



feels villas

STYLISH THREE-BEDROOM
AND TWO-BEDROOM VILLAS
WITH PROFITABILITY

UP TO 22% PER YEAR

Bali, Bukit

(5 minutes to Padang Padang and Bingin Beach)

VILLAS DETAILS

250-300K \$

Cost of the villa

3600\$

Monthly passive income

17%

ROI

08.2024

Project realization

200 m2

Land area for villa

25 years

Plot lease

3 m

Ceiling height

2-3

Bedrooms

feels





DESIGN





LIVING ROOM

This is the area where we spend the most time, so we made a laconic, versatile light base made of natural materials, which is complemented by an with authentic decor. You want to spend hours in a room like this, looking at the details. Rest of the soul and body. A triumph of aesthetics and comfort.



OUTDOOR AREA

In tropical climates, this area is an extension of the living room. They are thoughtfully designed for both individual and company relaxation. Lounge on sun beds in the garden, take a refreshing dip in the swimming pool or have dinner with the family at the large outdoor table.



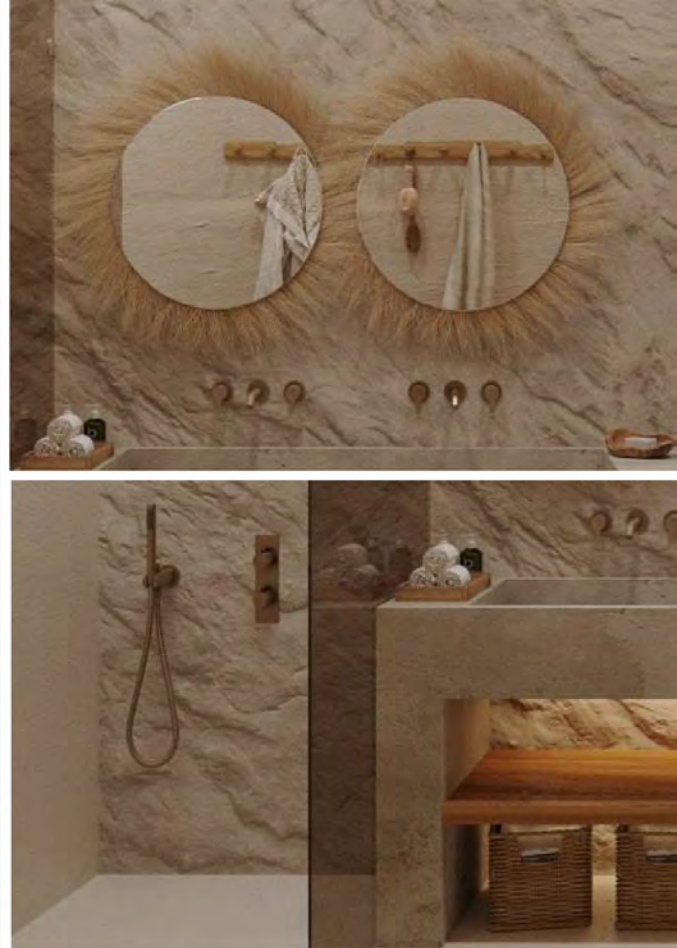
BEDROOM

A place where everything has been thought out for you to rest and rejuvenate. Thoughtful room layout and proportions, soundproofing, air conditioning, different lighting modes, light and blackout curtains, restroom with shower and bathtub, storage space, closet with large mirror, quality textiles and decor.



KITCHEN

In the kitchen combined with the living room, in addition to beauty, we paid special attention to ergonomics and convenience. An experienced chef helped us with this: work surfaces, storage areas, lighting, a functional island, all the necessary appliances, aesthetic dishes, built-in water filters and a shredder for the sink.



BATHROOM

In the bathroom we have provided comfortable sinks with a large mirror, day and night lighting, forced ventilation, storage spaces to keep the space aesthetically pleasing. to keep the space aesthetically pleasing, non-slip flooring, quality plumbing fixtures, faucets, and a water supply with good pressure.



FACADES AND LANDSCAPES

Bright, concise facades made of natural materials, natural lighting, ornamental grasses, tropical and equatorial perennials, shared parking, convenient safe paths, comfortable seating areas.



