




MAGNUM
RESIDENCE
— SANUR —



MAGNUM
RESIDENCE
— SANUR —



MAGNUM
RESIDENCE
— SANUR —



The complex was designed by a famous Indonesian architect, whose works of art are displayed in the Kempinski Hotel and other significant places.

RAUL RENANDA

Raul has created a flawless project that perfectly harmonizes with the location of the complex. Sanur is an amazing place in Bali, with white-sand beaches, a calm azure ocean and a luxurious lifestyle. The project perfectly reflects this atmosphere of lightness, comfort and prosperity.

MAGNUM RESIDENCE SANUR is created with care for your every need and meets the highest aesthetic and functional standards.



ROYAL

APARTMENT COMPLEX LOCATED
ON THE BEACHFRONT

IN THE BEST PLACE
TO LIVE IN BALI

MAGNUM RESIDENCE — SANUR —

IS LOCATED

right at the beachfront in the popular tourist area. The complex offers safe swimming and direct beach access.



THE UNIQUE PROJECT
ON THE BEACHFRONT IN BALI

MAGNUM RESIDENCE SANUR IN THE MEDIA

The new project Magnum Residence Sanur has already been written in

More than
15 publications



realestate.com.au

MANSION AUSTRALIA

THE WEEKEND AUSTRALIAN
NOVEMBER 12-13, 2022
theaustralian.com.au/property 37

Luxury lease on Bali beach

Views of a lifetime, or 52 years, on offer

LISA ALLEN

Bali's traditionally sleepy beachside Sanur, a favourite enclave of the Indonesian island's expat community, is undergoing a major transformation with developers planning a hospital and port infrastructure along with a 165-room beachfront residential project with views to the far off island of Nusa Lembongan.

The apartment development, to be known as The Magnum Complex, will sell 52-year lease terms with the offer to renew for a further 30 years, costing from \$US350,000 (\$540,000) for a one-bedroom unit.

In the developer's favour is the Indonesian government's recent decision to launch a "second home visa" with a goal of attracting international tourists to Bali and several other destinations within the archipelago.

The new visa class will allow foreigners to stay in Indonesia for five or 10 years while undertaking investment and employment activities. Requirements include a passport with at least 36 months validity and proof of funds in the form of a bank statement worth 2bn Indonesian rupiah (\$200,077).

Meanwhile, the new infrastructure which is taking place in Sanur Harbour includes a new port as well as an international hospital which is being built in cooperation with America's Mayo Clinic and RMIT International University.

Global property developers The Magnum Estate are con-



Artist's impressions of The Magnum Complex planned for Sanur, Bali, an enclave that has become popular with Australians in recent years



tracting The Magnum Residence Sanur. The developer claims the project is the only luxury beachfront development of this magnitude that offers views, immediate beach access and swimmable lagoons-like conditions in Bali. The units will feature marble, floor-to-ceiling glass and quality tiles.



The Magnum Group reports that "90 per cent investors and residents alike, specifically request beach footage". However, a majority of Bali's beachfront property is owned by global hotel groups and other beachfront property is not available due to green government zoning.

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Top \$27m sale for Noosa waterfront

LISA ALLEN

The Melbourne-based couple who recently sold Jalsa Dairy Foods have just spent \$27m buying a Noosa waterfront in a record sale for the booming tourist region north of Brisbane.

The McLaren family's purchase of the Noosa Parade property eclipses the \$20m spent in nearby Mossman Court back in August, which had stood as the record for the area for the past three months.

The McLaren family purchased the property from British executive Timothy Street, according to publicly available records. CoreLogic shows Mr Street paid \$5.9m for the four-bedroom, three-bathroom contemporary-style house in 2015.

Marketing agent Gillian McCauley, principal of Richardson & Wrench Noosa, confirmed the owner had not spent any money on upgrades in the era since.

She said she negotiated the deal with the McLaren family after they holidayed in the north-facing house, which is a short walk to Noosa's busy Hastings St.

The two-storey, fully furnished property sits on the waterfront with a private port and overlooks the best-shutted oval out to the lagoon beyond.

McCauley said in a statement: "The incredible location was definitely one of this home's greatest selling points because it's so close to Hastings St and all it has to offer," she said. "But ultimately, they (the purchaser) said it just had such a nice feel, it really hit that wow factor. It's an amazing entertainer's house, one you'd have some wonderful parties and family holidays in."

Noosa sources said Pareira McLaren had been looking to purchase in the area for some time and that the sale was negotiated in July with settlement occurring on Monday of this week. The McLaren family plan to use the 2005-built home for family holidays and they will also rent it out to other holiday-makers. The house commands a weekly high-season rental of 124,350 and \$33,485 a week during Christmas.



Noosa Parade, Noosa

Rival Noosa agent Tom Offermann has just sold 68 Noosa Parade, which had an asking price of \$21m, on behalf of Brisbane businessman David Tyan.

Although Mr Offermann was tight-lipped about the sale price and the buyer's identity, it is understood the sale price came very close to the \$21m asking price. Mr Offermann was also responsible for the sale of the Mossman Court property which had set the record until August.

Mr Offermann said Noosa Sound had experienced a capital growth rate of more than 16 per cent compound for the past 47 years. "We expect the new owners will enjoy similar or better growth and great personal enjoyment owning in this beautiful location," he said.




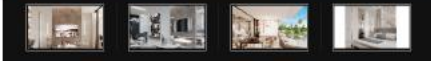
MAGNUM RESIDENCE SANUR IN THE MEDIA

Real estate

Magnum Residence Sanur, the gentrification of Bali's original tourism destination, Sanur

Author: [The Editors/News](#) / Date: 10/11/2022 - 07:34

#12421

Connoisseur

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Immediate Release: Travel | Huge Development in Sanur, Bali

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MAGNUM RESIDENCE SANUR, BALI, INDONESIA Снимок экрана

Featured Posts

Check out this amazing travel guide for Bali

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RECENTLY PUBLISHED

February: The Best of Bali | A New Destination

THE GENTRIFICATION OF BALI'S ORIGINAL TOURISM DESTINATION, SANUR

Photo by: [Creative Commons](#) | 10/11/2022 | 10:00:00 AM | 0 0 0 0 0



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Bali hotspot Sanur is getting a luxury makeover

News Room | Rowan Crosby | November 10, 2022 | 1 minute read



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Search | Home > Real Estate > The Magnum Residence Sanur: High-Tech Luxury Development in Bali

The Magnum Residence Sanur: High-Tech Luxury Development in Bali

November 30, 2022 | edit



Bali has seen exponential growth since the end of the pandemic, with foreign investment skyrocketing, and the demand for luxury living on the rise. Areas such as Sanur are undergoing major gentrification, with global scale infrastructure being built and modern innovations being implemented. The one time quiet seaside town is fast becoming the island's most sought after destination for tourists and investors alike. Снимок экрана

