

BLUE

PA
RQ

ABOUT PROJECT

PARQ Blue is a villa complex on Bali's most Instagrammable beach. We have chosen the best place in Bali to create a new point of attraction for those who are looking for a second home by the ocean and a profitable investment project.

600

villas, apartments, and townhouses are planned to be built in Parq Blue across three stages, occupying a total of 21 hectares. The first phase of the development has already been sold!

Investment properties in Parq Blue are suitable for daily rentals and long-term leases, as the complex offers all the necessary infrastructure for comfortable living.





20 000 m²

of infrastructure within the complex: restaurants, coffee shops, bakeries, spa, a fitness center, a supermarket, and a gallery of brand boutiques

KINDERGARTEN AND SCHOOL



Area 0.5 ha



Complex of specialized buildings



Priority for villa owners and tenants



A kindergarten for 300 children



English-speaking elementary school



Teaching the Waldorf-Steiner System



OCEAN WATER SWIMMING POOL

On the complex's territory, there will be an epic **lagoon pool** measuring 40 * 50 m.



BEACH WITHIN WALKING DISTANCE

The best beach in Bali, Melasti, is 500 meters from Parq Blue. 320 sunny days a year, azure ocean and pure golden sand - that's all about Melasti. 90% of Bali's Instagram photos are taken next to our complex.



PREMIUM LOCATION

The best five-star hotels: Hilton, Kempinski, and Ritz-Carlton are nearby.

Parq Blue is situated in the most desirable location on the island, chosen by the top-rated luxury hotels. It has everything for a marvelous time: azure ocean, golden sands, and comfortable beach clubs.

The map features a central teal circle labeled "PARQ BLUE" in Banjar Kelod. Surrounding it are various points of interest, each with a callout box and an icon. Hotels are marked with a red 'H' in a circle, beach clubs with a pink circle containing a beach chair, and entertainment venues with a blue circle containing a cocktail glass. The map also shows major roads like Jl. Raya Uluwatu Pecatu and Jl. Dharmawangsa, and nearby areas like Banjar Werdhi Kosala and Petjatu. A small inset map in the bottom right corner shows the location of Parq Blue on the island of Bali, Indonesia.

Bulgari Resort Bali - a famous 5★ resort hotel cost from \$2000 per night.

The Apurva Kempinski Bali - a world-famous chain of luxury hotels.

Hilton Bali Resort - the largest international chain of hotels and resorts.

The Ritz-Carlton - an international chain of luxury hotels.

Canna Bali - Bali's top entertainment complex for children and adults.

Melasti Beach - one of the best beaches in Bali.

TT Beach Club - catamaran club in nautical style.

White Rock Beach Club - a beach club with a rooftop lounge.

Melisa Beach Club - a grill bar on the beach.

Sundays Beach Club - a beach club with live music.

White Rock Beach Club - a beach club with a rooftop lounge.

Minoos Beach Club - beach club with a boat on the property.

Palmilla Bali Beach Club - a beach complex with a Mediterranean restaurant.

Savaya Bali is a popular place for partying, with top artists and DJs.

The Edge - a 5★ luxury hotel cost from \$1500 per night.

Alila Villas - a 5★ resort complex cost from \$1000/night.

Six Senses - a 5★ hotel cost from \$1000 per night.

PETJATU

BANJAR WERDHI KOSALA

BANJAR KELOD

Uluwatu

Jl. Raya Uluwatu Pecatu

Jl. Dharmawangsa

Jl. Dhai

PARQ BLUE - THE LARGEST-SCALE PROJECT IN BUKIT

BLUE



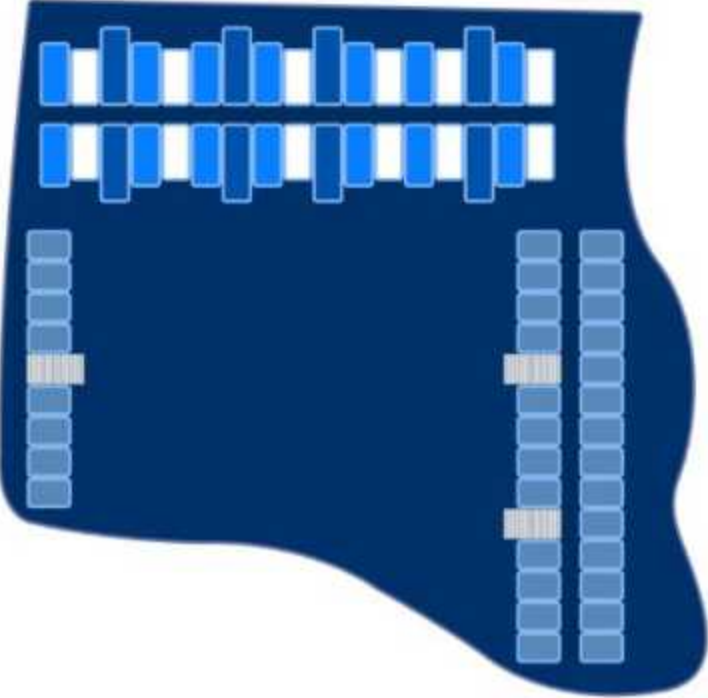
Loft Apartment



Townhouses



SOHO STUDIO



Apartments

- A 45m²
- B 38m²
- C 33m²
- D 20m²

PARQ BLUE REAL ESTATE

BLUE



SOHO STUDIO



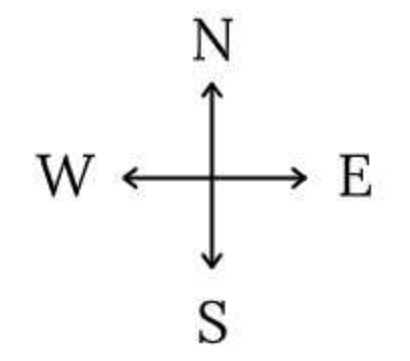
BLUE

BLUE

- 45m²
- 38m²
- 33m²
- 20m²



GENERAL PLAN SOHO STUDIO





SPECIAL OFFER FOR SOHO STUDIO APARTMENTS

"IN THE SAME BOAT"

80%

of the cost of the apartment before the end of construction.

20%

can be paid from the incoming rental fees after the construction is completed.

SOHO STUDIO

APARTMENTS

20 m²

**SPECIAL
OFFER**

"In the same boat"

\$ 70 000

PAYMENT BY INSTALLMENTS 0%

Price based on Indonesian Rupiah of 1 015 000 000 IDR



Ceiling height: 4 m



a terrace

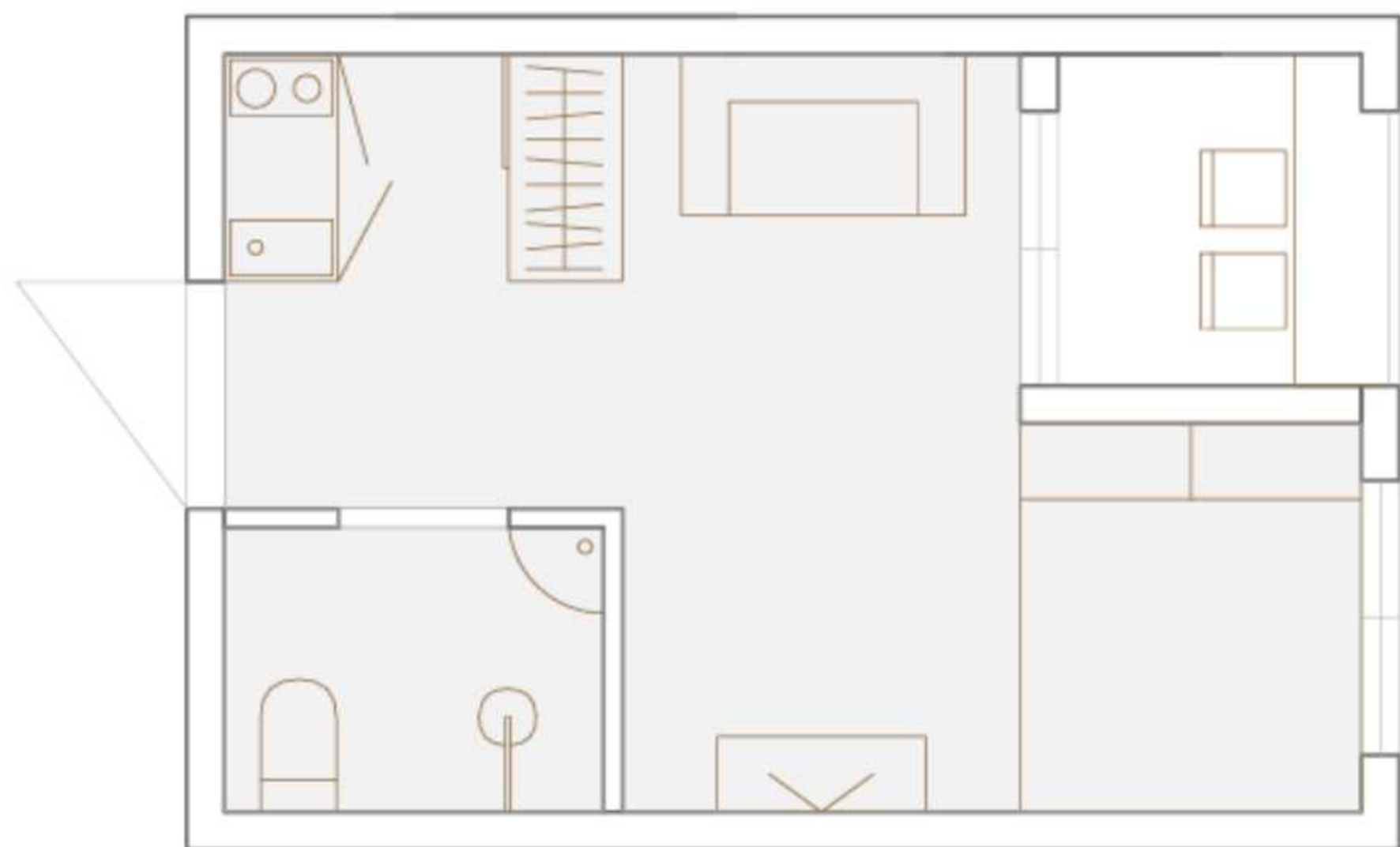


1,2,3 floors



BLUE

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SOHO STUDIO

APARTMENTS

33 m²

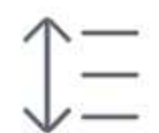
SPECIAL
OFFER

"In the same boat"

