



ABBA
MELASTI RESIDENCE BALI

ABBA Melasti Residence in Bali

an effective investment solution

- Quick payback
- High profitability
- Minimum risks

Balimass Investment
technology pt



The apartments at ABBA Melasti Residence in Bali combine modern comfort and coziness with the potential for significant value growth and stable income. As an investment product, this is a long-term investment in a high-quality, well-thought-out project.

The apartments can be purchased for:

- personal use;
- resale with a profit of 36% to 67%;
- rental with a profit of 13% to 19% annually in foreign currency.



Promising real estate for long-term income

Beautiful and safe apartments always attract the attention of buyers and tenants. Convenient location, modern design, and available infrastructure create almost ideal conditions for living and recreation. This drives demand for housing, making investments especially profitable.

Location Advantages

The island of Bali ranks 3rd among the top tourist destinations in the world, known for its incredible natural locations and developed entertainment infrastructure. The construction site for ABBA Melasti Residence is located near strategic island locations:

Premium hotels

- 30 min: 5-star hotels
- Ritz-Carlton, Hilton, Bvlgari, Kempinski, Hyatt
- Abba melasti residence – in the center of incredible natural locations and a developed entertainment infrastructure

Restaurants

- 10 min: Melissa Beach Club Grill Bar
- Jendela Restaurant (Indonesian-European cuisine)
- Mu Bungalows with yoga studio and hotel
- El Cabron with spanish cuisine and sunset views

Education and Healthcare

- 20-30 min: International schools and universities
- Fully equipped hospital for emergencies

Location Advantages

The island of Bali is ranked as the 3rd top tourist destination in the world. It is decorated with incredible natural locations and developed entertainment infrastructure. An area has been selected for the construction of the ABBA Melasti Residence complex, located in close proximity to the strategic facilities of the island:

Beaches

- 4 min: Melasti beach with azure ocean and golden sand
- 20 min: 20 picturesque beaches with spectacular views

Golf

- 20 мин: 3 popular golf clubs in Indonesia
- New Kuta Golf Bali
- Bukit Pandawa Golf & Country Club
- Bali National Golf Club

Entertainments

- 10 min: Rock bar with funicular
- Single Fin Surf Bar
- Savaya Bali Club
- Live music at the Sundays Beach Club

Transportation

- 35 min: International Airport
- Fast toll track for easy access

Technological Advantages

- **Innovative construction technologies.** Bali Island is located in an earthquake-prone area, therefore, proven Japanese technologies are used for the construction of each building of the complex. With their help, the structure in this location can withstand an earthquake up to 7 points and a tsunami up to 100 meters high.
- **Autonomy.** The complex has everything necessary for autonomous operation. Each house is equipped with solar panels for constant supply of electricity and water supply.
- **Developed internal infrastructure.** The conditions of the complex include everything necessary to ensure a full-fledged life activity. Everything is at hand here – it saves time for residents to go shopping or get services.
- **Safety.** The complex is closed from external persons and threats. Therefore, residents can not worry about personal safety.





Architectural Features

- **Concise facade design:** The main style of the complex is loft, making the facades and rooms stylish and comfortable.
- **Variety of layouts:** ABBA Melasti Residence offers a range of layouts, from minimalist to exclusive options.
- **Spacious parking:** The complex includes safe parking for cars and bikes, with security and charging stations for electric vehicles.
- **Move-in ready apartments:** Owners won't need to do any renovations; apartments are delivered fully finished.

Project Team

The ABBA Melasti Residence project is being implemented by the investment and development company Balimass Investment Technology in collaboration with the A1 architectural bureau and the construction company Verlikal Industri.

15 + years
of construction experience on Bali

40 +
completed architectural projects

20 000 + square meters developed



A&BA
MELASTI RESIDENCE BALI

How to make profit in Bali?

Reselling apartments after construction is completed

Long-term rentals

Short-term rentals through a management company

Profitable investment in an exclusive architectural project

ABBA Melasti Residence artfully combines the comfort of modern technologies and the vintage loft style of the 20th century.

For those who appreciate high-quality living by the ocean, this offer is unique. Renters will always find tenants, and investors will find buyers.

The addition of effective design solutions, modern technologies, and amenities significantly increases the project's value, making it more attractive to potential buyers and enhancing the perception of comfort and security.

The right investment in these features boosts the final sale price of the apartments, multiplying the original project cost.

