



# NEW COMPLEX IN ULUWATU

A DIAMOND IN THE HEART OF BALI ISLAND  
EXCLUSIVE COMPLEX SUNNY OCEAN VIEW

THE ICONIC LOCATION: THE ROCKY CLIFF OF ULUWATU WITH BREATHTAKING VIEWS OF THE INDIAN OCEAN

RESTAURANT



GYM ON-SITE




CO-WORKING ROOM



INFINITY POOL

WITH AN OCEAN VIEW



 [GO TO LOCATION](#)

# SUNNY OCEAN VIEW

7 MINUTES

TO WHITE SANDY PADANG PADANG BEACH

5 MINUTES

TO BINGIN BEACH

NEAR

DRIFTER SURF SHOP CAFE & GALLERY

THE LOFT

ALCHEMY ULUWATU

HIDDEN HILLS VILLAS

DUGONG RESTAURANT, BAR & LOUNGE








# ROADMAP

PROJECT IMPLEMENTATION PLAN

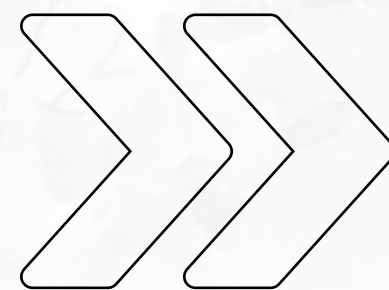


- RESTAURANT 
- GYM ON-SITE 