\$ 112 200

PAYMENT BY INSTALLMENTS 0%

Payments are made in Indonesian rupiahs of 1 626 900 000 IDR



Living area: 4 m

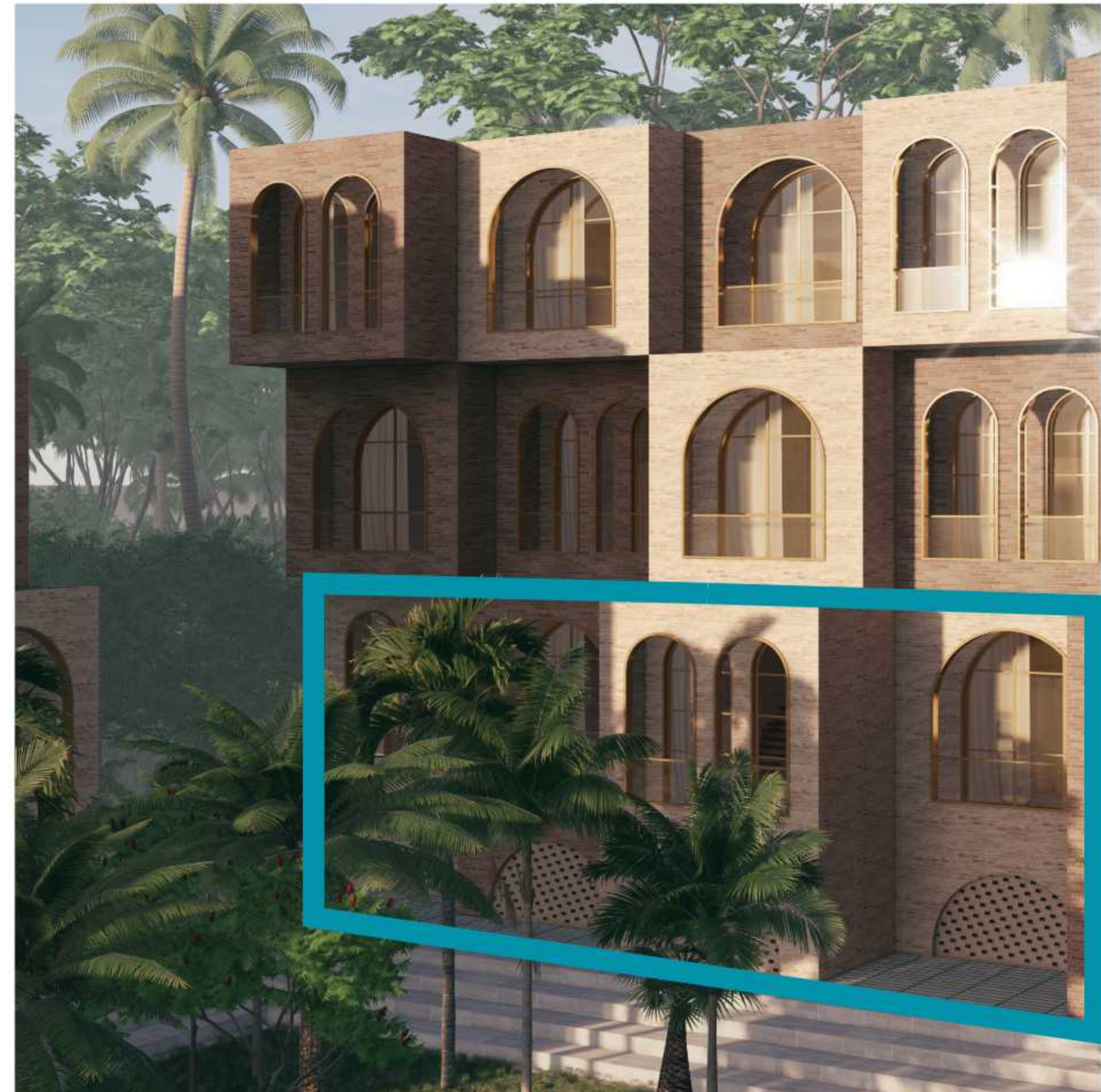


a terrace



1st floor

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BLUE

SOHO STUDIO

APARTMENTS

33 m²

SPECIAL OFFER

"In the same boat"

\$ 129 030

PAYMENT BY INSTALLMENTS 0%

Payments are made in Indonesian rupiahs of 1 870 935 000 IDR.



Seaview on 3rd floor



Ceiling height: 4 m



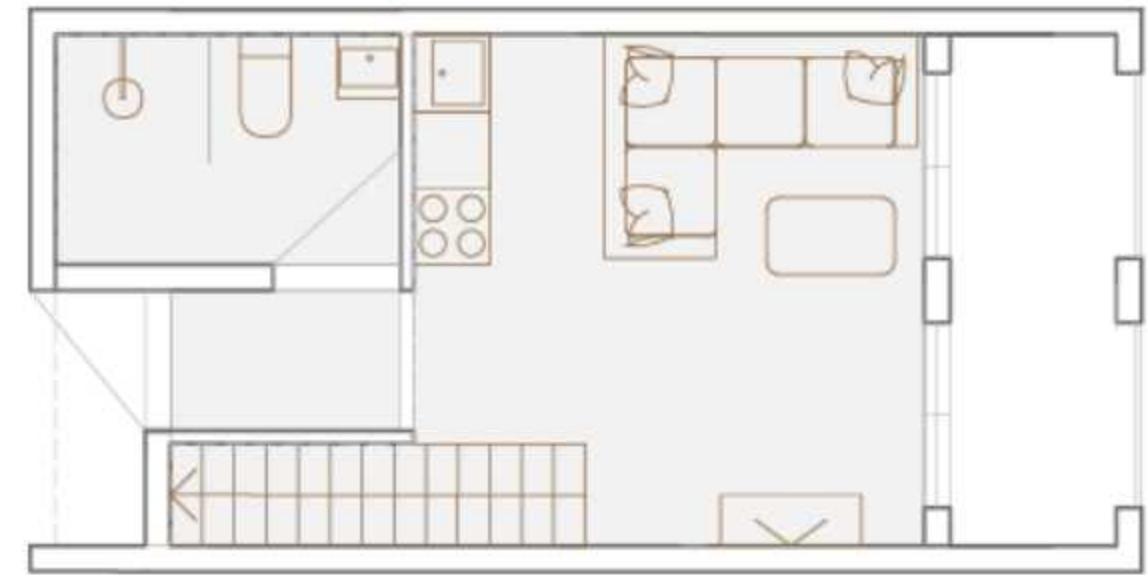
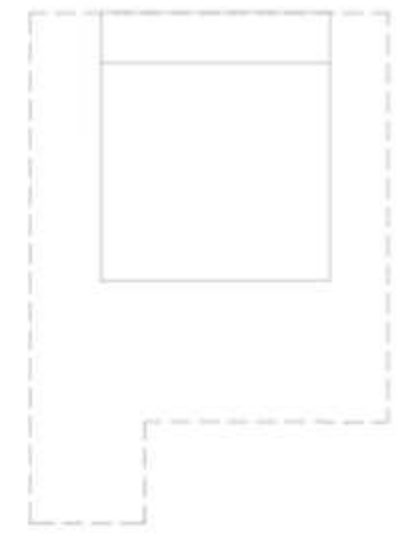
a terrace



2,3 floors



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SOHO STUDIO

APARTMENTS

38 M²

SPECIAL
OFFER

"In the same boat"

\$ 125 400

PAYMENT BY INSTALLMENTS 0%

Payments are made in Indonesian rupiahs of 1 818 300 000 IDR



Ceiling height: 4 m



a terrace



1st floor

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BLUE

SOHO STUDIO

APARTMENTS

38 m²

SPECIAL
OFFER

"In the same boat"

\$ 144 210

PAYMENT BY INSTALLMENTS 0%

Payments are made in Indonesian rupiahs of 2 091 045 000 IDR.



