



MangoVillage
ULUWATU

Get stable profit from your real estate investment

We offer you the right way to increase your
funds in safe and reliable Indonesia's
economy



Reading this: wasting time or investing time?

Give us 5 min to make
it clear for you

- **20% market growth**

Investment in profitable economy with 20%
growth per year

- **ROI up to 60%**

We can guarantee up to 60% ROI from
your real estate investment

- **81 000 000 000\$**

Market value growth predicted
to 2030





One-and-only

03 / 56 Conception

What is it all about?

Location

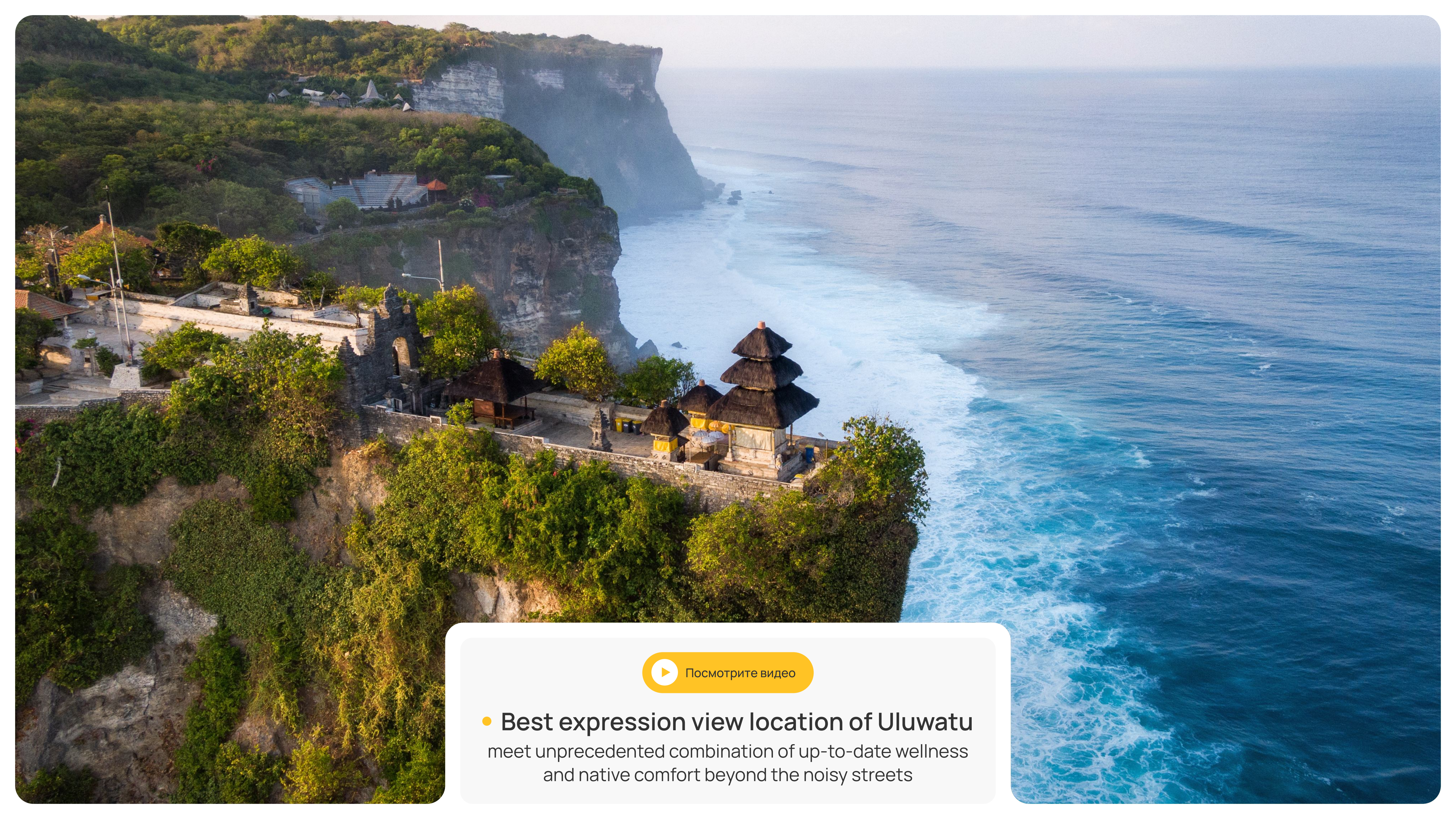
Ocean



- **One-and-only complex**

near the cliff, surrounded by green area and harmoniously integrated in scenery. It's where traditions meet future. Fall deep in unique 3DCP technology and beauty of the nature



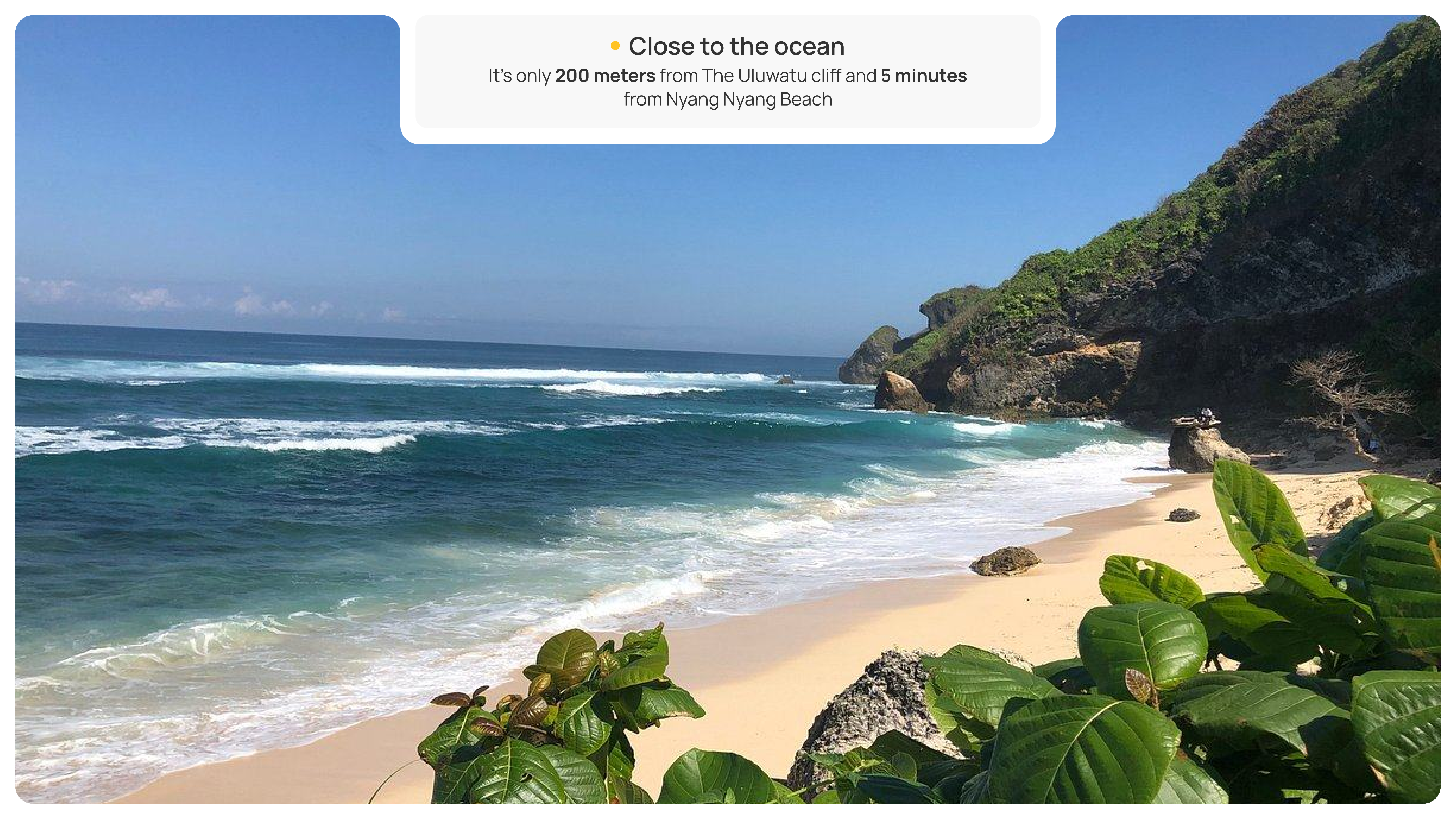


[▶ Посмотрите видео](#)

