

Bali Hills

PREMIUM RESIDENTIAL COMPLEX

BALI

FASCINATING AND IMPRESSIVE
TO BOTH TOURIST AND INVESTORS

Forbes

The Most Beautiful Country
according to Forbes

**∞
rutraveller**

**Made Top 5 Best Islands
in The World**
by Rutraveller

U.S. News
& WORLD REPORT

4th place
in U.S. News' 2020 Investment Attractiveness World Index

DestinAsian

Best Island in the World
according to DestinAsian Award

TOP 3 REASONS

TO INVEST IN BALI PROPERTY

- **Indonesia will be among the TOP 5 economies in the world by 2030**

Today, Indonesia boasts the fastest growing economy in Southeast Asia, with GDP growing rapidly (+5%) and thriving financial markets, including the property sector.

- **The average performance of short-term rental properties is impressive:**

Occupancy rate is 80%, and ROI is 15% per annum.

Bali is in high season all year round and the market faces a shortage of accommodation in popular tourist destinations. It offers only 144,000 rental flats, of which less than 10% offer modern, comfortable accommodation.

- **Sustainable tourism market**

Around 1.5 billion people live within a five-hour flight radius of Bali.

In the pre-pandemic period of 2019, the island of Bali welcomed 16 million tourists, including 6 million arriving from overseas. Authorities expect a record tourist traffic increase in 2024.



CANGGU

Experience the unforgettable beauty of Bali within a few steps of your new home: pristine beaches, breathtaking sunsets and a rich cultural program



BALI HILLS INVESTMENTS

Our goal is to provide the investor with a unique financial instrument for years to come

All management issues are taken care of by us



2 BEDROOM VILLA ²

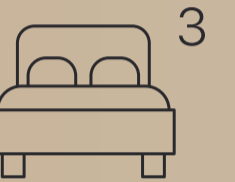


- Average annual rental occupancy rate of **90%**
- Rental price per day: **\$220**
- Expected gross annual income: **\$72,270**
- Return on Investment (ROI): **15.2%** per annum in USD



+64% annual return on real estate resale after 4 months

3 BEDROOM VILLA ³



- Average annual rental occupancy rate of **90%**
- Rental price per day: **\$315**
- Expected gross annual income: **\$103,477**
- Return on Investment (ROI): **15%** per annum in USD



+36.5% annual return on real estate resale after 4 months



ROI ANALYSIS

During the calculation, we analyzed similar offers in a comparable location with analogous concepts and the level of premium service

We are ready to provide a calculation algorithm with examples and arguments on request

PROPERTY MANAGEMENT

All property management and maintenance responsibilities are taken care of by our team

- Cleaning and maintenance
- Rentals, booking services liaison, marketing
- Welcome reception, check-in and check-out
- Financial reporting
- Investor monthly payments

