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BREIG
PROPERTY INVESTMENT

AQUAMARINE II

Canggu



Bali is well-known as the Island of Gods for its amazing natural richness, beautiful panoramas, colorful ceremonies, unique arts, luxurious beach resorts and exciting nightlife.

It has topped the TripAdvisor's Travelers Choice Awards in 2021 and continues to be ranked as the #1 island destination by DestinAsian.

The island is also often mentioned as one of the Airbnb's favorite destination.

WELCOME TO BALI

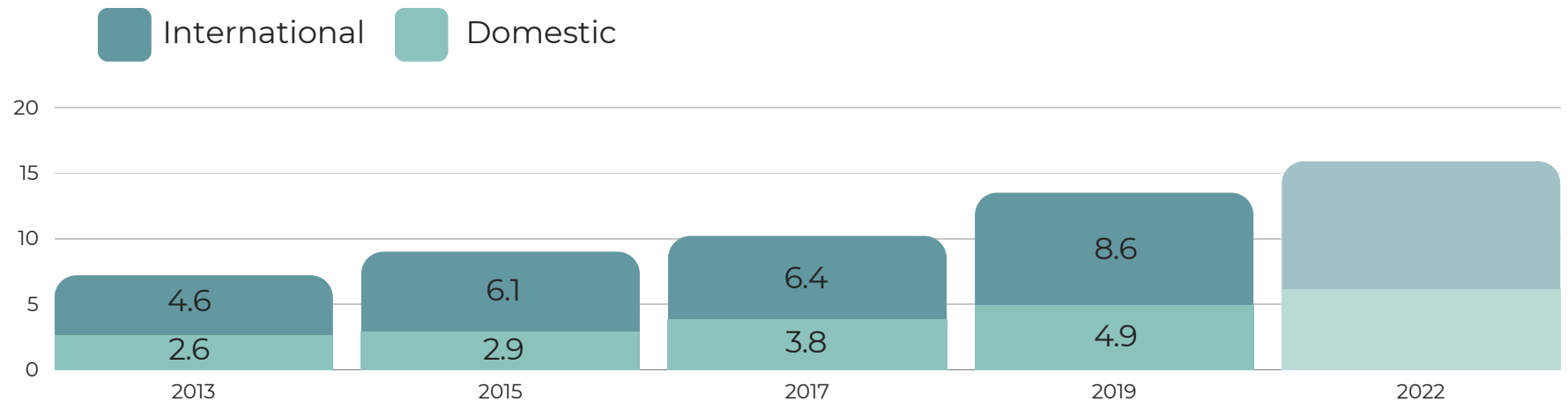


BALI TOURISM IN FIGURES

Bali witnessed an important tourism growth in the last decade boosted by the Government efforts and social media platforms to attract more tourists to Indonesia.

A record was set in 2019. In 2022, after the opening of Bali, numbers of visitors expected to recover and exceed the pre-crisis level.

Numbers of visitors in million



Tourism is a powerful driver of intensive development of the region in general, and the real estate market in particular.

The massive influx of foreign investment in Bali over the past decade has been driven by a variety of factors, from the local government's efforts to develop the island's infrastructure and liberalize the entry of money into the country, to luxury villas, epic panoramas of rice paddies, famous Balinese sunsets and a unique friendly Balinese culture.

AQUAMARINE II

BALI REAL ESTATE INVESTMENT GROUP

UNIQUE LOCATION

Complex of Villas are located in Canggu, 3 minutes drive to the beach, 1 minutes walking to the Fitness Plus and Enso Sushi, 2 minutes walking to the Amo Spa, 10 minutes walking to the revolver coffe shop, Doppio, and many restaurants, supermarkets, organic food stores.

Beautiful rooftop with fully functioning kitchen and spacious lounge area.



The designers furniture was custom made specially for the villas. Perfect for business and for living.

WARRANTIES AND SAFETY

Our villas are made with a highest standards of safety and construction standards. We provide warranty for structure, waterproofing, anti-termite and general defects.

24/7 security and a concierge service will be provided for a safe and comfort living.

