



# **SWOI LOFT UMALAS**

**Unlimited property investment opportunities  
on the world's most desirable Island**





SWOI  
DEVELOPMENT

# **SWOI LOFT UMALAS**

Complex of 40 premium townhouses with great internal infrastructure and easy access to all major Bali destinations



# BALI TOURIST ATTRACTION

Bali has a number of advantages that make it a super-attractive destination for travelers from all over the world:

Summer season 365 days a year and tonnes of vitamin D

Tropical nature, ocean, beaches and incredible sunsets

Friendly local people, their culture and traditions

A unique community of creative people from all over the world

A variety of leisure and entertainment at affordable prices





# SWOI LOFT UMALAS



The complex is situated in a very convenient location. It is a quiet street with quick access to all the major tourist areas of Bali: Seminyak, Canggu, Kerobokan.

Only 10 minutes to the beaches of Batu Belig, Berawa, Petitenget.  
Premium Pepito supermarket 100 meters from the complex.

SWOI LOFT complex features stylish design and comprehensive smart home system solutions, creating the beauty and convenience of living in Bali.

The following amenities are provided within the complex:



Reception area



Cafe



Coworking area



Kids Center



Golfcars



Security



Laundry

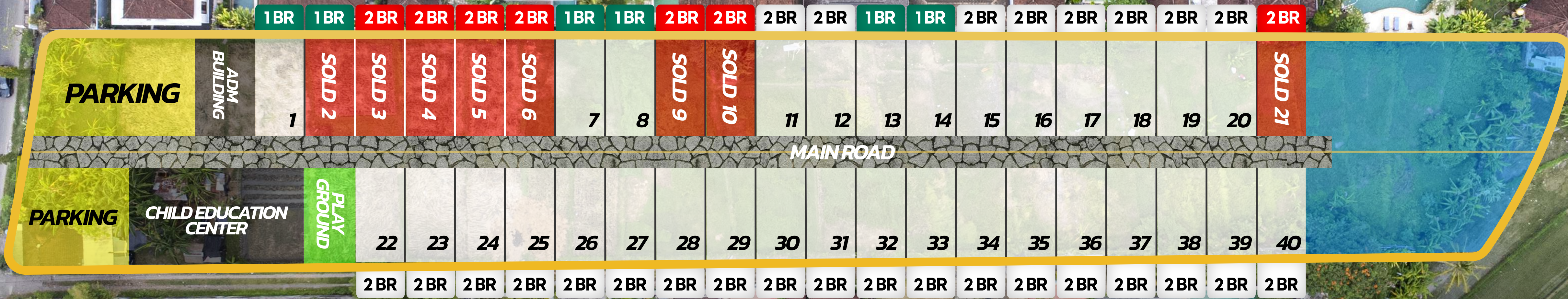


# BALI UMALAS

30 YEARS  
LeaseHold



60 ARE  
Site Area



	UNIT IS SOLD
	UNIT IS AVAILABLE



LAND LOCATION



# EXTERIOR









# 1 Bedroom townhouse



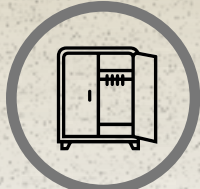
Site 80 m<sup>2</sup>



Building 75 m<sup>2</sup>

Advanced features that make life easier:

The one-bedroom townhouse is designed with a mezzanine system on the second floor. This solution greatly increases the amount of space and light in the house.



