
guarded 24/7



Guarded parking
area



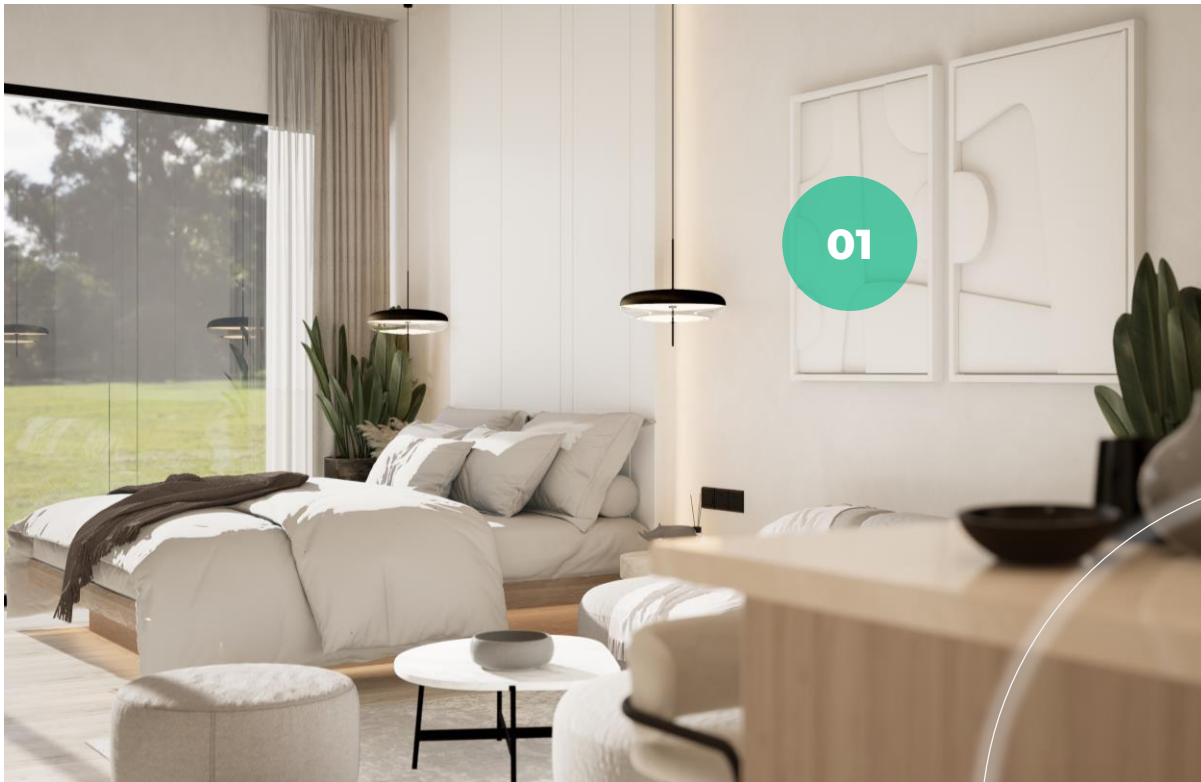
Spacious bedroom with workspace



01

02

2 design options



01

02



Fully equipped kitchen with premium appliances



2 design options

01

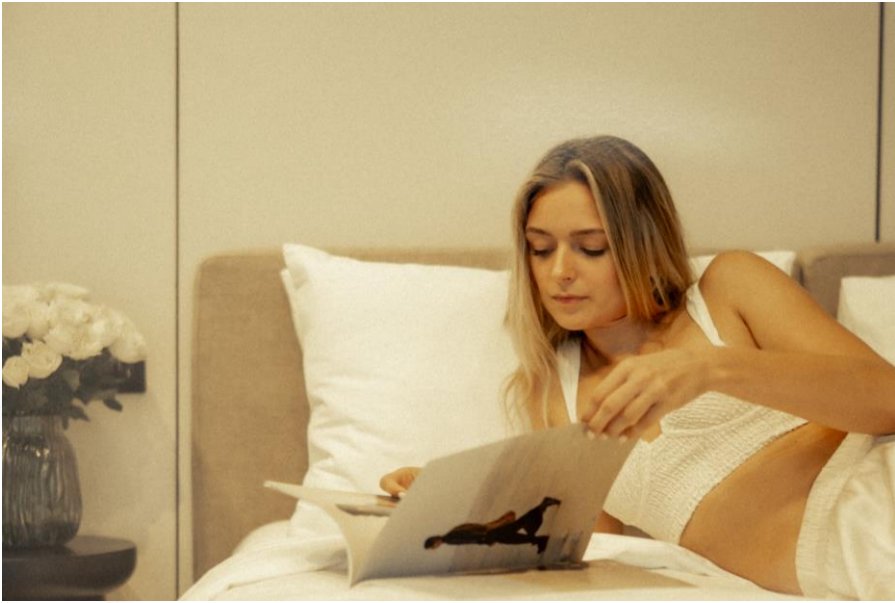
02



Fully furnished



Premium
bathroom
appliances