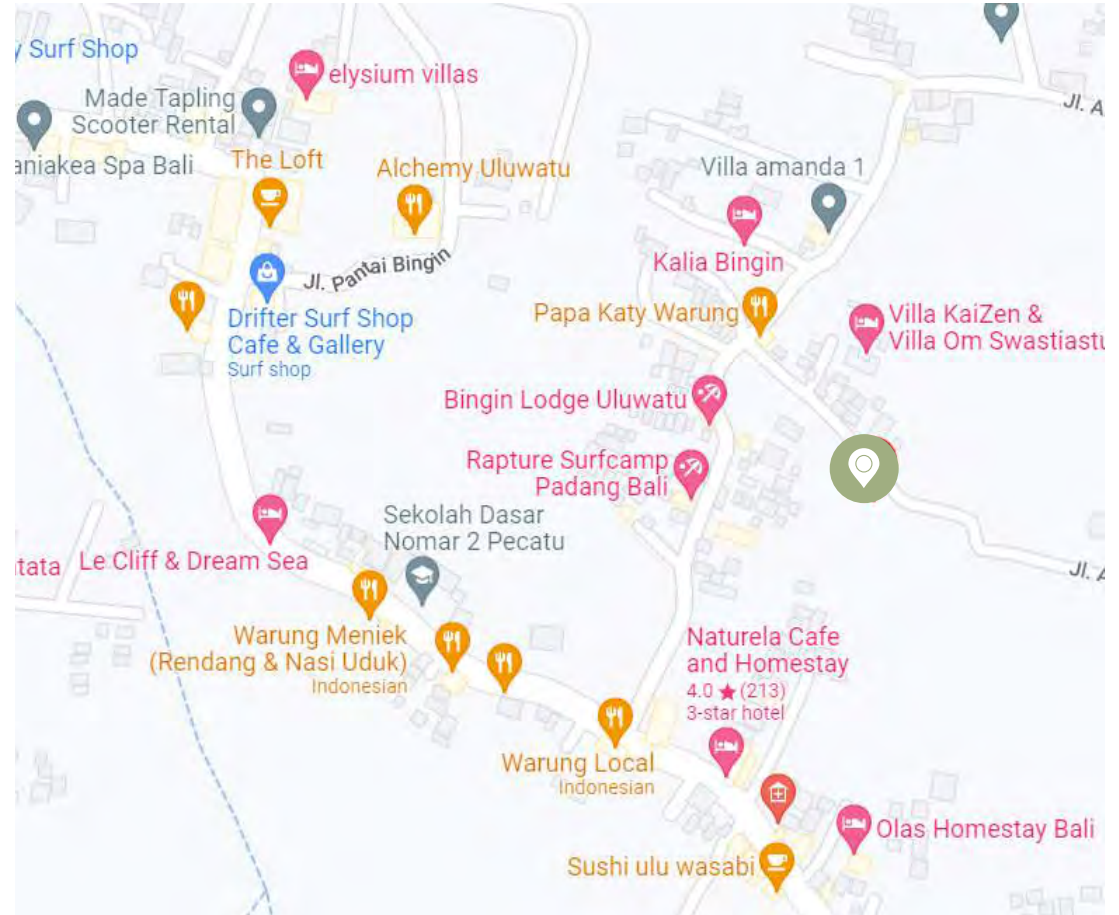
MATERIALS

Natural materials, which due to their environmental qualities - color, texture, smell, tactile properties, create an incredible feeling of comfort.

BINGIN —

IS THE MOST DESIRABLE AREA OF BUKIT PENINSULA

- ◆ 2-5 minutes to the best beaches, restaurants and attractions.
- ◆ Privacy and tranquility - quiet dead end street with good asphalt road.
- ◆ Lots of greenery and trees - create a special coziness and protect from the sun.
- ◆ All communications: electricity 10KW, drinking water, high speed internet.



IDEAL LOCATION:

- ◆ Predominantly foreign crowds, surfers, stylish cafes and restaurants.
- ◆ 2-3 minutes to Ours, Alchemy, Usha, Nourish, Goosberry.
- ◆ 5 min to Padang Padang, Bingin, Dreamland beaches.



