

Dreamland

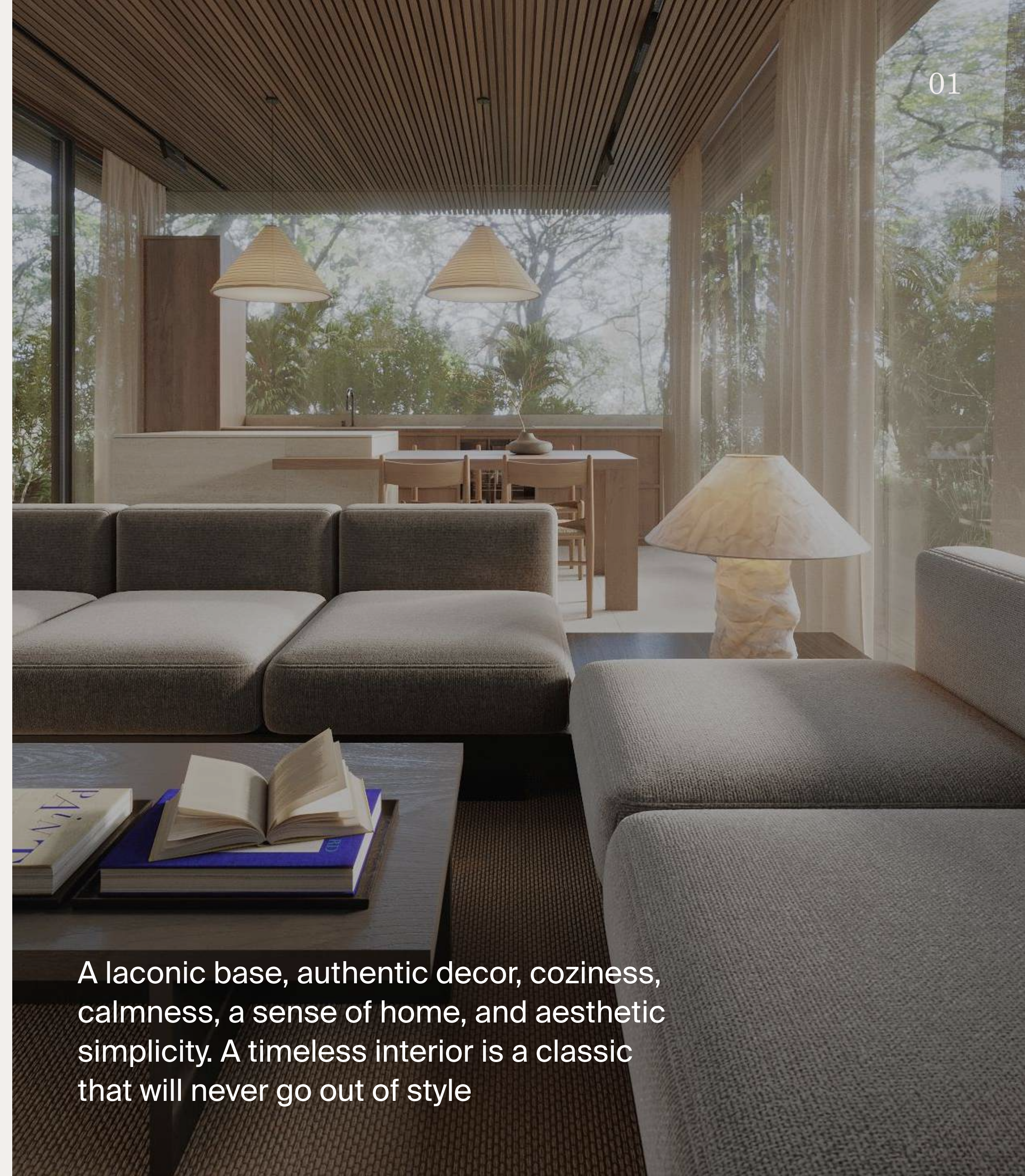
Bali, Bukit, 2 minutes to Dreamland Beach

BY FEEELS VILLAS

About

The Dreamland is designed with the principles of timeless architecture.

Regardless of the year, be it 2022, 1980, or 2040, this space will always exude harmony.



A laconic base, authentic decor, coziness, calmness, a sense of home, and aesthetic simplicity. A timeless interior is a classic that will never go out of style

Our Mission is to Create Timeless Homes

1 Sensuality

Environmental friendliness
Aesthetics
Comfort
Natural materials
Safety

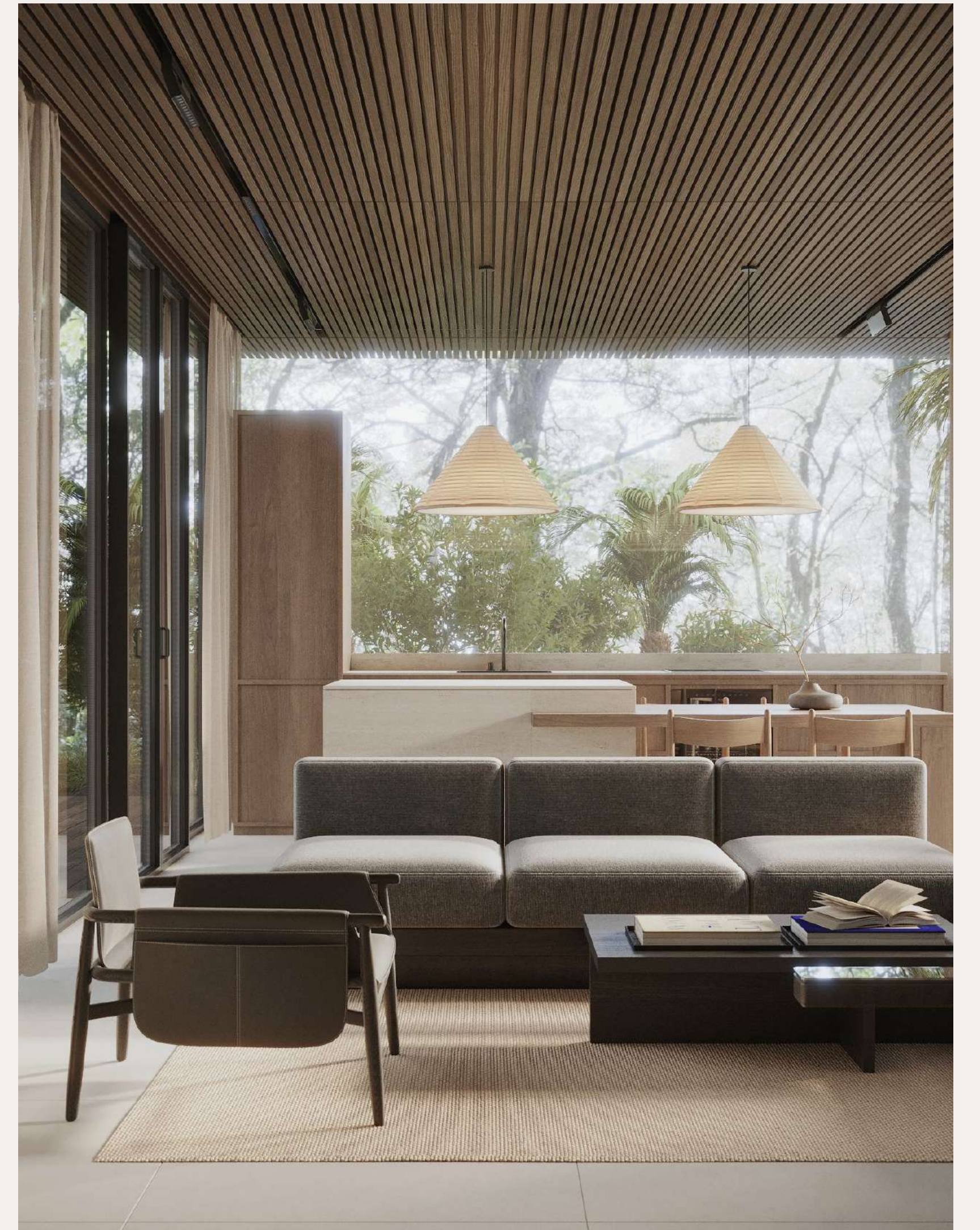
2 Idea

Timeless architecture
Sustainable architecture
7 Senses concept

3 Practicality

Prefab technology
Technical supervision
Ergonomics
Durability

Price 3 Bedroom villa	\$330,000 USD
Passive Income/Month	\$5,300
ROI	17%
Living Area	120m ²
Terrace Area	20m ²
Land Lease	21,5+15 years
Ceiling Height	3m
Land Area for Villa	205m ²



Living Room

The living room is the heart of the home, and this one is no exception. To make nature a part of the interior, we installed large panoramic windows. The minimalist decor in light tones and natural materials makes the space feel warm and inviting, while the comfortable furniture and home theater system encourage you to unwind and appreciate every element of the design.