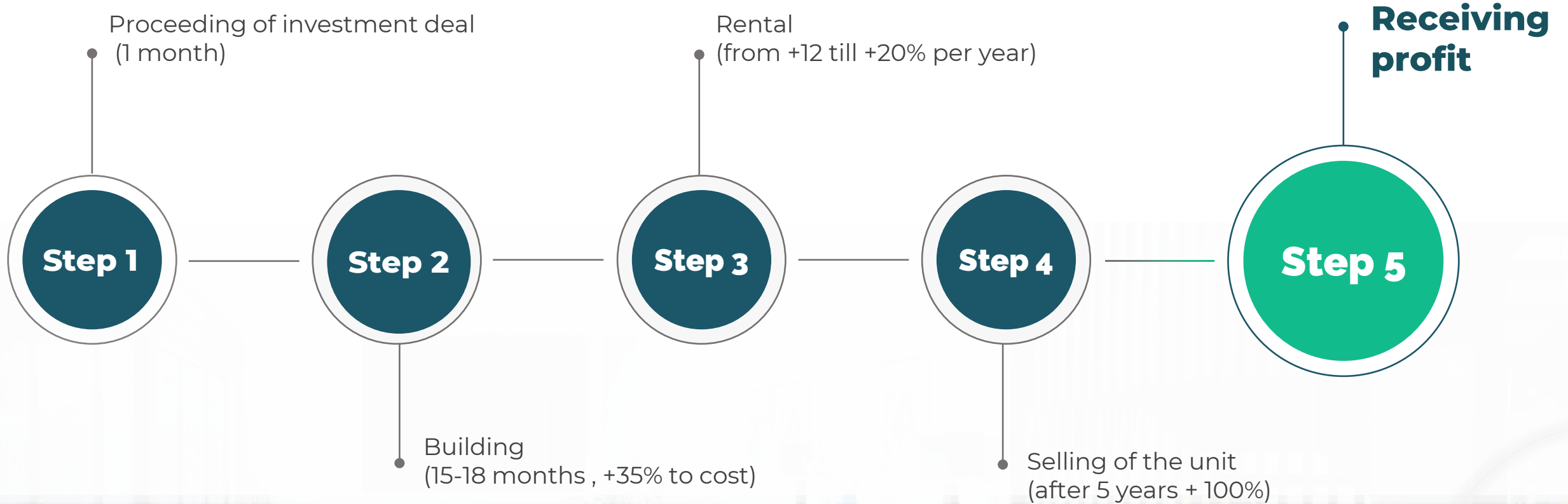


We invite you to feel the comfort and evaluate the quality of your future apartments in our already done complexes

To sign up for viewing and to know any additional information, please contact your manager



Investment plan



Payment steps

01

1500\$

Booking
(refundable)

