

INSPIRING COMMUNITY FOR PROGRESSIVE ADULTS

# EVERGREEN HILLS

● IT'S JUST BEGINNING IN BALI ●



Villas with ocean views



5 minutes to Jimbaran Beach



Club Infrastructure for 50+ Activities





ACTIVE LONGEVITY SPACE

# EVERGREEN HILLS



## Life with a view of wonder

A picturesque location on the slopes of a hill, offering views of the sunset ocean, the hills of the Bukit Peninsula, the legendary Garuda Wisnu statue, and the majestic Mount Agung on the horizon.

## Project Concept

A community of accomplished progressive people, where the comfort of private villas and premium club infrastructure is combined with advanced scientific developments in integrative quality of life and longevity management.

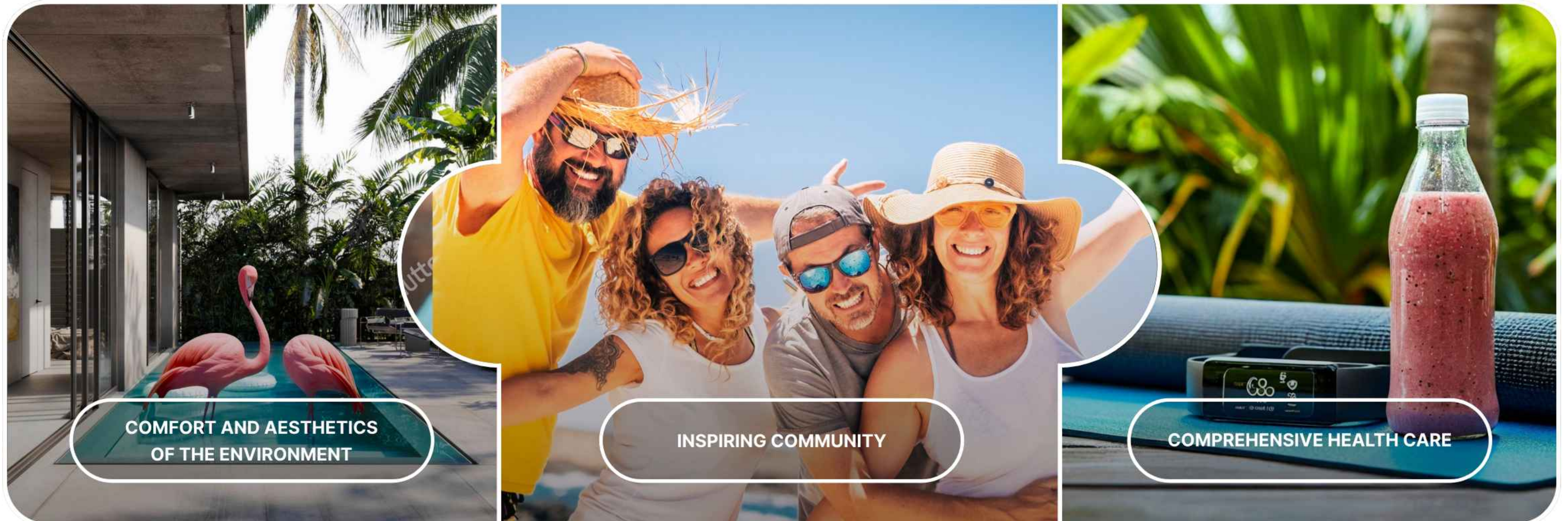




# HOLISTIC APPROACH TO LONGEVITY

- We analyzed current scientific data and identified three key factors for the formation of a space for active longevity.

- The balance of these factors in the Evergreen hills complex allows residents to lead a rich and happy life in their mature years.



COMFORT AND AESTHETICS  
OF THE ENVIRONMENT

INSPIRING COMMUNITY

COMPREHENSIVE HEALTH CARE



# COMFORT AND AESTHETICS OF THE ENVIRONMENT

- Scientists from Warwick Business School, the Alan Turing Institute, and the University of Sussex have established a direct link between the beauty of the surrounding environment and a person's level of happiness.
- Proximity to nature is also important: a study by the Harvard School of Public Health showed that proximity to nature positively affects sleep quality, lowers blood pressure, and reduces the risk of chronic diseases.