MASTER PLAN



 Sold



THIS IS A LIGHT AND BRIGHT ROOM DESIGNED IN JAPANESE STYLE. A SPACIOUS CLASSIC DINING AREA MEETS A MODERN SUNKEN LOUNGE AREA NEAR THE TV AND TOGETHER THEY MAKE A PERFECT COMBINATION OF CONVENIENCE AND BEAUTY.



DOUBLE-VOLUME LIVING AREA

07



THIS BRIGHT KITCHEN DESIGNED IN A CLASSIC STYLE AND FILLED WITH EVERYTHING NECESSARY FOR A COMFORTABLE LIFE. A SPACIOUS DINING AREA, GORGEOUS VIEW OF THE GARDEN AND A LOT OF LIGHT.

• WELL-EQUIPPED KITCHEN

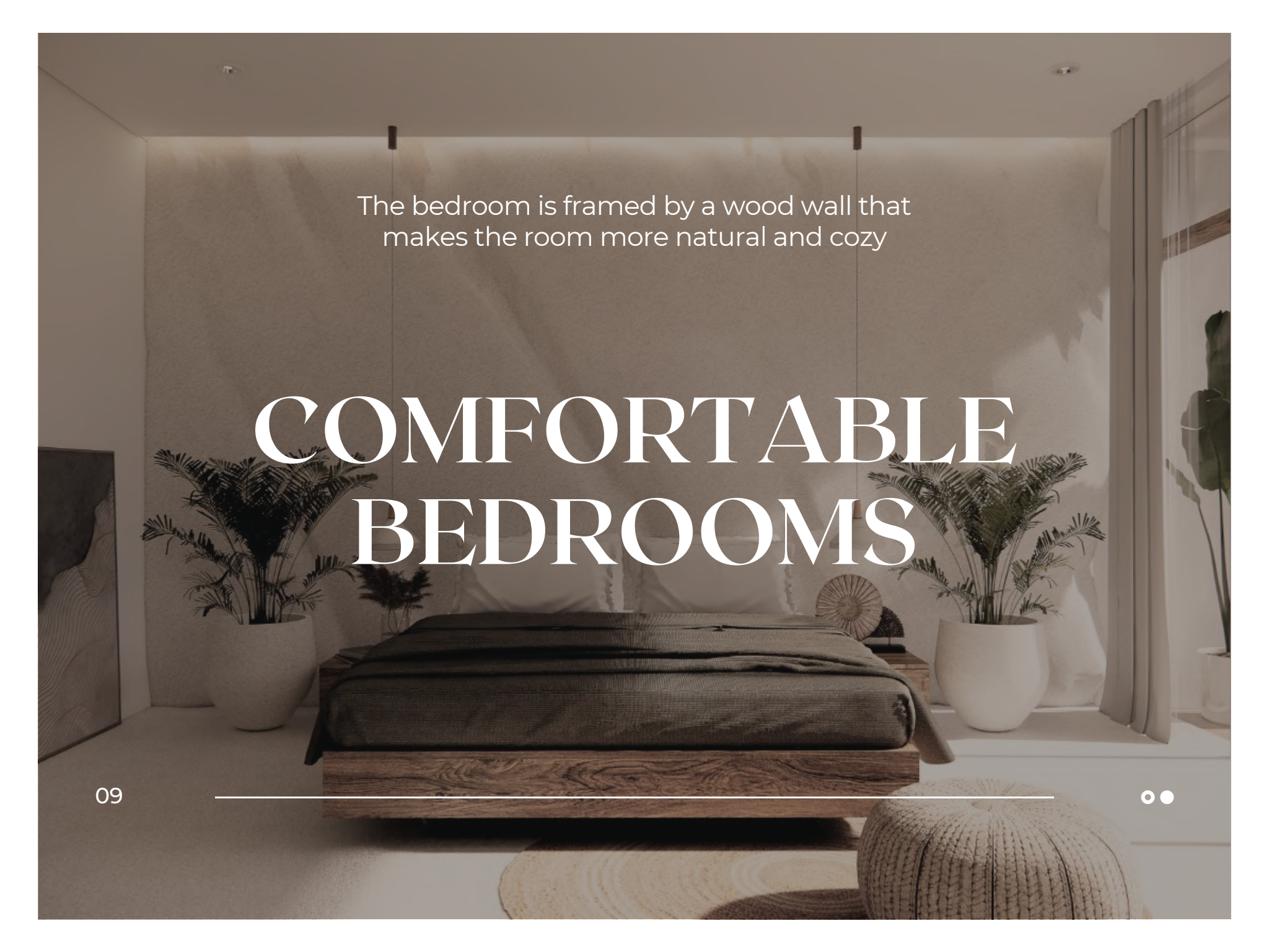




EVERY DETAIL IS THERE
FOR A REASON.

VILLA HAS EVERYTHING
YOU NEED AND
NOTHING YOU DON'T.



A modern bedroom interior featuring a prominent wood wall behind a bed. The room is decorated with large potted plants, a woven ottoman, and a circular rug. The lighting is soft and ambient, creating a cozy atmosphere.

The bedroom is framed by a wood wall that makes the room more natural and cozy

COMFORTABLE BEDROOMS



Cozy bedroom with the workplace which inspires