- CO-WORKING ROOM 
- INFINITY POOL  
WITH AN OCEAN VIEW 



**MARCH 2023**

START OF CONSTRUCTION



**Q2 2024**

END OF CONSTRUCTION

## FREEHOLD LAND

LEASE TERM: 99 YEARS



80 m<sup>2</sup>

# 2 BEDROOM TOWNHOUSE

PANORAMIC WINDOWS WITH SPECTACULAR VIEWS OF  
THE CRYSTALLINE OCEAN

> 320 000 \$

PRICE

> 250 \$

DAILY RENT

ROI  
**19,36%**

5 YEARS PAYBACK

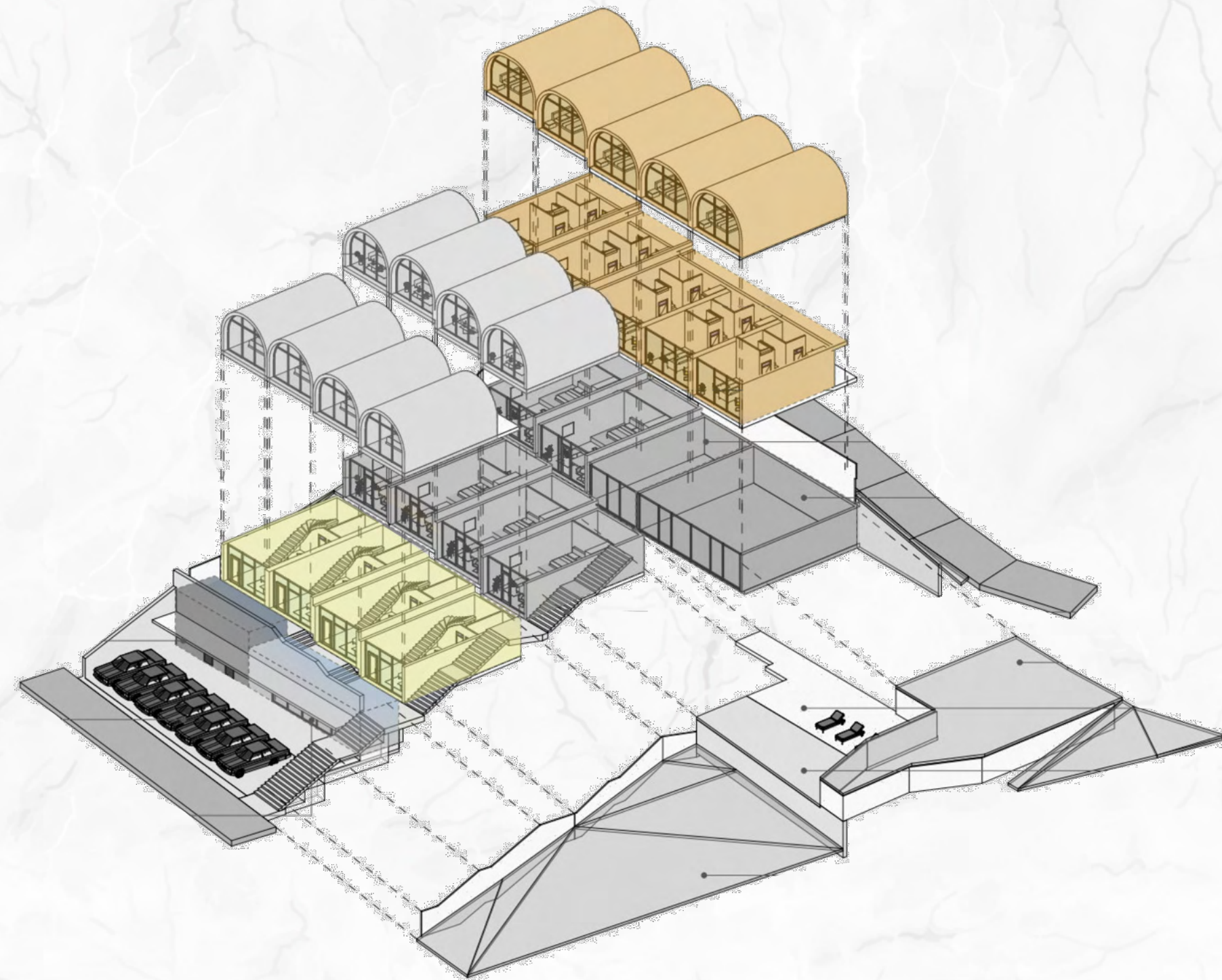




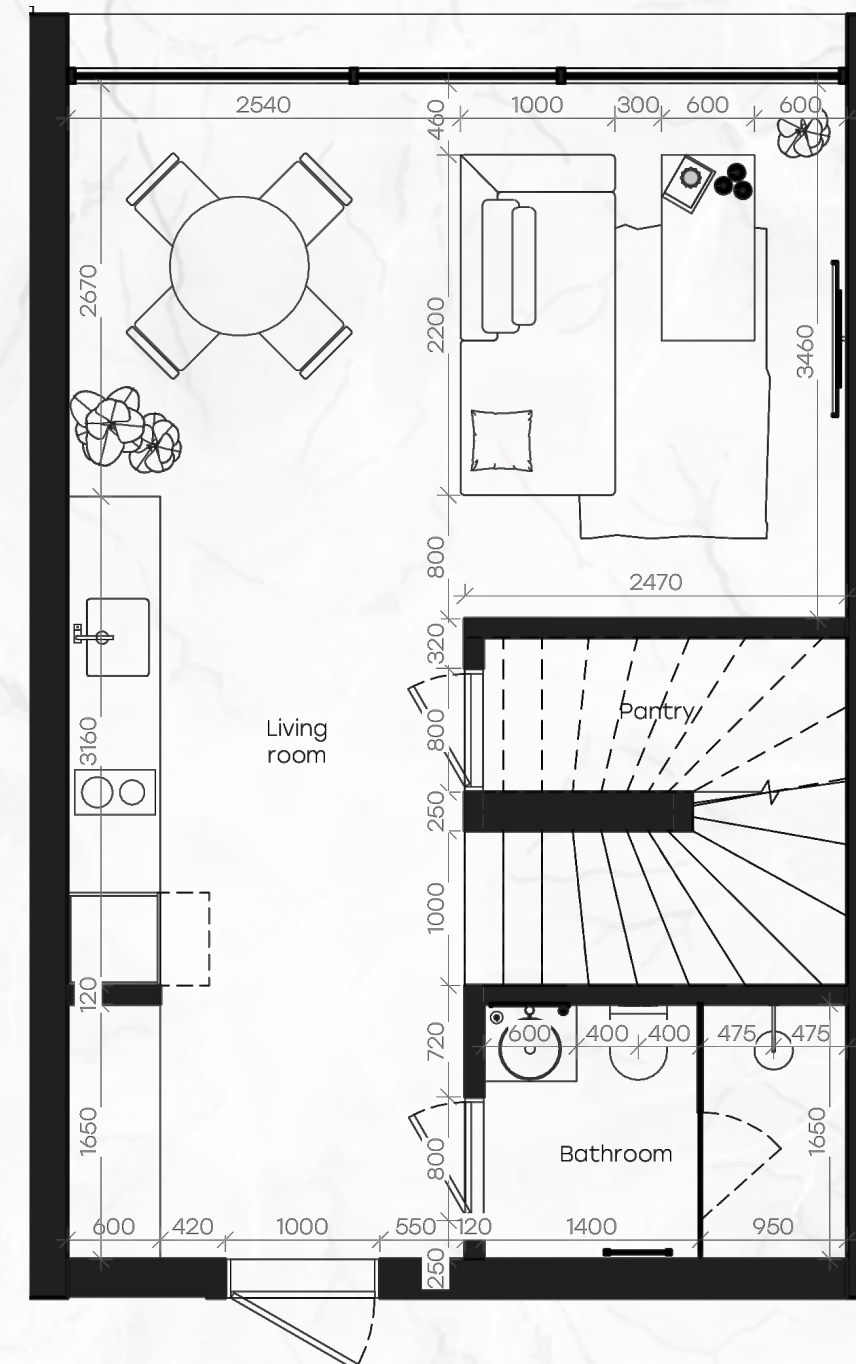
80 m<sup>2</sup>

# 2 BEDROOM TOWNHOUSE

FURNITURE PLAN



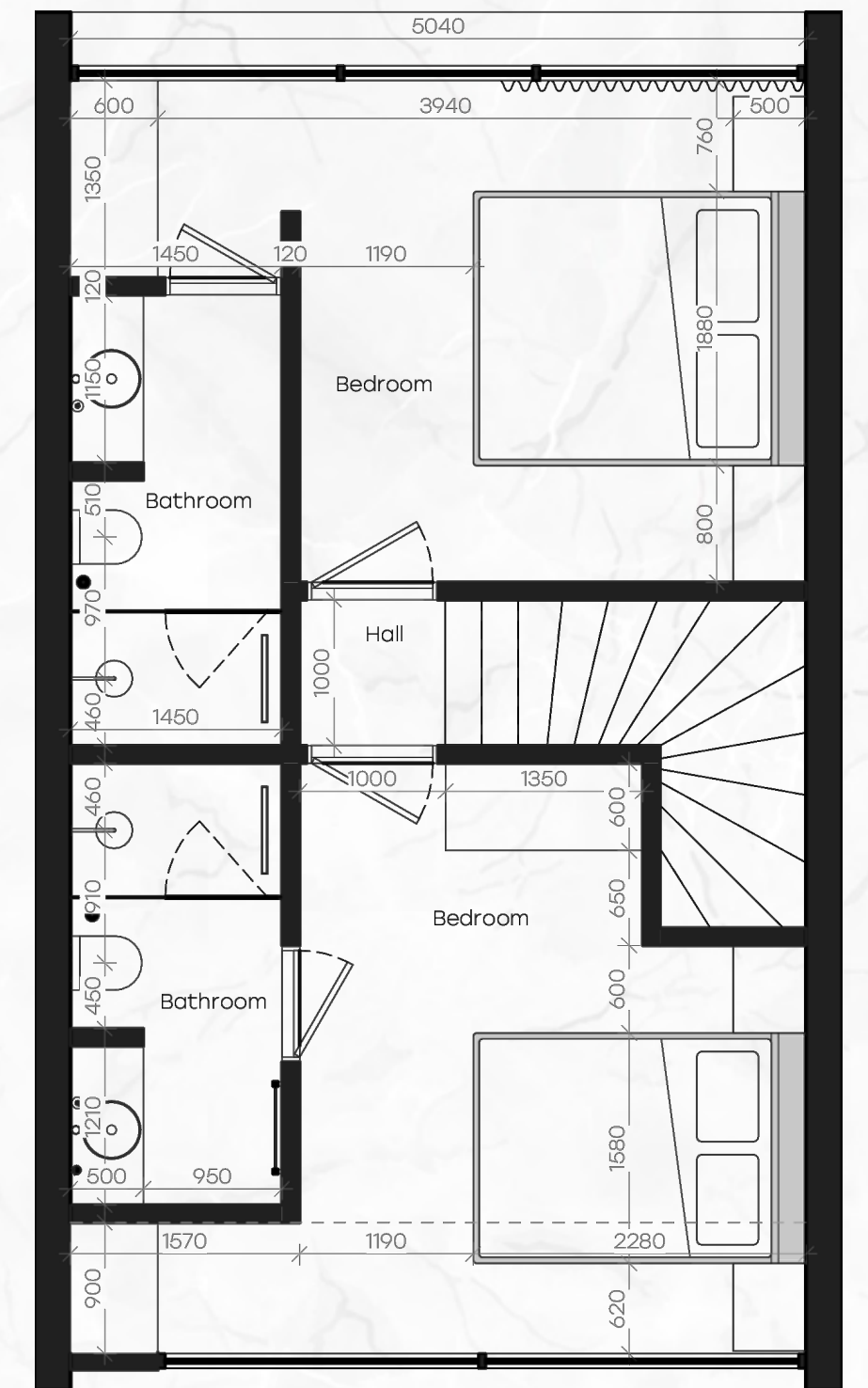
Living room - 30.3  
 Bathroom - 3.9 m<sup>2</sup>  
 Pantry - 5.3 m<sup>2</sup>



