

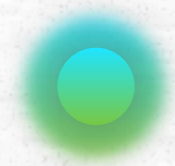
SWOI BERAWA

10 modern townhouses 300 meters from the ocean

SWOI
DEVELOPMENT

SWOI BERAWA

Modern architecture and design of resort property which brings the joy of every single day lived in it



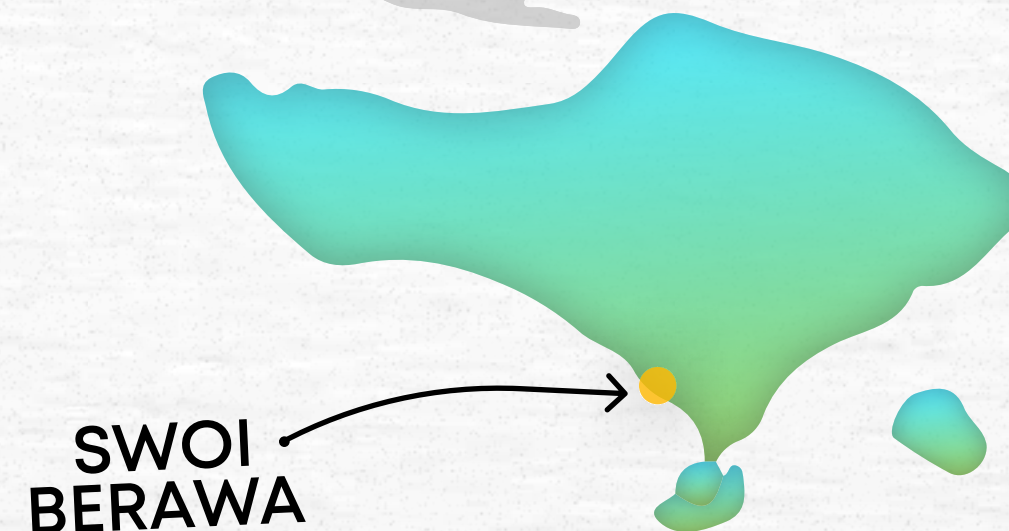
This is an investment property with super high yield of 20% per annum



