



# TECHN@HOUSE

## INNOVATIVE VILLA COMPLEX

IN THE HEART OF BALI'S TOP LOCATION

no-house  
estate





# WHY INVESTING IN REAL ESTATE IN BALI IS THE BEST CHOICE?

▲ In 2019, Forbes ranked Canggu as the **4th best place** for living and investment

▲ The average occupancy rate in Canggu is around **70%**

▲ **12,5 MILLION PEOPLE** visit the island of Bali every year

▲ Bali is among the **TOP 10 most popular destinations** according to AIRBNB

▲ Ranked as the **number one** tourist destination by TripAdvisor in 2021

▲ Bali is among the **TOP 10 Instagrammable places**

**YEAR-ROUND SEASON:** Air temperature ranges from **25** to **32°C** throughout the year

# LOCATION CANGGU

Click on the map  
and see the location  
on [Google-maps](#)

Modern **premium-class villas**  
in the best living area  
on the island of **BALI**





# INFRASTRUCTURE

## 7 minutes walk to the ocean, best restaurants and cafes nearby

Huge restaurant – **7 minutes** by bike  
Satu Satu cafe – **3 minutes** walk  
Cinta cafe – **3 minutes** by bike



## Fitness centers, water parks, sports fields, and other activities

FINNS Fitness, football field, water  
park – **3 minutes** by bike  
BODYFACTORY – **7 minutes** by bike



## Shops, pharmacies, and all necessary services

Popular supermarket, Frestive –  
**5 minutes** by bike  
Pharmacy – across the complex



## Convenient transportation connections

This is one of the most  
important advantages  
of our villa complex







**RESTAURANTS**



**KITING**



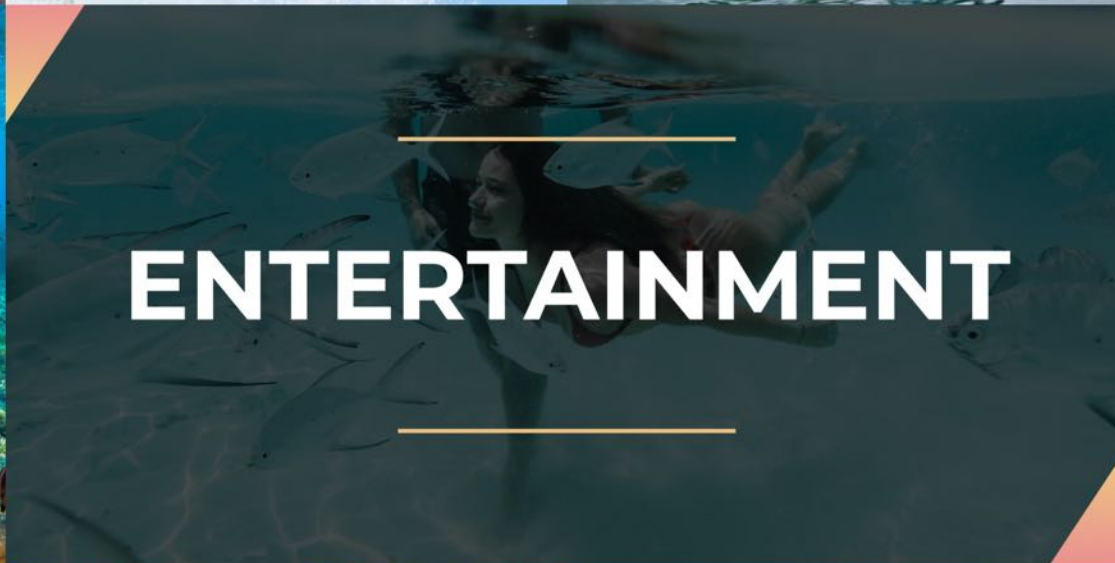
**SURFING**



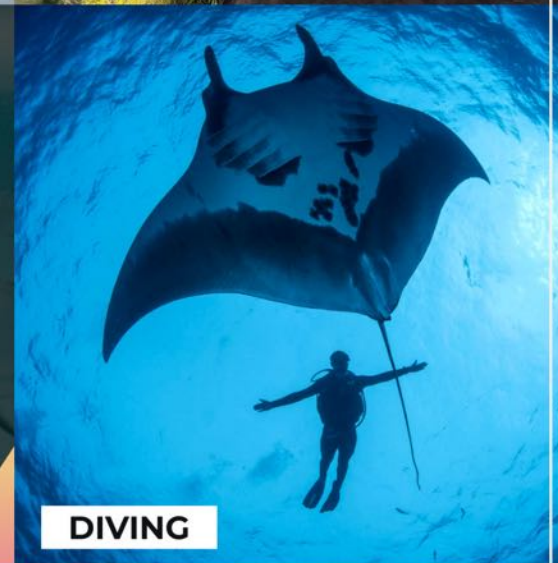
**VOLCANO  
TREKKING**



**SNORKELING**



**ENTERTAINMENT**



**DIVING**



**GOLF**



**RAFTING**



**FISHING**



**CLUBS**



# ISLAND DEVELOPMENT PERSPECTIVES



## TOURISM

The island attracts around  
**12,5 MILLION TOURISTS**  
every year



## INFRASTRUCTURE

Intensive island development,  
the emergence of new elements  
such as gyms, restaurants,  
resorts