The right investments in additional characteristics form the final sale price of the apartment, and it will increase several times compared to the initial cost of the project.

High Competitiveness of ABBA Melasti Residence

Building style – New York Loft

Ruftops for private holidays

Innovative design solutions

Aesthetics from the first acquaintance

Terraces for family holidays

Maximum functionality

A variety of layouts

Ready-made stylish interior

Unique landscape design

High Competitiveness of ABBA Melasti Residence

Optimal zoning of the territory

An effective work area

Comfortable recreation space

A variety of layouts

2+1 swimming pools

Care and maintenance of physical
fitness of residents

Parking, security and safety

Interesting and safe leisure for children



Building style – loft

- The strict loft is functional, reliable and has minimal operating costs.
- A special brick has been selected to create the style. Thanks to the special treatment, the brick becomes as moisture-resistant as possible and heats up minimally.
- The building will last 60+ years even under the external influences of the elements.



Aesthetic appeal at first glance

- The hallmark of the complex is the 24-hour lobby, which creates an atmosphere of prestige and comfort thanks to the signature smell of ABBA Melasti Residence.
- Unobtrusive background music soothes and emphasizes the atmosphere of hospitality.
- Balinese-style upholstered designer furniture provides a comfortable stay while waiting for check-in.



A variety of layouts

The design of ABBA Melasti Residence takes into account all the needs of customers. There are a total of 99 spacious apartments in the complex, which are presented in several layout options.

- **Standart.** The apartments have everything necessary for living in a minimalist style: balcony, bathroom, kitchen, bedrooms.
- **Exclusive.** Such apartments have an office for work, a living room, spacious terraces, mezzanine floors, private laptops with ocean views



Rooftops for private holidays

- These spacious, private rooftop, open-air areas are created for an exclusive vacation with ocean views.
- Here, in the open air, you can enjoy the unique views and vastness of the ocean, drawing inspiration and strength to realize future goals.



Terraces for family vacations

- Located in the immediate vicinity of the swimming pool, where you can directly descend from your room.
- Here you can relax, have your morning coffee and spend your leisure time in comfort.
- The interior of the terraces is safe and comfortable for residents of all ages.

Ready stylish interior

- All apartments of the complex are fully equipped, the owner does not need to make repairs.
- Variations of the interior has 6 styles. Therefore, everyone can choose what suits his tastes and preferences.



Minimalism ruby brick

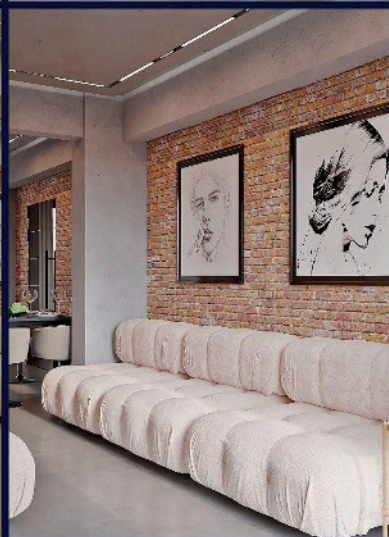
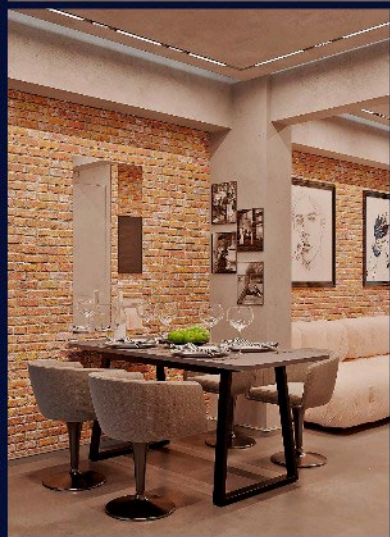
- To create the Minimalism ruby brick style, loft pink brick was used in the wall decoration, perfectly in harmony with the pastel color scheme.

- Panoramic windows, mirrored partition and designer exquisite furniture make the apartments spacious and sophisticated.



Mix minimalism brick

- The “Mix minimalism brick” style combines a casual loft and strict minimalism.
- Brick decoration, panoramic windows, and a seasoned color scheme create a feeling of spaciousness and freshness.
- В интерьере отсутствуют лишние элементы, все максимально функционально.



