



JHILLS

INDONESIA



BALI

INDONESIA IS



**FAST GROWING
ECONOMY**

+5%

Expected Indonesia's
GDP growth in 2023

Large domestic
demand – population
280 million people

< 2%

Inflation for eight
years in a row

Stable exchange
rate and free use
of cryptocurrencies

BALI IS



Year-round
tourist flow



International
expat community



Emerging
business hub



BALI IS



Favorable warm
climate



Unique nature:
*waterfalls, ocean, jungle,
volcanoes, beaches, rice fields*



Plenty of activities:
*surfing, diving, snorkeling,
hiking, jeep tours*



BALI IS

TOP-10

In the list of the Most Instagrammable Places

Instagram

#1

In the category of 'most desired tourist destination after restrictions lifted'

Booking.com

#1

In the list 'Best Honeymoon Destination in the World'

Daily Mail

#2

in the Traveller's Choice Award category 'Most Popular Tourist Destination in the World in 2023'

Tripadvisor

#1

In the list 'Best Island in the World'

BBC

#4

Worldwide in the investment attractiveness ranking

Forbes

A photograph of two surfers standing on a beach at sunset. The sun is low on the horizon, creating a warm, golden glow over the ocean and the wet sand. The surfers are silhouetted against the bright light. The surfer on the left is holding a white surfboard, and the surfer on the right is holding a dark surfboard. The waves are breaking gently in the background.

+35%

PROJECTED
YEAR-OVER-YEAR GROWTH
IN THE FLOW OF
INTERNATIONAL TOURISTS

5.2M in 2023 → 7.0M in 2024

BALI REAL ESTATE PROMISES STEADILY INCREASING INCOME OVER THE NEXT 10 YEARS

	BALI	DUBAI
- Rental income	15-20%	5-10%
- Increase in value during construction	30-60% (18-30 mo)	Up to 30% (24-36 mo)
- Increase in apartment value by 2032	x2.64	x2
- Increase in land value by 2032	x3.65	x1.92
- Increase in rental value by 2032	x2.4	x2.2
- Length of rental season (months)	9-11	7
- Tax on income from property sales	1%	0.5-4%

JIMBARAN

An old fishing village in Bali filled with romantic atmosphere.

This quiet place is surrounded by luxury hotels, beaches and seafood restaurants on the waterfront.





TOURISTS AND EXPATS DEMANDING SERVICE AND QUALITY OF INFRASTRUCTURE FORM THE CORE OF BALI'S VISITORS ARRIVALS

TOP 5

countries that
tourists come
from

 Australia

 India

 China

 The UK

 The USA

WHY JIMBARAN?

The most accurate description of where J-Hills is located is in the middle of everything.

And indeed – only from Jimbaran you can equally easily reach any of the famous beaches of Bukit, Canggu, Sanur and Ubud. There are five 5-star hotels here in the limited area – the largest concentration in Bali.



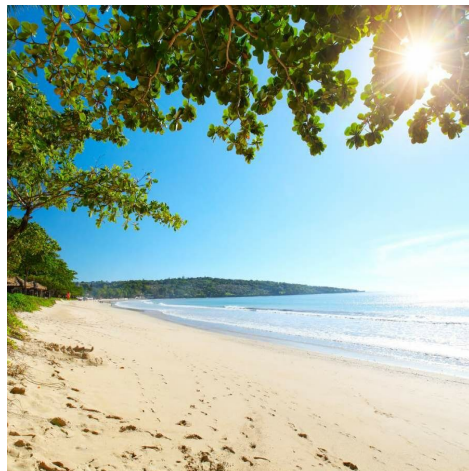
11 km	20 min	Nusa Dua
14 km	25 min	Uluwatu Temple
18 km	37 min	Denpasar
23 km	45 min	Canggu
42 km	75 min	Ubud

WHY JIMBARAN?



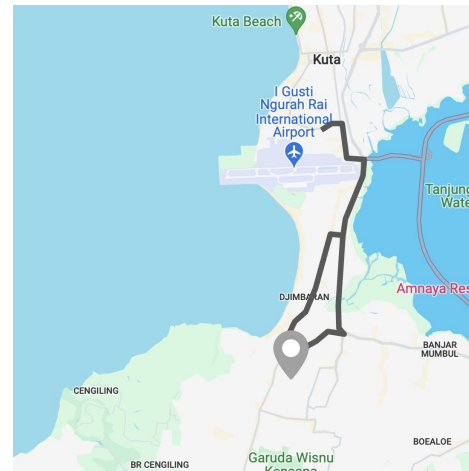
THE BEST SCHOOL
IN BALI

20 minutes by car



THE OCEAN IS WITHIN
WALKING DISTANCE

the longest beach for walking



15 MIN DRIVE
TO THE AIRPORT
even during peak hours

WHY J-HILLS?



IN RECENT YEARS, BALI HAS BECOME THE MOST PROMISING LOCATION FOR INVESTING IN REAL ESTATE



The island is experiencing rapid development, with almost all new properties being sold out before completion.



However, there is a lack of urban planning and basic infrastructure in populated areas.



We anticipate a rise in property values in areas with well-thought-out territorial planning.

MORE THAN JUST RENTAL PROPERTIES

We are building a neighborhood for a full-fledged life
with complete infrastructure and landscaping



PROJECT TEAM



GLEB FEDORENKO

- Moscow developer
- Built 4 convenience stores for Magnit, Lenta, and Perekrestok from scratch, totaling over 6,000 m².



ALEXEY KOMAROV

- Co-founder of Bridge Foundation
- Invested over \$2M in Bali.
- Partner in the Soho Surfside project with Parq Development.



ALENA MILLER

- Co-founder, CVO of horovod.space – agency of spatial changes.



MIKHAIL GINZBURG

- Managed repair and finishing processes at Sdelano
- Worked as a Deputy General Director at the leading Russian developer, PIK
- Built a 9-storey house in 20 days



MIKHAIL SHATROV

- Architect
- Developed parks, streets, embankments in 17 Russian cities worth RUB 15,000,000,000 for the federal competition for a comfortable urban environment.
- Designed a 133 hectare resort overlooking a volcano in Kamchatka

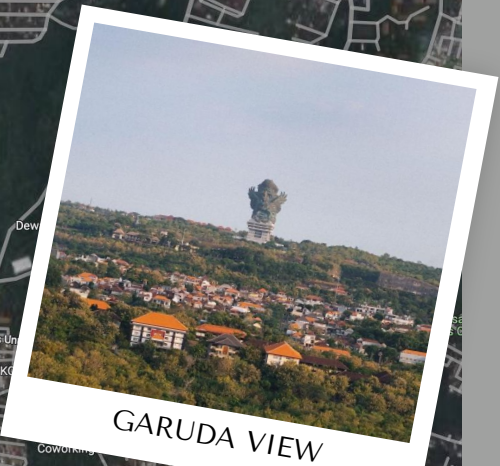
An aerial photograph of a coastal town during sunset. The sky is a warm, golden-orange color, and the ocean is calm with a few small boats. The town below is densely packed with buildings, many with red-tiled roofs, and is surrounded by lush green trees. A large, curved beach is visible on the right side of the image. The word "LOCATION" is written in large, white, sans-serif capital letters across the center of the image.

