



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

01

02

03

04

05

All rights reserved
©2024



CLIFF
SIDE RESIDENCE

Designer apartment complex



Within walking distance
from **Pandawa Beach, Bukit**

Starting

from \$119.000



2024



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

01

02

03

04

05

All rights reserved
©2024

Complex apartments, where you **want come back!**



Our inspiration is the road through the rocks to Pandawa Beach. The reflection of the rock can be seen both in the interiors complex and in the logo itself.

A complex built on a rock becomes modern its addition, and the layout of the territory allows enjoy ocean views from anywhere.



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

All rights reserved
©2024

Pantai Pandawa

✈️ Almost every tourist, who has been in Bali **I came to this beach at least once** and that's why:

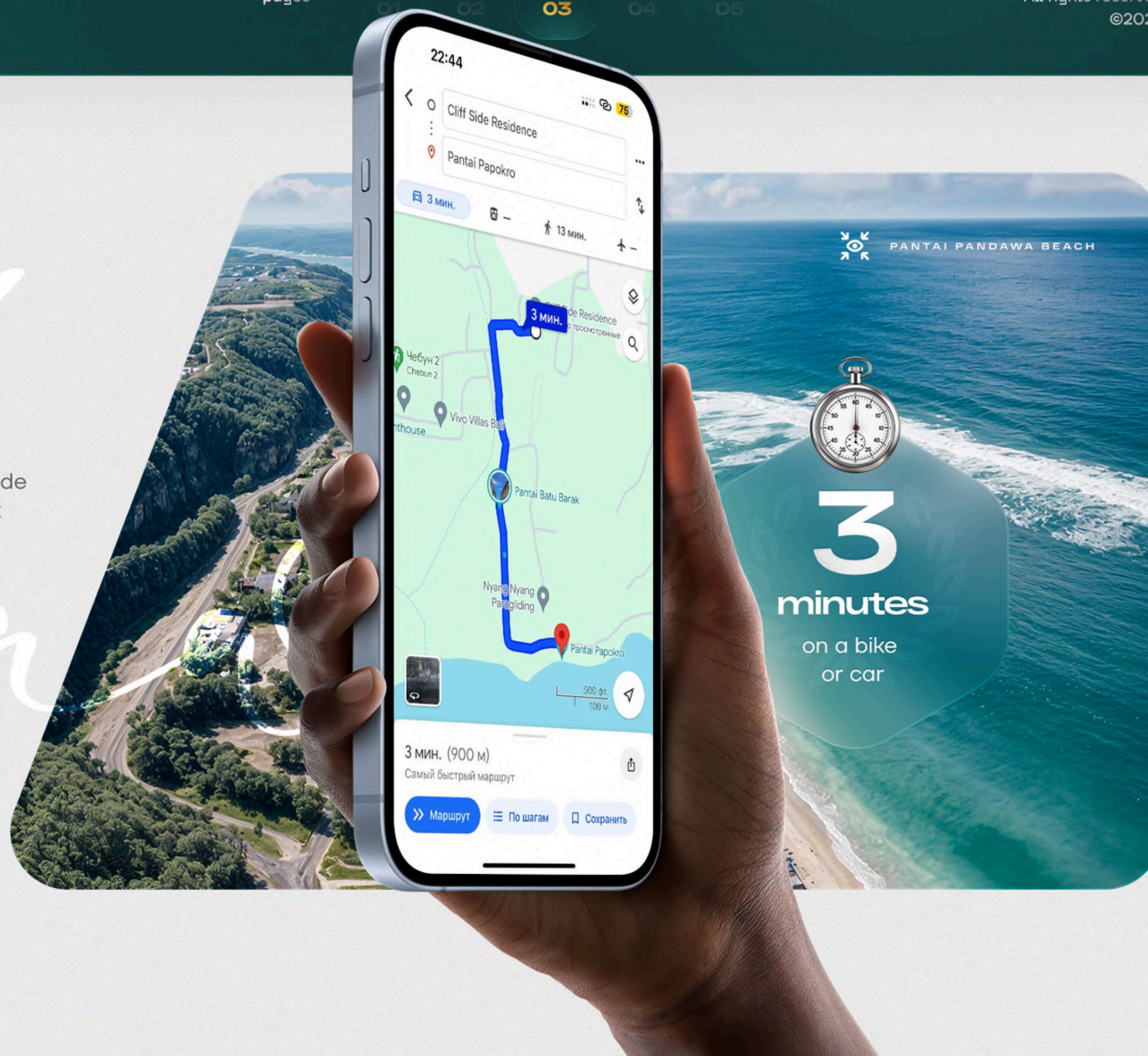
🏞️ The beach is different from others - the road to it is made in the form of a serpentine and carved into a huge rock

