



RED SUNSET

Canggu
Munduk Catu



BREIG

One of the most popular developers in Bali

The mission of the company is the construction of highly liquid real estate on the island and effective management with maximum profit



Top locations near the ocean
(Berawa, Batu Bolong,
Pererenan)



Modern demanded design



Management company



Walking distance to
infrastructure: popular cafes,
gyms, co-working spaces, etc.



Detailed business models

▶ *6 years in Bali*

▶ *9 completed projects*

▶ *Built 22.500 sq.m.*

▶ *6 projects under construction*



Construction technologies adapted to the tropical climate



Three-level construction quality control system



Warranty after completion of construction



Management by 5* hotel standards



Seminyak Beach

Berawa Beach

Canggu Beach

Pererenan Beach



Giraffe Villa



Green Moon



Villa Yop



Oasis



Oasis III



Red Sunset



Oasis II



Aquamarine



Tanah Barak



Red Sunset II



Baliwood



Lucky Numbers Apartments



Magic Mango



Vesna Townhouses



Blue Dream

RED SUNSET



  3 min
to ocean



Fully equipped



4 bedrooms



Private garden
and pool



24/7
Security



MASTER PLAN

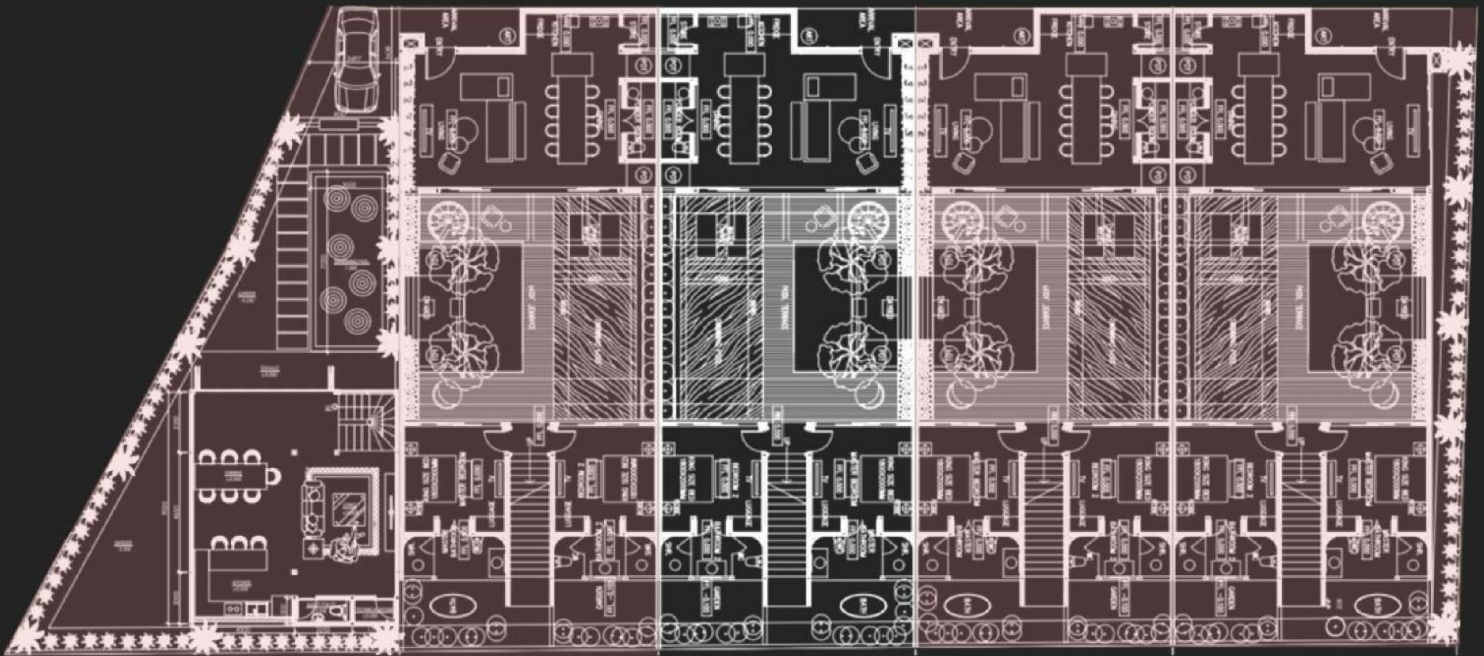
LOT 5

LOT 4

LOT 3

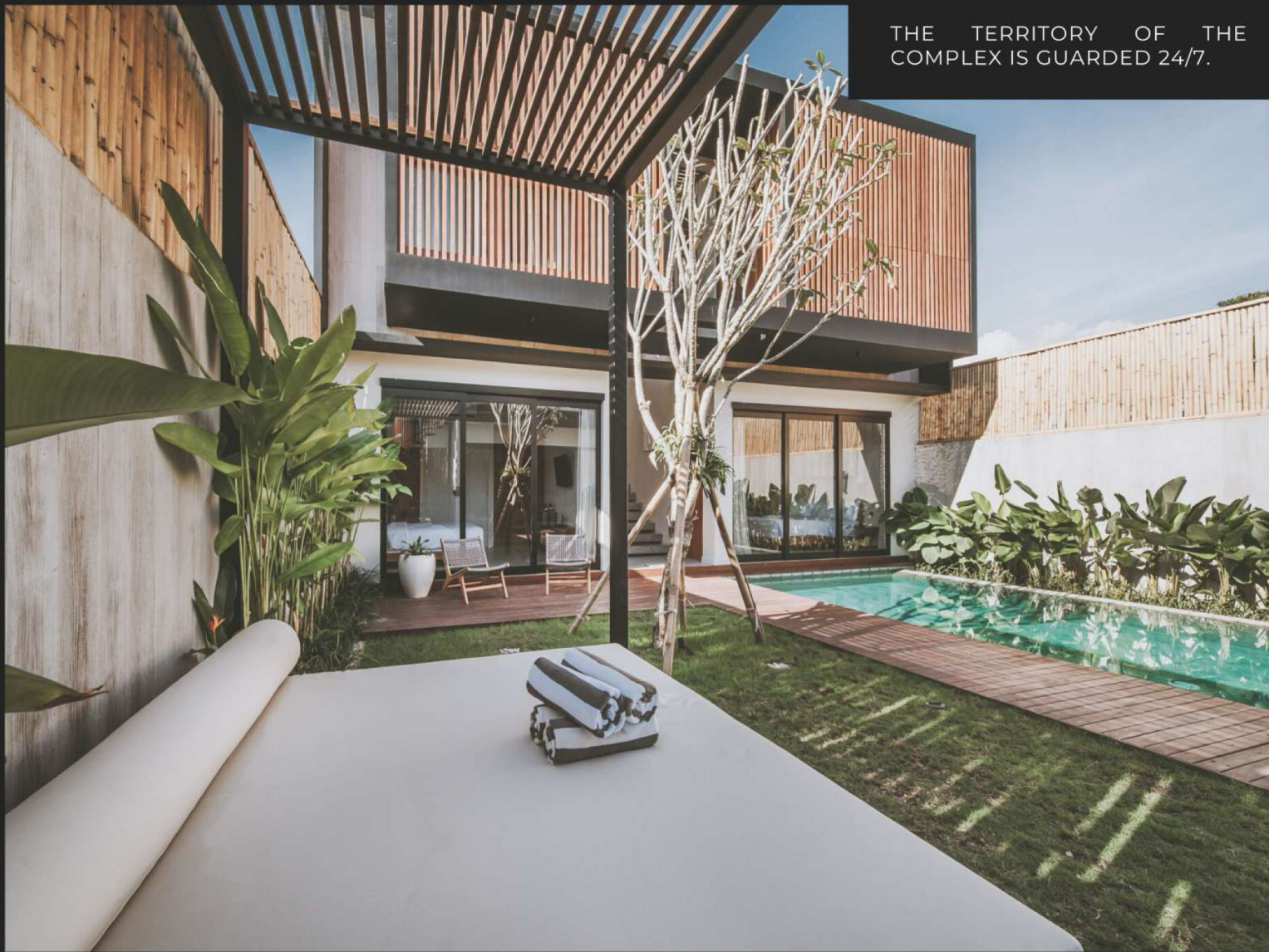
LOT 2

LOT 1



■ Sold

THE TERRITORY OF THE
COMPLEX IS GUARDED 24/7.