- **Best expression view location of Uluwatu**
meet unprecedented combination of up-to-date wellness
and native comfort beyond the noisy streets

- **Close to the ocean**

It's only **200 meters** from The Uluwatu cliff and **5 minutes** from Nyang Nyang Beach



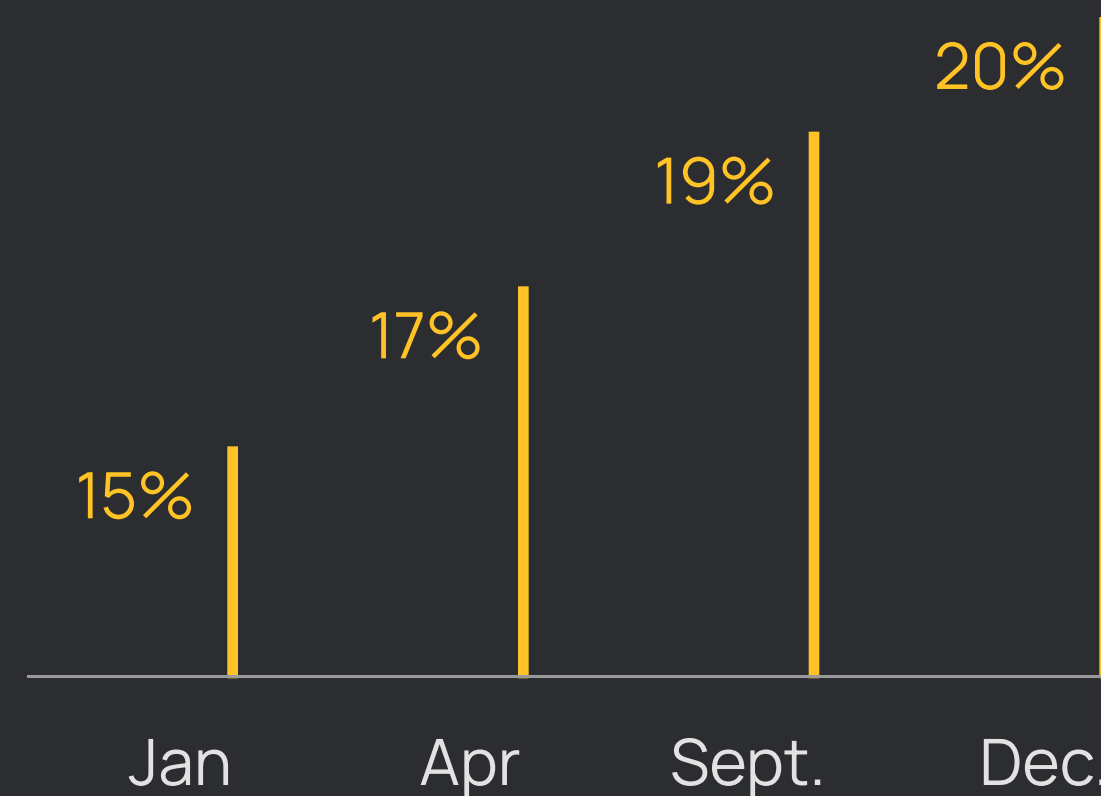
Any reason to pay attention to Indonesia among all growing economies?

• 7th world's GDP to 2030

1 USA	26,852
2 China	19,373
3 Japan	4,414
4 Germany	4,315
5 India	3,746
6 Great Britain	3,167
7 Indonesia	2,92

According to McKinsey & Company Indonesia will become 7th economy in the world on GDP

• Stable real estate market growth up to 20% in 2024



Indonesia's real estate market is predicted stable growth from 15% in 2023 to 20% in 2024

Source

3-5,5%

stable inflation

Neutral

Indonesian political position

Any reason to pay attention to Indonesia among all growing economies?

5,51%

Indonesia economy growth rate

- Golden visa allow investors to stay in country for 10 years
- Growing x1.4 price per square meter to 2030

- Tourism industry growth 30% per year

tourism industry has active annual growth

- \$47.5 billion of foreign investments

One of the most accessible and beneficial conditions for investments and business

- 14 000 000 tourists

Are planned to visit Indonesia by the end of the year. It is 5 500 000 more than the previous year



The answer lies in simple figures

Average real estate ROI

5,5%

world

8,6%

Indonesia

from 10%
to 20%

Bali

- New Bali properties bring up to \$7 600 000 profit to owners every 6 month.

In average it's sold out in 6 month.
18 complex built here annually

- There is no dense urban development

- Perfect climate



World media on Bali's tourist rating



• 1st

Travel list: 50 best places in the world

Forbes

• 2nd

2023 world's best route

 **Tripadvisor**

• 2nd

Best city for digital/ Tourists simply can work distantly

 **DOLLAR FLIGHT CLUB**

• 2nd

The best place to live for freelancers

 **Nomad List**

• 3rd

The best luxurious rest

The New York Times

• 5th

2022's the most popular travel route

 **THE BALI SUN**

Top 3 problems of Bali that are not in our complex

location

infrastructure

transport

Easy to reach – 30 mins from the airport, 10 mins from the ocean, ring road and upcoming metro will solve traffic problems



- 30 min from the airport
- 5 min from Nyang Nyang Beach
- 50m from the helipad
- 100m from Bvlgari