Seaview on 3rd floor



Ceiling height: 4 m

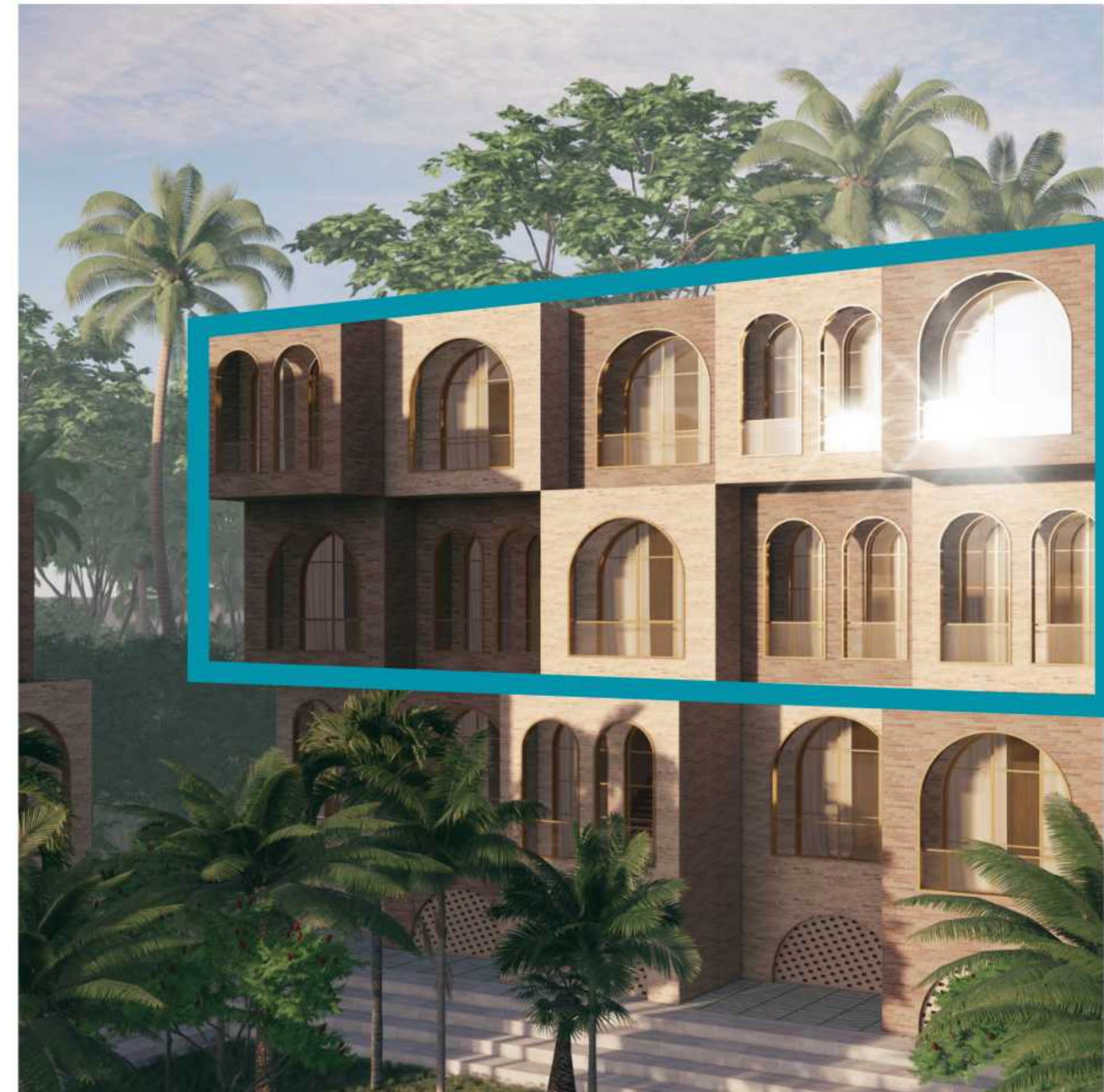


a terrace

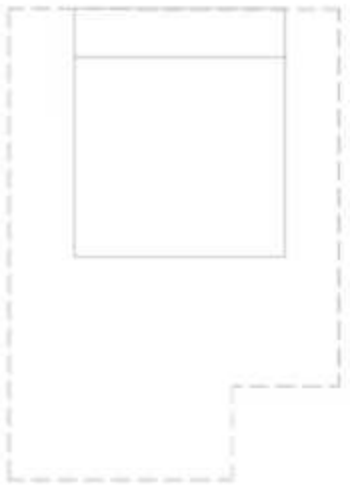


2,3 floors

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BLUE



SOHO STUDIO

APARTMENTS

45 M²

**SPECIAL
OFFER**

"In the same boat"

\$ 144 000

PAYMENT BY INSTALLMENTS 0%

Payments are made in Indonesian rupiahs of 2 088 000 000 IDR



Ceiling height: 4 m



a terrace



1st floor



BLUE

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SOHO STUDIO

APARTMENTS

45 m²

**SPECIAL
OFFER**

"In the same boat"

\$ 165 600

PAYMENT BY INSTALLMENTS 0%

Payments are made in Indonesian rupiahs of 2 401 200 000 IDR



Seaview on 3rd floor



Ceiling height: 4 m



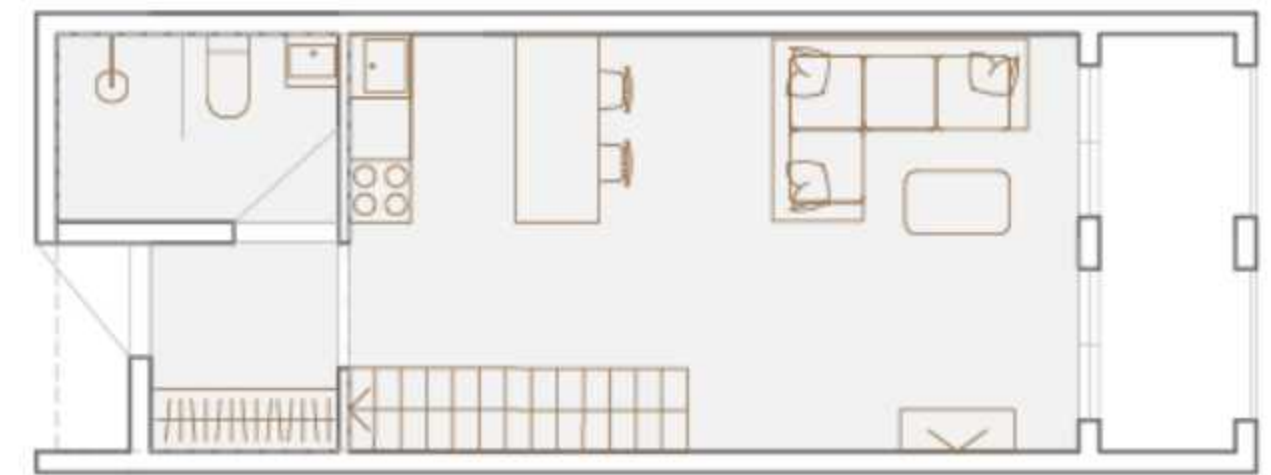
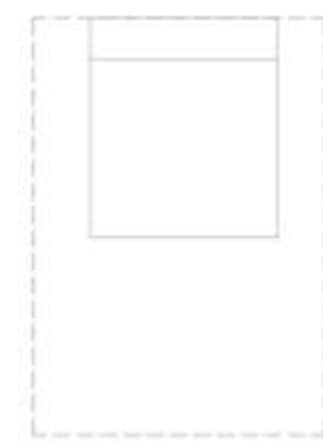
a terrace

