



F25
VILLAS COMPLEX BALANGAN



250+ PREMIUM CLASS PROPERTIES UNDER OUR MANAGEMENT

DREAM **VILLAS** ON BALANGAN **BEACH**

The profitable rental business project with unparalleled expertise and stable income from the leading **Farsight Villas & Hotels Management company**.

Quality construction, high end modern design, exceptional management and individual marketing strategy - the golden leaves of shamrock for real estate success.



**Working with us you get a ready made working business.
We take over all obligations for the management of the villa
and the service of guests.**



Providing a stable flow of guests



Hiring and training staff, implementing the highest hospitality service



Maintaining the property in proper condition



Dealing with all financial routine and paperwork



Working with property reputation, using PR tools and all marketing channels

“

Our Mission is a stable maximizing profitability for the property owners with the help of modern technologies (such as AI and neural nets implementation).

”

VERSATILE AND RELIABLE OPPORTUNITY FOR INVESTORS

We offer an amazing investment opportunity into the booming Bali holiday property market.

The world of property management is ever-evolving, and our company stays ahead of the curve by leveraging cutting-edge technologies, data-driven insights, and industry-leading practices.

30% for the initial payment

90% the average occupancy level

12% ROI every year
based on the real statistics and analytics

 24/7 Full data online access

 AI management

 Neural network-based pricing

 Constant competitor analysis

 Direct Bookings

 Large Market Coverage

THE MAIN ADVANTAGES OF B25

- 1** The project is developed by the leading management company, which implies high-quality construction performed by the experienced team, **an individual property marketing strategy, maximizing object profitability, full management services and support for the owner of the villa.**
- 2** The opportunity to issue the freehold right, which gives additional advantages: **high liquidity (due to the possibility of selling property to local people) and additional profitability due to the annual increase in the value of the object.**
- 3** **Ocean view and walking distance to the beach** is a unique/rare combination for developer's projects.
- 4** **Stable property occupancy confirmed by statistical data**, as there are already 3 villas under our management in this area.
- 5** **Increasing profit due to the sales of additional services** (this part of profitability is not reflected in the forecast figures, which means that the profitability of your property will be even higher).

WHY BALI?

7 reasons to choose Bali:



20% average rental cost increase



High GDP growth and low inflation



300% land value growth over the last 5 years



Season all year round



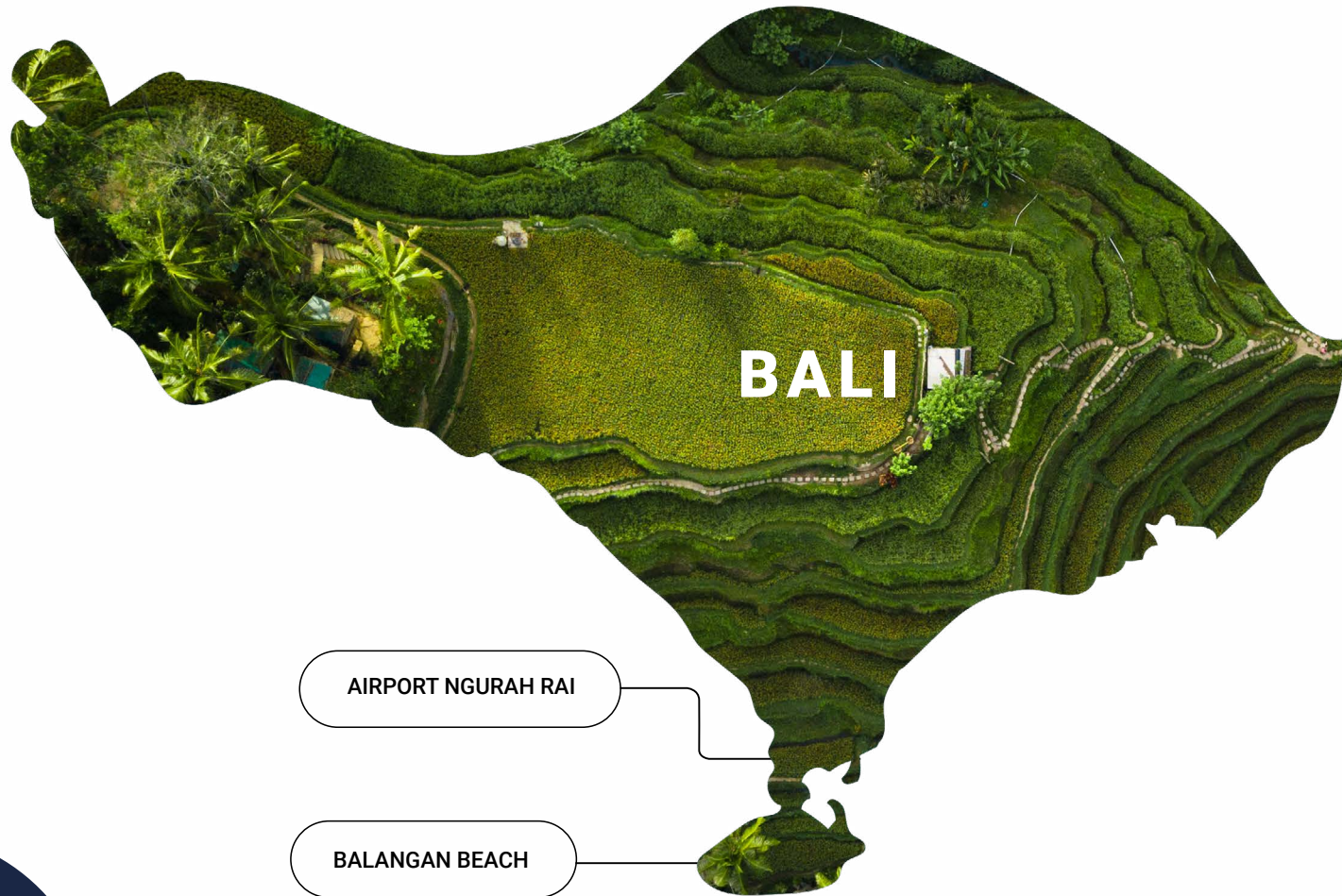
Low taxation



Neutrally **calm political** situation



60-80% average occupancy rate of real estate per year



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According to **Forbes magazine**, Bali is among the world top-5 of the most investment-attractive regions.

”

WHY BALI?

Currently building projects makes Bali the scrumptious tidbit for investment:



over
8,000,000 tourists
per year



over
3,100,000 tourists
January-July 2023



over
300,000 flights
per year



over
50 cruise liners
per year



96km large
highway from Gil-
imanuk Port to
Denpasar



The railway
development connection
between the airport Gusti
Ngurah Rai and Bali hin-
terlands



**The Paramount
Pictures Park**
(by current fore-
cast: over 5 mln
tourists per year)



Formula1-track
(over 100 hectares)



Bali International Hospital
Medical Tourism
Development
(area of 41 hectares)

LOCATION

Growing real estate and profitability

Bali today is one of the world's sweetest spots for the real estate business. The plenty of advantages are all clearly exposed: developed infrastructure and economic growth, magnifying nature scapes, the best mild climate and ocean beaches, etc. All this opens great opportunities for running a profitable real estate business with steady rental income.



Tourism and culture richness

The increasing number of tourists flocking to Bali, and with it, the growing value of built properties investment. A steady stream of visitors seeking serenity, adventure and untamed beauty, vibrant culture and spiritual heritage. Balangan Beach offers visitors a deep sense of tranquility and an opportunity to immerse themselves in the island's rich cultural authentic traditions.

Paradise beaches and surfer's spot

Unveiling a breathtaking stretch of pristine white sand, crystal-clear turquoise waters, and awe-inspiring cliffs, Balangan Beach effortlessly captures the essence of Bali's natural allure. The place is also known as one of the best surfer's locations. By investing in Balangan Beach, you can tap into this lucrative market, offering surfers a stylish, convenient and comfortable place to call home during their unforgettable adventures.



LOCATION

Balangan Beach is located in the very south of Bali, namely, on the Bukit Peninsula.

Nestled on the south of the island, this exquisite destination is ideally situated near **popular areas such as Uluwatu, Canggu and Nusa Dua**. It's close to the international airport (20 min) and major tourist attractions. The unique perfection also lies in the combination of 3 minute walking to the beachside and the exceptional oceanview beauty.

Undoubtedly the flourishing Indonesian geography as well as its economy unlock the vast potential for real estate business due to the organized world big events (such as the **November Summit G-20**) and non-stop developing infrastructure processes.

Besides all of the above, it should be mentioned that the Indonesian government has embraced business-friendly policies and economic reforms to attract foreign investment and nurture domestic industries.



