



BATU BOLONG

COMPLEX OF MODERN TOWNHOUSES

TOP LOCATION

[ATLAS BEACH CLUB](#)

[LA BRISA](#)

[FINNS RECREATION CLUB](#)

[TAMORA GALLERY](#)

[MONTESSORI SCHOOL BALI](#)

[BODY FACTORY](#)

35 МИНУТ НА МАШИНЕ ИЛИ СКУТЕРЕ ДО АЭРОПОРТА
NGURAH RAI INTERNATIONAL AIRPORT

 [GO TO LOCATION](#)



БОЛЬШОЙ
БАСЕЙН



ПРИВАТНАЯ
ПАРКОВКА

1 МИНУТА

ДО ПЛЯЖА БАТУ БОЛОНГ

TWO BEDROOM TOWNHOUSE

COMPLETION OF CONSTRUCTION
FIRST QUARTER 2023

> **2** FLOORS

> **106** M²
LAND SIZE

> **127** M²
SIZE

3 TYPES OF DESIGN

\$ > 250\$
DAILY RENT

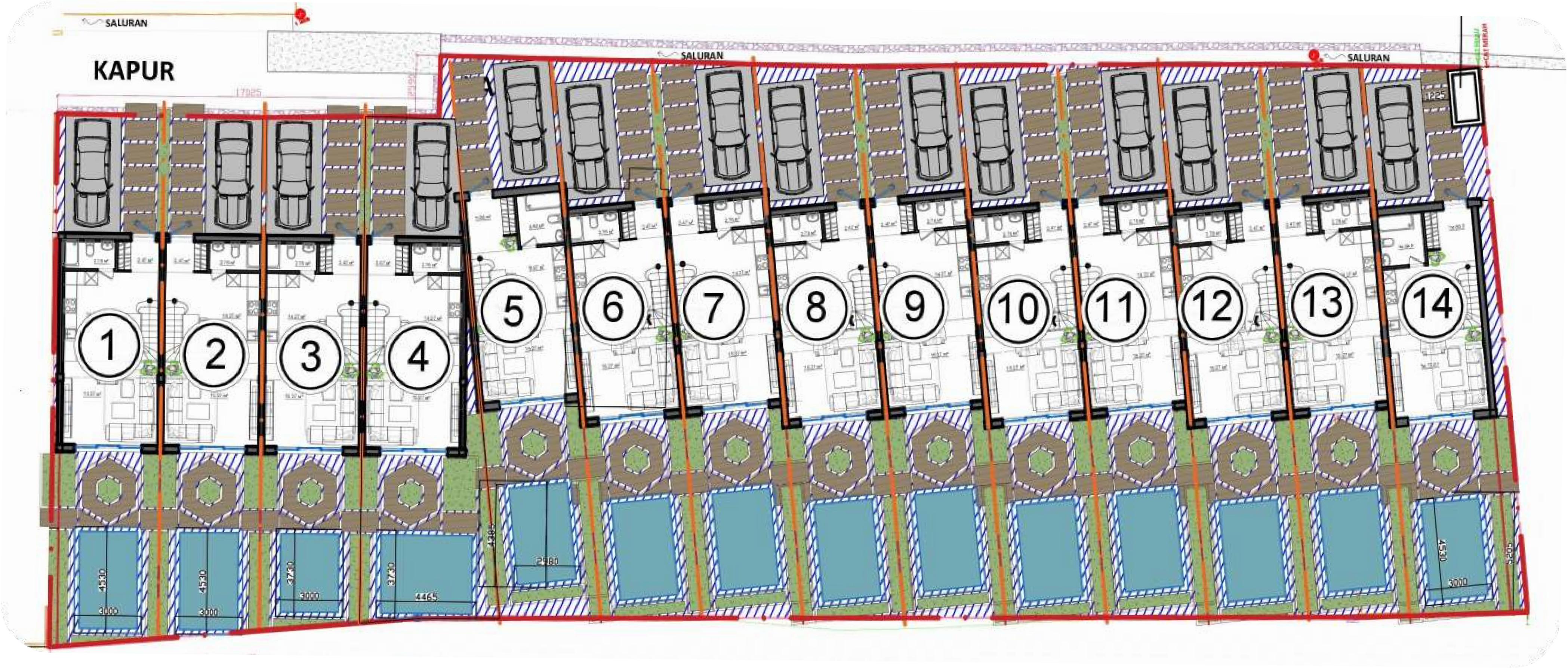
320 000\$
PRICE

ROI 19.36%