1 FLOOR



Hall - 1.0 m<sup>2</sup>  
 Bedroom 1 - 16.4 m<sup>2</sup>  
 Bathroom 1 - 4.4 m<sup>2</sup>  
 Bedroom 2 - 14.3 m<sup>2</sup>  
 Bathroom 2 - 4.4 m<sup>2</sup>



2 FLOOR

Total area excluding levels - 1586.346 m<sup>2</sup>

## GENERAL PLAN



SAI ARCHITECTS





# PAYBACK CALCULATION SUNNY OCEAN VIEW:

2 BEDROOM TOWNHOUSE

80 m<sup>2</sup>

5 YEARS PAYBACK

SCENARIO

CONSERVATIVE\*

REALISTIC

DAILY RENT

200 \$

250 \$

AVERAGE MONTHLY  
RENTAL INCOME

4 800 \$

6 750 \$

OCCUPANCY

80 %

90 %

AVERAGE ANNUAL  
INCOME FROM RENTAL

57 600 \$

81 000 \$

OPERATING EXPENSES  
FOR THE VILLA

13 536 \$

19 035 \$

NET INCOME

44 064 \$

61 965 \$

ANNUAL ROI

13,77%

19,36%

2 BEDROOM  
TOWNHOUSE

\*\*INCLUDING ACTUAL RENTAL  
COSTS AND VILLA MAINTENANCE  
COSTS OF 15%

MANAGEMENT COMPANY  
COMMISSION OF 10%





BALINESE INTERIOR



MOROCCAN INTERIOR

## 2 DESIGN OPTIONS

MODERN PROFESSIONAL CONSTRUCTION TECHNOLOGIES WITH  
MAXIMUM STRUCTURAL STABILITY.





