

SUNNY CUDDLES

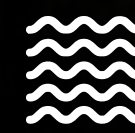
EXCLUSIVE LIVING SPACE

CONCEPT
ADULTS ONLY

SDG
SUNNY DEVELOPMENT GROUP



OPEN-AIR CINEMA



BIG
SWIMMING
POOL



HOOCAH BAR



BAR



BBQ

7 MINUTES
FROM BERAWA BECAH

TOP LOCATION

ATLAS BEACH CLUB

LA BRISA

FINNS RECREATION CLUB

TAMORA GALLERY

MONTESSORI SCHOOL BALI



ONE BEDROOM VILLAS

COMPLETION OF CONSTRUCTION
MARCH 2024

> **2** FLOORS

> **70** M²
AREA

> **225 000\$**
PRICE

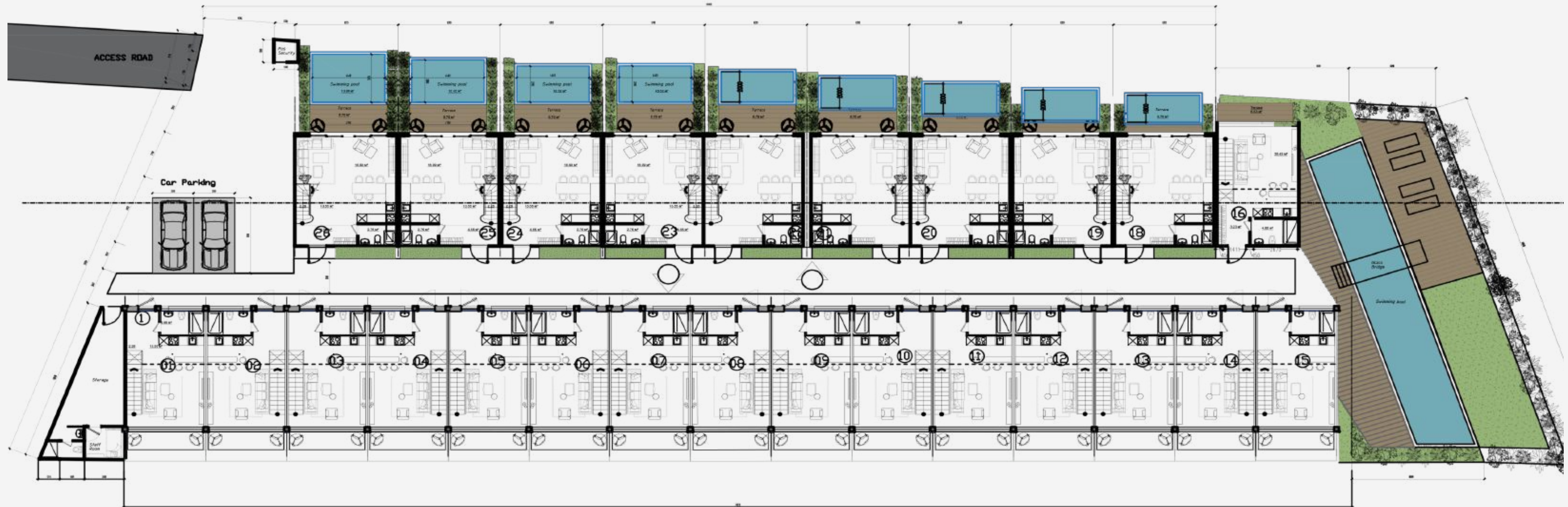
\$ > 180\$
DAILY RENT

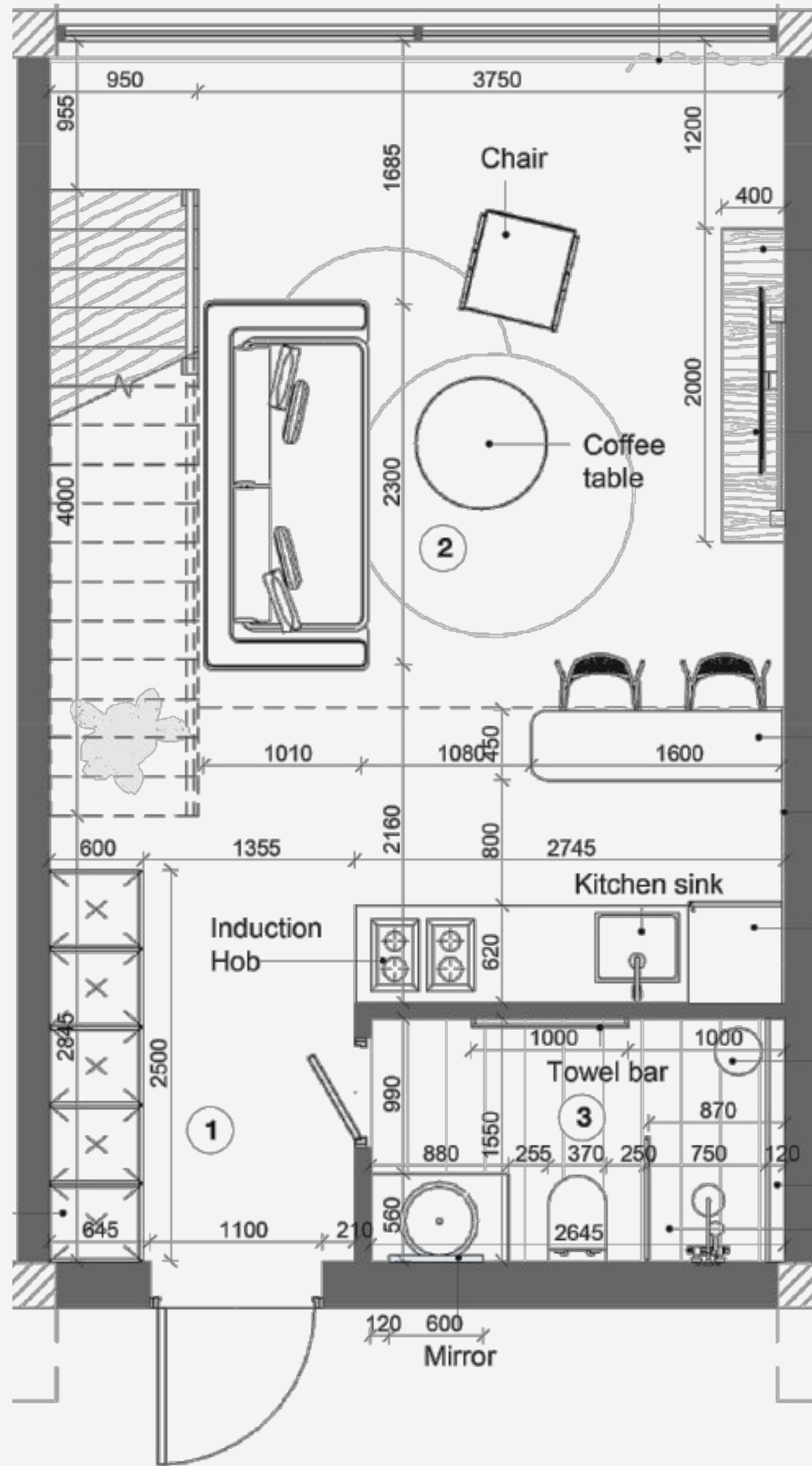
ROI 18,14%

PAYBACK IN 5-6 YEARS



GENERAL PLAN





1 FLOOR

ONE BEDROOM VILLAS

FURNITURE PLAN - 1 FLOOR

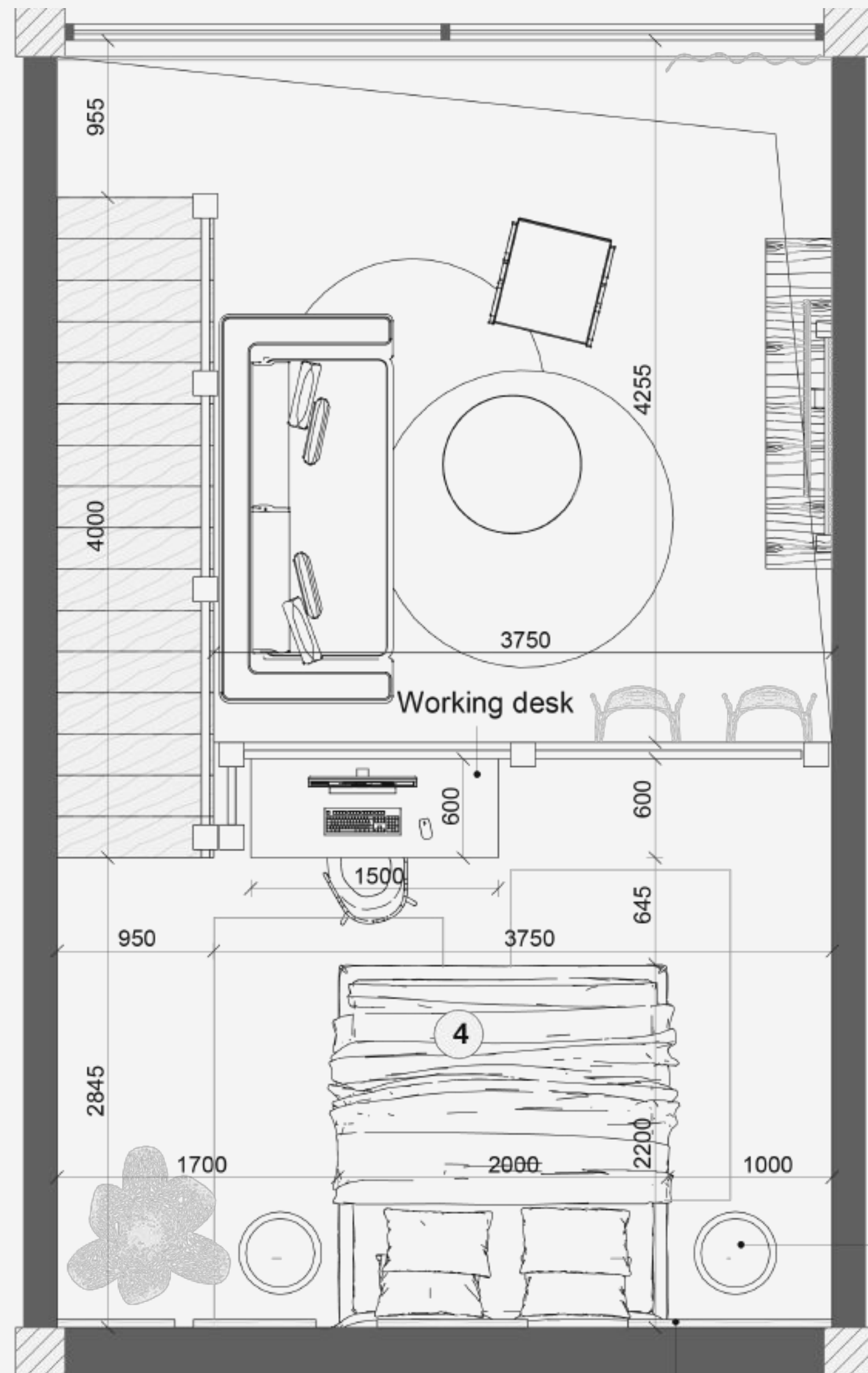
- Hallway - 3.23 m²
- Kitchen/Living room - 29.08 m²
- Bathroom - 4.11 m²

FURNITURE PLAN - 2 FLOOR

Bedroom 1 - 16.01 m²

Panoramic view from the windows of the picturesque nature of Bali
Interior thought out to the smallest detail
The best household appliances, furniture, dishes and textiles

After completion of construction, the actual area may have a slight discrepancy, not more than 3% of the area specified in the project documentation.



