



KARRA LOFT

premium complex of 12 furnished apartments
in 450 meters to surfing spot Batu Bolong

**The apartments rent for \$3,000 per month,
and the cost of property has increased by 16.4% over the year**



KARRA
LOFT

WHY BALI?



RAPID ECONOMIC GROWTH

Forbes rates Bali as the 4th most attractive investment destination in the world



INVESTMENT APPEAL

Foreign investment in Bali's economy:
2020 - \$268,765,560
2021 - \$409,547,520
2022 - \$415,946,700



SPECTACULAR NATURE

One of the TOP 10 most Instagrammable places in the world



ALL YEAR ROUND SEASON

365 warm days per year and consistently high occupancy rates in tourist locations



INCREASING DEMAND FOR RENTAL REAL ESTATE

Each year, the tourist influx increases by an average of 140%, so in 2023, Bali was visited by 11,7 mln people. In 2024, the authorities forecast the tourist flow to grow to 14 mln



HIGH RENTAL YIELD

Annual profit from renting out is at least 12%



ANNUAL GROWTH OF REAL ESTATE VALUE

Villas, apartments, and land plots rise in value by at least 15% per year

WHY CANGGU?



LOCATION

Oceanfront accommodation will always appeal to lovers of surfing and beautiful sunsets. However, Canggu will also suit those who want to be in the moment, surrounded by a variety of stylish stores, restaurants with delicious dishes, and lots of attractions



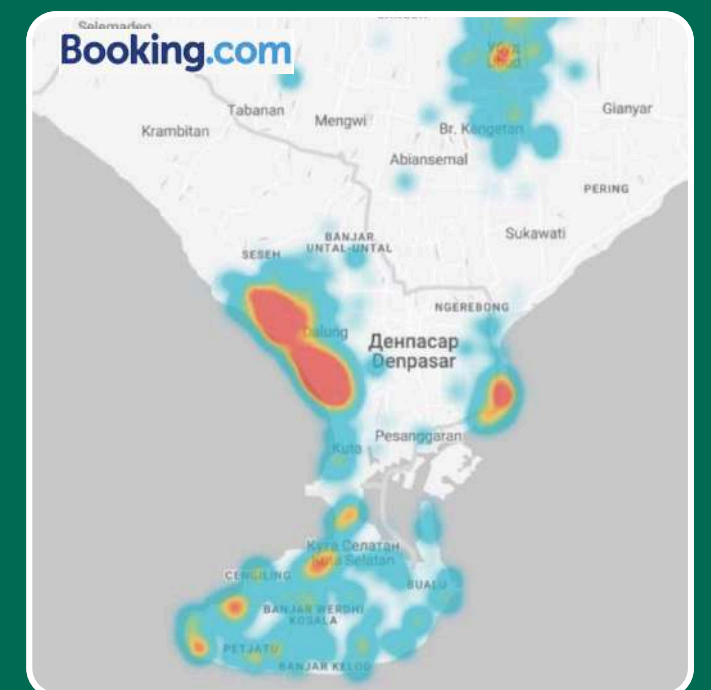
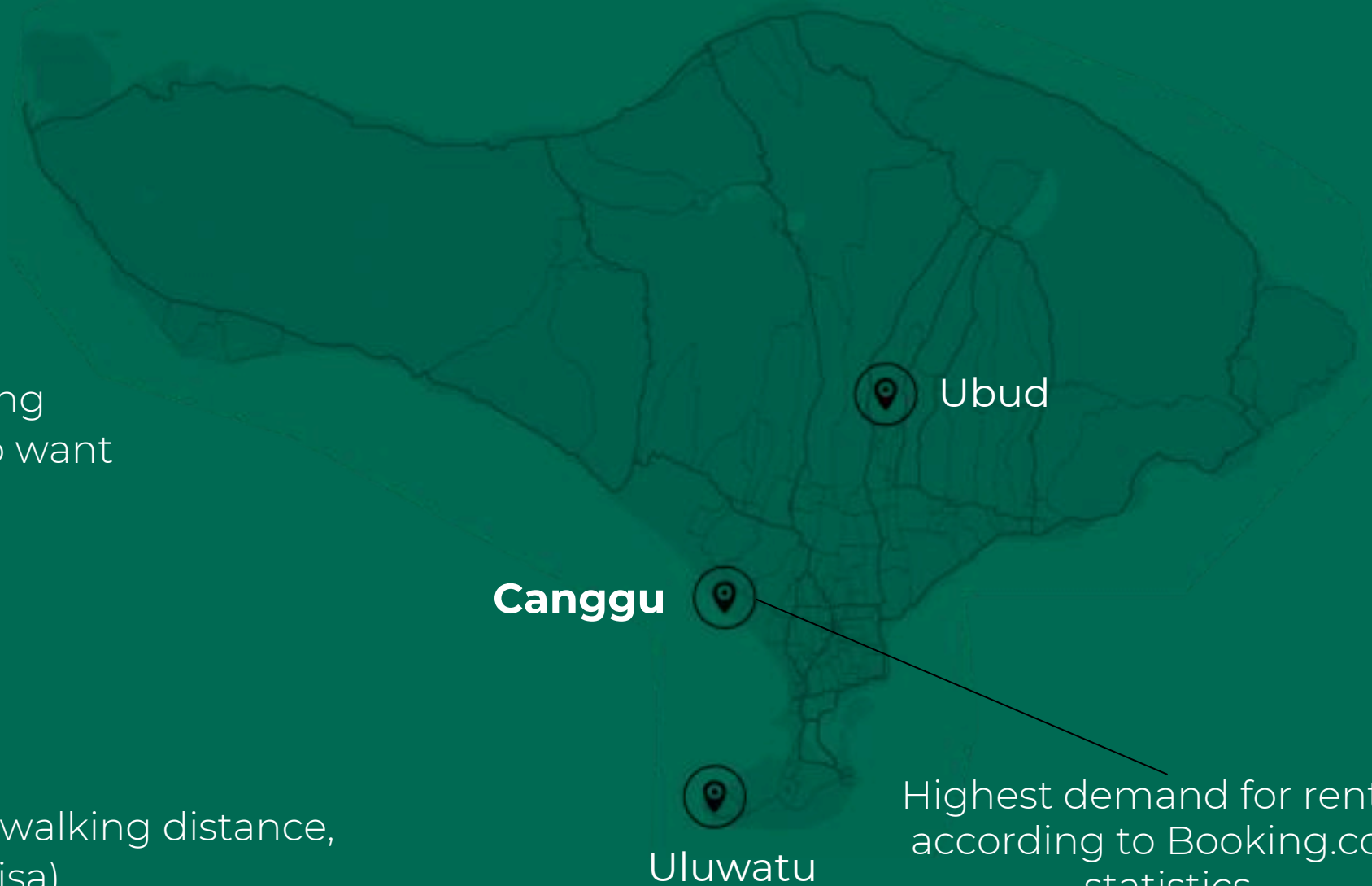
INFRASTRUCTURE