THOUGHTFUL LOGISTICS



EXTENSIVE GREENING



INSPIRING PUBLIC SPACES

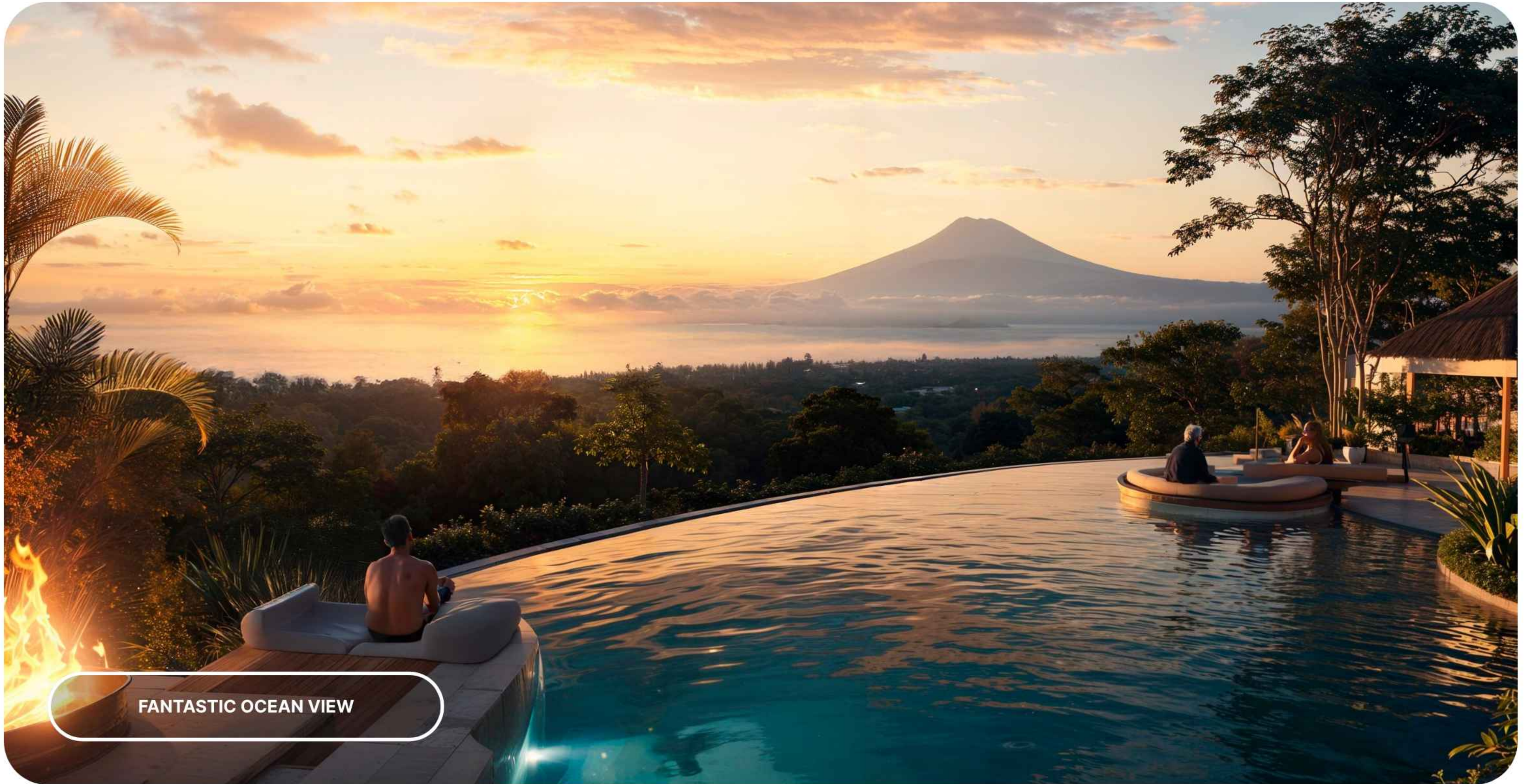


MILD BALI CLIMATE: SUMMER ALL YEAR ROUND



ARCHITECTURE AND DESIGN BY THE WORLD'S BEST BUREAUS





FANTASTIC OCEAN VIEW



# INSPIRING COMMUNITY



YOUR NEIGHBORS – BRIGHT,  
PROGRESSIVE ADULTS



STUDIOS FOR SOCIAL  
DANCE CLASSES

- Scientists from the University of Pennsylvania have proven that the quality of social connections and community activity directly affect longevity. High social activity reduces stress, strengthens the immune system, and helps maintain a healthy lifestyle.
- Their findings are supported by research published in the scientific journal PNAS, which shows that a supportive environment can extend life by 10-15%.



RICH PROGRAM OF MASTER CLASSES (COOKING, TRADITIONAL  
CRAFTS, MASSAGE, ETC.)