Continental - Noise. Gas. Filth

Uluwatu - pure nature and mango groves

- Civilized wilderness



Complex is surrounded with mango jungle groves

Developed entertainment and VIP-audience



Location

- **Savaya Club**

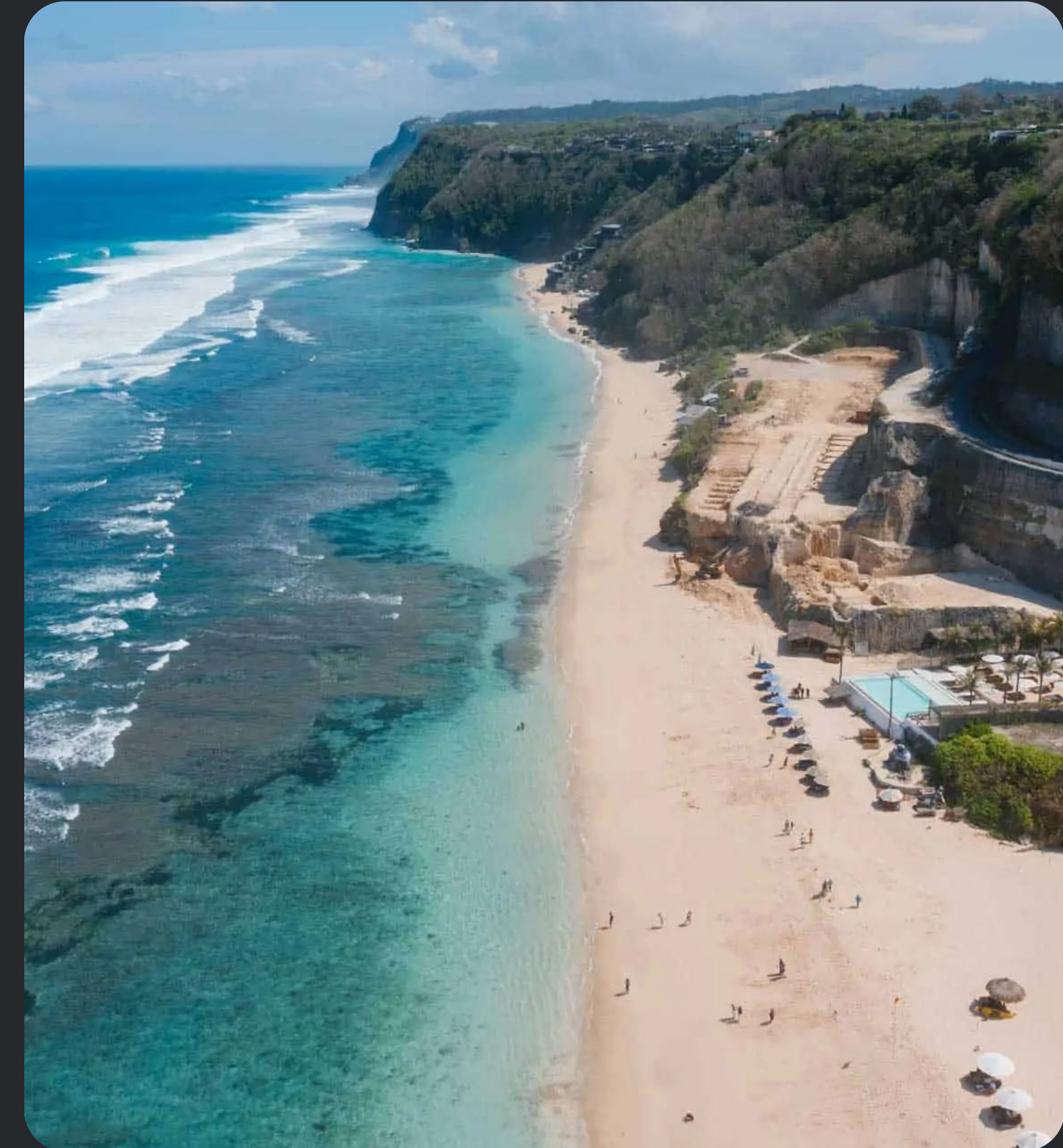
≈ 10 mins by bike from
MangoVillage ULUWATU

- **New Kuta Golf bali**

≈ 5 mins by bike from MangoVillage
ULUWATU

- **Melasti Beach**

≈ 10 mins by bike from MangoVillage
ULUWATU



16 / 56 What's in the complex?

**Complex autonomy
is top-priority for us**



Stage 1

Object	Walkway	Kids Play Area	Recreation area	Pool Bar
Area, m2	1,029.0 m2	118.5 m2	192.5 m2	25.0 m2
Object				
Area, m2				

TOTAL SHARED AREA : 1,842.5 m2

2 этап

Object	G Floor: Amenities, bar, kitchen, lounge Area, terrace
Area, m2	236,5 m2
Object	Roof Top: 2 lounge Area, hall, lounge Bar, bar, Kitchen
Area, m2	712,5 m2

TOTAL SHARED AREA: 949.0 m2

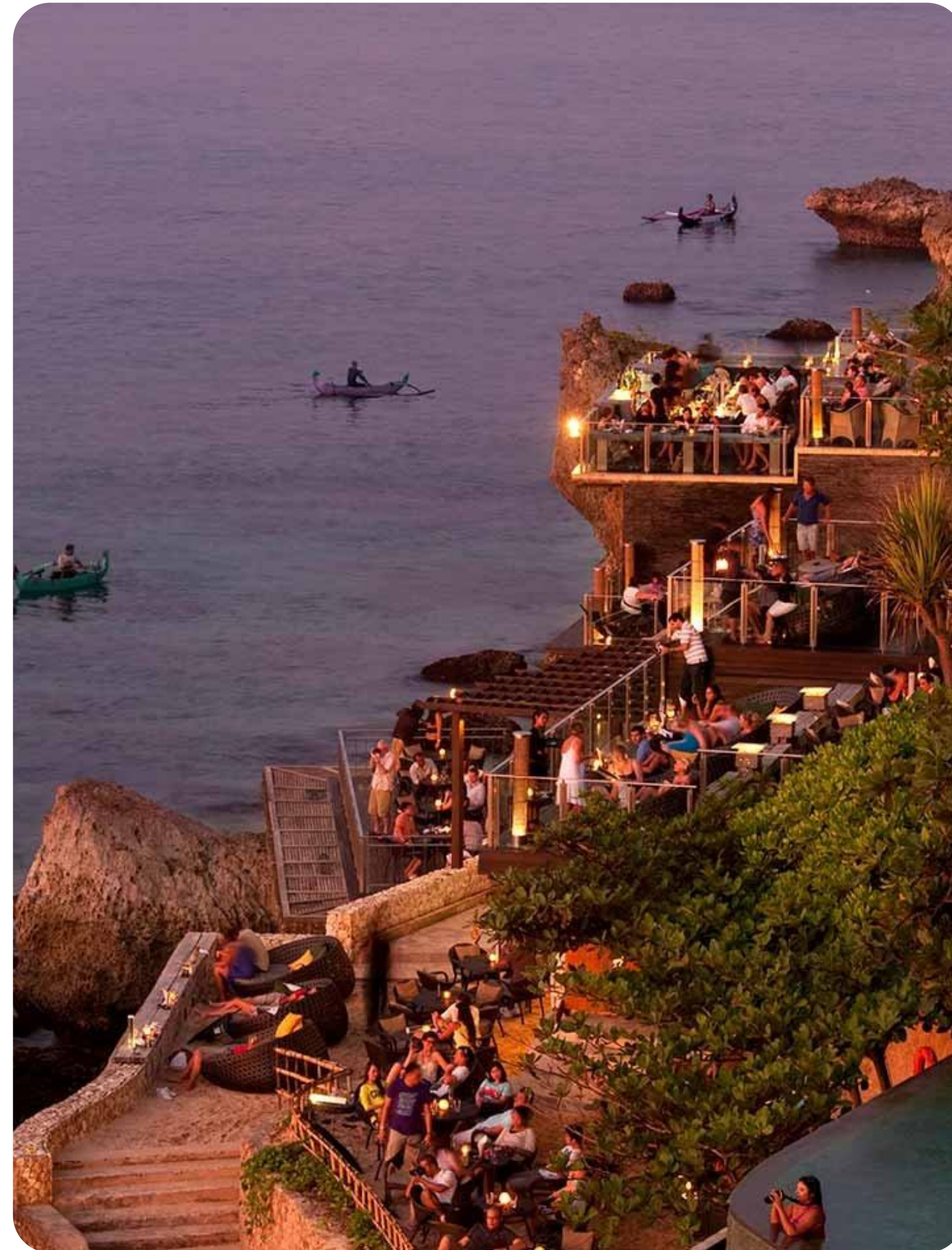
TOTAL SHARED AREA:
2,791.5 M2



Pools. SPA. Fitness



Coworking, rooftop-beach club, cafe and restaurants



Regular electrobuses to the ocean, bicycle rent

5 mins to the Nyan Nhang Beach



Kid's room, promenade area



Wutopia Lab - partners who are involved in the project architecture

- Wutopia Lab - Shanghai based cutting edge architecture studio, which is aiming to create miracles in daily life based on GLOCALIZATION. Team brought to life 40 projects worldwide.