- Already well-developed infrastructure
- Huge number of Instagrammable restaurants and bars within walking distance, the most famous beach clubs in Bali (Atlas, Finns, Morabito, La Brisa)
- Attractive places for both nightlife lovers and active tourists (best surf spots, yoga centers, luxury sports clubs, co-working areas, etc.)



SOCIAL ENVIRONMENT

- The audience falls within the age range of 20-40 years old
- Citizens from Australia, Great Britain, the USA, Korea, France, Singapore, etc.
- Active and successful entrepreneurs and experts with a wide range of interests
- Good financial opportunities (Canggu boasts the most sought-after properties, with rental prices ranking among the highest in Bali)





**KARRA
LOFT**



WHY DO PEOPLE CHOOSE THIS DEVELOPER?



TOP LOCATIONS

The Developer's complexes are located **in the most wanted tourist destination** – Canggu, where is consistently high the occupancy rate and rental prices



UNIQUE CONDITIONS

— This Real Estate Developer is the only one on the island that **provide interest-free installments on property in already completed (!) projects**

— You start earning money after the down payment and cover the remaining amount with rental income

— Free of charge full legal support

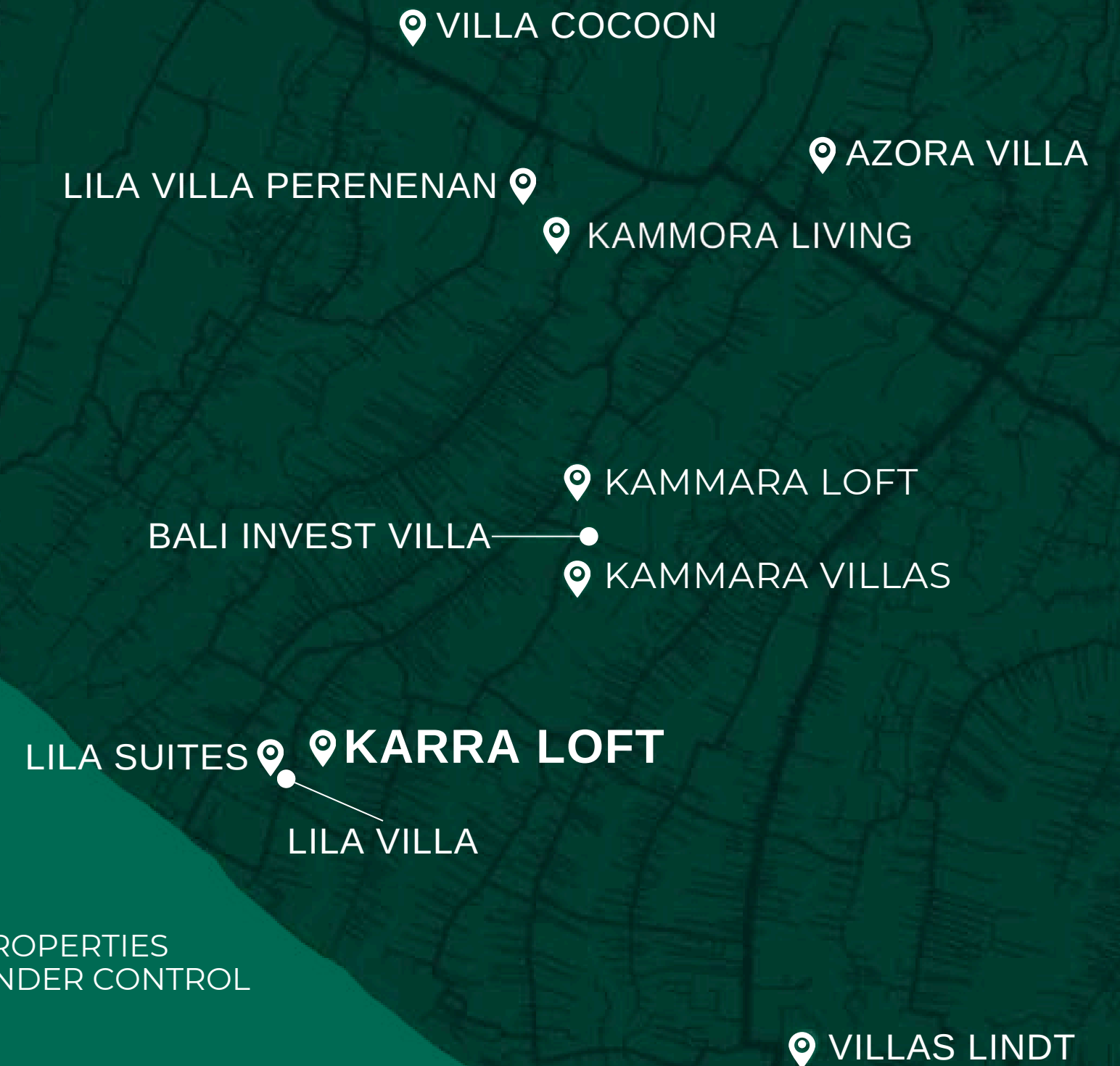
5+ APARTMENT COMPLEXES CURRENTLY IN DEVELOPMENT

20+ COMPLETE VILLAS AND RESIDENTIAL COMPLEXES ON SALE

30+ PROPERTIES UNDER CONTROL



Only successful real estate projects, including **KARRA LOFT**



WHY DO PEOPLE CHOOSE THIS DEVELOPER?



LEGAL EXPERTISE

Secure investment guarantee with full legal and notarial support in three languages



OWN MANAGEMENT COMPANY

- Developer's Management Company with a proven service rating in Bali of 9.5
- Accumulated history of paying rental income to investors



QUALITY AND RELIABILITY

- Adherence to building regulations with daily technical oversight
- A capital repair fund is available
- Comprehensive insurance provided by a Swiss insurance company