BALI HILLS

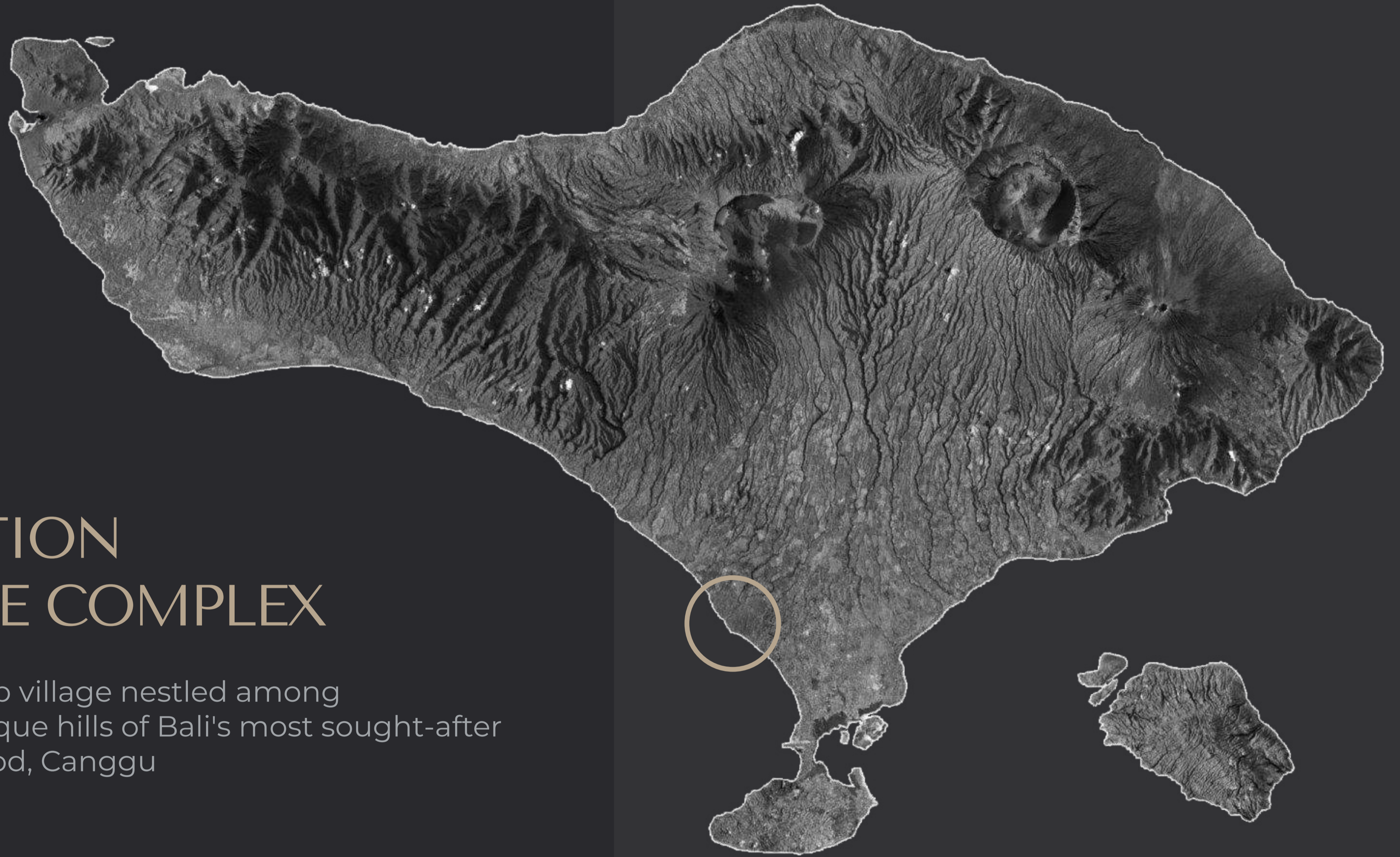
PREMIUM RESIDENCE COMPLEX

A place where stunning architecture and nature come together to realize your wildest ideas and dreams



LOCATION OF THE COMPLEX

Bali Hills club village nestled among
the picturesque hills of Bali's most sought-after
neighborhood, Canggu





THE LOCATION OF THE COMPLEX SURROUNDED BY RICE FIELDS

Babakan neighborhood is the most promising and dynamic area of Canggu

Located within 10 minute reach:

- The iconic Batu Bolong beach, as well as Berawa, Nelayan, Pererenan beaches
- Finns Recreation club
- Tamora Gallery
- Coworking centres
- Restaurants, beach clubs and international brand shops





LAND

We were fortunate to find a large flat plot, perfectly shaped with wide access roads, surrounded by rice fields and palm trees

You would appreciate the sunsets you can watch right from your bedroom



3
Three bedrooms

9
Two bedrooms

MASTER PLAN

Architects have combined modern technology and minimalist design that harmonizes with the natural landscape.

- Wide roads and parking for cars and bikes
- Each villa has large swimming pool
- Children's playroom
- Residential complex has 24/7 security



9 RESIDENCES
102 m²



3 RESIDENCES
166 m²

Bali Hills

25 YEARS LEASEHOLD
WITH GUARANTEED RENEWAL

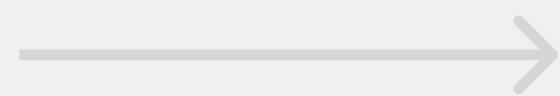
2025 2nd QUARTER
FULL AVAILABILITY OF THE RESIDENTIAL COMPLEX



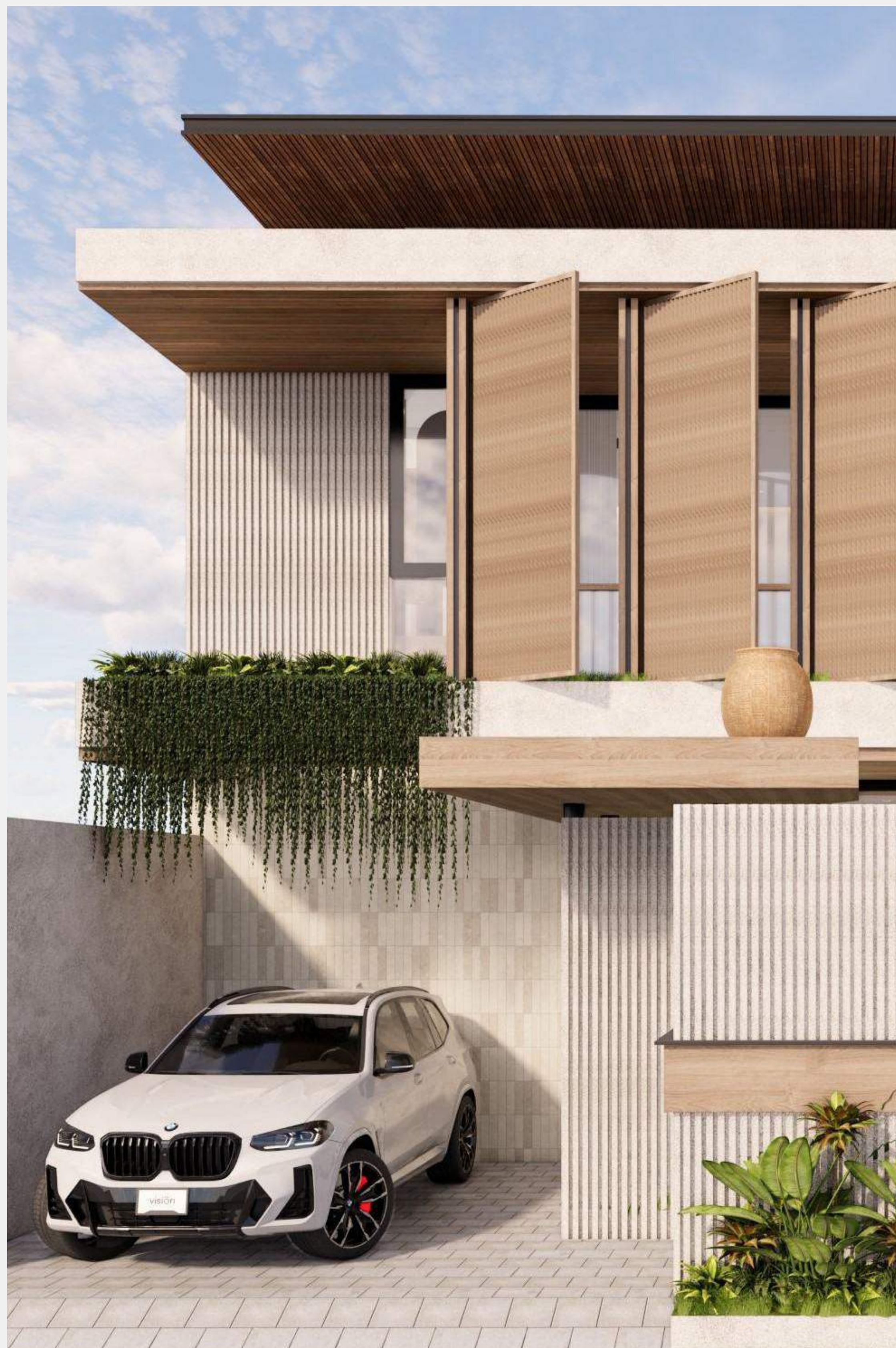
01

EXTERIOR

A new level of comfort is available
due to the perfect organization of the exterior space



