

PRESALE

OT **190 000\$**

**START OF SALES**

**SECOND LINE**

May

**2025**

**23** villas:  
second line

**17%** ROI

*Melasti Dream*

RESIDENCE

1st line

**26 VILLAS**

2nd line

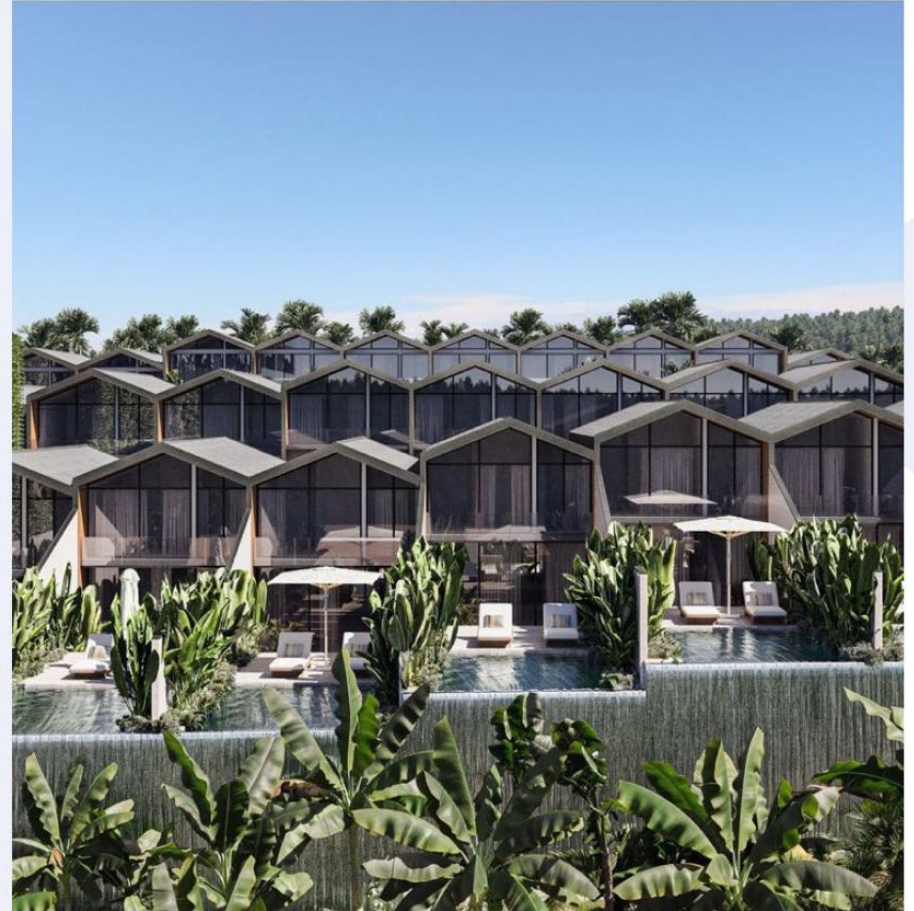
**23 VILLAS**

3rd line

**14 VILLAS**

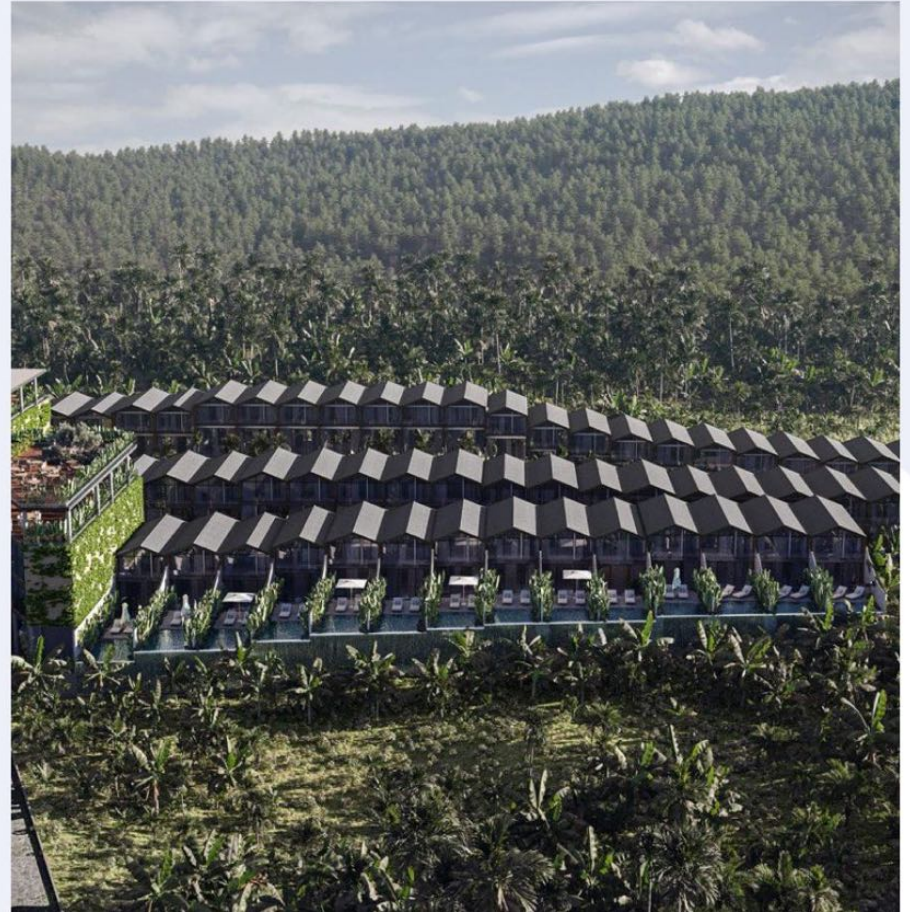
with infinity  
pool











## BALI IN NUMBERS

**300%**

Increase in the value  
of land since 2017

**5%**

Annual growth GDP  
of the country

**12-15%**

Average ROI by market

**73%**

The average occupancy  
rate in 2023

**207 \$**

Average daily rental  
price

### 1ST PLACE

In the category "the most desired  
tourist place after the removal of  
restrictions" according to

Booking.com

**Booking.com**

### 2ND PLACE

In the Traveller's Choice Award  
categories "The most popular tourist  
destination in the world in 2003"

according to Tripadvisor

 **Tripadvisor**

### 4TH PLACE

In the world in the rating of  
investment attractiveness according  
to Forbes

**Forbes**

# MELASTI DREAM

A closed complex of villas with ocean views

## 2 MINUTES

- from Melasti, the most popular beach in Bali
- from large infrastructure facilities ((restaurants, shopping and business centre)
- from the children's football academy