In a tropical climate, the outdoor space is a natural extension of the living room. It is designed to accommodate both individual and group relaxation.

Unwind on the comfortable sun loungers under the warm sun, take a refreshing dip in the cool pool, or gather around the fire pit with your loved ones for an evening under the stars.



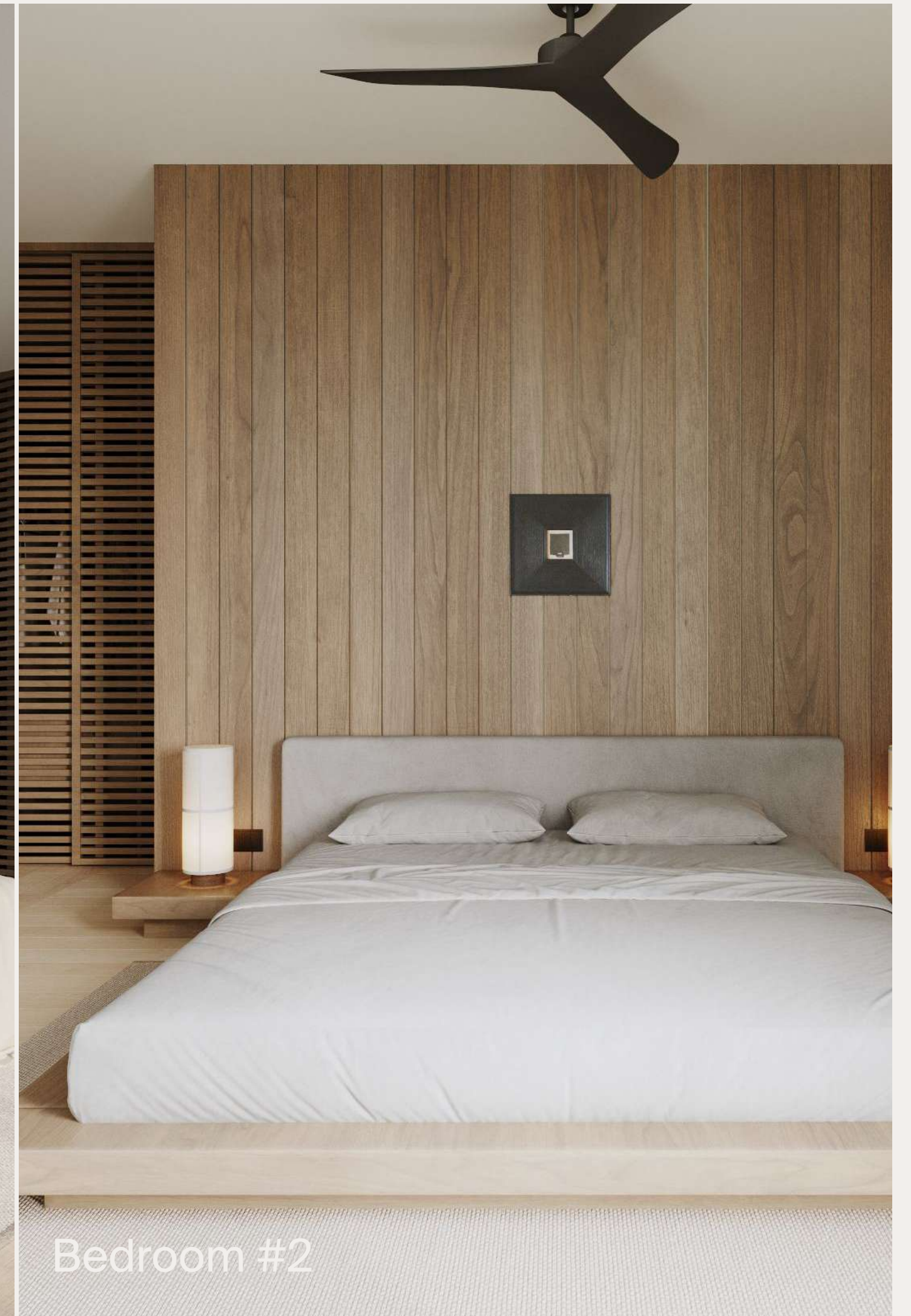
Haven for rest and relaxation for both body and soul.

A thoughtfully designed bedroom with perfect proportions, high-quality soundproofing, air conditioning, various lighting modes, and light and blackout curtains.

The spacious bathroom includes a shower and a bathtub. There is a spacious hanging wardrobe and storage in the bedroom. High-quality textiles, fittings, and decor emphasize the special status.



Bedroom #1



Bedroom #2



The kitchen is faced with natural stone and durable wood species



The kitchen, combined with the living room, is not only beautiful but also ergonomic: wide work surfaces, storage space, lighting, a functional "island", all the necessary appliances, aesthetic dishes and utensils, built-in water filters, and a sink shredder.



Bathroom

The bathrooms are equipped with showers and bathtubs with panoramic views.

Comfort is enhanced by sinks with large mirrors, lighting with day and night modes, efficient ventilation, and storage systems.

Non-slip flooring, high-quality sanitary ware and faucets, and a stable supply of hot water ensure comfort and safety.





