

01

BREIC
PROPERTY INVESTMENT

BALIWOOD RESIDENCE

Canggu, Pererenan



Bali is well-known as the Island of Gods for its amazing natural richness, beautiful panoramas, colorful ceremonies, unique arts, luxurious beach resorts and exciting nightlife.

It has topped the TripAdvisor's Travelers Choice Awards in 2021 and continues to be ranked as the #1 island destination by DestinAsian.

The island is also often mentioned as one of the Airbnb's favorite destination.

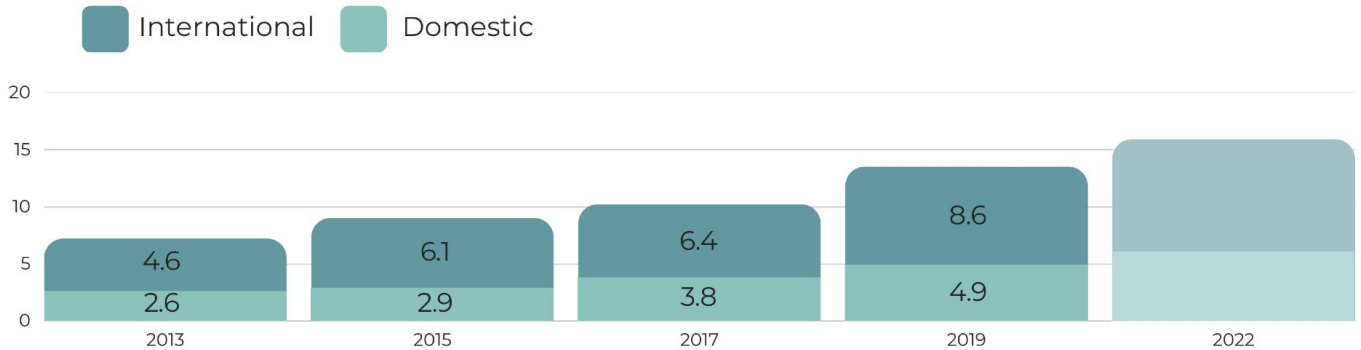
WELCOME TO BALI



BALI TOURISM IN FIGURES

Bali witnessed an important tourism growth in the last decade boosted by the Government efforts and social media platforms to attract more tourists to Indonesia. A record was set in 2019. In 2022, after the opening of Bali, numbers of visitors expected to recover and exceed the pre-crisis level.

Numbers of visitors in million



Tourism is a powerful driver of intensive development of the region in general, and the real estate market in particular.

The massive influx of foreign investment in Bali over the past decade has been driven by a variety of factors, from the local government's efforts to develop the island's infrastructure and liberalize the entry of money into the country, to luxury villas, epic panoramas of rice paddies, famous Balinese sunsets and a unique friendly Balinese culture.



Unique design and architecture

You cannot find many villas like this in Bali. Our project concept is well thought in details and infrastructure, with large 6m road, sufficient parking, a lot of "air" and smart use of space.

The project comprises 4 bedrooms. Villa houses open and enclosed living and dining areas, a modern kitchen, a beautiful garden, and a swimming pool. Parking space for one car and one scooter is available. Not to mention a rooftop lounge area with an additional rooftop-pool, to enjoy the ocean view.

Built elegantly and furnished with excellent interior decoration.

The villas offer you the freedom and flexibility of creating the perfect family home, workstation space or capitalizing on the area's beauty as a villa rental (turnkey property).



Baliwood Residence

1 Unique Location

Rare opportunity to enjoy ocean view from your balcony or rooftop, while being only 2-5 min away from the center of Pererenan and Canggu.

Great potential for land and villa value increase in future, being only 200 meters from the beach.

2

Property Ownership

Tourism accommodation zone with official license for daily rentals business.

30 years leasehold with priority extension at the market price of the land.

3

Warranties and Safety

Our villas are made with a highest standards of safety and construction standards. We provide warranty for structure, waterproofing, anti-termite and general defects.

24/7 security and a concierge service will be provided for a safe and comfort living.

MASTER PLAN



A modern, double-volume living area featuring a sunken seating area with beige sofas and cushions. The space is characterized by floor-to-ceiling windows that provide natural lighting and a view of a green outdoor area. A staircase with wooden steps and a metal railing is visible on the left side. A large, woven pendant light hangs from the ceiling. The overall design is minimalist and luxurious.

The living space has an open concept with floor-to-ceiling windows for natural lighting and a sunken seating area with a luxurious feel.