Built - in wardrobe



Climate control



Furniture



Plumbing



Kitchen appliances



Private pool & terrace

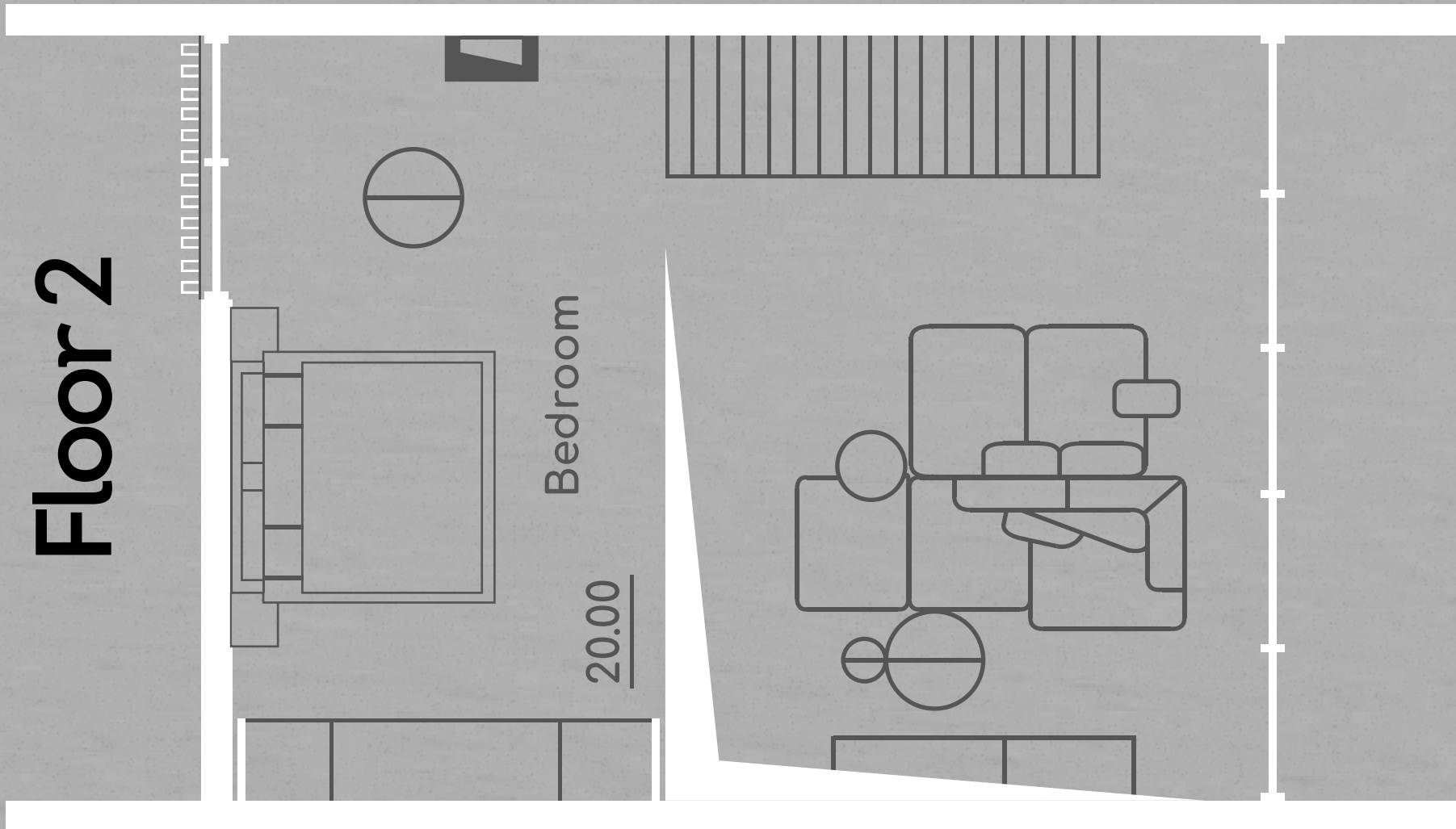
LeaseHold

30 years

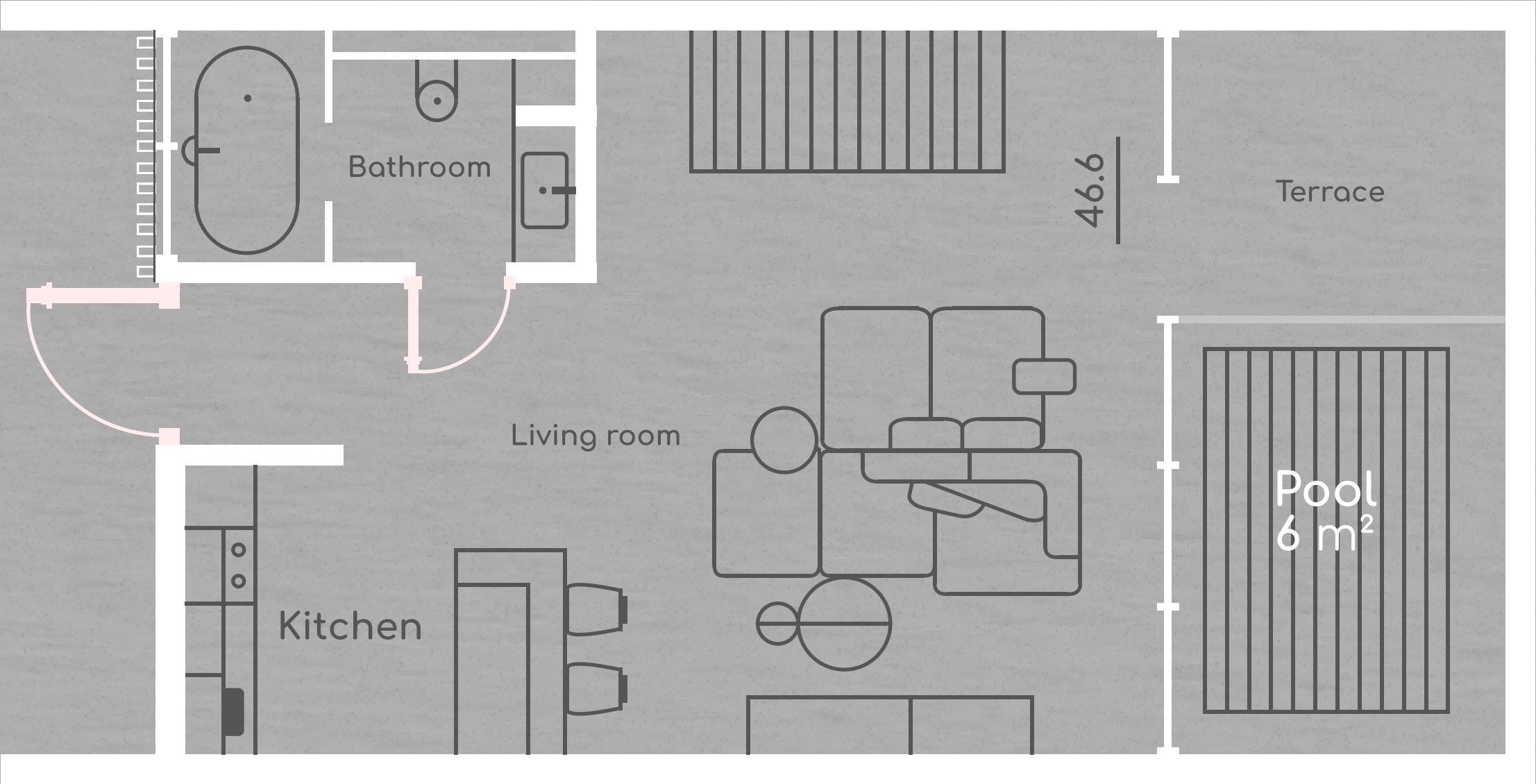
Price

190 000\$

Floor 2



Floor 1





# INTERIOR

















# 2 Bedroom townhouse



Plot 90 m<sup>2</sup>

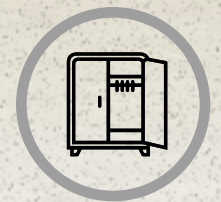


Building 108 m<sup>2</sup>

Advanced features that make life easier:



Automatic closing of curtains, light control, access control and others



Built - in wardrobe



Climate control



Furniture



Plumbing



Kitchen appliances



Private pool & terrace

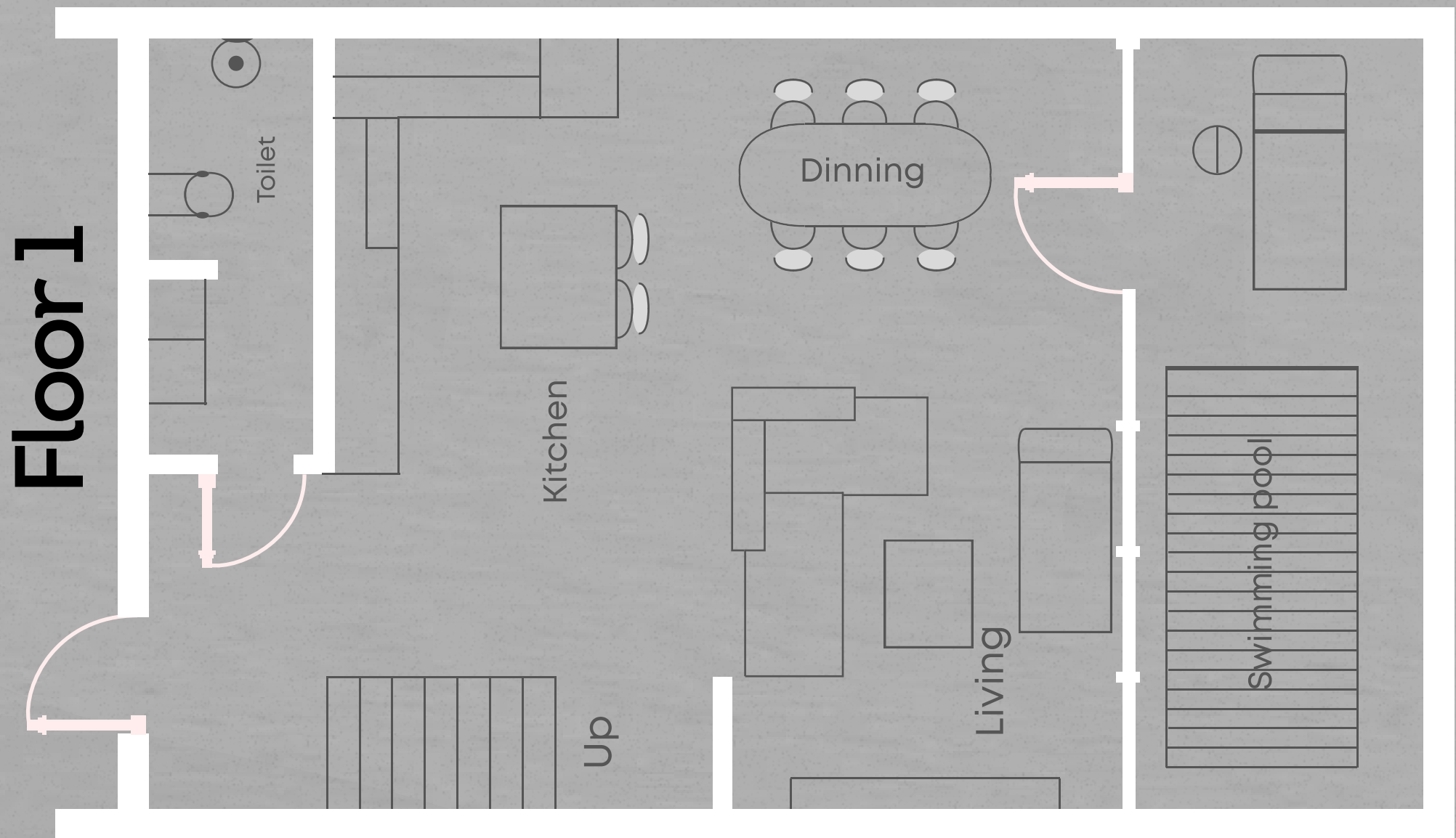
LeaseHold

30 years

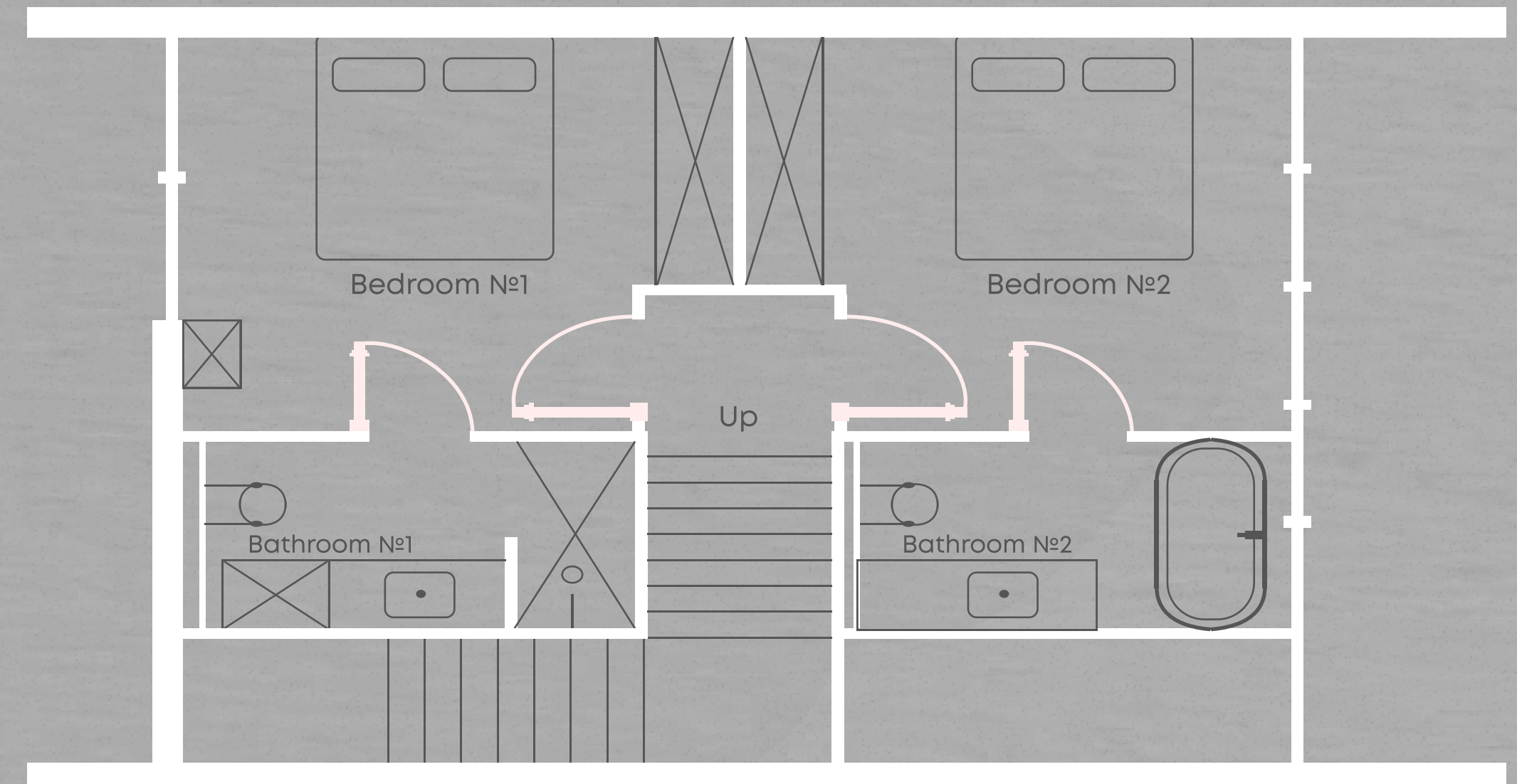
Price

230 000\$

Floor 1



Floor 2





# INTERIOR



















# HOUSE FURNISHING

Smart storage



Comfortable TV zone



Queen size beds