16 villas

Land size 3.431 m²

Building size 2.604 m²

 Swimming pool 6x2,5m

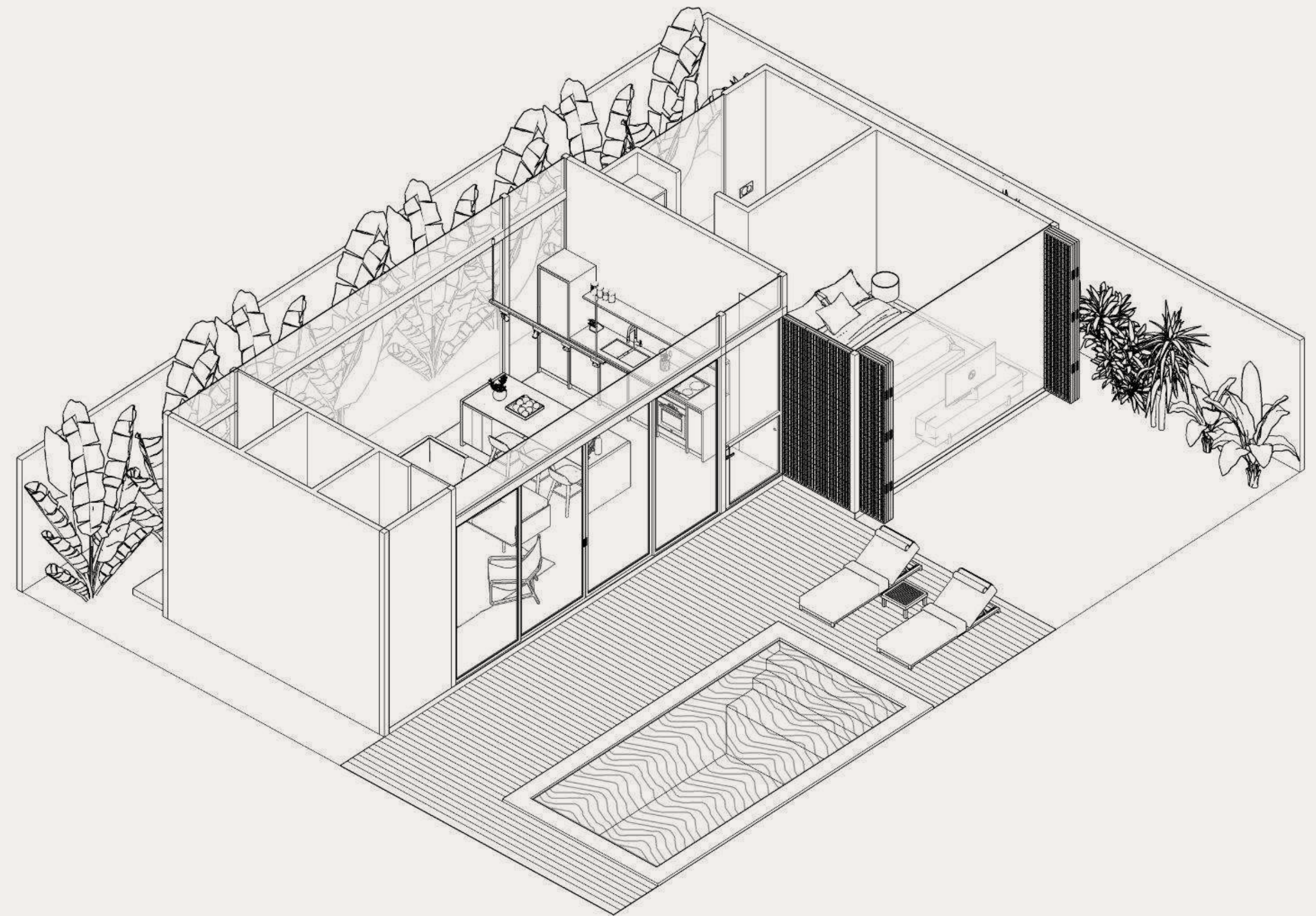
 Car parking

 Fully furnished



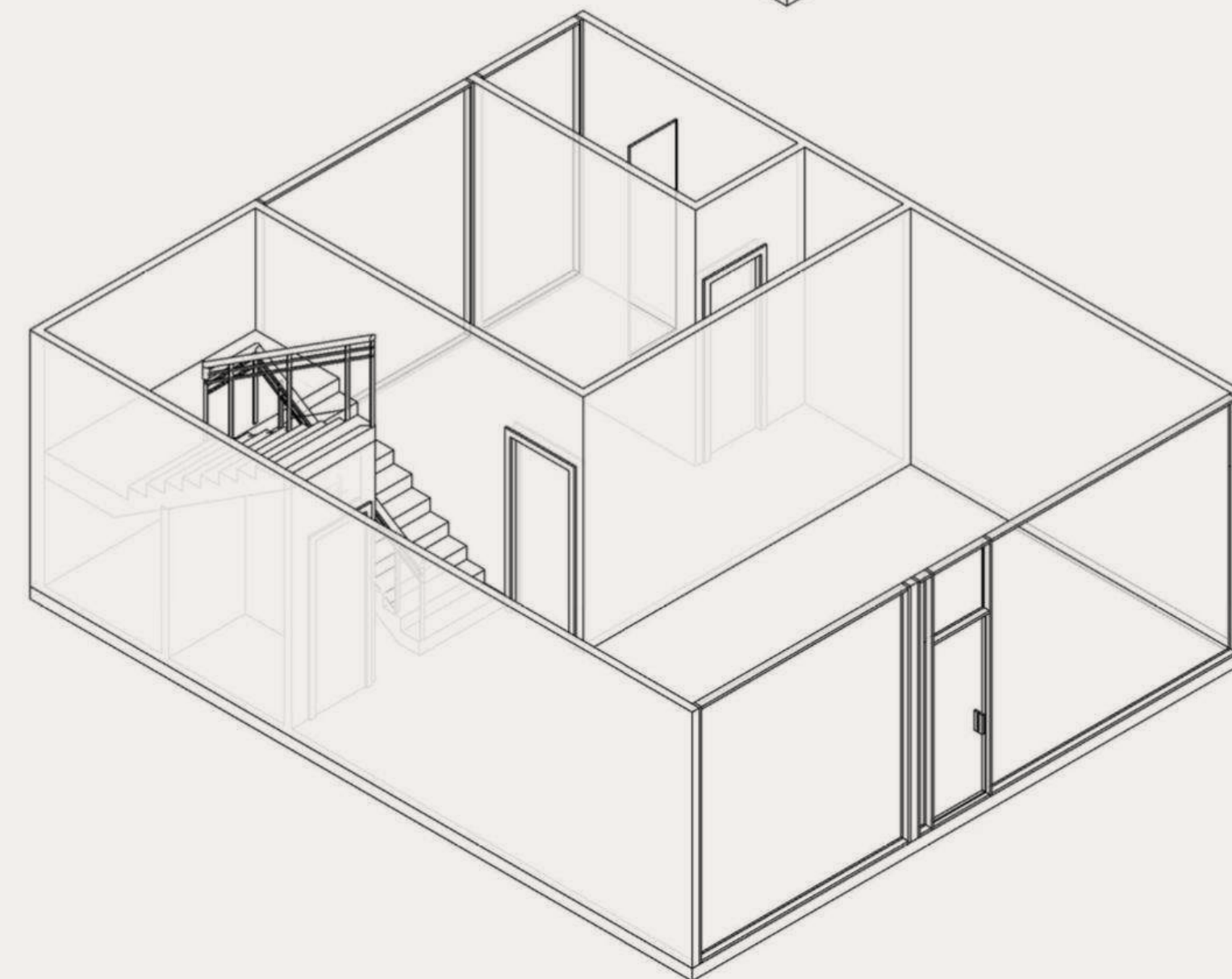
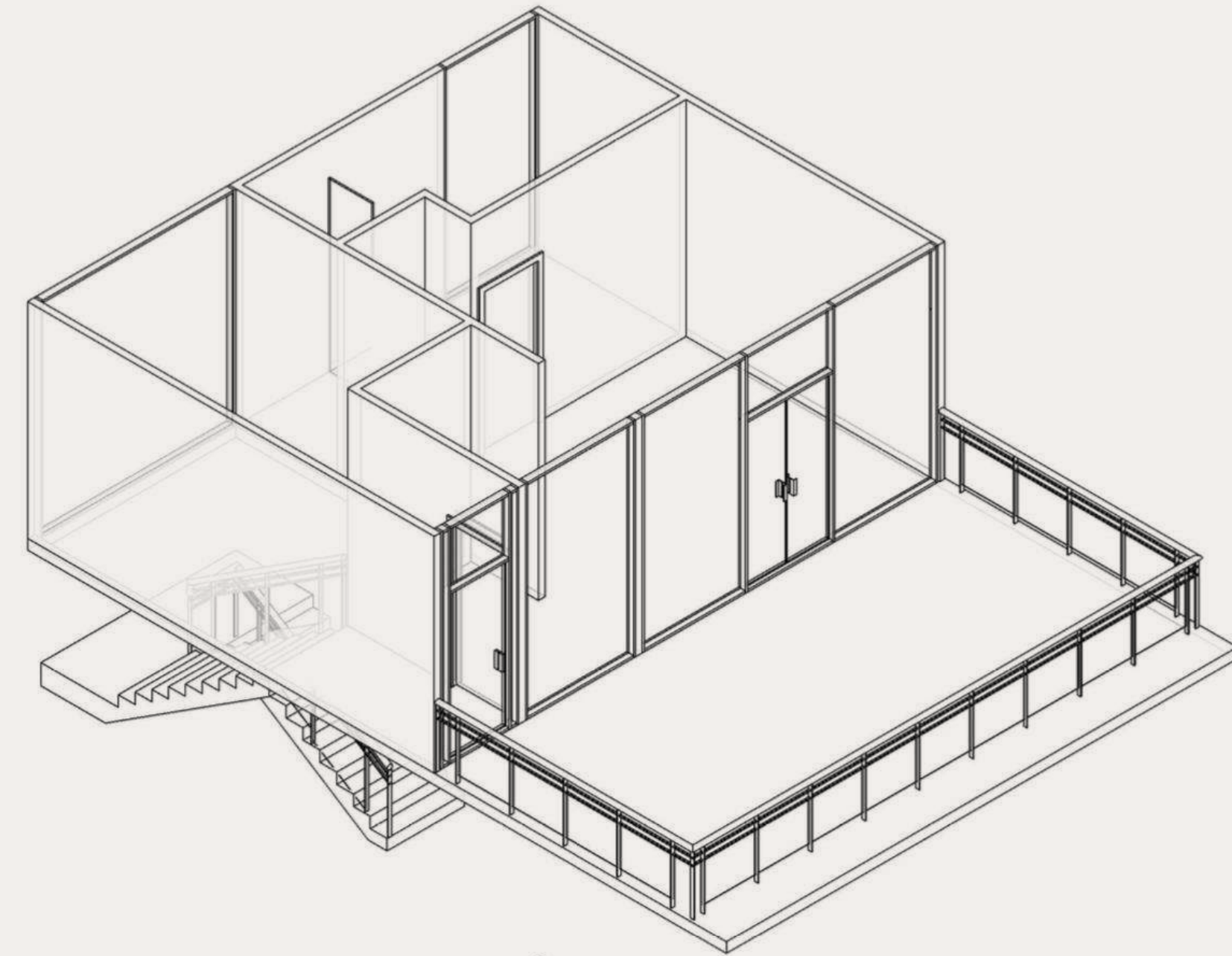
① 1 bedroom villa 65m²