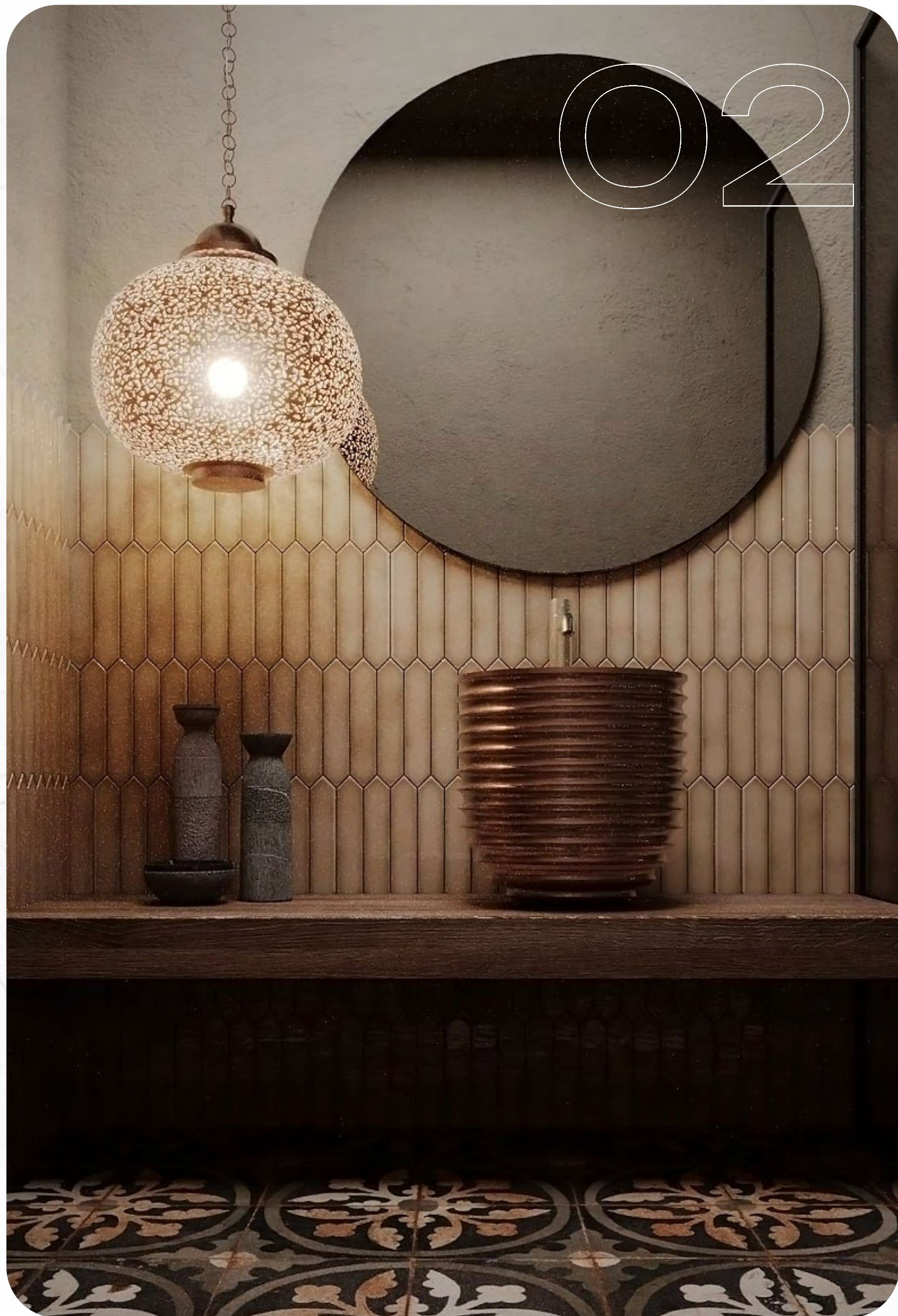
01



**DESIGN OPTIONS**

01. 01. BALINESE INTERIOR





02



02



**DESIGN OPTIONS**

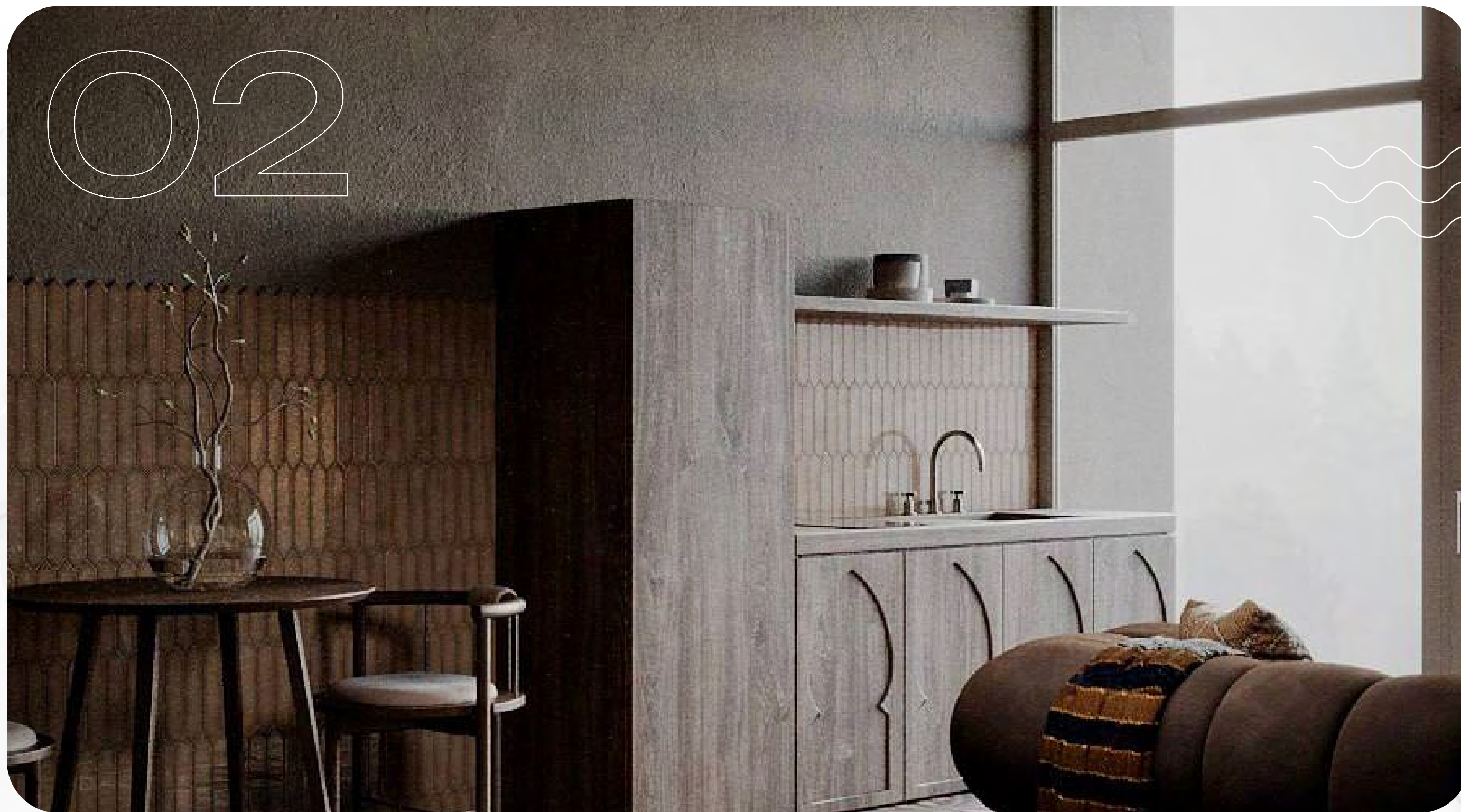
02. MOROCCAN INTERIOR



01



02







50 m<sup>2</sup>