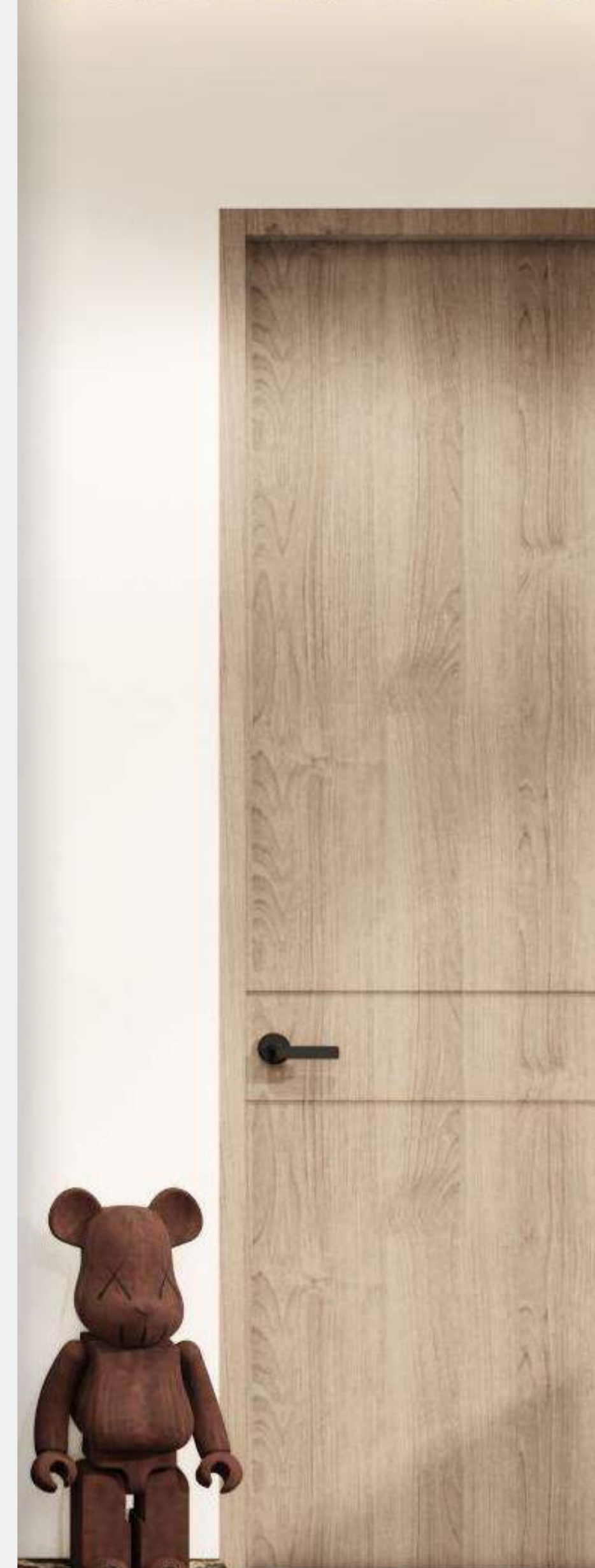
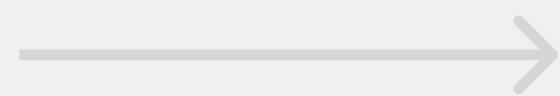




02

LIVING ROOM

A place for warm gatherings
with family and friends





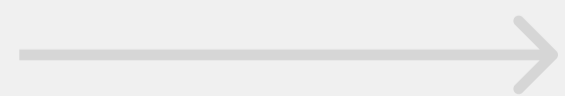


AUTHENTIC LUXURY

A combination of marble, wood and rich highlights with exquisite decorative elements creates a truly luxurious atmosphere in the living room

03 KITCHEN

A space spectacular
in its functionality





Functional natural stone
kitchen island in bright shades

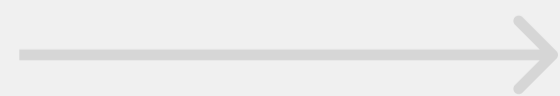


The spacious dining area with panoramic windows will allow you to enjoy a delicious meal and a view of the private tropical garden with swimming pool