The architecture of the villa is made in the mid-century style, with a garden, terrace and a 5.5x2.4 m swimming pool. A spacious kitchen-living room with panoramic windows, high ceilings of 3.75 m and a master bedroom.



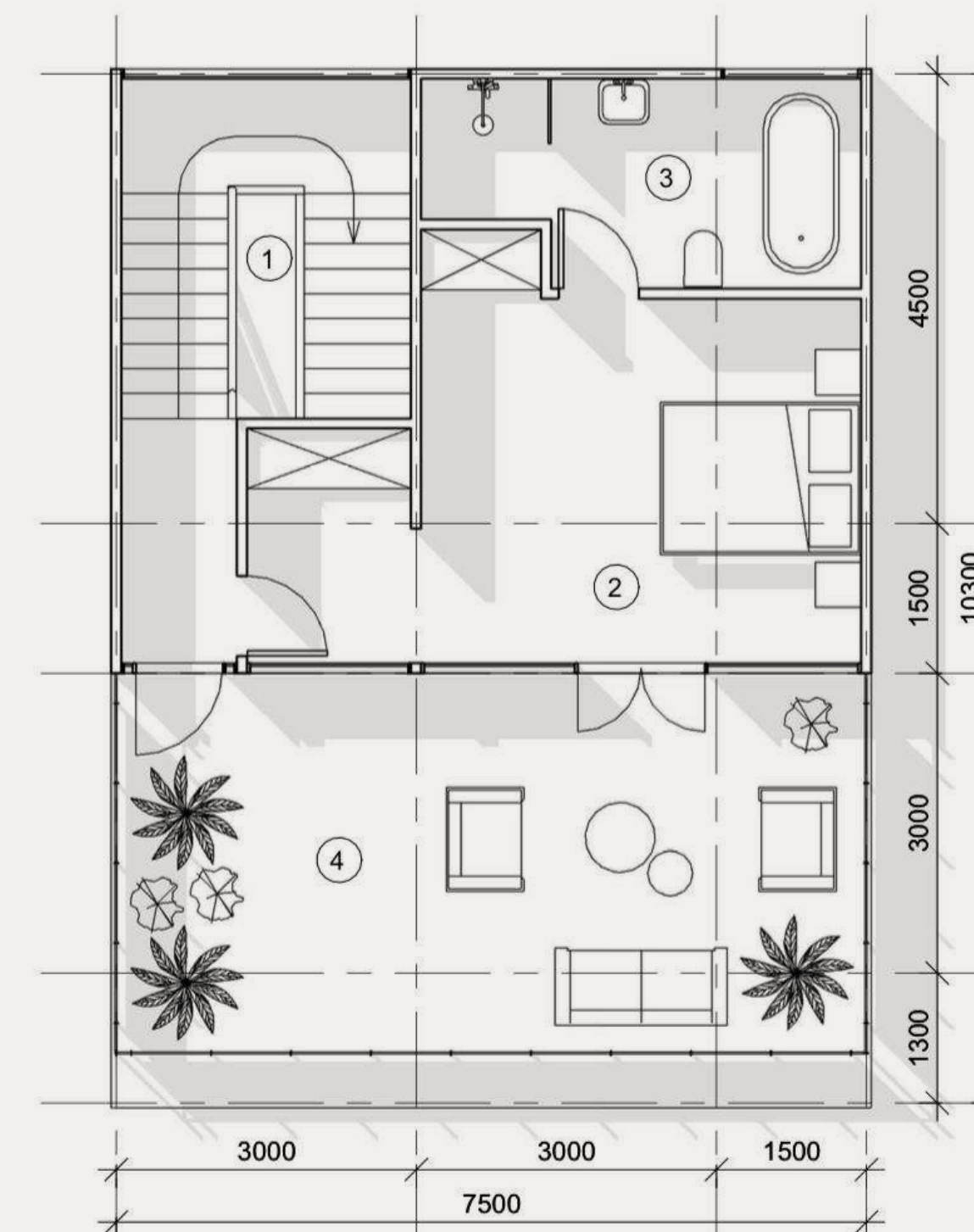
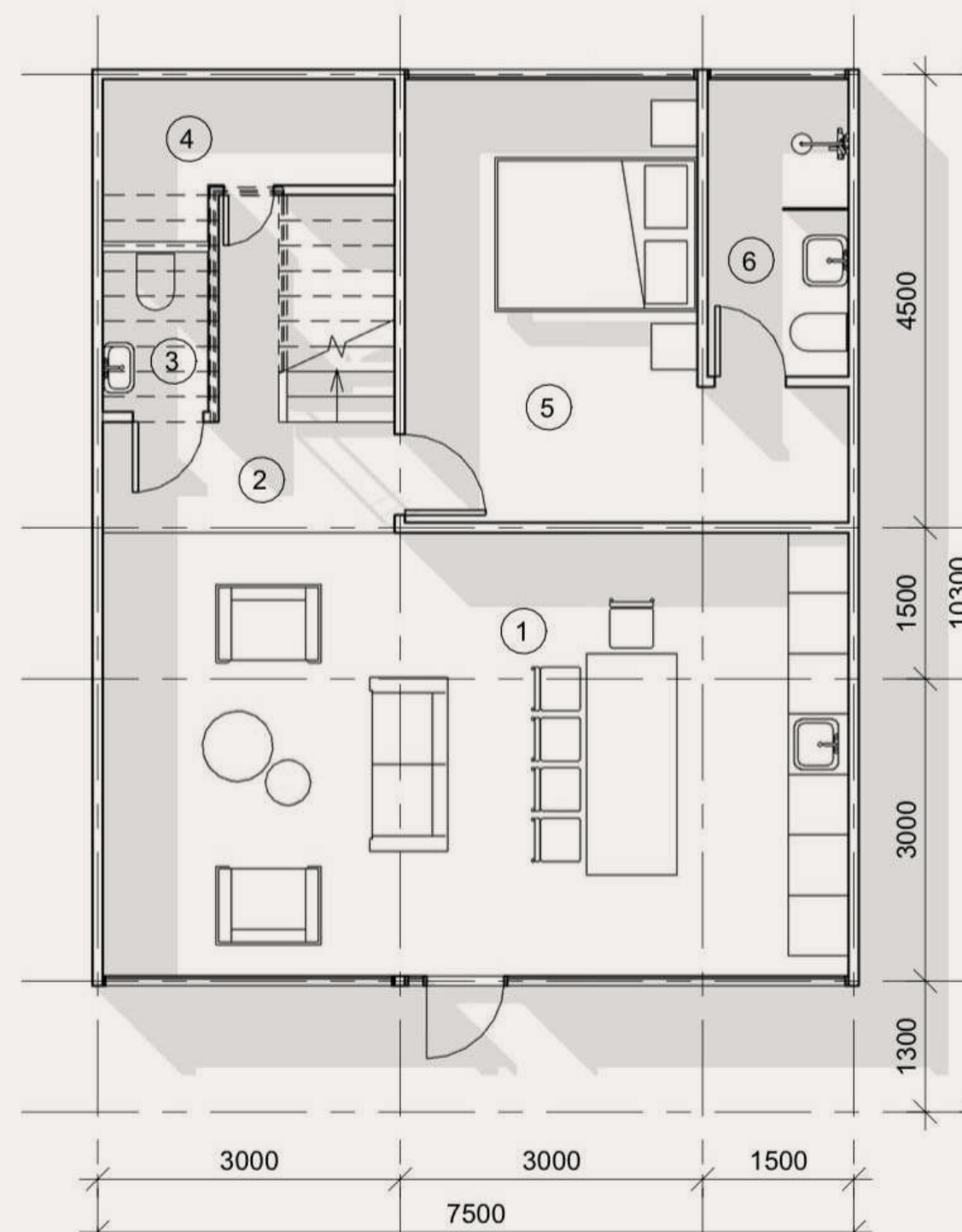
② 2 bedroom villa 104m² + terrace 34m²

Private villa with a private pool 2.5x5.5m. Kitchen-living room of 32m² with an island and equipped appliances. On the second floor there is a 34m² terrace with barbecue and sunset views. Two master bedrooms with a bathroom and a cozy garden.





