



MOVE PROPERTY GROUP

VODOPAD

profitable apartments

SALE



MOVE PROPERTY GROUP



- 9 one-room apartments with an area of 28 m² + loggia 6 m²
- 9 one-room apartments with an area of 28 m² + terrace of 10 m²
- 2 one-room apartments with an area of 22.4 m² + terrace of 8 m²
- 1 two-room apartment with an area of 45 m² + loggia 9.7 m²
- GYM (gym) for residents of the complex
- Swimming pool with relaxation areas
- Secure parking







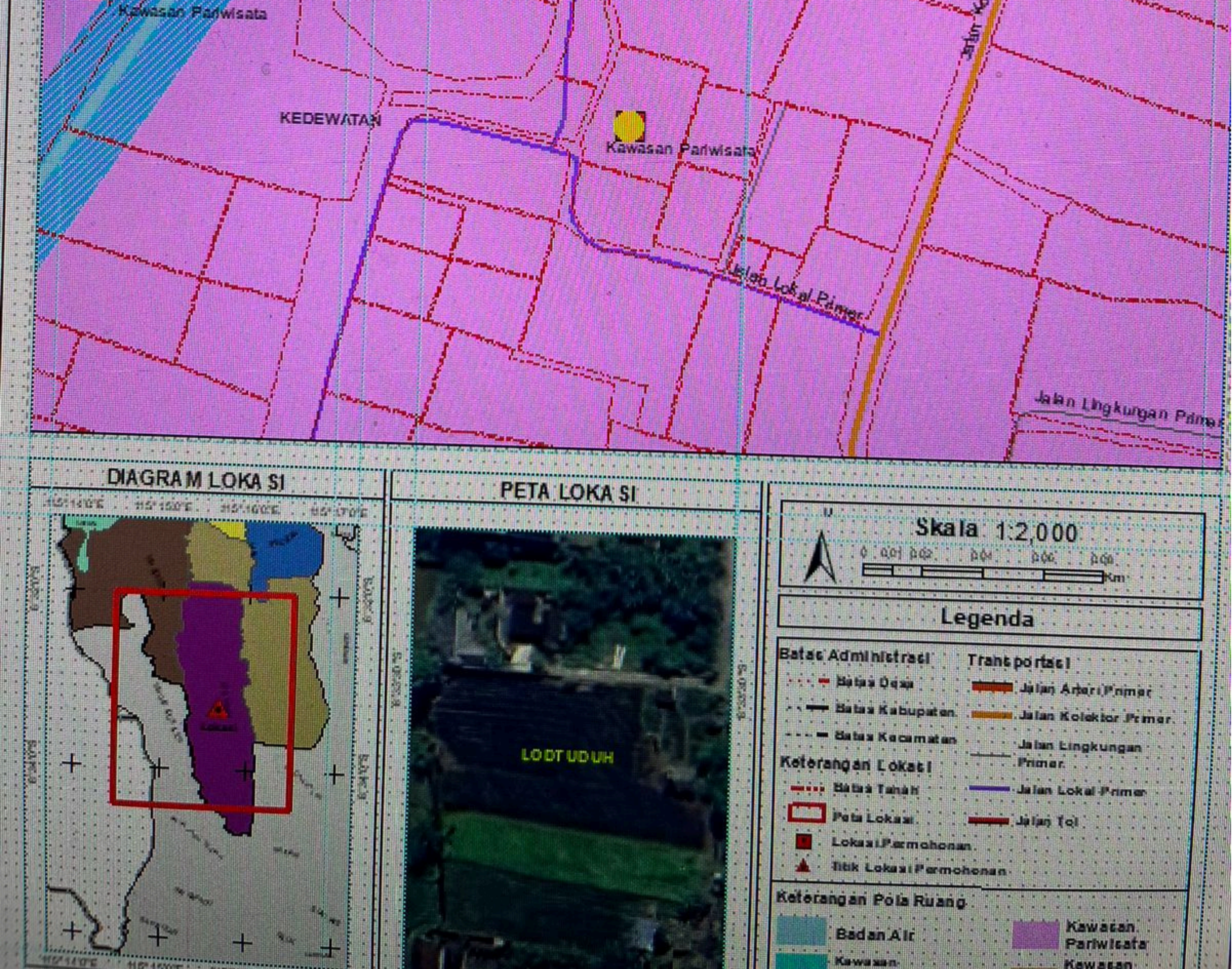
MODERN LOOK OF THE COMPLEX WITH A RECREATION AREA, A GYM (GYM), PANORAMIC VIEWS OF THE JUNGLE, A WATERFALL, A POOL, LARGE PARKING AND 24-HOUR SECURITY.