- Guarantee from the developer



DEMAND ON THE SECONDARY MARKET

All of our properties are highly sought after on the resale market due to transparency in their profitability



THE DEVELOPER'S COMPLEXES ARE BUILT



SAFE AND SECURE

The Developer's buildings are durable due to the fact that:

- the foundations are made on piles
- certified reinforcement is used in the construction

Its complexes are protected from moisture by adding hydrophobizer to the concrete, and wet areas (bathroom, kitchen) are covered with waterproofing



STYLISH

The Real Estate Developer use organic and environmentally friendly materials, which creates a special atmosphere of solitude with nature



TECHNOLOGICALLY

Elevators and appliances of leading brands are installed in high-rise complexes



MULTIFUNCTIONALLY

The Developer's residences are **equipped with extended infrastructure** including:

- gym
- SPA
- swimming pool
- parking for cars and bikes
- co-working space



ALL INCLUSIVE

Each client receives **fully furnished apartment**, ready for living and for renting out



DELEGATE RENTING OF YOUR APARTMENT TO THE DEVELOPER'S MANAGEMENT COMPANY

Renting out an apartment with the Developer's Management Company is both **easy and profitable**, thanks to our high-quality services and amenities

All guests during their stay are provided with free of charge:

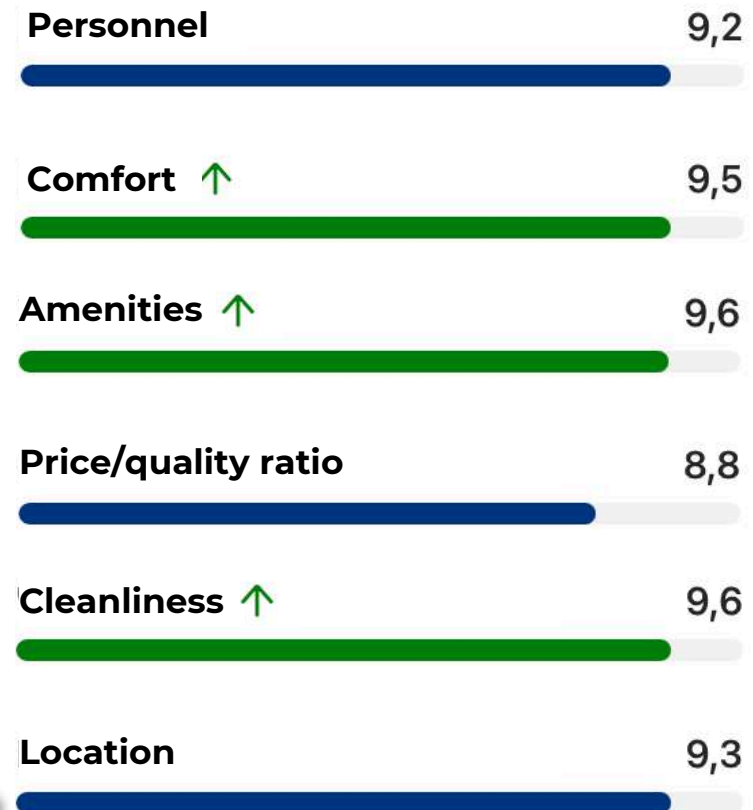
- Delivery of breakfast to the room from Accent Gastro-Bistro
- Rent a branded bike from the Developer
- Workout and SPA at Topstretching
- Certificate for hookah in Eden Hookah Club
- Transfer by the Developer
- Certificate for beauty treatments at the popular Bali Babe Beauty center
- Certificate for massage
- Welcome-drink for dinner at Accent Gastro-Bistro
- Premium concierge service from the Developer's Management Company



Booking.com

Management company

Company rating based on reviews: 9.5
Based on 150 reviews from 12 accommodation facilities