- Significant Wutopia Lab projects

[Deep Time Palace](#)

[Monologue Art Museum](#)

[Duoyun Bookstore](#)

500+

16 000 m² of successful projects worldwide

5

international Dezeen Awards prestigious awards



● Monologue Art Museum



Thought-out design

●
Every unit have villas with rooftops and apartments with terraces

●
Unique building shape we have due to innovative technology

●
Nature, pureness and ocean are the main design references

●
Floor to ceiling windows

●
Exploited rooftops





24 / 56 Innovative building technology

The 1st complex fully built with 3DCP (3D Concrete Printing)



LEGENDS3D



- Less construction costs

it helps you to pay off your investments 1.4 times faster

- Ideas flexibility

for architecture and design

- ECO-Friendly

Recyclable. Sustainable.

2,5 times

faster construction

than with common technologies

8+

seismic resistance

soundproof, thermal insulation, electrical safety

Printer



3DCP

Nutshell Villa 1B

Breathtaking ocean-view from your window

≈ 17,48%

ROI

• 185,4 m²

area

• from \$ 261 500

price

• from \$ 116 280

resale profit

• \$ 37 957

rent profit





Nutshell Villa 1B	45 M ²
Roof top	38,5 M ²
Terrace	27 M ²
Pool	12 M ²



ROI

Nutshell Villa 1B 1B Garden View (Nutshell)	3 year forecast			5 year forecast		
	Bottom	Base	Top	Bottom	Base	Top
Occupancy	70%	75%	83%	64%	80%	92%
Average Daily Rate (USD)	\$ 234	\$ 260	\$ 315	\$ 269	\$ 342	\$ 396
Revenue (USD)	\$ 59 573	\$ 72 839	\$ 94 734	\$ 313 958	\$ 499 320	\$ 664 884
Management Fee	\$ 27 898	\$ 36 283	\$ 22 816	\$ 156 745	\$ 208 627	\$ 131 196
Utilities & StaffCost	\$ 5 934	\$ 6 256	\$ 6 716	\$ 29 670	\$ 31 280	\$ 33 579
PAYOUT to OWNER (USD)	\$ 30 227	\$ 37 957	\$ 50 788	\$ 178 703	\$ 217 589	\$ 297 777
ROI %	13,06%	17,48%	10,40%	-	-	-
ROI, years	7,66	5,72	9,61	-	-	-
Sales Price (USD)	\$ 308 800			Tariff growth rate over 5 years = 15%		



Nutshell Villa 1B

Amazing view of the pool

• **≈ 12,72%**
ROI

• **230,0 M²**
area

• **from \$ 277 900**
price

• **from \$ 123 540**
resale profit

• **\$ 39 283**
rent profit



Nutshell Villa 1B	45 M ²
Roof	39,5 M ²
Terrace	43,5 M ²
Pool	12 M ²



ROI

Mango - Villa 1B Pool View (Nutshell)	3 year forecast			5 year forecast		
	Bottom	Base	Top	Bottom	Base	Top
Occupancy	70%	75%	83%	70%	75%	83%
Average Daily Rate (USD)	\$ 243	\$ 270	\$ 327	\$ 279	\$ 311	\$ 376
Revenue (USD)	\$ 61 865	\$ 65 641	\$ 98 378	\$ 355 722	\$ 424 997	\$ 565 671
Management Fee	\$ 12 618	\$ 13 262	\$ 14 182	\$ 63 090	\$ 66 310	\$ 70 908
Utilities & StaffCost	\$ 6 309	\$ 6 631	\$ 7 091	\$ 31 545	\$ 33 155	\$ 35 454
PAYOUT to OWNER (USD)	\$ 31 243	\$ 39 283	\$ 52 624	\$ 184 842	\$ 225 286	\$ 308 646
ROI %	10,12%	12,72%	17,04%	-	-	-
ROI, years	9,88	7,86	5,87	-	-	-
Sales Price (USD)	\$ 308 800			Tariff growth rate over 5 years = 15%		

Villa oasis 1B

Amazing garden view

≈ 12,98%

ROI

• 181,8 M²

area

• from \$ 275 600

price

• from \$ 39 733

resale profit

• \$ 39 733

rent profit





Villa oasis 1B	45 M ²
Roof terrace	53,5 M ²
Terrace	34,5 M ²
Pool	9,6 M ²



ROI

Oasis - Villa 1B Garden View (Cube)	3 year forecast			5 year forecast		
	Bottom	Base	Top	Bottom	Base	Top
Occupancy	70%	75%	83%	70%	75%	83%
Average Daily Rate (USD)	\$ 242	\$ 270	\$ 327	\$ 279	\$ 311	\$ 376
Revenue (USD)	\$ 61 865	\$ 65 641	\$ 98 378	\$ 355 722	\$ 424 997	\$ 565 671
Management Fee	\$ 11 718	\$ 12 362	\$ 13 282	\$ 58 590	\$ 61 810	\$ 66 408
Utilities & StaffCost	\$ 5 859	\$ 6 181	\$ 6 641	\$ 29 295	\$ 30 905	\$ 33 204
PAYOUT to OWNER (USD)	\$ 31 693	\$ 39 733	\$ 53 074	\$ 187 092	\$ 227 536	\$ 310 896
ROI %	10,35%	12,98%	17,33%	-	-	-
ROI, years	9,66	7,71	5,77	-	-	-
Sales Price (USD)	\$ 306 200			Tariff growth rate over 5 years = 15%		



Villa tropical

Amazing garden view

≈ 14,00%

ROI

• 109,5 M²

area

• from \$ 222 500

price

• from \$ 98 860

resale profit

• \$ 34 598

rent profit





Villa tropical	45M ²
Terrace	45M ²
Pool	12M ²



ROI

Tropical - Villa 1B Garden View (Quattro)	3 year forecast			5 year forecast		
	Bottom	Base	Top	Bottom	Base	Top
Occupancy	70%	75%	83%	70%	75%	83%
Average Daily Rate (USD)	\$ 216	\$ 270	\$ 327	\$ 279	\$ 311	\$ 376
Revenue (USD)	\$ 54 991	\$ 67 236	\$ 87 447	\$ 316 198	\$ 377 775	\$ 502 819
Management Fee	\$ 11 784	\$ 12 428	\$ 13 348	\$ 58 924	\$ 62 142	\$ 66 742
Utilities & StaffCost	\$ 5 892	\$ 6 214	\$ 6 674	\$ 29 462	\$ 31 071	\$ 33 371
PAYOUT to OWNER (USD)	\$ 27 487	\$ 34 598	\$ 46 406	\$ 162 882	\$ 198 654	\$ 272 496
ROI %	11,12%	14,00%	18,77%	-	-	-
ROI, years	8,99	7,14	5,33	-	-	-
Sales Price (USD)	\$ 247 200			Tariff growth rate over 5 years = 15%		