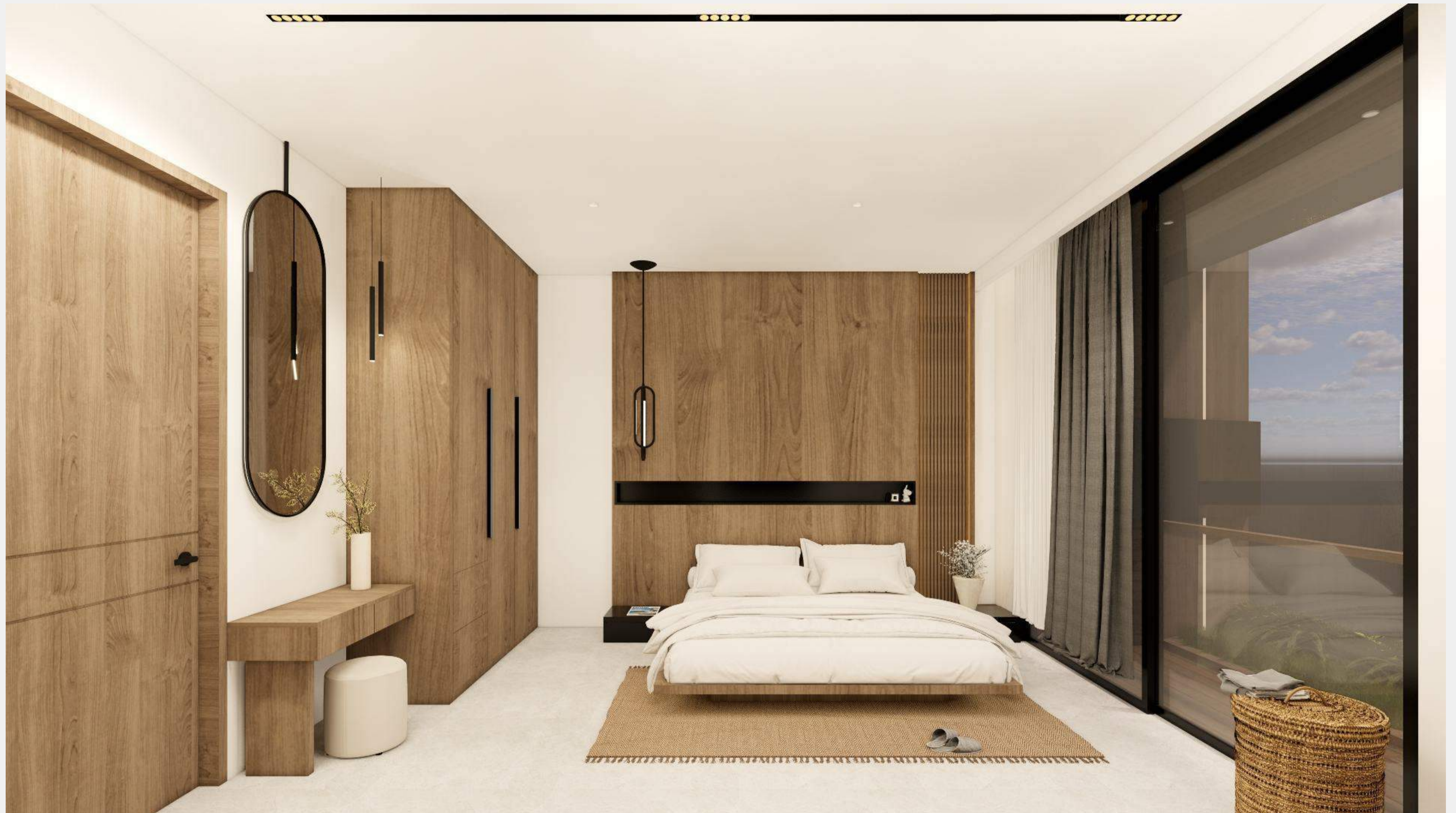


04 BEDROOMS

Atmosphere of privacy and peace,
guaranteeing a restful sleep and revitalization







PRIVACY & PEACE

Every detail has been carefully considered, from the spacious storage systems to the make-up table

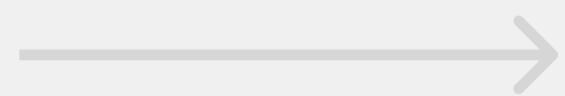
The bedroom is decorated in warm shades, and the lighting provides additional cosiness