🌴 White sand, blue waters and high limestone cliffs create impressive scenery

🌿 Calm and shallow beach protected outside world - ideal for swimming, including with children

🏄 There are surf spots on the beach, suitable for learning to surf

👥 Pandawa Beach Lifeguard Team ensures the safety of your holiday





Location

This area of Bali is rapidly developing international business and already **has developed infrastructure**



The most beautiful beaches: Melasti, Pandawa, Dream land



Garuda Wisnu Kencana Cultural Park



Paragliding, golf, motocross, kayaking



The best beach and nightclubs



Restaurants, shops, ATMs



SPA, beauty salons, hospitals



Children's centers



No traffic jams



NEW KUTA GOLF COURSE



GARUDA - WISNU



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

01

02

03

04

05

All rights reserved
©2024



23 min. - Uluwatu Temple

13 min. - White Rock Beach
Club, Palmilla Bali, Tropical
Temptation - popular
beach clubs



19 min.

**New Kuta
Golf**
best club



17 min.

School

Intercultural
Asian



15 min.

GWK

park

9 min.

Madawa
restaurant



5 min. - Supermarkets,
pharmacies, ATM



12 min. - Surf Schools

33 min. - Wake park, water park

11 min. - Yoga centers

7 min.

Roosterfish

beach
club

7 min. - Restaurants

18 min.

Savaya

club



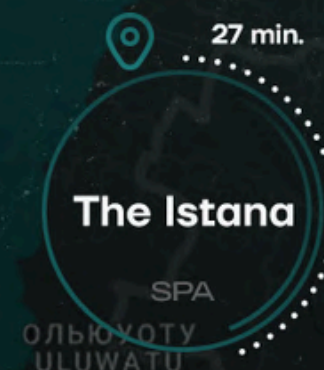
CLIFF
SIDE RESIDENCE



5 min.

**Pantai
Pandawa**

beach



The Istana

SPA

ОЛЫУАТУ
ULUWATU



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

06

07

08

09

10

All rights reserved
©2024

About the complex

Installment plan at the **PRESALE** stage
Down payment from 40%



Total units:

78



Construction:

IV KB. 2024 -
IV KB. 2026



Leasehold:

30+20 years



Earth Color:

Pink (Tourism
Land Zoning)



Equipment:

Complete furniture
and technology



Facilities:

Parking for
cars and bikes



Seaview:

Ocean view



Windows:

Panoramic



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

06

07

08

09

10

All rights reserved
©2024

Ocean within walking distance

🚶 10 minutes on foot or 2 minutes by bike

- Ocean view
- Full infrastructure for life
- European level 5 star hotel service
- Studio apartments from 42.5 m2, not rooms
- European style and quality with Asian charm
- Airport transfer
- Total technical supervision and construction guarantee
- Shuttle to Pantai Pandawa Beach hourly - from 9.00 to 17.00
- 2 elevators - external elevator for residents and guests of the complex,
- internal elevator only for residents