Villa tropical

Amazing view of the park

≈ 13,33%

ROI

• 109,5 M²

area

• from \$ 268 100

price

• from \$ 119 040

resale profit

• ≈ 12,1%

rent profit / ROI





Villa tropical	45M ²
Roof top terrace	61M ²
Balcony	33,5M ²
Pool	12M ²



ROI

Tropical - Villa 1B Park View (Quattro)	3 year forecast			5 year forecast		
	Bottom	Base	Top	Bottom	Base	Top
Occupancy	70%	75%	83%	70%	75%	83%
Average Daily Rate (USD)	\$ 243	\$ 270	\$ 327	\$ 279	\$ 311	\$ 376
Revenue (USD)	\$ 61 865	\$ 75 641	\$ 93 378	\$ 355 722	\$ 424 997	\$ 565 671
Management Fee	\$ 11 784	\$ 12 428	\$ 13 348	\$ 58 924	\$ 62 142	\$ 66 742
Utilities & StaffCost	\$ 5 892	\$ 6 214	\$ 6 674	\$ 29 462	\$ 31 071	\$ 33 371
PAYOUT to OWNER (USD)	\$ 31 659	\$ 39 700	\$ 53 041	\$ 186 925	\$ 227 370	\$ 310 729
ROI %	10,63%	13,33%	17,81%	-	-	-
ROI, years	9,41	7,5	5,61	-	-	-
Sales Price (USD)	\$ 297 800			Tariff growth rate over 5 years = 15%		



Luxury Apartment

Beautiful view from the terrace

≈ 13,35%

ROI

• 57,5 m²

area

• from \$ 148 800

price

• from \$ 66 090

resale profit

• \$ 22 059

rent profit





Apartment 1B Lux	49M ²
Basement terrace Teppaca	9M ²



ROI

Apartment 1B Lux with terrace	3 year forecast			5 year forecast		
	Bottom	Base	Top	Bottom	Base	Top
Occupancy	70%	75%	83%	70%	75%	83%
Average Daily Rate (USD)	\$ 144	\$ 160	\$ 194	\$ 166	\$ 184	\$ 223
Revenue (USD)	\$ 36 662	\$44 824	\$ 58 298	\$ 210 798	\$ 251 850	\$ 335 212
Management Fee	\$ 9 770	\$ 10 298	\$ 11 052	\$ 48 852	\$ 51 490	\$ 55 258
Utilities & StaffCost	\$ 4 885	\$ 5 149	\$ 5 526	\$ 24 426	\$ 25 745	\$ 27 629
PAYOUT to OWNER (USD)	\$ 17 368	\$ 22 059	\$ 29 861	\$ 103 804	\$ 127 406	\$ 176 283
ROI %	10,51%	13,35%	18,06%	-	-	-
ROI, years	9,52	7,49	5,54	-	-	-
Sales Price (USD)	\$ 165 300			Tariff growth rate over 5 years = 15%		