02

35%

First
payment

03

0%

Installment plan till
construction end

Various payment options

\$

€

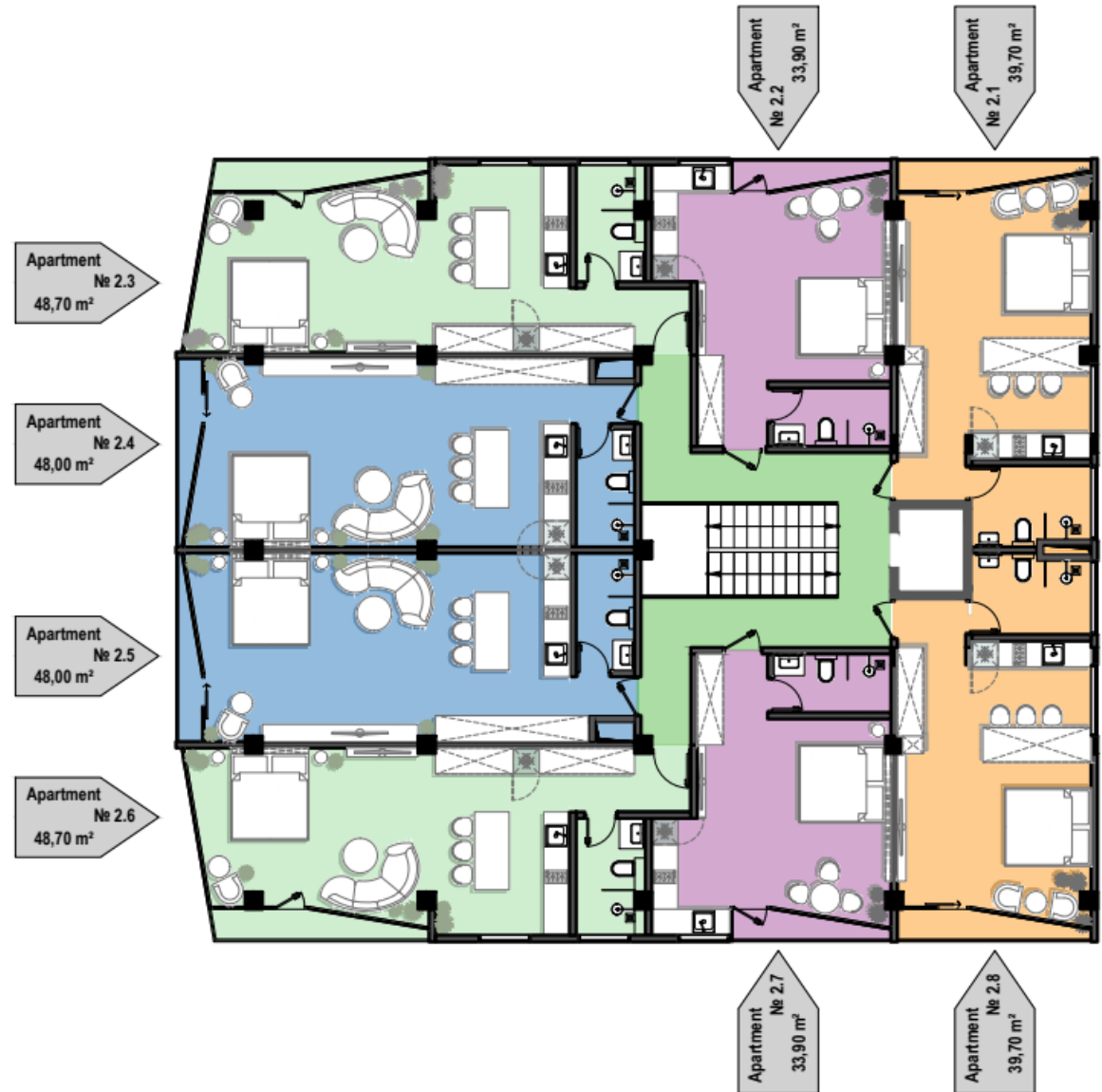
₹

₿

Floor plan of the 2nd and 3rd floors