Built-in kitchen



Home Appliances



BlackOut curtains



Decor and greenery



Air Conditioning System



Terrace and pool



Soft furniture



# Our unique structural solutions from a Bali perspective



## Iron frame structure

- 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





# Children Education Center

A modern center for children's education and leisure. Includes 250 **square meters** of play area with mazes, dry pools, slides and themed entertainment areas. On the second floor of the center there will be classrooms for an art studio, a language class, and a modern dance school

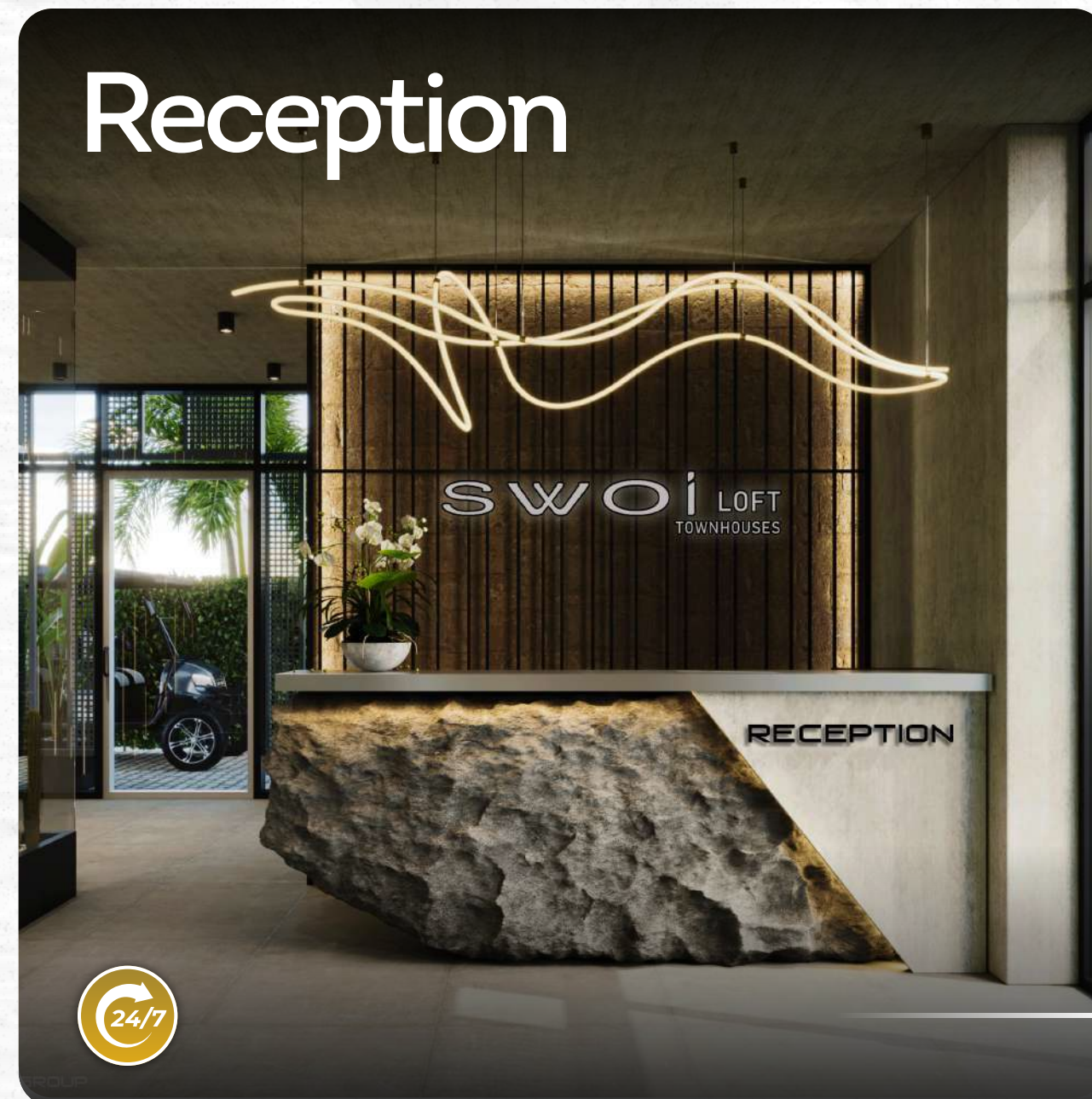
Children at the center are under the **constant supervision of mentors**, and for parental control, a video surveillance system has been implemented that allows you to remotely monitor your child's activities