The bedroom and workspace are located on the second floor. Nothing will disturb your sleep or your workflow thanks to soundproofing. The natural wood in the decor gives a special comfort and charm. Balcony, large windows, spacious wardrobes and separate bathroom will add the necessary convenience.

TASTEFULLY DESIGNED, THE BATHROOM IS COMPOSED OF TILE INSERTS AND A BACKLIT MIRRORS WITH TILE FLOORS AND PREMIUM FIXTURES, THE BATHROOM FEELS SLEEK AND LUXURIOUS





WHAT IS INCLUDED IN OUR PRICE

Villa

IMB Rumah Tinggal

Full furnishing:

Bedroom Set

- *Bed & Mattress*
- *Working Desk & Chair*
- *Bedside Table*
- *Wardrobe*
- *Air Conditioner*
- *Television*

Bathroom Set

- *Hot & Cold Shower Set*
- *Toilet & Jet Spray*
- *Lavatory Set*
- *Mirror*

Dining & Kitchen Set

- *Kitchen Cabinet*
- *Sink & Tap*
- *Stove*
- *Refrigerator*
- *Dining Table & Chairs*

Living Room Set

- *Television*
- *Table*
- *Sofa / Cushion*
- *Cabinet / Shelf*

*Unfurnished option can be provided with a discount.
Consult with us for further details.*

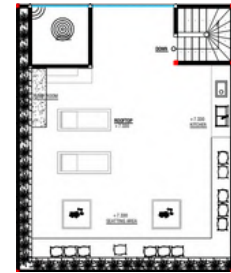
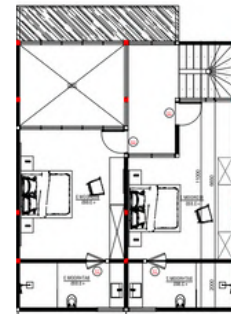
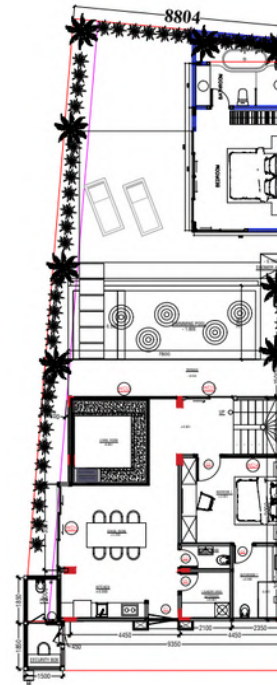
LOT 1 - 4 BEDROOMS