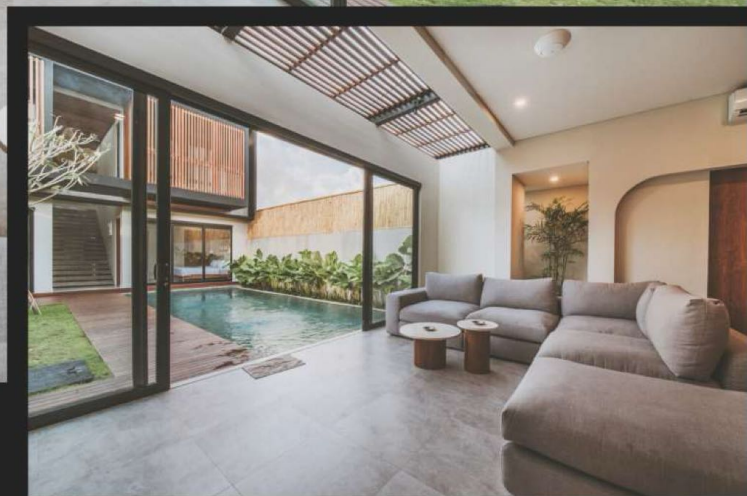


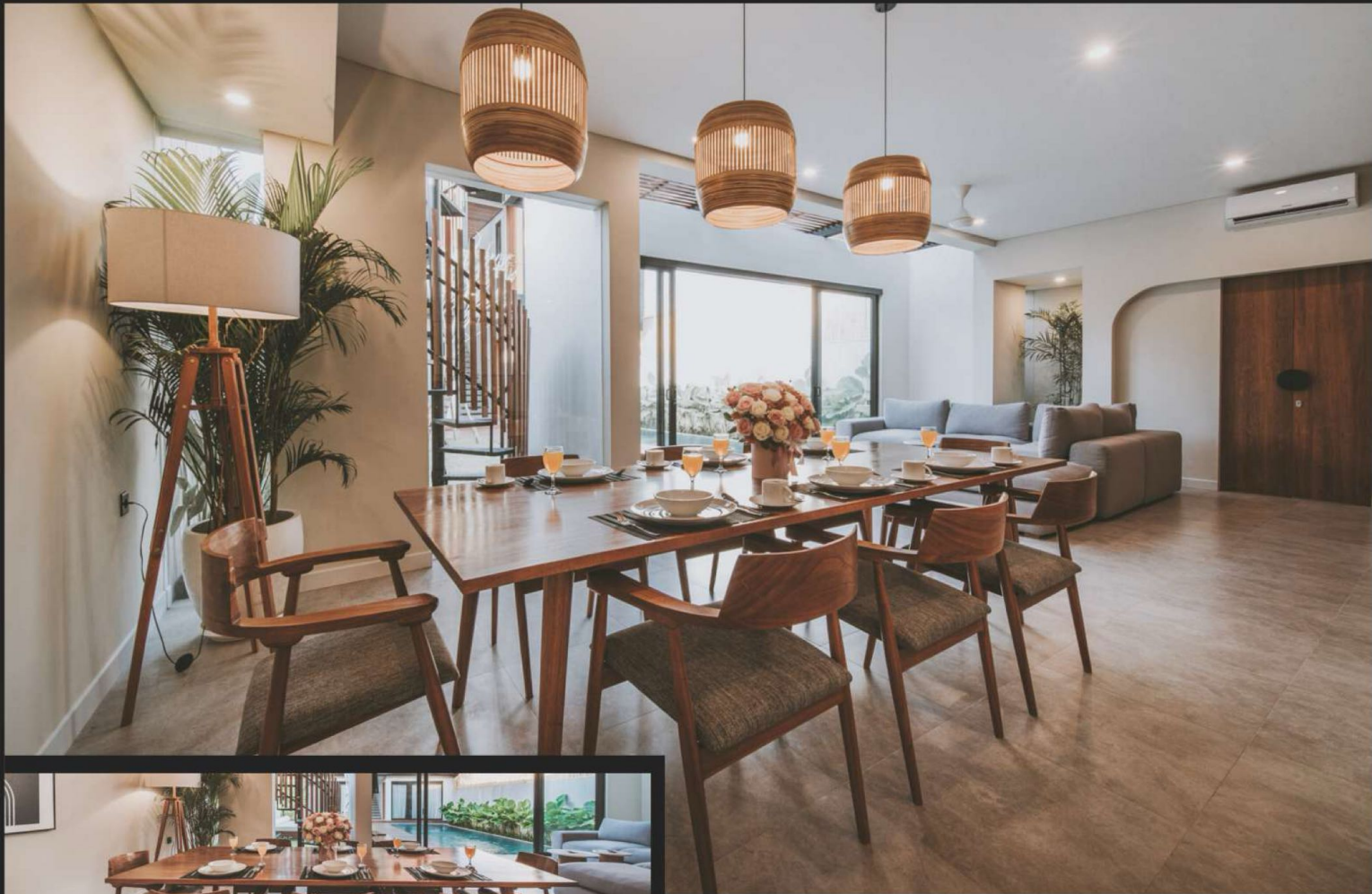
GARDEN AND POOL.