2 FLOOR

PAYBACK CALCULATION SUNNY CUDDLES:

ONE-BEDROOM VILLA

SCENARIO	CONSERVATIVE*	EXPECTED/REAL
DAILY RENTAL COST	150\$	180\$
AVERAGE MONTHLY RENTAL PROFIT	3 600\$	4 860\$
OCCUPANCY	80%	90%
AVERAGE ANNUAL RENTAL PROFIT	43 200\$	58 320\$
OPERATING EXPENSES **	12 960\$	17 496\$
NET INCOME	30 240\$	40 824\$
ANNUAL ROI	^ 13,44%	^ 18,14%

*10% ANNUAL CONTRACT INCOME GUARANTEED

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS 20% AND MANAGEMENT COMPANY COMMISSION OF 10%



TWO-BEDROOM VILLAS

COMPLETION OF CONSTRUCTION
MARCH 2024

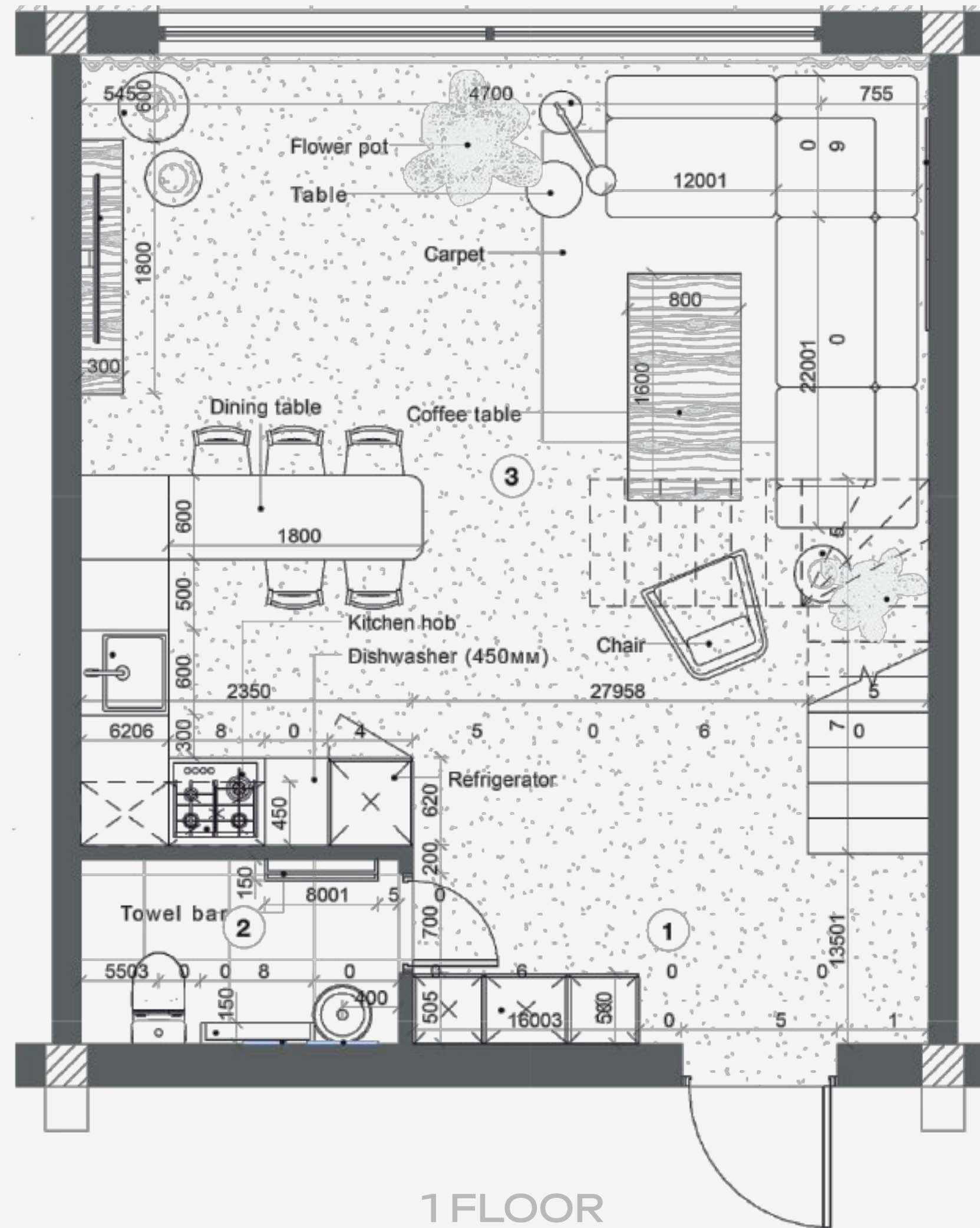
> **2** FLOORS

\$ > 250\$
DAILY RENT

> **110** M²
SIZE

> **320 000\$**
PRICE

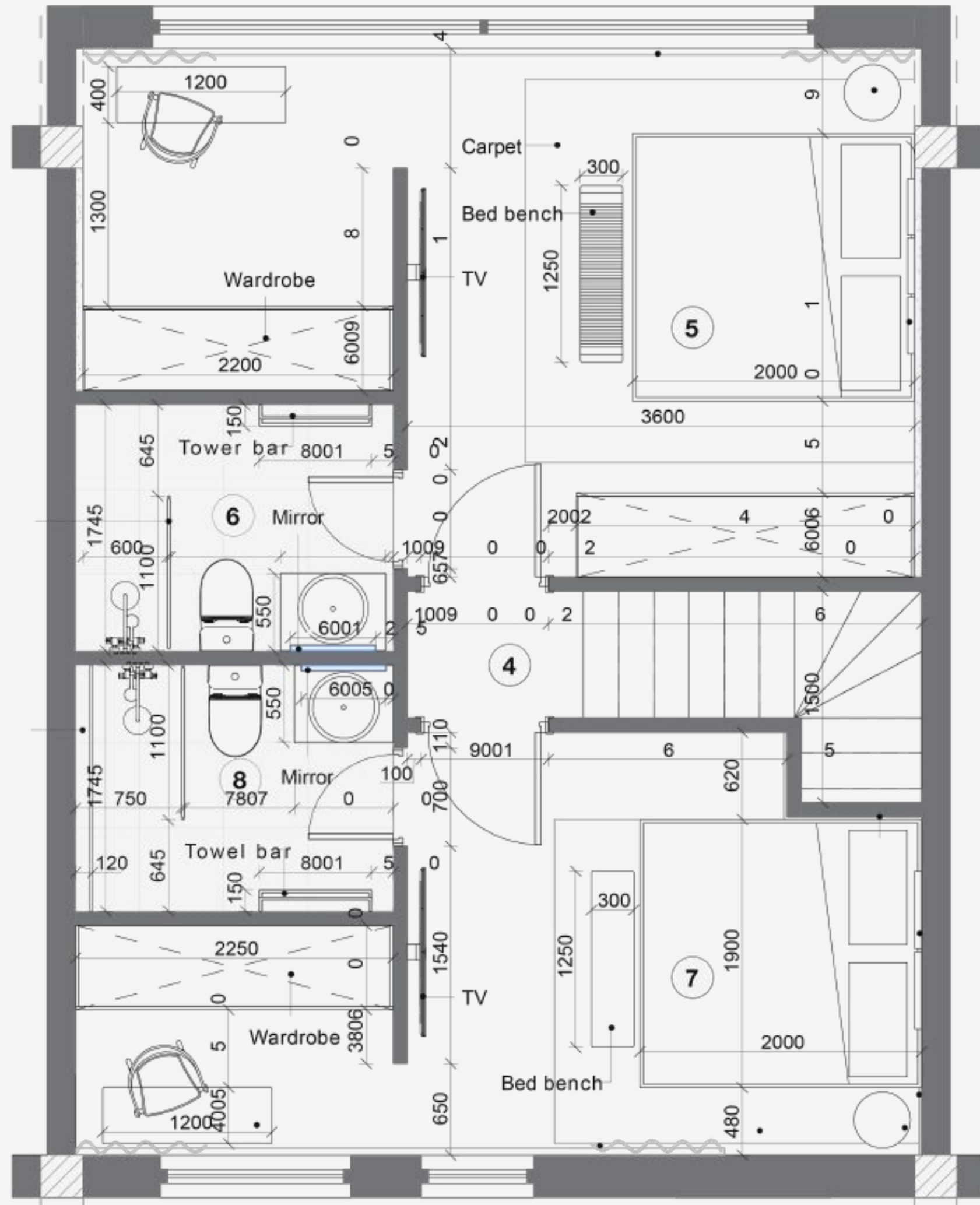
ROI 17,72%
PAYBACK IN 5-6 YEARS



TWO-BEDROOM VILLAS