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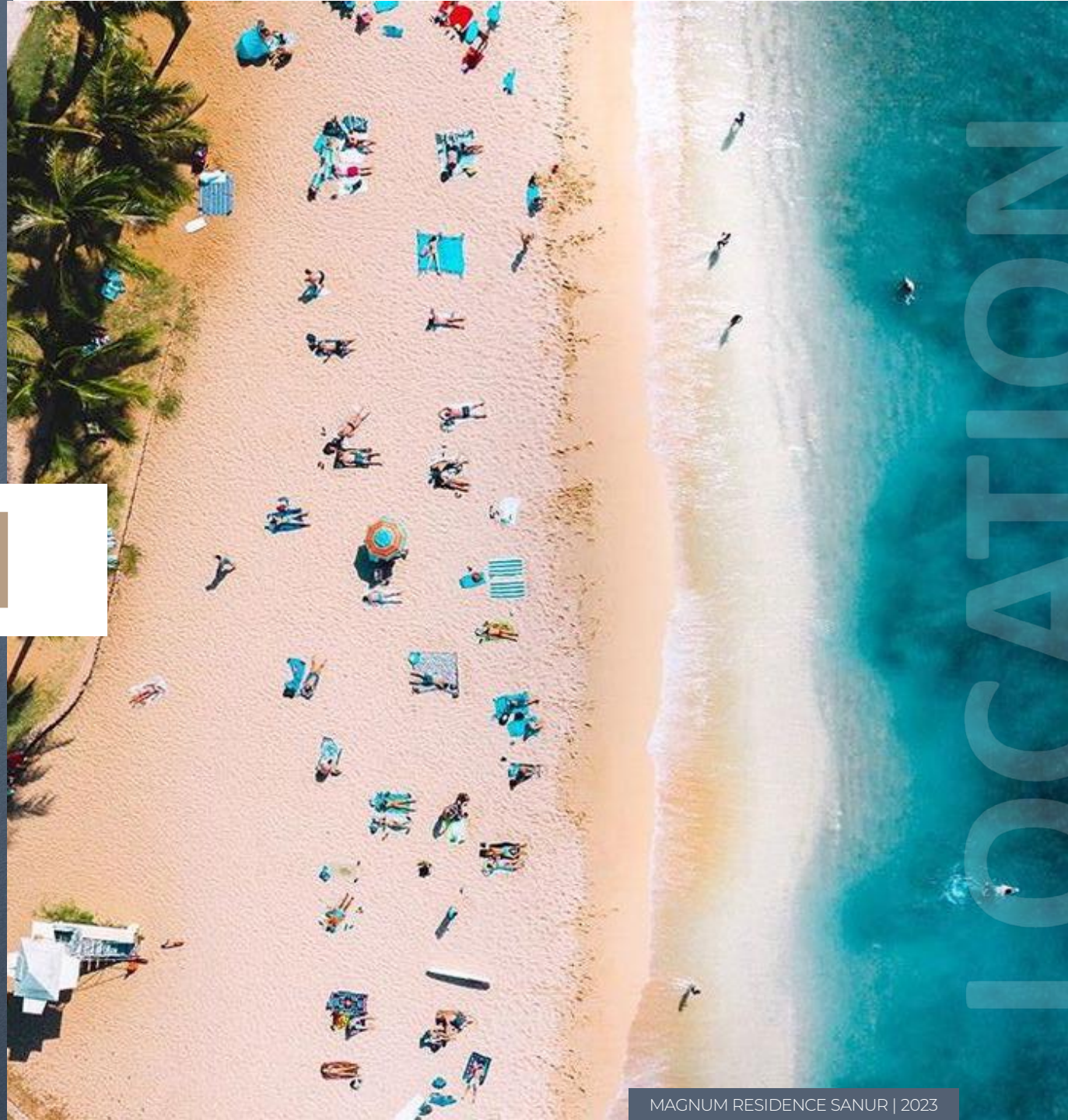
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LOCATION



LOCATION



LOCATION

The residential complex is located in the highly developed tourist area in Bali, called **Sanur**.



SANUR AREA

THE PEARL
OF THE
COASTLINE IN
BALI



SANUR BEACH

7 KILOMETERS OF PICTURESQUE BEACHES AWAIT YOU

An ocean harbor, pristine beaches, and direct access to the lagoon right from the residential complex. Everything at Sanur is ideal for beach lovers.

SANUR BEACH

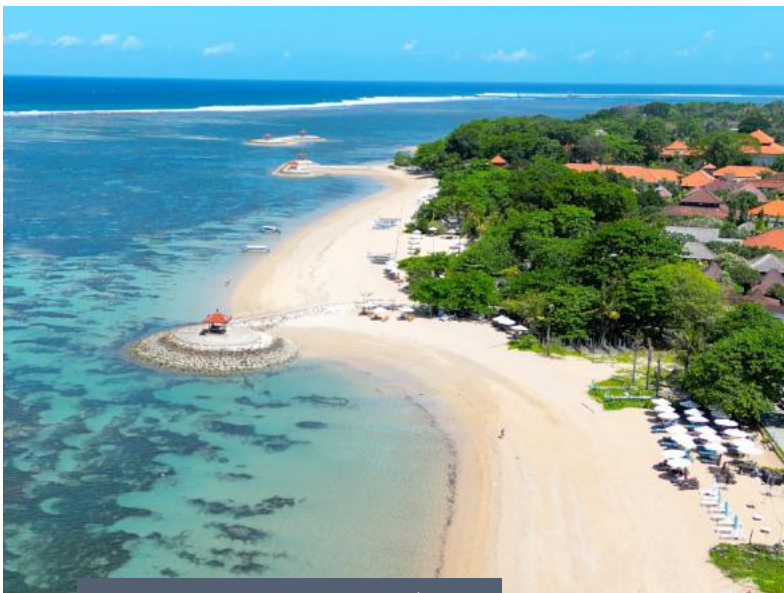
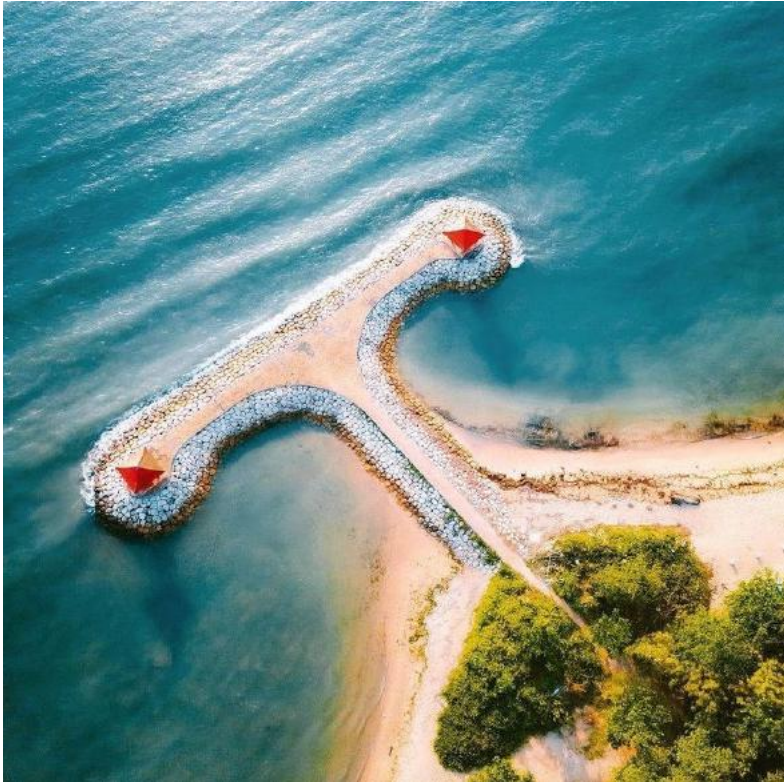
SEAWALK

THE SANUR AREA IS
REMARKABLE
FOR THE ONLY
OCEANVIEW
PATHWAY
IN BALI

A PATH OF LENGTH IS
5.5 KM



IT'S PERFECT FOR
walking, jogging, meditating,
cycling and other activities.



The Sanur Seawalk

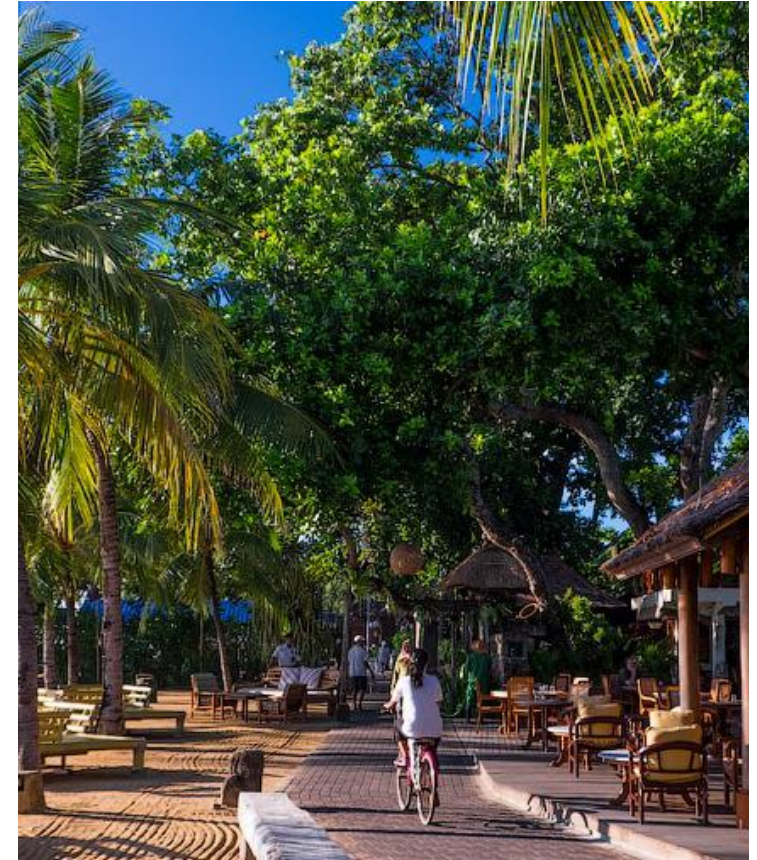
is full of various activities: cycle along the ocean, dining at one of the many beachfront restaurants and shopping