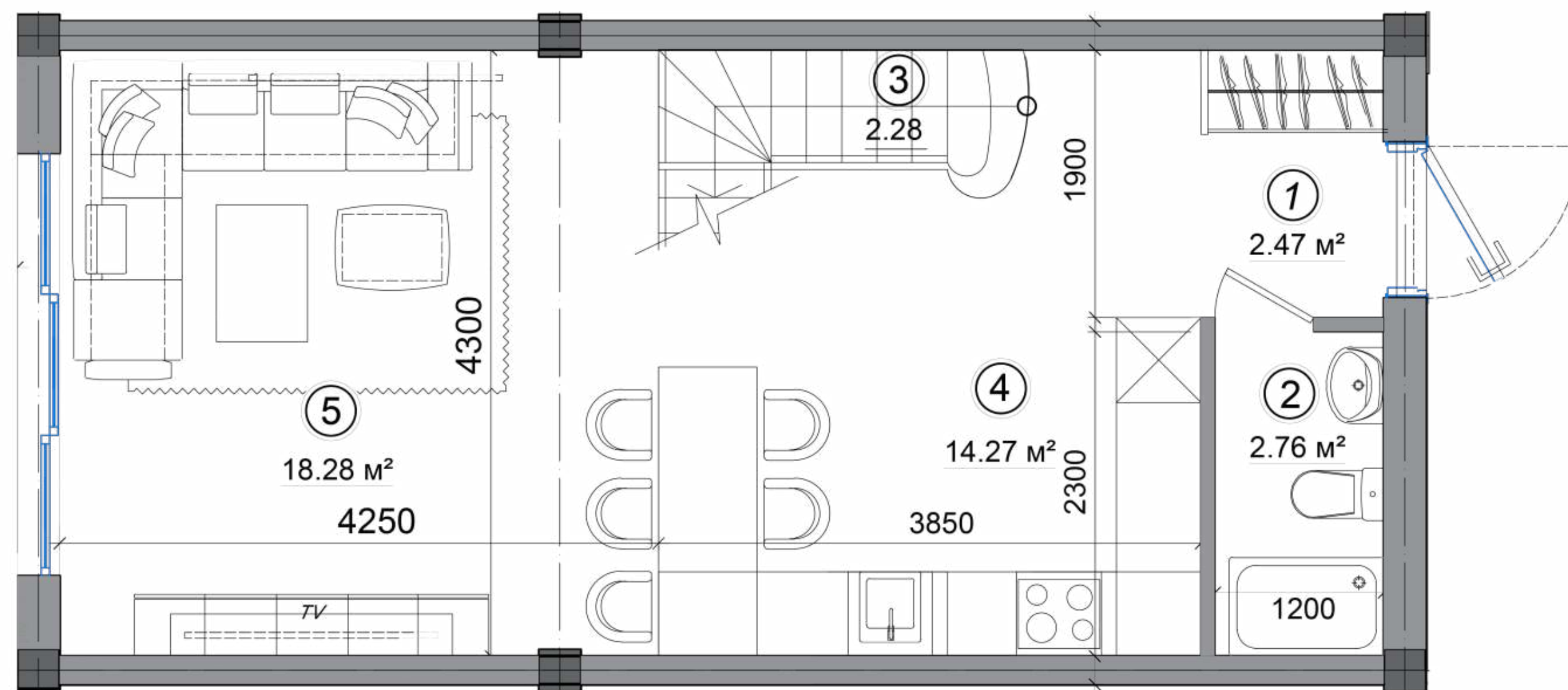
PAYBACK IN 5-6 YEARS



GENERAL PLAN



BATU BOLONG



TWO BEDROOM TOWNHOUSE

FURNITURE PLAN 1 FLOOR

Hallway 2.47 m²

Bathroom 2.76

Staircase 2.28 m²

Kitchen 14.27 m²

Living room 18.28 m²

FURNITURE PLAN 2 FLOOR

Hallway 2.91 m²

Bathroom 3.83 m²

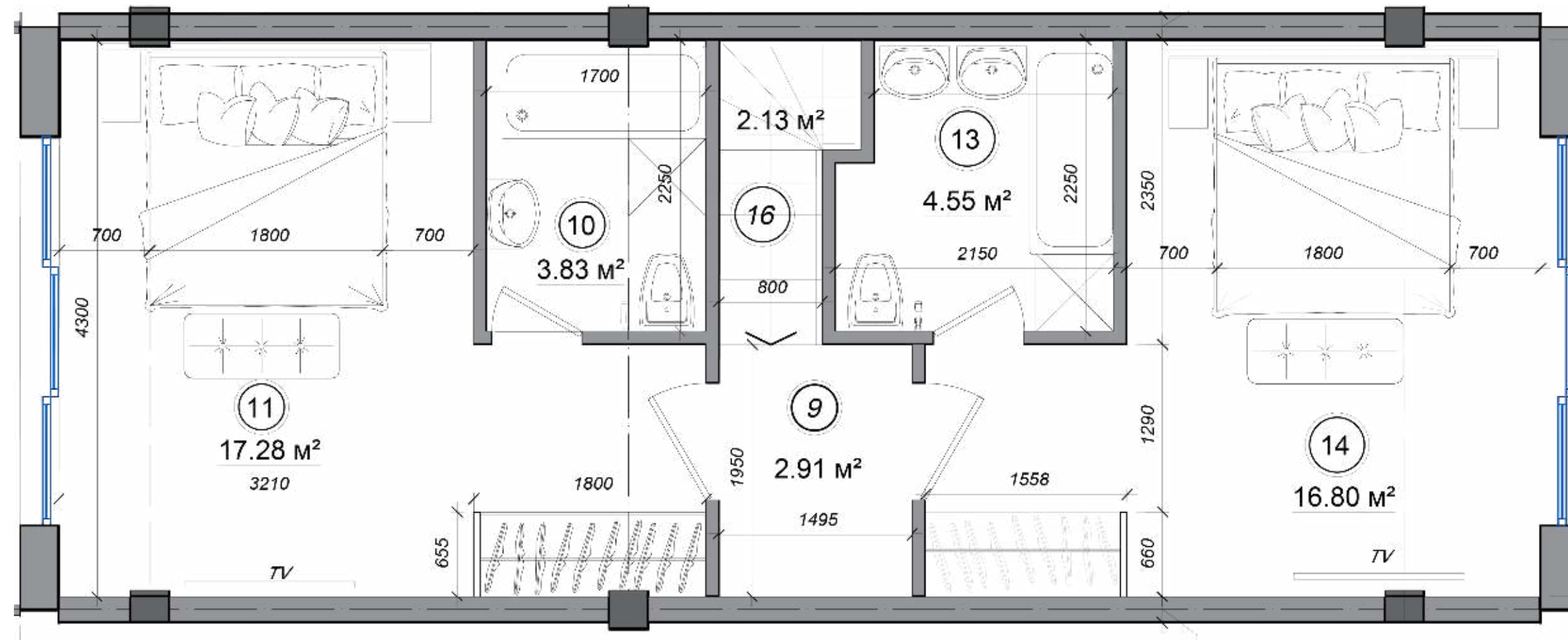