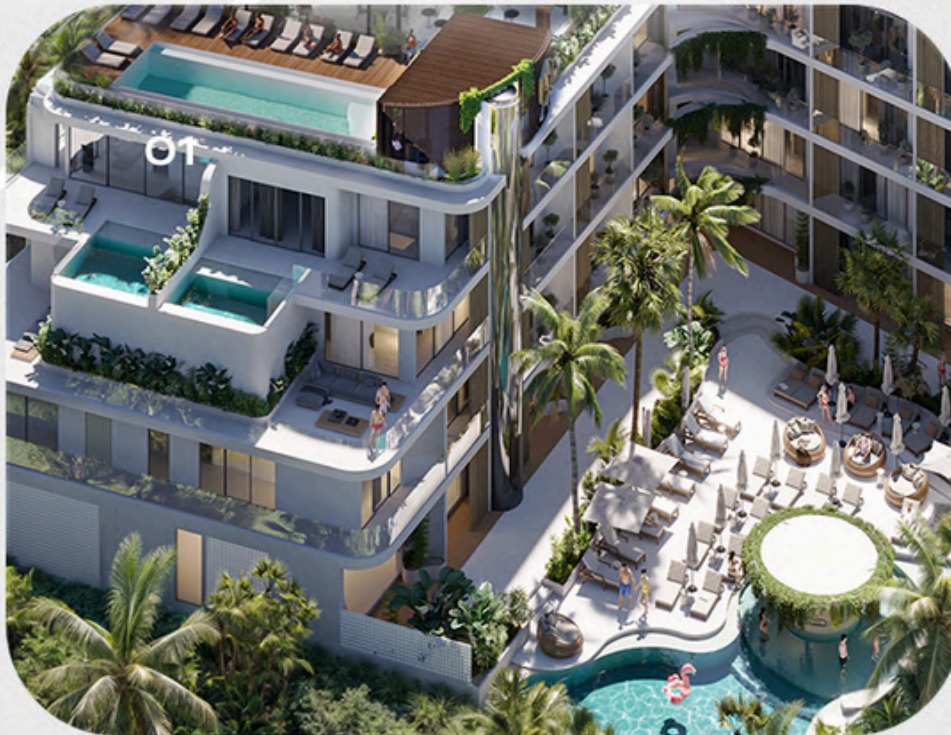
Projected
average yield
in USD:

2.5% - 17.4% per annum
when renting

or **35%**
on resale



Complex infrastructure



Multi-level pool

Including a children's area,
area with sun loungers,
as well as Pool Bar



Restaurant and coworking area

Rooftop with swimming pool and
ocean view, coworking space
with high speed internet