2 bedroom villa 104m² + terrace 34m²

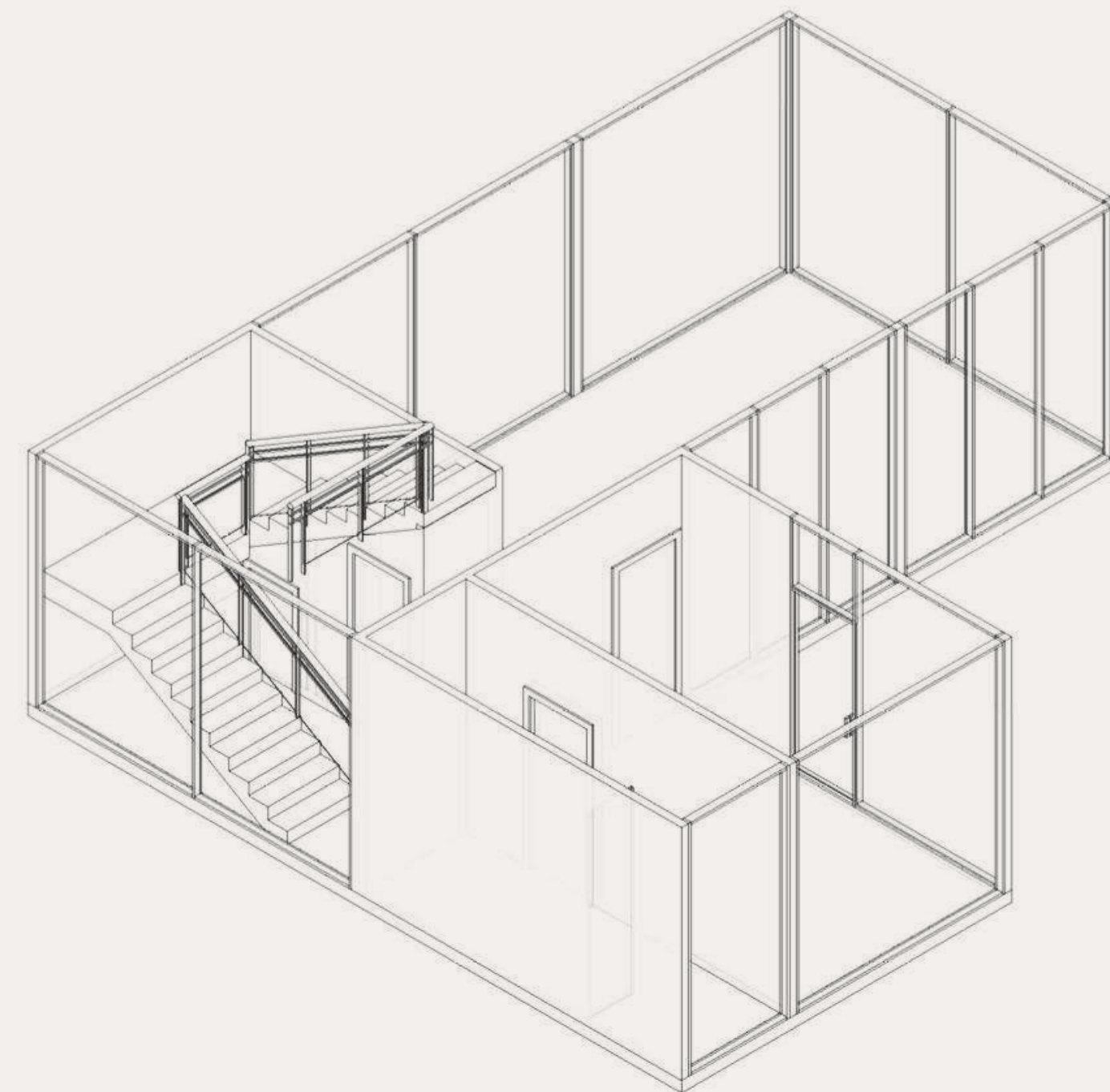
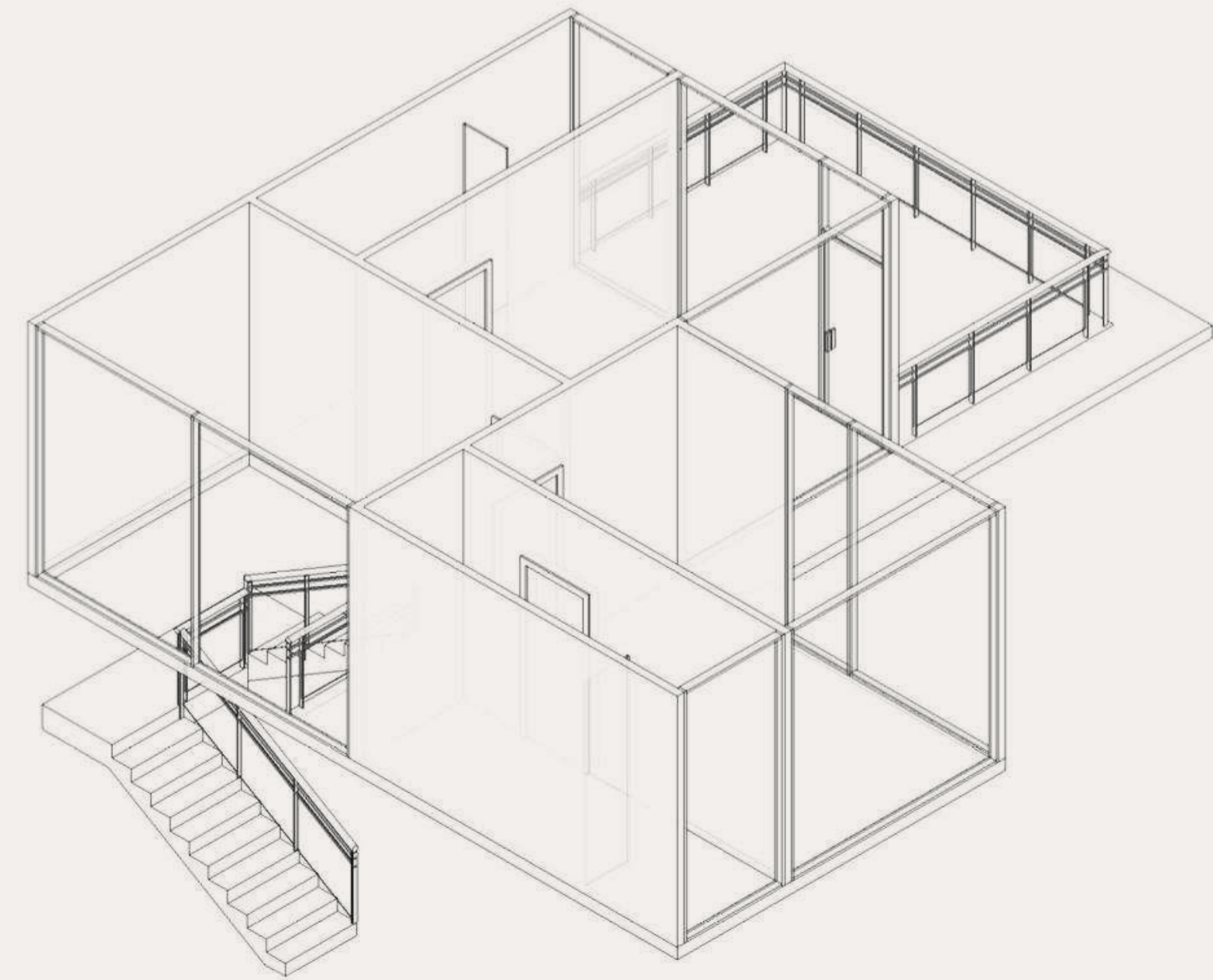