BALANGAN BEACH

If you are searching for the best investment location that combines stunning natural beauty with a lucrative return on investment, then look no further.

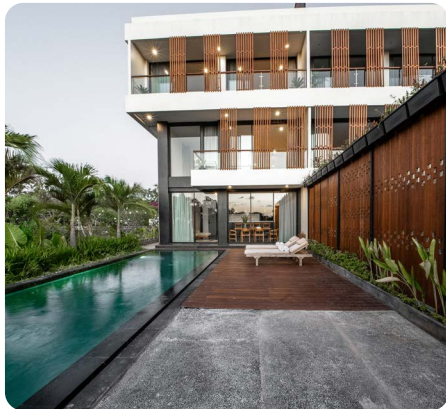
10 key points why tourists keep choosing Balangan Beach year by year as the best place for their vacation:

- Everlasting high season with
- air temperature throughout the year: 25-32 C
- Average water temperature: 25 C
- The most beautiful and amazing Balangan cliff sunset viewpoint
- Complete food trip for Gourmets
- Traditional Balinese coastal culture for the deepest thoughts
- Easily accessible from different areas
- Yoga retreats for those who look for awareness
- Unique views of the coral reefs during low tides
- Good for snorkeling and fishing
- Bali's best golf club, New Kuta Golf in Dreamland is a 5-minute drive from B25 Villas.
- A 15 Minute drive from the famous Jimbaran fish restaurants and beach clubs: Klapa, Sundara by Four Seasons, Rock Bar by Ritz Carlton, El Karbon






BALANGAN BEACH

We successfully manage 3 villas in the same location. Two of these villas (duplex) were built by Farsight Villas Management at the end of 2022. High occupancy of the calendar proves the attractiveness of this area.



Villa Freya




Modern high end duplex within stunning panoramic ocean view

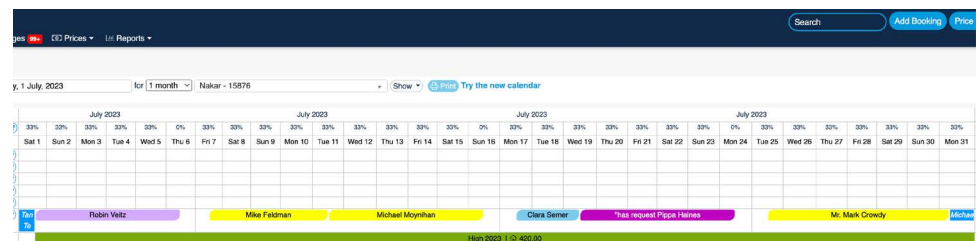
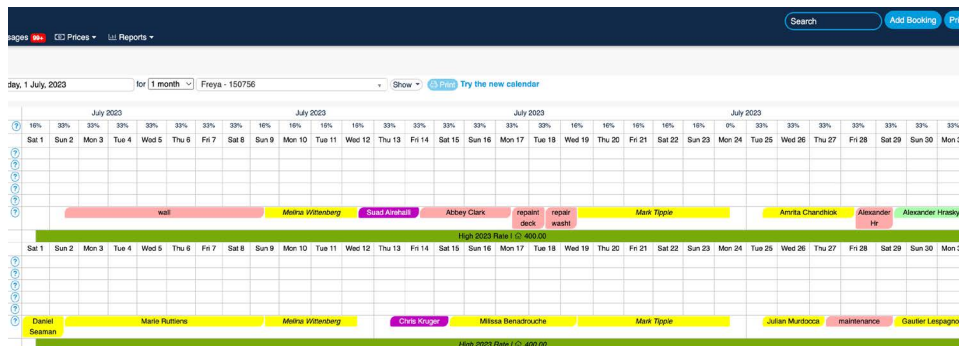
-  3 bedrooms per unit
-  \$430-\$480 per night
-  Average occupancy 84%