FURNITURE PLAN - 1 FLOOR

- Hallway - 3.23 m²
- Toilet room - 2.94 m²
- Kitchen / Living room - 29.08 m²



2 FLOOR

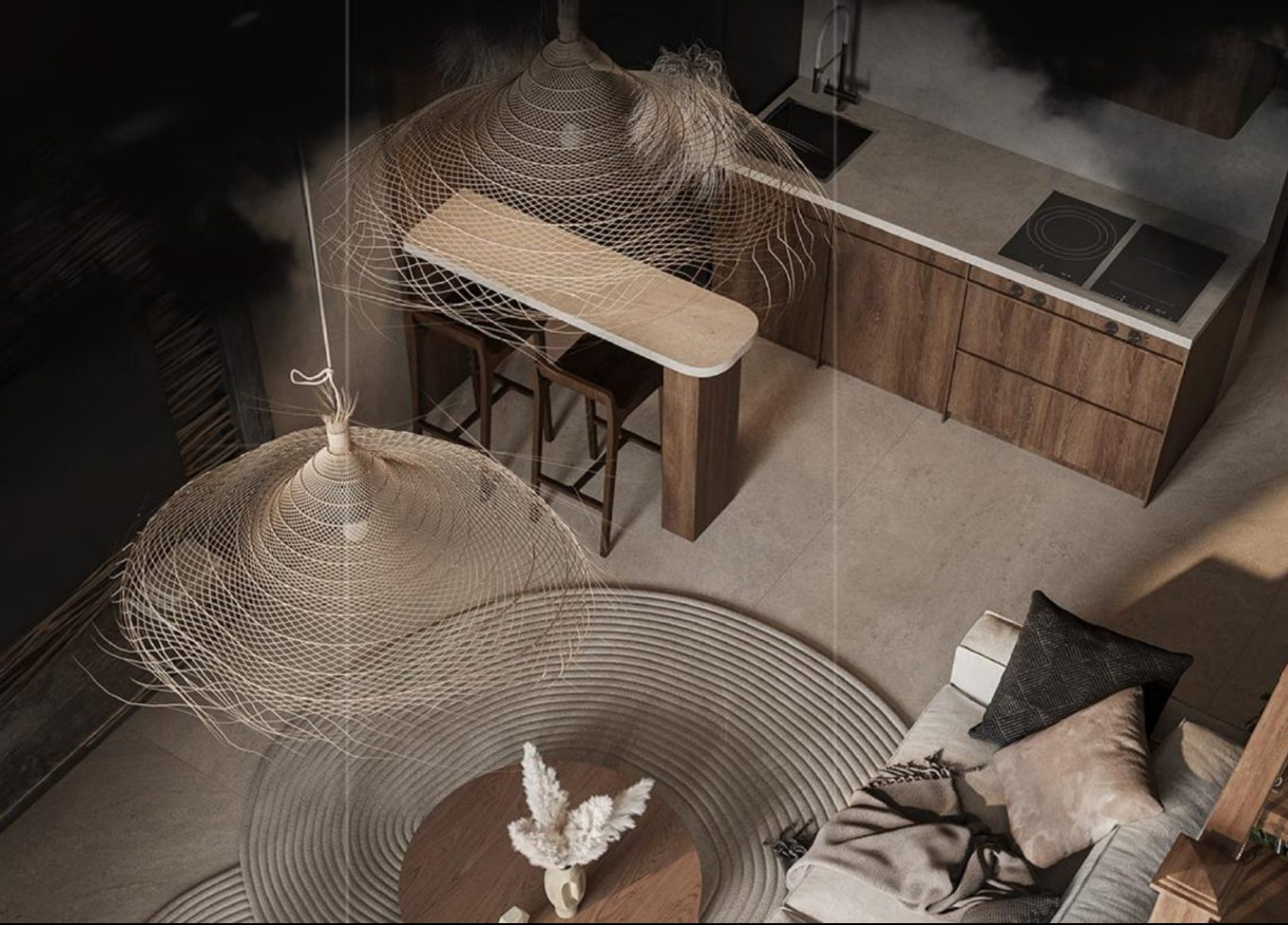
FURNITURE PLAN - 2 FLOOR

- Staircase - 3.80 m²**
- Bedroom 1 - 18.55 m²**
- Bathroom 1 - 3.93 m²**
- Bedroom 2 - 14.07 m²**
- Bathroom 2 - 3.93 m²**

Panoramic view from the windows of the picturesque nature of Bali