Gym 100m²

Air conditioners, equipment
for strength and functional
training

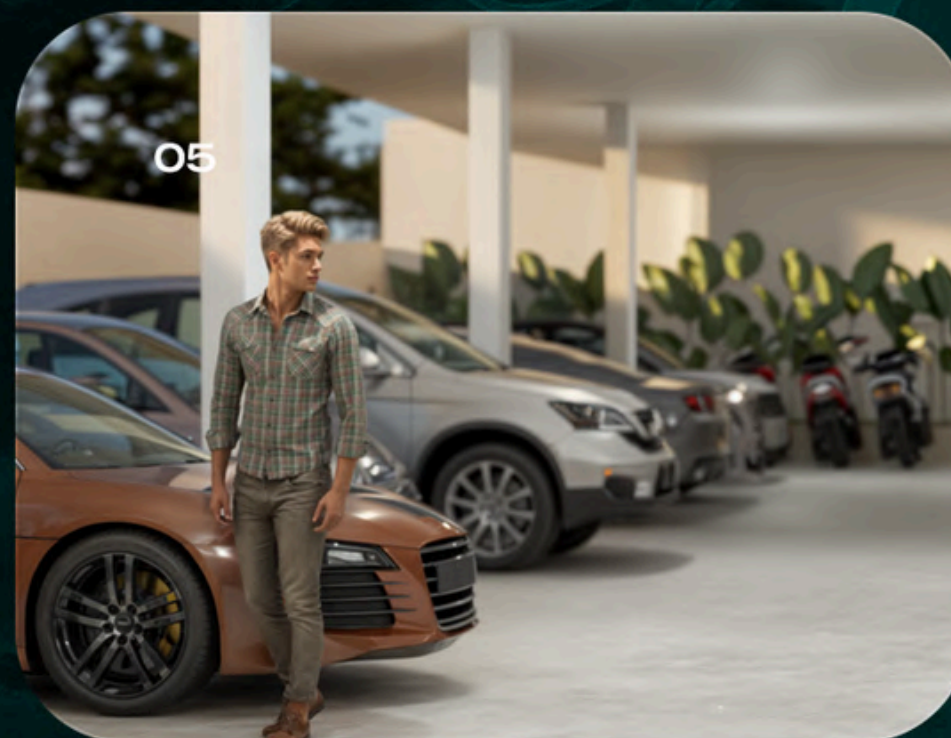


Complex infrastructure



Cinema and conference hall for 30 people

Available for private
and general events.



Indoor parking

For cars and bikes
residents. Additional
parking for guests.

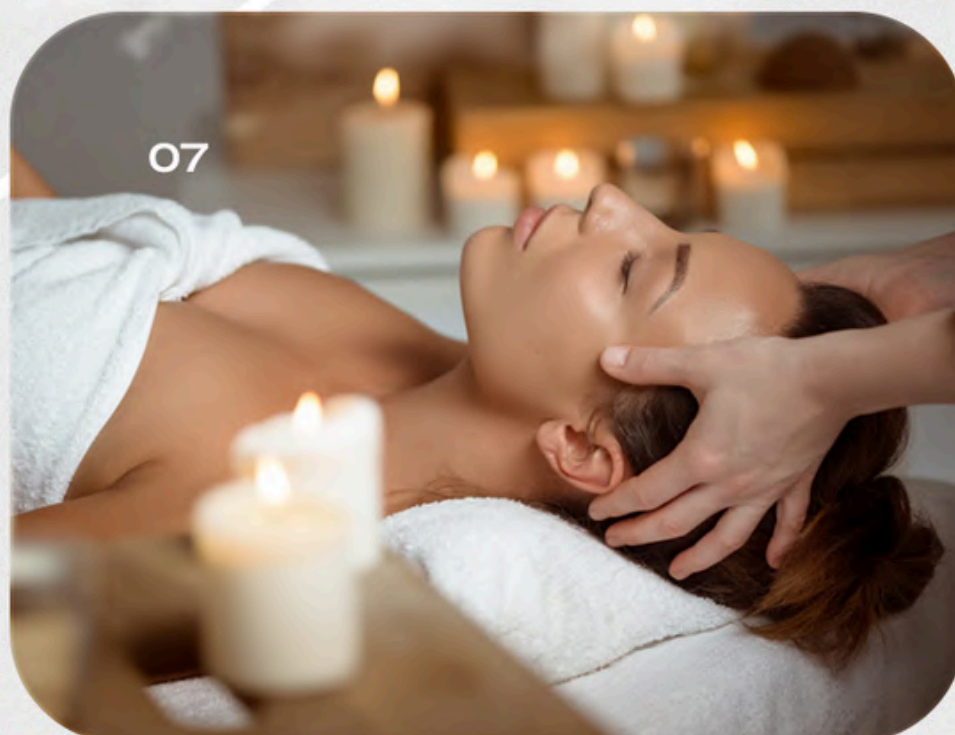


Security 24/7

Territory protection,
concierge, video surveillance.