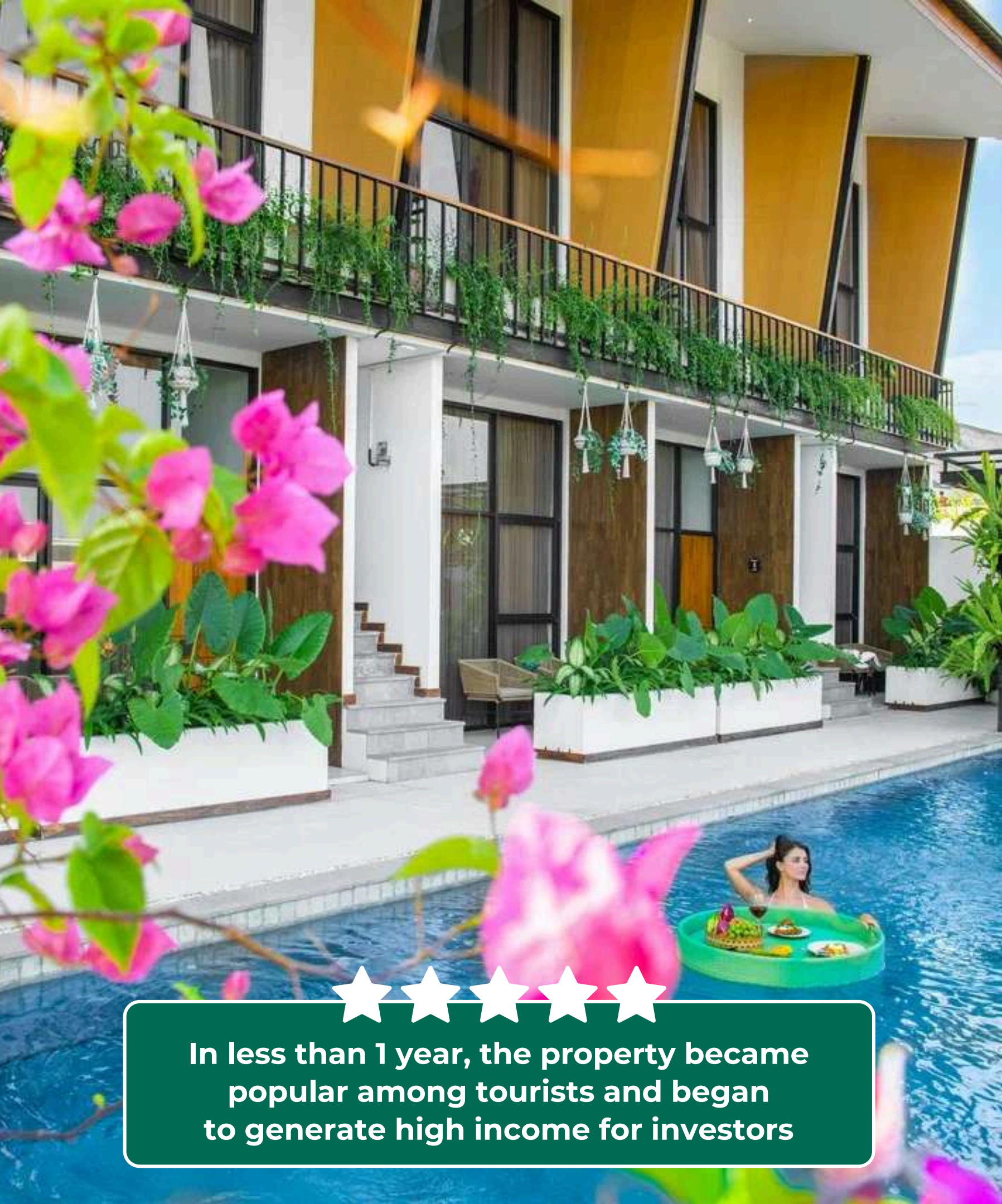
↑ High score for the city of Canggu





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APARTMENTS WITH CONFIRMED ROI 14%



Handover:
Q2 2023



CapRate:
16,4%



Profitability:
\$3,000 per month



**Interest-free
installments**

New complex of investment apartments with a swimming pool, located on the main street of Batu Bolong in Canggu, 450 meters from the famous surf spot, surrounded by boutiques, restaurants and supermarkets

The property is managed by the developer, is in demand and has an excellent reputation among guests and provides investors with the opportunity to purchase a highly profitable asset



In less than 1 year, the property became popular among tourists and began to generate high income for investors



Batu
Bolong
Beach



CANGGU

KARRA LOFT

REASONS FOR HIGH PROFITABILITY

Thanks to the systematic approach of the management company Bali Invest Club, **the occupancy rate of the facility is more than 77% every month all year round**

Already, Karra Loft is a recognizable brand and a sought-after accommodation facility among tourists with above-average incomes, which meets all their requirements:

— High rating on the Internet

Booking: 9.3 / 10 (63 reviews)

Google maps: 4.8 / 5 (42 reviews)

— Convenient location

Within walking distance from the beach, cafes and shops

— Service and infrastructure

There is a swimming pool, transfer, breakfast, free bike, parking, cleaning, multilingual concierge service



KARRA LOFT

4,8 ★★★★★ (42)

 Grace Hou
10 отзывов · 7 фото

5 из 5 2 месяца назад,  Google

Wonderful staff.

Good amenities, unbeatable location. Close proximity to the beach, and a 2 min walk to many restaurants and bars.

The apartment is beautiful, and so tastefully designed. The bed is comfortable, and there is excellent attention to detail.

Highly recommend.