 Interior thought out to the smallest detail
 The best household appliances, furniture, dishes and textiles

After completion of construction, the actual area may have a slight discrepancy, not more than 3% of the area specified in the project documentation

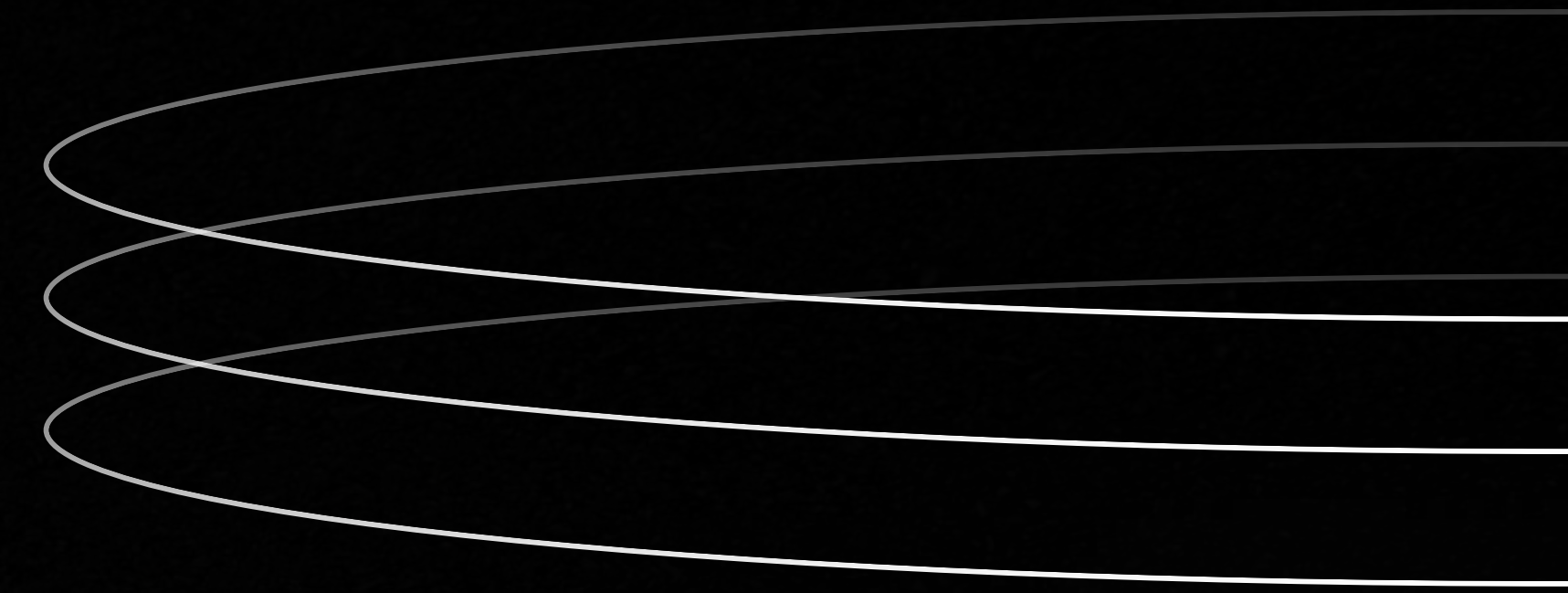
BALINESE



BALINESE



MODERN



MODERN



PAYBACK CALCULATION SUNNY CUDDLES:

TWO-BEDROOM VILLA

SCENARIO	CONSERVATIVE*	EXPECTED/REAL
DAILY RENTAL COST	200\$	250\$
AVERAGE MONTHLY RENTAL PROFIT	4 800\$	6 750\$
OCCUPANCY	80%	90%
AVERAGE ANNUAL RENTAL PROFIT	57 600\$	81 000\$
OPERATING EXPENSES **	17 280\$	24 300\$
NET INCOME	40 320\$	56 700\$
ANNUAL ROI	^ 12,60%	^ 17,72%

*10% ANNUAL CONTRACT INCOME GUARANTEED

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS 20% AND MANAGEMENT COMPANY COMMISSION OF 10%.

PREMIUM QUALITY MATERIALS

WE USE THE
WORLD'S BRANDS:

- > BATHROOM FIXTURES BY GROHE
- > VENTILATION AND AIR
CONDITIONING SYSTEMS BY DAIKIN
- > MATTRESSES BY KING KOIL (USA)
- > FURNITURE BY TEAK WOOD
- > AUSTRIAN FITTINGS BY BLUM
- > SWISS INSURANCE - 1 YEAR (RENEWABLE)
- > CONSTRUCTION GUARANTEE - 5 YEAR

GROHE

DAIKIN

KING
KOIL

blum

OUR MANAGEMENT COMPANY PROVIDES:



GUEST CONCIERGE-SERVICES



24/7 SECURITY GUARANTEE



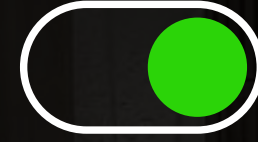
80-90% OCCUPANCY



MAINTENANCE OF THE VILLA AND GROUNDS



PAYMENT OF TAXES



PROFITABILITY REPORTS

STABLE ANNUAL INCOME OF

12-18% ROI*

*MANAGEMENT COMMISSION 10%

WITH **SUNNY DEVELOPMENT GROUP** RISKS ARE MINIMIZED

IN CASE OF VIOLATION OF THE CONSTRUCTION DEADLINES, A WRITTEN EXPLANATION OF THE REASONS FOR THE DELAY AND COMPENSATION TO THE INVESTOR IN THE AMOUNT OF 1% PER MONTH OF THE AMOUNT OF FUNDS CONTRIBUTED BY THE INVESTOR IS PROVIDED.

- ✓ HIGH RENTAL INCOME
- ✓ WE GUARANTEE 10% ON CONTRACT
- ✓ MANY YEARS OF EXPERIENCE IN CONSTRUCTION HELPS US TO COMPLETE PROJECTS ON TIME AND GUARANTEE THE QUALITY OF CONSTRUCTION
- ✓ OWN INVESTMENT CAPITAL ALLOWS US TO START AND IMPLEMENT PROJECTS WITHOUT DELAY

OUR SOCIAL PROJECTS:

WE STRIVE TO MAKE THE WORLD AROUND US MORE BEAUTIFUL!

- ✓ HELPING CHILDREN'S SOCIAL ORGANIZATIONS ON BALI ISLAND
- ✓ PUTTING TRASH CANS IN THE STREETS OF CHANGGU DISTRICT
- ✓ BUILDING A MODERN PLAYGROUND IN CHANGGU
- ✓ GREENING THE ISLAND AND PLANTING TREES AS A WAY OF SAYING THANK YOU!

SOCIAL RESPONSIBILITY IS
AN INTEGRAL PART OF SUNNY DEVELOPMENT
GROUP'S CORPORATE CULTURE