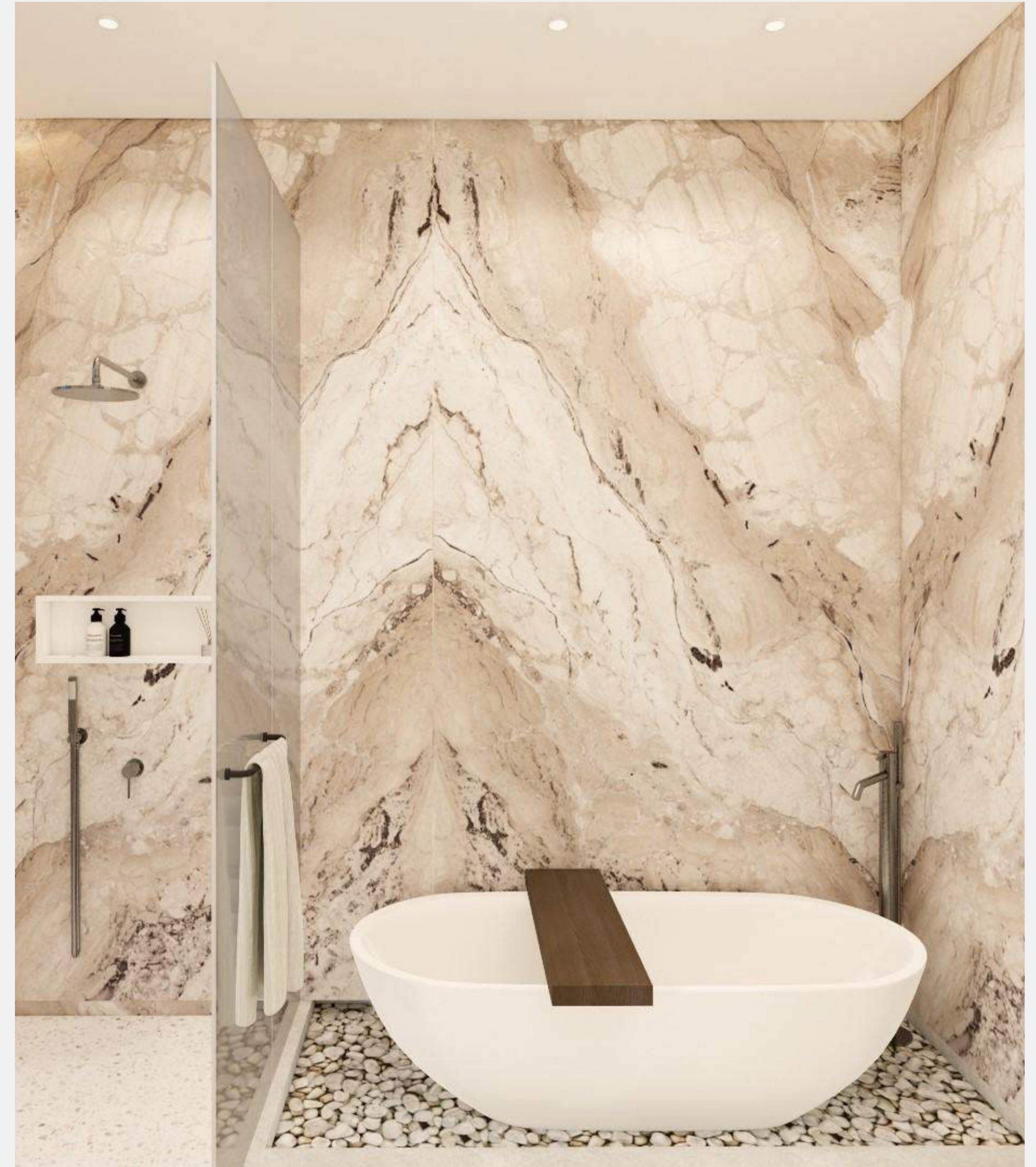
05

BATHROOMS

We have taken care of your comfort
in advance







PEACE & PRIVACY

Light tones, natural wood inlays, a large sink and mirrors - something you are sure to appreciate

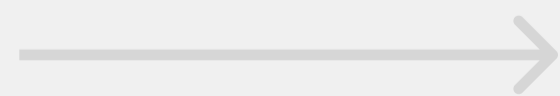
The tropical style bathroom will create an inexpressible atmosphere of relaxation

06

POOL

A TROPICAL OASIS AT HOME

An ever-flowering garden, a hammock for privacy and meditation and of course, a pool with its own waterfall



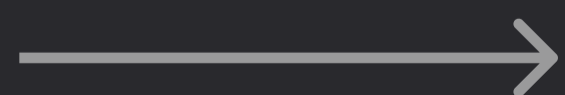




An artificial waterfall complements the atmosphere of the rainforest

07 PLANNING

Years of design field experience gives us a specific understanding of things to be taken into account in the layouts for comfortable operation