BRIGHT AND SPACIOUS LIVING ROOM IN A CLASSIC STYLE.





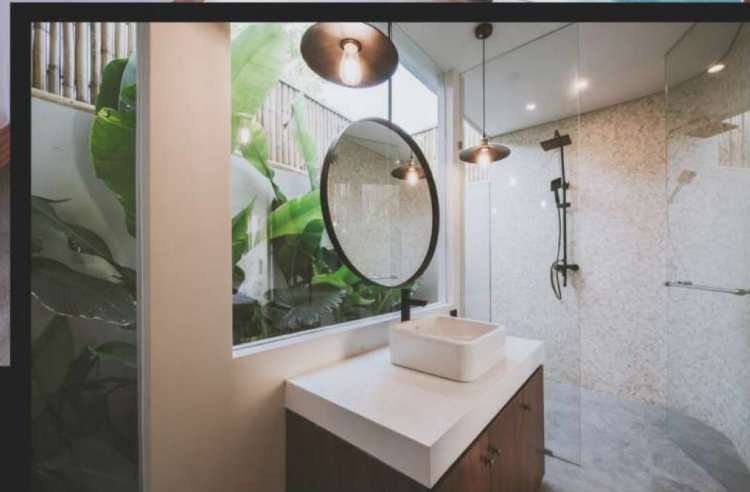
THE DINING AREA ALLOWS YOU TO COMFORTABLY ACCOMMODATE THE WHOLE FAMILY OR A GROUP OF FRIENDS.

FULLY EQUIPPED KITCHEN WITH PREMIUM APPLIANCES.