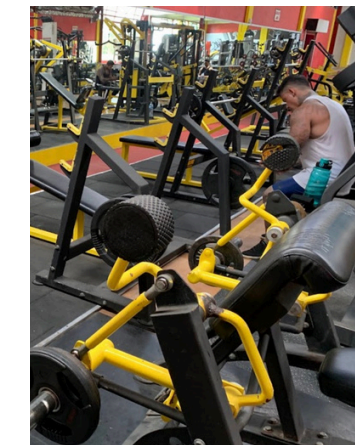
PINK COLOR OF LAND

The pink color of the land means that the land plot is suitable for the construction of apartments with subsequent daily rental (Tourism Accommodation)

Our company has undergone a FULL independent inspection and topography of the site, which is confirmed by the official Due diligence document



THE VODOPAD APARTMENTS PROJECT IS LOCATED IN THE BEST AREA OF THE ISLAND OF BALI, DESIGNED FOR A CALM AND MEASURED LIFE, IN THE UBUD AREA

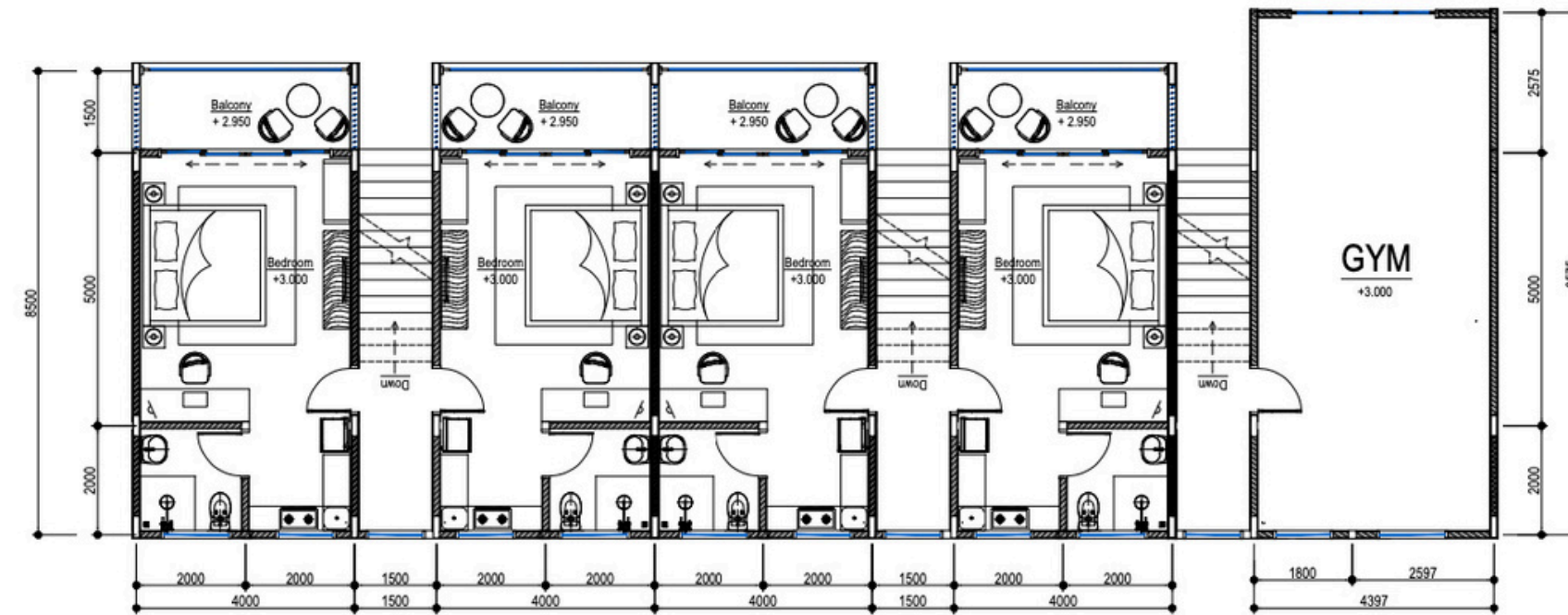
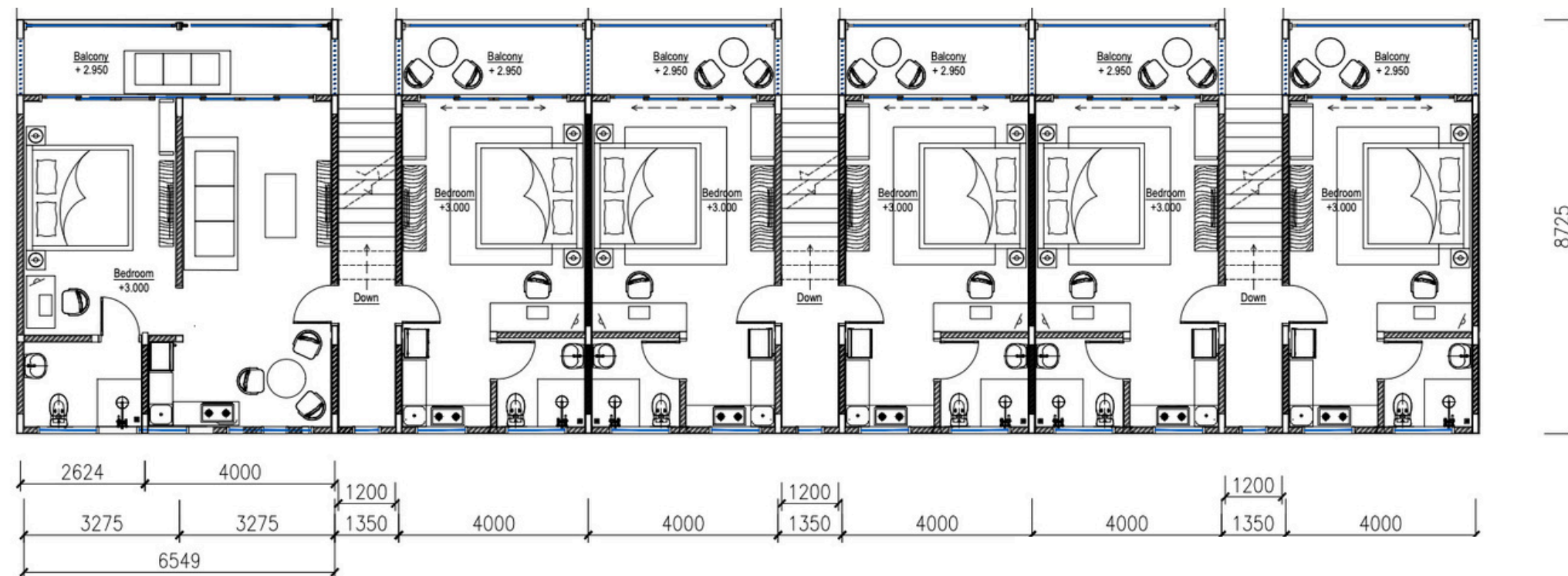


