



INVESTMENT ARCHITECTURE INTERIORS

INTO





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Leonid Timofeev

Founder & Ceo

## FOUNDER & CEO THE INTO STUDIO

Leonid has been managing projects and managing processes in the field of capital construction for 17 years. He is responsible for the technical side of construction projects.

- Leonid organizes work processes and controls all teams involved to implement the complex development of the project

**“The right team is the key to success in any construction project”**



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Elena Timofeeva  
Founder & Art Director

## FOUNDER & ART DIRECTOR THE INTO STUDIO

Elena has more than 10 years of experience in the field of architecture and design. Her main goal is to create unique and functional spaces, fully engaging in the creative process

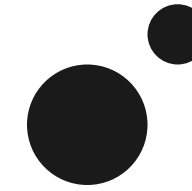
- Elena controls all stages of project creation under her strict guidance, from sketch to implementation at construction site

**“The best ideas are born in a clear mind”**





BALI



# WHY BALI?



## Tourism

Bali is one of the most popular tourist destinations in the world. This ensures a high flow of tourists, which makes investments in the hotel business, rental real estate and entertainment venues very profitable.



## Growing Real Estate Market

Real estate in Bali continues to rise in value, creating opportunities for investors in housing, rental and resale properties.



## Regulation and Taxation

Indonesia offers various tax breaks and incentives for foreign investors, making investing in Bali more financially beneficial.





UBUD



# UBUD

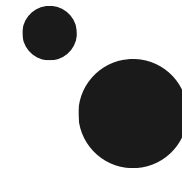
Every year Travel + Leisure asks its readers to rate the Best Cities in Asia for their sights and landmarks, culture, cuisine, friendliness, shopping, and overall value.

**Ubud, Bali named as N°1 City In Asia By Travel + Leisure Magazine.**

Ubud is the centre of Bali's arts and crafts. More than just a popular tourist destination, people from all over the world come here for inspiration.



UBUD



# MAIN ATTRACTIONS IN UBUD

Ubud is the ideal city for those who dream of exploring the ancient temples and royal landmarks of Indonesia, which have grown up between green fields and rice terraces. The suburb of Ubud, on the other hand, has become a treasure trove for art lovers, as it is home to many galleries and studios where famous Asian artists have worked.

Waterfalls

Rice Terrace

Ubud Palace

Monkey Forest

Campuhan

Parq





ART VILLAS



**THE PLACE  
WHERE ART LIVES**







# BEST PLACES NEARBY



**STEM SCHOOL.**  
**1 min from ART villas.**

English school for children  
7-11 years old.

Is it first STEM-curriculum  
based and technological  
centre in BALI.



**TEPLO CONCEPT**  
**1 min from ART villas.**

Sauna  
Hamam  
Ice barrel  
Massage and spa-  
menu



**SOUL KITCHEN**  
**3 min from ART villas.**

Restaurant  
BARBECUE  
Breakfast  
Grill menu  
Bar



**SAYURI HEALING FOOD**  
**4 min from ART villas.**

Raw Vegan Cafe  
Plant-based Food  
Trainings  
Weekly Events  
Fully Plant-Based



**PARQ**  
**7 min from ART villas.**

Cultural and social  
center of Bali with  
restaurants and shops.