LOCATION



OCEAN AND VOLCANO VIEW

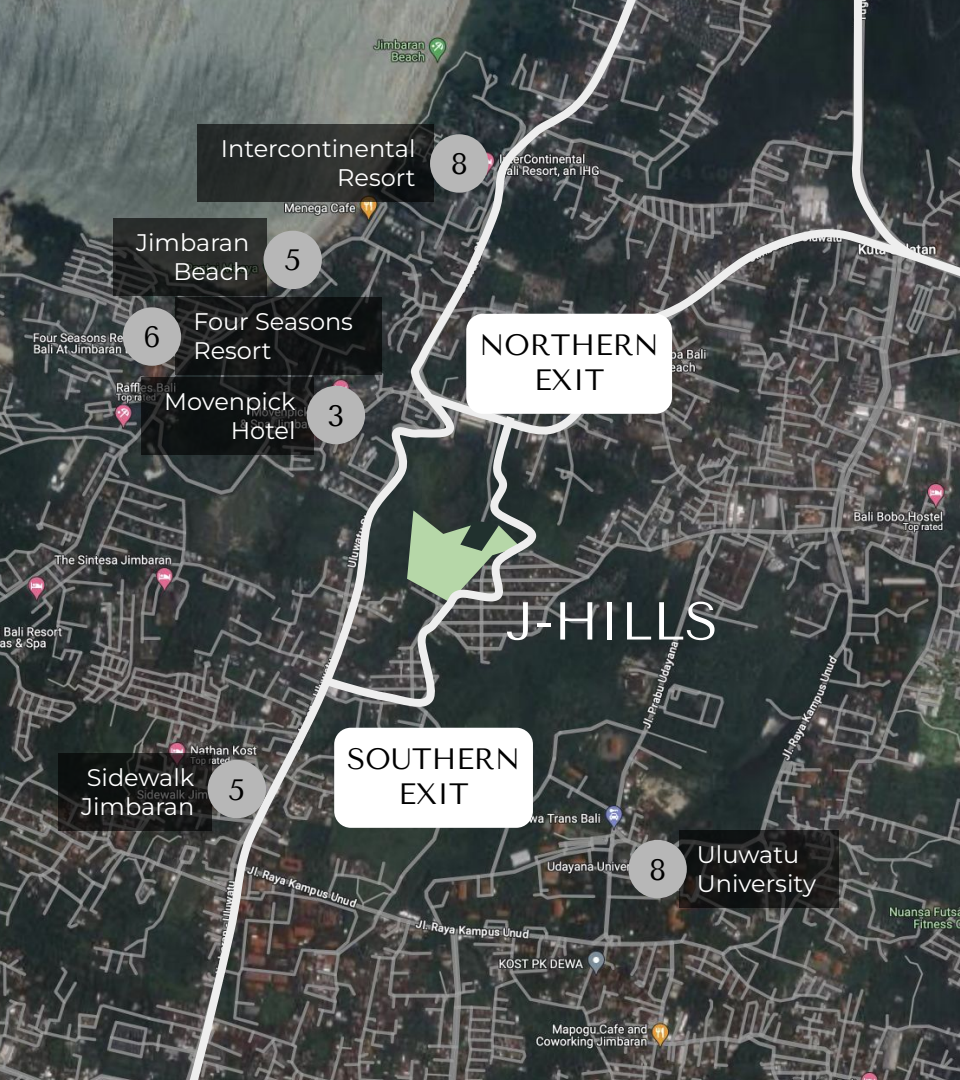
● J-HILLS



GARUDA VIEW

J-HILLS

The residence is located on an elevated area with views of the entire island – views of Jimbaran Beach, Bukit Peninsula, Sanur Beach, Agung Volcano and the Garuda Vishnu statue and the taking off planes of Nguhar Rai Airport



WE HAVE TWO EXITS – NORTHERN AND SOUTHERN

The northern exit is a gorgeous ten-meter paved road with its own gate. It provides quick access to Bali's main thoroughfares – Sunset road and Bypass.

The southern exit will be used by J hills residents for quick access to Melasti, Pandawa and Uluwatu beaches with their famous beach clubs and surf spots.



A SHARP ELEVATION
CHANGE NATURALLY
SEPARATES THE
COMPLEX'S TERRITORY
FROM THE EXISTING
RESIDENTIAL AREA,

maintaining its privacy and scenic
views regardless of changes
in the village's development.

An architectural rendering of a modern resort at dusk. The scene features a large, multi-level building with a prominent, curved, white, wave-like roof structure. The building is illuminated from within, and the sky is a mix of blue and orange. In the foreground, there is a swimming pool with lounge chairs and umbrellas. The word "ARCHITECTURE" is overlaid in large, white, sans-serif capital letters across the center of the image.