35% FIRST PAYMENT WITH 0%
INTEREST INSTALLMENT SCHEDULE

READINESS 20%

- 2 STORY + ROOFTOP
- 29 YEARS LEASEHOLD + EXTENSION
- 251 SQM LAND AREA
- 307 SQM BUILDING SIZE

640 000 USD



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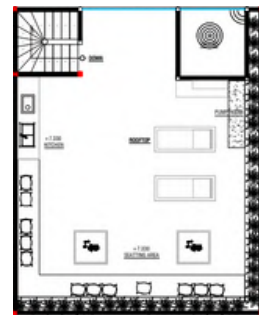
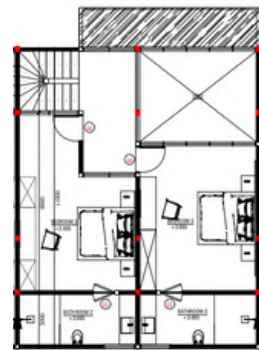
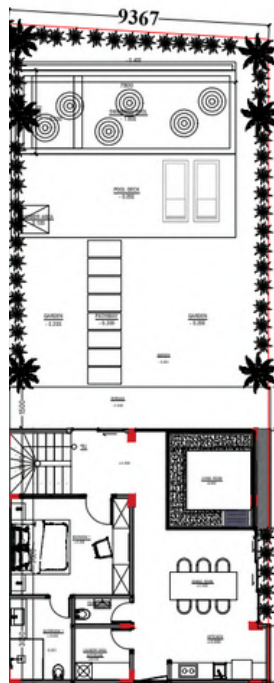
LOT 2 - 3 BEDROOMS

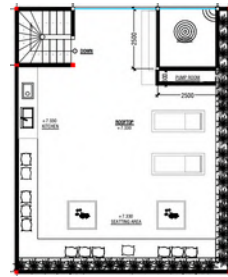
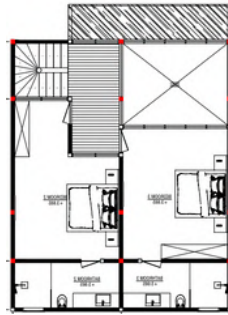
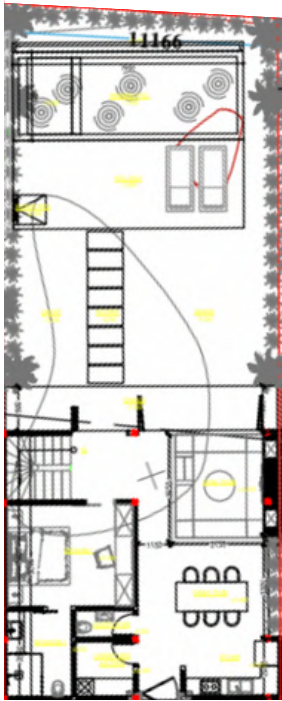
35% FIRST PAYMENT WITH 0%
INTEREST INSTALLMENT SCHEDULE