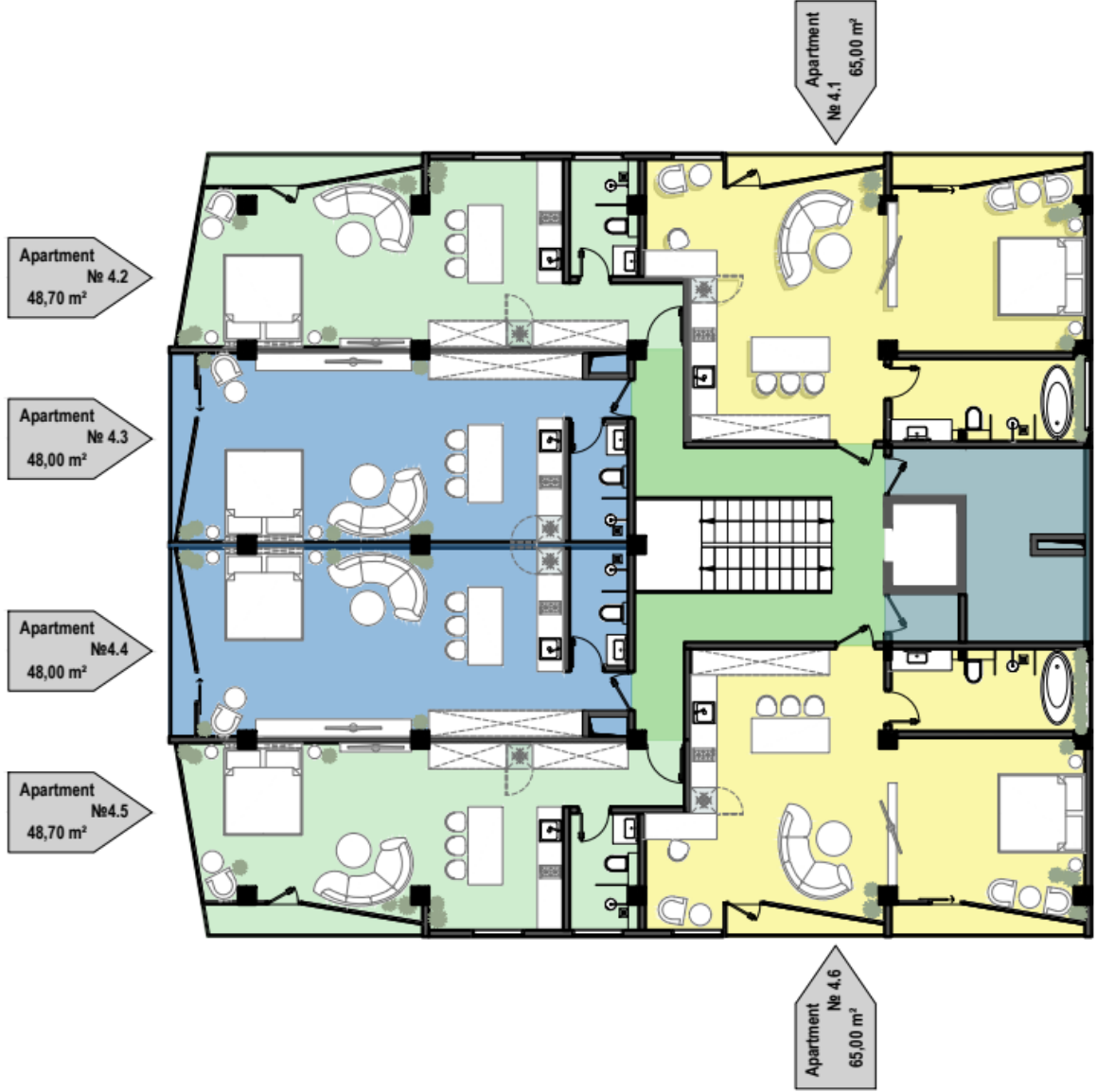
Oasis III Apartments Masterplan



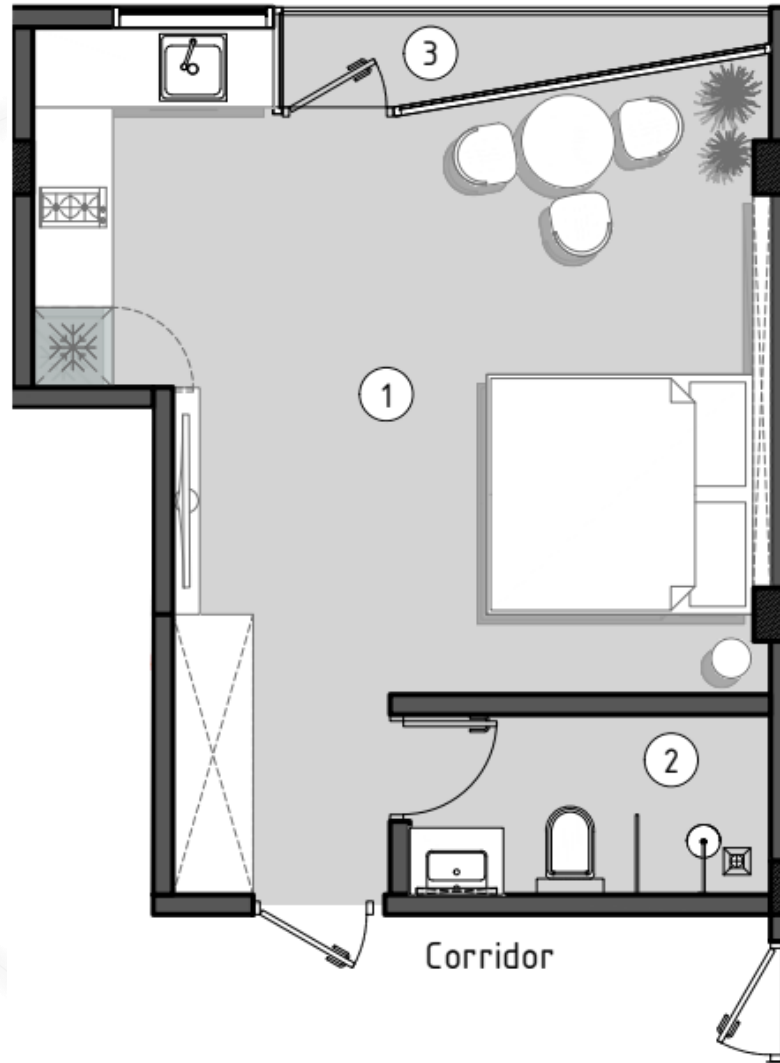
Floor plan of the 4th floor



Oasis III Apartments Masterplan