Bedroom 17.28 m²

Mini balcony 2.40 m²

Bathroom 4.55 m²

Mini balcony 2.40 m²

Stairs 2.13 m²

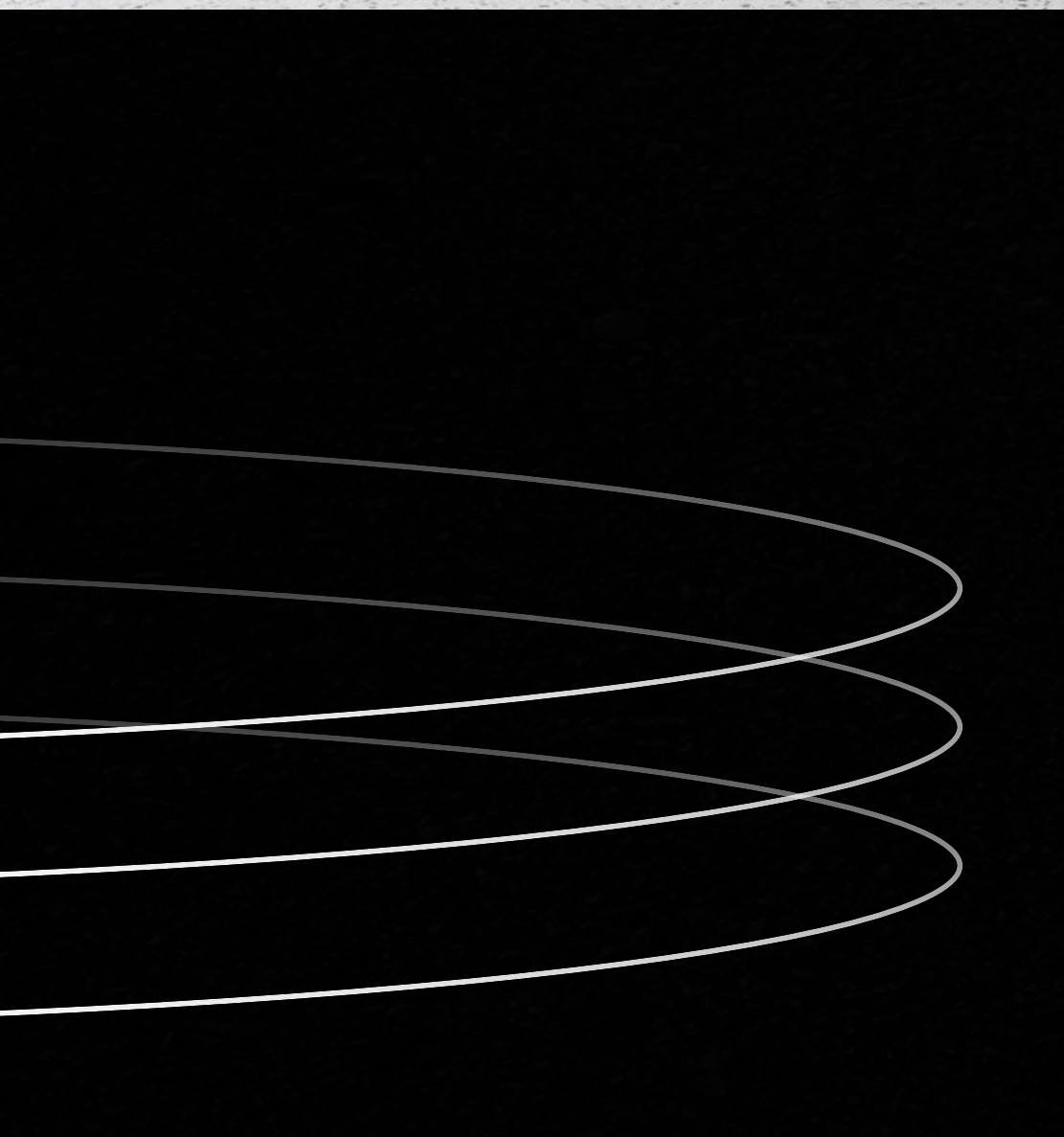


After completion of construction, the actual area may have a slight discrepancy, not more than 3% of the area specified in the project documentation.