The Children's centre will not only relieve parents of their workload by taking a responsible approach to the development and education of their children, but will also become a place of meeting and socializing for parents who share a common interest in the education of the younger generation





# The internal infrastructure provides additional comfort within the complex



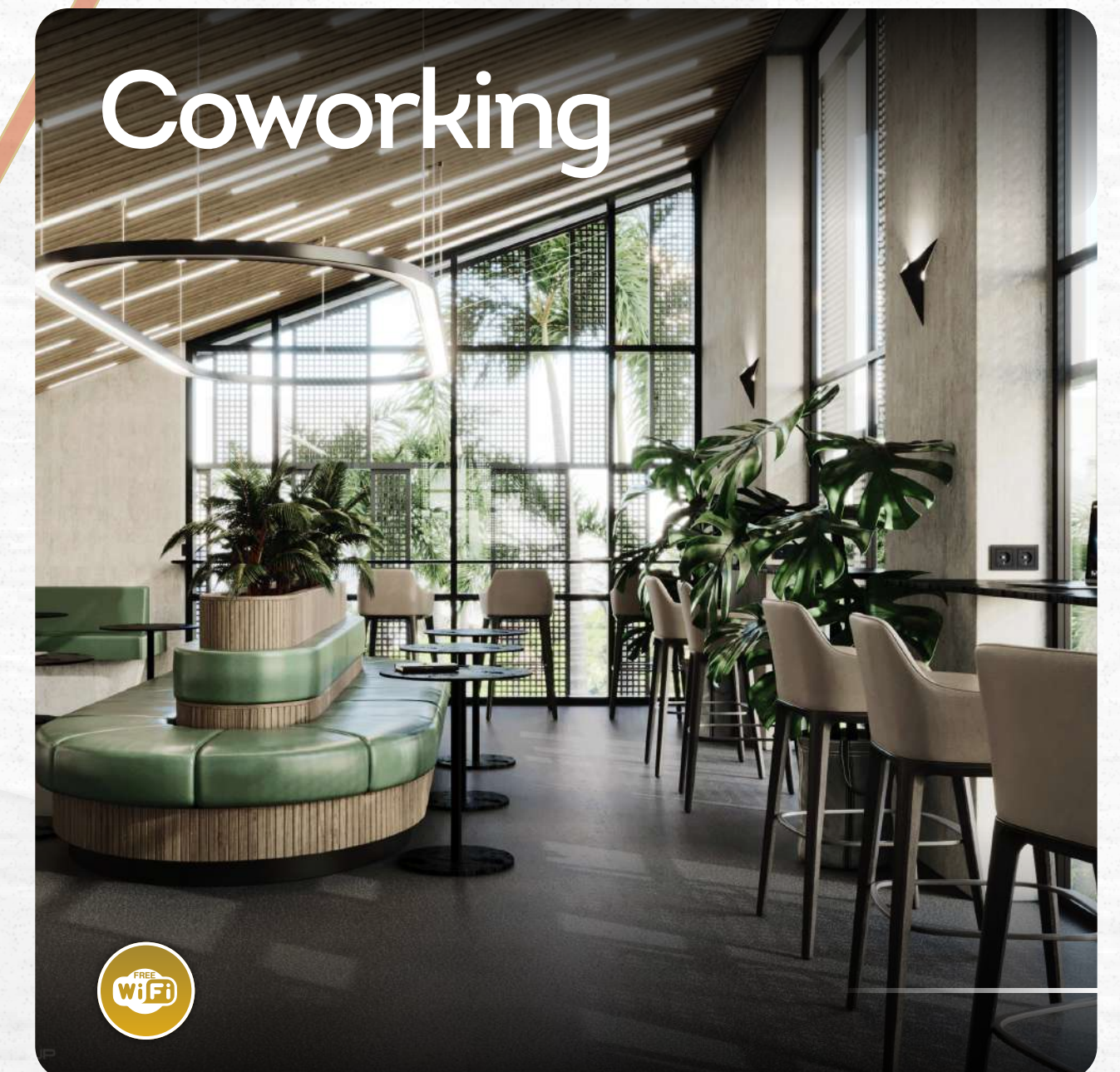
## Reception

The reception is completely at your disposal 24/7



## Cafe

Cozy, eco-friendly tiny cafe with Italian coffee



## Coworking

A comfortable place to work and meet partners



# ***SWOI LOFT***

## ***KEY ADVANTAGES***

- Excellent location
- Modern design
- Spacious parking
- Inner and outer infrastructure
- Management and maintenance
- Suitable for families
- Concierge service
- Safety





# Our management company

Whether your aim is to make a rental profit, **SWOI Development** offers you the services of our management company

We ensure the safety and efficient use of your property and you receive a regular passive income, **saving you time and effort**