2 BEDROOMS

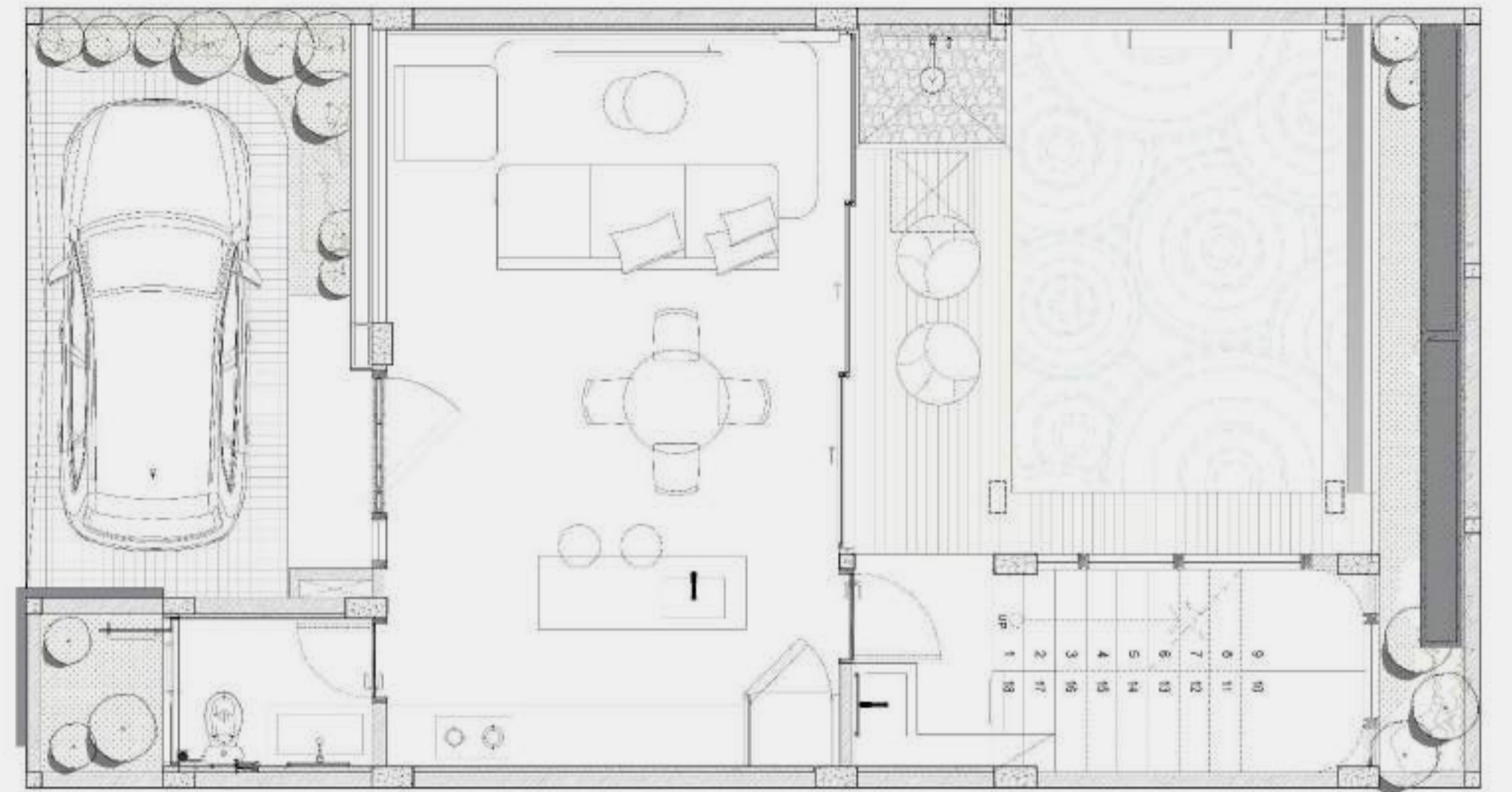
Two bedroom premium villa

102 m²

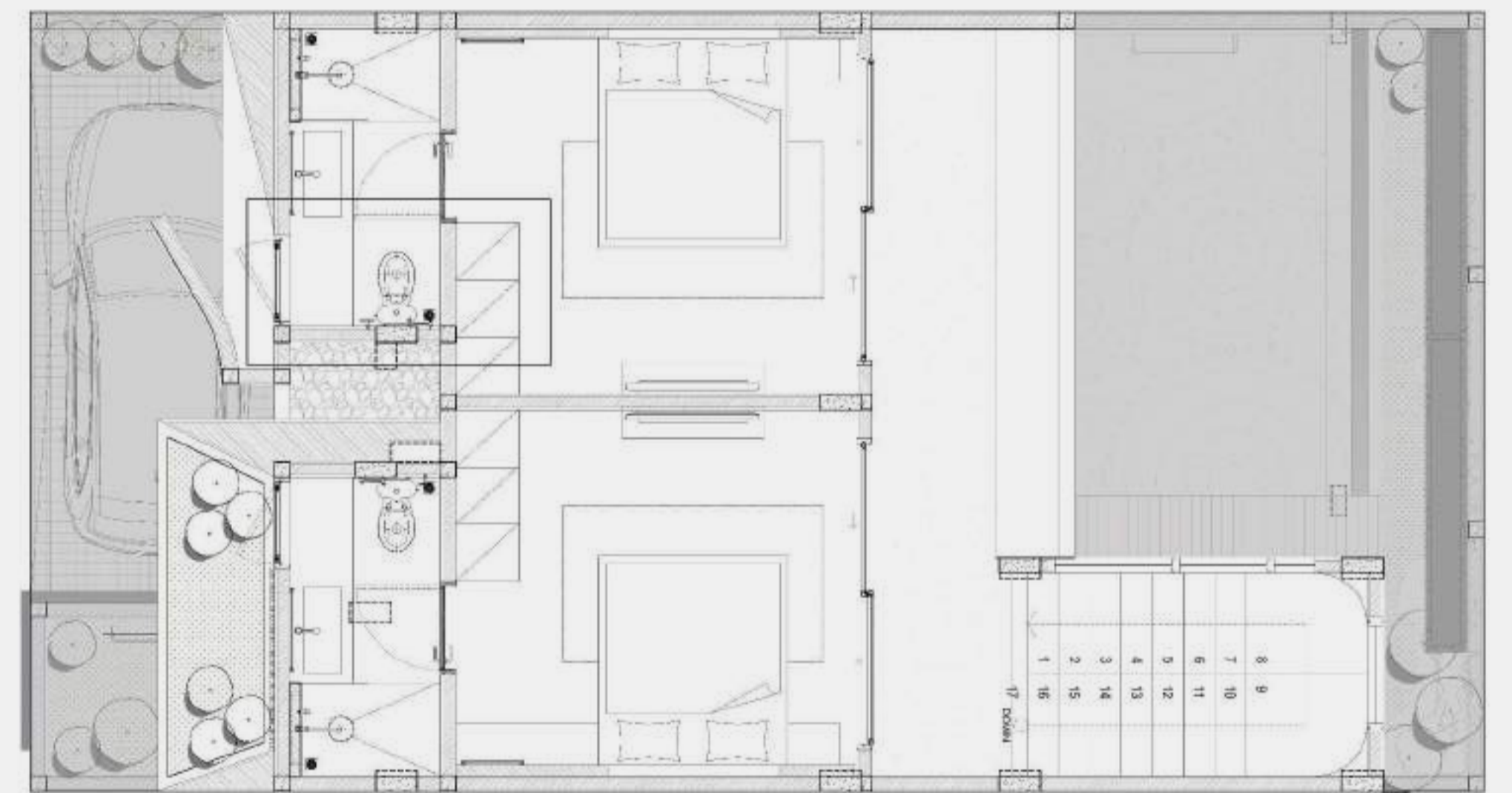
- Intelligent functional layout
- Panoramic windows overlooking private grounds
- Smart home system
- Private swimming pool of 13.5 m²
- Private car park
- 3 bathrooms
- Large living room kitchen
- Laundry room
- Spacious terrace
- Landscaping in a unique tropical style