HUNDREDS OF EPICUREAN DELIGHTS
delicious and fresh food of all kinds with
a stunning ocean view



SHOPPING SELECTION OF
fruits, clothes, souvenirs



BICYCLE AND ELECTRIC TRANSPORT RENTALS
take a convenient ride on the promenade

THE RESIDENTIAL COMPLEX
IS LOCATED
**ON THE SUNRISE SIDE OF
THE EAST COAST OF BALI**

BALI

offering stunning views of the ocean and
Bali's signature symbol - **Agung Volcano**



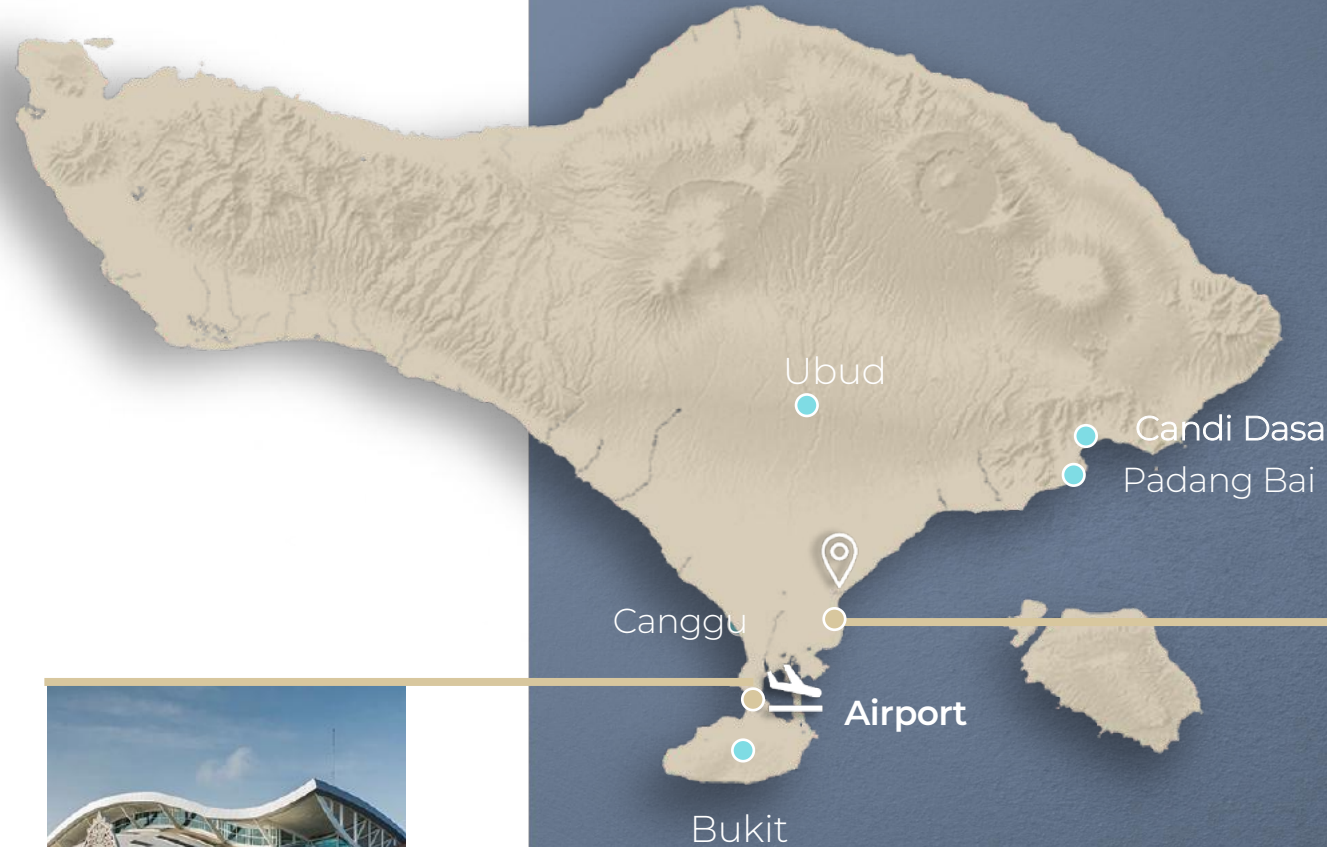
**BREAKWATERS WITH COLORFUL PAVILIONS,
A SUNRISE OVER THE OCEAN
AND A NICE OCEANVIEW PATH**
- this is the hallmark of Sanur.