AGE-OLD TREES

ON THE PLOT AND IN THE TERRITORY

The incredible roots of the Ceiba tree will create a magical atmosphere, its large crowns will provide medium shade on the plot and protection from the sun during the day.

Mango trees will delight you with their sweet fruits all year round.

The trunk and branching roots of the Badian tree are the center of attraction for outdoor gatherings!



INVESTMENT SAFETY

The Feels Villas land is pink (tourist zone) - this allows the villas to be legally rented out both monthly and daily on Airbnb and Booking, as well as the ability to resell the asset at any time.



VILLA 4

1 floor, 2 bedrooms

Price: 250.000 \$



VILLA 7

2 floor, 3 bedrooms

Price: 300.000 \$



GROWING MARKET

BALI IS ATTRACTED BY ITS ITS
GROWING ECONOMY AND
RAPID DEVELOPMENT.

THE FLOW OF TOURISTS FROM
THE DEVELOPED THE FLOW
OF TOURISTS FROM
THE DEVELOPED WORLD
IS GENERATING HIGH RETURN
ON INVESTMENT IN REAL ESTATE.

Top 10 countries tourist arrivals	Sept. 2023
Australia	129,118
India	36,018
China	32,755
France	22,912
United Kingdom	25,501
South Korea	23,368
USA	25,667
Germany	25,667
Malaysia	18,802
Singapore	18,131

REAL ESTATE GROWTH

15-20% PER YEAR

- ◆ Indonesia is the world's fourth most populous country, with a population of approx 280 000 000 people;
- ◆ The economy is growing steadily at 4-5% per year;
- ◆ Stable IDR currency;
- ◆ Average real estate price growth of 15-20% per year;
- ◆ The average cost of villas is \$260,000;
- ◆ It is a rapidly growing economy with huge potential;
- ◆ Indonesia is ranked as the second best country to invest in, just behind Mexico

OUR LIQUID REAL ESTATE FORMULA

Favorable offer

Buying land below market value thanks to our proprietary land search technology.

Stylistics

Stand out from the majority of offers and rents out 30%-100% above market.

Instagram marketing

Instagram accounts of the villas, advertising, promotion through bloggers on barter, collaborations with brands and publishers for photo shoots. photo shoots, network of partners.

Quality reviews and Airbnb ratings

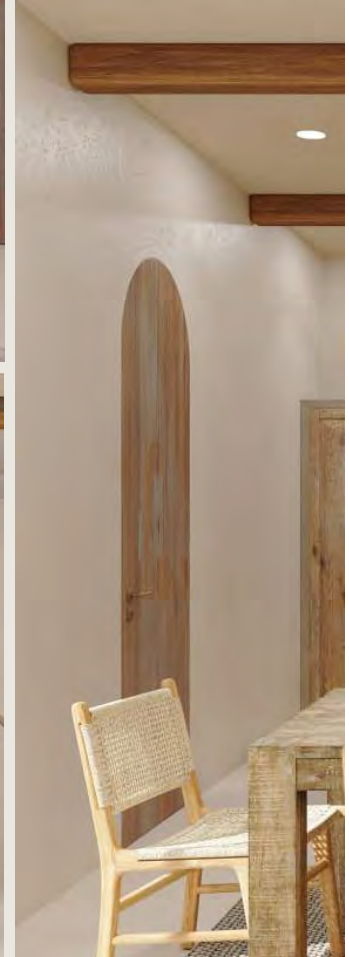
We take care of managing and building a high level of service. All of this ensures high utilization and above-average return on investment.

TIMELESS DESIGN

Our approach is to make interiors timeless. No matter what year it is, 2022, 1980 or 2040, the space is always harmonious.

A simple base, authentic décor, coziness, tranquility, a sense of home and aesthetic simplicity.

Such an interior only needs a cosmetic renovation every few years, not a complete overhaul of the next "modern style".

