



MAGNUM
RESIDENCE
— BERAU —

ROYAL
APARTMENT
COMPLEX
IN BALI TOURIST CENTER





THE LONGEST
POOL
IN THE WORLD

190
meters

ON THE ROOF OF THE COMPLEX



500 M TO THE
BEACH

SUPERMARKET

MAGNUM
RESIDENCE BERAWA

FINNS RECREATION

ATLAS BEACH CLUB

TAMORA SQUARE

FINNS BEACH CLUB

CAFÉ DEL MAR

LOCATION

The complex is located in the tourist center of Bali, Berawa district, 500 meters from the ocean.

The complex is surrounded by the top beach clubs in Bali, the best surfing spots, hundreds of popular establishments, cafes and restaurants, as well as all the necessary infrastructure for living and recreation.





Two of the world's largest beach clubs with a unique atmosphere and the most grandiose parties within a 5-minute walk from Magnum Residence Berawa

FINNS & ATLAS



BERAWA ATMOSPHERE



MAGNUM RESIDENCE BERAWA

is located on
an area of

9000m²

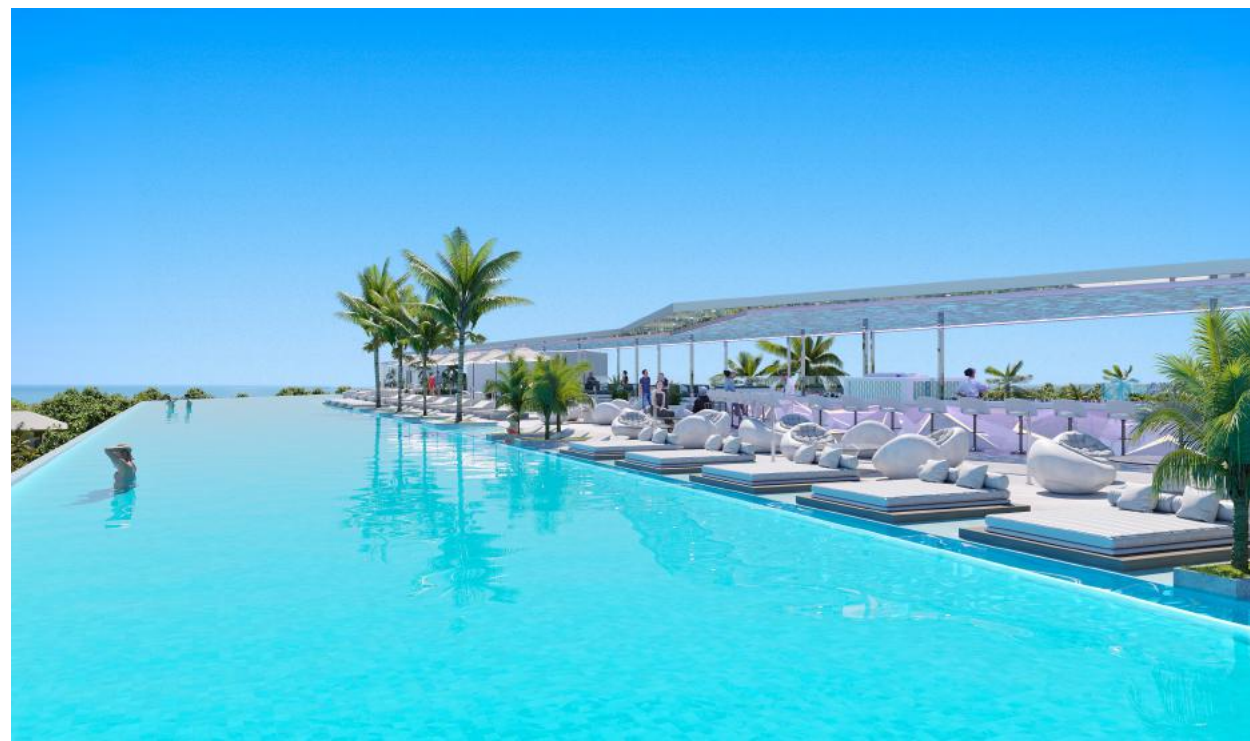
THE MOST PROMISING
INVESTMENT PROJECT
in Bali





UNIQUE ROOF SPACE

has no analogues in the world



COMPLEX INFRASTRUCTURE
for you and your guests access



Restaurant on the 4th floor



Co-working



Gym

UNIQUE DESIGN PROJECT
AESTHETICS AND FUNCTIONALITY COMBINATION

- The highest quality finishing materials
- Every square centimeter is thought out to the smallest detail



1 BEDROOM APARTMENT

area **81 m²**





2 BEDROOM APARTMENT

area **162 m²**





HIGH POTENTIAL YIELD AND GROWTH IN THE REAL ESTATE VALUE

Projected yield of the complex

(within the first 3 years from
current prices)

15-17%

Growth potential in real estate value

(during construction phase)

60-80%

**UNLIMITED GROWTH POTENTIAL IN
REAL ESTATE VALUE**
AFTER CONSTRUCTION IS OVER

7

BENEFITS OF INVESTING

IN MAGNUM RESIDENCE BERAWA

- **Unique tourist location.** The complex is located 500 meters from the ocean and the best world beach clubs.
- **High occupancy.** The projected occupancy of the complex is 90% and above.
- **A format that has no analogues.** The longest rooftop swimming pool in the world.
- **Rooftop.** Multifunctional rooftop space as the latest architectural trend.
- **High potential for profit and resale.**
- **Designer interior** that combines aesthetics and functionality.
- **Developed infrastructure of the complex.** All the necessary amenities for living and recreation are located right on the territory of the complex.