Complex infrastructure



SPA complex

Professional massage
and care procedures in the most
quiet part of the complex



Laundry service

24/7 availability
and modern equipment
for impeccable cleanliness



Children's zone

Possibility to leave
child under supervision
experienced nannies and animators



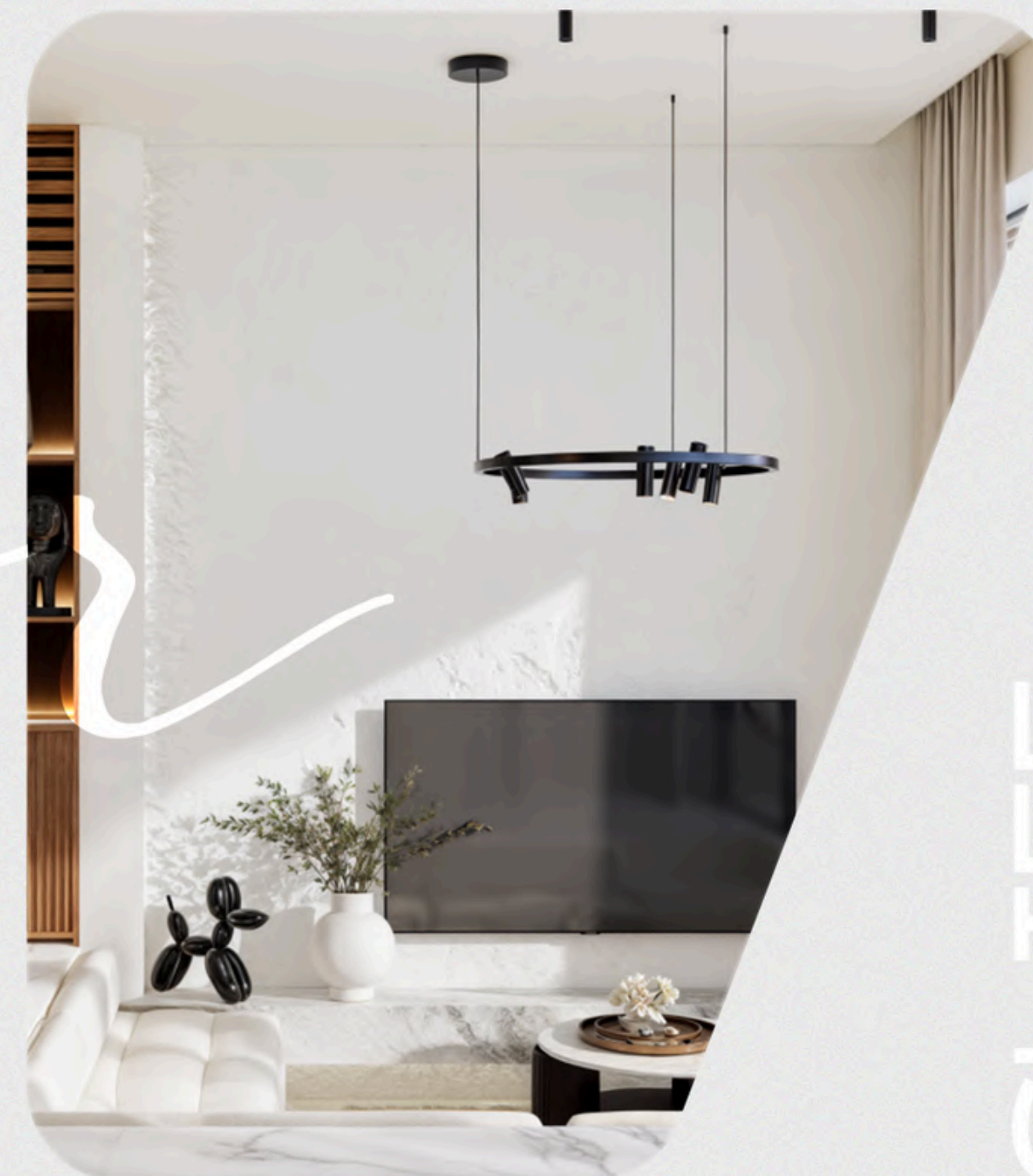
Interior

 Road cutting through rocks on the beach PANDAWA, became our source inspiration. **The echo of this rock breed** is reflected in each from our apartments.

 We chose exquisite European style with a touch of Asian charm.

 Rare track light for Bali allows you to create the perfect lighting in each zone.

 Carefully planned arrangement of functional zones in each apartment takes into account not only convenience use of premises, but also natural light.