Red brick

- The "Red brick" style combines rich red brick with laconic black interior elements.
- It features imitation ceiling wiring, designer industrial fittings and natural materials.
- All this creates a special atmosphere of the old workshop premises.



Innovative design solutions

The apartments of the complex are designed for comfort and enjoyment of life. Their uniqueness:

Ambitious high ceilings make the rooms spacious and vast, like the ocean outside the window

Light finish for a visual increase in space

Panoramic Windows on two sides: on the ocean and inside the courtyard

State-of-the-art energy saving systems to reduce electricity costs

Spacious balconies from 2 to 8 sq.m.

Modern climate control systems optimally maintain temperature, humidity and air purity

Maximum functionality

The exterior of the complex emphasizes a high quality of life

Courtyard:

- design park in the courtyard;
- 2 pools with lighting: children's and adult;
- a modern playground for kids;
- lounge area for private relaxation;

Infrastructure:

- mini-market;
- pharmacy;
- parking;
- laundry;
- a place to store surfboards;
- ATM 24\7;
- lobby 24\7.

Leisure:

- places for remote work and events: conference hall and coworking;
- children's room;
- SPA salon for relaxation and beauty treatments;
- fitness room for keeping fit;
- restaurant with panoramic ocean view;
- French bakery with breakfast;



Unique landscape design

- The territory of the ABBA Melasti Residence is replete with green. The overall shape of the landscape attracts with the softness of natural forms and the absence of pretentious excesses.
- Exotic palm trees fill the interior space. In addition to them, flower beds form a geometric pattern.

Optimal zoning of the territory

The interior of the complex has a clear delineation of recreation, work and children's areas.

Due to this, meetings can be held, and family people can relax together with their children, and no one interferes with anyone.

Sectors of the complex:

adult swimming pool

sports area

playground

lounge area

children's pool

coworking



Efficient working area

The availability of equipped places for business meetings and conferences adds value to the complex.

The work area perfectly combines comfort and rationality

- Conference hall for conferences and celebrations.
- Coworking space for remote work and meetings.
- A restaurant with panoramic ocean views for corporate parties and banquets.



Comfortable space for relaxation

- The impressive park area with private and public sectors is a great place to relax and meet outdoors.
- Barbecue areas add an element of coziness and allow you to spend time with friends or colleagues in an informal setting.



Care and maintenance of physical fit condition of residents

The complex contains:

- a fitness room equipped with everything necessary for training
- places for relaxation and sunbathing
- outdoor recreation areas



2+1 swimming pools

- On the territory of the complex there are 2 ring pools with lighting, sun loungers and parasols.
- There is a separate pool with a safe depth for children.



Interesting and safe leisure time for children

- The playground is equipped with a sports complex with play equipment for active games.
- For the comfort of babies and protection from the sun, there is an upper coating. The playground is located far from the work area so that noisy entertainment for kids does not distract adults from important decisions.
- A babysitter can be hired in the play area if the child needs to be left under supervision for a while.



Parking, security and safety

- Parking is located 5 meters from the lobby for residents. It is equipped with modern methods of monitoring and ensuring the safety and charging of electric vehicles.
- The complex is under 24-hour security. This prevents unauthorized persons from entering the territory. The residents of the complex are not worried about anything here.



Service and management from Farsight Villas & Hotels Management

- A next-generation property management company in Bali with extensive experience in the global market.
- With over 14 years in the business, we have mastered all the secrets of successful marketing and property management.
- We manage over 250 premium-class properties.

Why choose Farsight

- **Innovative Marketing:** The company enhances property visibility on global platforms such as Airbnb and Booking.com, which helps increase occupancy rates and profitability.
- **Wide Market Reach:** The properties are connected with over 1,000 travel agents and 50+ online booking systems, allowing prices to be maintained 15% above the average and boosting profits.
- **Direct Bookings:** By utilizing an advanced CRM system and direct marketing, the company reduces OTA commission costs by 10-15%, which directly increases profitability.
- **Smart Pricing:** Big Data analysis is used for daily optimal rate forecasting, increasing profits by 12-18%.
- **High Ratings and Reviews:** The company's reputation management department ensures high ratings, improving property visibility and increasing revenue by 11%.



Full Management

- Apartment cleaning and linen change
- Complex territory cleaning
- 24/7 security
- Property maintenance: routine and major repairs
- Ensuring all systems are functioning properly
- Apartment rental management
- Income calculation
- Tax payments
- Provision of financial reports