 손찬우
8 отзывов · 3 фото

5 из 5 4 месяца назад,  Google

really nice accommodation with kind staff ! When you come to Canggu, then Karraloft is the best option !

 kasie bay
3 отзыва · 5 фото

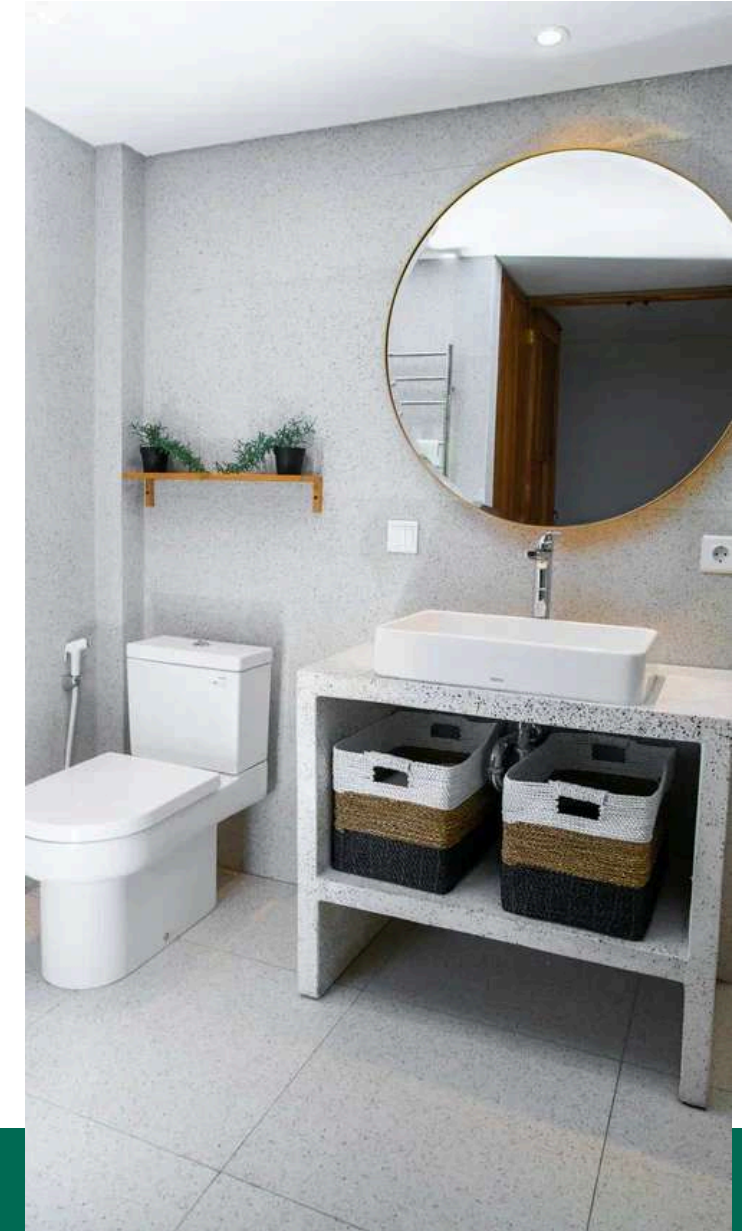
5 из 5 5 месяцев назад,  Google

I had the most incredible stay at Karralofts! From the moment I arrived, the staff went above and beyond to ensure my comfort and satisfaction. Their warm hospitality and attentiveness were truly remarkable.

INFRASTRUCTURE OF THE COMPLEX

- ✓ 12 apartments
- ✓ big swimming pool
- ✓ relaxation area with sun loungers
- ✓ underground parking
- ✓ reception
- ✓ 24-hours security