PRICE **\$250,000**

* Price including tax 11%



1ST FLOOR



2ND FLOOR



3 BEDROOMS

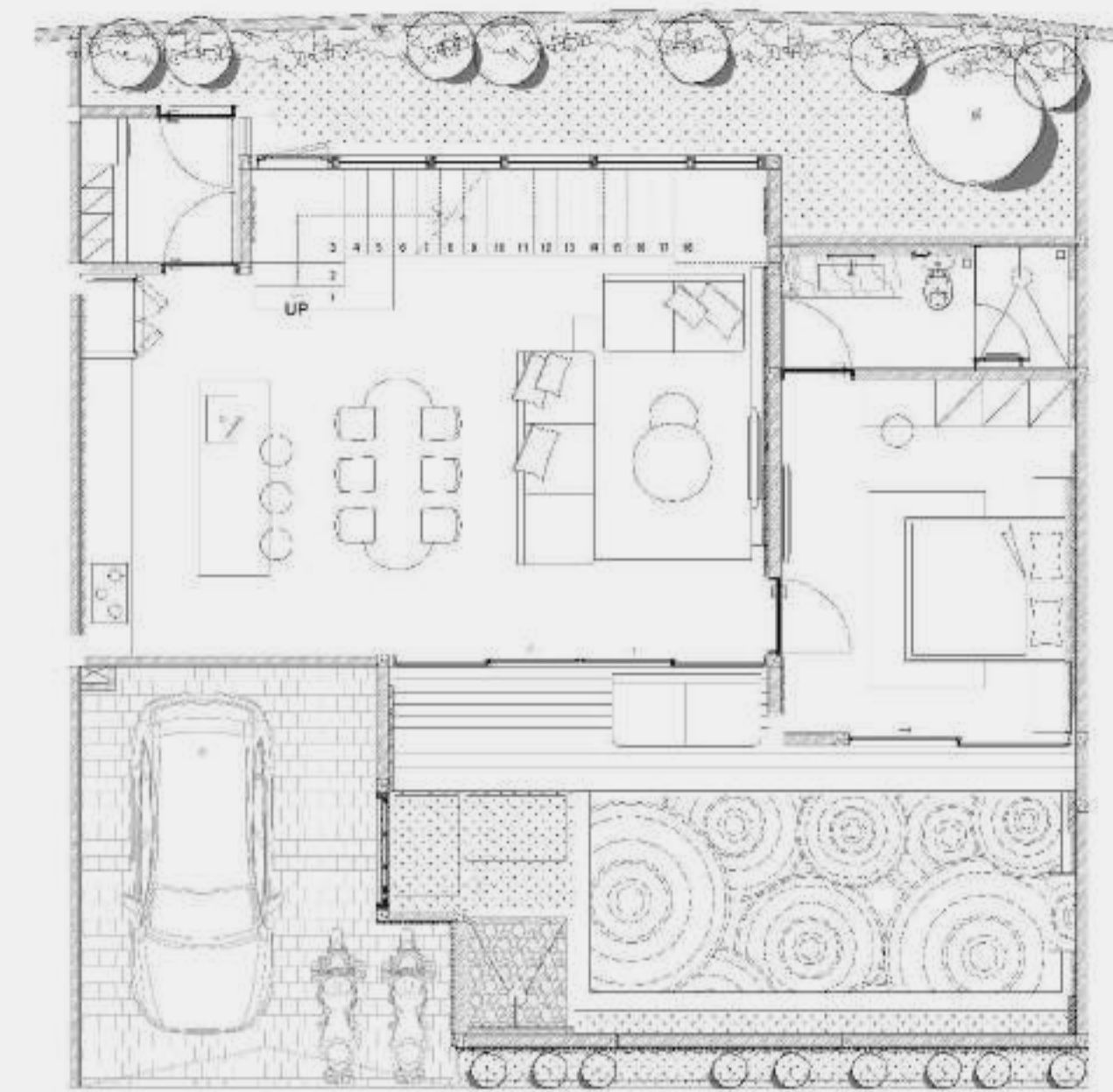
Three bedroom premium villa

166 m²

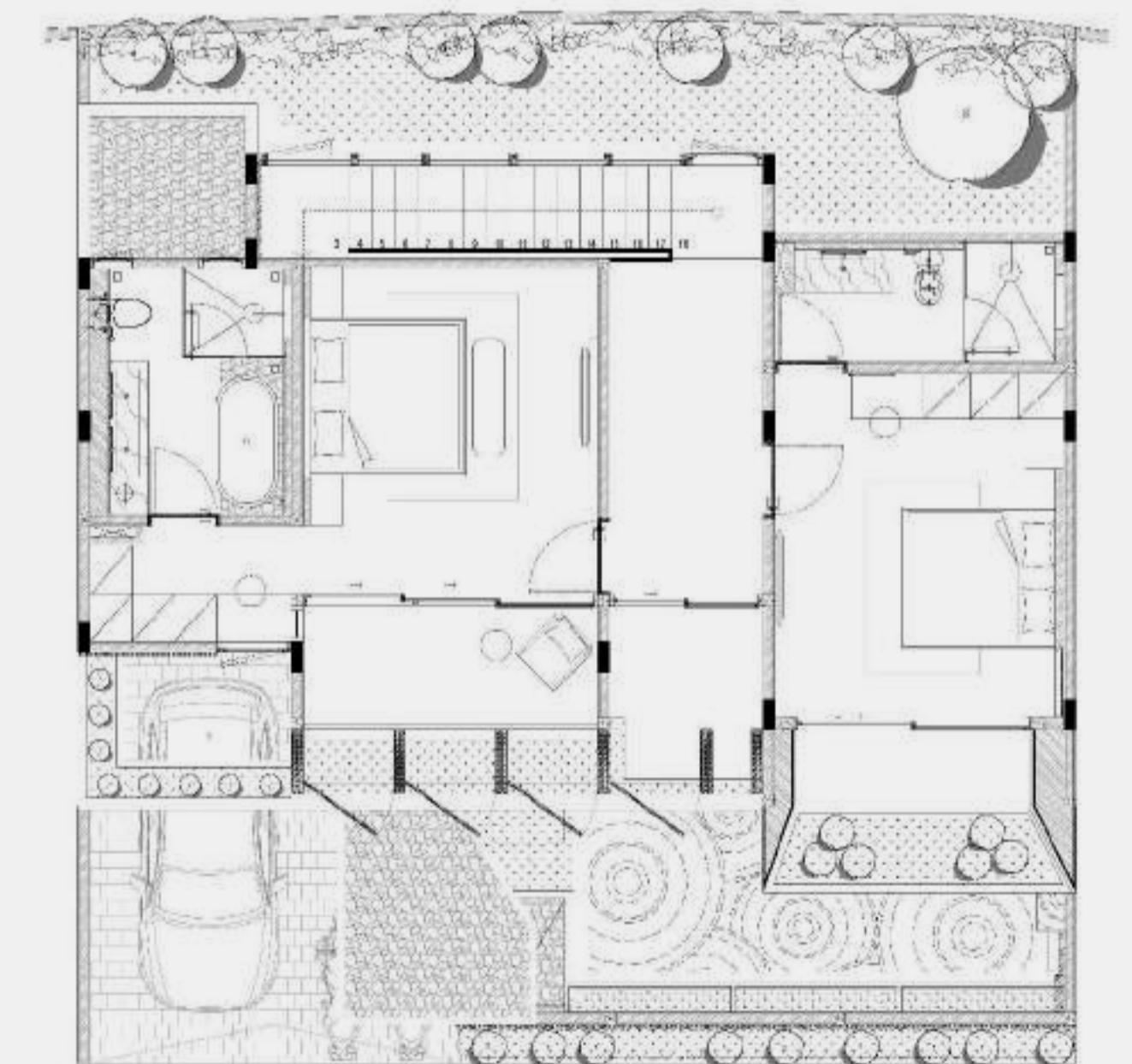
- Functional layout
- Smart home system
- Private swimming pool of 15.6 m²
- Private parking
- 3 bathrooms
- Large living room kitchen
- Laundry room
- Spacious terrace with a large sun lounger
- Additional terraces on the second floor
- Unique tropical style landscaping