Plan of the apartments



Apartment

34M2

Price from

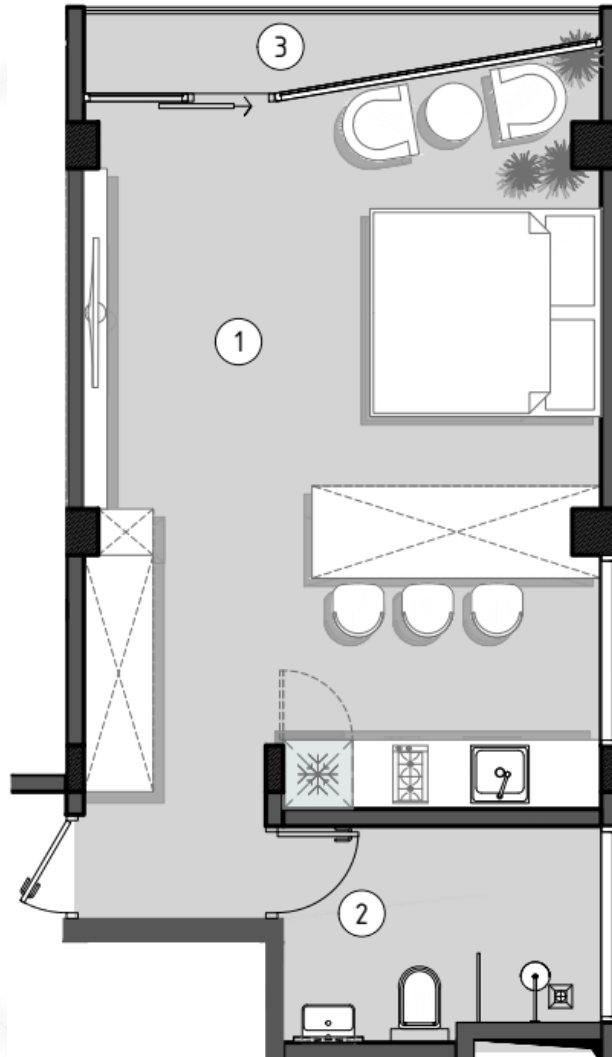
140 000\$

130 000\$ including
discount for full payment

Apartment №2.2 (№2.7 - mirror layout)