CLOSE TO THE CENTER OF UBUD AND WITHIN 5 MINUTES FROM THE COMPLEX **VODOPAD APARTMENTS** THERE ARE EXCELLENT INFRASTRUCTURE FACILITIES IN THE AREA AND THROUGHOUT THE ISLAND OF BALI, SUCH AS: THE FAMOUS ARTISTS' TRAIL (CAMPUHAN RIDGE WALK, ZEST RESTAURANTS, ALCHEMY BALI, MOKSA, ETC.), THE BEST AND UBUD'S LARGEST SUPERMARKET - BINTANG, MUSEUMS, FITNESS CENTER AND MANY OTHERS.



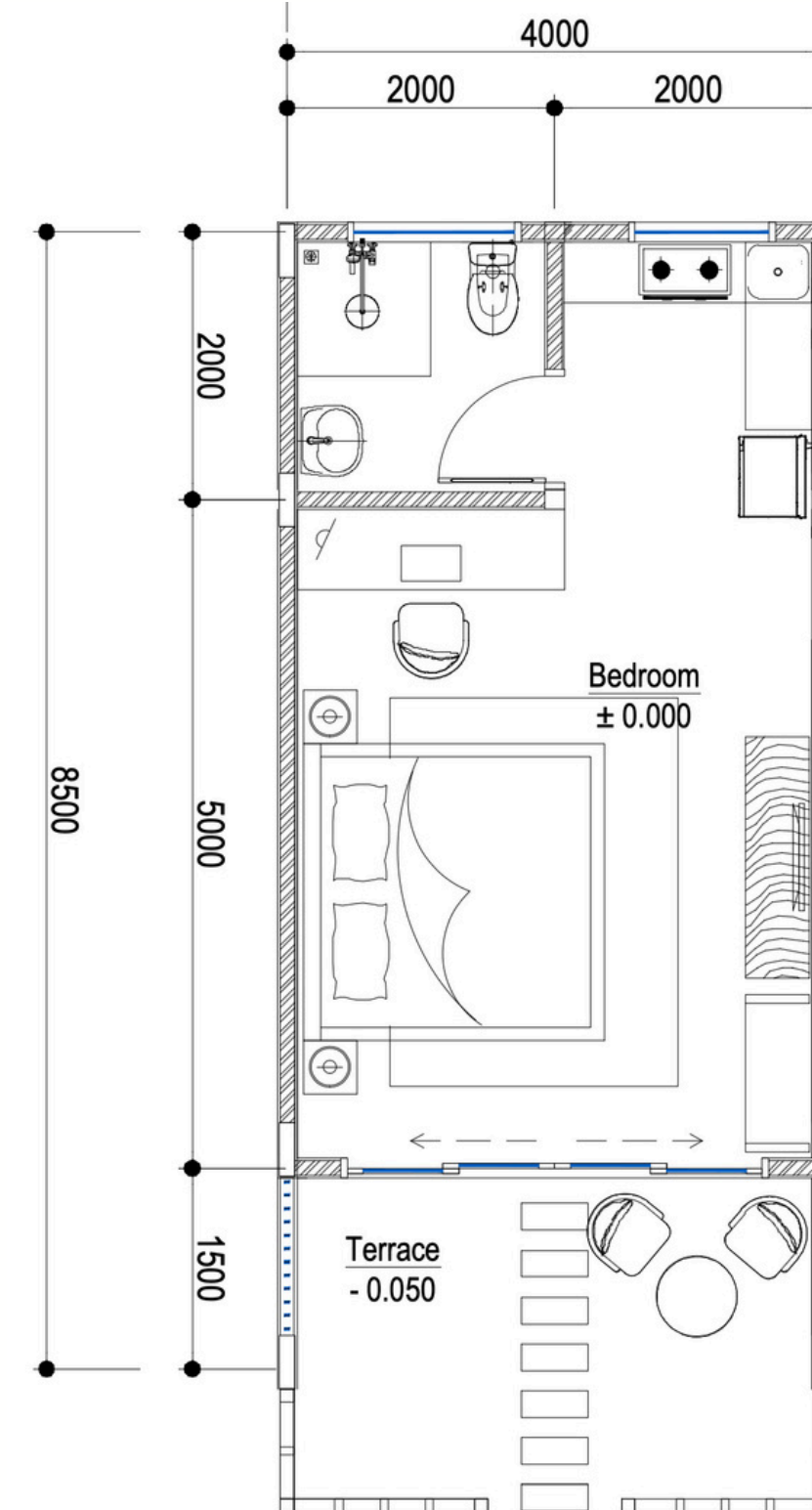
QUITE SPACIOUS APARTMENTS FROM 22.4M2 TO 45M2, WITH LARGE TERRACES AND LOGGIAS, CEILINGS UP TO 3 METERS, A KITCHEN, A BATHROOM IN A MODERN DESIGN, FULLY FURNISHED AND READY TO MOVE IN OR FOR SUBSEQUENT RENTAL



