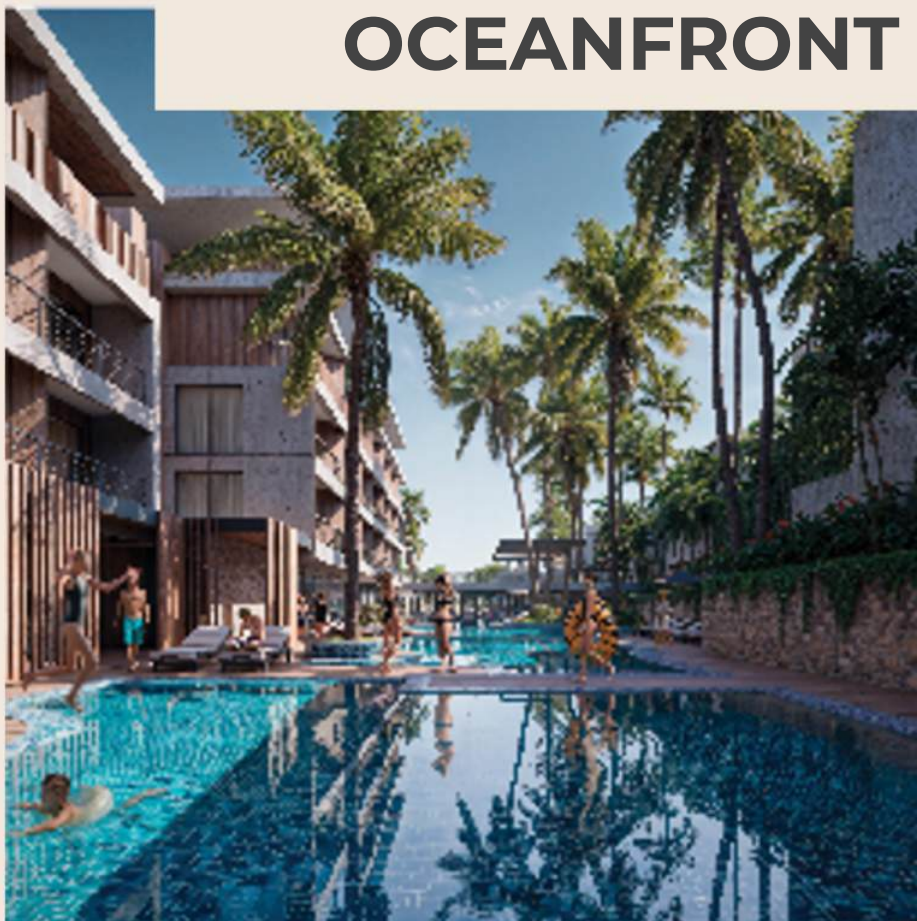




VILLAS AND APARTMENTS ON THE OCEANFRONT WITH A SURF CLUB



LOCATION

The prestigious location of the complex is situated in the southern part of Bukit, which is known for comfortable roads and the Nusa Dua Golden Resort Aria resort area.

The space including the infrastructure of a modern city combined with traditional Balinese design.

The Pandawa area is also famous for its spectacular views: majestic cliffs, endless golden beaches and a paradise coastline filled with surfing opportunities, cliffs and paragliding.





- Villas Type 01, 101 m2 / 36 units
- Villas Type 02, 129 m2 / 20 units
- Villas Type 03, 153 m2 / 8 units
- Apartments 91 units
- Pandawa River Surf – artificial wave for surfing
- Swimming Pool
- Play Area
- Children's swimming pool
- 24/7 shop
- 24/7 concierge, security
- Yoga Studio
- Restaurant
- Laundry
- SPA-salon
- Gym
- Co-working space
- Open air cinema

- | | | | |
|---------------------------|---------------|-----------------------------|---------------|
| Concierge checkpoint 24/7 | 24/7 shop | Laundry | Villa Type 01 |
| Children's pool | Gaming zone | Restaurant | Villa Type 02 |
| SPA salon | Swimming pool | Artificial wave for surfing | Villa Type 03 |
| | Gym | | Apartments |