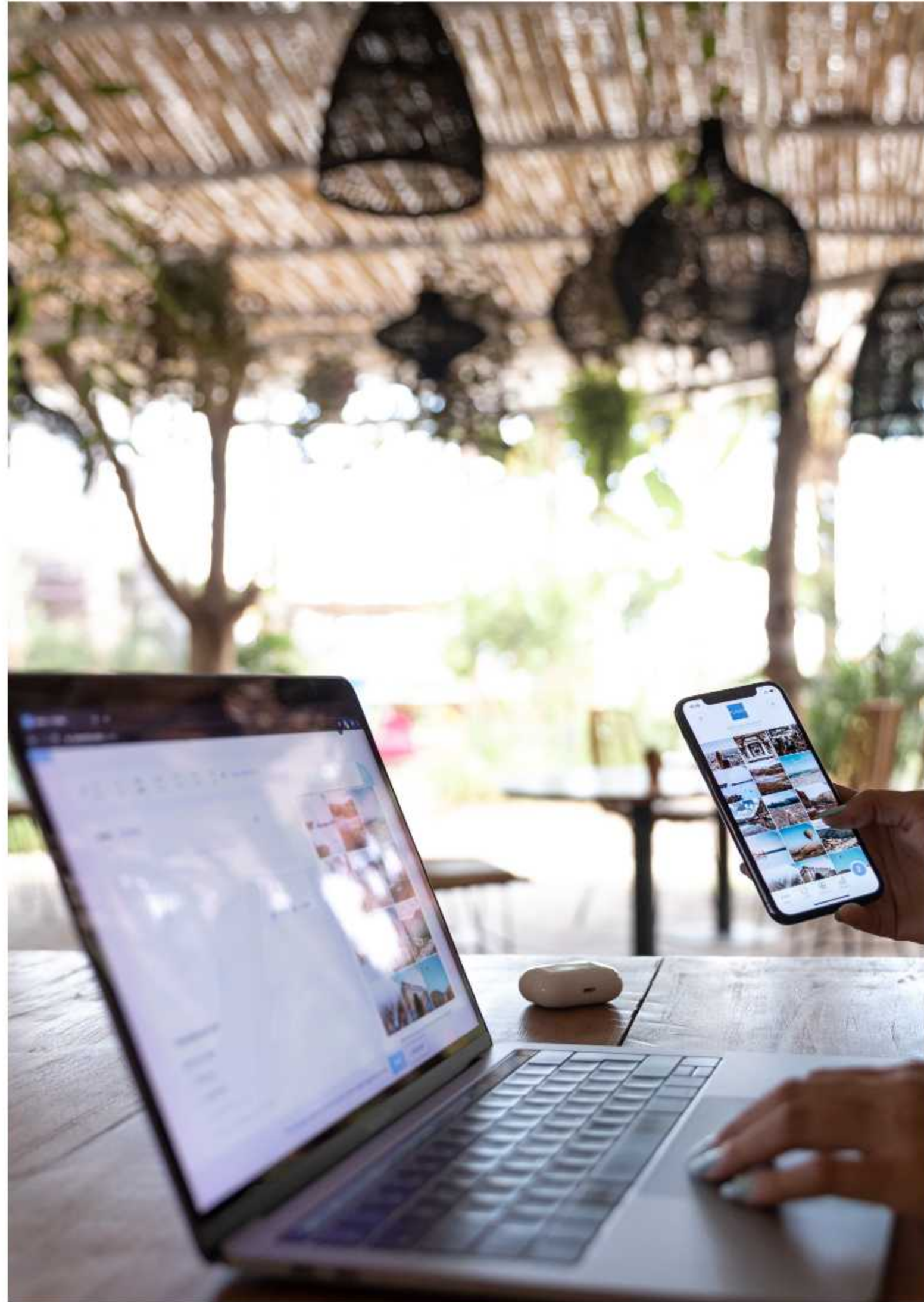


2,3 floors



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PAYMENT SCHEME

SOHO STUDIO

APARTMENTS

50% - initial payment at the time of signing the contract

20% - after the construction of the apartments structure

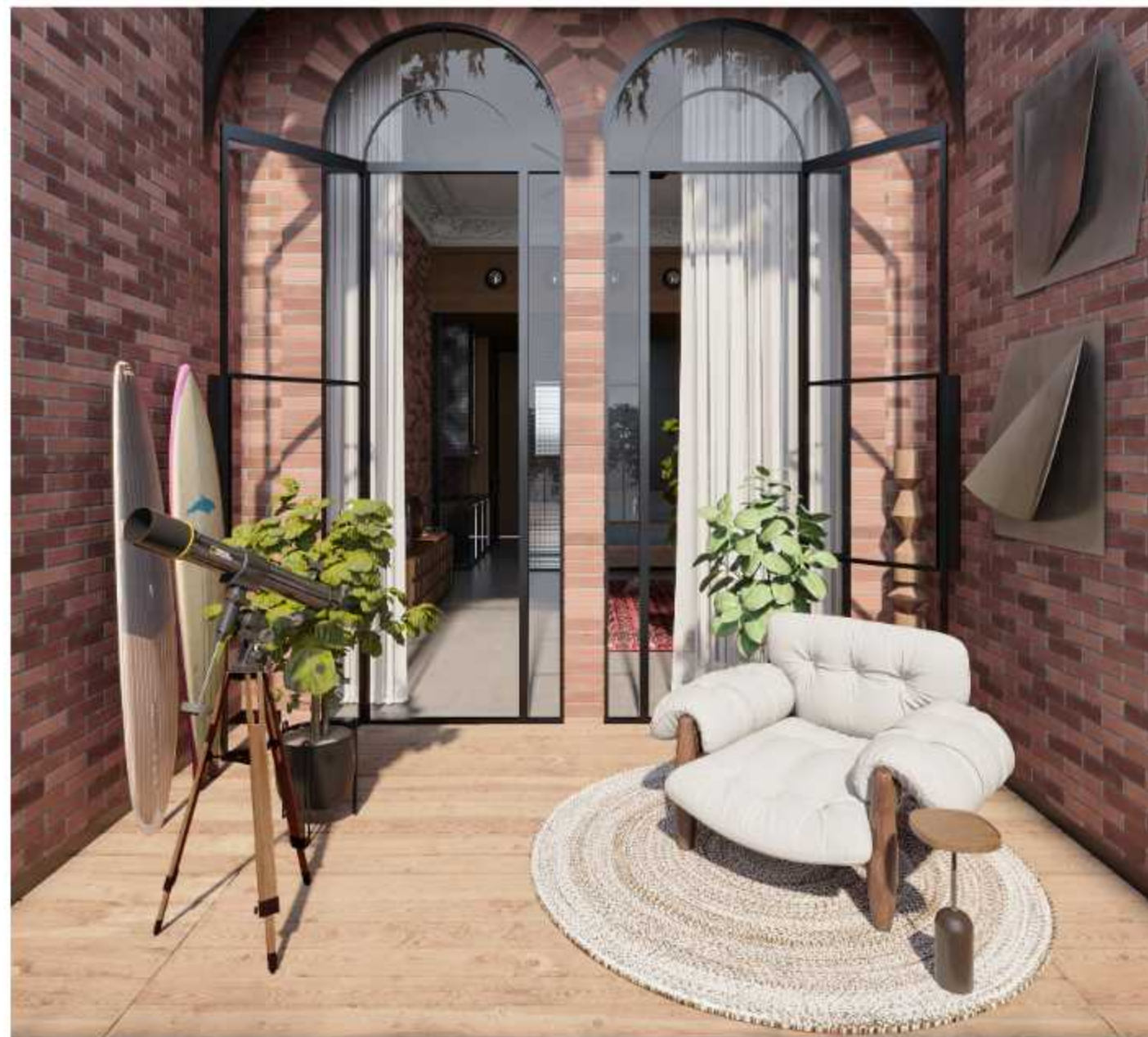
20% - upon completion of processing

10% - upon receiving the keys

* The prices are final, VAT 11% included in the price of the units.

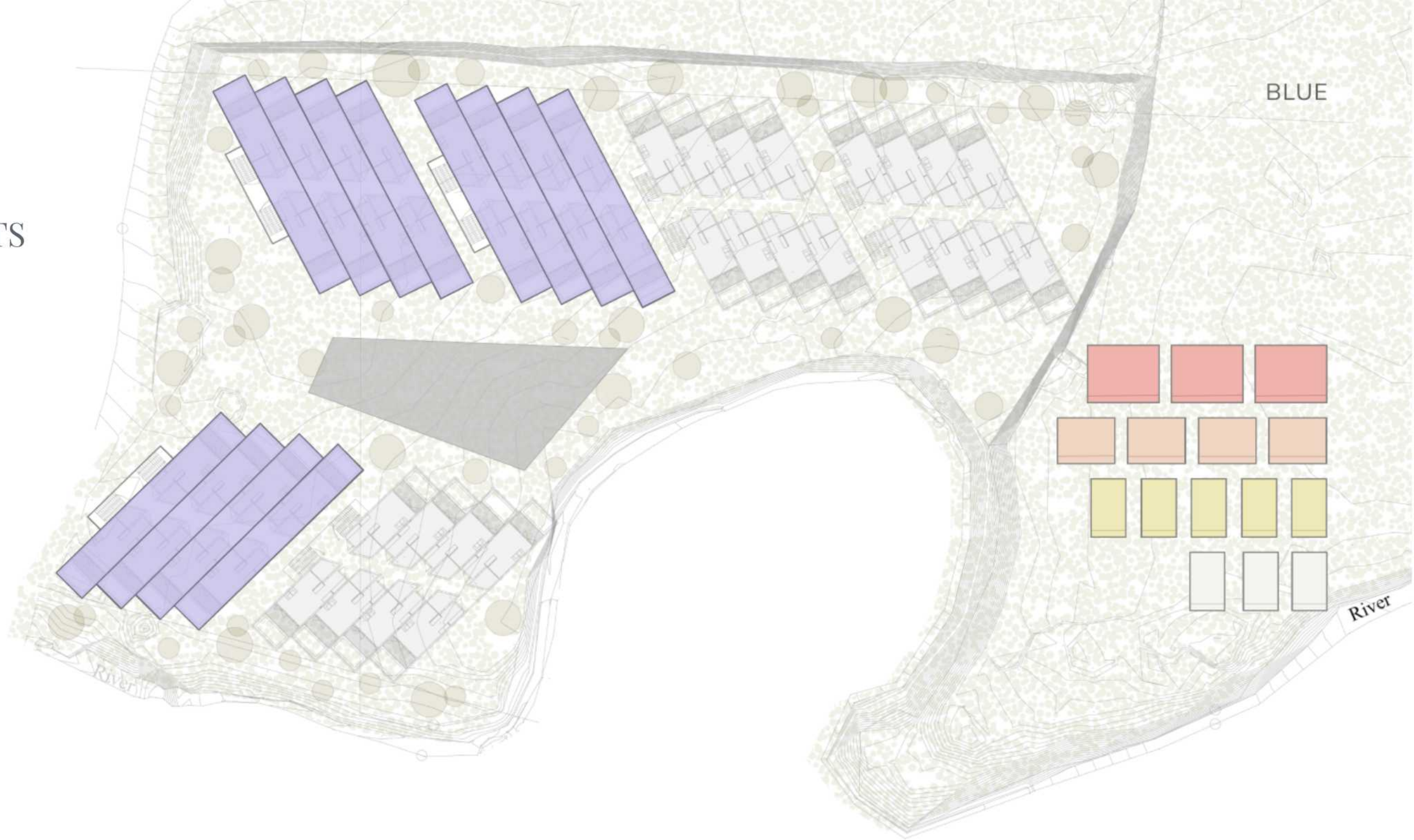
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SOHO BY PARQ



BLUE

- APARTMENTS
- VILLA 125
- VILLA 100
- VILLA 75
- VILLA 75



GENERAL PLAN SOHO BY PARQ

SOHO BY PARQ

APARTMENTS

2nd floor

\$ 129 500

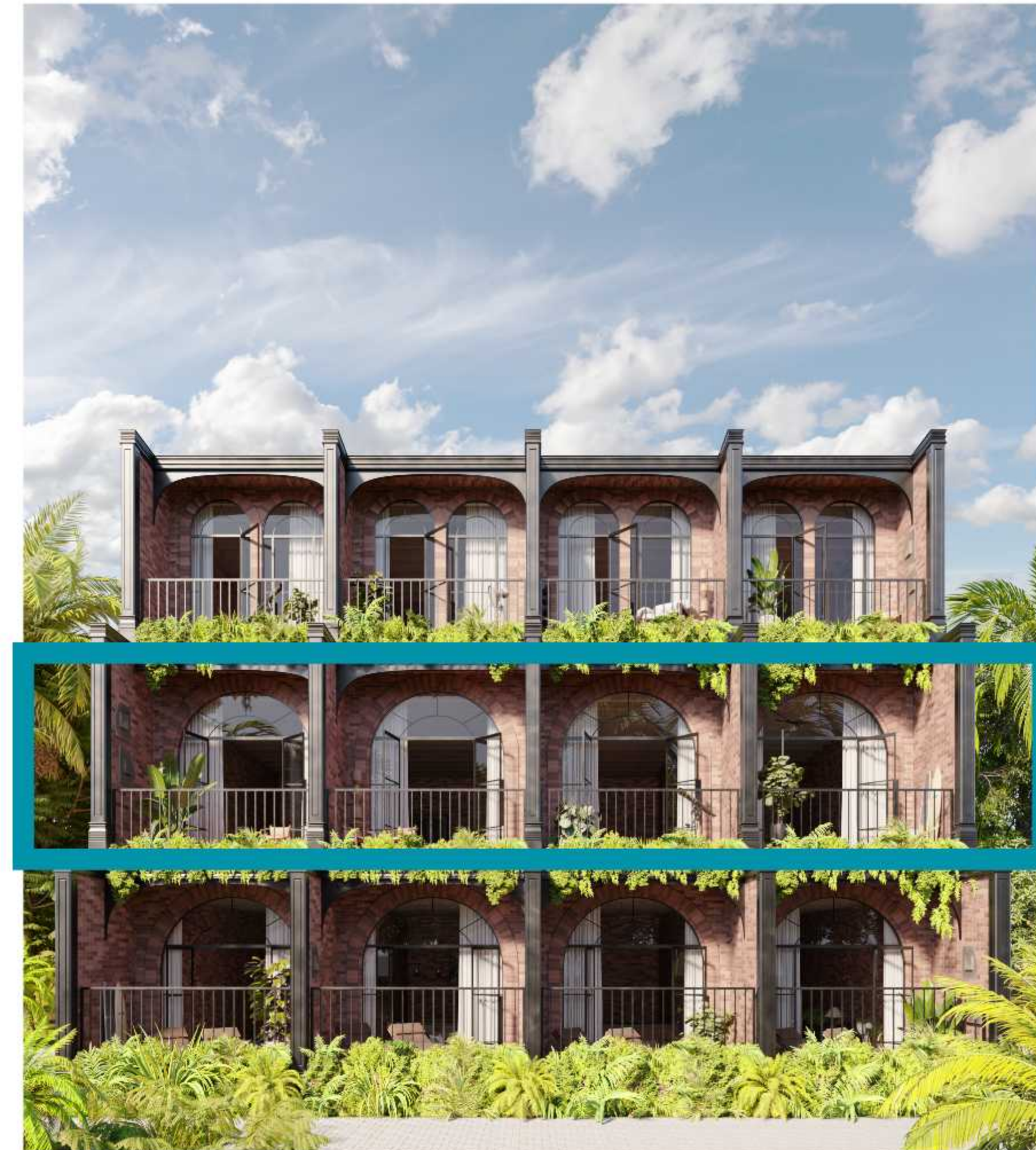
Price based on Indonesian Rupiah of 1 877 750 000 IDR