ARCHITECTURE

GENERAL PLAN

5,354 m²

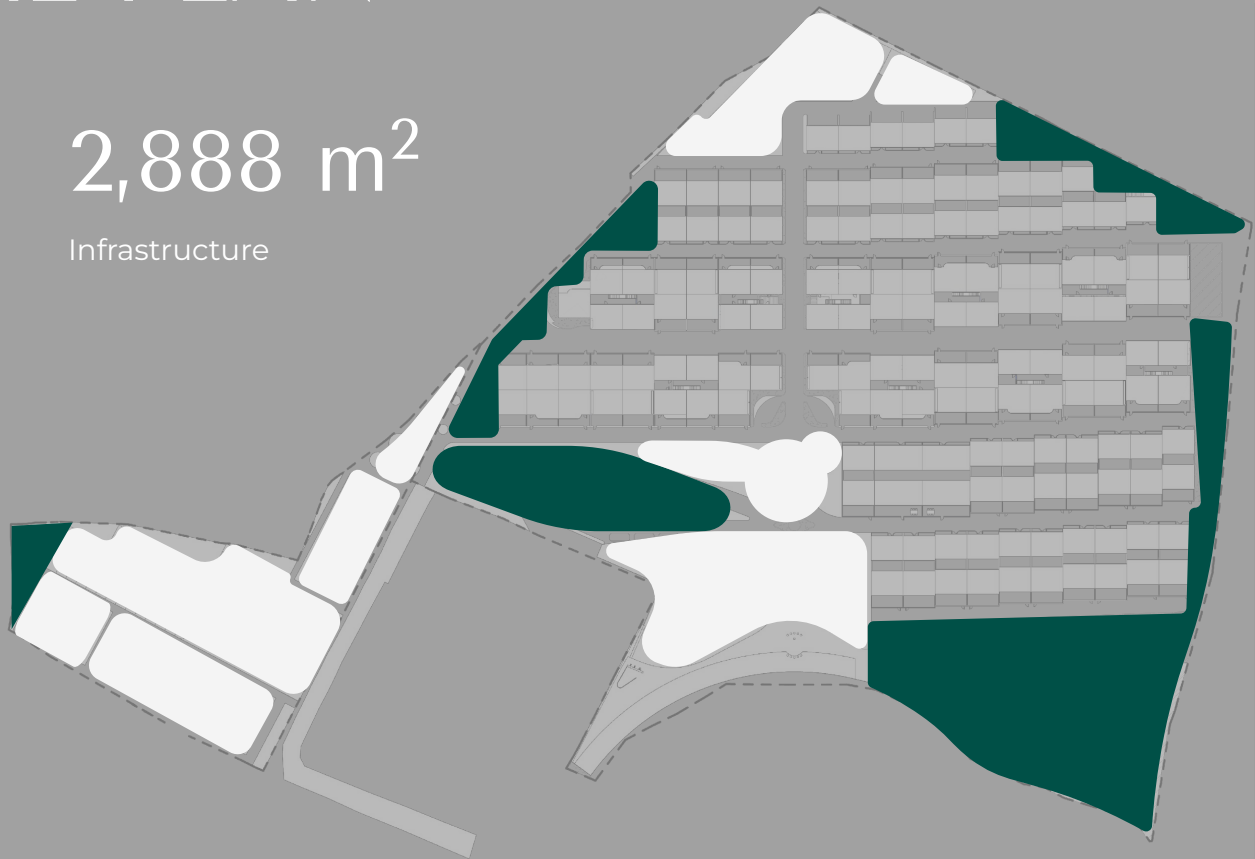
Green area

2,888 m²

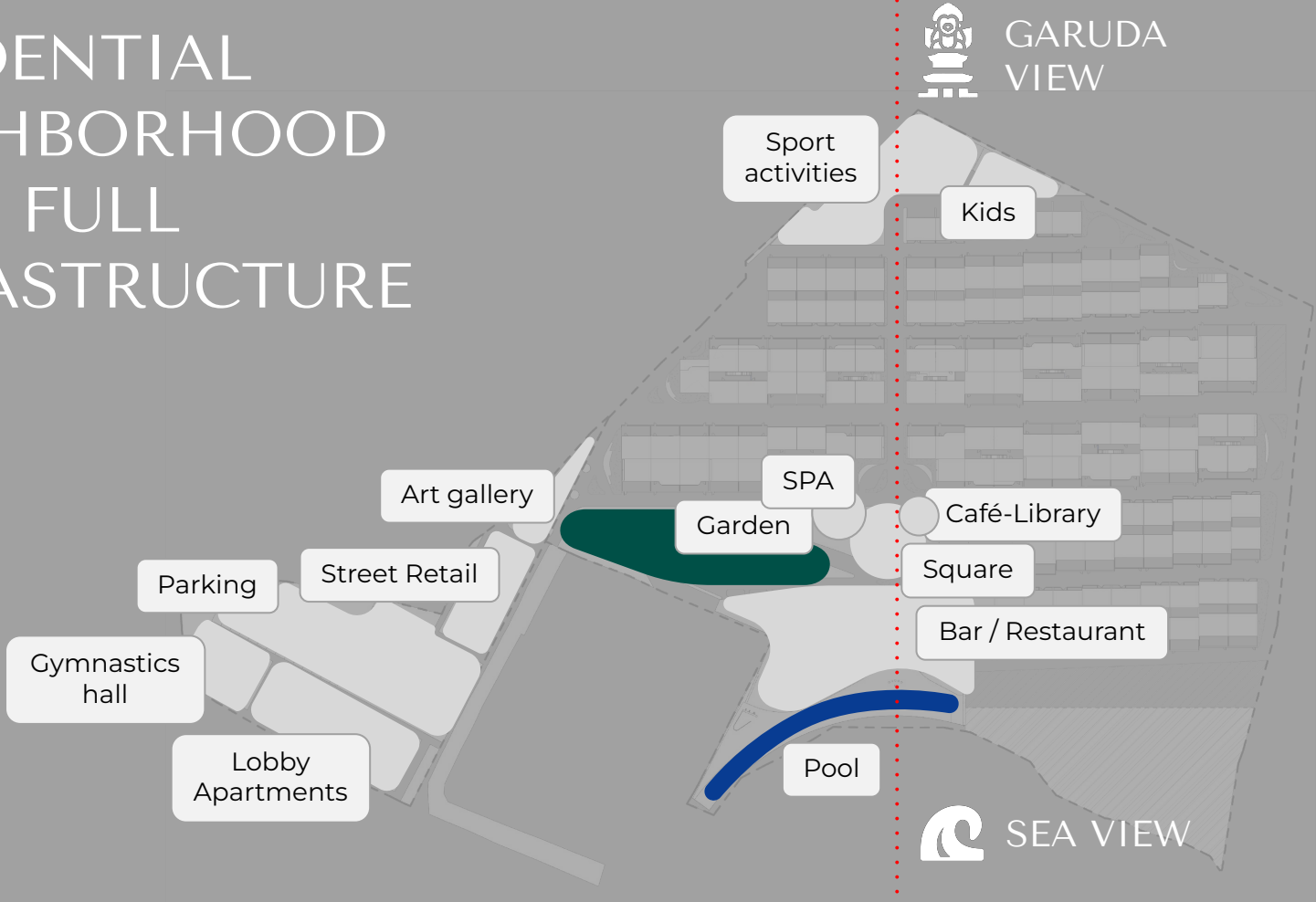
Infrastructure

7,811 m²

Unit building area



RESIDENTIAL NEIGHBORHOOD WITH FULL INFRASTRUCTURE



GARUDA
VIEW



SEA VIEW

We are funding
all the commercial
infrastructure ourselves,

AND WE
HAVE ALREADY
STARTED!



An architectural rendering of a modern resort building at dusk. The building features multiple levels with balconies and large glass windows, illuminated from within. A central courtyard contains a swimming pool with a large, illuminated tree sculpture in the center. The sky is a mix of orange and blue, suggesting sunset or sunrise. Palm trees are visible in the background.

THE CENTRAL STREET IS LAID OUT WITH A VIEW PERSPECTIVE

It overlooks the statue of Garuda Vishnu – a famous landmark of Bali. Garuda Wisnu Kencana statue is taller than the Statue of Liberty and is considered the third tallest statue in the world.

80 METER INFINITY POOL

A curved pool with views of the entire Bukit Peninsula and the ocean on either side is located on the opposite end of the street.

The pool is available to all residents and guests.