1st floor	m ²
Kitchen	32.9
Bedroom	14.9
Bathroom 1	1.7
Bathroom 2	4.2
Utility room	3.6
Staircase hall	7.1

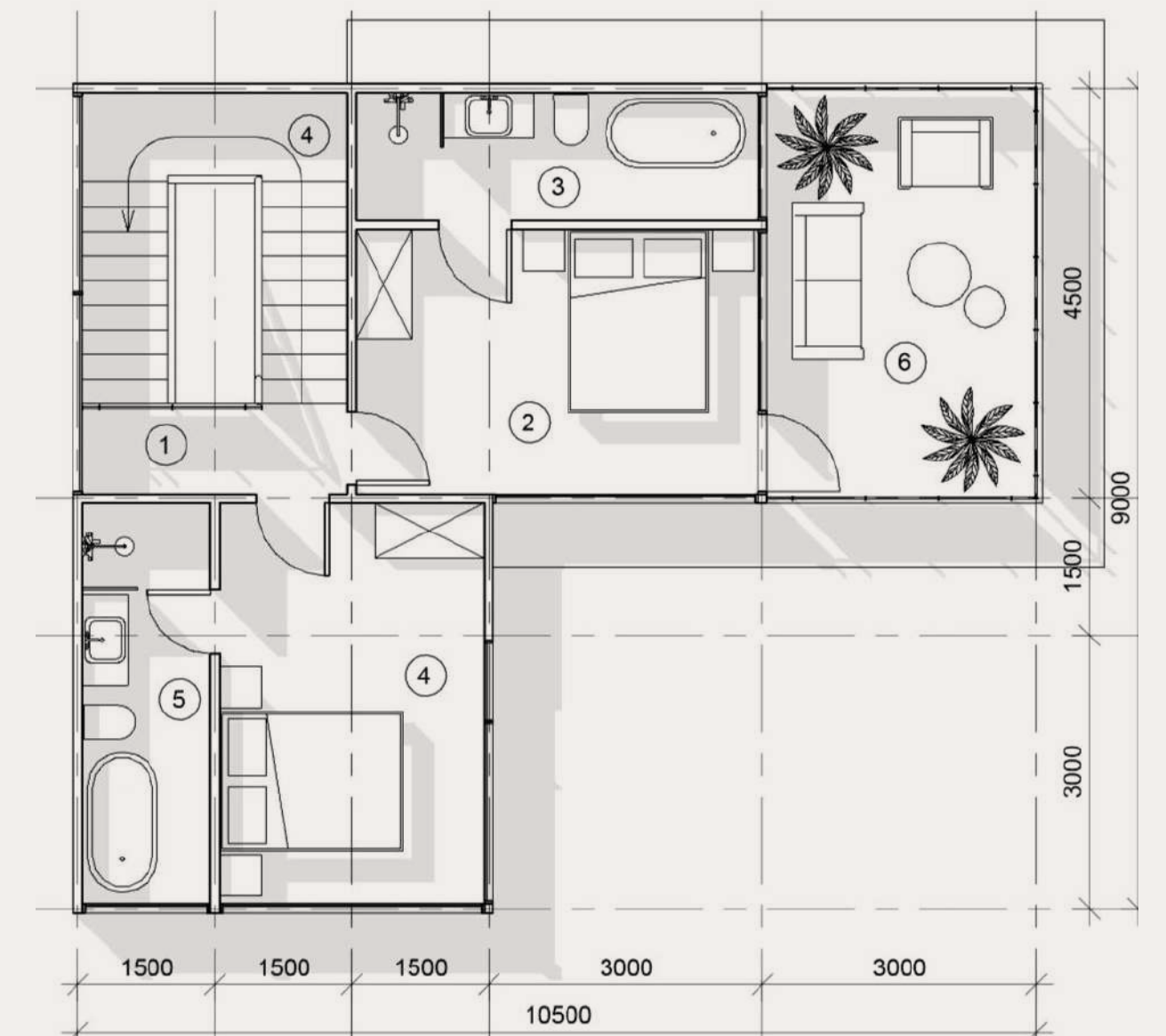
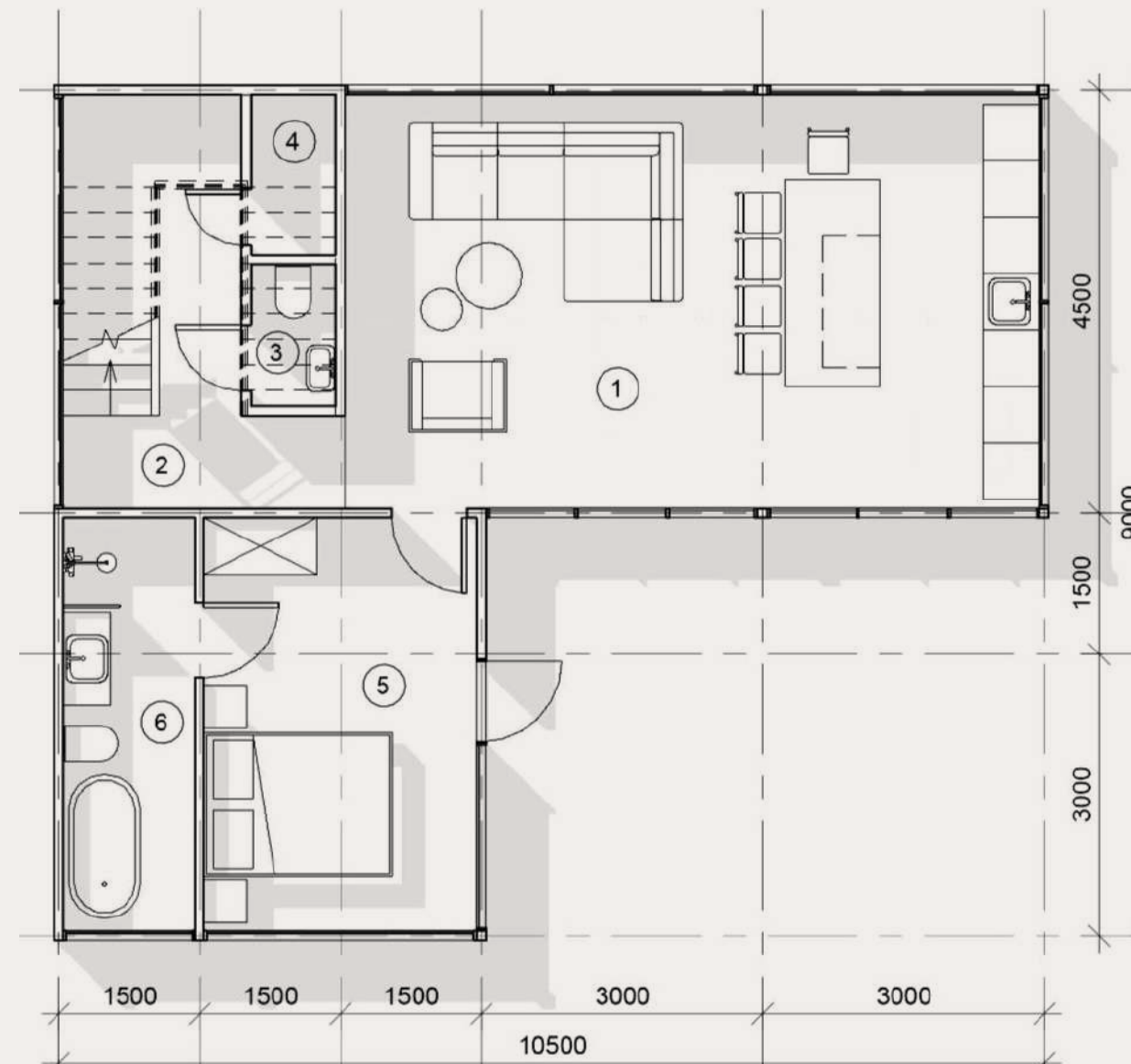
2st floor	m ²
Bedroom	21.2
Bathroom 1	8.4
Terrace	20
Staircase hall	12.9

③ 3 Bedroom villa 120m² + terrace 20m²

Through the panoramic windows of the living room there is a view of tropical landscaping and a terrace with a 2.5x6 m swimming pool. There are 3 master bedrooms in this villa, each with a shower and a bathtub. On the second floor there is an additional terrace for relaxation.