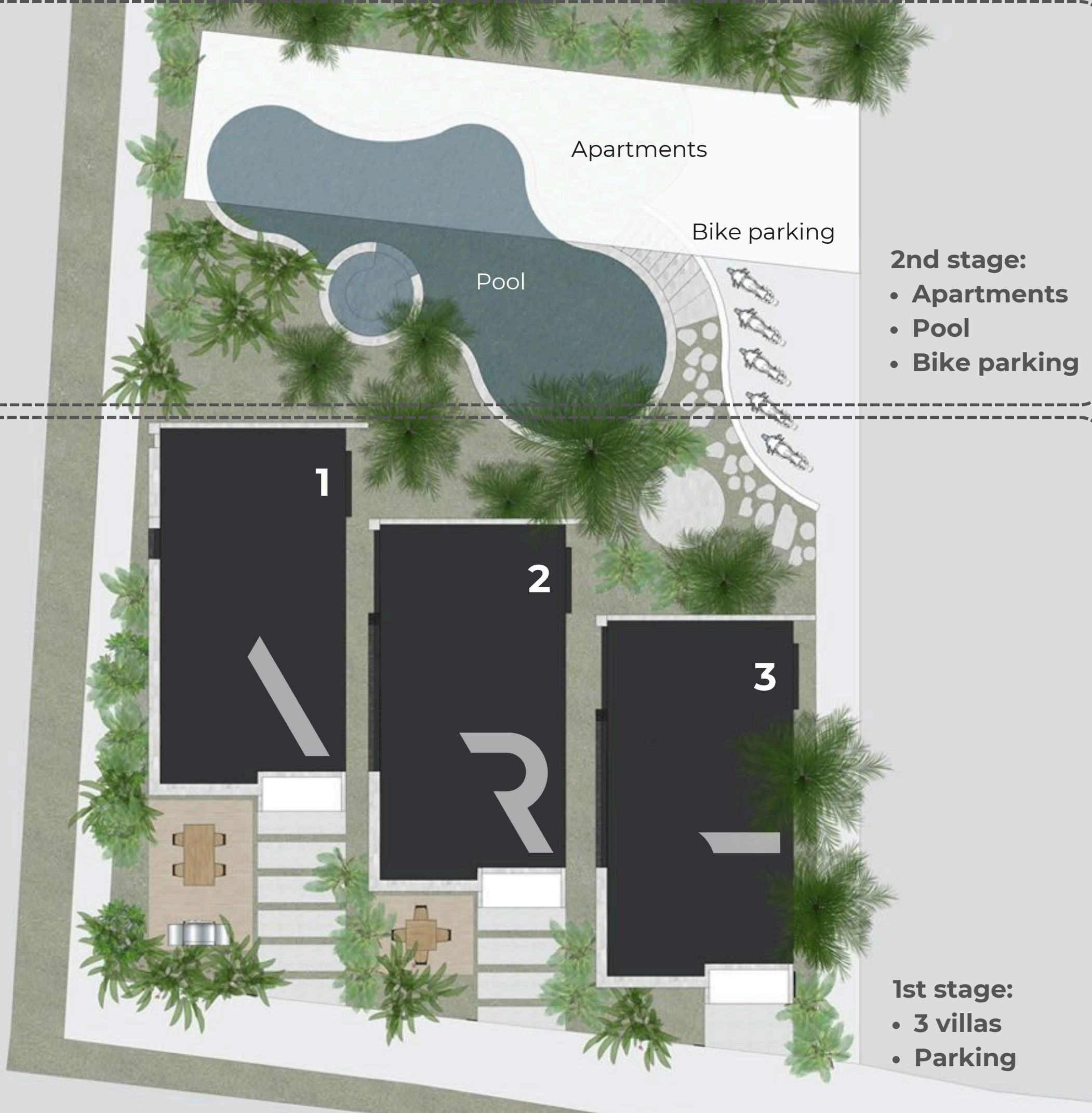
VIEW

Photo of location

# SUNSET VIEW FROM THE 2ND FLOOR PANORAMIC WINDOW



# MASTER PLAN



1

**villa 1 -** 80,6 m sq.  
**terrace -** 11 m sq.  
**land -** 96,8 m sq.

**185.000\$**

2

**villa 2 -** 80,6 m sq.  
**terrace -** 6,5 m sq.  
**land -** 84 m sq.

**180.000\$**

3

**villa 3 -** 80,6 m sq.  
**land -** 76,3 m sq.

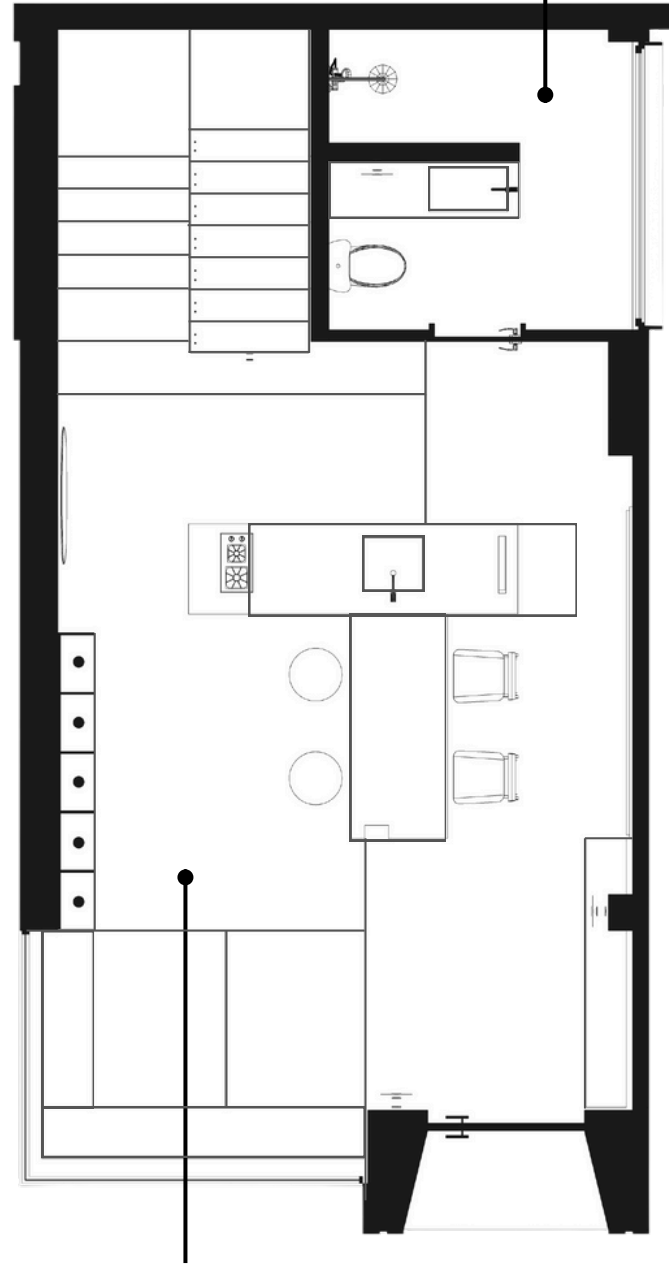
**175.000\$**



## FLOOR PLANS

### 1 Floor

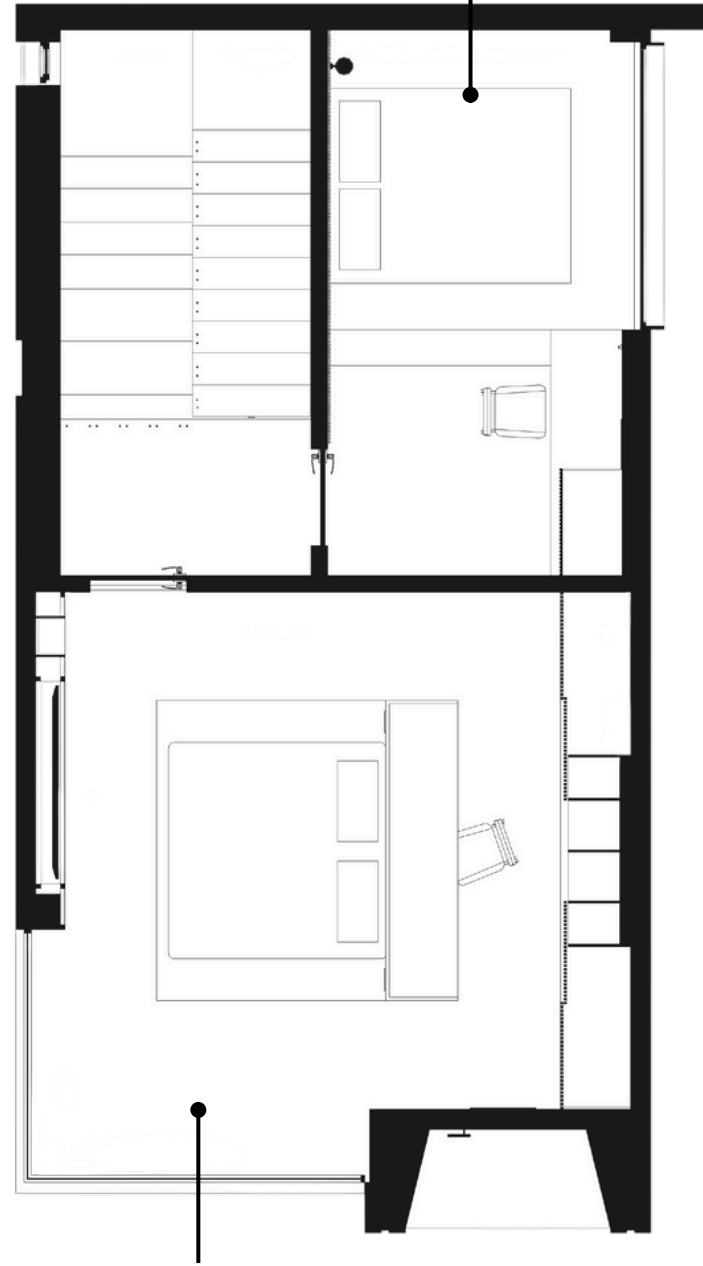
Bathroom  
6.2 m sq



Living room-Kitchen  
37.2 m sq

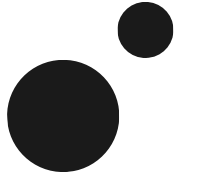
### 2 Floor

Bedroom 2  
11.2 m sq



Bedroom 1  
23 m sq

- Leasehold 35 years  
(extension - market price)
- Pink zone (Pariwisata)
- Fully furnished
- Bike parking include
- Construction period 14 months





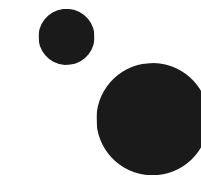
EXTERIOR

Langg...

**YOUR FAVORITE  
PLACE IN UBUD**



EXTERIOR



# THE VILLAS

are located near the tourist center of Ubud, but away from noisy roads.

The diagonal displacement of the villas on the site allows you to reveal the view characteristics of each. Corner panoramic windows are oriented towards the sunset and will fill the room with sunlight. The hidden door on an axial hinge fits stylishly into the facade portal.