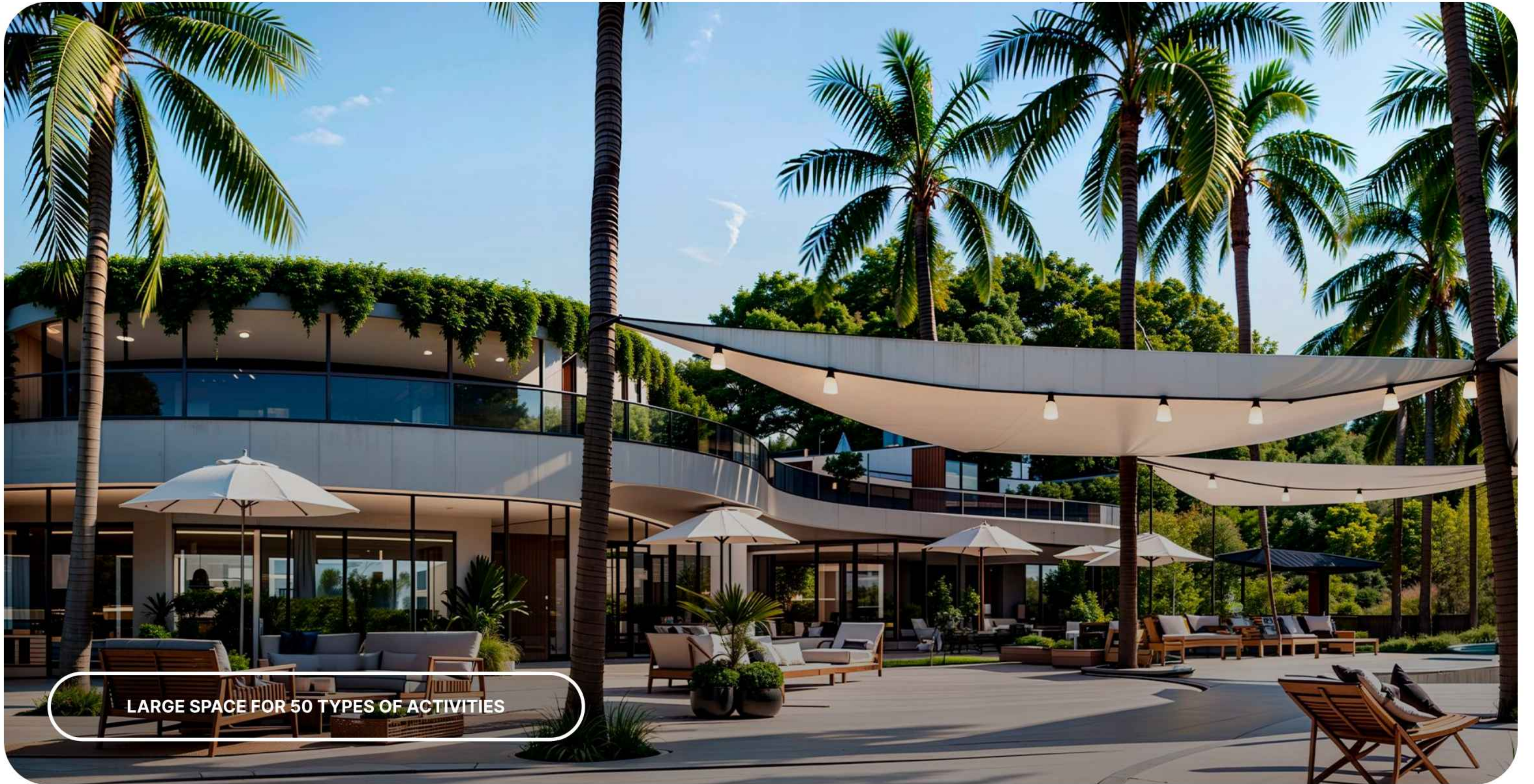


DOZENS OF EVENTS EVERY MONTH: EXHIBITIONS, CONCERTS, FAIRS



GROUP WELLNESS PRACTICE AREAS





LARGE SPACE FOR 50 TYPES OF ACTIVITIES



# COMPREHENSIVE HEALTH CARE

RECOVERY TECHNOLOGIES TO RESTORE THE NATURAL CAPABILITIES OF THE BODY AFTER INJURIE



INDIVIDUAL MONITORING AND CONTROL OF HEALTH INDICATORS

- A comprehensive approach to health, including regular monitoring of indicators, physical activity, mental well-being care, and proper nutrition, has proven effective in maintaining active longevity.
- According to the US National Institutes of Health (NIH), people who follow five basic healthy habits, including regular exercise and balanced nutrition, live an average of 10-13 years longer and have a higher quality of life.