3 Bedroom villa 120m² + terrace 20m²



1st floor	m ²
Kitchen	33.4
Bedroom	13.1
Bathroom 1	1.4
Bathroom 2	6.2
Utility room	1.5
Staircase hall	9.7

2st floor	m ²
Bedroom 1	13.1
Bedroom 2	13.1
Bathroom 1	6.2
Bathroom 2	6.2
Terrace	14.1
Staircase hall	13

The Dreamland is designed according to the principles of sustainable architecture, and it seamlessly integrates with the surrounding environment through its layout and panoramic glazing. The building preserves centuries-old trees and connects people with nature.

- ① Large overhangs protect from rain and daytime sun, keeping the house cool
- ② Durable materials
- ③ High ceilings 3m

- ④ Spacious layouts
- ⑤ Sliding panoramic windows



The name of our company, FEEELS, embodies the idea of how people feel in our homes. Based on this, we have developed the 7 Senses concept

① SIGHT. All visual aspects of the home

② HEARING. Walls and windows with good sound insulation

③ TASTE. Drinking water filtration and refrigeration equipment

④ SMELL. The best air freshener in the house is natural materials, such as wood, which create a noble aroma.

⑤ TOUCH. Use of natural materials with tactile surfaces

⑥ KINESTHETICS. We do not have a separate organ for this sense, but scientists distinguish it as the sixth sense.

⑦ SENSE OF SAFETY. This is made up of all of the above, as well as compliance with construction technology.



🌧️ Tropical Climate

- Waterproofing of the roof, walls, and foundation
- Drainage system around the perimeter of the villa
- Large areas of glazing. The glass is not affected by moisture
- Durable interior and exterior materials

⚙️ Quality

- 80% prefabricated construction
- PIR insulation (70mm) keeps cool temperature inside
- Galvanized metal frame protects structures from moisture and humidity

🔊 Soundproofing

- Sound insulation of walls and ceilings: 60 dB
- Durable aluminum profile of YKK windows with a wall thickness of 1.2 mm
- Technical rooms are located away from the living room and bedrooms

⚡ Seismic

- The villa is designed to withstand earthquakes of up to 9 points on the Richter scale
- The metal framework is the safest technology for seismic regions
- Security and video surveillance

Materials

- Authentic Decor
- ▶ Natural materials: stone, precious woods, concrete, decorative plaster
- Individually designed furniture
- ▶ Decor by local craftsmen

Natural materials that, due to their natural qualities – color, texture, smell, tactile properties – create an incredible feeling of comfort.



The Dreamland complex is located 2-5 minutes from the best beaches

A quiet dead-end street will provide privacy and tranquility.

Lots of greenery and trees create a special coziness and protect from the sun.

The complex has all the main communications: 10 kW electricity, water well, drinking water, high-speed internet.

① Dreamland and Bingin Beach 2 minutes

② Padang Padang Beach 5 minutes



Location

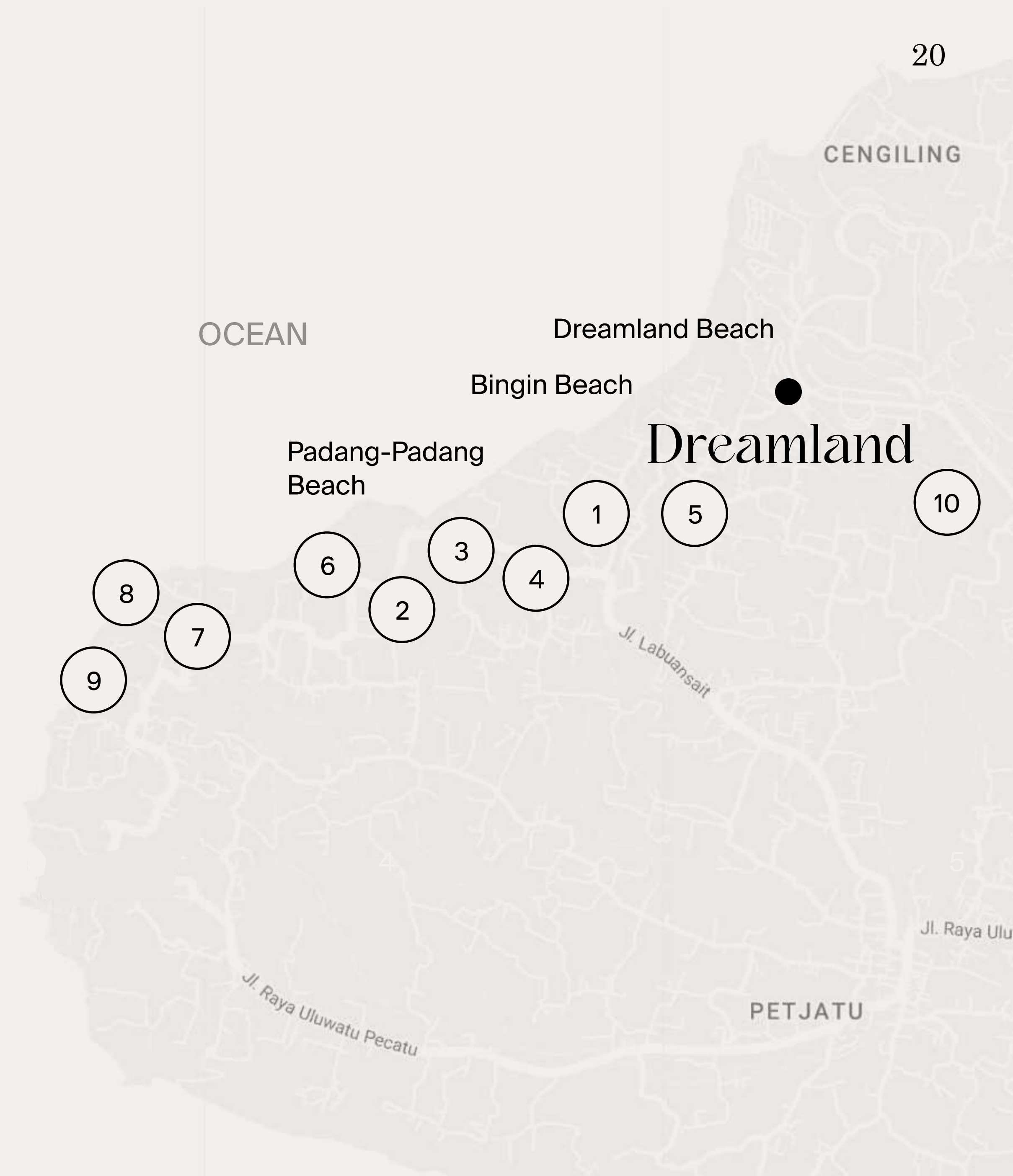
The Bingin area is steeped in the surfing spirit.

It is surrounded by beautiful people, delicious food, plenty of sun and greenery. There are many stylish cafes and restaurants within walking distance, as well as spas, yoga studios, fitness centers, clothing stores and co-working spaces.