25

minutes from  
the airport  
on the new route



our own  
restaurant  
complex



our own  
management  
company



LOYO  
relax



SECOND LINE

23  
villas

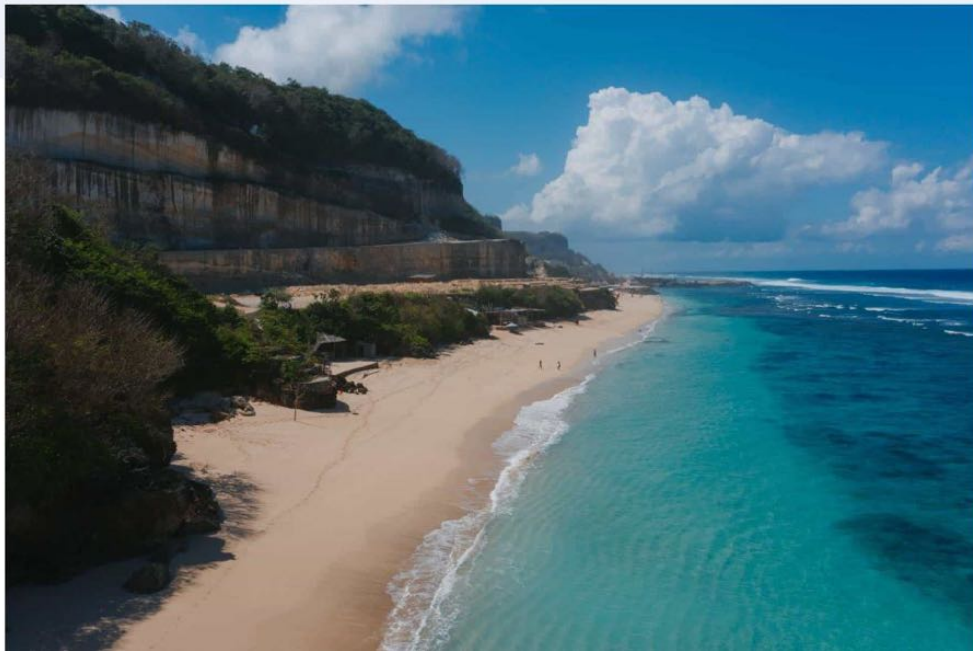






# 2 MINUTES FROM MELASTI BEACH

ONE OF THE MOST PICTURESQUE BEACHES IN BALI



# 14 MINUTES FROM SAVAYA BALI

## BEST BALI CLIFF CLUB AND RESORT 2021, 2022, 2023

One of the most visited places among the guests of Bali.  
Ocean view, infinity pools and high DJ playgrounds.



# 25 MINUTES TO NGURAH-RA AIRPORT

## BALI INTERNATIONAL AIRPORT

The journey along the new four-lane route from the airport to the peninsula takes less than half an hour, which makes the project as promising as possible





**+25-30%**  
profitability  
from renting a villa

## CONCEPT LOYO RELAX

Complex MELASTI DREAM  
Ideal for a romantic stay,  
thanks to the implemented  
LOYO Relax concept:

---

1

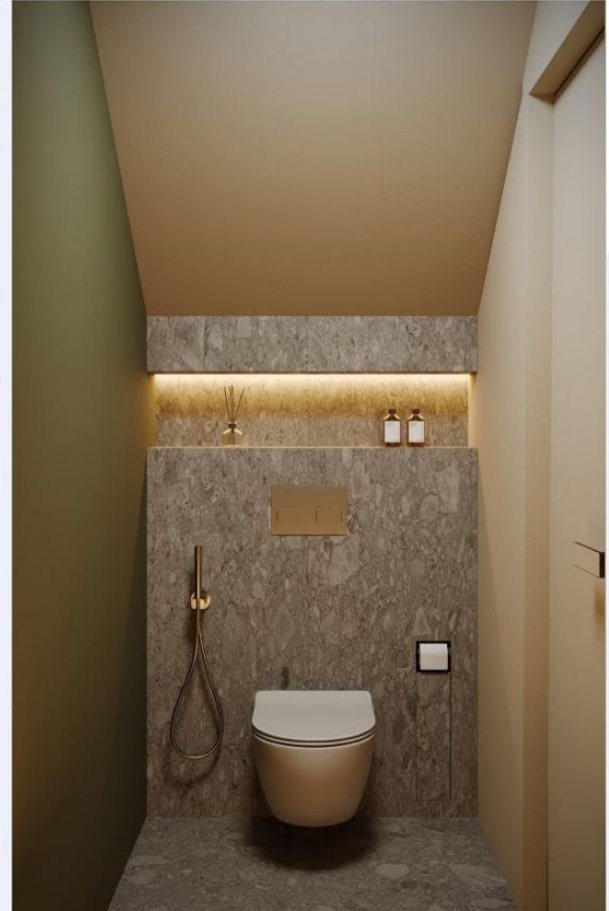
**Equipped yoga area  
in the villa**

2

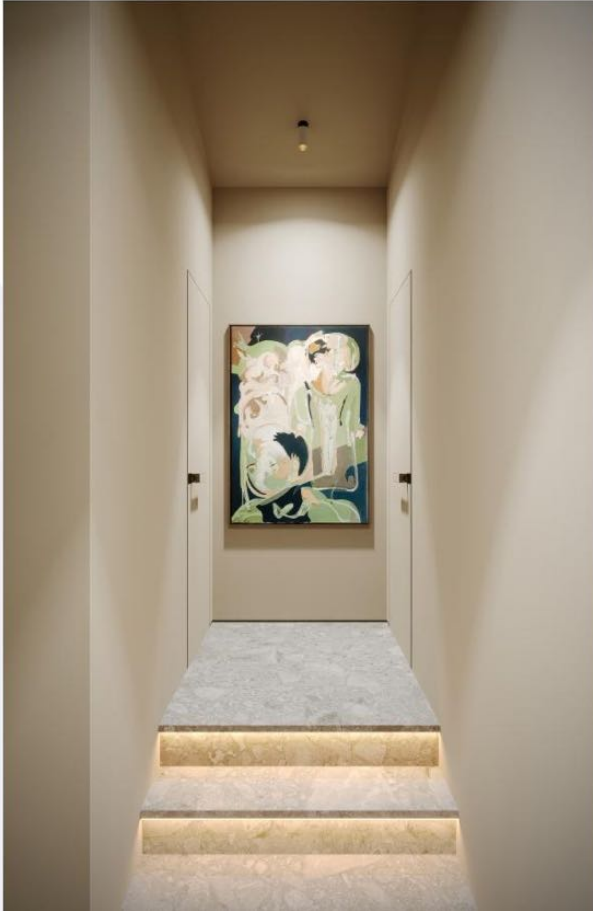
### **Personal concierge service**

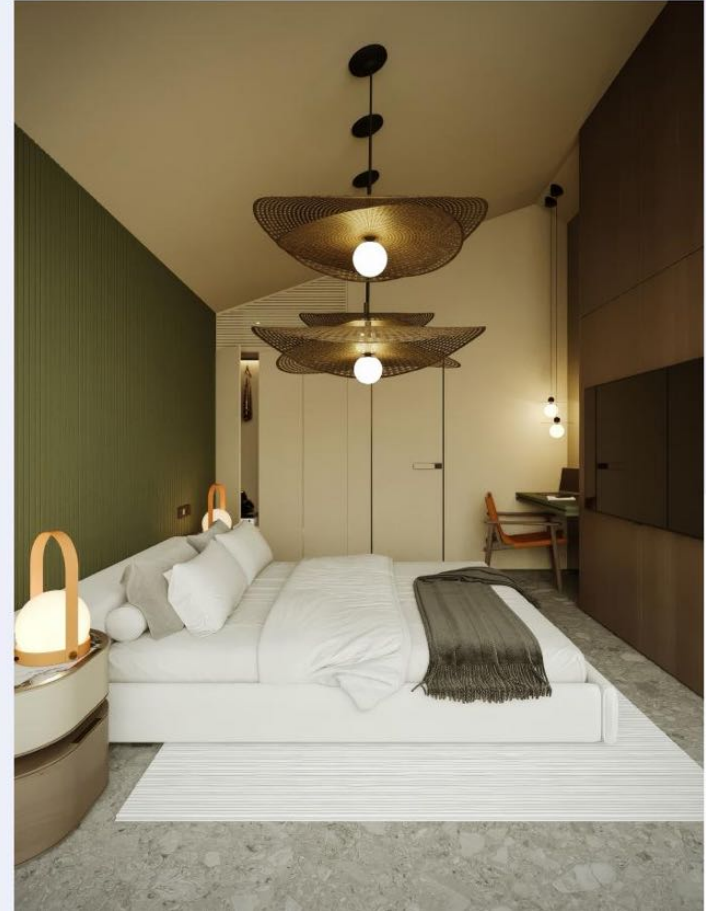
- Reservation of restaurants and SPA
- Personal training (yoga pilates stretching)
- On-sit SPA in your villa
- Breakfasts and romantic dinners at the villa
- Excursions and guides