TRANSPORT ACCESSIBILITY

SANUR IS DIFFERENT BY FEWER TRAFFIC JAMS

Easy access to Ubud, Bukit, Kuta, Candidasa and Padangbai by expressways



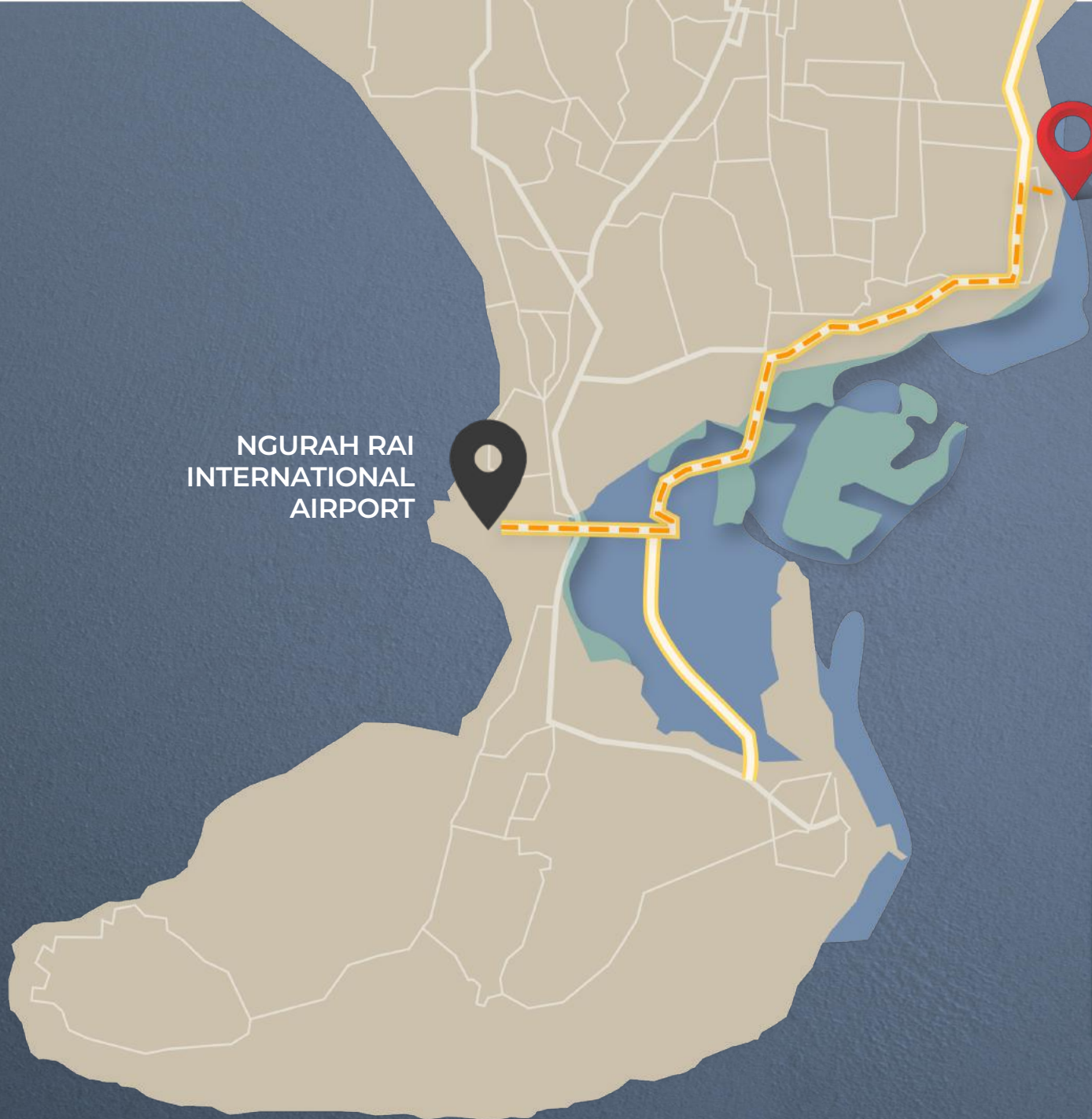
VERY LIMITED TRAFFIC JAMS

MAGNUM RESIDENCE SANUR

NGURAH RAI

INTERNATIONAL AIRPORT

is located 20 minutes away from Sanur complex



NGURAH RAI
INTERNATIONAL
AIRPORT

MAGNUM
RESIDENCE
SANUR

The Bali's most important
express highway connects
Sanur district and the airport.





THERE ARE REGULAR
BOAT TRIPS
to Gili islands, Nusa Penida and
Lembongan from Sanur terminal



ENTERTAINMENT



ENTERTAINMENT
ENTERTAINMENT
ENTERTAINMENT

UNLIMITED FREEDOM

Sanur Beach offers
all kinds
of water activities

RENT OF TRADITIONAL BOATS



WINDSURFING



SURFING

SEAWALKER



FLYBOARDING



WAKEBOARDING



PARASAILING



SNORKELING



DIVING



KITESURFING



JET-SKIING



ENTERTAINMENT

Alternative activities at Sanur:

- MASSAGE AND SPA
- YOGA CLASSES
- RAFTING ON THE AYUNG AND TELAGA RIVERS
- BALI BEACH GOLF COURSE
- SPORT WORKOUTS
- BALI SAFARI AND MARINE PARK



KITE FESTIVAL

SANUR AREA

Is considered Bali's special economic zone with largest government investments. The program's goal is to bring Bali's development to a next level.



AREA PROSPECTS

VARIOUS IMPORTANT INFRASTRUCTURE PROJECTS ARE CURRENTLY BEING BUILT IN SANUR.

Government programs are aimed to make Sanur area the main tourist location of Bali. It will **increase the tourist flow to the island by 50%.**

SANUR

Bali's new **tourist** center of Bali

In 2019, the construction of a marina for yachts and boats began as part of the renovation of Sanur.

The project aims to rejuvenate the area and create better access to the neighboring islands.

'Diamond Sanur' Super Marina slated to become Bali's best tourism centre

A group of international investors have plans to develop a Super Marina in Sanur with a range of record-breaking attractions as part of a tourism master plan for Bali and Indonesia's eastern islands.



PROSPECTS

Medical Tourism Center

Indonesia's largest international medical clinic is being built in Sanur area, on 41 hectares. The clinic will provide a wide range of healthcare services by highly qualified professionals from around the world.

This will approximately attract 1.5 million medical tourists annually to Sanur area

Indonesia and Mayo Clinic Come Together for New International Hospital in Bali

Bali aims to become a medical tourism destination by 2023

Written by MTM Editorial Team | June 22, 2022



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Markets

Bali to Turn Coastal Town Into Health Hub to Recoup \$6 Billion

- Companies to invest about 10.2 trillion rupiah to develop area
- Indonesia seeks to recoup \$6 billion in outbound health travel

By Norman Harsono and Grace Sihombing
2 ноября 2022 г., 18:57 GMT+8

Bali will seek to attract world-class hospitals to the tropical island, adding medical treatment to its roster of offerings that already include white sand beaches and yoga retreats.

Indonesia designated a 41-hectare area in Sanur -- a quiet coastal town on the eastern coast -- as a special economic zone for health tourism, according to a Nov. 1 regulation. That means companies setting up in the area could get fiscal and non-fiscal incentives.

Listen to this article ▶ 1:35

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PATEK PHILIPPE
GENEVE
Jewelry

ICON BALI

The construction of the international technological University with the joint work of the United States and China

The construction of the modern shopping and entertainment center with a approximate attendance of more than 22,000 people per day



**MAGNUM
RESIDENCE
SANUR**

YACHT AND BOAT
HARBOR
(1 800 m)

MEDICAL CENTER
(700 m)

ICON BALI
(200 m)

An International Port for Cruise-ships

The seaport is currently being developed in Benoa Harbor, located on the Indonesian cruise route, called the Butterfly Way. The seaport will become the largest cruise-ship pier in Indonesia, supporting tourism and direct access to Bali via cruise-ships.

It will attract an additional 2 million tourists per year to Sanur area.