CLIFF
SIDE RESIDENCE



Floor plan

1st floor

2nd floor



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

11

12

13

14

15

All rights reserved
©2024

Floor plan



3rd floor



4th floor



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

11

12

13

14

15

All rights reserved
©2024

Loft Ocean View

Apartments

2 units. 1st stage of sales



Two-level
apartments



Balcony with a view
to the ocean



1 bedroom



2 bathrooms,
of which 1 is for guests



Premium
materials



Wardrobe

presale



Price
unit

210 000\$



3D-тип



Look



Location: 4th floor / AP 4-062

SOLD

AP 4-062

AP 4-061



EXTERIOR VIEW

78 m² total area 68,5 m² living space



Loft Ocean View

Apartments

Financial model

	Cost per m ²	2.692\$
	Down payment	84.000\$
	Projected income From resale after 1.5 years	73.500\$
	Net profit from daily rent	26.334\$/year
	ROI	12.5%
	Payback period	7,9 years



5000\$

Returnable
deposit
for booking
unit →



presale

Price
unit

210
000\$



Bestseller

1 of 2 units
sold!
for booking
unit →

SEE MORE PHOTOS



78 m² total area **68,5 m²** living space



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

16

17

18

19

20

All rights reserved
©2024

AP 2-019

Superior Ocean View

Apartments

1 unit in the 1st sales phase

 1 bedroom

 Balcony with a view
to the ocean

 A large bed
King size

presale

 Price
unit

186 000\$

 1 bathroom
with shower

 Dining area near
windows with magnificent
ocean view
and territory
complex

 Your own separately
freestanding bathtub

Look

3D-Typ



 Location: 2nd floor



 EXTERIOR VIEW

 69 M² total area  61 M² living space



Superior Ocean View

Apartments

Financial model

	Cost per m ²	2.695\$
	Down payment	74.400\$
	Projected income From resale after 1.5 years	65.100\$
	Net profit from daily rent	24.948\$/year
	ROI	13.4%
	Payback period	7,4 years



5000\$
Returnable
deposit
for booking
unit →



presale

Price
unit

186
000\$



SEE MORE PHOTOS



69 M² total area 61 M² living space



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

16

17

18

19

20

All rights reserved
©2024

Classic Ocean View

Apartments

7 units in the 1st sales phase

1 bedroom

Balcony with a view
to the ocean

A large bed
King size

1 bathroom
with shower

Work area with
proper lighting

Dining area near
windows with magnificent
ocean view
and territory
complex

presale

Price
unit

1390000\$

AP 2-016 / AP 2-017 / AP 2-018 / AP 2-020 / AP 2-021 / AP 2-022 / AP 2-023

Location: 2nd floor

3D-Typ

Look



52 M² total area 42,5 M² living space



Classic Ocean View

Apartments

Financial model

	Cost per m ²	2.673\$
	Down payment	55.600\$
	Projected income From resale after 1.5 years	48.600\$
	Net profit from daily rent	22.176\$/year
	ROI	15.9%
	Payback period	6,2 years



3000\$

Returnable
deposit
for booking
unit →



presale

Price
unit

139
000\$



SEE MORE PHOTOS



52 m² total area 42,5 m² living space



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

16

17

18

19

20

All rights reserved
©2024

AP1-001 / AP1-002 / AP1-003 / AP1-004 / AP1-005 / AP1-006 / AP1-007

Classic

Apartments

7 units
in the 1st sales phase

1 bedroom

Own entrance
from the complex

A large bed
King size

1 bathroom
with shower

Equipped
kitchen

Work area with
correct
lighting

presale

Price
unit

119000\$



3D-Typ

Look →



Location: 1st floor



EXTERIOR VIEW

42,5 M² total area



Classic

Apartments

Financial model

	Cost per m ²	2.800\$
	Down payment	47.600\$
	Projected income From resale after 1.5 years	42.000\$
	Net profit from daily rent	20.790\$/year
	ROI	17.4%
	Payback period	5,7 years



Returnable
deposit
for booking
unit →

3000\$



presale

Price
unit

119
000\$



SEE MORE PHOTOS



42,5 m² total area



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

21

22

23

24

25

All rights reserved
©2024

Ocean Terrace

2 bedrooms

Apartments

1 unit in the 1st sales phase



2 bedrooms



Ocean view



Kitchen with island
work area



2 bathrooms



Spacious balcony



Living room with TV area

presale



Price
unit

269000\$



3D-Typ

Look



AP 2-038

Location: 2nd floor



The dining area is located by the window
for cozy breakfasts overlooking the ocean
and dinners with sunset views