VILLAS AND APARTMENTS OCEANFRONT

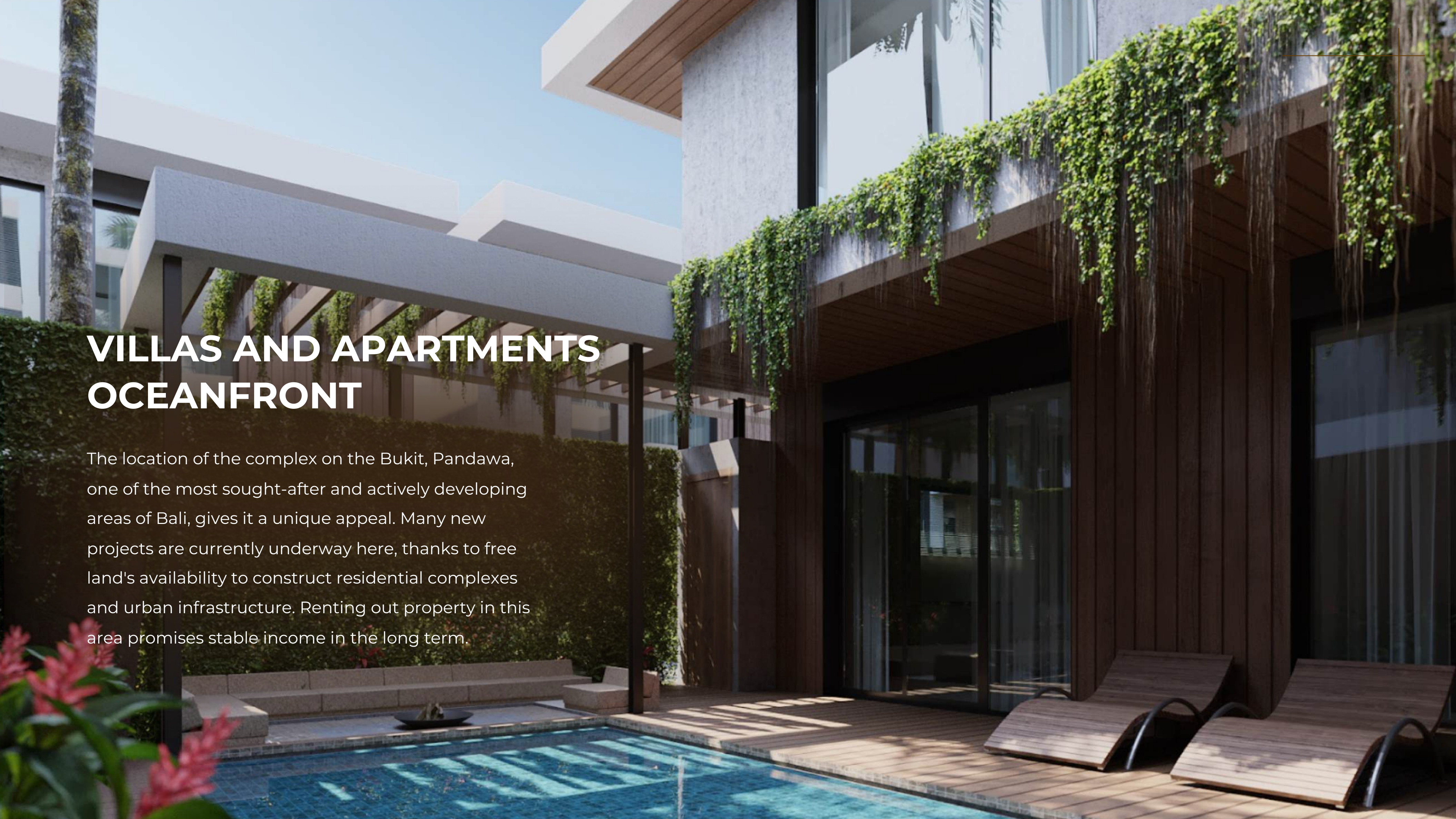
3 TYPES OF TWO-STORY VILLAS ocean view, 3 complexes comfortable apartments. Rooftop with lounge area and barbecue, area for meditation and yoga.

PANDAWA RESIDENCE property is an excellent investment for both short and long-term rentals.

On a total area of **14,250 m2**, all the necessary infrastructure for a comfortable life is presented: restaurant, SPA salon, co-working space, yoga studio, gym, children's pool and playground, as well as an open-air cinema

91
Apartments 64

Complex area
14 250 m2

A modern villa with a swimming pool and lounge chairs. The building features large glass windows and balconies with greenery. The pool is surrounded by a wooden deck and a stone bench. The sky is clear and blue.

VILLAS AND APARTMENTS OCEANFRONT

The location of the complex on the Bukit, Pandawa, one of the most sought-after and actively developing areas of Bali, gives it a unique appeal. Many new projects are currently underway here, thanks to free land's availability to construct residential complexes and urban infrastructure. Renting out property in this area promises stable income in the long term.