Bali Develops Maritime Tourism Hub To Welcome Large Cruise Ships

Published: July 13, 2022 · 2 Comments



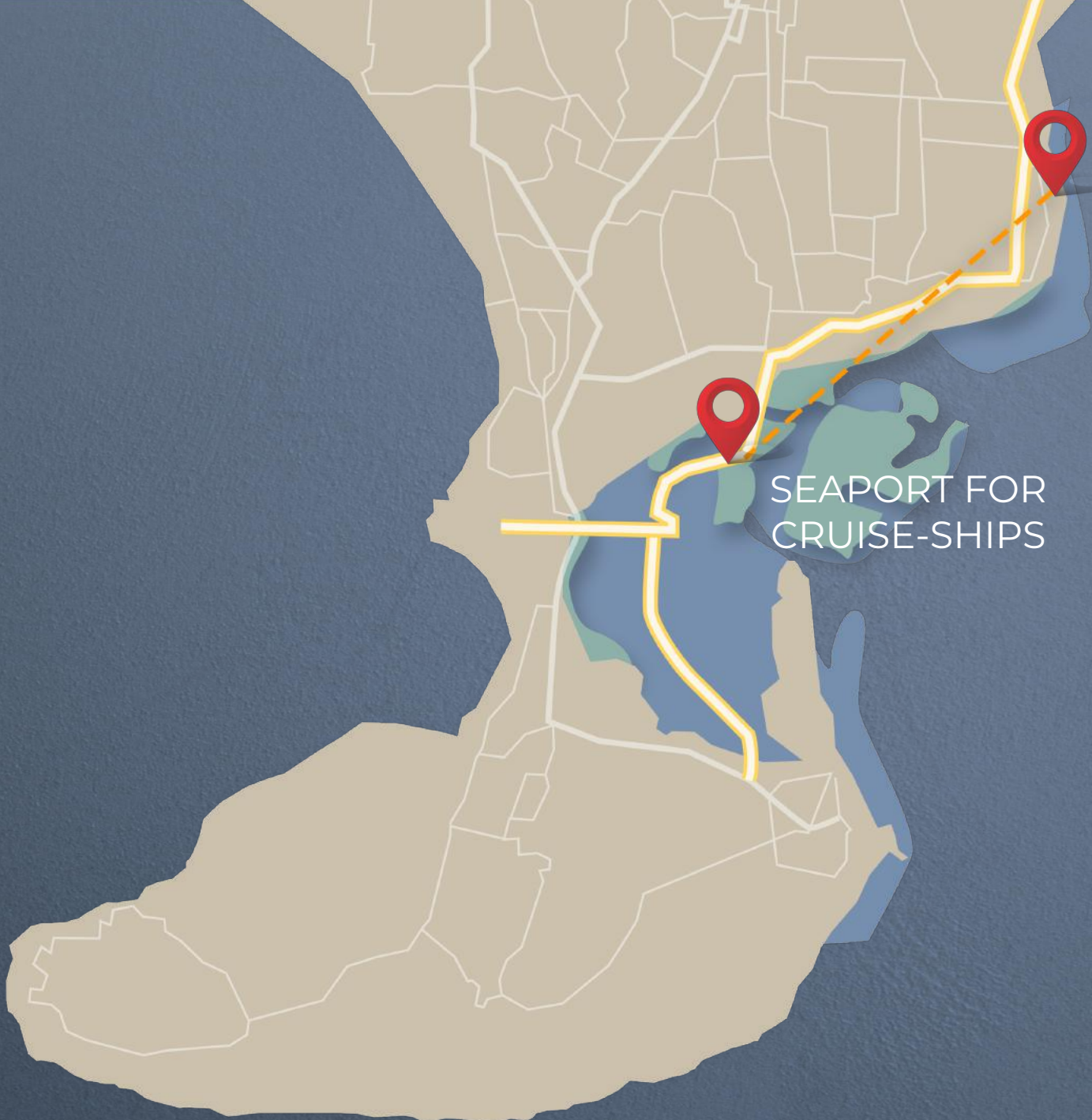
☰ The Sydney Morning Herald SUBSCRIBE

\$3 billion islands project for Bali's Benoa Bay has locals up in arms



A model made by property company TWBI of what the Benoa Bay reclamation might look like.

PROSPECTS



MAGNUM
RESIDENCE
SANUR

SEAPORT FOR
CRUISE-SHIPS

Sanur Development Plans

The Sanur district is undergoing mass renovation, in addition to current developments, there are also future plans to build the following:

- A floating entertainment concert stage
- Venue for world championships in aquatic sports
- Asia's longest waterfront
- The largest outdoor swimming pool in Indonesia
- The largest fish, fruit and vegetable market in Bali
- The largest collection of seafood restaurants in Bali

Aims to attract more than 1 million tourists per year





**MAGNUM
RESIDENCE
SANUR**

THE NEW LEVEL

of premium real estate in Bali

MAGNUM RESIDENCE SANUR

THE PROJECT HAS
NO MATCH
IN BALI











MAGNUM
RESIDENCES
LUXURY HOMES



MAGNUM
RESIDENCE

PHASE 1



MAGNUM
RESIDENCE
SANGRE



**OCEANFRONT LUXURY
APARTMENTS** ARE SET
ON THE AREA OF 12,000 m²

OCEANFRONT
PROMENADE **5,5** km

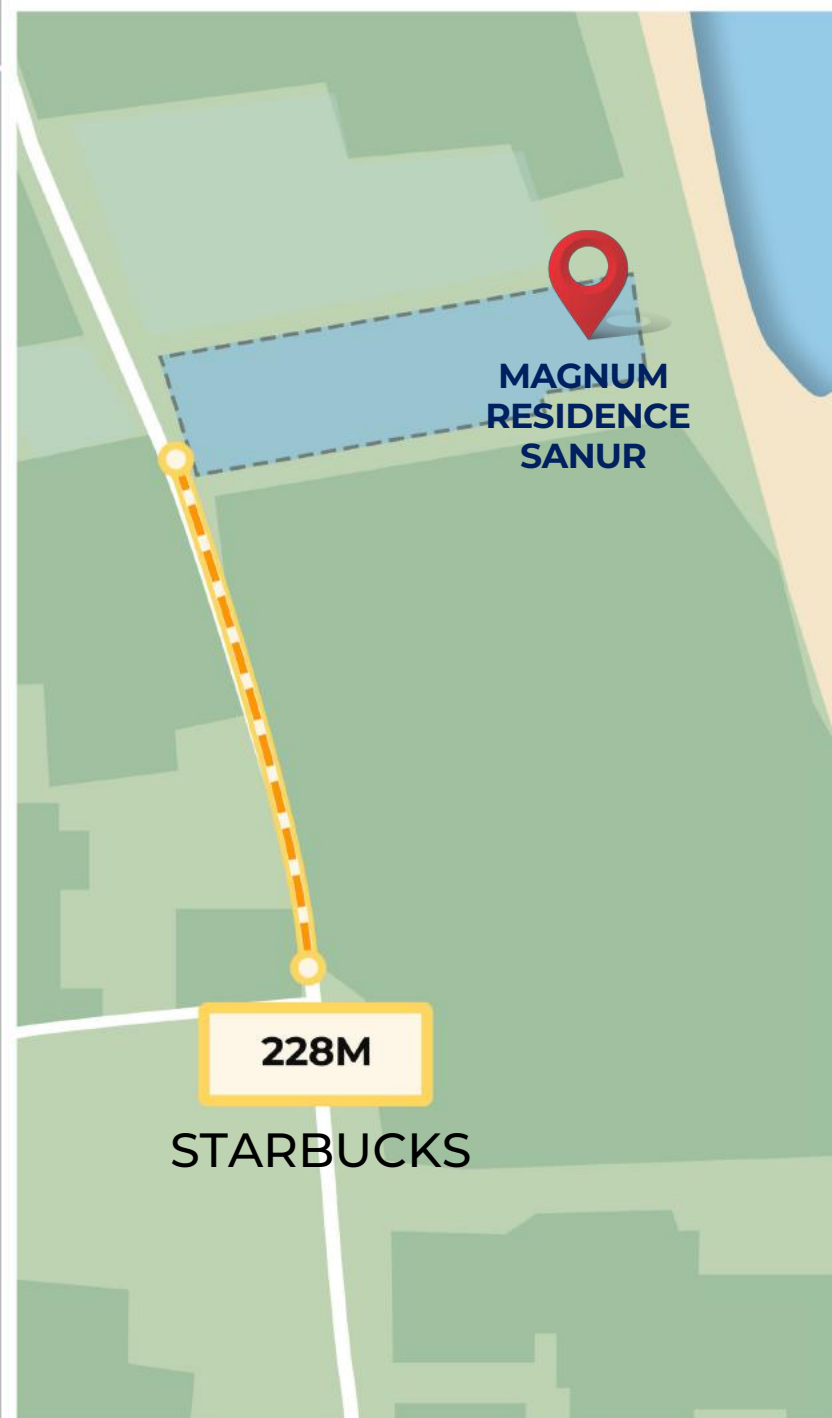


CONVENIENT LOCATION OF MAGNUM RESIDENCE SANUR

- Airport: 20 minutes away
- International School: 3 minutes away

In walking distance:

- Supermarket
- International kindergarten
- Boutiques, Spa
- Bali's Largest Medical Center
- Over 100 cafes and restaurants
- Starbucks
- Local Market
- Taman Festival Park Entertainment Center
- Liga Tennis Sports Complex
- Parking for yachts