# PREMIUM APARTMENTS

PANORAMIC WINDOWS WITH SPECTACULAR VIEWS OF THE CRYSTALLINE OCEAN

> 250 000 \$

PRICE

> 180 \$

DAILY RENT

ROI  
**17,85%**

5-6 YEARS PAYBACK

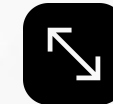
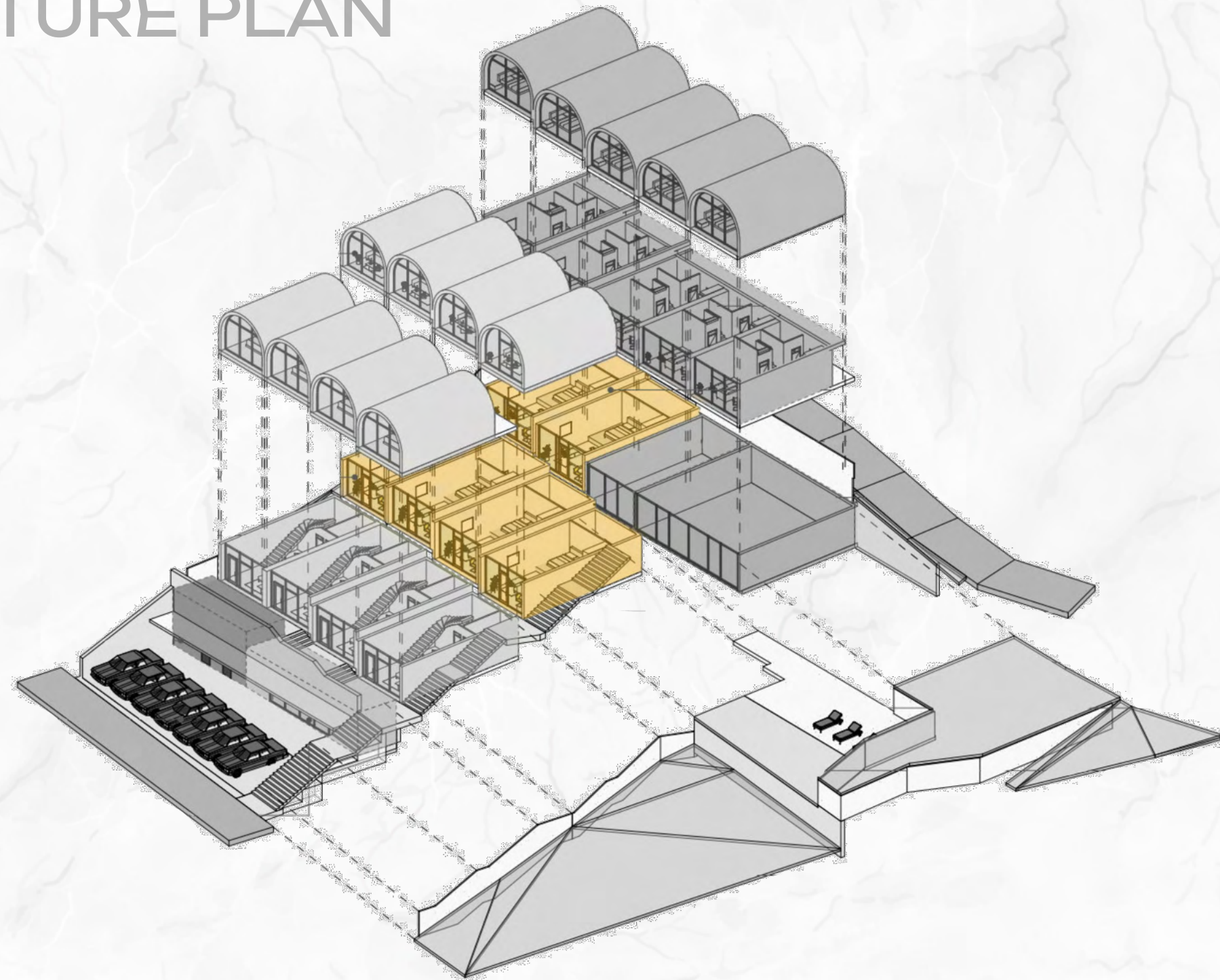