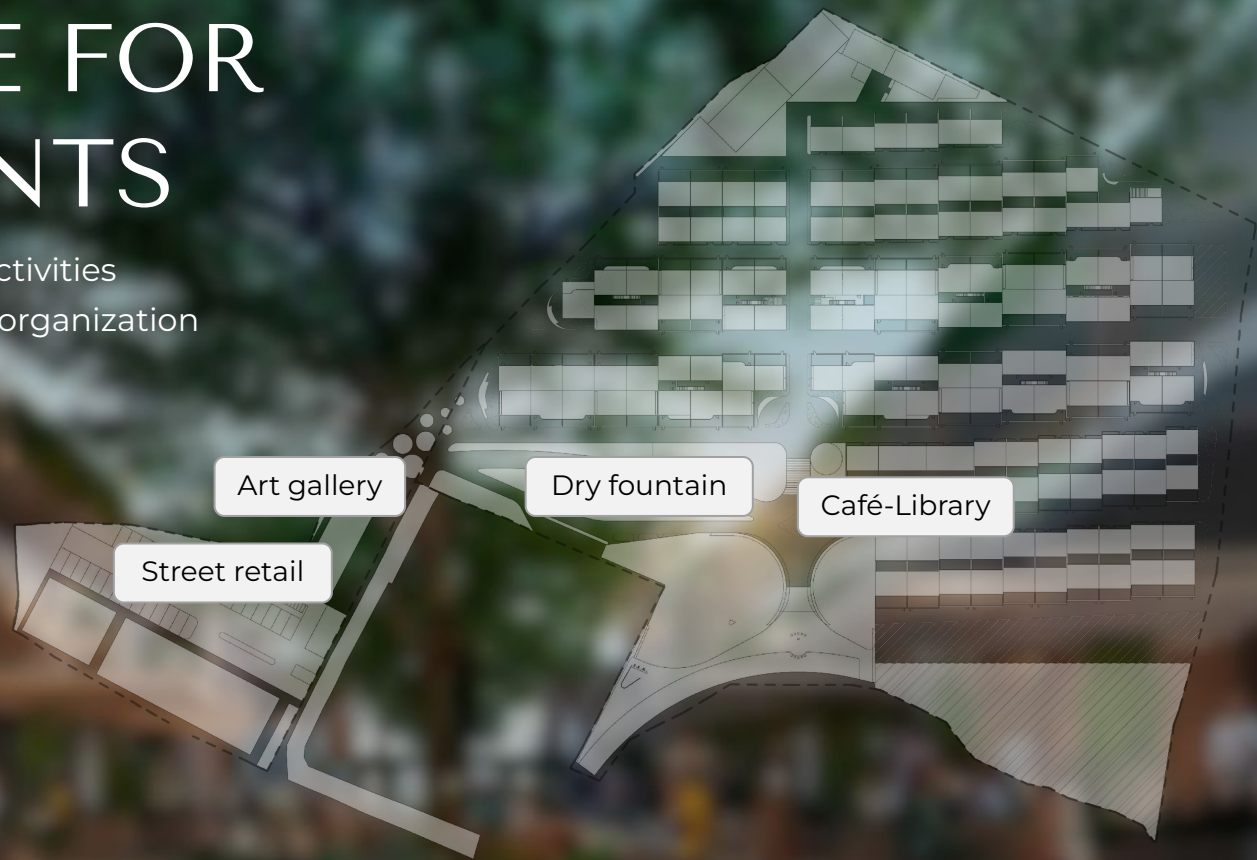
6 RESTAURANTS AND CAFES

1,165 m²



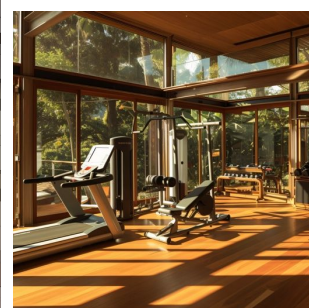
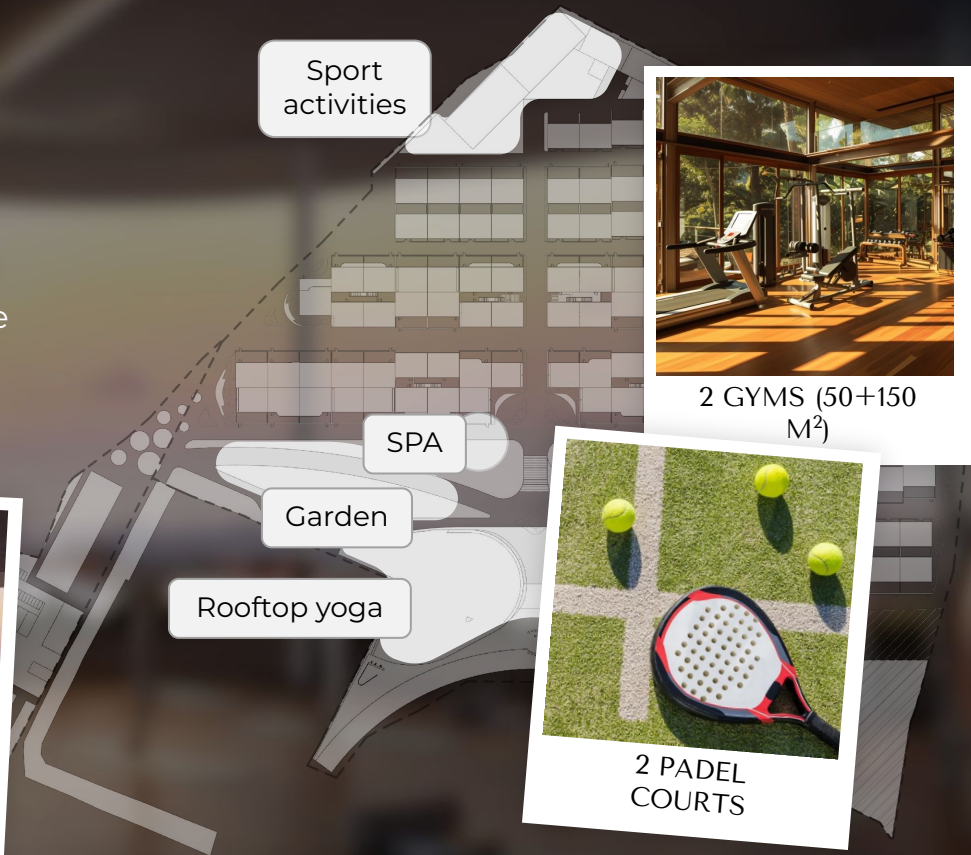
LEISURE FOR RESIDENTS

is integrated into daily activities through the thoughtful organization of the area.



WELLNESS AND HEALTH

We have taken care of a full range of activities for various ways to maintain the physical and mental health of residents