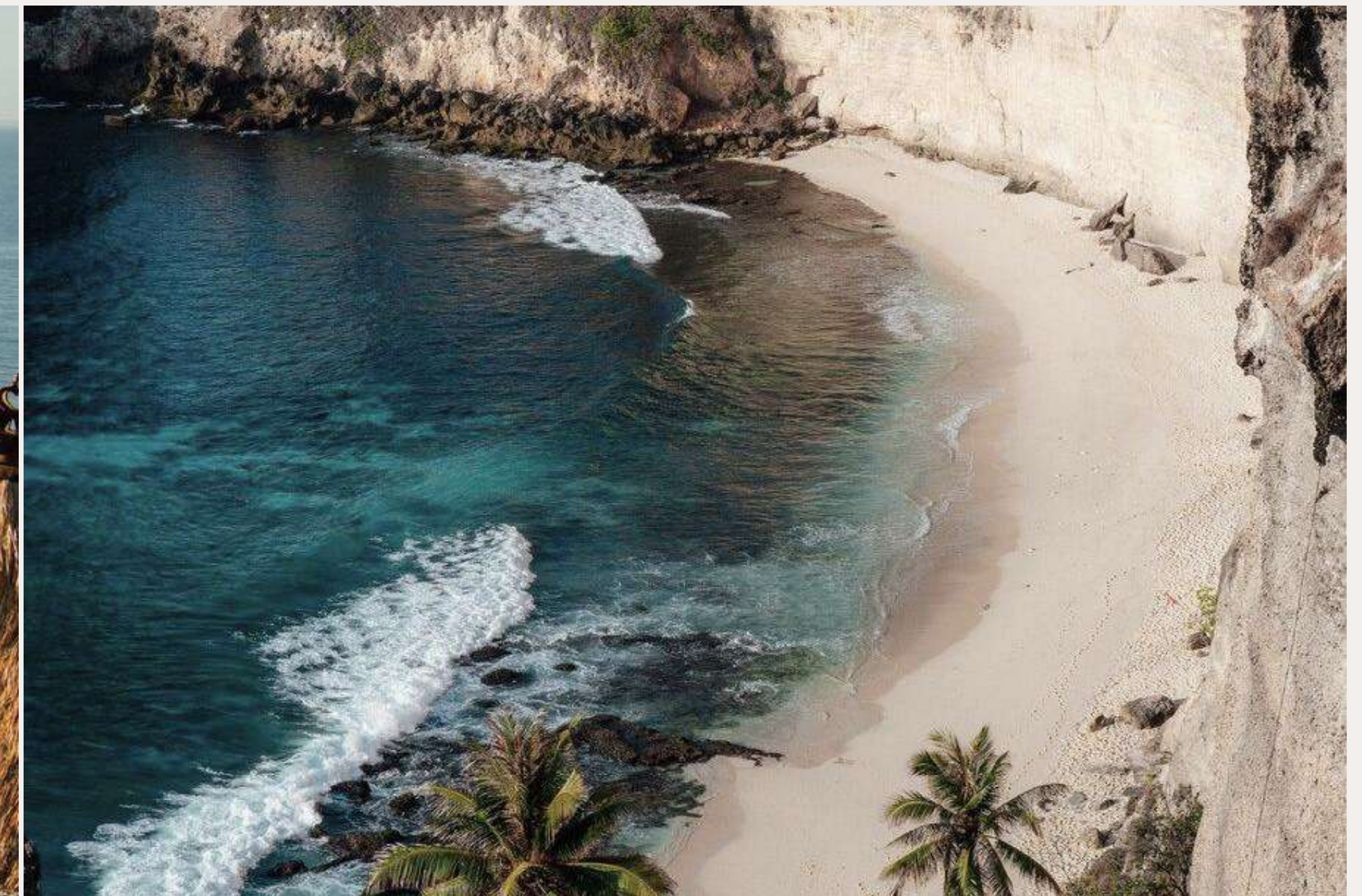
1. Alchemy 2 min
2. Bamboo Fitness 2 min
3. Usha Cafe 3 min
4. Nourish Cafe 3 min
5. Gooseberry Restaurant 3 min
6. Ours Restaurant 4 min
7. MASON 8 min
8. Single Fin 10 min
9. The Istana SPA 10 min
10. New Cuta Golf 11 min

[Open on map](#)



Indonesia is the fourth most populous country in the world, with a population of around 280 million people, and the economy is growing steadily at 4-5% per year

- Stable IDR currency
- Open policy towards international investments
- 7th in the world in terms of GDP size - \$1.39 trillion
- In the ranking of the best countries for investment, it is in second place, right after Mexico
- Low inflation rate of 2-4%



Bali attracts with its growing economy and rapid development.

The flow of tourists from developed countries of the world provides a high income from investments in real estate.

Top 10 countries by tourist inflow September 2023

Australia	129.118
India	36.018
China	32.755
France	22.912
Great Britain	25.501
South Korea	23.368
USA	25.677
Germany	25.677
Malaysia	18.802
Singapore	18.131

[Source link](#)

**Project implementation
period: 9 months,
February 2025**

\$330,000

3 Bedroom villa cost,
USD

6.2 years

Villa payback period

17%

Annual income

\$4,461

Passive income
per month

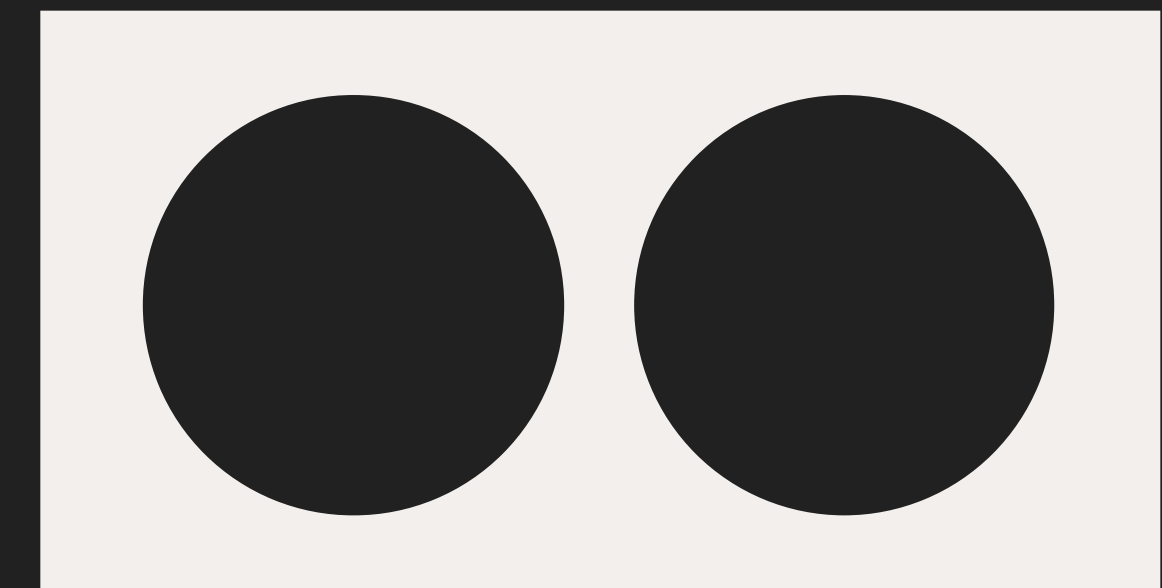
[Link to the financial model](#)

Rent	1 Month
Average rental income	\$8 352
Costs for the villa (staff, utilities, renovation)	\$210
Electricity	\$200
AirBnb, Booking commission 17%	\$1 420
Management company	\$1 565
Profit before taxes	\$4 957
Taxes 10%	\$49
Profit	\$4 461
ROI	16,2%

Feeels is a collective of companies implementing 4 development projects on the island of Bali, with a total of 37 units under construction. Our main distinction is in the design and construction of sustainable housing that combines quality, durability, and technology tailored to the tropical climate of the region. This is the essence of the "timeless house" concept.

All houses are designed to last more than 60 years. From a financial point of view, our project is a profitable investment and quick payback period of construction is less than 6 years (which increases ROI)

More than 10 years of experience
in low-rise construction



Feeels Eight
House production
launch, construction
launch



Feeels Bingin
Final works,
key transfer



Feeels The Onsider,
Bingin
Construction work
is underway



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