Nakar

Premium family villa Spacious yard and ocean view

-  3 bedrooms
-  \$380-\$550 per night
-  Average occupancy 92%








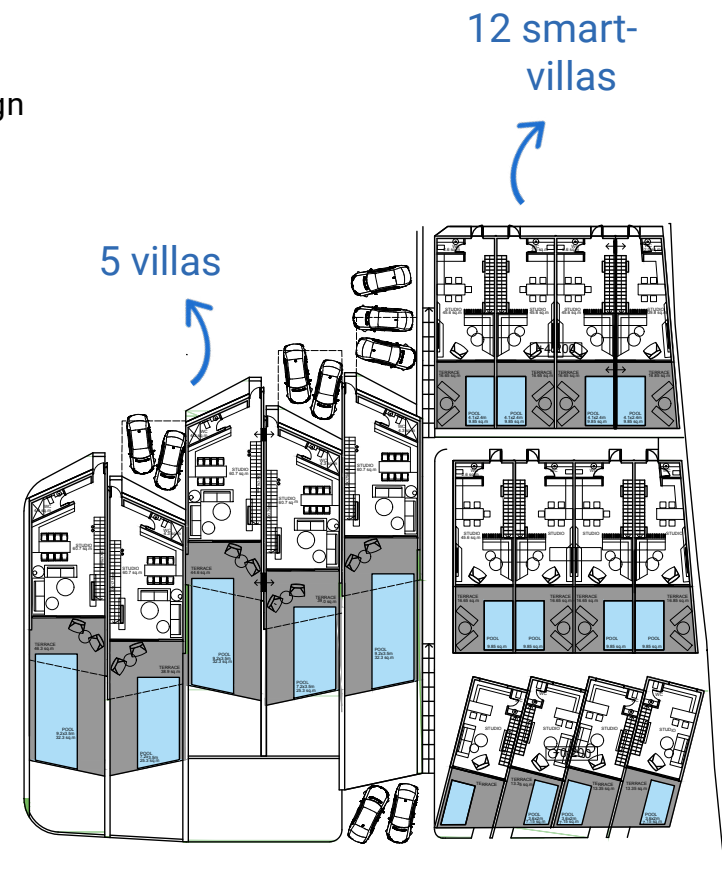
"Managing villas on neighboring plots for many years, and knowing exactly the income of objects, we are building our villa complex in this area since the return on investment and profitability are higher here. Real estate in Balangan pays off much faster than in many other areas."

Victor Plotnikov, Founder/CEO of Farsight Villas Management

B25 VILLAS COMPLEX BALANGAN

Investing with us you get a turnkey property that includes:

-  A modern villa of high-quality construction with modern finishes and cozy design
-  Utilities carried out (electricity, water, sewerage)
-  Dishes, linen, furniture and necessary appliances
-  A great territory with all necessary things nearby for pleasure and life
-  Freehold or Leasehold

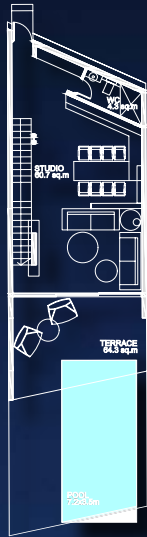


Applying modern approaches, we build our objects so that they can be united (that's why often we call objects as "units"). The coverage of the target audience significantly rises, as well as the occupancy rate and profitability are also increased.

VILLAS TOTAL AREA 278m

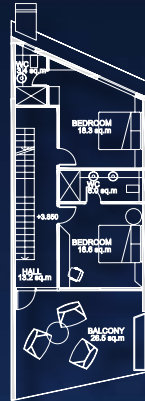
GROUND FLOOR

Studio	60,7m
Terrace	64,3m
WC	4,3m
Pool	7,5x3,5m



FIRST FLOOR

Hall	13,2m
Bedroom	18,3m
Bedroom	18,6m
WC	3,4m
WC	6m
Balcony	28,5m



SECOND FLOOR

Office	11,2m
Bedroom	25,6m
WC	7,3m
Balcony	18,7m



2


2




On the territory of villas and complexes there are:


 Sports ground

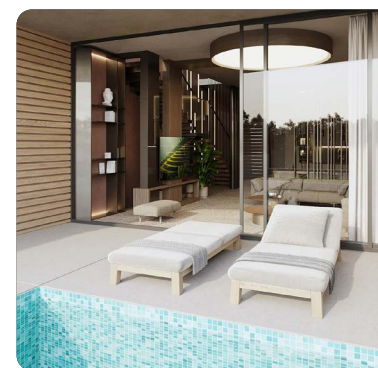
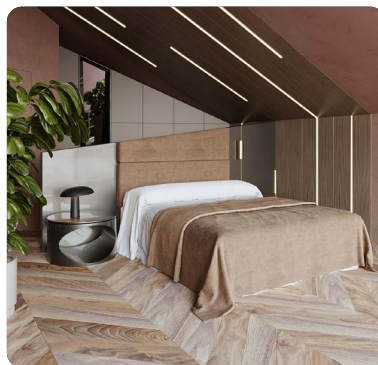
 SPA centre