2 GYMS (50+150 M²)



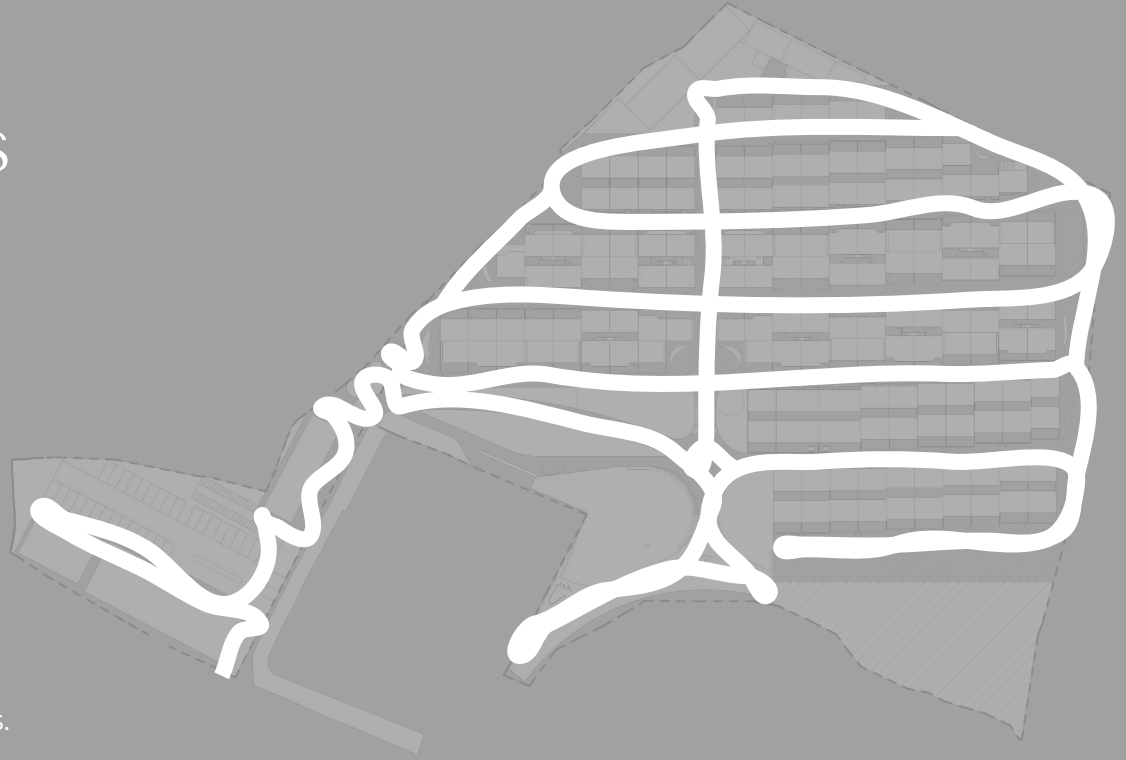
2 PADEL
COURTS

2 KM

WALKING TRAILS

The lack of places for walks is a major issue in Bali.

We are creating green streets with wide sidewalks and establishing walking paths to create a comfortable environment that promotes the well-being of residents and guests.



FAMILY

FUN AND INSPIRATIONAL

- Gymnastics hall is a social project from founders for teaching children
- This is the first such project in Bali



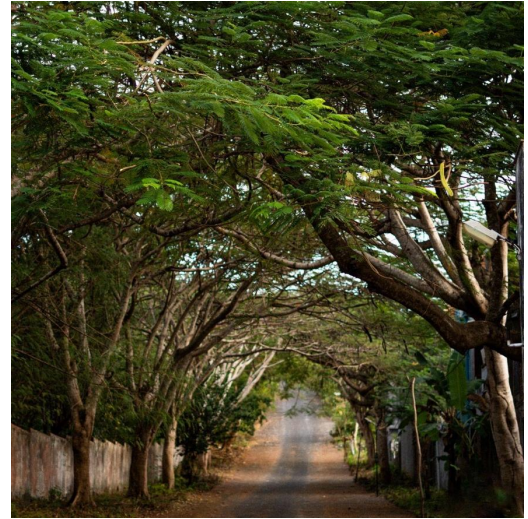
GYMNASTICS
HALL (400 M²)



CHILDREN'S CENTER
AND PLAYGROUNDS

SAFETY

- Private dead-end road to the complex
- Parking is located before the entrance to the main area
- Due to this, the residence area is free from cars



An architectural rendering of a modern building at night. The building features large glass facades and rooftop gardens. The interior lights are on, and the rooftop gardens are illuminated. The building is surrounded by lush greenery and plants. The sky is dark blue with some stars visible. The overall atmosphere is modern and sophisticated.

All street perspectives offer views of the spacious grounds beneath the residence.

LIGHTWEIGHT FACADES AND ROOFTOP PERGOLAS ENHANCE THE SENSATION OF FLIGHT

GENERAL CONTRACTORS



A Bali-based Indonesian-French construction company with over 15 years of experience in the construction of concrete, steel, wood and bamboo structures.



An international company with Australian, Canadian and US management specializing in the construction of complex complex facilities, including industrial ones.

ENGINEERING SYSTEMS



We provide a water purification system and storage tanks to supply the complex with water in case of disruptions to the central water supply.



The sewage system includes multi-stage treatment of all waste, in accordance with the island's environmental requirements. Sewage pumping stations are also provided to ensure waste collection.



The complex is supplied with the necessary amount of electricity, and the project includes generator stations for the uninterrupted operation of all systems.



To ensure the efficient operation of the central pool and all villa pools, the complex is equipped with water circulation and filtration systems with powerful pumping stations.

CONSTRUCTION TECHNOLOGIES: BUILDING ON ROCKS

We take into account all necessary requirements to ensure the safety and durability of structures, considering the seismic activity of the area, and provide the necessary stability of the rock formations through structural solutions.

The design schemes of the building account for potential dynamic loads on the structures during the maximum possible earthquake. Thus, the types of structures adopted in the development process ensure the required regulatory safety of the building.

TO FURTHER ENHANCE THE SCENIC VIEWS, WE ARE CONDUCTING EARTHWORKS –

creating an embankment in the area of the central square to maximize the view of the streets towards the Garuda statue and the ocean.



SUSTAINABILITY



Segregation of waste
across the entire
territory



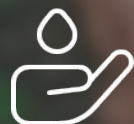
Infrastructure for
composting organic
waste