Apartment Standard 1B

Amazing view

≈ 50,9%

ROI

• 48,5 m²

area

• from \$ 134 400

price

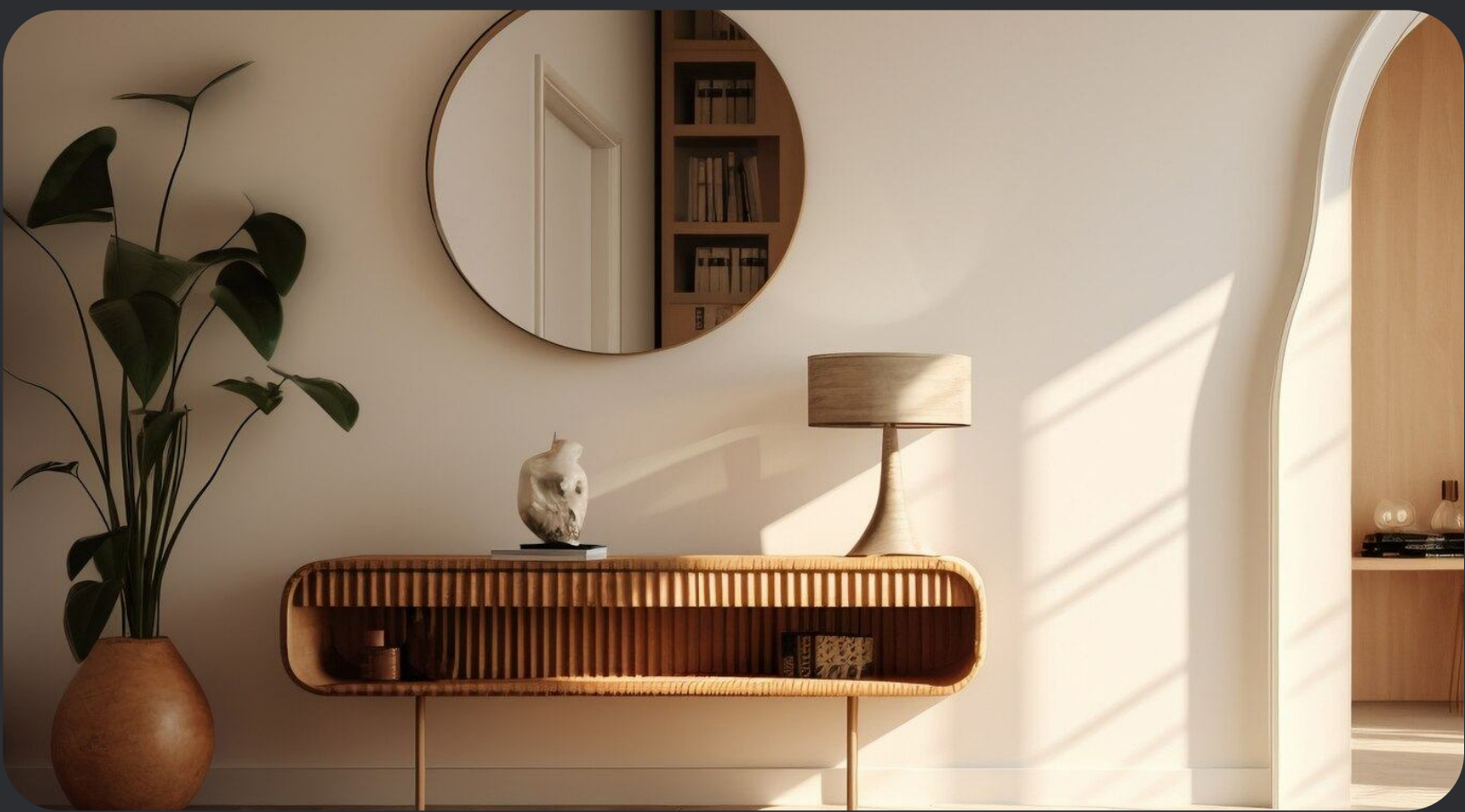
• from \$ 59 690

resale profit

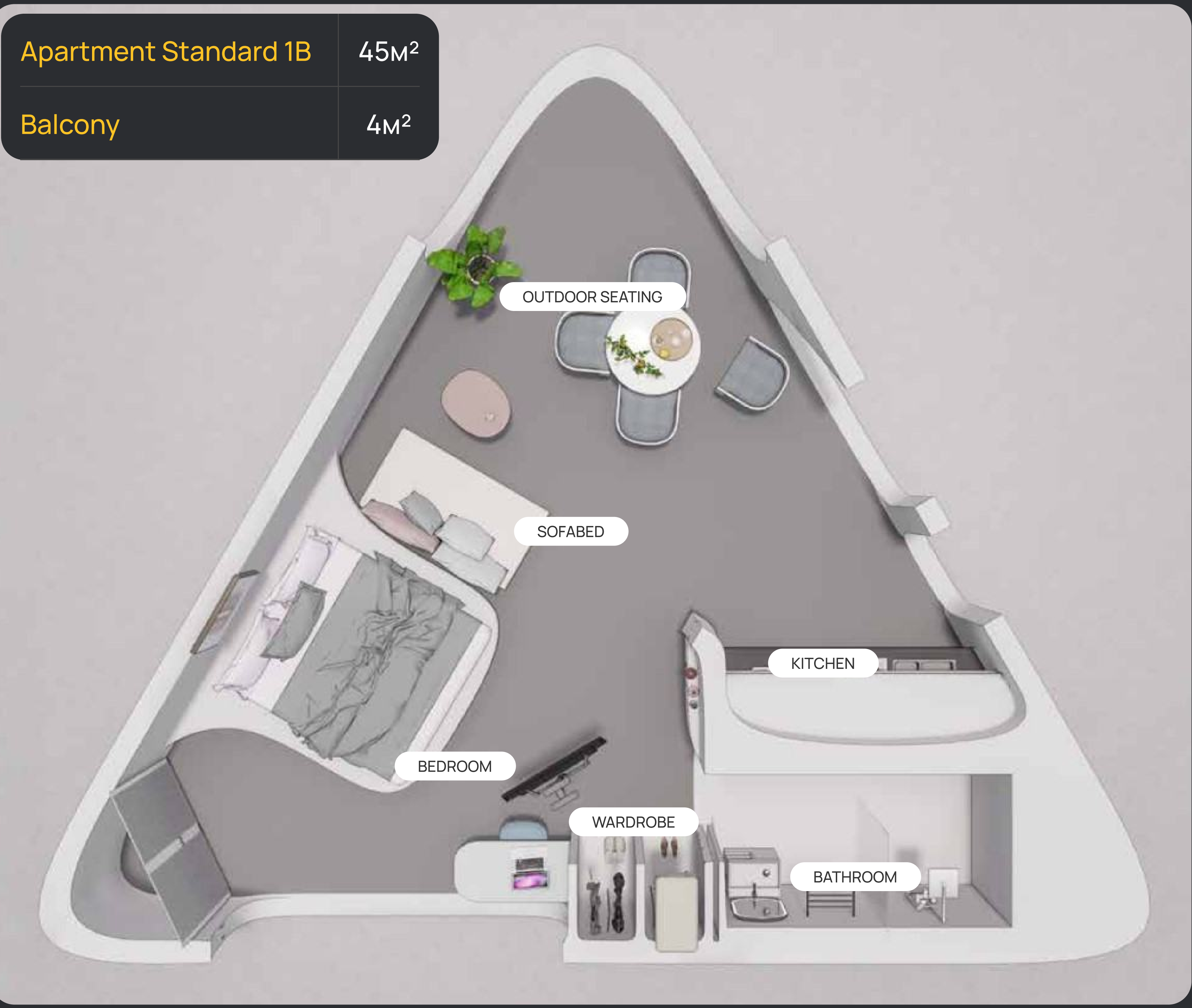
• \$ 18 763

rent profit





Apartment Standard 1B	45M ²
Balcony	4M ²



ROI

Block 1B Standard	3 year forecast			5 year forecast		
	Bottom	Base	Top	Bottom	Base	Top
Occupancy	70%	75%	83%	70%	75%	83%
Average Daily Rate (USD)	\$ 126	\$ 140	\$ 169	\$ 145	\$ 161	\$ 195
Revenue (USD)	\$ 32 078	\$ 39 221	\$ 51 011	\$ 184 449	\$ 220 369	\$ 293 311
Management Fee	\$ 9 560	\$ 10 088	\$ 10 842	\$ 47 802	\$ 50 440	\$ 54 208
Utilities & StaffCost	\$ 4 780	\$ 5 044	\$ 5 421	\$ 23 901	\$ 25 220	\$ 27 104
PAYOUT to OWNER (USD)	\$ 14 691	\$ 18 763	\$ 25 543	\$ 88 300	\$ 108 787	\$ 151 319
ROI %	9,84%	12,57%	17,11%	-	-	-
ROI, years	10,16	7,96	5,85	-	-	-
Sales Price (USD)	\$ 149 300			Tariff growth rate over 5 years = 15%		



Two-room Suite

Amazing view

≈ 16,76%

ROI

• 80,0 M²

area

• from \$ 231 600

price

• from \$ 102 890

resale profit

• \$ 43 131

rent profit



Two-room Suite	77M2
Balcony	4M2



ROI

Apartment 2B Lux	3 year forecast			5 year forecast		
	Bottom	Base	Top	Bottom	Base	Top
Occupancy	75%	83%	70%	75%	83%	70%
Average Daily Rate (USD)	\$ 220	\$ 266	\$ 198	\$ 285	\$ 330	\$ 228
Revenue (USD)	\$ 61 633	\$ 80 159	\$ 50 408	\$ 416 100	\$ 549 252	\$ 289 848
Management Fee	\$ 10 298	\$ 11 052	\$ 9 770	\$ 91 542	\$ 120 835	\$ 48 852
Utilities & StaffCost	\$ 5 149	\$ 5 526	\$ 4 885	\$ 26 070	\$ 28 976	\$ 24 426
PAYOUT to OWNER (USD)	\$ 32 262	\$ 43 131	\$ 25 713	\$ 230 664	\$ 309 912	\$ 151 890
ROI %	12,54%	16,76%	9,99%	-	-	-
ROI, years	7,98	5,97	10,01	-	-	-
Sales Price (USD)	\$ 257 300			Tariff growth rate over 5 years = 15%		

What's in price?