 Front desk (reception)

 Pool, Sauna

 Cafe

 Guard pont



start from
\$715,000

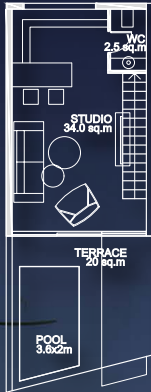
SMART VILLAS

TOTAL AREA 95,2-150,1m

One bedroom first line

GROUND FLOOR

Studio	34m
Terrace	20m
WC	2,5m
Pool	3,6x2m



FIRST FLOOR

Hall	4,1m
Bedroom	14m
WC	4,3m
Balcony	10m
Balcony	6,3m



Two bedroom second/third line

GROUND FLOOR

Studio	40-45m
Terrace	26,5m
WC	2-2,6m
Pool	4,1x2,4m



FIRST FLOOR

Hall	2,9m
Bedroom	13m
Bedroom	17m
WC	2,8m
WC	5,3m
Balcony	7,6m
Balcony	11,3m




ACCESSIBLE ROOF:

Spa	2,1x1,2m
Living area	15-17m





SMART VILLAS

On the territory of villas and complexes there are:


 Sports ground

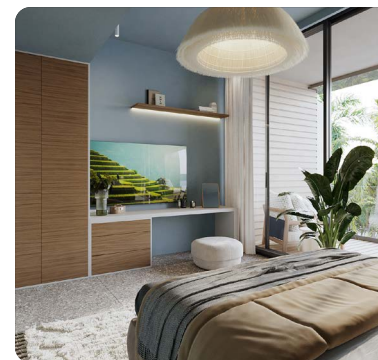
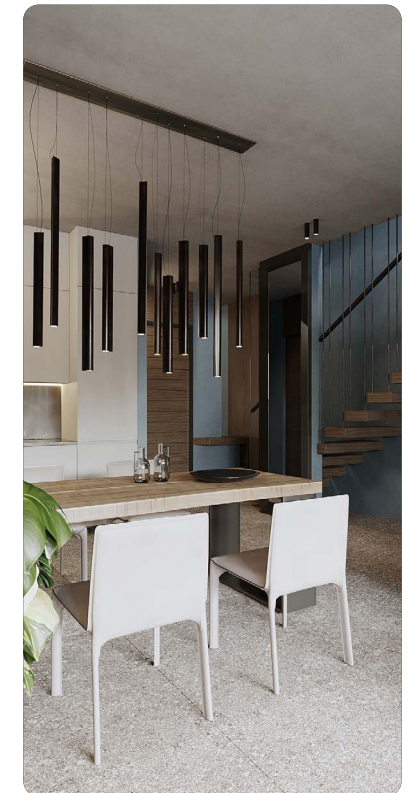
 SPA centre

 Front desk (reception)

 Pool, Sauna

 Cafe

 Guard post



start from
\$245,000

INVESTMENT OPPORTUNITY

Payment

\$245,000

lowest price
of villa

\$82,000

minimal first
installment

\$13,500

monthly payment

0%

installment plan

Profit

22,5%

price increase upon
completion

30%

asset growth
after 5 years

12%

payback per year
from daily rent

23%

average ROI per year
subject to sale after 5 years

2x

return of investment
subject to sale after 5 years



WHY WE?

Being one of the best property management companies, **our unchangeable aim is to greatly maximize the income from properties for our clients.** Our new large scale project on extracting profitability, developed by our experts for property owners, based on the four inter-lacing powerful elements: building, design, management & marketing.

No empty and subtle sequences of data. We have a strong and reliable credibility in this business. Our profitability calculations are based on strictly and thoroughly made analysis and real statistics.

14+

years of experience

1000

trusted partners
and agents

50+

online booking systems

8

built properties

400+

staff members

24/7

clients department

250+

objects managed

85%

occupancy level

We use such solutions concerning real estate objects, that allow our clients to get the maximum possible income from their property.

CLIENTS&PARTNERS

Developers&builders:



Property Owners:



Property Owners:



B25

VILLAS COMPLEX BALANGAN