Utilization of recycled
materials in facade
cladding



Incorporation
of recycled materials
in surface coverings

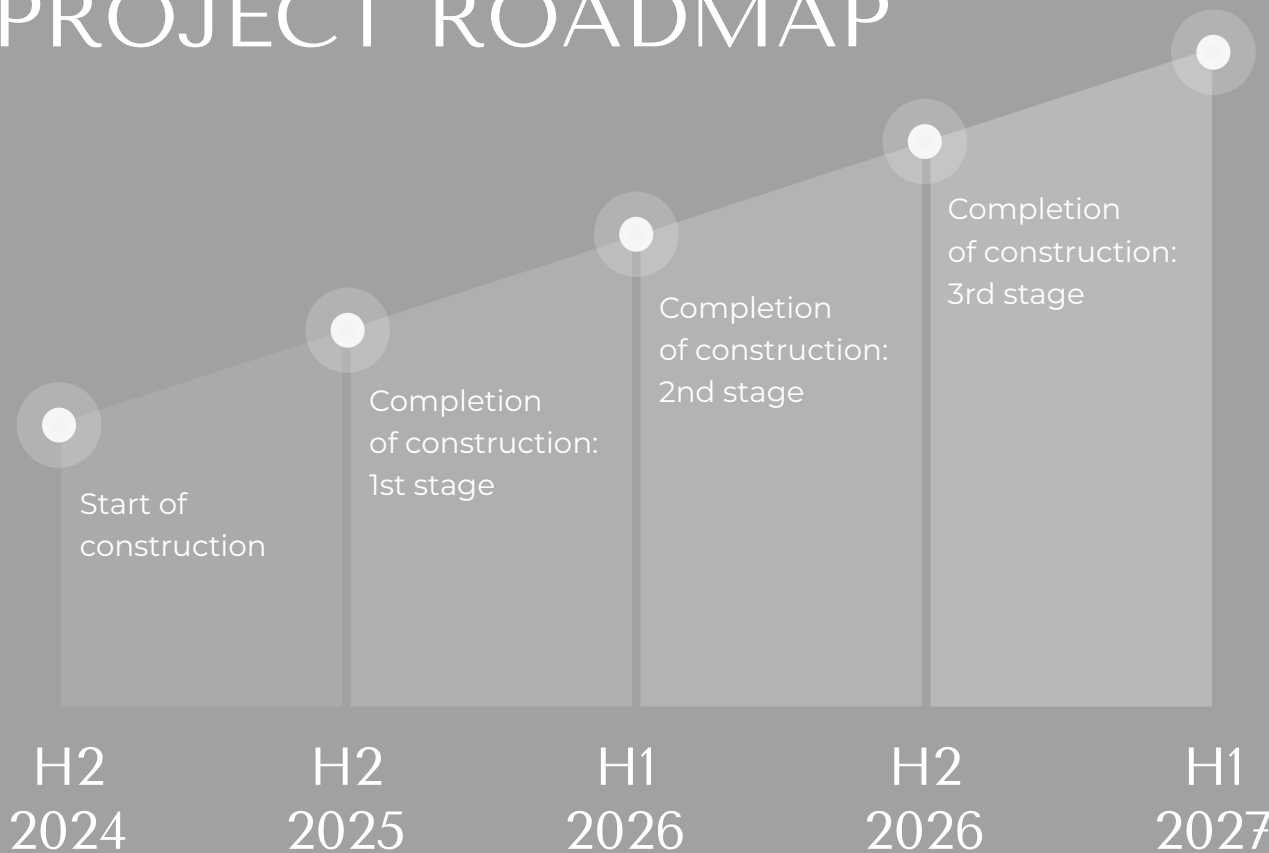


Harvesting rainwater



Purification of water
for reuse in
landscaping irrigation

PROJECT ROADMAP



100%

completion
of construction

Upon the handover of the project's phase, investors will receive the right to manage the real estate.

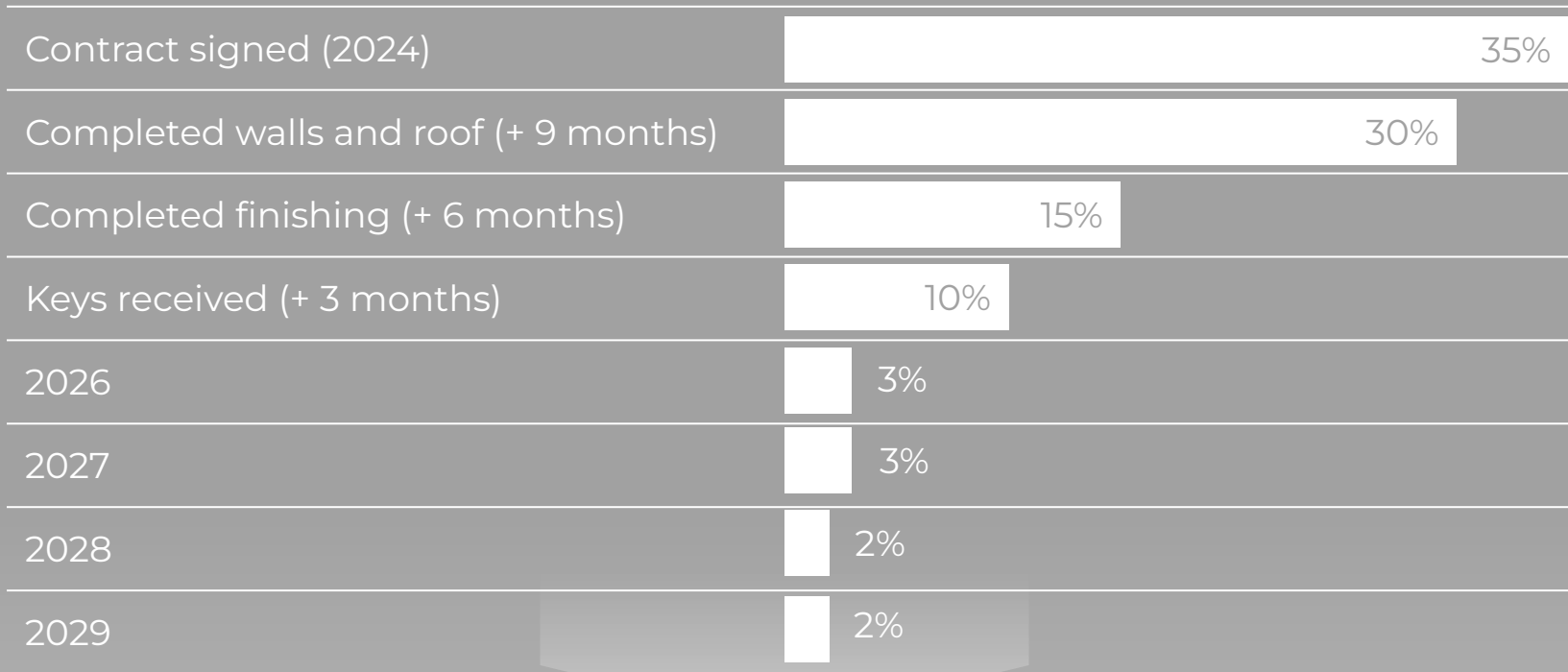
Ongoing construction activities will be planned to minimize any potential disruptions to the properties that have already been transferred.



INTEREST-FREE INSTALLMENTS OFFERED BY THE DEVELOPER UNTIL 2029

The earlier the object
is purchased, the longer
the installment plan.

INSTALLMENT PLAN



EXAMPLE

INSTALLMENT PLAN: \$175k

Contract signed (2024)	\$61,250
Completed walls and roof (+ 9 months)	\$53,500
Completed finishing (+ 6 months)	\$26,250
Keys received (+ 3 months)	\$17,500
2026	\$5,200
2027	\$5,200
2028	\$3,500
2029	\$3,500