This is a modern house in the tourist center of Bali



This is a prestigious property on the coast of paradise island

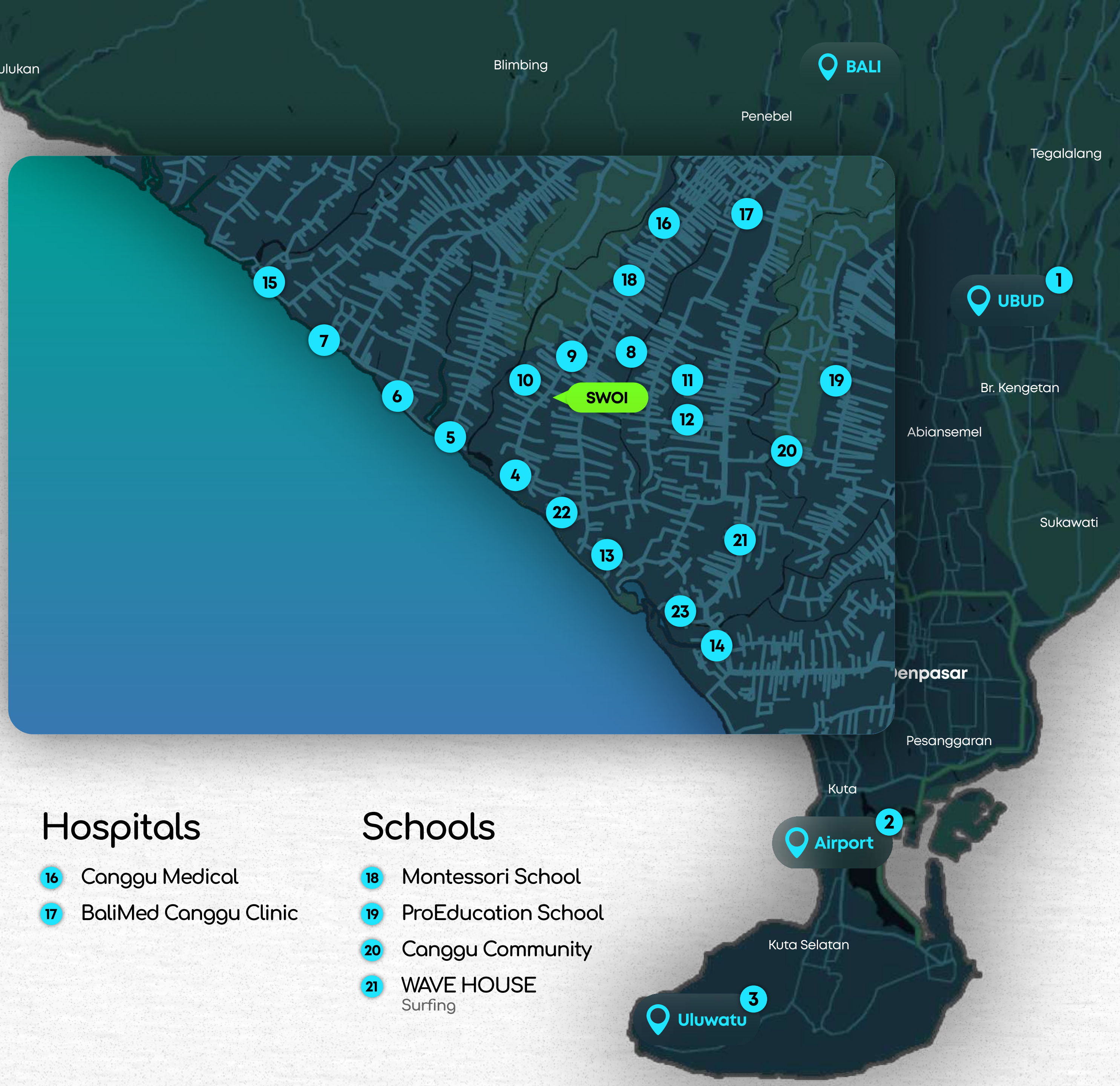


CANGGU BERAWA

This is the most cosmopolitan area in Bali

SWOI Berawa is located just 300 meters from the ocean

Bali, Indonesia ranks second among the most popular destinations in 2023 by [Tripadvisor](#)



Beaches

- 4 Berawa Beach
- 5 Nelayan Beach
- 6 Canggu Beach
- 7 Batu Balong

Beach Clubs

- 13 Finns Beach Club
- 14 Mari Beach Club
- 15 La Brisa
- 22 Atlas Beach Club
- 23 Delmar

Restaurants

- 8 Miss Fish
- 9 Riviera Bali
- 10 L'Osteria
- 11 Cinta cafe
- 12 Lusa By/SUKA

Hospitals

- 16 Canggu Medical
- 17 BaliMed Canggu Clinic

Schools

- 18 Montessori School
- 19 ProEducation School
- 20 Canggu Community
- 21 WAVE HOUSE Surfing