- **House, furniture and appliances**

Kitchen, bedroom, bathroom, a/c, wi-fi, decoration

- **House maintenance**

House, yard and pool cleaning

- **All complex services**

Gym, pool, coworking, eletrobuses to beach

- **Taxes**

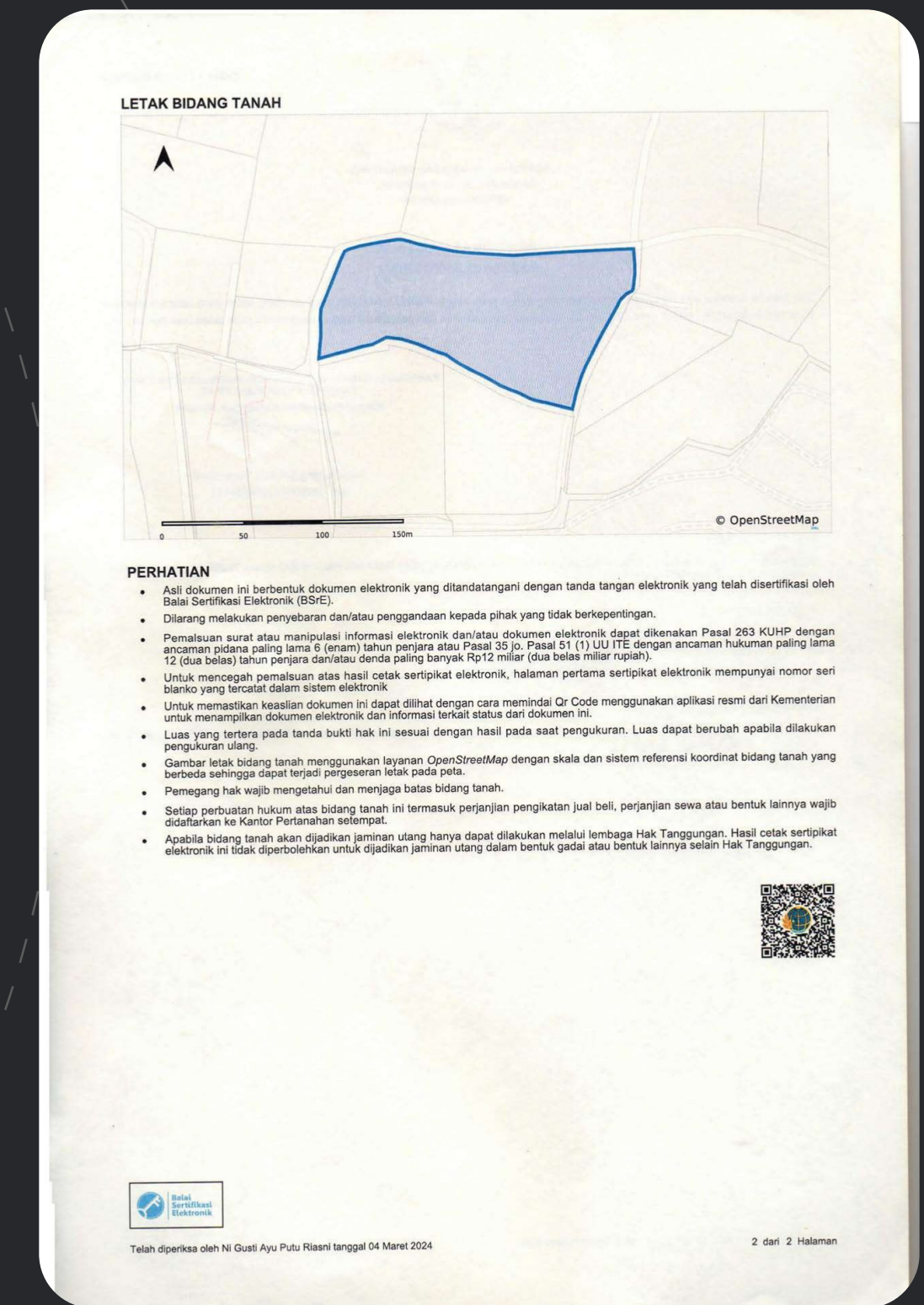
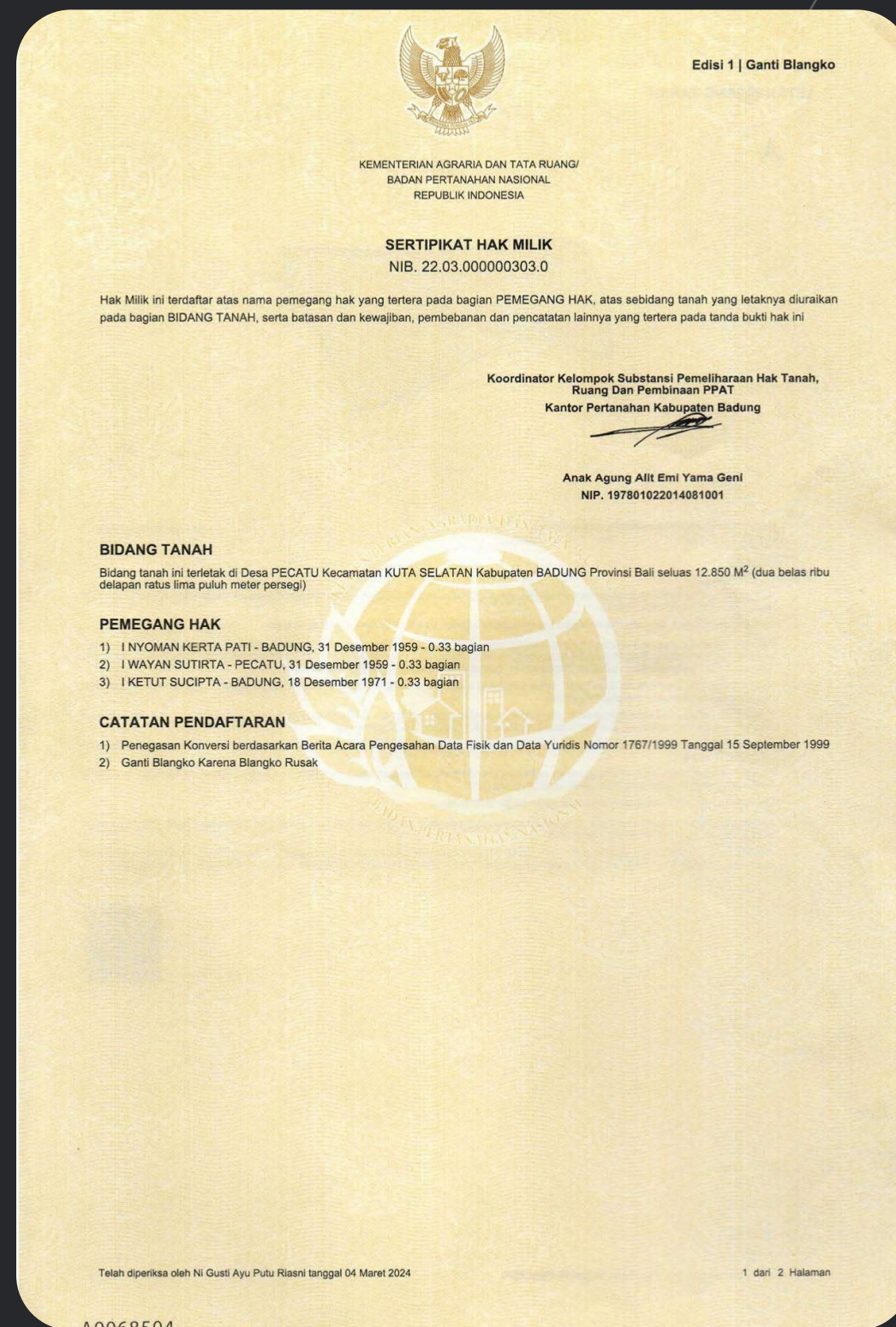
We take upon ourselves all issues over firstly-paid purchase tax



51 / 56 Form of ownership

Land is leased for 28 years with guaranteed 25-years prolonging option

based on cadastral value with an independent appraisal



Farsight Management

- **Our stakes 15% higher because of 1000+ agents and 50+ booking services partnership**

We hold rent stakes 15% higher than average due to wide partnership possibilities

- **12-18% income growth due to smart pricing and direct booking**

We use Big Data and AI to develop Smart Tariff Plans. And direct bookings allow us to reduce costs