FACILITIES



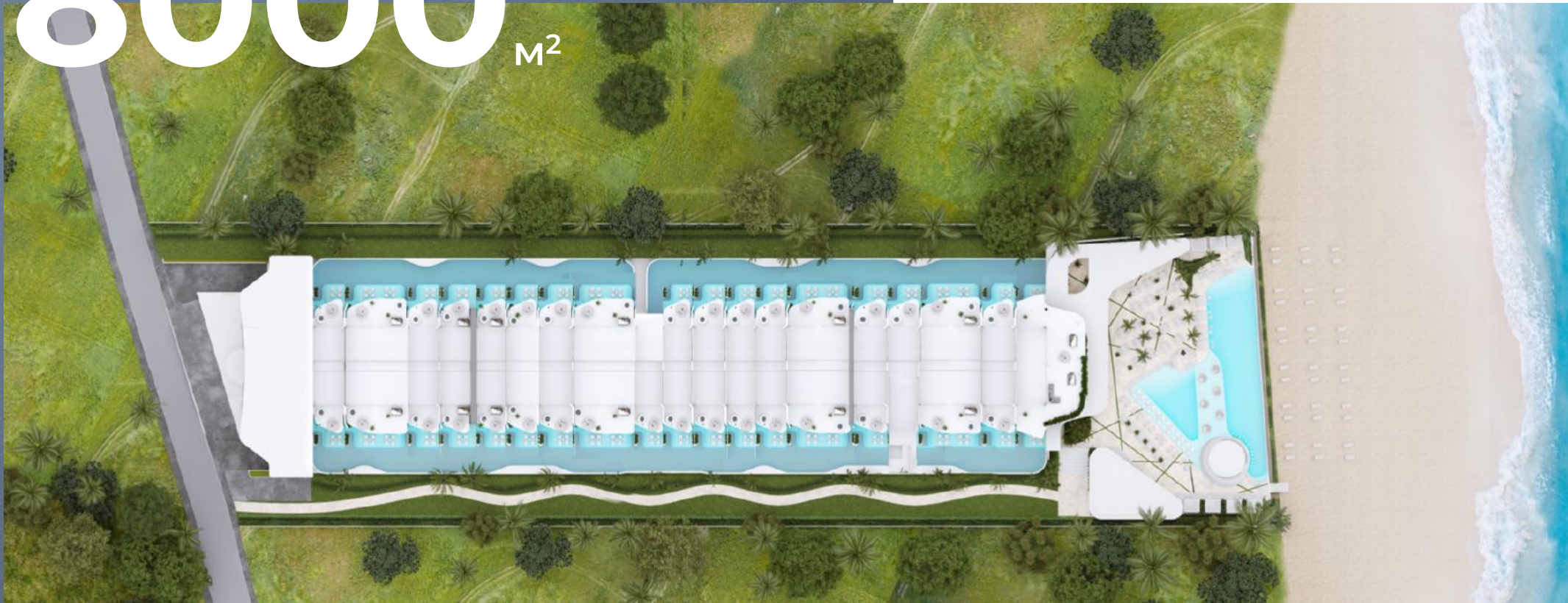
PREMIUM AMENITIES

On the area more than

8000

M²

- Fitness center
- Yoga studio
- Coworking
- Kindergarten
- Cafe
- SPA zone
- Lounge bar
- Restaurant
- Beach club
- Underground parking



THE BEACH WITHOUT WAVES

60 Meters
Long

of private, white,
sandy beach with
clear water





THE RESIDENTIAL COMPLEX AMENITIES



RESTAURANT



LOUNGE BAR 'MOON'



YOGA STUDIO



FITNESS CENTER



BEACH CLUB



SPA CENTER



PREMIUM FITNESS CENTER





OCEANFRONT RESTAURANT



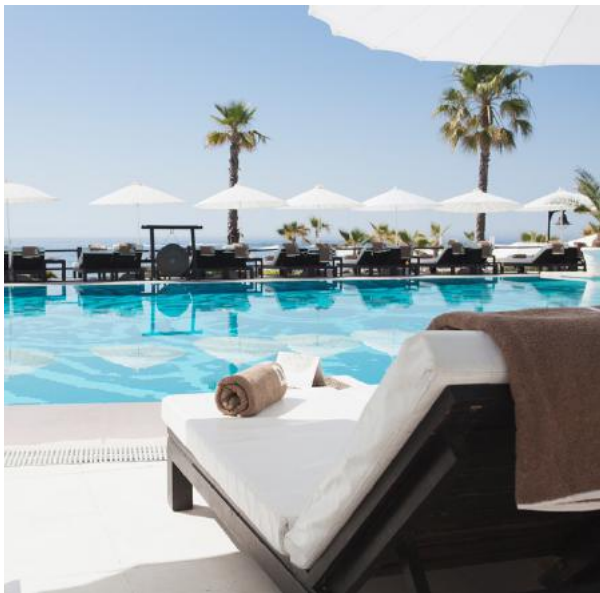
MAGNUM
RESIDENCE
SANUR



BEACH CLUB BY THE OCEAN

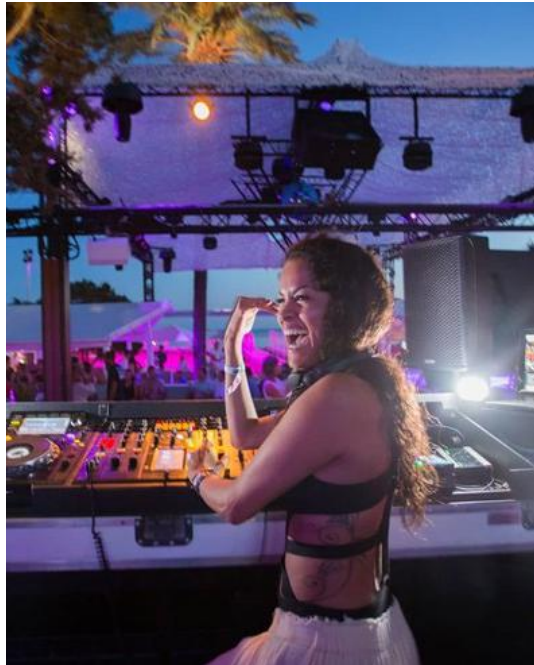


ATMOSHPERE



LOUNGE BAR

ON THE ROOFTOP



ENJOY THE 15 METER HIGH ROOFTOP LOUNGE BAR
sip a cocktail, listen to sultry DJ tunes and enjoy the spectacular views
of the ocean at sunset



ROYAL

APARTMENTS



APARTMENTS



LUXURY INTERIOR DESIGN

the highest quality materials - a place
where every detail is considered
for your luxurious comfort