PERMANENT DOCTOR AND NURSE ON THE TERRITORY

PERSONAL TRAINING AND GROUP PHYSICAL ACTIVITY AT YOUR RHYTHM



ADVANCED ANTI-AGE PREVENTIVE MEDICINE SOLUTIONS

PERSONAL MENTAL FITNESS TO MAINTAIN STABLY



CUSTOMIZED PROGRAMS "WEIGHT CONTROL", "HEALTHY SLEEP", "METABOLIC BALANCE", "DETOX", ETC.



PROPER NUTRITION UNDER THE SUPERVISION OF A PERSONAL NUTRITIONIST



# HOME FOR JOY



We follow the path of eco-friendly construction to create spaces where the boundaries between the inspiring nature of Bali and ergonomically designed interiors are blurred.



9 property formats: 6 types of villas and 3 apartments;



Single-story layouts for maximum comfort and safety;



Private pool and terrace;



Ocean view or extensive private garden;



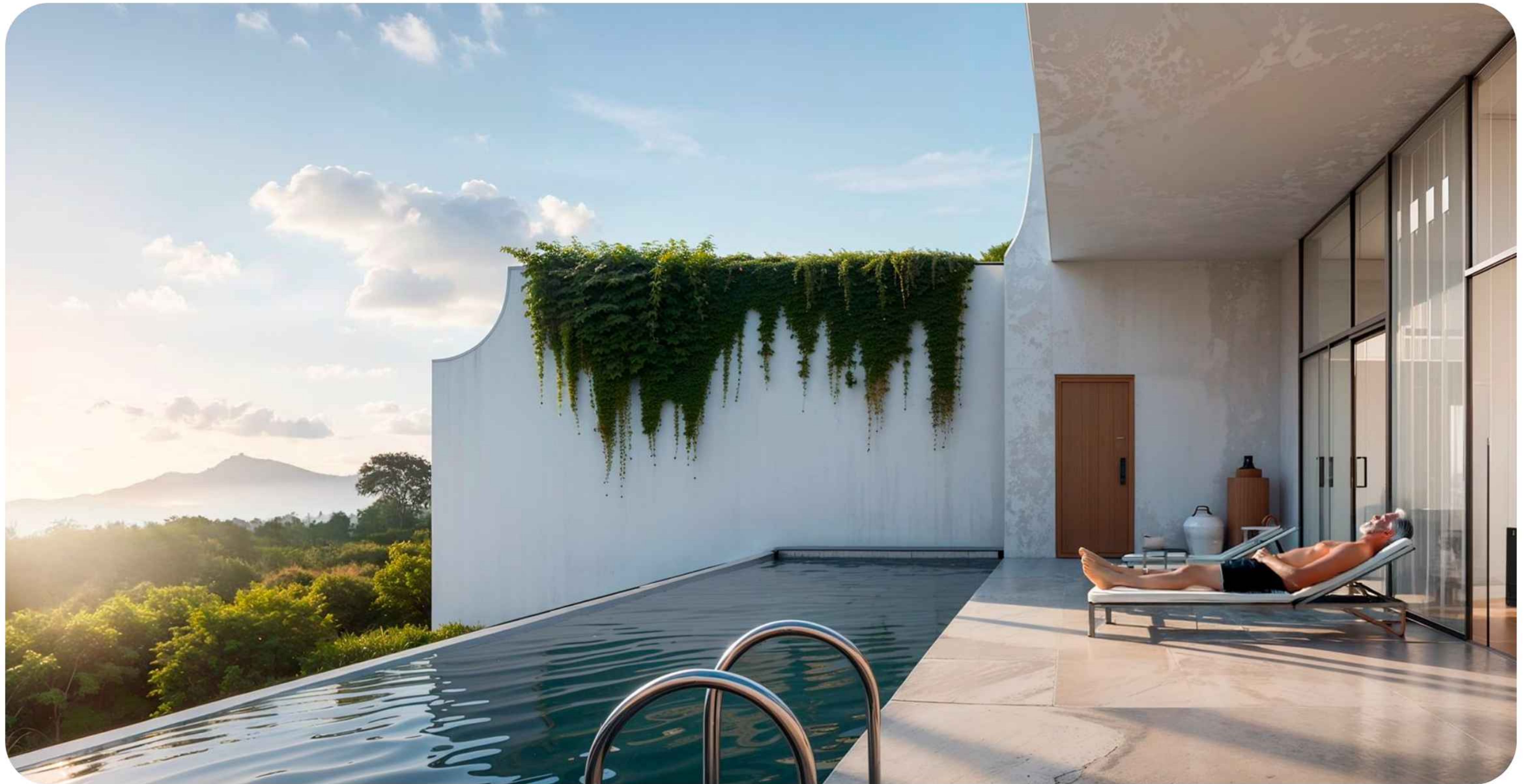
Thoughtful ergonomics and impressive design using premium finishing materials (redwood, marble);