- **90% occupancy**

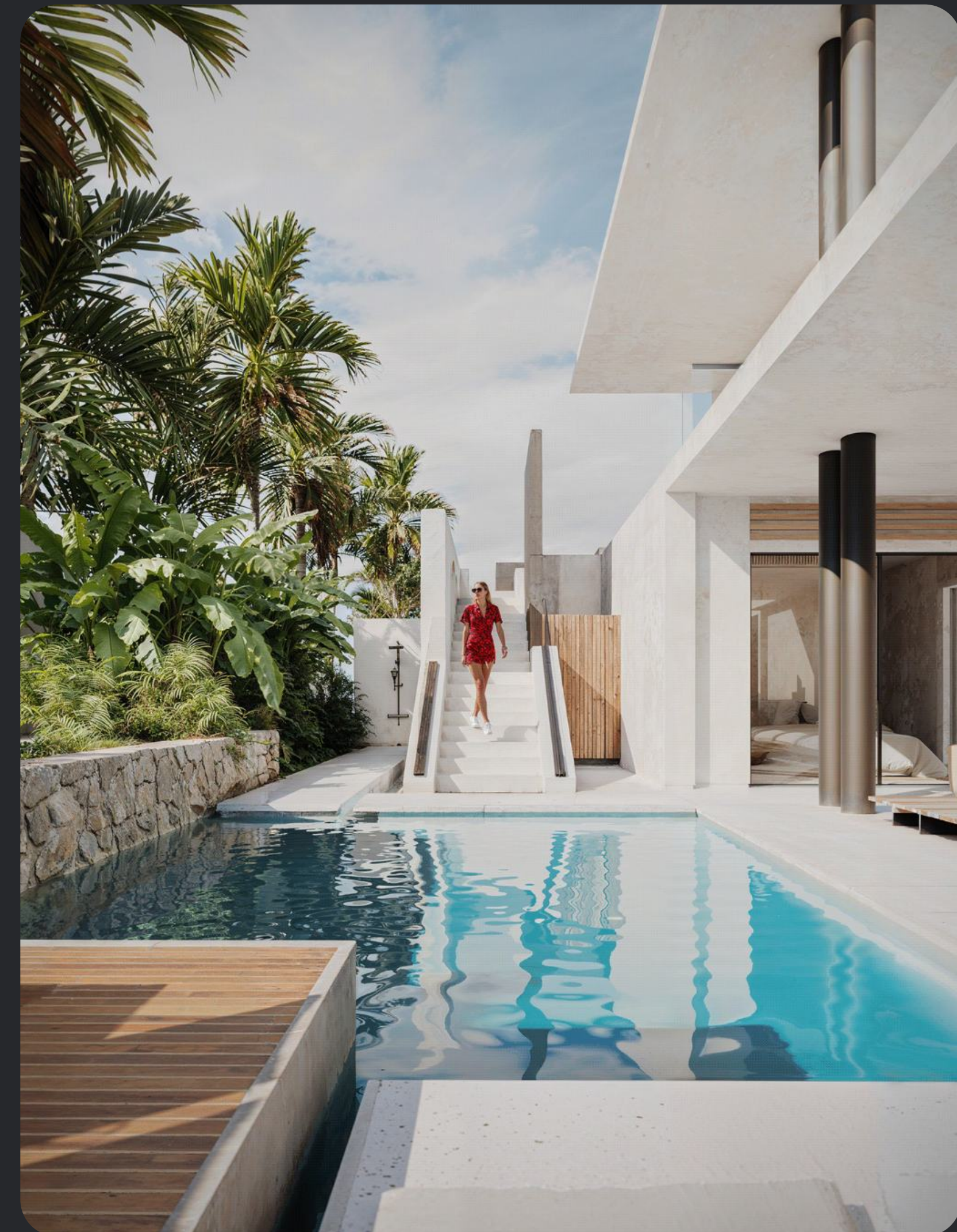
Due to our pro-team of 127 employees

- **35% higher income**

We enhance owner's incomes through optimized management and marketing

- **13 years and 208 projects**

in real estate worldwide market



Legends 3D

- We are Bali's N°1

The 1st and the only developer using 3D Concrete Printing for construction

- Human factor up to 80% lower

We reduce labor costs by 50-80% to make construction more profitable

- Construction quality

We practically do not use manual labor during the construction process. 3D printing ensures high quality design

- Up to 60% material economy

Our material cost are 30-60% lower that makes ROI higher.

- 80 m² / day

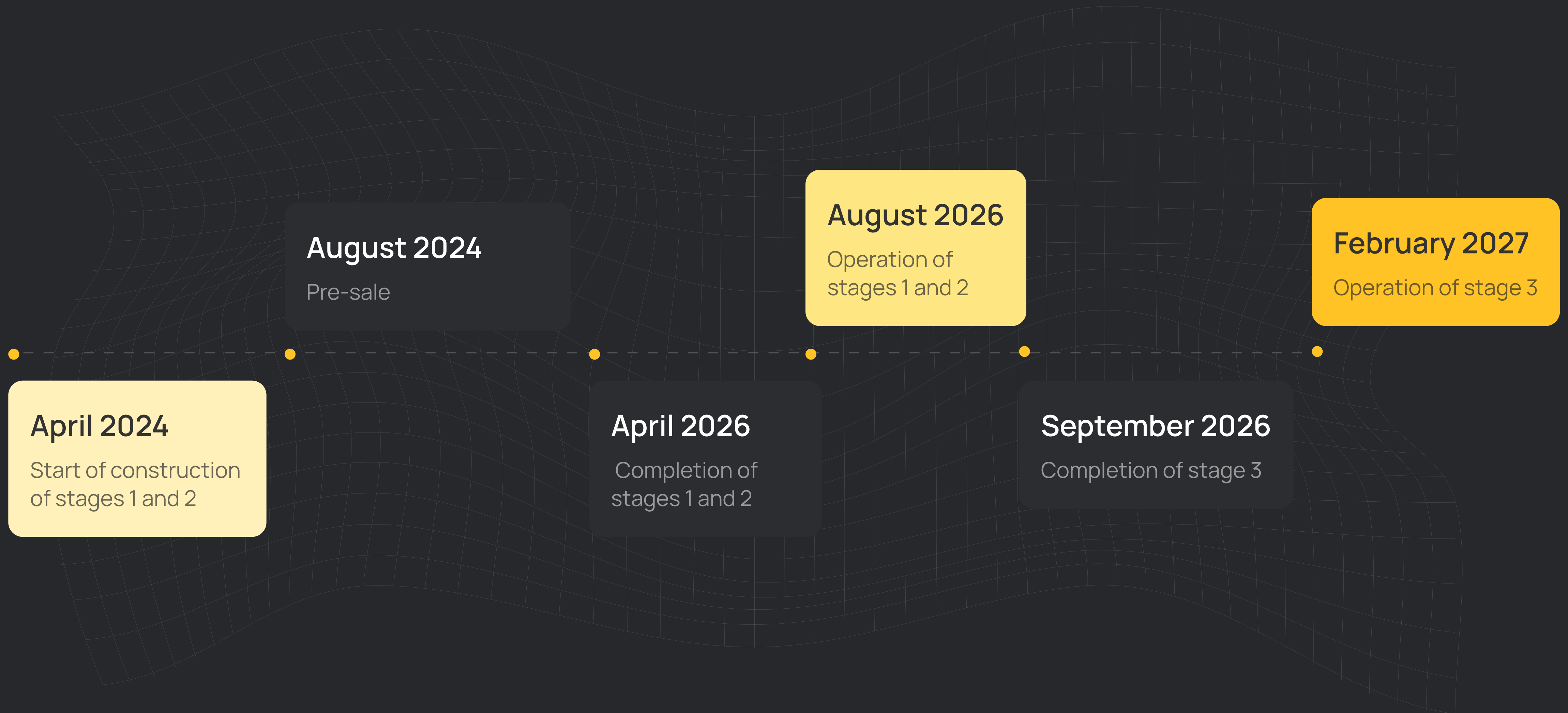
2-3 times faster construction than using common technologies

- x2 more eco

3D Concrete Printing allows us lower carbon footprint on 50%, which minimizes wastes and resource consumption



Construction roadmap



Why should you consider our offer now?

One month delay will bring you

\$20 000

more expensive entry
into the project

≈ 5,8%

less of
final ROI

x2

less range of available options
to buy