147 m² total area 91 m² living space



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

21

22

23

24

25

All rights reserved
©2024

Ocean Terrace

2 bedrooms

Apartments

Financial model

	Cost per m ²	1.830\$
	Down payment	107.600\$
	Projected income From resale after 1.5 years	94.150\$
	Net profit from daily rent	37.422\$/year
	ROI	13.9%
	Payback period	7,2 years



5000\$

Returnable
deposit
for booking
unit →



presale

Price
unit

269
000\$



SEE MORE PHOTOS



147 M² total area 91 M² living space



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

21

22

23

24

25

All rights reserved
©2024

AP 2-032 / AP 2-033 / AP 2-034 / AP 2-035 / AP 2-036 / AP 2-037

Classic Balcony

Apartments

6 units in the 1st sales phase

 2nd floor

 Balcony overlooking
Bukit and GWK statue

 Equipped kitchen

 1 bathroom with shower

 Work area with
proper lighting

 A large bed
King size

presale

 Price
unit

134 000\$



Look



3D-typ



 52 M² total area  42,5 M² living space



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

21

22

23

24

25

All rights reserved
©2024

AP 2-024 / AP 2-025 / AP 2-026 / AP 2-027 / AP 2-029 / AP 2-030 / AP 2-031

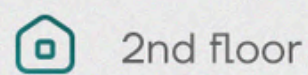
Classic Balcony

Apartments

7 units in the 1st sales phase

Look

3D-тип



2nd floor



1 bathroom with shower



Balcony overlooking
Bukit and GWK statue



Work area with
proper lighting



Equipped kitchen



A large bed
King size

presale



Price
unit

134 000\$



52 m² total area 42,5 m² living space



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

26

27

28

29

30

All rights reserved
©2024

Classic Balcony

Apartments

Financial model

	Cost per m ²	2.577\$
	Down payment	53.600\$
	Projected income From resale after 1.5 years	46.900\$
	Net profit from daily rent	19.404\$/year
	ROI	14.5%
	Payback period	6,9 years



3000\$

Returnable
deposit

for booking
unit →



presale

Price
unit

134
000\$



SEE MORE PHOTOS



52 m² total area 42,5 m² living space



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

26

27

28

29

30

All rights reserved
©2024

1st floor

Pool

Apartments

4 units in the 1st sales phase **SOLD OUT**

3D-typ

Look →



1 bedroom

1 bathroom with shower

Personal private
pool with live
hedge

Recreation area near swimming
pool with sun loungers

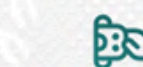
Functional kitchen

Living room with TV area

presale

Price
unit

1590000\$



Bestseller

4 out of 7 units
sold!

Sign up on the list
waiting 2nd
sales queues →

61,3 m² total area 42,5 m² living space



Pool

Apartments

Financial model

SOLD OUT

	Cost per m ²	2.594\$
	Down payment	63.600\$
	Projected income From resale after 1.5 years	55.600\$
	Net profit from daily rent	24.948\$/year
	ROI	15.7%
	Payback period	6,3 years



5000\$

Returnable
deposit
for booking
unit →



presale

Price
unit

**159
000\$**



Bestseller

4 out of 7 units
sold!

Sign up on the list
waiting 2nd
sales queues →

SEE MORE PHOTOS



61,3 M² total area **42,5 M²** living space



Units that will be available for sale later

2 units



Superior Apartments Balcony

Larger apartment with terrace
overlooking Bukit
total area 62.7 m²

6 units



Loft Apartments

Duplex apartment
with Bukit View
total area 78 m²

9 units



Classic Ocean View Apartments

Apartment - studio
with balcony and ocean view
total area 52 m²

1 unit



Superior Loft Apartment

Larger apartment
with Bukit View
total area 84.3 m²

1 unit



Superior Pool Apartment

Apartment with private
swimming pool
total area 78.2 m²

1 unit



Loft Ocean View Apartment 2BR

Duplex apartment with ocean view
two master bedrooms
total area 118 m²

1 unit



Superior Ocean View Apartment

Apartment with
Freestanding Bath and View to the ocean
total area 69 m²

1 unit



Loft Ocean View Apartment 2BR

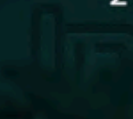
Duplex apartment with views
of both sides, ocean and Bukit
two master bedrooms
total area 184,4 m²