PANDAWA RIVER SURF – SURF CLUB WITH ARTIFICIAL WAVE FOR SURFING.

Wave technology is designed according to the principle actions of a river threshold.

10 people can ride the wave at the same time.

16x26 m wave bowl, width 8 m.

Flow depth up to 1.3 m.

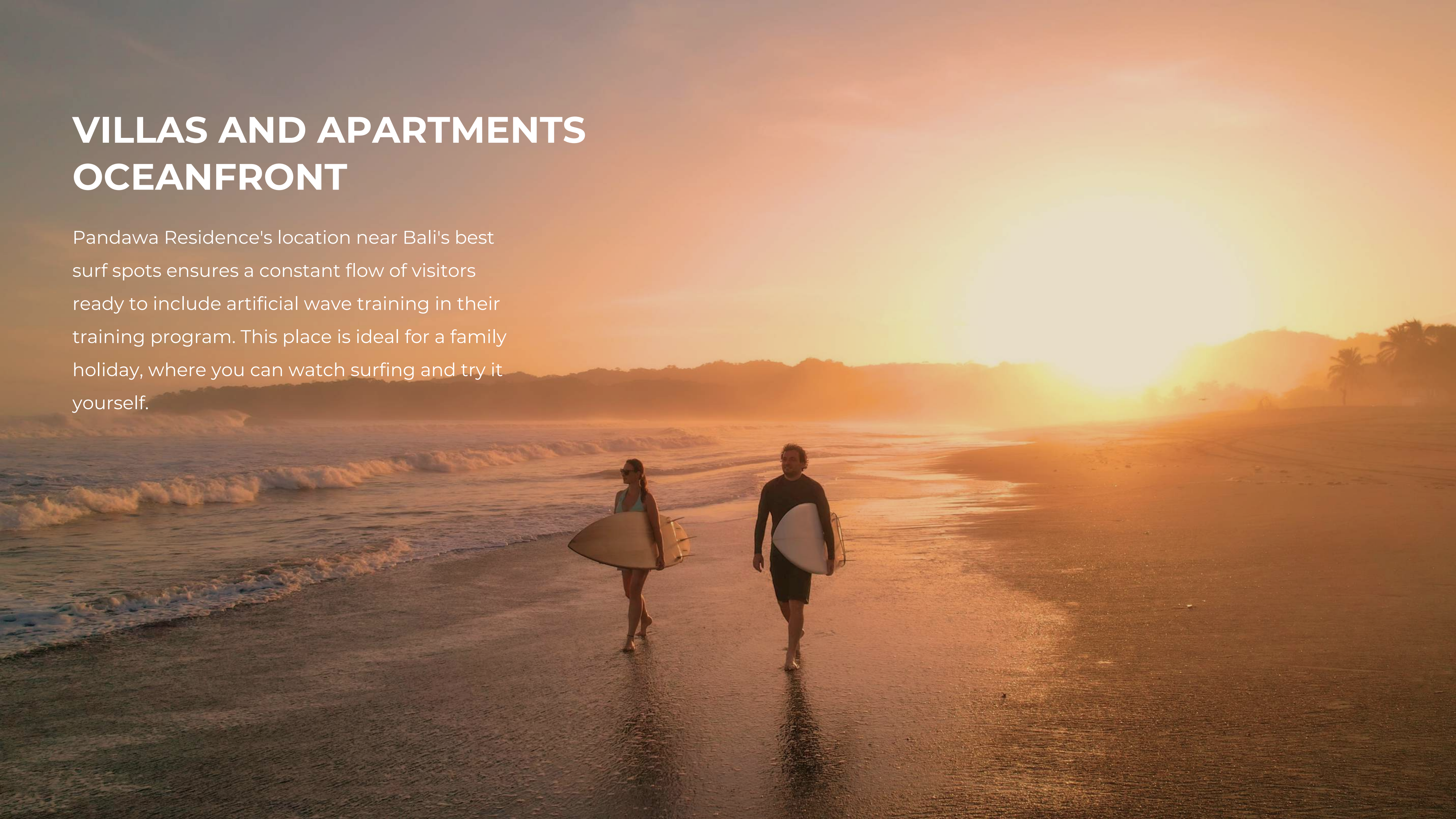
**FOR THE FIRST TIME IN A RESIDENTIAL
PROJECT COMPLEX IN BALI!**

*PANDAWA RIVER
SURF WAVE
ALLOWS USE
CLASSIC BOARDS
FOR SURFING FOR
BEGINNERS
AND ADVANCED
RIDERS.*



VILLAS AND APARTMENTS OCEANFRONT

Pandawa Residence's location near Bali's best surf spots ensures a constant flow of visitors ready to include artificial wave training in their training program. This place is ideal for a family holiday, where you can watch surfing and try it yourself.