5 main benefits

SWOI BERAWA



Favorable location



Modern architecture and design



The turnkey house



Own management company



Flexible conditions of cooperation

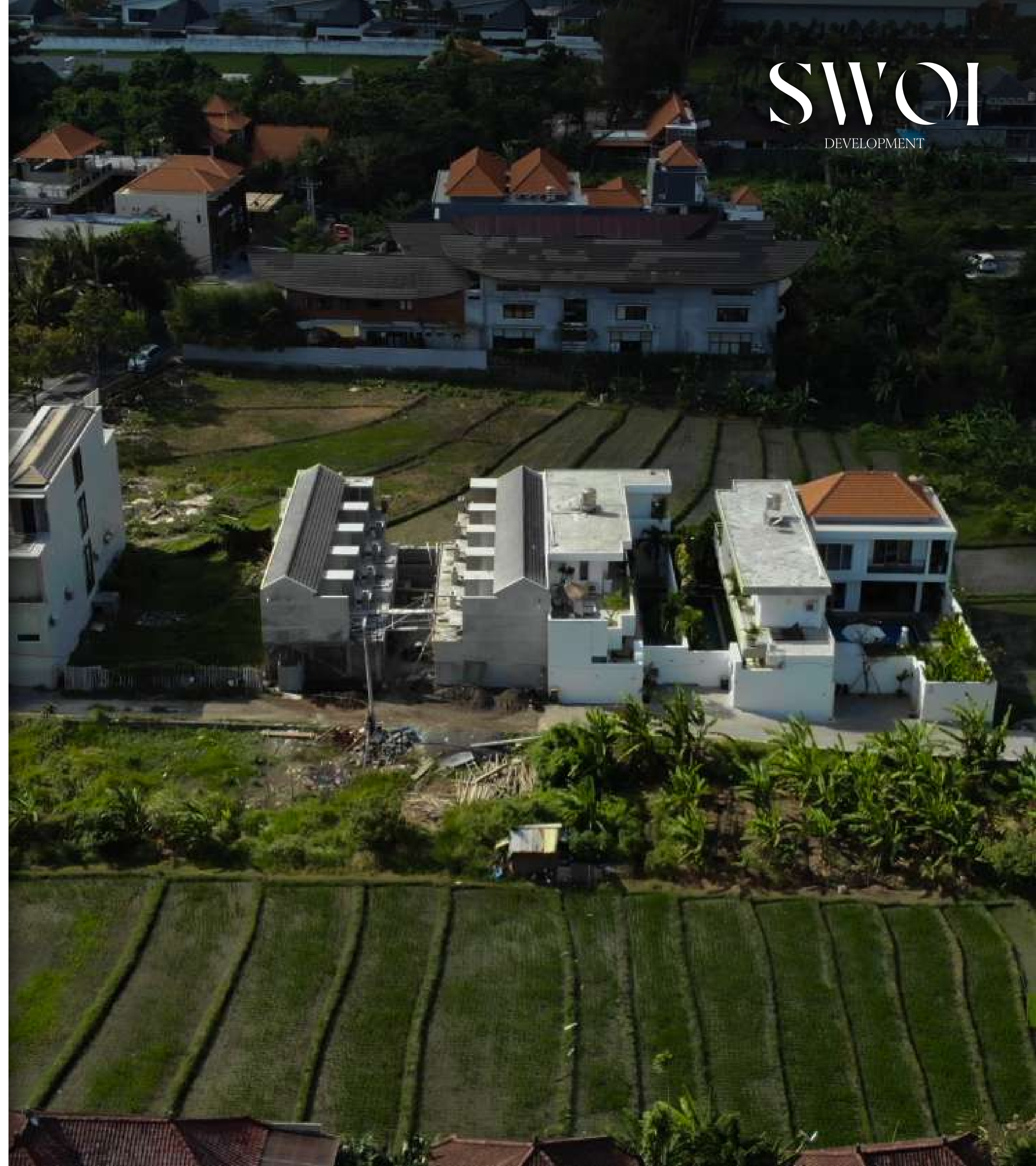
SWOI

DEVELOPMENT

Land plot of **1000 m²** with 10
Double Bedroom townhouses

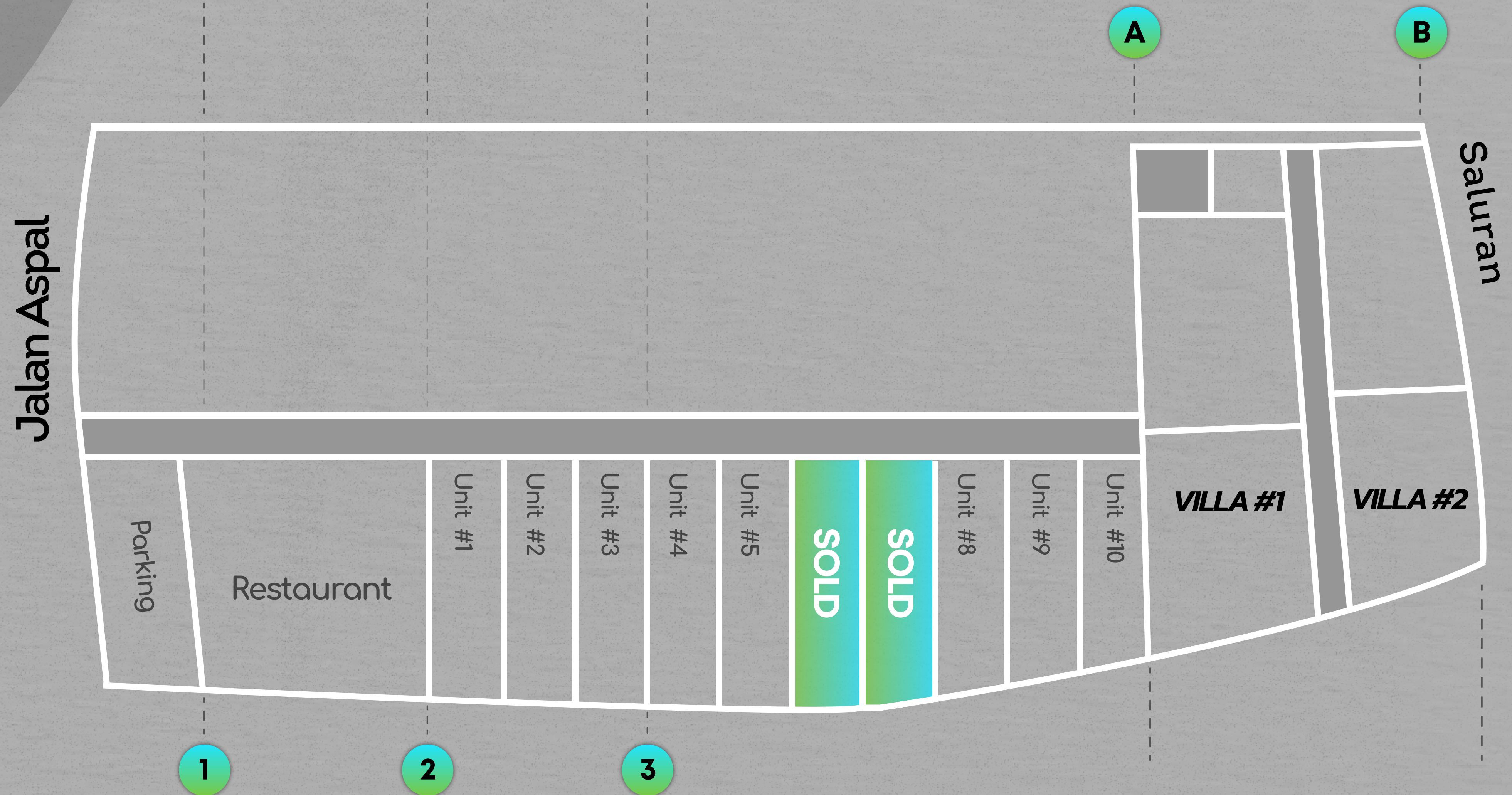


Bird eye view of the location and expanse of the area



SWOI
DEVELOPMENT

SWOI BERAWA MASTER PLAN





The spacious living room, combined with the kitchen and dining room is made with open glazing to increase the space. Private swimming pool 1.7 x 3.5 meters





The sleeping rooms are made in a modern Art Nouveau style, each of them has a spacious wardrobe





On the second floor there are two bathrooms with a shower and a bathtub





2-Bedroom townhouse



Swimming pool
Private 1.7 x 3.5 m²

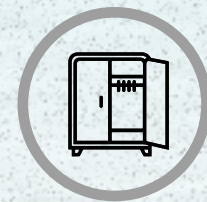


Accommodation
Up to five people

Advanced features
for easy household:



Automatic curtain closure,
lighting control, AirCo control,
access control, etc



Built - in wardrobes



Air conditioning



Furniture



Quality plumbing



Equipped kitchen



TVs

Earth

90 m²

Building

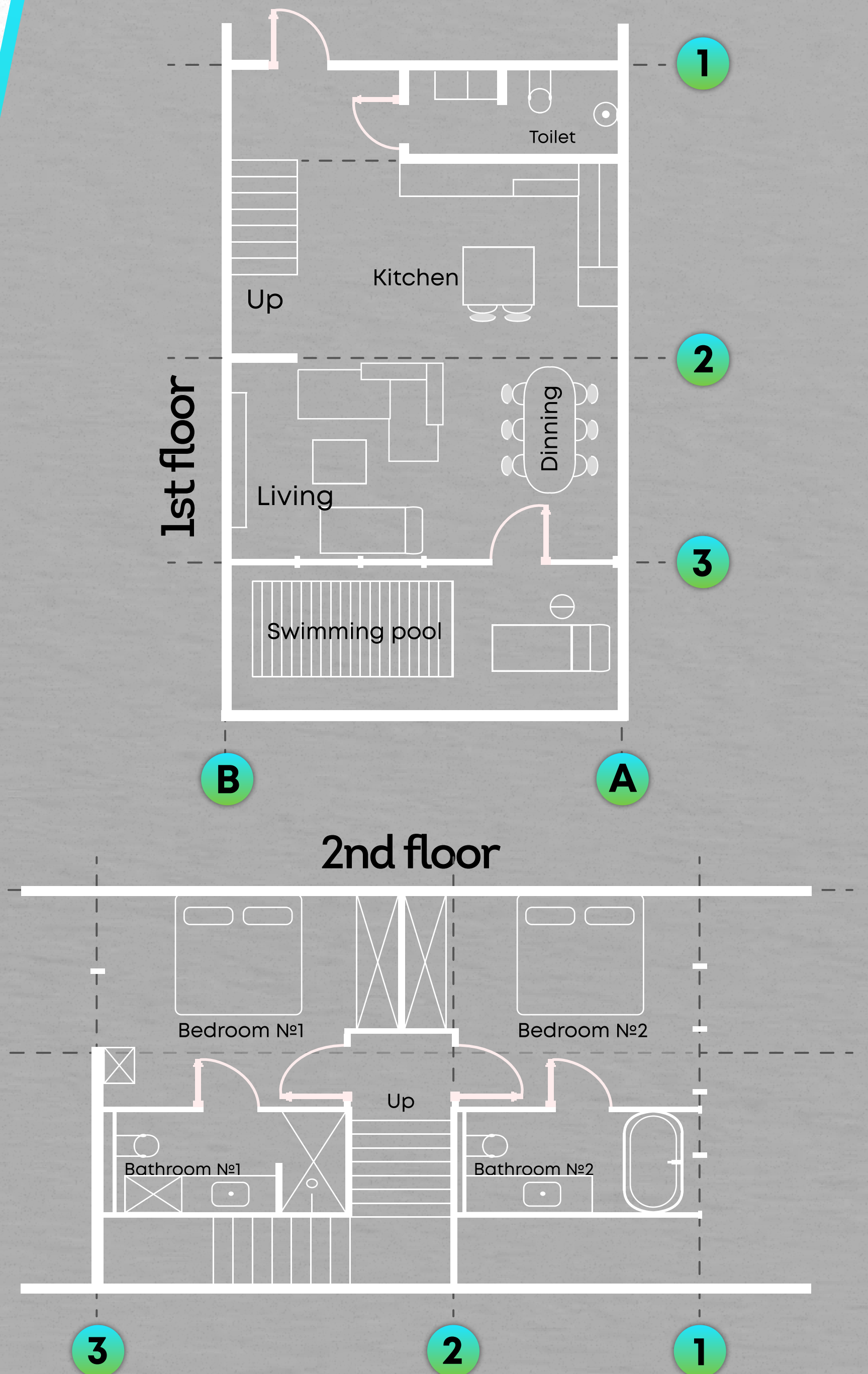
115 m²

Price

350 000\$

Rental period

30 Years



Filling the townhouse

Smart storage

Soft furniture

King Size bed

Built-in kitchen

Home appliances

Black-Out curtains

Decor and greenery

AirCo system

Terrace with a swimming pool

Quality plumbing

Our unique construction solutions in terms of Bali



Iron frame construction

- Perfect geometry
- Seismic resistance
- Quick assembling



Protection against tropical humidity:

We use various types of waterproofing materials to prevent the spread of mold and mildew



Finishing materials

Aesthetics and practicality to ensure a long life cycle



Nature and wildlife in Bali

How not to meet a snake at your house

There are indeed a lot of animals in Bali, but not in our residential complex "SWOI BERAWA". And that's why:

- The architectural layout is arranged in such a way that it will be uncomfortable for reptiles to be on your territory
- The materials of fences, walls and other elements are selected so that snakes, lizards, monitor lizards simply cannot enter the house or garden
- The hotline of a special service for catching snakes and exterminating insects is in our list of contractors



Rental financial model

Index	Realistic scenario	Optimistic scenario
Rent rage per day	250 \$	300 \$
Occupancy	70 %	80 %
Gross revenue per annum	63 875 \$	87 600 \$
Income minus utility bills \$8,340 per annum	55 535 \$	79 260 \$
Income minus MC commission 20%	44 428 \$	63 408 \$
Income minus MC commission 10%	39 985 \$	57 067 \$
Net profit rate per year	11,4 %	16,3 %
Full term payback, years	8,7	6,1

Financial sales model

Index	Realistic scenario	Optimistic scenario
Cost of the finished property	402 500 \$	437 000 \$
Amount of land tax on sale	4 500 \$	4 500 \$
Agent fee for finding a buyer	20 150 \$	21 850 \$
Net profit	27 850 \$	60 650 \$
ROI	8 %	17,3 %

**Payment methods:
SWIFT / CASH**

Interest-free installments are available during construction period

For up-front full payment of the townhouse discount \$ 10000 is applied

Price includes:



Readymade
Turnkey townhouse



Land leasehold
For 30 years



Land tax
10%

LeaseHold 30 years

Our partnership is based on three main documents:

- Land lease agreement
- Investment agreement
- Property management agreement * On request

Transaction can be conducted in remotely

Transaction steps and Project fulfillment

1 Unit booking and \$5000 deposit payment

2 Signing of a land SubLease agreement and down payment 50%

3 Construction progress monthly reports

3.1 Contributions according to the payment plan

4 Signing a handover certificate and receiving keys to your house after 12-14 months since the construction began

Management company

If your plans include renting out a townhouse, **SWOI Development Group** invites you to sign the Management Agreement for sustainable rental operation of your townhouse.

You'll be receiving a regular passive income from renting out your property, while we take care of the house maintenance, marketing promotion, supply and much more.

Signing Management Agreement with us, we **guarantee** a minimum annual yield of 7%, however this figure will be at least twice more!

What includes:



Townhouse maintenance



Guaranteed occupancy



Marketing and reporting



Utility bills, taxes



Inventory and supply



Insurance