 Living area: **35 m²**

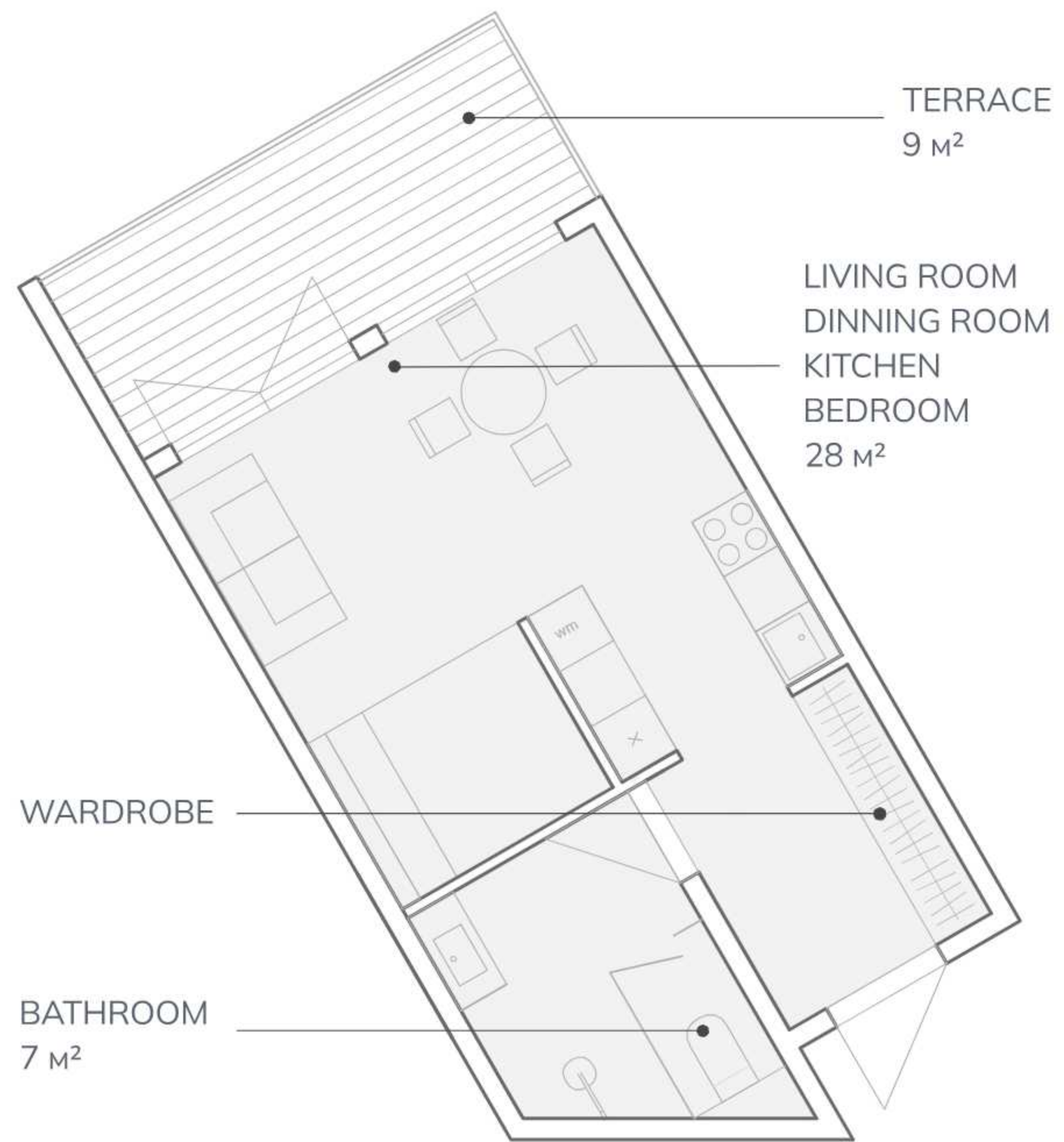
 Ceiling height: **4 m**

 2nd floor of 3

 separate entrance



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SOHO BY PARQ

APARTMENTS

1st floor

\$ 162 000

Price based on Indonesian Rupiah of 2 349 000 000 IDR

 Living area: **45 m²**

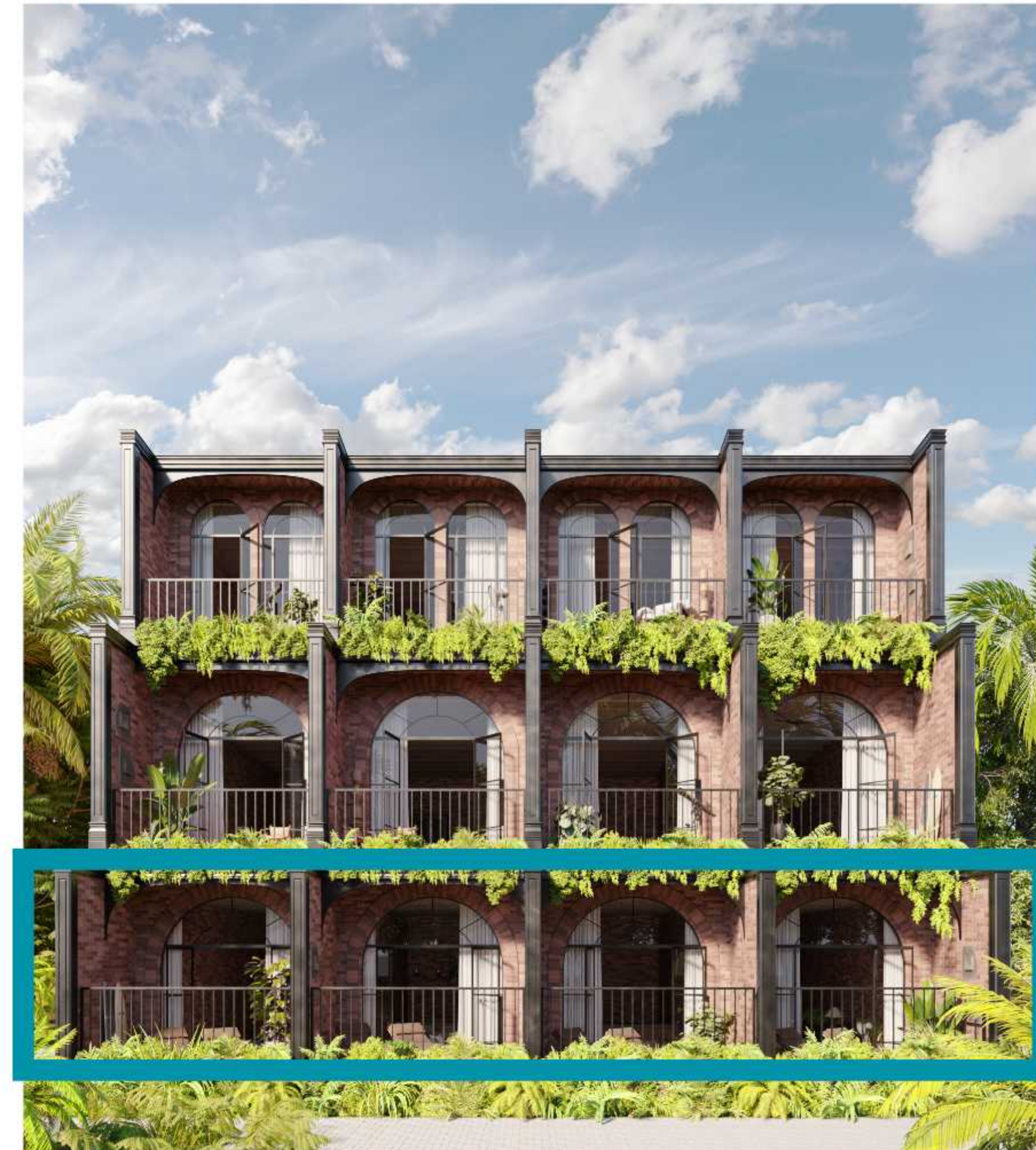
 Ceiling height: **4 m**