## What comes in:



Ensuring the safety of property



Monthly financial reporting



Material supply and accounting



Household and maintenance services



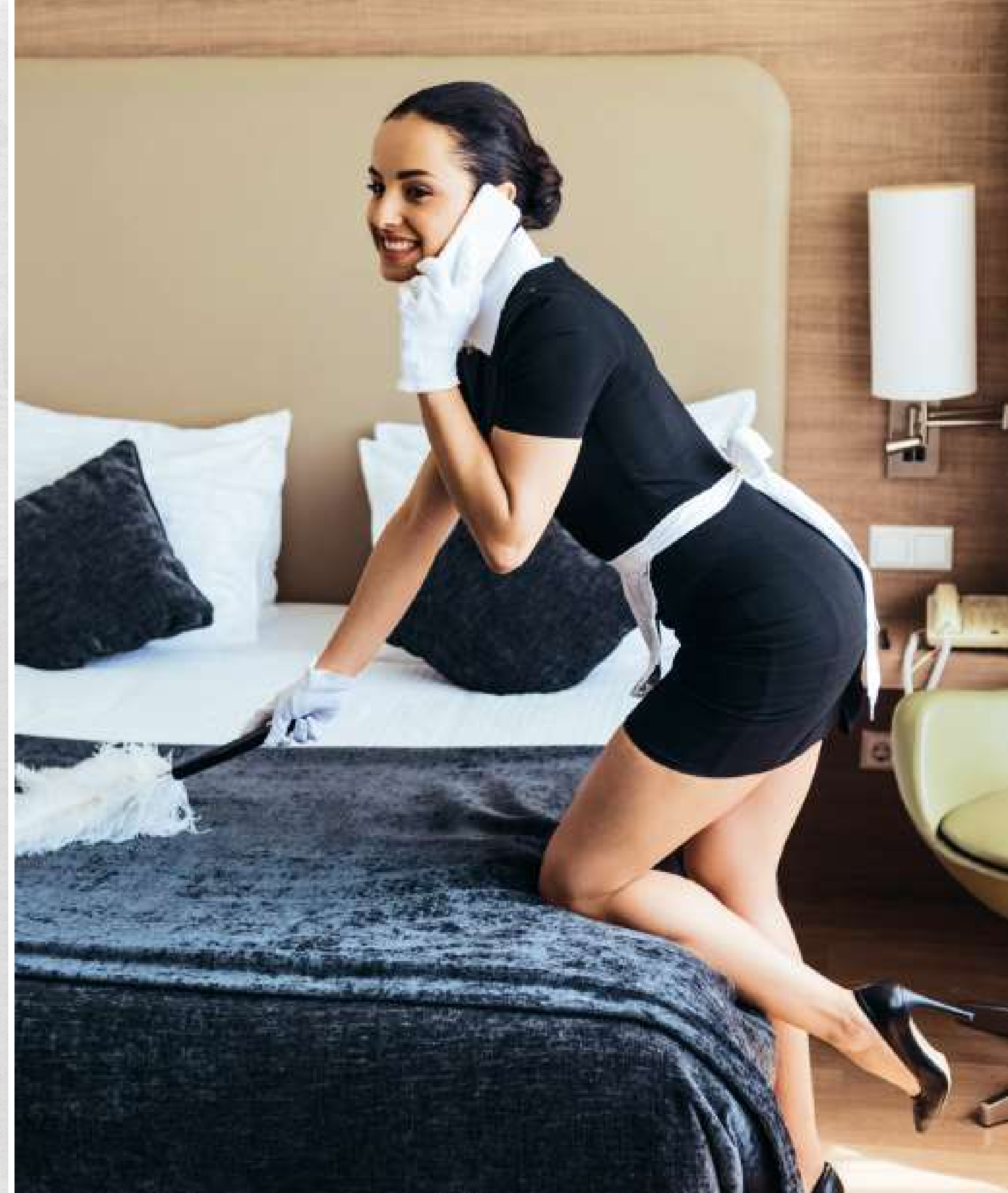
Payment of utility bills



Quarterly payments in USD



Marketing and tenant on - boarding





# INVESTMENT PLAN

Increase the value of your property by at least 30% once construction is complete

Passive income from renting out your property will be between 12 and 18 % per year.

You can take advantage of interest-free installments during the construction period

**SCHEDULED PROJECT**  
**COMPLETION 1ST OF JULY 2024**

## Transaction steps:

1 Choose the unit, pay the 2000\$ booking fee

2 Proceed to legal due diligence

3 Sign the Sublease and Investment Agreement

4 Pay the 25% deposit

5 Receive monthly progress reports

6 Make payments by installments

7 View the handover certificate and check the furnishings

8 Receive the key to your brand new townhouse

9 Sign an agreement with the management company

10 Start letting or enjoy your home for life



# DAILY RENTAL FIN MODEL

SWOI - LOFT - 1 BEDROOM 75 m<sup>2</sup>

Indicator	Pessimistic scenario	Realistic scenario
Daily average rate	130 \$	160 \$
Occupancy	70 %	80 %
Gross income per year	33 215 \$	46 720 \$
Income after utilities 4.800\$ per year	28 415 \$	41 920 \$
Income after management 20%	22 732 \$	33 536 \$
Income after tax 10% if kitas on hands	20 458 \$	30 182 \$
Net income per year	10,7	15,9
Payback period years	9,3	6,3

# SALES FIN MODEL

Indicator	Pessimistic scenario	Realistic scenario
Price of the unit when finished construction	230 000 \$	255 000 \$
Land tax on sale	3 500	3 500
A gent fee for findin the buyer	11 500 \$	12 750 \$
NET Profit	25 000 \$	48 750 \$
ROI	13 %	25 %

**Payment methods:  
SWIFT / CASH / CRYPTO**

Interest-free installments are available during construction period

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



# DAILY RENTAL FIN MODEL

SWOI - LOFT - 2 BEDROOM 108 m<sup>2</sup>

Indicator	Pessimistic scenario	Realistic scenario
Daily average rate	160 \$	200 \$
Occupancy	70 %	80 %
Gross income per year	40 880 \$	58 400 \$
Income after utilities 6.000\$ per year	34 880 \$	52 400 \$
Income after management 20%	27 900 \$	41 920 \$
Income after tax 10% if kitas on hands	25 113 \$	37 728 \$
Net income per year	10,7 %	16,4 %
Payback period years	9,3	6,1

# SALES FIN MODEL

Indicator	Pessimistic scenario	Realistic scenario
Price of the unit when finished construction	300 000 \$	330 000 \$
Land tax on sale	3 500	3 500
A gent fee for findin the buyer	15 000 \$	16 500 \$
NET Profit	51 500 \$	80 000 \$
ROI	22 %	34 %

Payment methods:  
**SWIFT / CASH / CRYPTO**

Interest-free installments are available during construction period

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