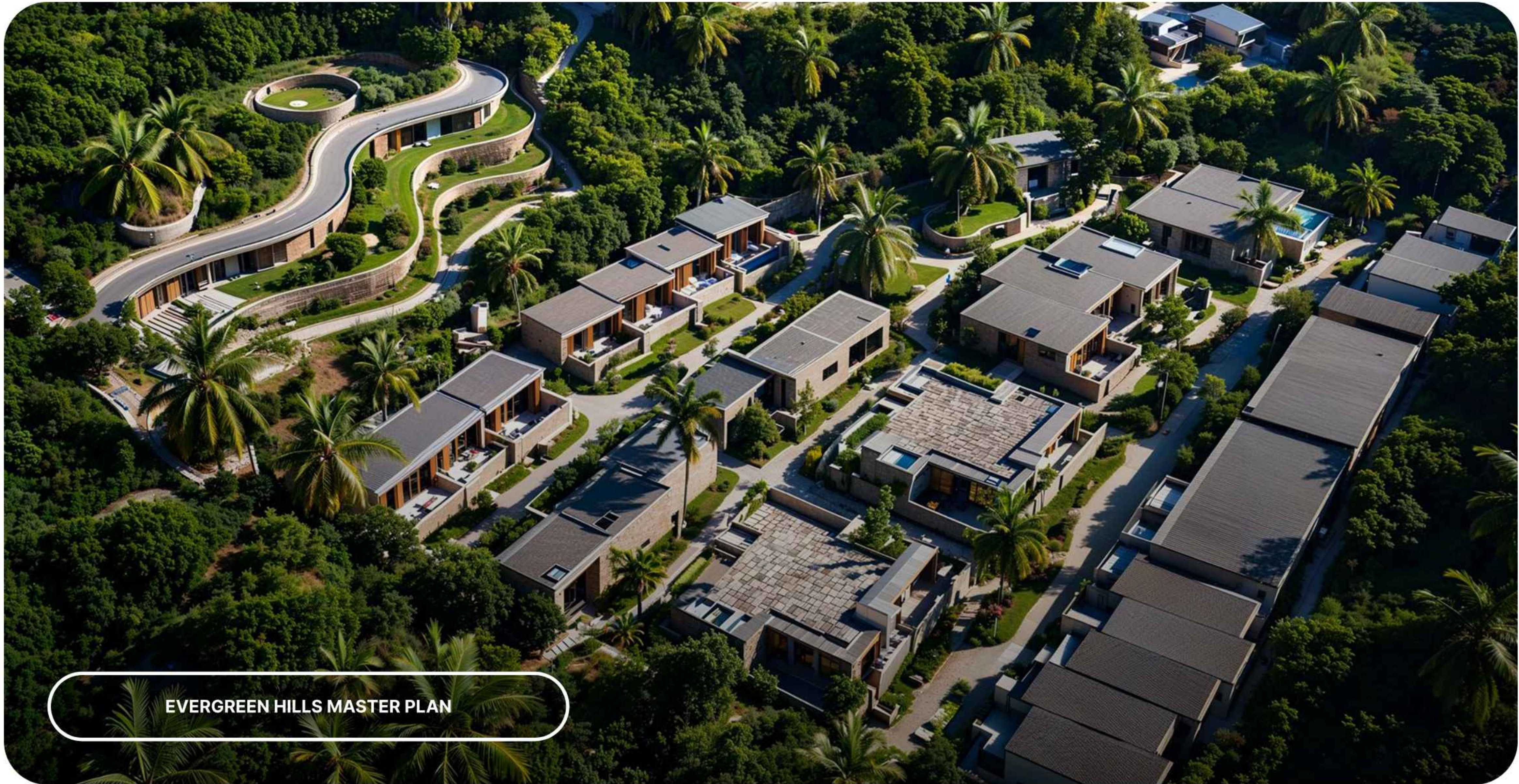
Maximum natural light thanks to the unique panoramic housing typology with open facades and a skylight system.