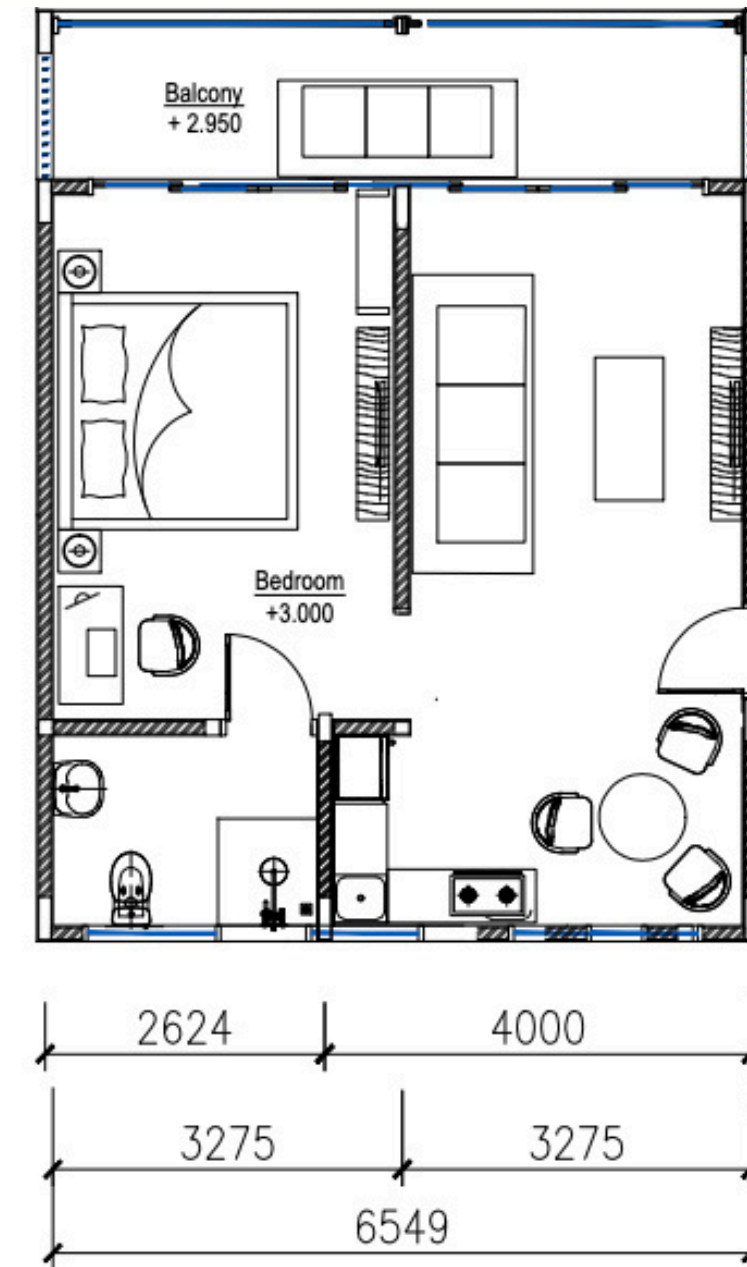


VODOPAD APARTMENTS FEATURES 21 UNITS LOCATED IN BLOCKS OF 2 APARTMENTS, THANKS TO THIS, NEIGHBORS ARE PRESENT ONLY ON ONE SIDE, WHICH ENSURES SUFFICIENT PRIVACY, COMFORT AND SILENCE OF THE COMPLEX





LAYOUT OF A 1-ROOM UNIT VODOPAD APARTMENT WITH ONE BEDROOM 28 M2 + LOGGIA 6 M2 (SECOND FLOOR), OR TERRACE 10 M2 (1 FLOOR)



LAYOUT OF A 2-ROOM UNIT VODOPAD APARTMENTS WITH ONE BEDROOM 45 M2 + LOGGIA 9.7M2 (2ND FLOOR)

WHAT IS INCLUDED IN THE PRICE

MAIN ROOM

Equipment:

- Bed with linen set,
- 2 bedside tables,
- Desk and chair,
- Wardrobe,
- Dresser
- Air conditioner
- Decorative elements

BATHROOM

Equipment:

- Sink
- Toilet
- Shower cabin
- Accessory kit
- Towels
- Decorative elements

KITCHEN

Equipment:

- Kitchen furniture
- 2 burner stove
- Set of dishes
- Cutlery set
- Decorative elements

LOGGIAS/TERRACE

Equipment:

- Tea table
- 2 comfortable chairs

GYM

- free visit for all residents



All apartments will be ready turnkey. Your time and attention are not required.
The investor receives profit from the Management Company.

INCOME FROM RENTAL AND SALES

Apartment 28m2 + loggia 6m2/terrace 10m2

60 000\$ per apartment

SALES PRICE AFTER COMPLETION OF CONSTRUCTION 90 000\$

LEASEHOLD 30 years + 25 years with extension

DISCOUNTS ARE POSSIBLE WHEN PURCHASING FROM 2 UNITS BEFORE COMPLETION OF CONSTRUCTION

*The management company fully ensures that the facility is loaded by clients and conducts economic and administrative activities.