APARTMENTS. TYPE 1

 Area:
70 m²

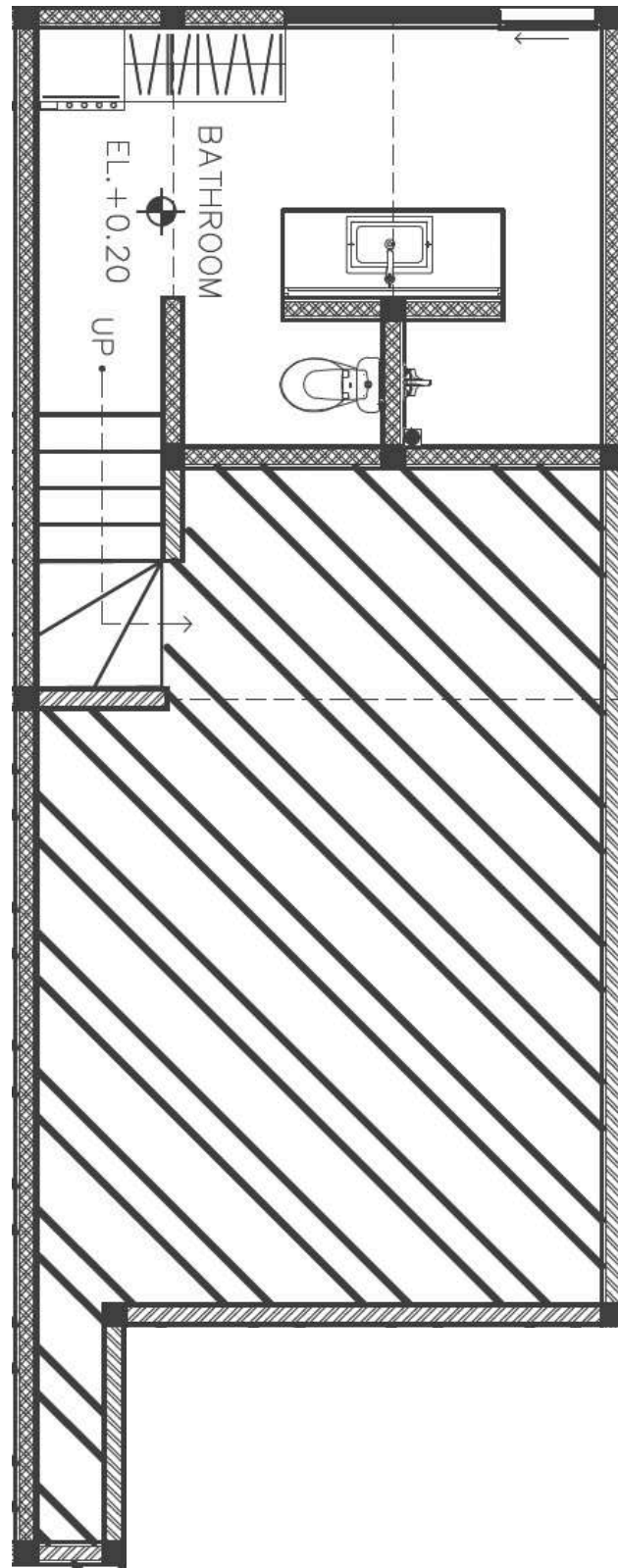
 Price:
\$220,000

Three-level apartment with a view and access to the pool

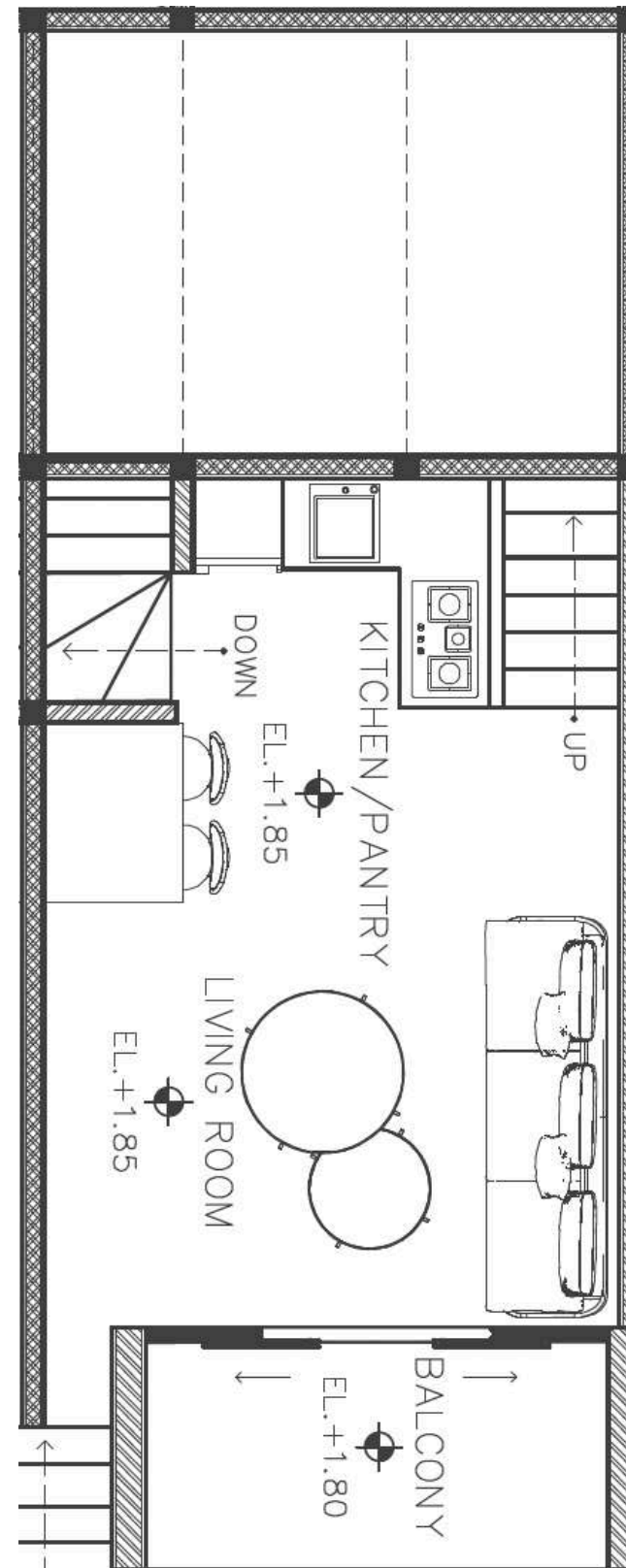
- centralized utilities
- furniture and appliances included in the price
- 1 bedroom

- spacious living room with panoramic windows
- own washing machine and dryer
- TV, Internet, two air conditioners