EVERGREEN HILLS MASTER PLAN



# VILLA 40 M<sup>2</sup>





# VILLA 50 M<sup>2</sup>





# VILLA 60 M<sup>2</sup>





# VILLA 75 M<sup>2</sup>





# VILLA 100 M<sup>2</sup>





# VILLA 125 M<sup>2</sup>





# APARTMENT 23 M<sup>2</sup>





# APARTMENT 30 M<sup>2</sup>





# APARTMENT 36 M<sup>2</sup>





# BUKIT: THE PENINSULA OF BALI WHERE LIFE IS BUZZING

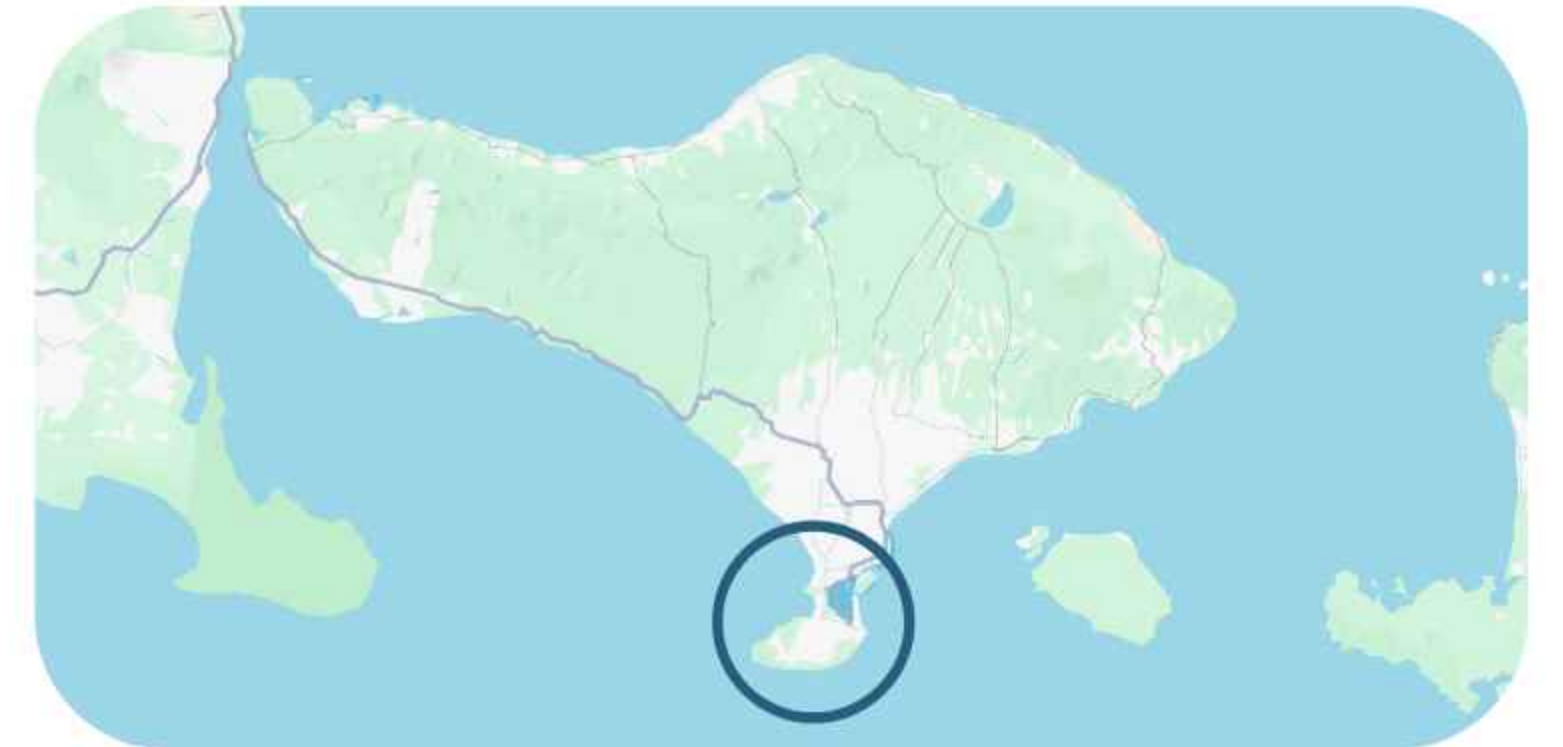
EVERGREEN HILLS IS SURROUNDED BY MORE THAN 500 STUNNING PLACES FOR RECREATION AND ENTERTAINMENT/ YOU CAN DISCOVER SOMETHING NEW EVERY DAY AND BE FIVE MINUTES FROM YOUR FAVORITE.



**KO Restaurant, Teppanyaki, and Cocktail Lounge** – an award-winning restaurant with authentic Japanese cuisine and a stylish atmosphere.