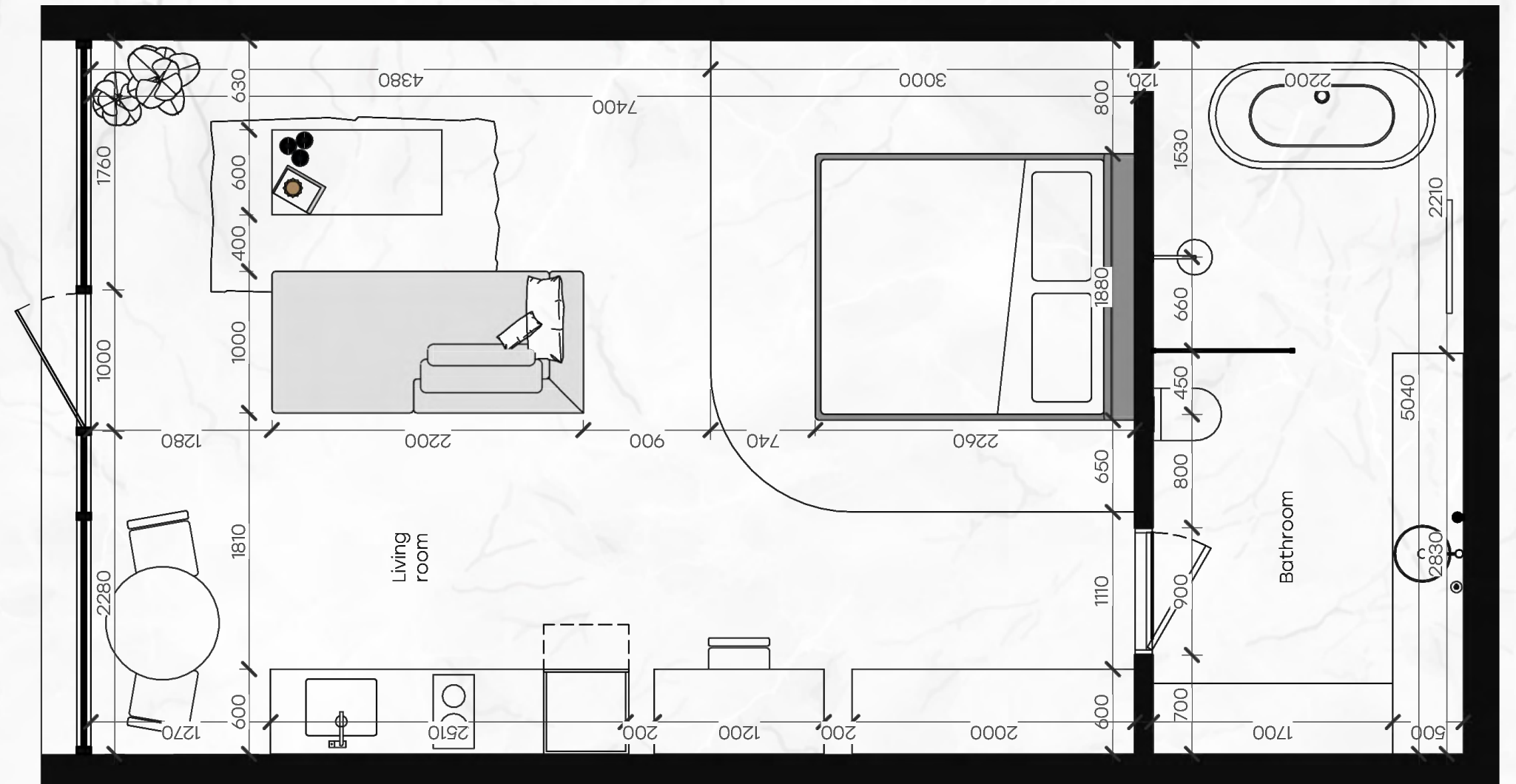
50 m<sup>2</sup>

# PREMIUM APARTMENTS

## FURNITURE PLAN



Living room - 38.96 m<sup>2</sup>  
 Bathroom - 11.09 m<sup>2</sup>



1 FLOOR

Total area excluding levels - 1586.346 m<sup>2</sup>

## GENERAL PLAN



# PAYBACK CALCULATION SUNNY OCEAN VIEW:

PREMIUM APARTMENTS

50 m<sup>2</sup>

5 - 6 YEARS PAYBACK

## SCENARIO

## CONSERVATIVE\*

## REALISTIC

DAILY RENT

130 \$

180 \$

AVERAGE MONTHLY  
RENTAL INCOME

3 120 \$

4 860 \$

OCCUPANCY

80 %

90 %

AVERAGE ANNUAL  
INCOME FROM RENTAL

37 440 \$

58 320 \$

OPERATING EXPENSES  
FOR THE VILLA

8 798 \$

13 705 \$

NET INCOME

28 642 \$

44 615 \$