16 units

Classic Apartments Balcony

Apartment - studio
with balcony and views
of the Bukit or GWK statue.
total area 52 m²

2 units



Pool Apartments

Apartments with private
private pool
total area 61,3 m²



Coming soon VIP

Penthouses with private pools and views ocean,
which will be available later

Penthouse 1 bedroom Ocean View



Two-level
penthouse 184 m²



2 bathrooms



1 master bedroom



Private pool

Penthouse 2 bedrooms Ocean View



Two-level
penthouse 280,9 m²



3 bathrooms



2 master bedrooms



Private pool





Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

31

32

33

34

35

All rights reserved
©2024



New promising player on the market
investment property Bali

BIGWAY

DEVELOPMENT

Start
construction
on your own
facilities,
further due to
investment

7+

years of experience
in construction

7+

years of experience in architecture
and interior design

2+

years in Bali, there is
completed projects



Projects in Bali

full cycle

Townhouse complex, Batu Bolong

Double and single bedroom townhouses
with private pools **in the heart of Canggu**

In the process of implementation, **60% complete**

The first successes of our investors

In the 1st wave, investors purchased **units for 149.000\$**
per unit, resold **6 months later for \$179,000.**

At the same time, they contributed only the first
30% of the price - \$50,000.

Taking into account the installment plan,
the ROI was more than 100% per annum.



EXTERIOR VIEW



We comply with
construction deadlines



High level
of quality



Exceeded
ROI expectations



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

31

32

33

34

35

All rights reserved
©2024

Completed projects in Bali

Townhouse complex, Canggu



3 townhouses / 3 bedrooms

Occupancy rate 85%+

5* on AirBNB

[Project link](#)

Design
development

Author's
support

Creation of high-yield
investments

2 townhouses / 1 bedroom

Occupancy rate 85%+

5* on AirBNB

[Project link](#)

design and engineering



Cliff Side
Residence

Apartment complex with ocean view
and its own rich infrastructure

pages

31

32

33

34

35

All rights reserved
©2024

About the general contractor

Bingkai langit constructions



23+ years

Years of construction experience in Bali

50+



projects commissioned



Safety project

Cliff Side Residence

-  Legal, topographical, geological analysis of the earth
-  Design and architecture with author's supervision — the project will be implemented exactly as planned
-  Total technical supervision – control of the general contractor + own control and acceptance of all work
-  Direct supplies of furniture and plumbing for the project directly from international manufacturers
-  The contract provides for penalties for failure to meet construction deadlines.



Our priorities:

 Quality

 Reliability

 ROI



Own management company

Management of all infrastructure and facility in one place



We take responsibility
for construction, operation
and profitability



Management company on site,
operational solution to any issues,
complete personnel control



Interested in the highest
quality of construction, ourselves
we build, manage and maintain



Competitive cost controls - below,
than in network management companies



We fight for every reservation,
don't spread out into too many
projects



Service staff is in the complex for
the entire working day



Project implementation stages

done



Legal
analysis

done



Soil analysis
throughout the entire
area plot

done



Topography

done



Development of design
documentation



Compilation
and budget audit



Construction



Production
furniture for a project



Finishing



Final control
and project acceptance



Enter
into operation



Terms of payment

Installment plan at the **presale** stage for 1.5 years.

To book a unit,
make a refundable deposit.

How can you make payment:

-  SWIFT transfer
-  USDT with subsequent exchange
and issuance of documents

special

-  First 10 investors
will receive a deferred payment for

6 months



Down payment **from 40%**

All payments are made officially
and are confirmed by documents.
Payment of 1 installment after signing
agreement certified by a notary.

Official remote service possible
transaction through an electronic notary