The terrace is hidden from passersby by densely growing greenery, which creates a comfortable atmosphere for friendly meetings.

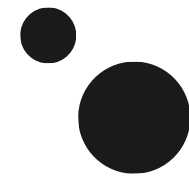


EXTERIOR





EXTERIOR



# NIGHT ILLUMINATION OF THE TERRITORY AND FACADES

Night lighting is represented by linear illumination of the decorative elements of the facade, which further emphasizes its strict geometry.

Accent lighting of the ART logo and, of course, functional lighting of the surrounding area.



EXTERIOR

**NIGHT VIEW**

2 Language Mastery 3



EXTERIOR





INTERIOR



# JAPANDI INTERIOR STYLE

The interior style is Japandi. All volumes and interior solutions are harmoniously interconnected and continue each other. The strict forms of the interior elements are diluted with bright accent decor.



INTERIOR

# LIVING ROOM & KITCHEN



LIVING ROOM&KITCHEN





LIVING ROOM&KITCHEN





LIVING ROOM&KITCHEN





LIVING ROOM&KITCHEN





INTERIOR

# BEDROOM 1



BEDROOM 1





BEDROOM 1





BEDROOM 1





INTERIOR

# BEDROOM 2



BEDROOM 2





BEDROOM 2





BEDROOM 2





INTERIOR

# BATHROOM



BATHROOM





BATHROOM





BATHROOM





# INSTALLMENT PAYMENT

When paying 100% of the cost, special conditions apply.

Individual installment plans are possible\*

**50 %**

**1ST PAYMENT**

50% of the total cost