**ANNUAL ROI**

**11,46%**

**17,85%**

**PREMIUM  
APARTMENTS**

\*\*INCLUDING ACTUAL RENTAL  
COSTS AND VILLA MAINTENANCE  
COSTS OF 15%

+MANAGEMENT COMPANY  
COMMISSION OF 10%





35 m<sup>2</sup>

# APARTMENTS “STANDART”

STUNNING OCEAN VIEW FROM THE  
TOP OF THE CLIFF

> 190 000 \$

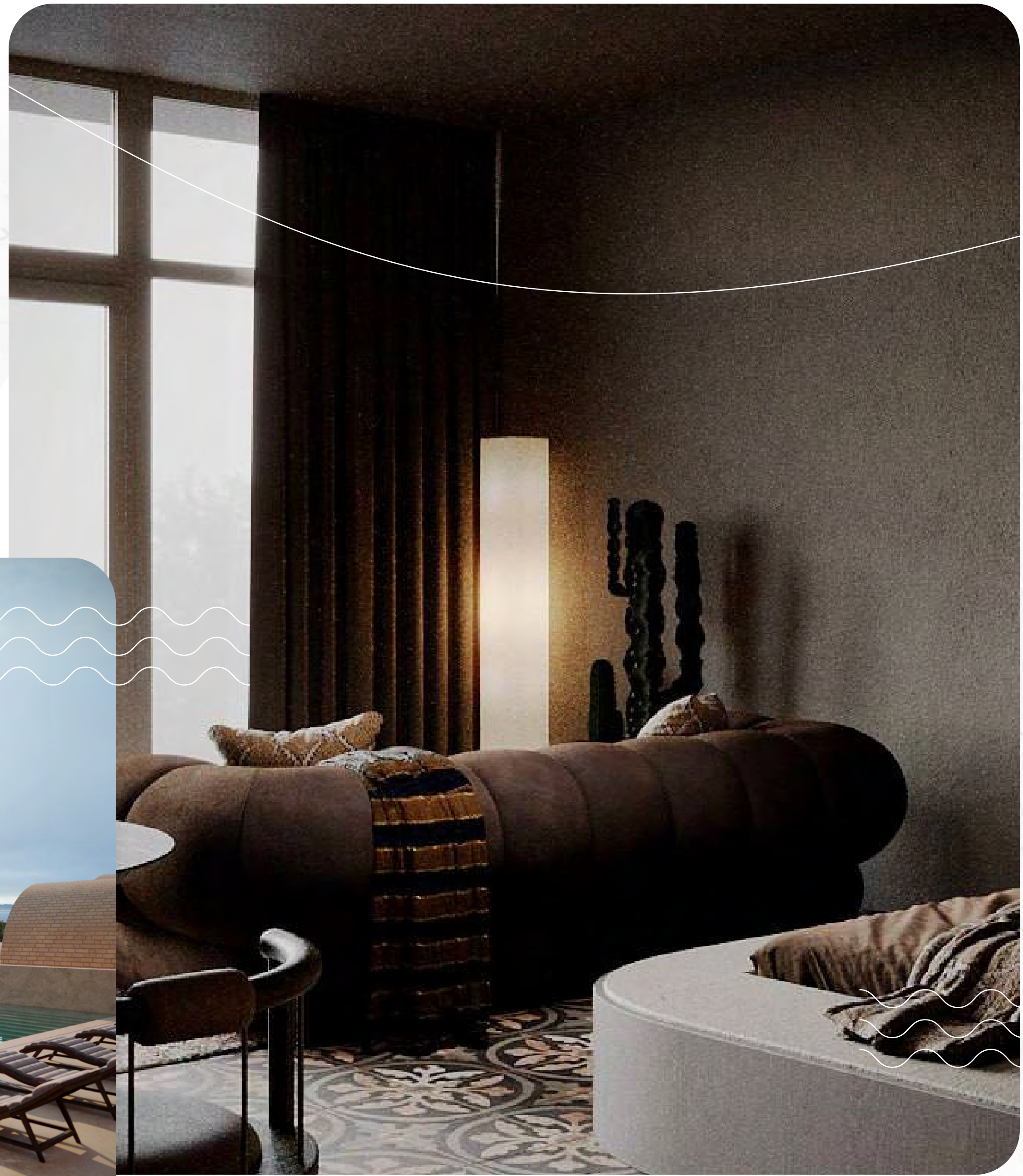
PRICE

> 120 \$

DAILY RENT

ROI  
**15,65%**

5 - 6 YEARS PAYBACK

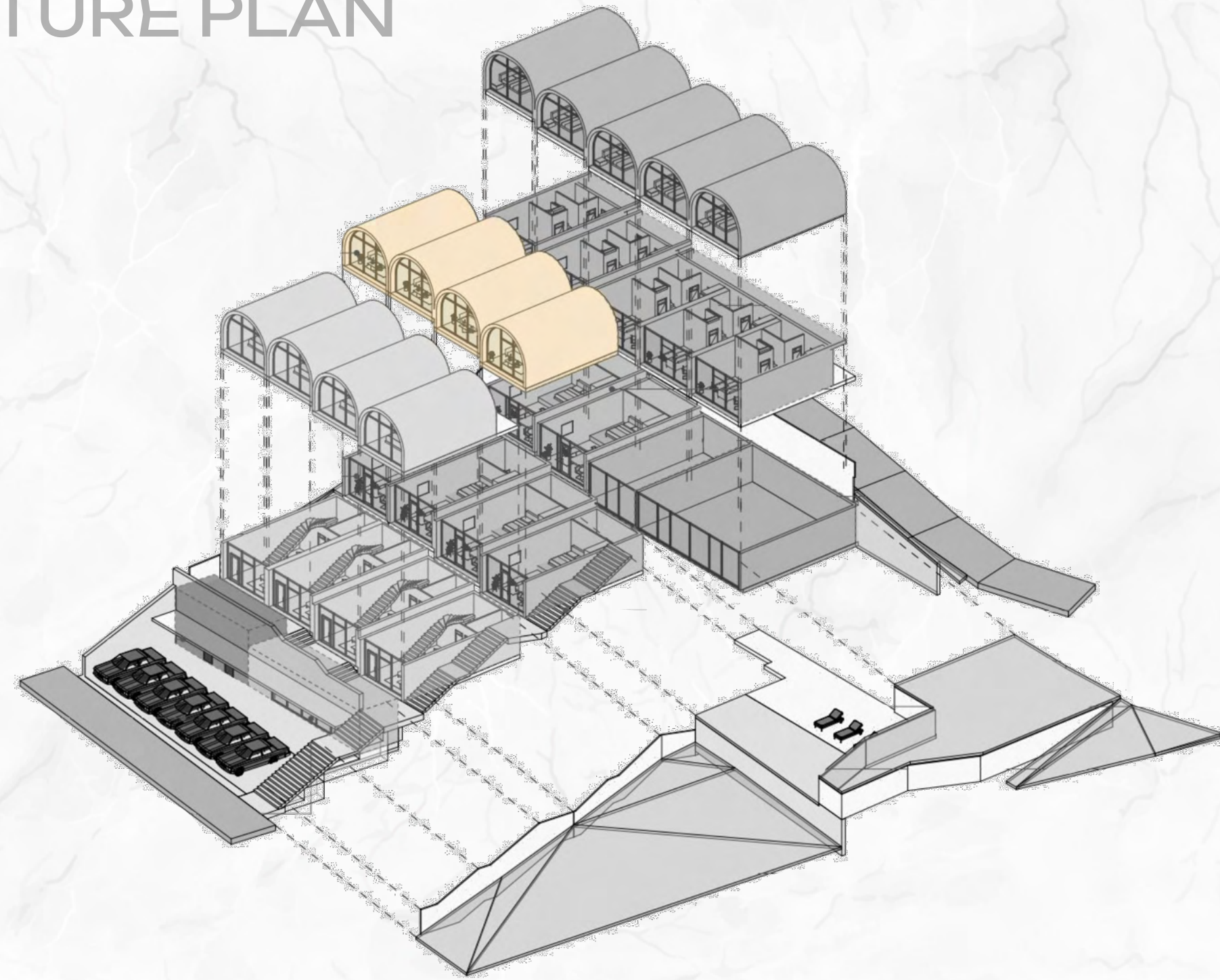




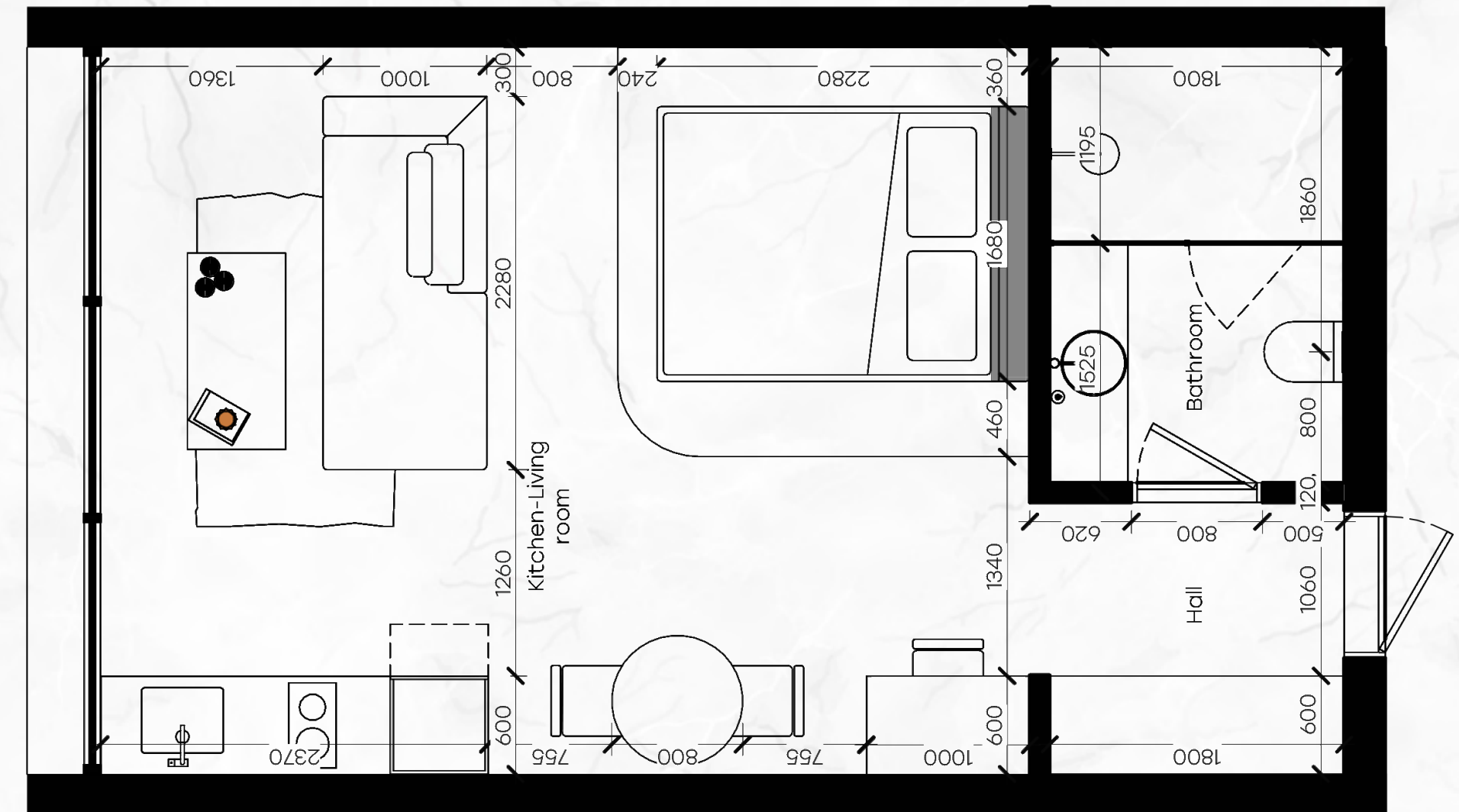
35 m<sup>2</sup>

# APARTMENTS "STANDART"

FURNITURE PLAN



Hall 3.11 m<sup>2</sup>  
 Bathroom - 4.79 m<sup>2</sup>  
 Kitchen / Living room - 27.19 m<sup>2</sup>