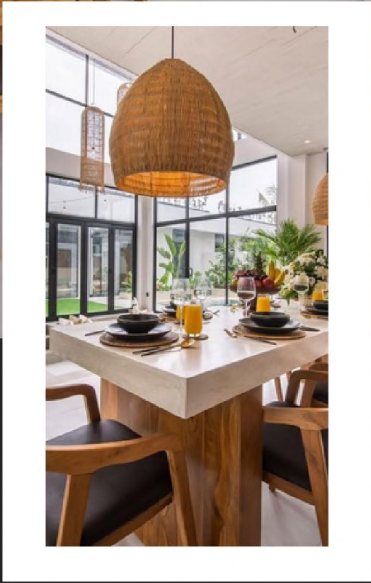
Double-volume Living Area

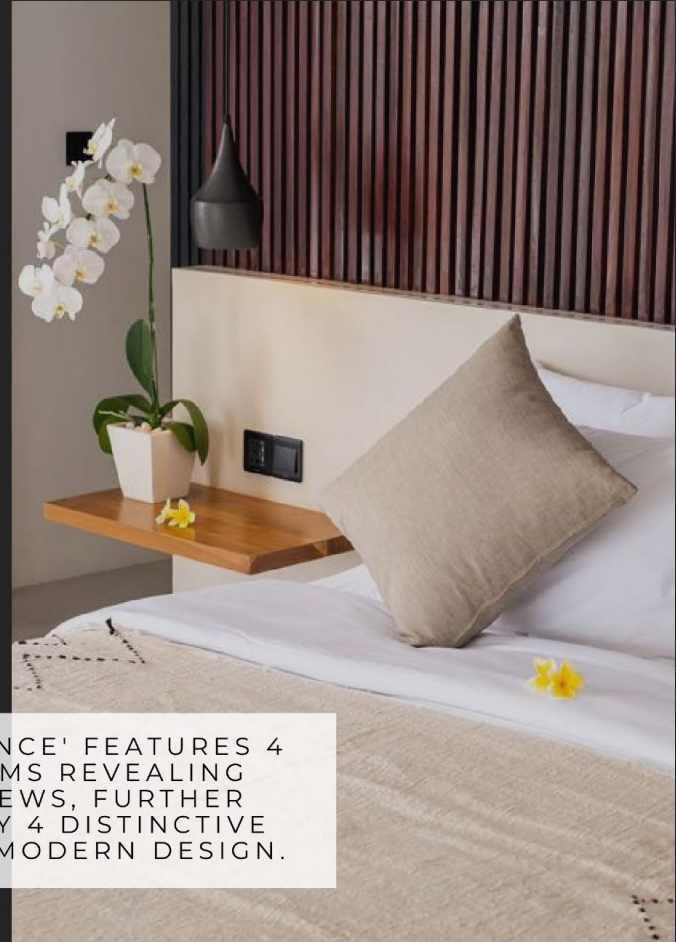


Exquisite Design Kitchen & Dining

The kitchen is furnished with an excellent quality interior and elegant design.

The dining table can accommodate up to 8 guests.



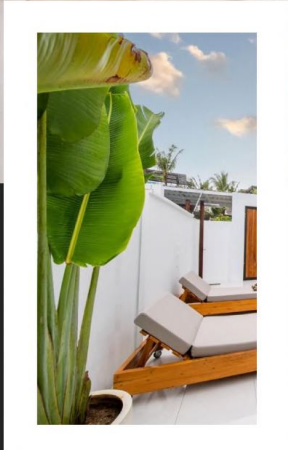


BALIWOOD RESIDENCE' FEATURES 4
UNIQUE BEDROOMS REVEALING
SPECTACULAR VIEWS, FURTHER
COMPLIMENTED BY 4 DISTINCTIVE
BATHROOMS WITH MODERN DESIGN.



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Minimalist Garden

The landscape design of the complex is represented by the iconic Balinese vegetation. Tall coconut palms create a special oceanic vibe and protect from the tropical sun. The rich greenery of ferns and banana trees rests the eye, and blue and white flowers of the equatorial zone add colours to simple but magnificent garden.