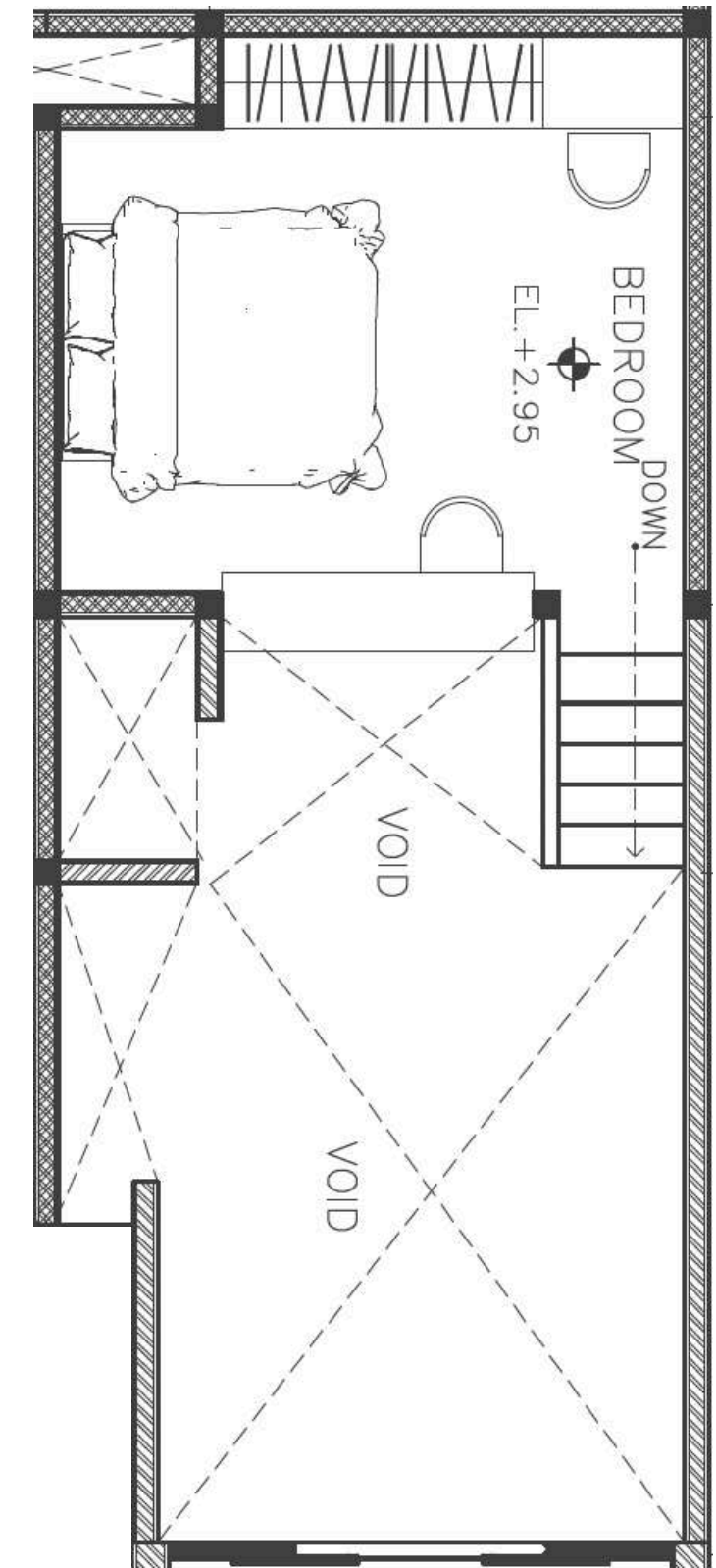
APARTMENTS. TYPE 1



Floor 1.1



Floor 1.2



Floor 1.3



APARTMENTS. TYPE 2

 **Area:**
70 M²

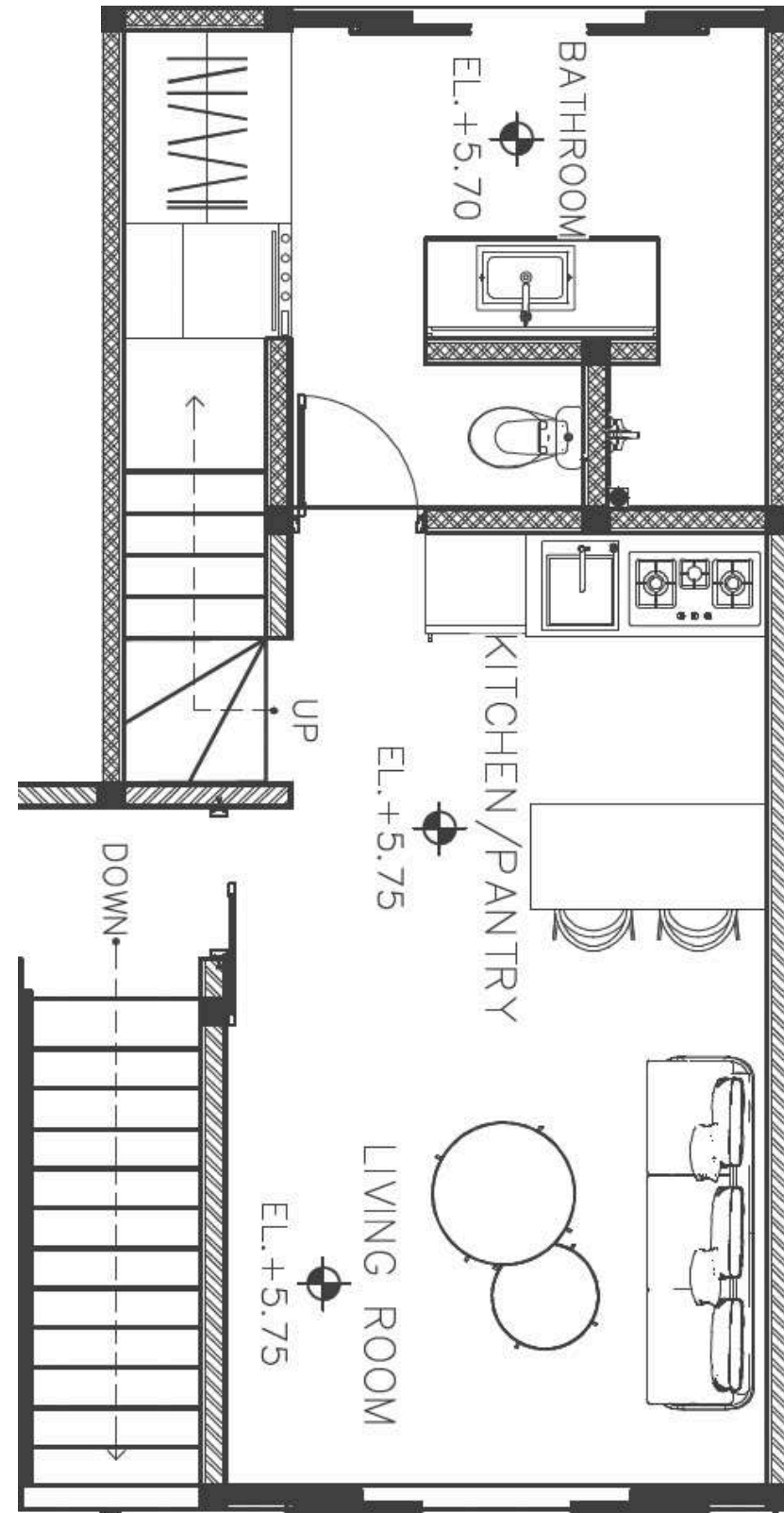
 **Price:**
\$220,000

Two-level apartment with a view and access to the pool

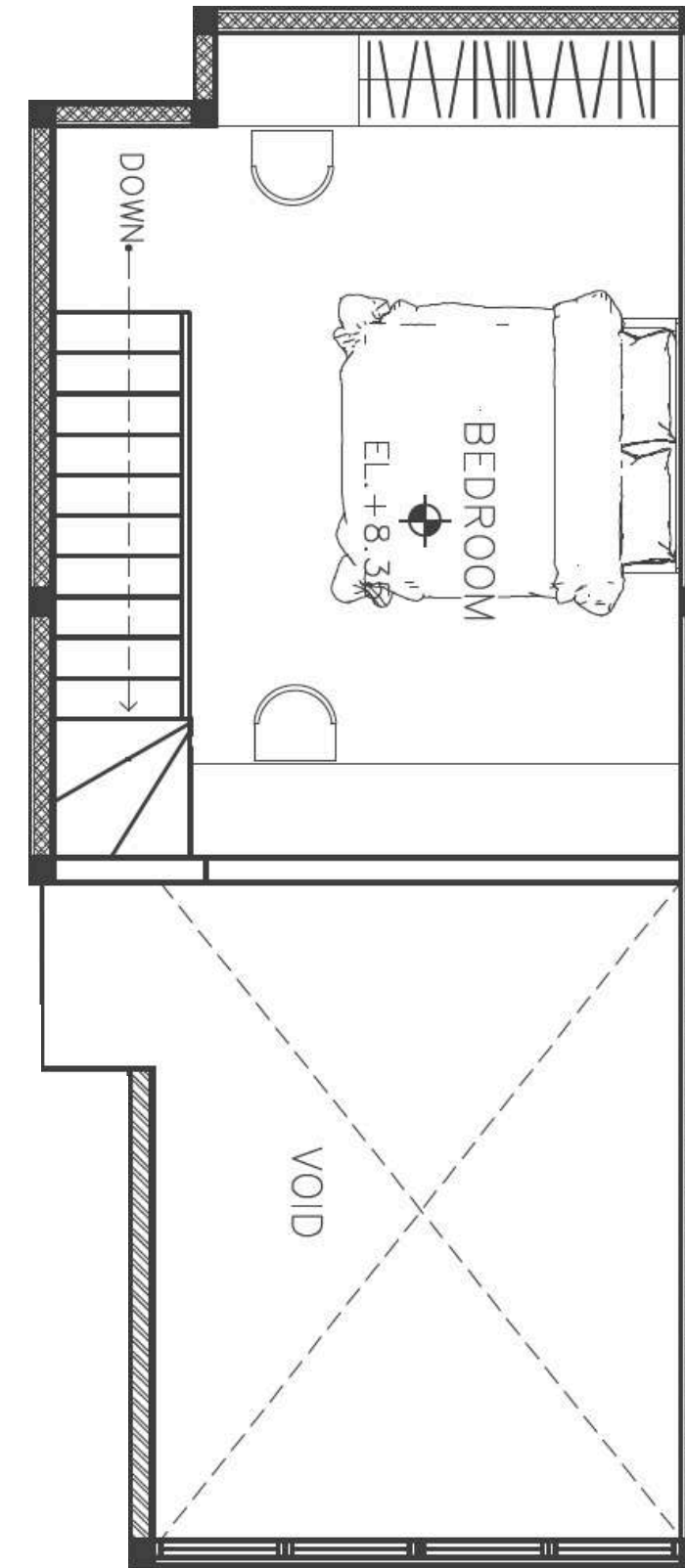
- centralized utilities
- furniture and appliances included in the price
- 1 bedroom

- spacious living room with panoramic windows
- own washing machine and dryer
- TV, Internet, two air conditioners

APARTMENTS. TYPE 2



Floor 2.1



Floor 2.2





PAYMENT PROCEDURE

BOOKING

Deposit of \$3,000 to reserve the desired apartment (refundable within 14 days of reservation)

DOWN PAYMENT

On the day of contract conclusion, a payment of 55% of the price is required (including the reservation amount in the first payment)

INTEREST-FREE INSTALLMENT

Interest-free installment of the rest amount up to 24 months (!) even for already completed properties



INVESTMENT CASHBACK

If you pay for the apartment in full, you will receive an instant cashback of \$10,000 for real estate tokenization

PURCHASE PROCEDURE

BOOKING
AGREEMENT
Refundable deposit \$3,000

1

2

3

NOTARIZED CONTRACT
OF SALE

CONTRACT WITH THE
MANAGEMENT COMPANY



Throughout the entire process, Bali Invest Advisors provides **free-of-charge full legal support**, from legal due diligence of the land to the conclusion of the notarized transaction



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