READINESS 20%

- 2 STORY + ROOFTOP
- 29 YEARS LEASEHOLD + EXTENSION
- 237 SQM LAND AREA
- 280 SQM BUILDING SIZE

555 000 USD





LOT 3 - 3 BEDROOMS

60% FIRST PAYMENT WITH 0%
INTEREST INSTALLMENT SCHEDULE

READINESS 70%

- 2 STORY + ROOFTOP
- 29 YEARS LEASEHOLD + EXTENSION
- 231 SQM LAND AREA
- 280 SQM BUILDING SIZE

595 000 USD

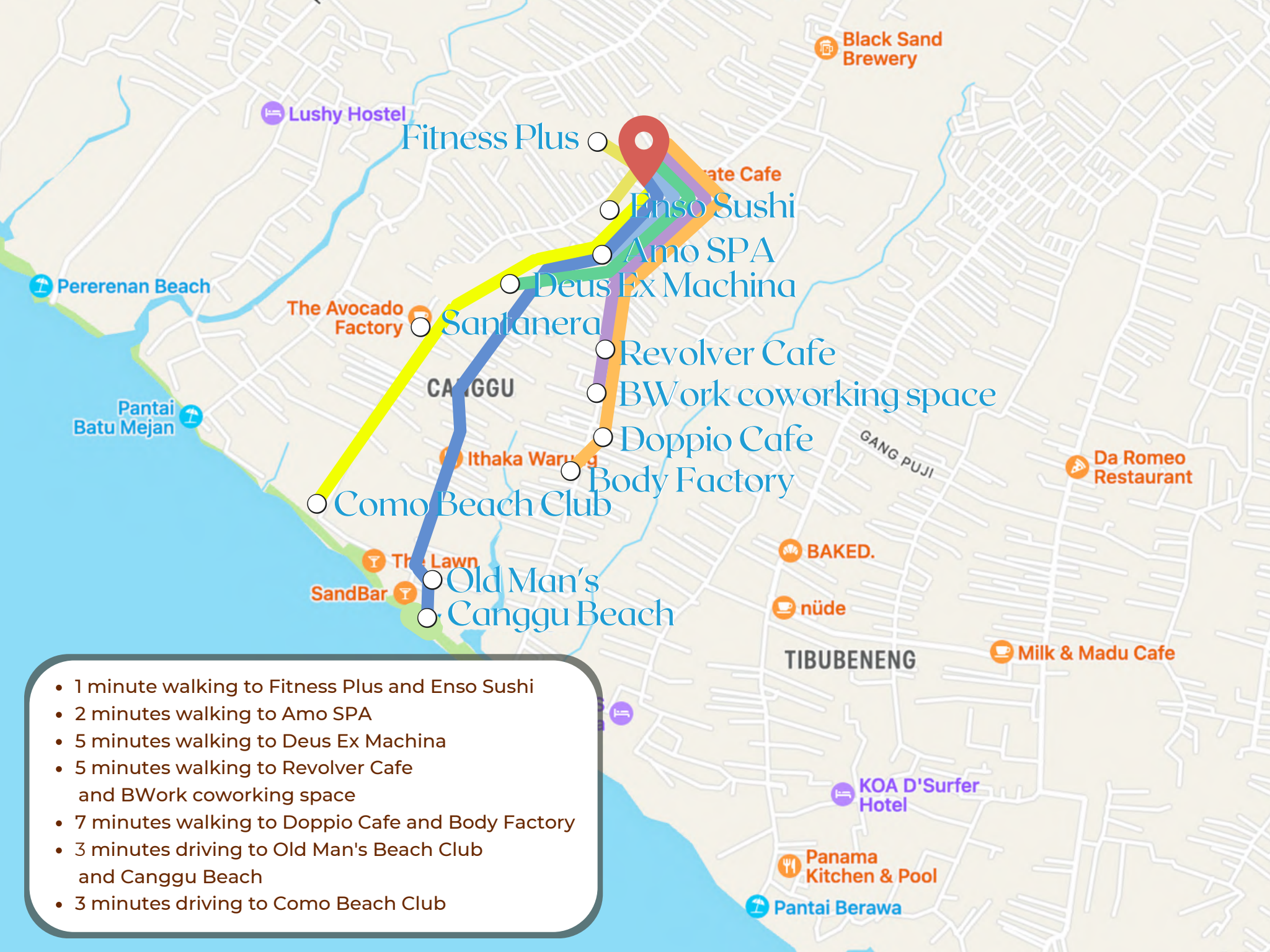


The Best Location

Canggu was once a largely rural area away from the beaches, but was being developed fast and is now a popular tourist suburb of Denpasar. Nelayan Beach is where you can still get fresh fish, lobsters, prawns etc every early morning. Canggu remains popular with surfers, the breaks are inviting, the water is clean. Area still feature quietly undulating terrain with the rice paddies.



Canggu offers a chance to observe the daily rhythms of Balinese village life. Check out the sunset from your perch on a surfboard. Fisherman bringing back freshly caught fish in the early mornings at Beach.



Lushy Hostel

Black Sand Brewery

Fitness Plus

ate Cafe

Enso Sushi

Amo SPA

Deus Ex Machina

The Avocado Factory

Santanera

Revolver Cafe

BWork coworking space

Doppio Cafe

Body Factory

Da Romeo Restaurant

Pererenan Beach

Pantai Batu Mejan

CANGGU

GANG PUJI

Ithaka Warung

Como Beach Club

BAKED.