**Pura Goa Gong** – a unique Hindu temple with a mystical cave where stalactites and stalagmites create gong sounds.



**Pura Ulun Siwi** – a sacred temple with ancient architecture and a peaceful atmosphere, known for its special energy.



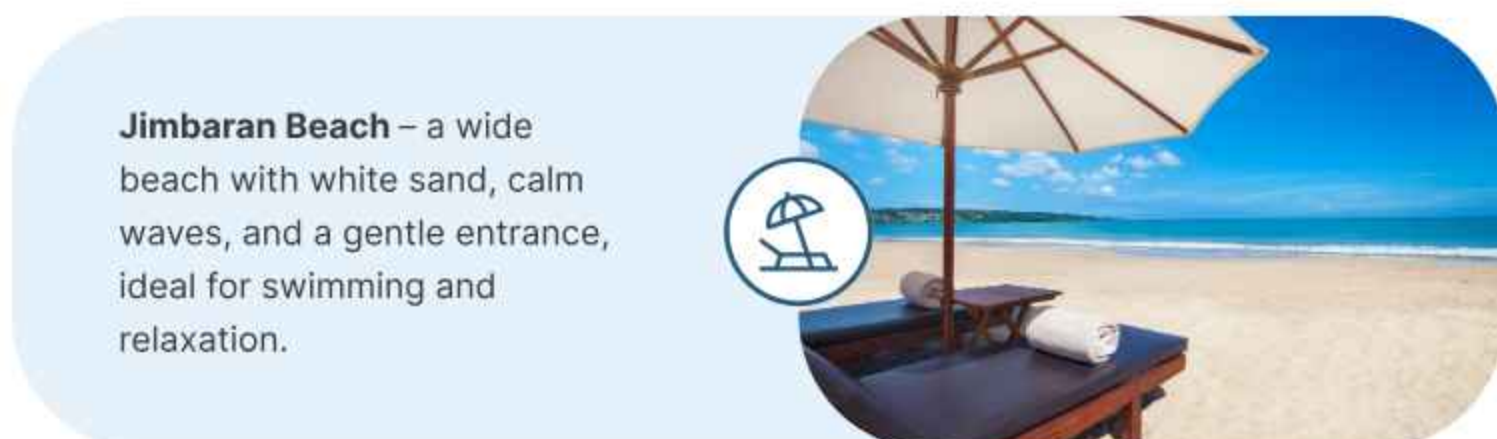
**Dreamland Beach** – a picturesque beach with white sand and crystal-clear water, surrounded by majestic cliffs.



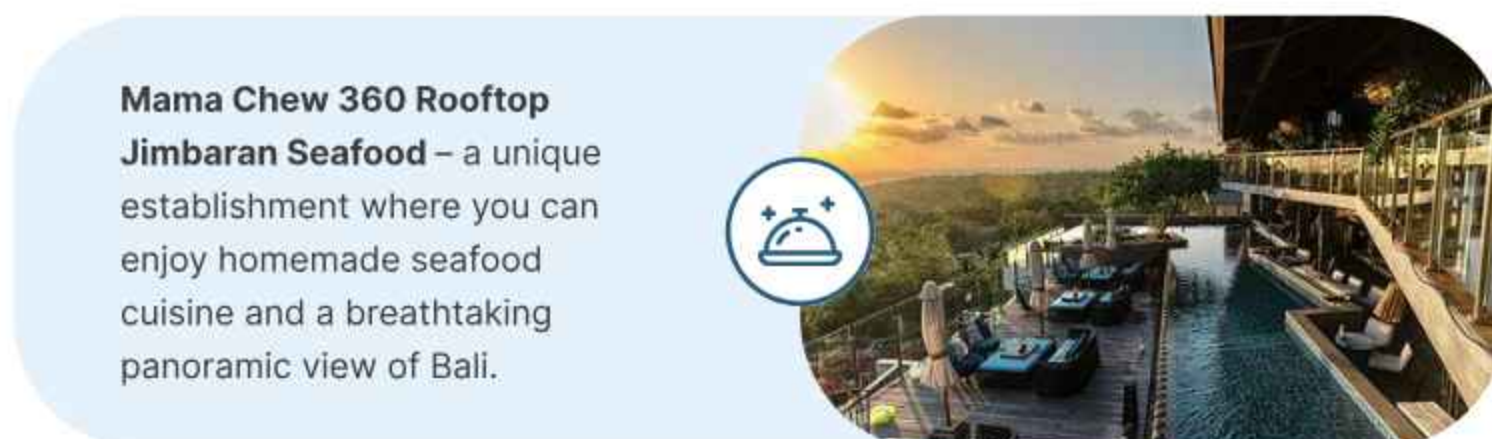
**Sidewalk Jimbaran** – a shopping center near a park with a cinema, children's area, restaurants, and a Gourmet Market supermarket.



**New Kuta Golf Bali** – a picturesque golf club with an ocean view, a championship-level course, and excellent service for players of all levels.