1	Living room and kitchen	27,60
2	Bathroom	4,30
3	Balcony	2,00
Total area (m ²)		33.90

Plan of the apartments



Apartment

40M²

Price from

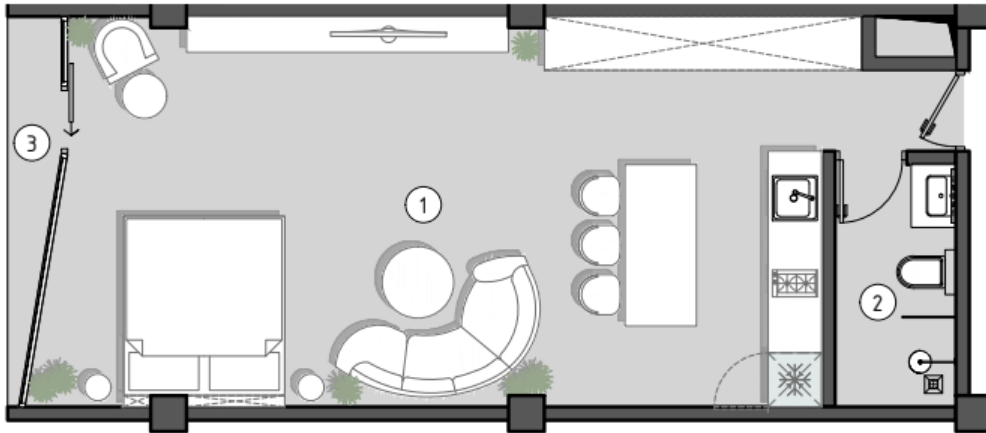
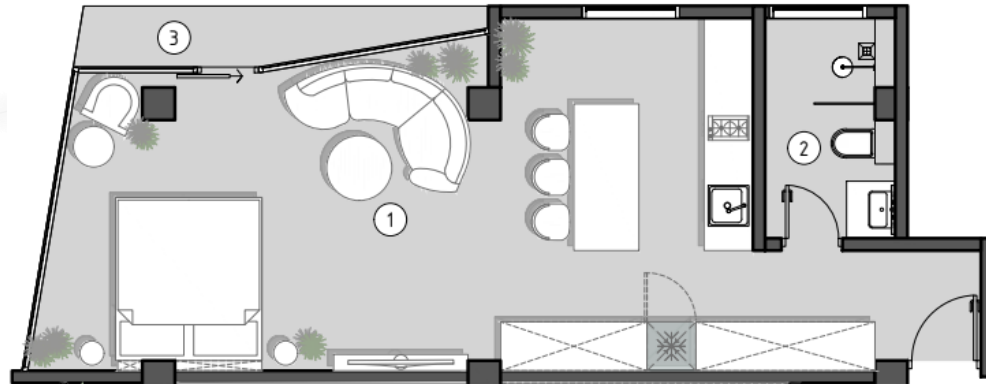
155 000\$

145 000\$ including
discount for full payment

Apartment №2.1 (№2.8 - mirror layout)