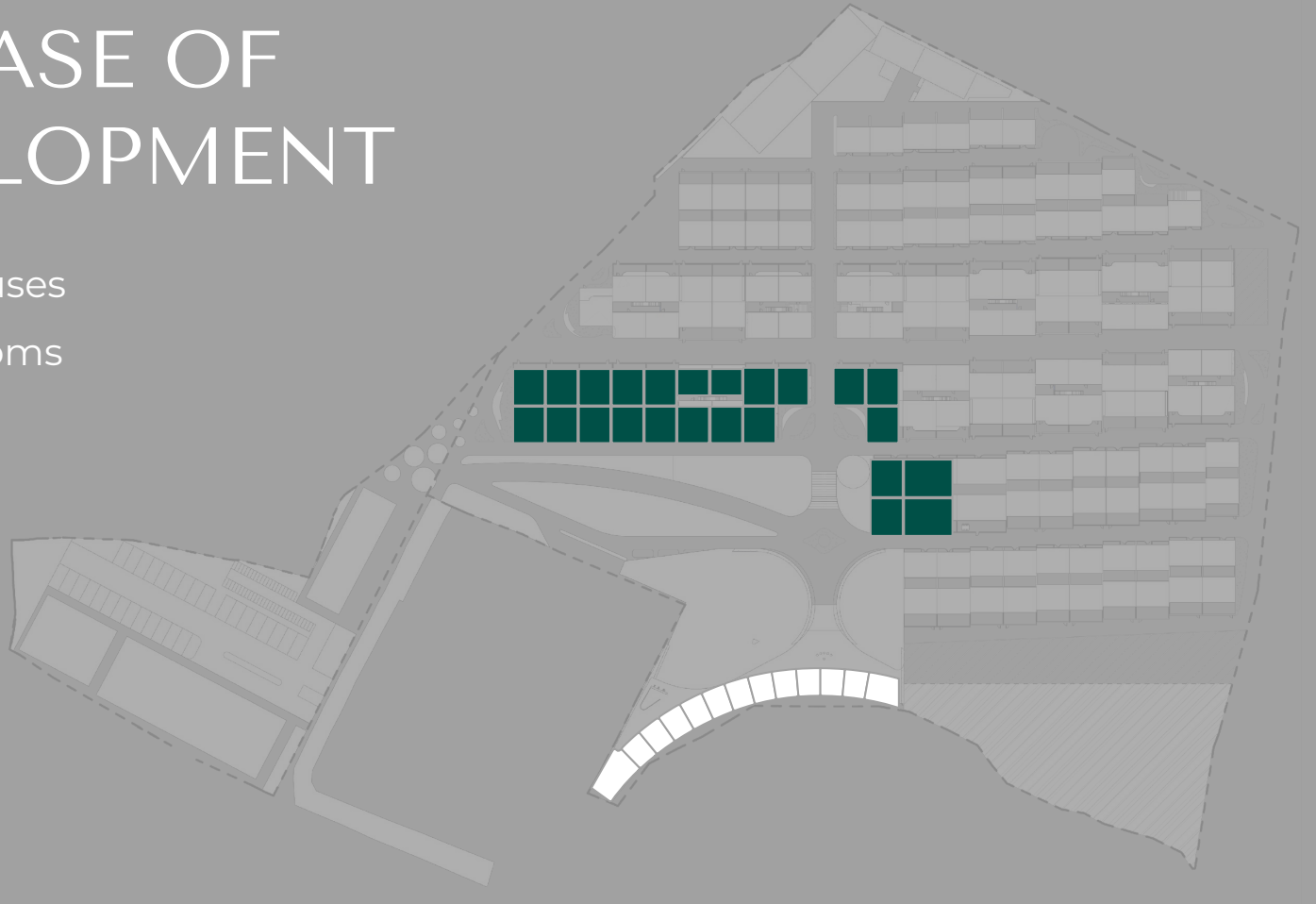
UP TO 100%

ROI in 5 years

Ask your manager for a full calculation

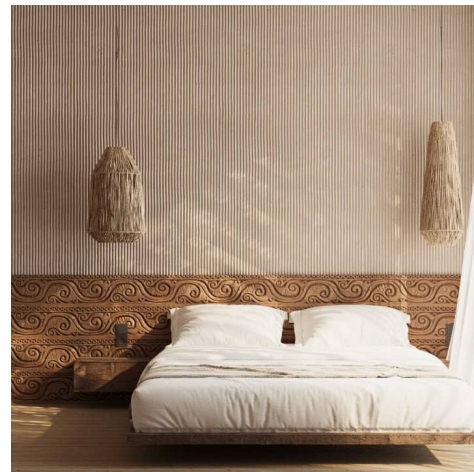
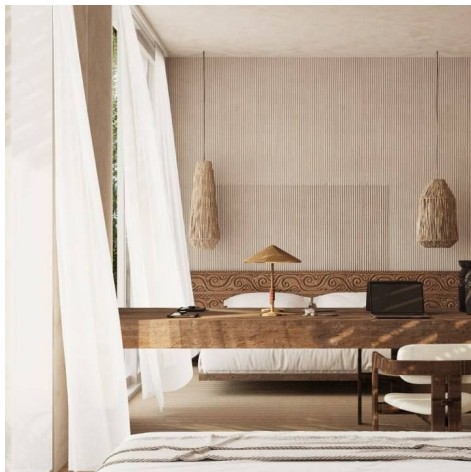
1st PHASE OF DEVELOPMENT

- Townhouses
- Hotel rooms



HOTEL ROOMS

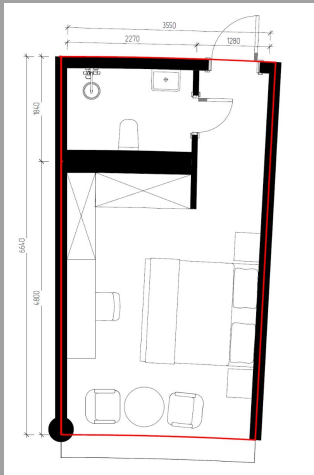
Located under the pool with the best views of the bay



HOTEL ROOMS

Layout example

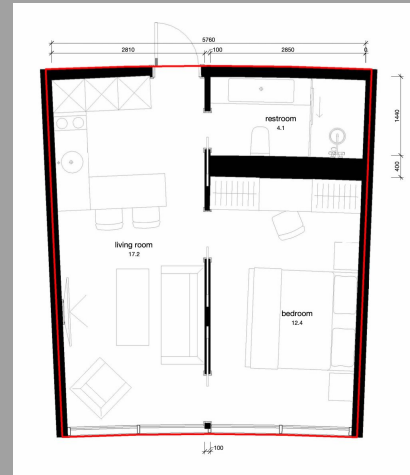
22 M² COZY ROOM WITH 1 BEDROOM



There are spacious storage systems and a comfortable workplace.

The windows offer breathtaking views of the island and ocean.

38 M² APARTMENT WITH 1 BEDROOM, A LIVING ROOM AND A SMALL KITCHEN



A comfortable workplace is provided.

The windows offer breathtaking views of the island and ocean.

HOTEL ROOMS

22 m² \$99,900

38 m² \$169,900

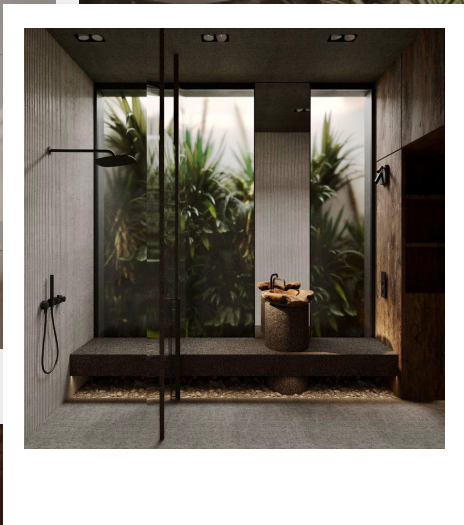
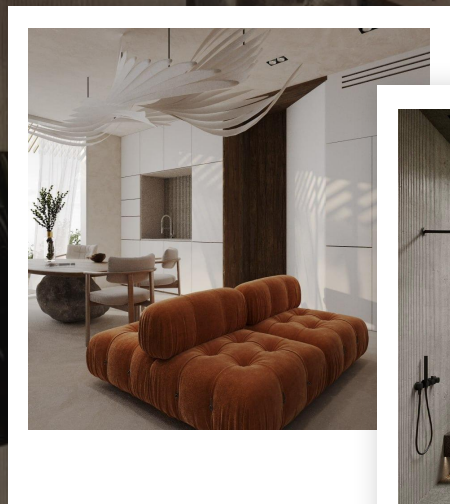