**Jimbaran Beach** – a wide beach with white sand, calm waves, and a gentle entrance, ideal for swimming and relaxation.



**Mama Chew 360 Rooftop Jimbaran Seafood** – a unique establishment where you can enjoy homemade seafood cuisine and a breathtaking panoramic view of Bali.





# LOOKING FOR A PLACE TO CELEBRATE YOUR LIFE?



## European-class real estate in tropical Bali

A combination of premium architecture, luxurious interiors, and breathtaking island views guarantees the highest quality of life.



## The most convenient visa in Indonesia

The retirement visa is easy to obtain, does not require complex documents, and gives you the freedom to live in Bali and travel without restrictions.



## Community of like-minded people

An active community of people with similar life experiences and interests for communication, friendship, and a rich social life.



## Comprehensive health care

Evergreen hills supports active longevity through customized physical and mental health programs.



## Climate for activity

The mild climate of southern Bali and the warm ocean make nature and sports part of everyday life.



## Impressive island culture

Bali has hundreds of amazing temples, cultural centers, museums, and ceremonies that you will never get tired of exploring.





# DREAMING OF GIVING YOUR PARENTS A TROPICAL PARADISE?



## Safe space

Club infrastructure, a closed territory, and no transport in the complex provide peace and confidence.



## Everything is legal

You won't have to worry about the status of your parents in another country – Indonesia welcomes adult guests and offers a retirement visa (for a total of 5 years) with minimal requirements.



## Hundreds of opportunities for social and physical activity

4 minutes from the ocean, surrounded by like-minded people and with access to 4000 sq.m. of infrastructure, your loved ones will never be bored.



## Individual health monitoring

The complex continuously monitors key health parameters, and the best European-class hospitals in Bali are nearby.



## Complete turnkey household solutions

The 360° service covers all needs, from cleaning and laundry to lawn mowing.



## Prestigious location

You can be sure that you have found a place with the best climate, community, and service in the world for your loved ones.





# EVERGREEN HILLS: AN INVESTMENT AHEAD OF THE MARKET



## Concept

The global trend towards wellness and wellbeing spaces for independent living for the adult audience ensures investment prospects.

The best complexes show occupancy rates of up to 96% per it's a high level of resident retention due to the growing adult population striving for activity and social connections.



## Location

Evergreen hills is located on a hill near Jimbaran Beach, offering stunning views of the sunset ocean. Scenic locations by the shore are in high demand and provide rental income of 20% per year.

The area is characterized by developed infrastructure, top seafood restaurants, and a high level of security.



## Market

Real estate in Bali increases in price by an average of 30-40% after the project is completed and then by 10-15% annually.

Tourist flow to Bali is growing faster than forecasts, stimulating high rental demand, and infrastructure development in popular areas increases land value. These factors suggest that property prices will continue to rise.



## Developer

The project is implemented by PARQ Development, a company that has already built over 120,000 sq.m of commercial and residential real estate in Bali. The key competencies of the developer include creating conditions for the development of sustainable communities and ensuring the highest quality of life in their complexes.



# PARQ DEVELOPMENT: INNOVATIVE PROJECTS IN BALI

**17** years of building

lifestyle in the best real estate in Bali

**120 000 m<sup>2</sup>**

This is how much we have built in Bali by 2024

**530 000 m<sup>2</sup>**

This is the amount of residential and commercial real estate to be built by 2026



**150 000**  
guests

visit PARQ complexes annually



**2000**

clients have invested in PARQ real estate

**300**

residents

permanently live in PARQ projects



**200**

events

concerts, lectures, seminars, and trainings are held at PARQ throughout the year

**20%**

rental income

**15%**

annual property value growth



# ANDRE FREY



CREATOR OF  
PARQ DEVELOPMENT



SERIAL  
ENTREPRENEUR



GERMAN DEVELOPER  
AND ARCHITECT

**30 years of international business experience and a “visionary compass” allow him to create projects that become legends of Bali.**

Andre has already built the first European-level creative cluster on the island, PARQ Ubud, which has become a magnet for thousands of talented and successful people from around the world.

**Today, he is investing 17 years of development experience in Bali into creating a network of new format projects in key locations on the island.**

The founder’s ability to see the potential of places and turn them into multifunctional spaces for living and recreation has already ensured the popularity of five under-construction complexes among investors and those starting their best life in Bali.

For each project, Andre develops a unique concept that responds to the specific needs of future residents and guests. His personal involvement at all stages - from idea and architecture to interior design and construction control - allows for the creation of holistic, meaningful spaces where people want to live, create, and grow.







JOIN THE EVERGREEN HILLS COMMUNITY.

**A LIFE FULL OF  
INSPIRATION BEGINS  
IN BALI.**