 1st floor of 3

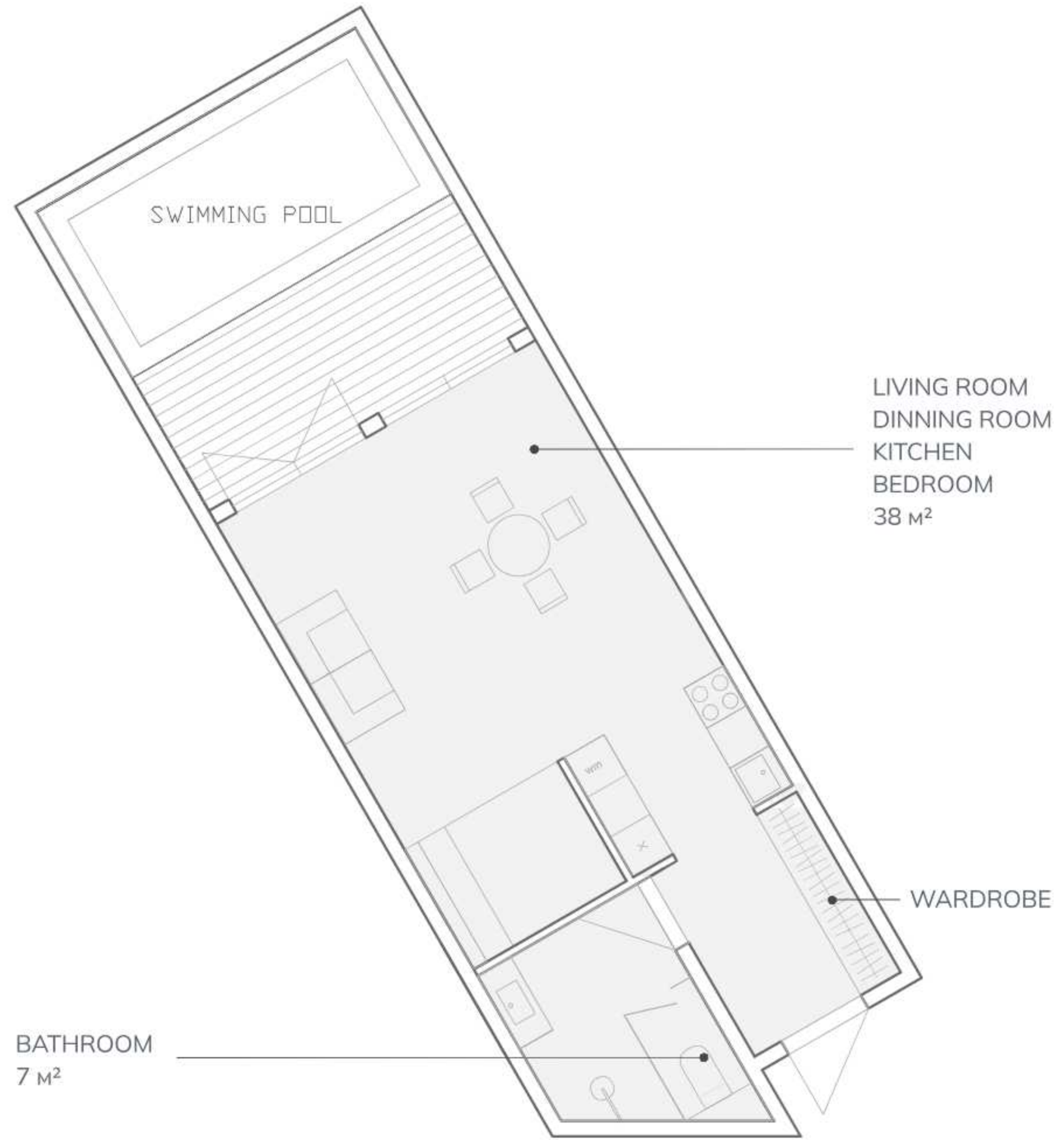
 a private pool

 a terrace

 separate entrance



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SOHO BY PARQ

VILLA 125m²

\$ 462 500

Price based on Indonesian Rupiah of 6 706 250 000 IDR



1 living room



3 bedrooms



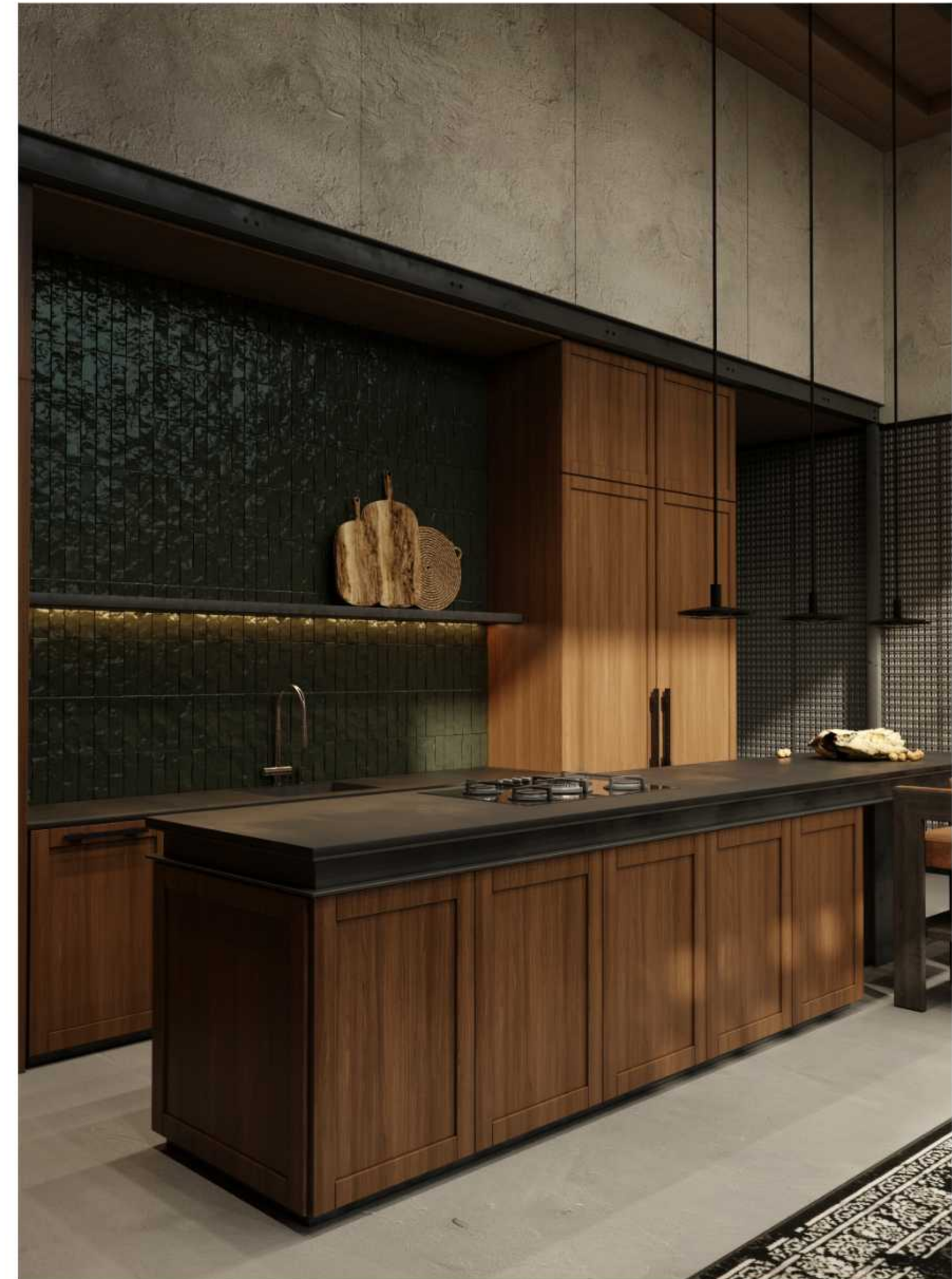
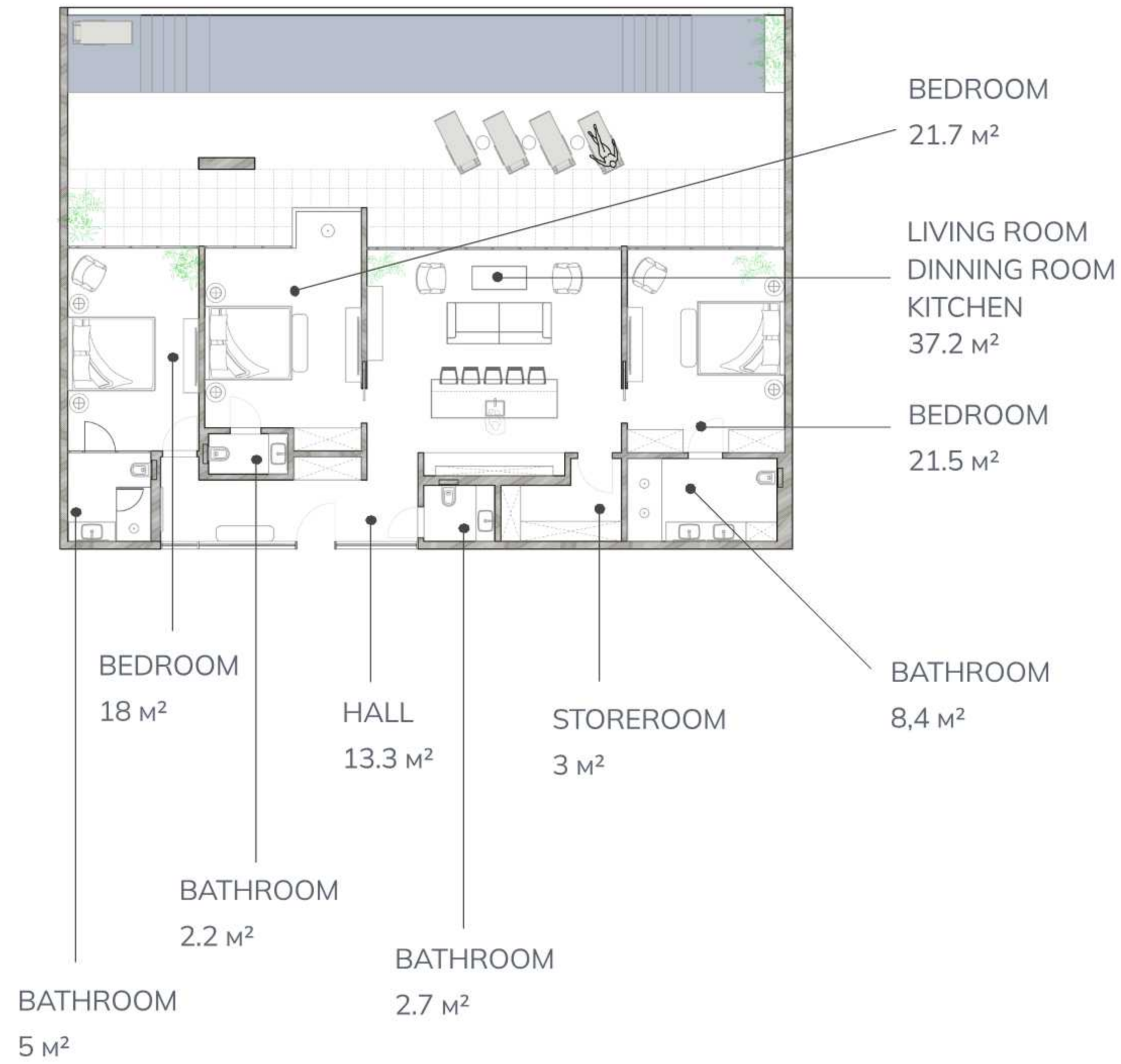
a picturesque terrace