1	Living room and kitchen	31,20
2	Bathroom	5,80
3	Balcony	2,70
Total area (m ²)		39.70

Plan of the apartments



Apartment

48M2

Price from

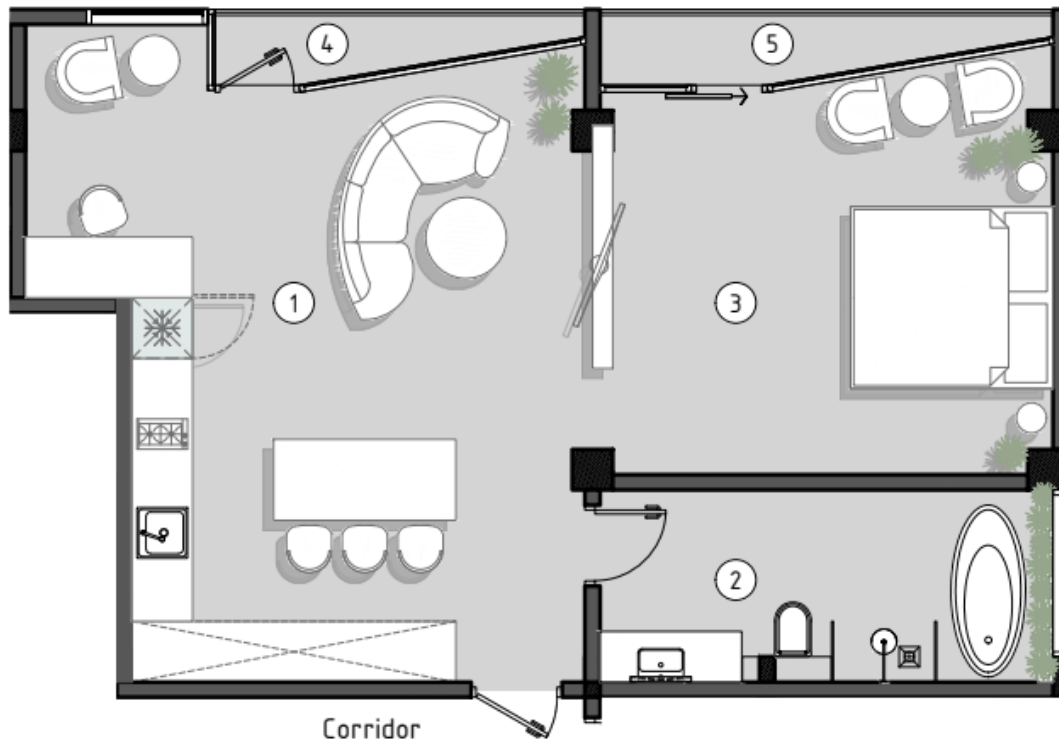
170 000\$

160 000\$ including
discount for full payment

Apartment № 2.3 (№ 2.6 - mirror layout)

1	Living room and kitchen	40,50
2	Bathroom	5,00
3	Balcony	3,20
Total area (m ²)		48.70

Plan of the apartments



Apartment

65M2

Price from

285 000\$

275 000\$ including
discount for full payment

Apartment № 4.1 (№ 4.6 - mirror layout)

1	Living room and kitchen	31,95
2	Bathroom	9,50
3	Bedroom	18,85
4	Balcony	2,00
5	Balcony	2,70
Total area (m ²)		65,00

Payback calculation of the apartment 34 m²

Scenario	Conservative	Realistic	Optimistic
Price of rent per day	90 \$	100 \$	110 \$
Occupancy	80 %	85 %	90 %
Operational expenses on the villa	250 \$	250 \$	250 \$
Average profit from rent per year	18.204 \$	22.186 \$	26.167 \$
Annual ROI	14,00 %	17,07 %	20,13 %
Payback	8,1 years	6,9 years	6,0 years

Payback calculation of the apartment 40 m²

Scenario	Conservative	Realistic	Optimistic
Price of rent per day	100 \$	110 \$	120 \$
Occupancy	80 %	85 %	90 %
Operational expenses of the villa	250 \$	250 \$	250 \$
Average profit from rent per year	20.564 \$	24.692 \$	28.821 \$
Annual ROI	14,18 %	17,03 %	19,88 %
Payback	8,1 years	6,9 years	6,0 years

Payback calculation of the apartments 48 m²

Scenario	Conservative	Realistic	Optimistic
Price of rent per day	130 \$	140 \$	150 \$
Occupancy	80 %	85 %	90 %
Operational expenses on the villa	250 \$	250 \$	250 \$
Average profit from rent per year	27.642 \$	32.213 \$	36.784 \$
Annual ROI	17,28 %	20,13 %	22,99 %
Payback	6,8 years	6,0 years	5,3 years

Payback calculation of the apartment 65 m²

Scenario	Conservative	Realistic	Optimistic
Price of rent per day	200 \$	215 \$	230 \$
Occupancy	80 %	85 %	90 %
Operational expenses of the villa	350 \$	350 \$	350 \$
Average profit from rent per year	42.945 \$	49.876 \$	56.806 \$
Annual ROI	15,62 %	18,14 %	20,66 %
Payback	7,4 years	6,5 years	5,8 years

Partnership with Finns



**Membership Finns
Platinum with a
discount**

50%

Only for PLATINUM members

- Opportunity to promote your business through the Finns Rec Club website, notice board, concierge service and electronic information
- Possible to advertise your business / villa as a representative of Finns exclusive membership
- Special member rates at places like: Handara, New Kuta & Bali National golf course
- Special members rates with Finns businesses affiliates

Benefits of beach club and VIP beach club membership

Free access to:

- sun bed (1 per one adult)
- free towels and a locker (only in VIP beach club)
- high speed wi-fi
- free coffee, tea, fruit plate, water, fresh face mist and SPF cream (only in VIP beach club)

Discount on:

- 30% off for Body Temple SPA
- 15% on all of the food and drinks (only less than 9 guests)
- 10% off in shops
- special price for events for members of the club