PERSONAL POOL

Ground floor apartments
have direct access to
a large private pool





All apartments
on floors 1, 2 and 3
HAVE OCEAN VIEWS

MAGNUM
RESIDENCE
SANUR

APARTMENTS IN THE COMPLEX

1-BEDROOM

Area **101 m²**

2-BEDROOM

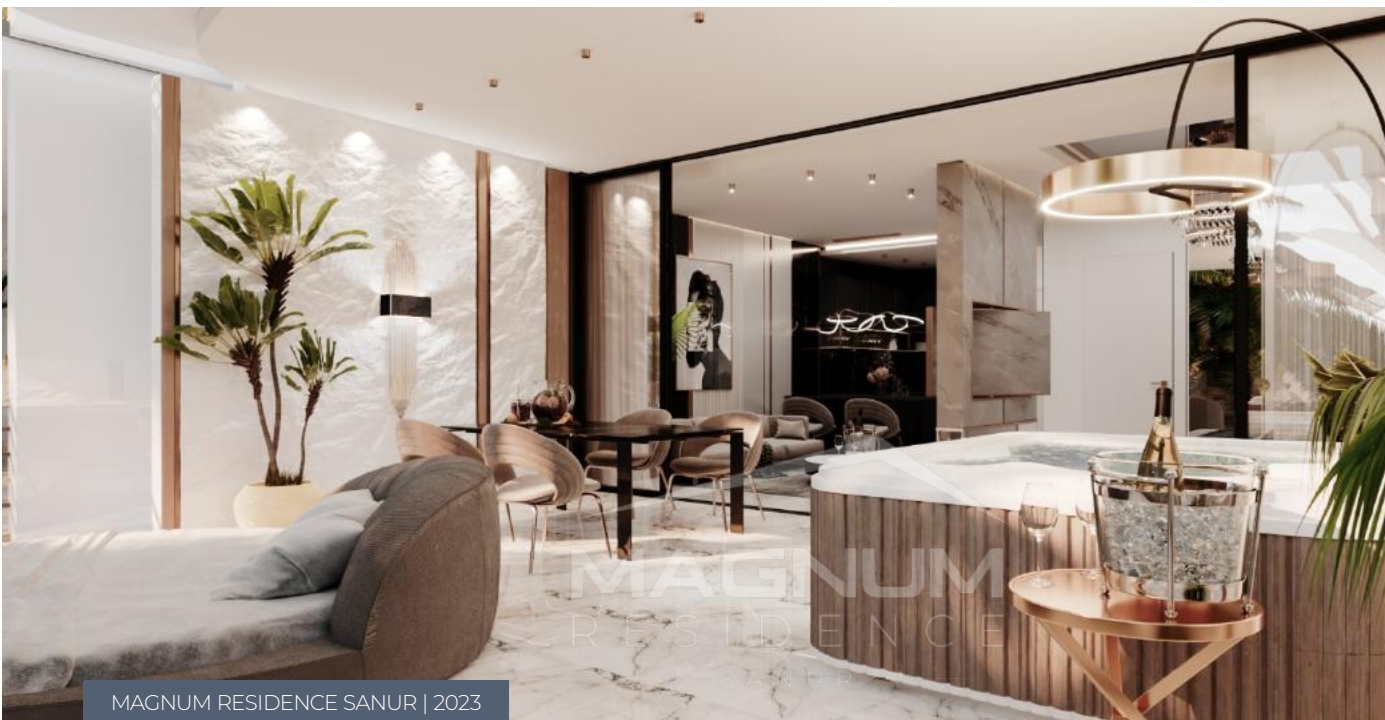
Area **204 m²**





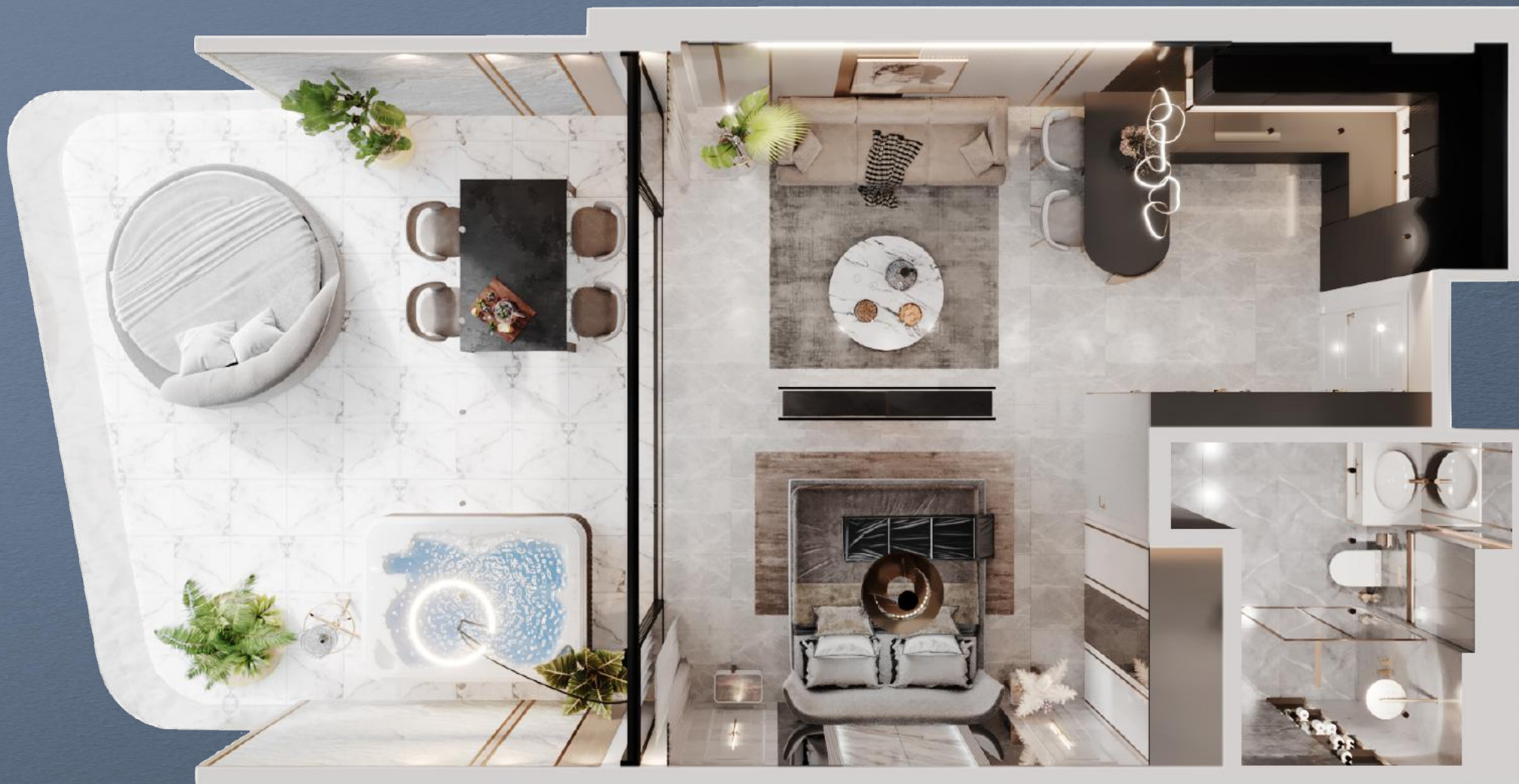
LARGE TERRACES

All apartments on floors
1-3 have luxurious
jacuzzies located on
their private balconies



ONE-BEDROOM APARTMENT

AREA 101 m²





MAGNUM
RESIDENCE
SANUR



MAGNUM
RESIDENCE
SANUR

MAGNUM
RESIDENCE





MAGNUM
DESIGN
ANÜR



MAGNUM
RESIDENCE
SANUR



MAELUM
RESIDENCE

MAGNUM
RESIDENCE
SANUR





MAGNUM
RESIDENCE
GENUIN

MAGNUM
RESIDENCE
SANUR





TWO-BEDROOM APARTMENT

AREA 204 m²





MAGNUM
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SANTUR



MAGNUM
RESIDENCE
SANTUR

MAGNUM
RESIDENCE
SANUR





MAGNUM
RESIDENCE
SANDU





MAGNUM
RESIDENCE
SANDY



MAGNUM
RESIDENCE
SANUR

MAGNUM
RESIDENCE





MAGNUM
RESIDENCE



APARTMENTS IN THE COMPLEX

MAGNUM RESIDENCE SANUR
is an ideal place either for
permanent residence or for
getting income from short or
long-term rental.



NO RESTRICTIONS
ON PERSONAL RESIDENCE

NO LIMIT



THE UMALAS
SIGNATURE



SMART REAL SMART

We did the market research of modern technologies and selected the best and most convenient smart home features.

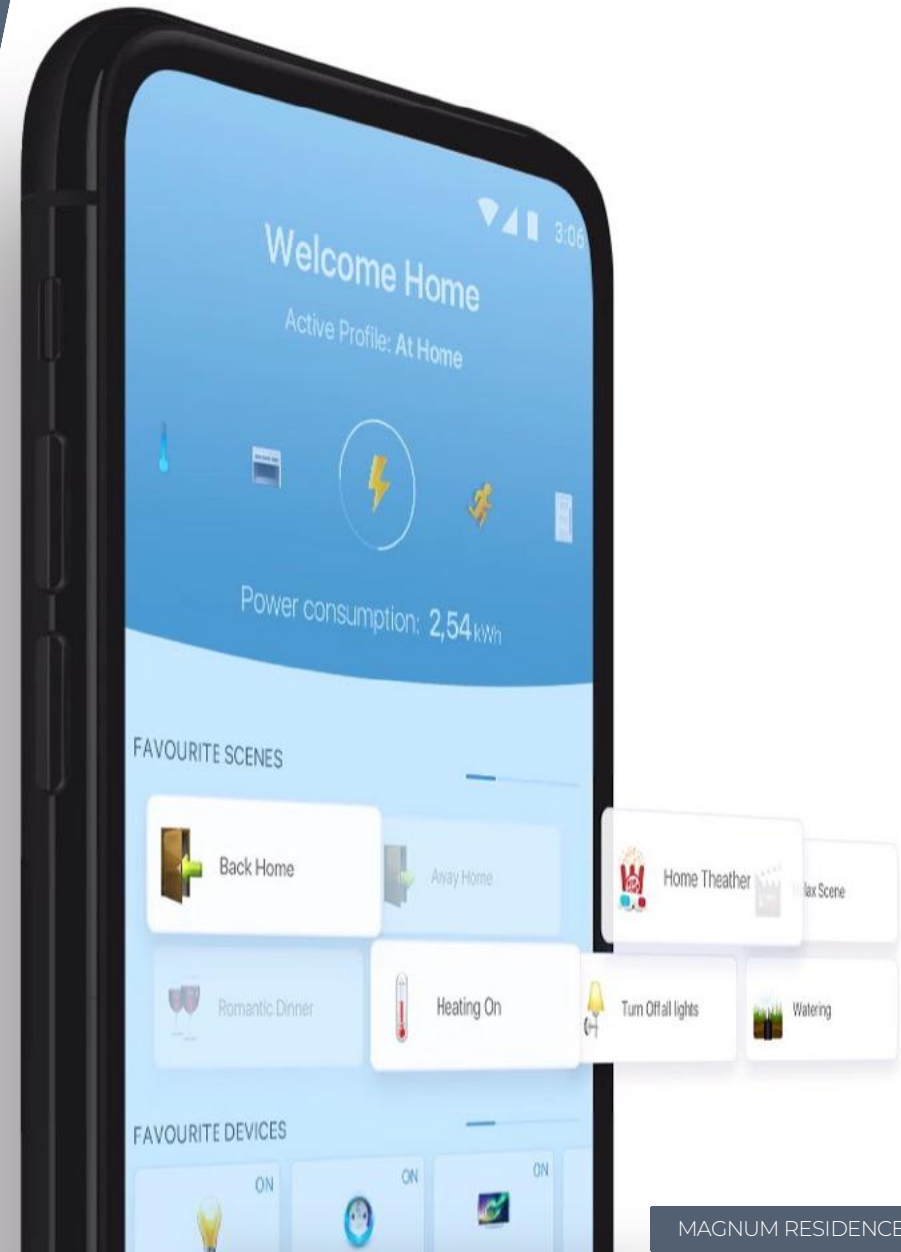
Living has become even more comfortable and harmonious: after all, many small concerns have been taken over by an automated system.