a private pool



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PAYMENT SCHEME

SOHO BY PARQ

APARTMENTS

50% - initial payment at the time of signing the contract

20% - after the construction of the apartments structure

20% - upon completion of processing

10% - upon receiving the keys

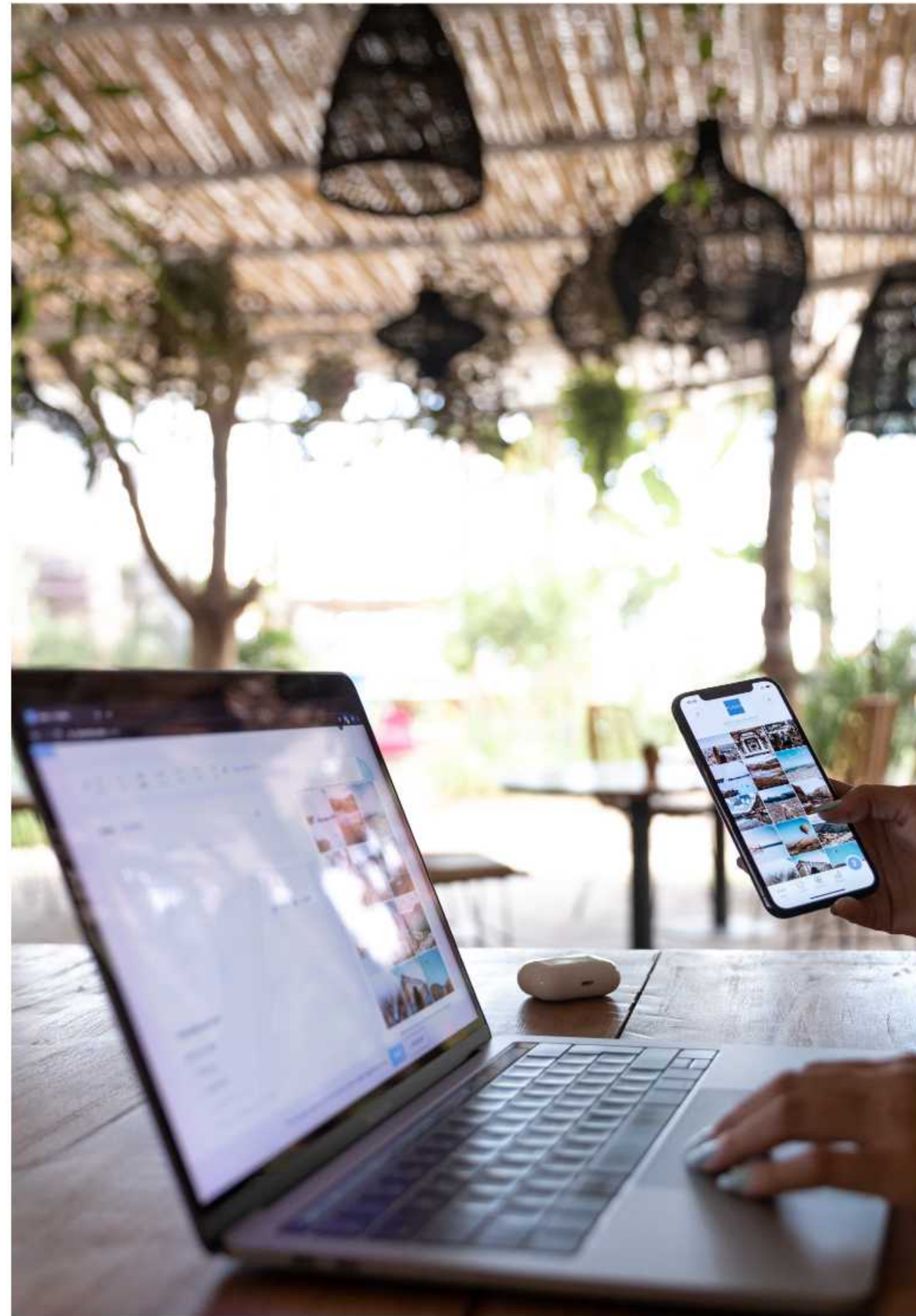
VILLAS

30% - initial payment at the time of signing the contract

30% - after the construction of the villa structure

30% - upon completion of processing

10% - upon receiving the keys



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*** The prices are final, VAT 11% included in the price of the units.**

ZEN ESTATE

BLUE



- VILLA 75
- VILLA 100
- VILLA 125
- VILLA 200



GENERAL PLAN ZEN ESTATE



ZEN ESTATE

BLUE

VILLA 125

\$ 437 500

Price based on Indonesian Rupiah of 6 343 750 000 IDR

125 m²

Living area

6-8 p.

Accommodates

300 m²

Plot area

Description:

A spacious house with large glass facades, which create an incredible impression of harmony between the interior design, the exterior of the villa, and the surrounding landscape.

Floor plans:



1 living room



3 bedrooms

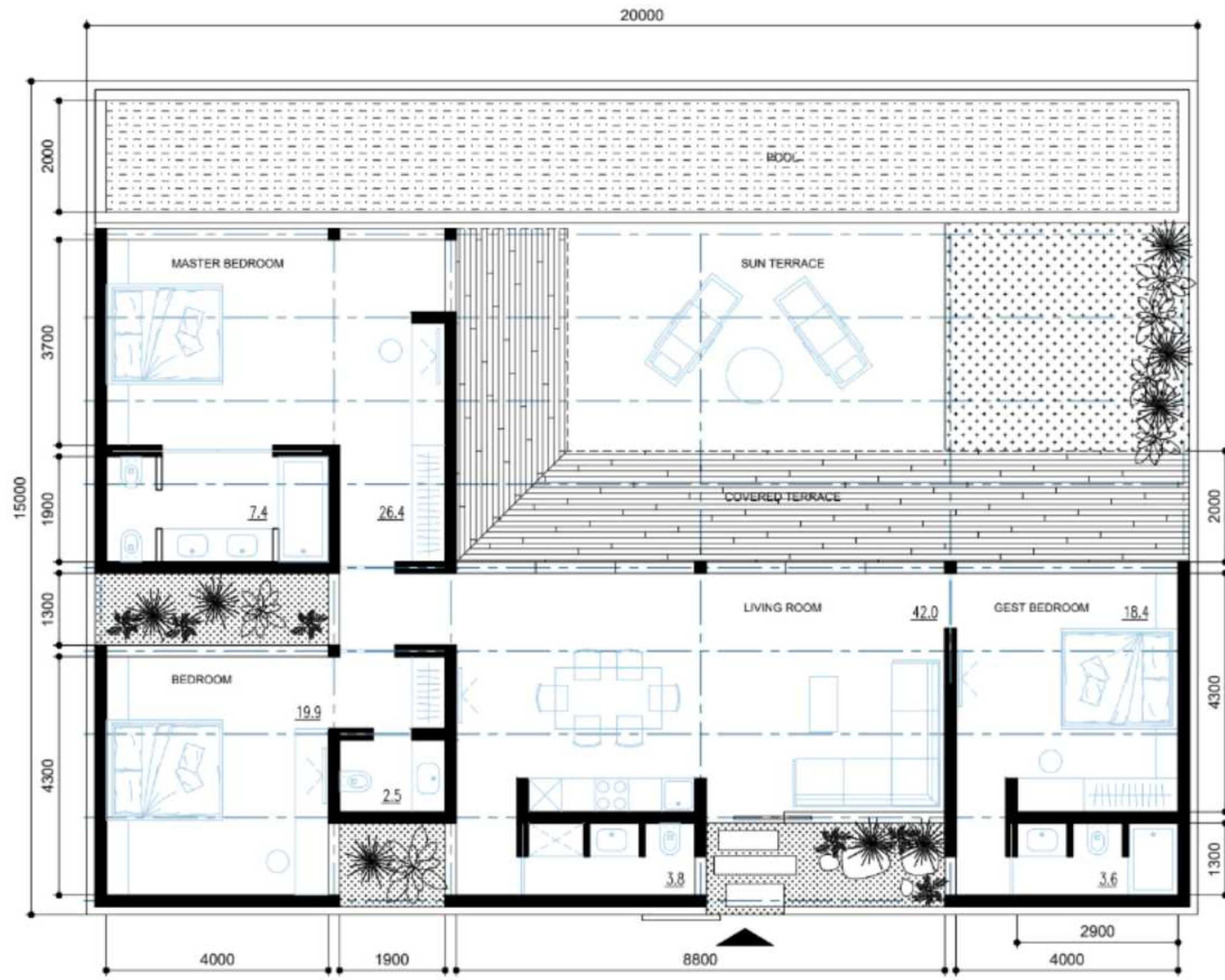


a picturesque terrace



a private pool

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ZEN ESTATE

BLUE

VILLA 200

\$ 700 000

Price based on Indonesian Rupiah of 10 150 000 000 IDR

200 m²

Living area

8-10 p.

Accommodates

400 m²

Plot area

Description:

A luxurious and spacious villa where large-scale glass facades allow landscapes to become part of the interior.

Floor plans:



1 living room



4 bedrooms

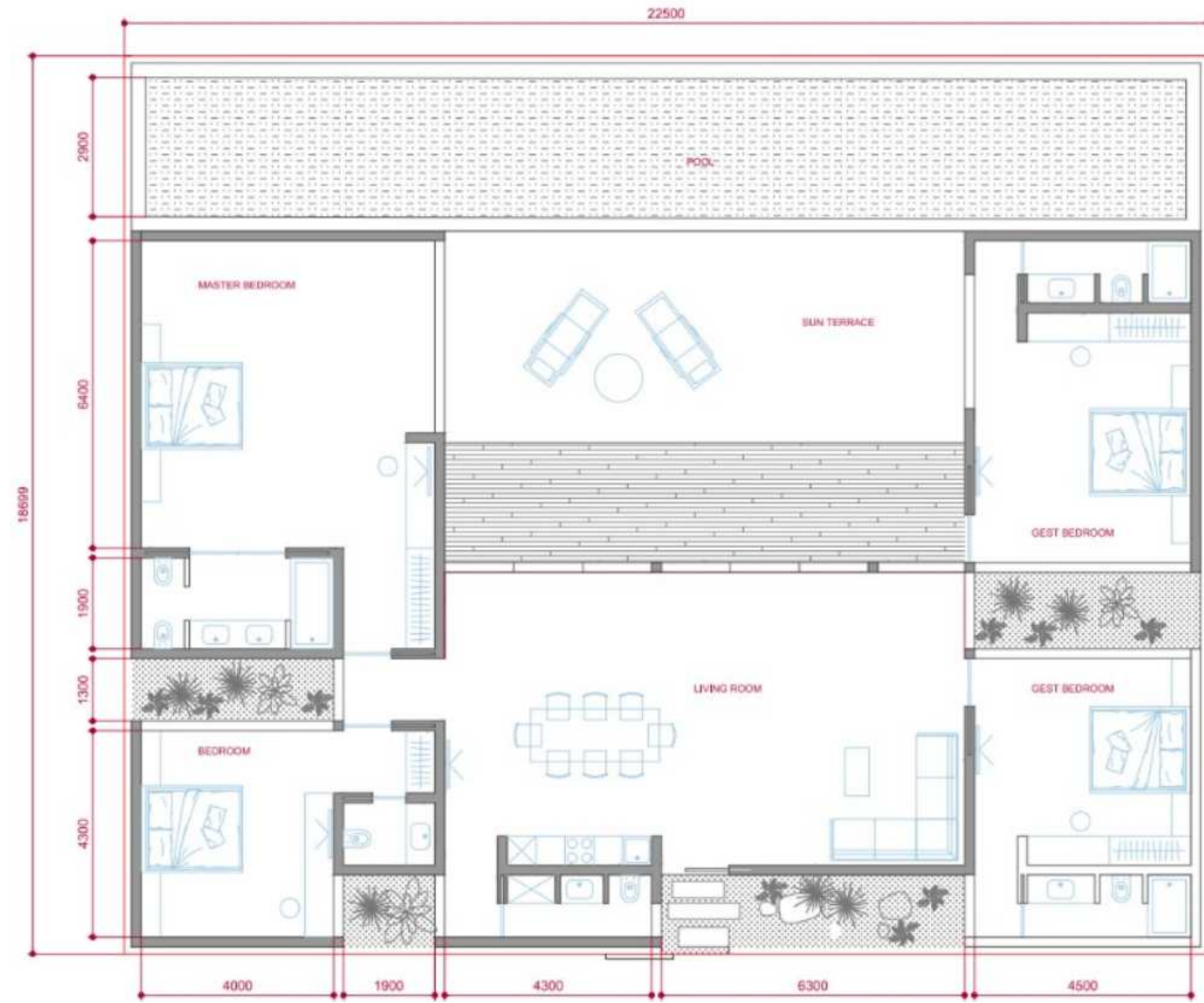


a picturesque terrace



a private pool

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PAYMENT SCHEME

ZEN ESTATE

VILLAS

30% - initial payment at the time of signing the contract

30% - after the construction of the villa structure

30% - upon completion of processing

10% - upon receiving the keys

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INVEST AND GET PASSIVE INCOME

12%

per annum passive income
from long-term rentals

20%

per annum passive
income

40%

expected price increase
after the construction
is completed

WHY INVESTORS CHOOSE

PARQ BLUE

1

Passive income on full autopilot
PARQ Development Management Company takes care of all the matters relating to the lease of your villa.