Forecast	Pessimistic	Realistic	Optimistic
Payback	6,34	5,25	4,43
Profitability	15,77%	19,06%	22,59%
Occupancy	70%	75%	80%
Commission management company	20%	20%	20%
Rent per day	\$60	\$65	\$70
Income for the year	\$15 330	\$17 794	\$20 440
Operational expenses	\$3 500	\$3 500	\$3 500
Manager's Commission company	\$2 366	\$2 859	\$3 388
Investor's profit in year	\$9 464	\$11 435	\$13 552

INCOME FROM RENTAL AND SALES

Apartment 45m2 + loggia 9.7m2 (second floor)

80 000\$ per apartment

SALES PRICE AFTER COMPLETION OF CONSTRUCTION 110 000\$

LEASEHOLD 30 years + 25 years with extension

DISCOUNTS ARE POSSIBLE WHEN PURCHASING FROM 2 UNITS BEFORE COMPLETION OF CONSTRUCTION

*The management company fully ensures that the facility is loaded by clients and conducts economic and administrative activities.

Forecast	Pessimistic	Realistic	Optimistic
Payback	6,82	5,75	4,92
Profitability	14,66%	17,40%	20,32%
Occupancy	70%	75%	80%
Commission management company	20%	20%	20%
Rent per day	\$75	\$80	\$85
Income for the year	\$19 163	\$21 900	\$24 820
Operational expenses	\$4 500	\$4 500	\$4 500
Manager's Commission company	\$2 933	\$3 480	\$4 064
Investor's profit in year	\$11 730	\$13 920	\$16 256

CHANGE IN THE VALUE OF INVESTMENTS OVER A 5-YEAR PERIOD - 28M2

Apartment area	28 + 6 m2
Price finished apartment	90 000 USD
Height cost for 5 years	135 000 USD
Profit from renting out for 5 years	57 175 USD
Income for 5 years in case of sale	192 174 USD
Profitability investment for 5 years	220%

CHANGE IN THE VALUE OF INVESTMENTS OVER A 5-YEAR PERIOD - 45M2

Apartment area	45 + 9,7 м2
Price finished apartment	110 000 USD
Height cost for 5 years	165 000 USD
Profit from renting out for 5 years	69 600 USD
Income for 5 years in case of sale	234 600 USD
Profitability investment for 5 years	193%

PRICE CHANGES DURING CONSTRUCTION 28M2

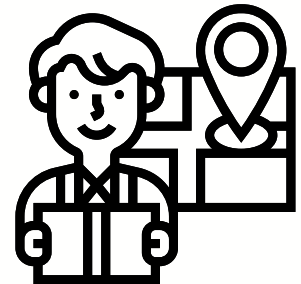
Month	Price	Stage
May 2024	60 000 USD	Monolithic works
June 2024	65 000 USD	Monolithic works
September 2024	70 000 USD	Rough finish
November 2024	75 000 USD	Rough finish
January 2025	80 000 USD	Finishing
March 2025	85 000 USD	Finishing
May 2025	90 000 USD	Improvement

PRICE CHANGES DURING CONSTRUCTION 45M2

Month	Price	Stage
May 2024	80 000 USD	Monolithic works
June 2024	85 000 USD	Monolithic works
September 2024	90 000 USD	Rough finish
November 2024	95 000 USD	Rough finish
January 2025	100 000 USD	Finishing
March 2025	105 000 USD	Finishing
May 2025	110 000 USD	Improvement

WHY BALI?

investment attractiveness



- ATTRACTS MILLIONS OF TOURISTS YEAR-ROUND DUE TO LACK OF SEASONALITY
- THE ANNUAL INCREASE IN TOURISM IN BALI EXCEEDED 20%
- TRIPADVISOR NAMED BALI THE BEST TOURIST DESTINATION IN ASIA AND RANKED 4TH IN THE WORLD



- BALI IS NUMBER 1 IN INVESTMENT ATTRACTIVENESS GOBANKINGRATES
- INVESTMENT RETURNS FROM RENTAL REAL ESTATE IN BALI ARE AMONG THE TOP RETURNS AND REACH UP TO 25% PER ANNUM
- THE RETURN ON INVESTMENT DURING THE CONSTRUCTION STAGE EXCEEDS 30%