PRICE **\$385,000**

* Price including tax 11%

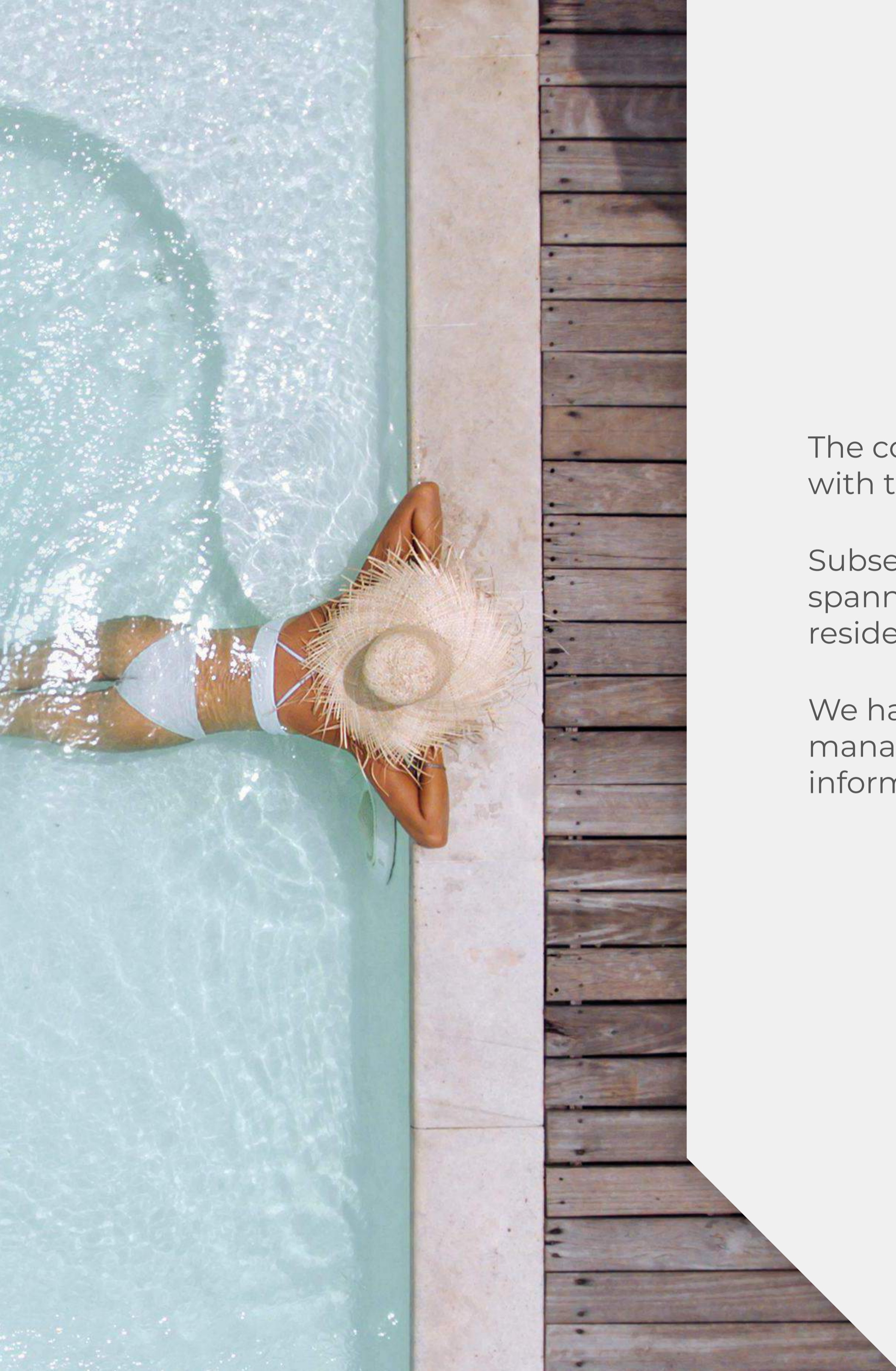


1ST FLOOR



2ND FLOOR





The company began its operations in 2016 with the construction of its own Sowa House hotel

Subsequently, we have built over 30 properties with an area spanning tens of thousands square meters, ranging from hotels, residential complexes to townhouses and luxury villas

We have vast experience in design, construction and property management and would be happy to provide any additional information about our properties