2

Profit maximization
When renting out real estate, we do not use third-party aggregators and rental services to maintain investor income. Aggregator commissions can reach up to 25%.

3

A convenient and fast payment system
The investors receive net profits into any accounts and in any currency that is convenient for them. We transfer the money once every three months.

4

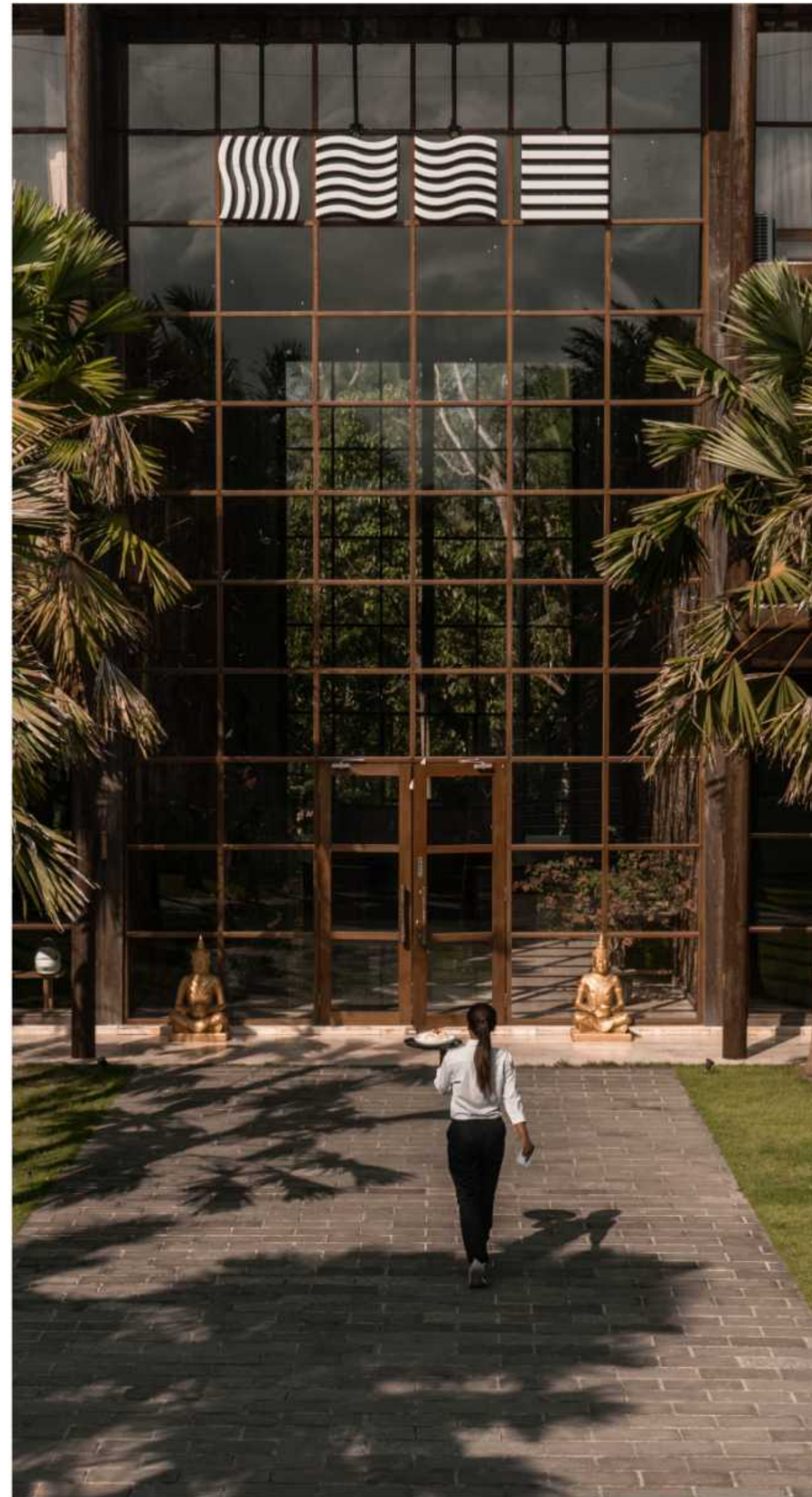
No need to handle taxes
The Management Company deals with accounting, optimization and payment of taxes. We take care of everything, you just get the money deposited into your account.

5

High liquidity
We choose the best locations in Bali and don't just build villas, but create destinations: conceptual complexes with residential, recreational and growth infrastructures. Based on our experience, we can predict an increase in property values here by 40% after the construction is completed.

6

Fast payback
Oceanside villas in Bali are in high demand for daily rentals. You will earn about 5000 USD per month.



THE PROJECT IS IMPLEMENTED

PARQ DEVELOPMENT

We have already built

100 000 m²

square meters in Bali. Of these, 65,000 square meters is the multifunctional center **PARQ UBUD**.

up to 2000

people a day visit the center. **All the momentous events in Bali take place here.**

PARQ UBUD

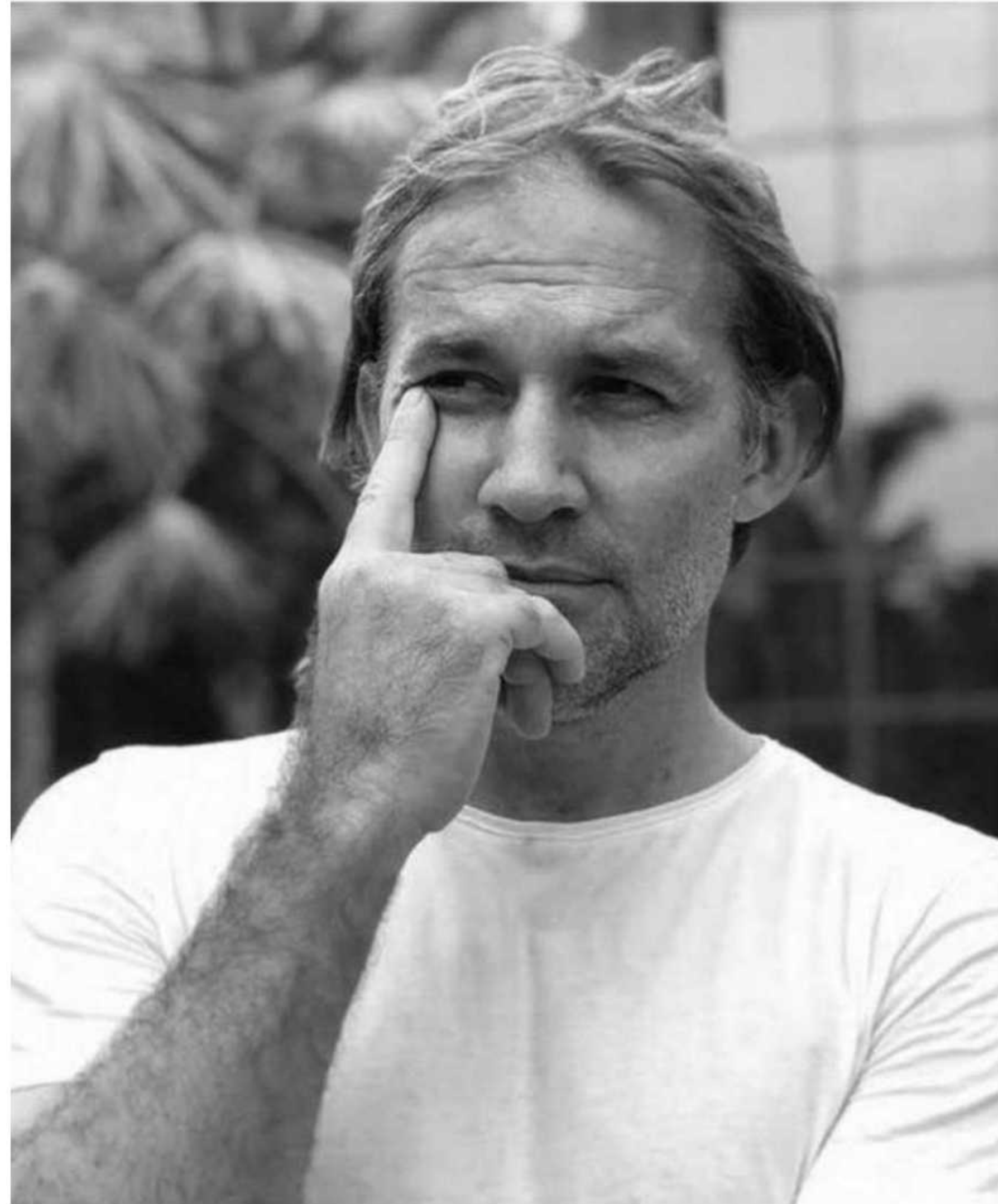
At **PARQ Ubud** we have created a new point of attraction for entrepreneurs, investors, tech and creative people from around the world. **Top events with the best speakers take place here.**

Like a magnet, the center attracts interesting, popular and successful people. At breakfast in one of PARQ Ubud's five restaurants, **you can easily encounter famous celebrities, artists and top business leaders.**

At PARQ Ubud, the demand for houses is so high that tenants sign up for many months in advance. **And the value of land next to PARQ Ubud has tripled since the complex was opened.**

WE DON'T JUST BUILD SQUARE FOOTAGE, WE CREATE POINTS OF ATTRACTION FOR THE MOST INTERESTING PEOPLE FROM ALL OVER THE WORLD! PARQ BLUE IS GOING TO BECOME A NEW POINT OF ATTRACTION.





ANDRE FREY

The founder of PARQ Development is a German developer, architect, and serial entrepreneur- Andre Frey. He has launched over 30 successful businesses in Germany and Indonesia.

Andre has already created a 65 thousand square meter complex in Bali, that uniquely combines the largest infrastructure on the island with designer villas and penthouses and the largest Russian-speaking community in Southeast Asia.

It also hosts all the major events of the island: conferences, concerts, festivals, fairs, clubs and exhibitions.

Today, Andre is applying his 15-year development experience in Bali into creating a network of innovative projects in several key locations on the island.

The founder's personal involvement - from creating the concept and architecture to supervision over the nuances of construction - and his experience in developing over 100 thousand square meters allows for creating holistic, comfortable spaces, where people want to live at, create and fulfill themselves.

Here you can experience a sense of belonging, cared about, and a sense of freedom all at the same time.

PARQ
— BLUE —

LET'S DISCUSS!