APP

ALL SERVICES IN ONE APP

- Our clients have access to household services "in two clicks"
- No more searches, calls and "waiting mode" - just place an order for any service and it will be fulfilled





MONTHLY SERVICE **PRICE**

- One-bedroom apartment 300\$
 - Two-bedroom apartment 500\$
-

Maintenance cost includes :

- apartment daily cleaning
- internet bills
- depreciation fund (common area)
- maintenance of the common area
- annual land tax
- ceremony contributions
- garbage disposal
- security 24/7
- pool cleaning
- common areas electricity
- smart home system
- green area maintenance



HIGH rental income

PROFIT SHARING RATIO

management fee
15%

owner's share
85%

Pessimistic
scenario

13,7% per annum

Optimistic
scenario

18,1% per annum

You can learn more about the calculation of profitability and fees from our sales managers.



**BALI DOES NOT HAVE
ANY RESIDENTIAL COMPLEXES
ON SALE WITH DIRECT ACCESS
TO THE BEACH**

BALI'S COASTLINE WITH DIRECT ACCESS TO THE OCEAN IS BUILT UP WITH HOTELS, THERE IS NO AVAILABLE LAND FOR DEVELOPMENT



REMAINING COASTAL AREAS OF BALI



Steep cliffs with no access to the ocean



A beach unsuitable for swimming



Non-tourist locations with difficult access

PROPERTY WITH THE HIGHEST DEMAND

95% of customers request the property on the **coastline**

More than **90%** of customers request an **ocean view**

79% of customers request real estate in a **hotel format complex**



WHY

SHOULD YOU BUY A PROPERTY AT MAGNUM RESIDENCE SANUR?



THE MAIN INVESTMENT PROJECT with unique advantages and unlimited potential for real estate value growth

- The first club house on the waterfront with its own beach club
- Popular tourist location on the ocean coastline with a 5.5 km seawalk
- Private pool and jacuzzi on each balcony overlooking the ocean
- Royal apartments with unique design, that has no comparison in Bali
- Amenities on the territory of the complex for comfortable living and vacation
- Direct access to the ocean beach without waves

THE GROWTH POTENTIAL FOR THE REAL ESTATE VALUES

100%

For 3-5 years

THE GROWTH POTENTIAL
OF REAL ESTATE VALUE

\$6000 - \$7000

Approximate price per m²
AFTER CONSTRUCTION

Approximate price **per m²**
IN 3 YEARS

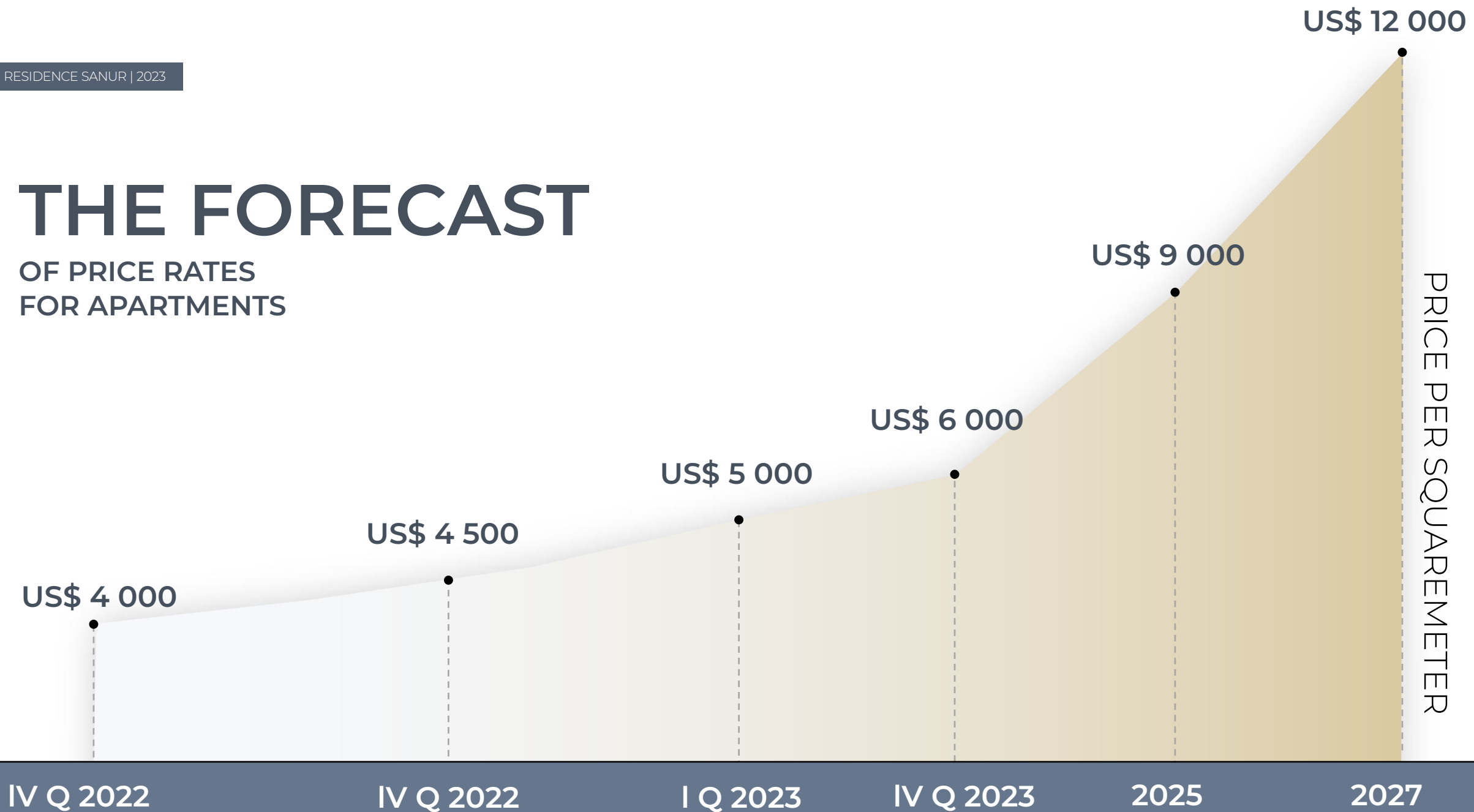
\$9 000

Approximate price **per m²**
IN 5 YEARS

\$12 000

THE FORECAST

OF PRICE RATES
FOR APARTMENTS



PRICE PER SQUAREMETER