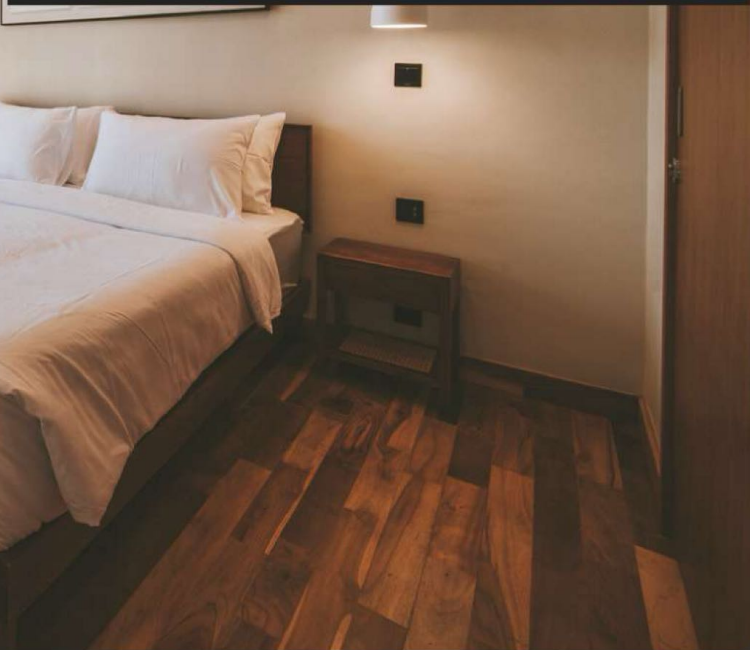




SPACIOUS BRIGHT BEDROOMS ON THE GROUND FLOOR WITH THEIR OWN BATHROOM.



COZY BEDROOMS WITH BLINDS ON THE SECOND FLOOR FOR A COMFORTABLE SLEEP.





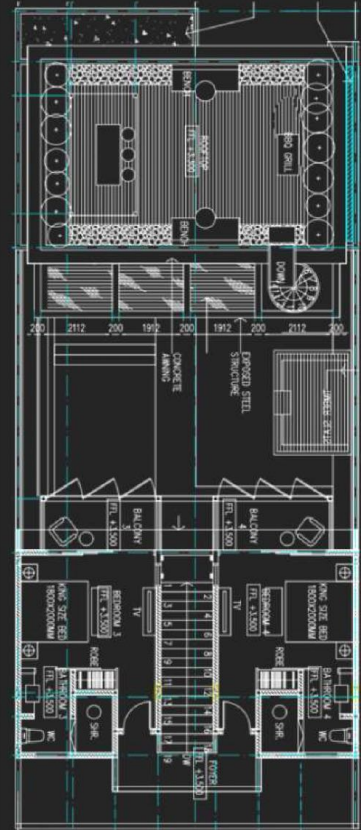
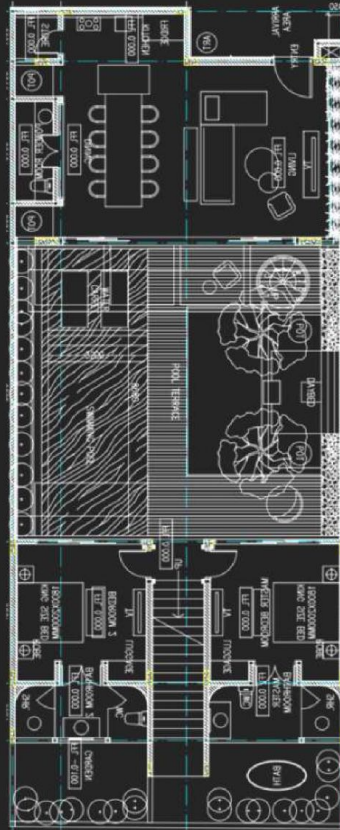
A PIECE OF THE TROPICS IN YOUR BATHROOM.