## CONSTRUCTION



## INTERNATIONAL AIRPORT



## CRUISE SHIP PORT



## FORMULA 1 TRACK



## LARGEST UNIVERSITY (WITH SUPPORT FROM THE US AND CHINA)

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UNIQUE  
INVESTMENT  
**PROJECT**

WITH NO ANALOGUES

INVESTING  
IN ELITE REAL ESTATE  
PROVIDES  
**GUARANTEED**  
PASSIVE  
**INCOME**

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# GENERAL PLAN



**PRIVATE**  
TERRITORY

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**8** PREMIUM  
CLASS  
VILLAS

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EACH VILLA WITH A POOL,  
SAUNA, SNOW GENERATOR,  
ROOFTOP JACUZZI,  
HOME THEATER



# 3-BEDROOM VILLA

SQUARE  
**308** M<sup>2</sup>

1ST FLOOR  
**93,43** M<sup>2</sup>

2ST FLOOR  
**116,06** M<sup>2</sup>

ROOF  
**113,06** M<sup>2</sup>









A modern living room interior with a fireplace, a sofa, a bar area, and a dining table. The room is dimly lit, with the primary light source being a fire in a fireplace. The fireplace is a long, low, dark-colored unit with a fire burning brightly. To the left of the fireplace is a light-colored sofa with two patterned pillows. In the foreground, there is a dark, low coffee table. To the right of the sofa, a dining table with several chairs is visible. In the background, there is a bar area with shelves displaying bottles and glasses, illuminated by warm, recessed lighting. The floor is covered with a striped rug, and a textured rug is placed in front of the sofa. The overall atmosphere is cozy and sophisticated.