**5 % EVERY MONTH**

**NEXT PAYMENTS**

5% every month (10 month)

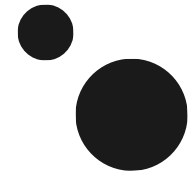


# FINANCIAL MODEL

Calculation forecast provided by the management company Farsight Management  
<https://farsight24.com>

	Annual scenario		
	Base	Top	Bottom
Occupancy	72%	79%	65%
Average Daily Rate (USD)	\$232	\$278	\$208
REVENUE (USD)	\$60 922	\$80 417	\$49 347
Average revenue per month	\$5 077	\$6 701	\$4 112
ROI, %	18,09%	25,02%	13,99%
ROI, years	5,53	4,00	7,15





# REAL ESTATE DOCUMENTS

The SLF real estate document is issued within 6 months after completion of construction.

# FARSIGHT MANAGEMENT

Farsight Villas & Hotels Management is a next-generation property management company with extensive experience in the worldwide market. There are 300+ premium class properties (villas, apartments, condo) under our management. Having been in the business for over 14 years, we know all the key secrets to successfully marketing and managing properties for both long and short term rental. Our company has built eight turnkey properties, from finding the land to completely building the villas and renting them out. By managing rental villas and apartments our goal is to increase the owners' income and let them spend less time, energy and effort.