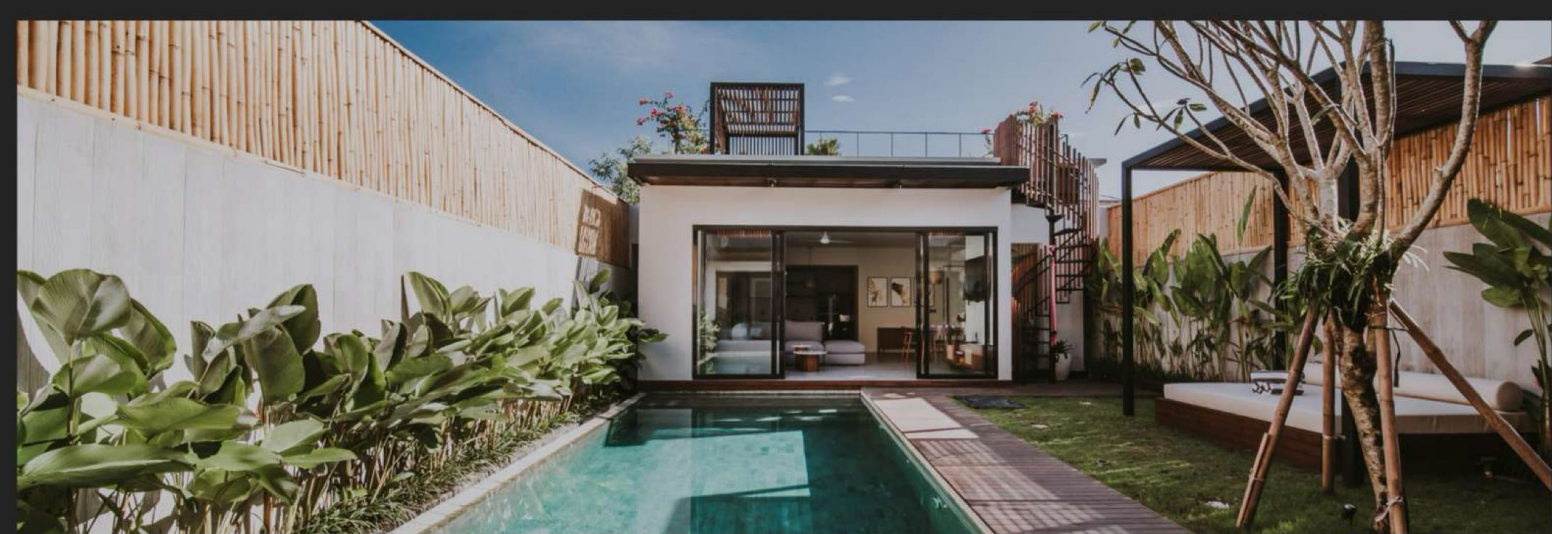
ROOFTOP FOR ROOFTOP SUNSETS
OR BBQ PARTIES.



Villa is fully equipped and furnished, including decor and plants.

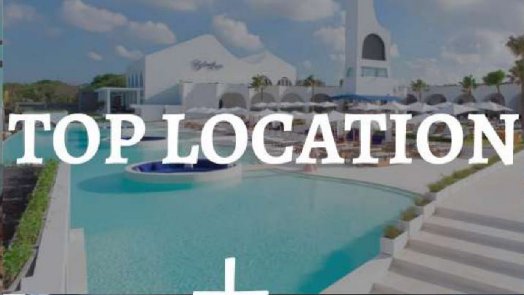
Ready for your arrival or arrival of guests.





 Land : 260 sqm  Building : 265 sqm  USD 820.000  No add taxes  ROI 11-18%  29 years lease with priority rights for extension





TOP LOCATION

+



HIGH-QUALITY CONSTRUCTION

+



EFFICIENT MANAGEMENT

=



PERMANENT PASSIVE INCOME



- 3 mins to ocean, Canggu Beach and Old Man's Beach Club
- 3 mins to Deus Ex Machina
- 7 mins to Revolver Cafe and BWork Bali coworking space
- 8 mins to Doppio Cafe and Body Factory
- 8 mins to La Brisa

Lushy Hostel

Crate Co

Pererenan Beach



La Brisa



Deus Ex Machina

Revolver Cafe

BWork coworking space



Doppio Cafe
Body Factory

Ithaka Warung



Da Romeo Restaurant



Old Man's



Canggu Beach



BAKED.

nüde

TIBUBENENG

Milk & Madu Cafe

THE HAVEN SUITES
Bali Berawa

KOA D'Surfer
Hotel

Panama
Kitchen & Pool

Pantai Berawa

INVESTMENT ATTRACTIVENESS

Bali is unique not only for tourism, but also for investment. In an extremely unstable global economic situation, investing in real estate is an excellent solution for preserving and increasing capital.