Forbes

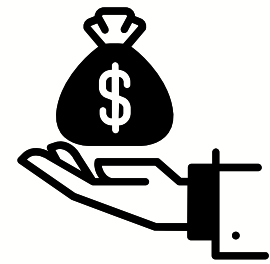
Writes about Bali

- FORBES RANKED BALI 4TH IN THE WORLD
- GLOBAL DEMAND FOR REAL ESTATE IN BALI HAS DOUBLED
- THE NUMBER OF PURCHASES OF REAL ESTATE IN BALI BY FOREIGN INVESTORS HAS INCREASED SIGNIFICANTLY. “THIS IS THE MOST SIGNIFICANT INCREASE IN TRANSACTIONS OF ALL TIME; THE REGION HAS EVERY CHANCE OF SOON TAKING THE FIRST LINE OF THE RATING”

Источник

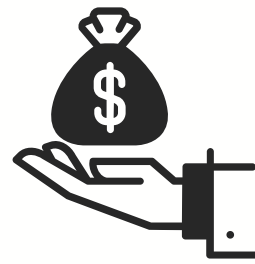
PROJECT FIGURES

Why is buying apartments in the VODOPAD APARTMENTS complex a profitable investment?



FROM 14,3%
PER ANNUM

PASSIVE INCOME FROM
LONG-TERM RENTAL



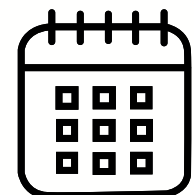
FROM 17,07%
PER ANNUM

PASSIVE INCOME
FROM **DAILY RENTAL**



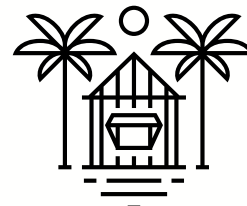
62,5%
PER ANNUM

OBJECT **UPON COMPLETION**
CONSTRUCTION



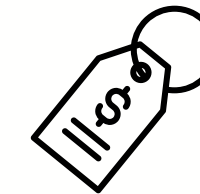
FROM 4 YEARS
PAYBACK PERIOD

WITHOUT TAKING INTO
ACCOUNT THE INCREASE
IN VALUE



60 000\$ +80 000\$

PRICE
APARTMENTS AT THE
PRESALE STAGE



FROM 60\$
DAILY RENT

BASED ON THE MINIMUM
RATES OF ACCOMMODATION
IN **NEIGHBORING HOTEL**
ROOMS WITHOUT KITCHEN

*calculation tables indicate minimum profitability indicators

OUR COMPLETED PROJECTS

AURA APARTMENTS



- 8 apartments in rice fields
- Yield 18%
- Kitchen in every unit
- Pool
- Load 83%

2 BEDROOM TOWNHOUSES GANIYAR



- 3 townhouses
- Yield 22%
- 2 bedrooms
- Kitchen
- Your own parking
- Load 86%

APARTMENTS KELIKI



- 4 apartments
- Yield 19%
- Beautiful view
- Quiet place to live
- Load 80%

MINI HOTEL MASON UBUD



- 5 rooms in the jungle
- Yield 24.3%
- Shared kitchen
- landscaping
- Loading 94%

PURCHASING PROCESS

6 simple steps to invest in the VODOPAD APARTMENTS project



1. AGREEING ON THE TERMS OF SALE

Let's get acquainted and discuss the most suitable options processing a transaction (offline, online) and convenient payment method

2. RESERVATION OF THE OBJECT

We agree on the terms of the transaction and conclude a preliminary booking agreement for the object you have chosen, make an advance payment

3. PREPARATION OF A PACKAGE OF DOCUMENTS

We are preparing the main package of documents, which takes into account the main provisions and agreements of the parties

4. REGISTRATION OF THE TRANSACTION WITH A NOTARY

We sign the main agreement through a notary, in person or remotely via video link

5. PAYMENT ACCORDING TO THE TERMS OF THE AGREEMENT

We make payment for the object according to the chosen payment method, terms and conditions of the contract

6. TRANSFER TO MANAGEMENT

Transfer under an agreement to the management of the management company, or for personal use of the Apartment.

INTERESTING?

Let's get acquainted and discuss in more detail

Contact us to arrange a viewing of the property, find out possible forms of payment and discuss all the details of the terms of the transaction.

Thank you for your attention and time for this presentation.