THREE TYPES OF DESIGN INTERIOR







PAYBACK CALCULATION:

BATU BOLONG TWO-BEDROOM TOWNHOUSE

SCENARIO	CONSERVATIVE*	EXPECTED/REAL
DAILY RENTAL COST	200\$	250\$
AVERAGE MONTHLY RENTAL PROFIT	4800\$	6750\$
OCCUPANCY	80%	90%
AVERAGE ANNUAL RENTAL PROFIT	57 600\$	81 000\$
OPERATING EXPENSES **	13 536\$	19 035\$
NET INCOME	44064\$	61 965\$
ANNUAL ROI	^ 13,77%	^ 19,36%

*12% ANNUAL CONTRACT INCOME GUARANTEED

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS 15% AND MANAGEMENT COMPANY COMMISSION OF 10%.

PREMIUM QUALITY MATERIALS

WE USE THE
WORLD'S BRANDS:

GROHE

DAIKIN

- > BATHROOM FIXTURES BY GROHE
- > VENTILATION AND AIR
CONDITIONING SYSTEMS BY DAIKIN

KING
KOIL

blum

- > MATTRESSES BY KING KOIL (USA)
- > FURNITURE BY TEAK WOOD
- > AUSTRIAN FITTINGS BY BLUM
- > SWISS INSURANCE - 1 YEAR (RENEWABLE)
- > CONSTRUCTION GUARANTEE - 5 YEAR

OUR MANAGEMENT COMPANY PROVIDES:



GUEST CONCIERGE-SERVICES



24/7 SECURITY GUARANTEE



80-90% OCCUPANCY



MAINTENANCE OF THE VILLA AND GROUNDS



PAYMENT OF TAXES



PROFITABILITY REPORTS

STABLE ANNUAL INCOME OF

13-20% ROI*

*MANAGEMENT COMMISSION 10%

WITH **SUNNY DEVELOPMENT GROUP** RISKS ARE MINIMIZED

IN CASE OF VIOLATION OF THE CONSTRUCTION DEADLINES, A WRITTEN EXPLANATION OF THE REASONS FOR THE DELAY AND COMPENSATION TO THE INVESTOR IN THE AMOUNT OF 1% PER MONTH OF THE AMOUNT OF FUNDS CONTRIBUTED BY THE INVESTOR IS PROVIDED.

- ✓ HIGH RENTAL INCOME
- ✓ WE GUARANTEE 12% ON CONTRACT
- ✓ MANY YEARS OF EXPERIENCE IN CONSTRUCTION HELPS US TO COMPLETE PROJECTS ON TIME AND GUARANTEE THE QUALITY OF CONSTRUCTION
- ✓ OWN INVESTMENT CAPITAL ALLOWS US TO START AND IMPLEMENT PROJECTS WITHOUT DELAY

OUR SOCIAL PROJECTS:

WE STRIVE TO MAKE THE WORLD AROUND US MORE BEAUTIFUL!

- ✓ HELPING CHILDREN'S SOCIAL ORGANIZATIONS ON BALI ISLAND
- ✓ PUTTING TRASH CANS IN THE STREETS OF CHANGGU DISTRICT
- ✓ BUILDING A MODERN PLAYGROUND IN CHANGGU
- ✓ GREENING THE ISLAND AND PLANTING TREES AS A WAY OF SAYING THANK YOU!

SOCIAL RESPONSIBILITY IS
AN INTEGRAL PART OF SUNNY DEVELOPMENT
GROUP'S CORPORATE CULTURE