USD

UAE

Thailand

Bali

ROI

5%

6%

7%

14 - 17%

MARKET



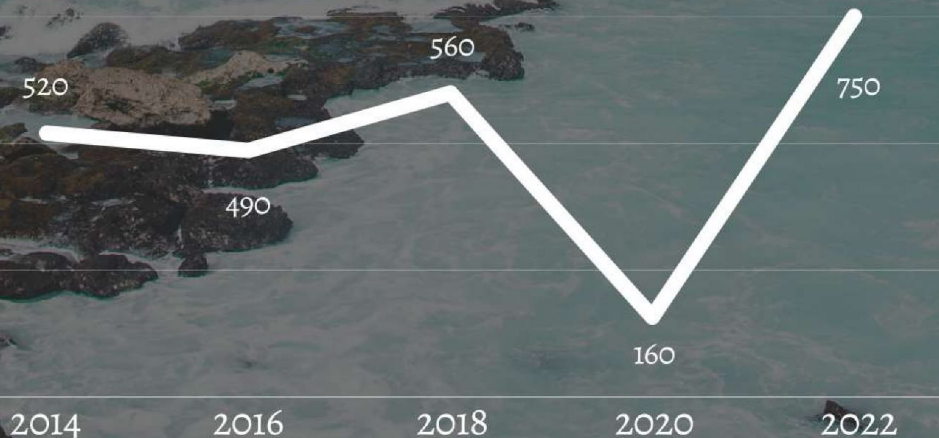
Forbes
TRAVEL GUIDE

High demand for real estate due to:

- ▶ *A large number of tourists*
- ▶ *Year-round season*
- ▶ *Lack of good housing*

Bali ranks 4th according to FORBES in terms of attractiveness of real estate investments

Number of foreign tourists in thousand



BALI IS A PARADISE FOR INVESTORS



+10% annual increase in
land value



+20% annual increase
in cost of rent



Property in Bali does not
need to be declared



+30% to the price after
construction is completed



After the opening of the borders,
the cost of rent increased by 50%



The inflation rate in 2021
was 1.87%

PROPERTY MANAGEMENT

For 6 years in the Bali market, we have developed an effective marketing and operational strategy.

Management/marketing company fee
is 20% of revenue

Service and maintenance costs a
month are 1.200\$

Should you decide to rent the villa out to maximize the yield potential of your investment, an experienced management team can provide the following services:

- PREPARING THE VILLA FOR RENT
- LISTING
- RECRUITMENT AND TRAINING OF PERSONNEL
- MARKETING ON PLATFORMS
- ORGANIZATION OF CHECK-IN AND ACCOMMODATION OF GUESTS
- DAILY HOUSEKEEPING
- GARDEN AND POOL MAINTENANCE
- 24/7 SECURITY

RENTAL INCOME

Managed by BREIG

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	89.268 \$ 10,89%	116.990 \$ 14,27%	144.713 \$ 17,65%
Payback period	9,4 years	7,2 years	5,8 years
Occupancy	80%	85%	90%
Average Daily Rate	440 \$	520 \$	600 \$

SELLING PRICE AFTER COMPLETION OF CONSTRUCTION - USD 890.000

INCOME 9%

HOW TO PURCHASE?

The cost of the villa + 1% notary fee for deal processing

All inclusive, no hidden costs or taxes

1

Booking fee 1%

The lot is booked and removed from the market for 5 days

2

Deposit 10%

Due diligence by a notary of a land plot 7-14 days

3

Balance payment 65%

After successful completion of due diligence within 7 days

4

Construction payments

Payments within 4 months in equal installments

5

Handover

Handover of the property

BREIG
PROPERTY INVESTMENT