TOWNHOUSES



TOWNHOUSES

designed specifically for long-term stays for singles, couples and families



CHOOSE YOUR TOWNHOUSE WITH THE DESIRED SET OF OPTIONS

GARUDA VIEW

OCEAN VIEW

PRIVATE TERRACE

PRIVATE POLL

GARUDA + OCEAN VIEW

PRIVATE GARDEN

GROUND LEVEL ENTRANCE

SINGLE STORY APARTMENTS

TWO STORY APARTMENTS

PRIVATE

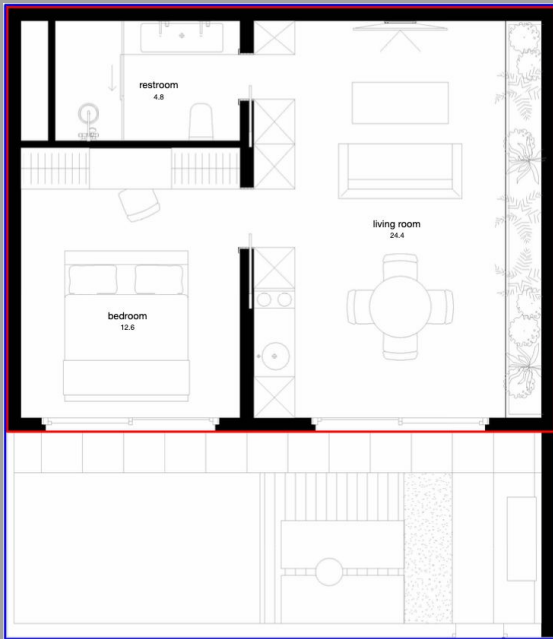
EXTRA BATHROOM WINDOW

PENTHOUSE

CEILING WINDOW

TOWNHOUSE

Layout example

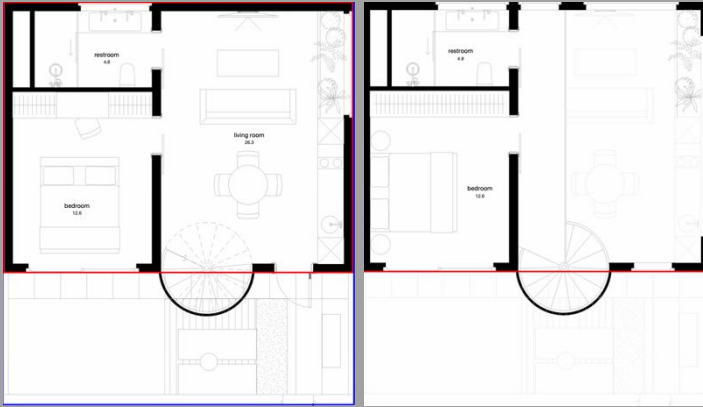


EXQUISITE TOWNHOUSE WITH PRIVATE POOL AND COZY GARDEN

This townhouse includes a bedroom, a comfortable workspace, a bathroom with a shower, a functional kitchen, and a dining and living area. Unique glazing allows soft daylight to enter the apartment, integrating the jungle into the interior.

TOWNHOUSE

Layout example



DUPLEX TOWNHOUSE WITH
PRIVATE GARDEN, SWIMMING POOL,
AND STUNNING OCEAN VIEWS

The majestic living and dining areas feature double-height ceilings, a functional kitchen, two bedrooms, and two bathrooms. A comfortable workspace is provided, and an ergonomic storage system allows for neat organization of all your items.

The living room utilizes a unique glazing technique that fills the space with soft daylight and offers views of lush tropical plants.

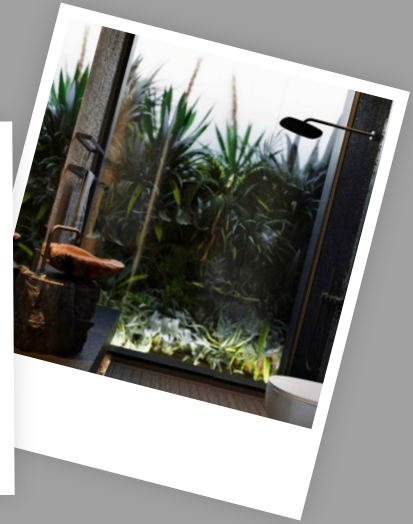
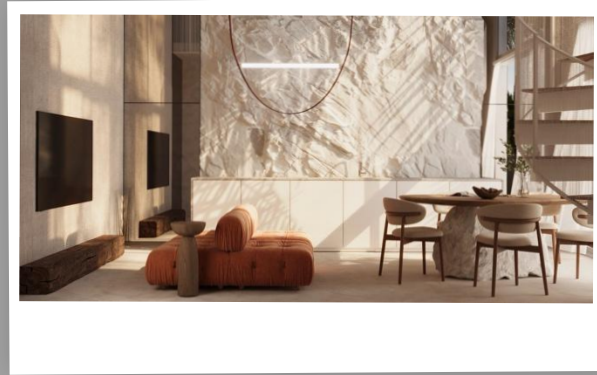


TOWNHOUSE

Layout example



TOWNHOUSE WITH PRIVATE
POOL, TERRACE, AND
INCREDIBLE SEA VIEW



Two cozy bedrooms, an efficient storage system, a living room, and a functional kitchen. The view from the bathroom windows deserves special mention: the tropical garden just outside looks like a work of art.

TOWNHOUSES

50 m² From \$179,900

55 m² From \$199,900

74 m² From \$259,900

83 m² From \$289,900

99 m² From \$299,900





HOTEL ROOMS

All services are included

TOWNHOUSES

Complimentary
concierge services

Strong leasehold agreement

33 + 27
YEARS

Extension under NJOP
(cadastral price)





PROPERTY MANAGEMENT COMPANY

We will choose a company that offers a comprehensive set of services for investment properties. The project will have two main operational areas: technical and commercial.

THE TECHNICAL AREA:

maintenance of all complex systems, cleaning, security, and groundskeeping.

THE COMMERCIAL AREA:

generating income and providing full client service. For investors, this guarantees a respectable margin and eliminates the need for day-to-day property management.

RESPONSIBILITIES OF THE PROPERTY MANAGEMENT COMPANY

- Rental management: listing, placement on aggregator platforms, organization of guest check-ins and greetings
- Income calculation, provision of financial reports, tax burden calculation, and payment date control
- Cleaning
- Maintenance of the grounds (including the pool, if applicable)
- Security
- Ensuring the proper functioning of all communication systems (water supply, electricity, communication)
- Property upkeep: routine and major repairs
- Depreciation

TO BE PAID ADDITIONALLY

- Utilities (electricity, water)
- Urgent repairs due to tenant negligence
- Taxes

PAYMENT OPTIONS

- Fixed fee
- Income deduction



MARKETING

We are creating and developing
a comprehensive brand

A LIFESTYLE BUNDLED
WITH REAL ESTATE



We are building the residence's visibility,



establishing communication channels with the audience,



providing media support through internal resources

**BOTH DURING
CONSTRUCTION
AND AFTER PROJECT
COMPLETION**





As part of our project planning, we've launched the development of a communication strategy aimed at creating rental demand

WELL BEFORE THE COMPLETION OF THE FIRST PHASE



THANK YOU
FOR INVESTING
IN THE QUALITY OF LIFE