FEEL

THE ATMOSPHERE



# 4-BEDROOM VILLA

SQUARE  
**457** M<sup>2</sup>

PLOT  
**302** M<sup>2</sup>

ON THE ROOFTOP  
home theater, jacuzzi,  
fireplace





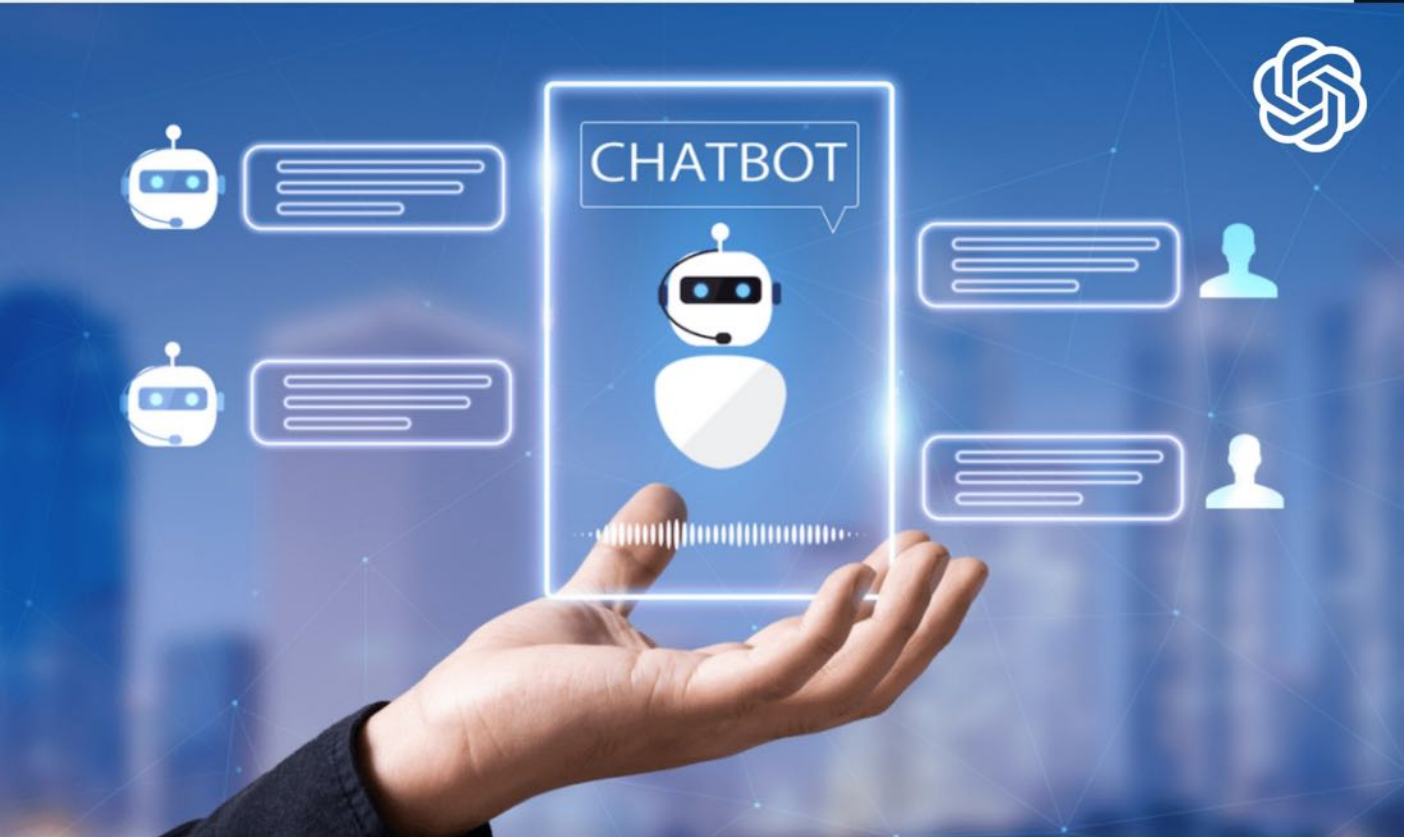
## POOL / GYM / SAUNA / SNOW GENERATOR





# THE FIRST AND ONLY

Project with concierge service  
and ChatGPT integration



## SMART HOME SYSTEM



Voice-controlled lighting,  
music, curtains



Music in every room.

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**Artificial intelligence –**  
your main assistant

# MONOLITH

We only build with high-quality materials.

The project is designed considering seismic activity in Bali. Our villas can withstand even the strongest earthquakes.

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**24/7** video surveillance  
of the construction site





# PROPERTY MANAGEMENT COMPANY

**24/7** AI-based concierge  
service



Marketing, promotion, dynamic  
price growth



Maintenance and care



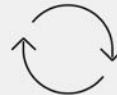
Occupancy rate  
up to **90%**



**24/7** security thanks to our  
innovative systems



Full income reporting for the villa  
on a monthly basis



Round-the-clock staff



Guaranteed  
privacy



# RETURN ON INVESTMENT CALCULATION

Cost

**\$559 000**

Passive income for **25** years

**\$3 806 250**

Annual ROI

**20,7%**

Full payback in

**5** years

## PROFITABILITY FROM VILLA SALE

Villa value growth after  
construction completion

**\$167 700 (+30%)**

## NET PROFIT FROM DAILY RENTALS

Passive income for **25** years

**\$3 806 250**

Passive income per year

**\$115 800**

Net profit per month

**\$9650**

*\* Calculations are based on June 29, 2023.*



# 4-BEDROOM VILLA CALCULATION

Cost

**\$749 000**

Passive income for **25** years

**\$4 966 125**

Annual ROI

**20,1%**

Full payback in

**5** years

## PROFITABILITY FROM VILLA SALE

Villa value growth after  
construction completion

**\$224 700 (+30%)**

## NET PROFIT FROM DAILY RENTALS

Passive income for **25** years

**\$4 966 125**

Passive income per year

**\$150 720**

Net profit per month

**\$12 560**

*\* Calculations are based on June 29, 2023.*





AUGUST 2023

# ROADMAP

Guaranteed  
**stable income**  
and investment payback

FEBRUARY 2025

**PRICE GROWTH** AFTER  
PROJECT COMPLETION  
MINIMUM OF **30%**





# CALCULATION PROCEDURE

Villa cost

**\$559 000**

Initial payment

**30%**

**PAYMENT PLAN:**

7-MONTH INSTALLMENT WITH **10%**

If you plan to pay 100%,  
your benefit will be

**\$28 000**

**PAYMENT METHODS:**

▶ to the company's account

▶ in any currency

▶ in cash

▶ individually according  
to your preferences

*\* Calculations are based on June 29, 2023.*





The project is created  
by an architectural bureau

## GEOMETRIUM STUDIO

- Geodetic surveys have been conducted
- Strict technical and author supervision
- Land plot is in the pink zone
- Leasehold for **25 years** + 25 years guaranteed extension