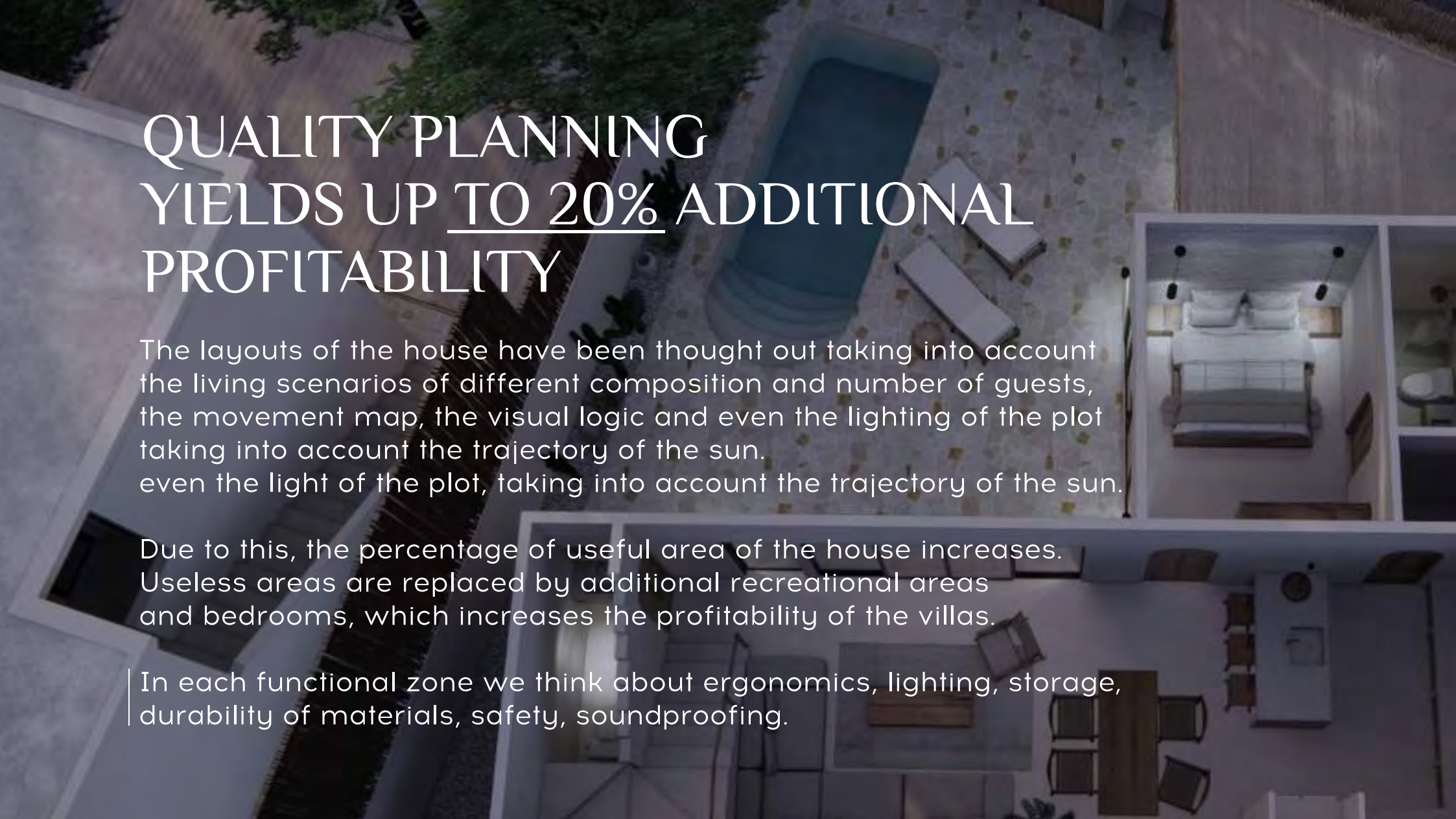




DURABILITY

We pay special attention to the quality of design, materials, work and technology to protect structures in damp environments - a major factor in maintaining low depreciation of the real estate.

feels

An aerial view of a modern villa at night. The villa features a large swimming pool, a patio area with lounge furniture, and a cutaway section revealing the interior layout, including a bedroom, a living area, and a dining area. The text is overlaid on the left side of the image.