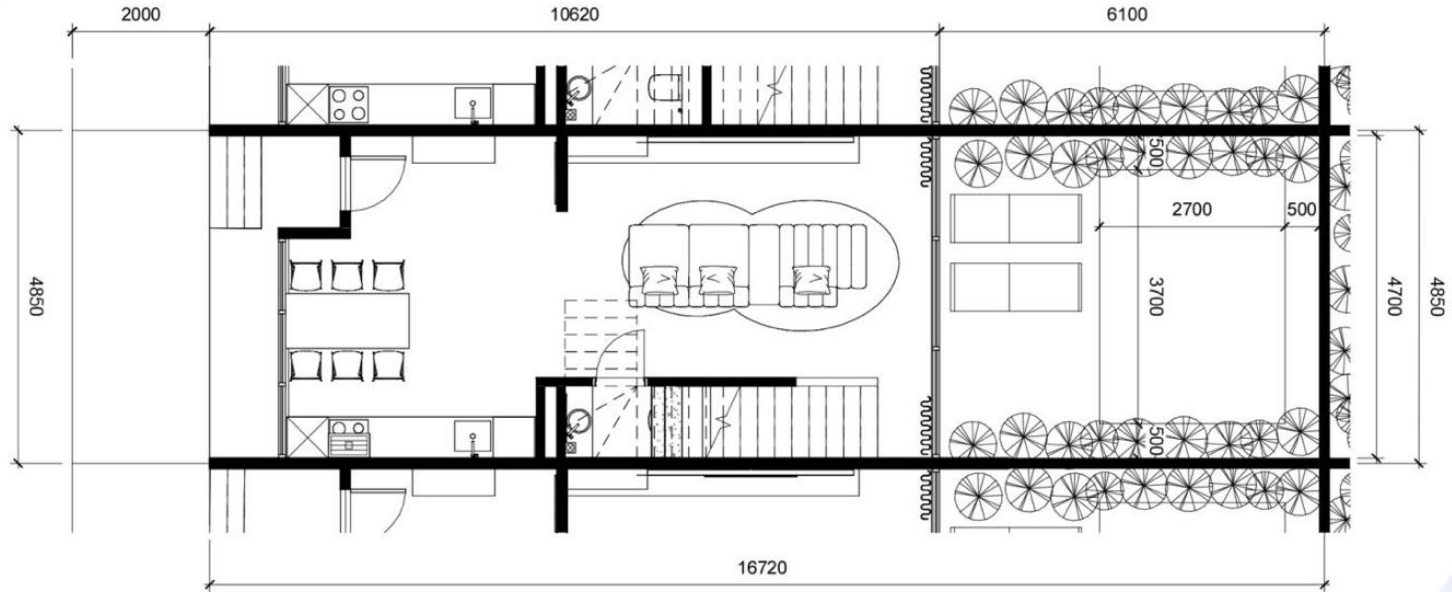












# INFRASTRUCTURE

- 2 restaurants
- children's centre
- coworking space
- barbershop
- beauty salon



Delivery of infrastructure  
assets

**October 2025**

Please clarify the exact contents  
with the managers

## 2 RESTAURANTS



Delivery of infrastructure  
assets

**October 2025**

Please clarify the exact contents  
with the managers

# CHILDREN'S CENTRE

with nanny and entertainer services



Delivery of infrastructure  
assets

**October 2025**

Please clarify the exact contents  
with the managers



# COWORKING SPACE



Delivery of infrastructure  
assets

**October 2025**

Please clarify the exact contents  
with the managers

# BARBERSHOP



Delivery of infrastructure  
assets

**October 2025**

Please clarify the exact contents  
with the managers

# BEAUTY SALON



Delivery of infrastructure  
assets

**October 2025**

Please clarify the exact contents  
with the managers

## WHAT'S INCLUDED IN THE PRICE



Full legal support



Design and  
development design  
projects



Construction and  
technical supervision  
of the facility



Interior decoration  
and furniture



Development of a business  
plan for facility  
management after delivery



Services for opening  
a company, current  
account, work visas

# HOW DOES THE PURCHASING PROCESS WORK

## RUN-UP

- 01 Choosing and booking a villa
- 02 Due diligence: Checking documents for compliance with land use and sales restrictions
- 03 Signing a land lease agreement

- 04 Payment 30% (initial contribution)
- 05 Interest-free payments before the end of construction
- 06 Delivery of the object
- 07 Management of your property
- 08 Payment of profits

**-3%**

**Discount  
for one-time 100%  
payment**