1 FLOOR

Total area excluding levels - 1586.346 m<sup>2</sup>

## GENERAL PLAN



# PAYBACK CALCULATION SUNNY OCEAN VIEW:

APARTMENTS "STANDART"

35 m<sup>2</sup>

5 - 6 YEARS PAYBACK

SCENARIO

CONSERVATIVE\*

REALISTIC

DAILY RENT

90 \$

120 \$

AVERAGE MONTHLY  
RENTAL INCOME

2 160 \$

3 240 \$

OCCUPANCY

80 %

90 %

AVERAGE ANNUAL  
INCOME FROM RENTAL

25 920 \$

38 800 \$

OPERATING EXPENSES  
FOR THE VILLA

6 091 \$

13 705 \$

NET INCOME

19 829 \$

29 743 \$

ANNUAL ROI

10,44%

15,65%

APARTMENTS  
"STANDART"

\*\*INCLUDING ACTUAL RENTAL  
COSTS AND VILLA MAINTENANCE  
COSTS OF 15%

+ MANAGEMENT COMPANY  
COMMISSION OF 10%



# PREMIUM QUALITY MATERIALS

WE USE WORLD CLASS BRANDS:  
5 YEARS CONSTRUCTION WARRANTY

- > BATHROOM FIXTURES FROM GROHE
- > VENTILATION AND AIR CONDITIONING SYSTEMS DAIKIN
- > MATTRESSES FROM KING KOIL (USA)
- > FURNITURE FROM TEAK WOOD
- > FITTINGS FROM BLUM (AUSTRIA)

The logo for GROHE, featuring the word "GROHE" in a bold, sans-serif font above three wavy horizontal lines.The logo for DAIKIN, featuring a stylized "D" with a diagonal slash followed by the word "DAIKIN" in a bold, sans-serif font.The logo for blum, featuring a stylized "b" with an upward-pointing arrow followed by the word "blum" in a lowercase, bold, sans-serif font.The logo for KING KOIL, featuring the words "KING" and "KOIL" in a serif font, with a stylized graphic element between them.

SWISS **1-YEAR** EXTENDABLE VILLA INSURANCE  
(WITH THE POSSIBILITY OF EXTENSION)

MODERN AND PROFESSIONAL CONSTRUCTION TECHNOLOGY  
WITH MAXIMUM STRUCTURAL STABILITY.



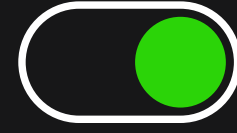
# OUR MANAGEMENT COMPANY **WILL PROVIDE YOU:**



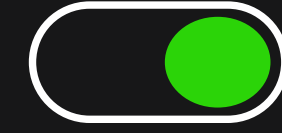
GUEST SERVICE,  
CONCIERGE  
SERVICE



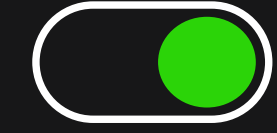
24/7 SECURITY  
GUARANTEE



VILLA AND  
TERRITORY  
MAINTENANCE



OCCUPANCY  
RATE 80-90%



INCOME  
REPORTING  
TAX PAYMENT

**13-20% ROI\***  
STABLE ANNUAL INCOME

\* 10% OF INCOME - PAYMENT FOR  
MANAGEMENT SERVICES.



# INVESTMENT PLAN

AFTER SIGNING THE INVESTMENT CONTRACT WITH SUNNY DEVELOPMENT GROUP YOU PAY A DOWN PAYMENT OF 25%



**25%**

DOWN  
PAYMENT

**25%**

NEXT 3  
MONTHS

**25%**

NEXT 3  
MONTHS

**25%**

UPON COMPLETION OF  
CONSTRUCTION



**DURING THE ENTIRE PERIOD YOU WILL BE PROVIDED WITH REPORTS ON ALL THE STAGES OF CONSTRUCTION WITH UP-TO-DATE PHOTOS**



**YOU WILL GET KEYS AND DOCUMENTS ON COMPLETION OF CONSTRUCTION**





# WITH SUNNY DEVELOPMENT GROUP ALL RISKS ARE MINIMIZED



IF THERE IS A DELAY IN THE CONSTRUCTION SCHEDULE, A WRITTEN EXPLANATION OF THE REASONS FOR THE DELAY WILL BE PROVIDED AND THE INVESTOR WILL BE COMPENSATED AT A RATE OF 1% PER MONTH OF THE AMOUNT OF FUNDS CONTRIBUTED BY THE INVESTOR.



HIGH RENTAL YIELDS. WE GUARANTEE 12% OF ANNUAL RENTAL YIELD



MANY YEARS OF EXPERIENCE IN CONSTRUCTION HELP US TO COMPLETE ALL THE PROJECTS ON TIME AND WITH PROVEN QUALITY.



WE TAKE CARE OF ALL PROPERTY MANAGEMENT ISSUES.



OUR OWN INVESTMENT FUNDS ALLOW US TO START AND IMPLEMENT PROJECTS SEAMLESSLY.





# OUR SOCIAL PROJECTS INCLUDE

WE AIM TO MAKE THE WORLD A BETTER PLACE!



**SOCIAL RESPONSIBILITY**

IS AN INTEGRAL PART OF THE CORPORATE CULTURE AT SUNNY DEVELOPMENT GROUP.

**01**

PROVIDING ASSISTANCE TO CHILDREN'S SOCIAL ORGANIZATIONS ON THE ISLAND OF BALI

**02**

PLACING GARBAGE CONTAINERS ON THE STREETS OF THE CHANGGU DISTRICT

**03**

CONSTRUCTING A MODERN CHILDREN'S PLAYGROUND IN CHANGGU

**04**

PLANTING TREES AS A TRIBUTE TO THE ISLAND'S ENVIRONMENT.

**05**

BUILDING OF AN ORPHANAGE FOR 90 KIDS