What is included in our price

Villa

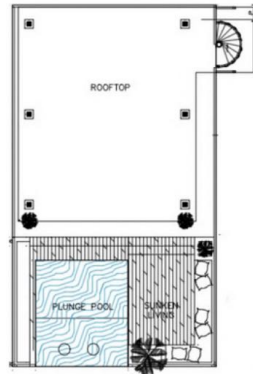
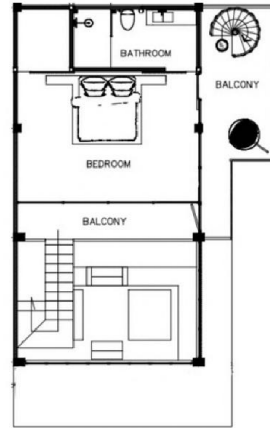
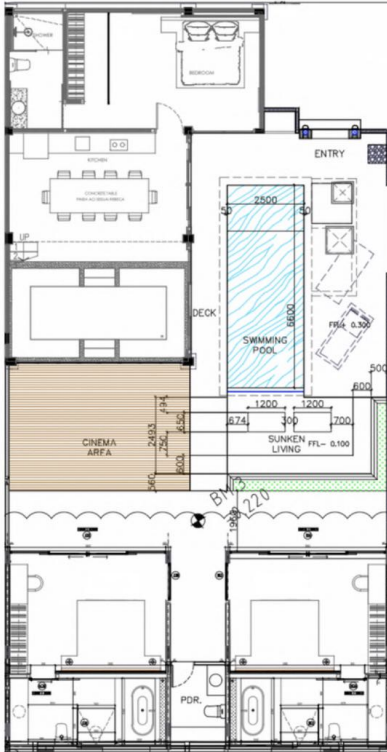
6 meters road access

Commercial IMB for daily rental business

Premium finishing

Full furnishing and ready to move in:

- AC
- Ceiling fan
- Beds
- Mattress
- Closet
- Shower head & hand shower black motif
- Tap, toilet, sink black motif
- Square mirror
- Bathroom window roller blinds
- Kitchen table
- Kitchen cabinet
- Kitchen counter
- Kitchen stove
- Fridge
- Water dispenser
- Chairs
- Teak wood stairs
- LED pool lights
- Connecting door
- Desk
- Curtains
- Copper lamps
- Sheets and towels
- Water filter
- Small cement tables
- Dishes
- Cooking utensils
- Rustic lamps
- Sofa and lounge cushions
- Living room cement table
- Paintings
- Bean bags
- Wifi installation
- Round mirror + LED
- Round hanging rattan chair
- Sun chairs + mattress



4 BEDROOMS

- 2 story + rooftop
- 30 years leasehold
- 360 sqm land area (incl. parking)
- 302 sqm building size

890 000 USD

RENTAL & SALES INCOME

* Management fee does not include operating costs:

- Renovation
- Maintenance and required materials
- 24/7 Security
- Cleaning, change bed linen and towels
- Gardener and Poolman salary
- Internet
- Rubbish collection
- Banjar fee

Service and maintenance costs a month are:

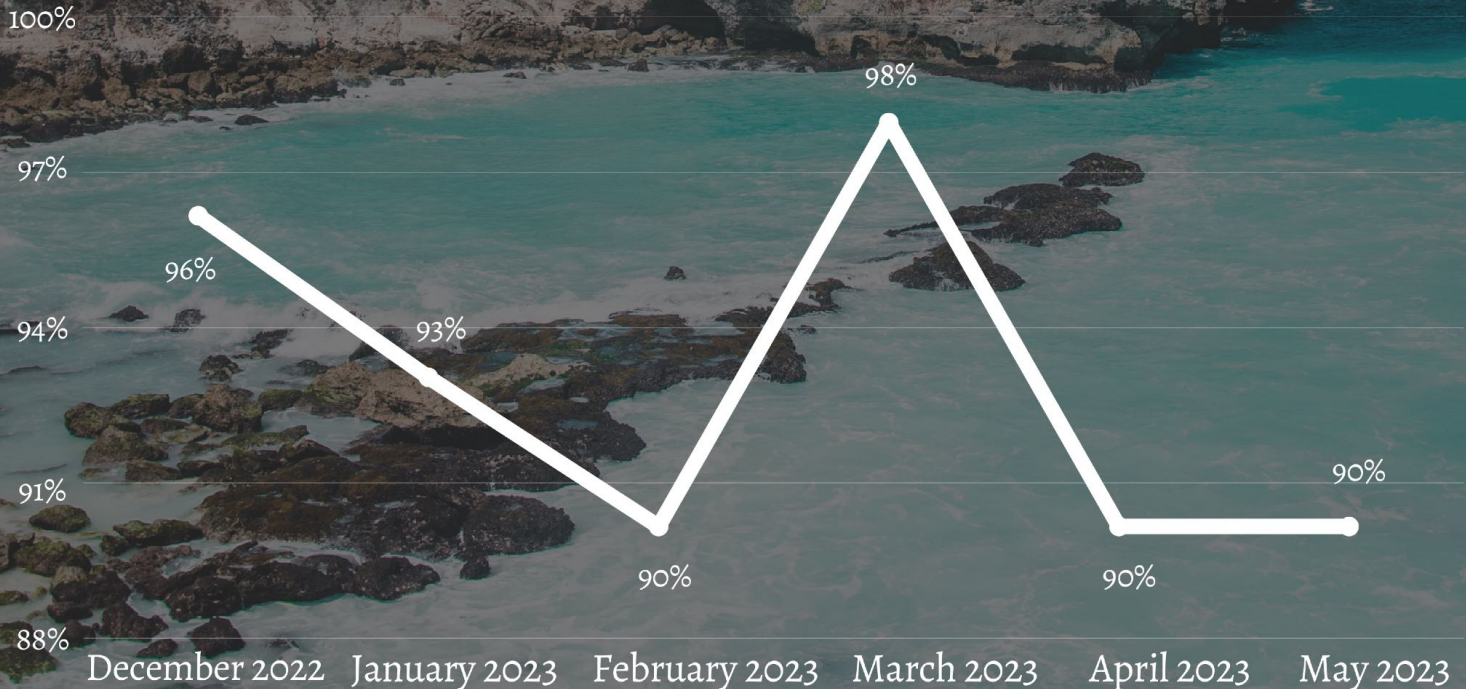
- 1.200 USD for 4 bedroom villa

Occupancy	80%	85%	90%
Management/marketing company fee is 20% of revenue *			

Baliwood villa - 4 bedrooms (lot 5)

	Pessimistic	Realistic	Optimistic
Income per year	98.705 \$ 11,09%	137.635 \$ 15,46%	176.564 \$ 19,84%
Payback period	9,0 years	6,5 years	5,0 years
Average Daily Rate	480 \$	600 \$	720 \$

OCCUPANCY OF OUR 2, 3, 4 BEDROOM VILLAS IN THIS COMPLEX





The Best Location

Pererenan is a charming seaside village offering a picturesque mix of rolling green rice fields. The enviable surf breaks are well suited for advanced surfers. Blending in with trendy Canggu, Pererenan is slowly becoming more popular but still upholds the Balinese feel. The gradual emergence of delightful open-air eateries further compliments this area.





Pescado Seafood Restaurant

Royal Sport Horse

Pererenan Beach

Masmara Restaurant

Deus Ex Machina

La Brisa

Old Man's

- 2 minutes walking to Pererenan beach
- 2 minutes driving to Royal Sport Horse
- 2 minutes driving to Pescado Seafood Restaurant
- 2 minutes driving to Masmara Restaurant
- 3 minutes driving to La Brisa
- 4 minutes driving to Deus Ex Machina
- 5 minutes driving to Canggu beach
- 5 minutes driving to Old Man's Beach Club

Samadi Bali

Black Brev

Crate Cafe

The Avocado Factory

Lola's Cantina Mexicana

Ithaka Warung

BAKED.

nude

TIBUBENI

THE HAVEN SUITES Bali Berawa

KO H



Seminyak Beach



Giraffe Villa

Lucky Numbers Apartments

Magic Mango



Green Moon



Villa Yop



Berawa Beach

Oasis



Omega Plaza



Red Sunset



Oasis Apartments



Tanah Barak



Aquamarine



Canggu Beach

Pererenan Beach

Red Sunset



Baliwood



Viridan



Vesna Townhouses



Blue Dream



● - 9 completed projects

○ - 7 projects under construction (40-60% completion)

11.450 sq.m.built



The Bali Real Estate Investment Group unites developers with many years of experience in the real estate and investment market in Bali.

We will be happy to select a suitable option for you from the projects in the group's portfolio, or we will develop a unique investment solution that meets your individual needs.

We carry out projects of a complete cycle from the selection of a land plot to project development, construction support, and subsequent management of the property to obtain passive investment income.

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BALI REAL ESTATE
INVESTMENT GROUP

Real Estate Development Since 2017

About us

Development

Real Estate Agency

Property Management

Should you decide to rent the villa out to maximize the yield potential of your investment, an experienced management team can provide the following services:

- MARKETING ON AIRBNB
- GUEST MANAGEMENT
- DAILY MAINTENANCE AND CLEANING
- GUEST CHECK-IN
- LAUNDRY SERVICE
- ENGINEERING ASSISTANCE





THIS IS HOW IT WORKS

STAGE 1

Conclusion of a contract

STAGE 2

Initial payment

STAGE 3

Final payment

STAGE 4

Conclusion of a villa management contract

STAGE 5

Monthly income payments

- All objects legally verified
- The lease agreement for a plot of land /real estate is drawn up by a notary in the name of the investor
- Registration building permits (IMB)
- Providing investor regular reporting on operating activities

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