QUALITY PLANNING YIELDS UP TO 20% ADDITIONAL PROFITABILITY

The layouts of the house have been thought out taking into account the living scenarios of different composition and number of guests, the movement map, the visual logic and even the lighting of the plot taking into account the trajectory of the sun. even the light of the plot, taking into account the trajectory of the sun.

Due to this, the percentage of useful area of the house increases. Useless areas are replaced by additional recreational areas and bedrooms, which increases the profitability of the villas.

| In each functional zone we think about ergonomics, lighting, storage, durability of materials, safety, soundproofing.

CONSTRUCTION EXPERTISE

Due to our 11 years of expertise in real estate construction in St. Petersburg in difficult climatic conditions, **we provide technical supervision of each stage of construction, as well as solve typical problems of Indonesian construction projects:**

Search and additional training of construction workers

01

Waterproofing of foundations and walls, ventilation of wet areas - so that the walls in a humid climate do not get fungus

02

Drainage of the site and foundation - allows you to remove excess moisture in the rainy season and not flood the site

03

Quality control of materials and construction works - technical supervision and acceptance of each phase

04

Professional design of engineering communications and especially electrics, high-speed Internet, video surveillance

05

LEGAL SUPPORT OF LAND PURCHASE TRANSACTIONS AND DEVELOPMENT AGREEMENTS

The land is leased in the name of the investor as a natural person

A contract will be concluded between the investor and the executor, in which all the terms of cooperation will be spelled out

We carry out cadastre verification, legal support of the transaction, assistance in transferring funds into Indonesian rupiah IDR, including with the help of cryptocurrencies



A modern courtyard with a stone pool, a tree, and a glass railing. The courtyard features a large tree on the left, a glass railing with a wooden handrail, and a stone pool with steps on the right. The ground is paved with light-colored stone tiles and small yellow tiles. A large white circle is overlaid on the center of the image, containing text.

SERVICE:

Daily cleaning,
security, exterior
video surveillance,
trained staff,
concierge service,
car and bike rentals

FAQ



How do I check the land before buying it?

We get a certificate of land status from the Land Department. At the Road Department, we get a certificate of existing easements (roads in Bali are private, not municipal). In the municipality we get a certificate of status of all family members of the seller - the lease agreement is signed by all adult members of the family. Also find out what fees the landlord is obliged to pay annually to the local government.

What guarantee is there that the landlord will renew the lease after 25 years?

We use local lawyers with a lot of experience, who put clauses in the contract clauses in the contract that obligate the landlord or his successors to renew the agreement on the terms spelled out in the agreement.

How is the purchase formalized?

It is possible for an ordinary physical person to purchase a rental property in Indonesia. It can be done remotely.

FAQ



Can I give my house to a management company for renting out?

Yes, this service is included in the services of our management company, we are engaged in full maintenance of the villas for 24% of the proceeds. The net profit is transferred into your bank account once a quarter.

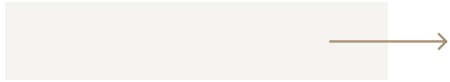
What is your team of executives?

We work with an Indonesian architect, engineers, lawyer. In Bali, there are many religious holidays, weekends, and ceremonies, so we've partnered up with a few construction crews, mostly from Java. They have a different culture and they come for the whole construction period. Each of the above have a lot of experience and cases to prove the experience.

Can we change wishes for furniture, furnishings, materials, etc.?

Our approach is that we realize the project to the final stage, right down to the selection of the decor, the tableware and the flowers on the tables. All you have to do is to hang your things in the closet. We are ready to consider your wishes within the concept of our complex.

FAQ



Is it possible to change the owner during the construction process?

Yes, such options are possible and will be spelled out in the contract. For example, if you sold your house before the construction was completed, you will be able to transfer your rights and obligations under the contract to third parties. rights and obligations under the contract to third parties. It is discussed individually.

What is included in the cost of the villa?

Land lease for 25 years with a priority possibility of extension, design, construction of the villa, engineering communications, electricity, water supply, interior and exterior decoration, furniture, decor, household appliances, dishes, built-in water filters, swimming pool, landscaping, video surveillance, concierge service, 24-hour security at the entrance. You only need to bring your things.