The Lawn

SandBar

Old Man's

Canggu Beach

nüde

TIBUBENENG

Milk & Madu Cafe

KOA D'Surfer Hotel

Panama Kitchen & Pool

Pantai Berawa

- 1 minute walking to Fitness Plus and Enso Sushi
- 2 minutes walking to Amo SPA
- 5 minutes walking to Deus Ex Machina
- 5 minutes walking to Revolver Cafe and BWork coworking space
- 7 minutes walking to Doppio Cafe and Body Factory
- 3 minutes driving to Old Man's Beach Club and Canggu Beach
- 3 minutes driving to Como Beach Club



RENTAL & SALES INCOME

* Management fee does not include operating costs:

- Renovation
- Maintenance and required materials
- 24/7 Security
- Cleaning, change bed linen and towels
- Gardener and Poolman salary
- Internet
- Rubbish collection
- Banjar fee

Service and maintenance costs a month are:

- 1.000 USD for 3 bedroom villa
- 1.200 USD for 4 bedroom villa

Occupancy	80%	85%	90%
Management/marketing company fee is 20% of revenue *			

Aquamarine II villa - 4 bedrooms (lot 1)

Investment: 640.000 \$	Pessimistic	Realistic	Optimistic
Selling price after completion of construction: 780.000 \$ (+22%)	Income per year 79.830 \$ 12,47%	106.963 \$ 16,71%	134.096 \$ 20,95%
Readiness 20%	Payback period 8,9 years	6,8 years	5,6 years
	Average Daily Rate 400 \$	480 \$	560 \$

Aquamarine II villa - 3 bedrooms (lot 2)

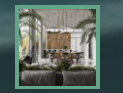
Investment: 555.000 \$	Pessimistic	Realistic	Optimistic
Selling price after completion of construction: 660.000 \$ (+19%)	Income per year 56.237 \$ 10,13%	76.586 \$ 13,80%	96.936 \$ 17,47%
Readiness 20%	Payback period 10,7 years	8,1 years	6,6 years
	Average Daily Rate 300 \$	360 \$	420 \$

Aquamarine II villa - 3 bedrooms (lot 3)

Investment: 595.000 \$	Pessimistic	Realistic	Optimistic
Selling price after completion of construction: 660.000 \$ (+11%)	Income per year 56.237 \$ 9,45%	76.586 \$ 12,87%	96.936 \$ 16,29%
Readiness 70%	Payback period 11,2 years	8,4 years	6,7 years
	Average Daily Rate 300 \$	360 \$	420 \$



Seminyak Beach



Giraffe Villa

Lucky Numbers Apartments



Magic Mango



Green Moon



Villa Yop

Berawa Beach



Oasis

Omega Plaza



Omega Plaza



Red Sunset



Oasis II



Aquamarine



Aquamarine II



Viridan



Vesna Townhouses

Canggu Beach

Pererenan Beach



Baliwood



Red Sunset II



Blue Dream

● - 9 completed projects

○ - 7 projects under construction (40-60% completion)

22.500 sq.m.built



The Bali Real Estate Investment Group unites developers with many years of experience in the real estate and investment market in Bali.

We will be happy to select a suitable option for you from the projects in the group's portfolio, or we will develop a unique investment solution that meets your individual needs.

We carry out projects of a complete cycle from the selection of a land plot to project development, construction support, and subsequent management of the property to obtain passive investment income.

About us

Development

Real Estate Agency

Property Management

Should you decide to rent the villa out to maximize the yield potential of your investment, an experienced management team can provide the following services:

- MARKETING ON AIRBNB
- GUEST MANAGEMENT
- DAILY MAINTENANCE AND CLEANING
- GUEST CHECK-IN
- LAUNDRY SERVICE
- ENGINEERING ASSISTANCE





THIS IS HOW IT WORKS

STAGE 1

Conclusion of a contract

STAGE 2

Initial payment

STAGE 3

Final payment

STAGE 4

Conclusion of a villa management contract

STAGE 5

Monthly income payments

- All objects legally verified
- The lease agreement for a plot of land /real estate is drawn up by a notary in the name of the investor
- Registration building permits (IMB)
- Providing investor regular reporting on operating activities