PANDAWA RESIDENCE IS A UNIQUE PROJECT IN BALI THAT PROVIDES AN UNRIVALED CONSTRUCTION GUARANTEE FOR 25 YEARS!

Our extensive experience in construction takes into account all the features of Bali, such as moisture resistance, vapor tightness of walls, an increased level of fire resistance, as well as the use of advanced seismic insulation foundations using Japanese technology.

The island of Bali, despite its paradisiacal nature, faces some disadvantages, such as a humid climate, high temperatures, heavy rainfall and seismic activity. All these factors contribute to the rapid deterioration of buildings, requiring additional investments for their renovation.

A LONG-TERM
construction guarantee

HIGH RETURN
of your investments!



EXISTING PROJECTS IN BALI

IN DEVELOPMENT:

- Retreat center in Ubud
- The Onsider villa complex
- Villa in Ubud
- Barnhouse project in Nuanu



1 21 villa Unit Space



1 Magnum Umalas Villas

THE DEVELOPER OF PANDAWA RESIENICE – THE INTERNATIONAL COMPANY ECOLIT

17 years

in the construction industry

2 000

completed projects worldwide, including Europe, Asia, USA and UAE

100 %

completion on time and high quality

8 000 000 m²

already built objects

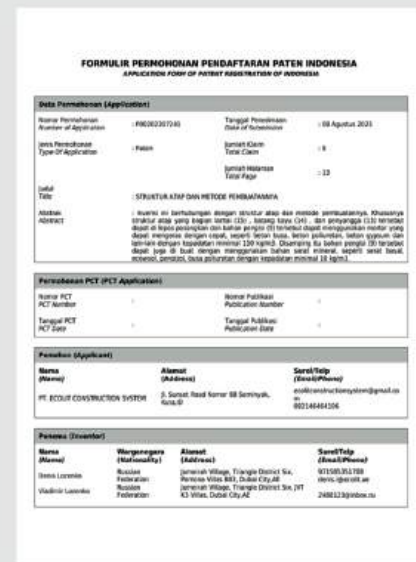




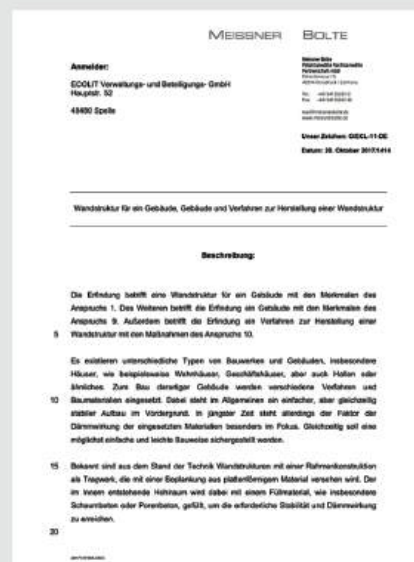
PANDAWA RESIDENCE

BY ECOLIT GROUP

INTERNATIONAL CERTIFICATES AND PATENTS ECOLIT



Indonesia general patent submission



Germany patent submission



Caribbean islands (Jamaica System Approval)



United Arab Emirates approval (Dubai system approval)



Eurasian patent Russia and CIS



United Kingdom and Ireland certification

ECOLIT TECHNOLOGY



The technology, which provides, is an innovative approach. The increased amount of zinc and the polymer coating of the panels further enhance the moisture-proof properties.



The use of hydrophobic building materials, including exclusive hydrophobic additives, provides exclusive protection against moisture.



The use of lightweight concrete insulation ensures that the walls are vapor-tight and prevents the formation of mold.



A high degree of noise insulation with the range of 53-63 dB is achieved by filling the walls with foam concrete with a density of 300 kg per m³.



Fiber cement panels provide an increased level of fire resistance, withstanding fire for up to 3 hours.

14 250 M²

Territory area

7 500 M²

Apartments

4 000 M²

Villas

START OF CONSTRUCTION > JANUARY 2024

Leasehold > 25 years with guaranteed renewal + 25 years

Project status > Pre-sale



REASONS TO CHOOSE BALI



7th place in the world in terms of GDP: **MORE THAN 5% GROWTH AS OF 2023**

TOP 5 economies of the world

20% AVERAGE increase in rental cost per year

80-90% AVERAGE property occupancy per year

300% INCREASE in land value over the past 5 years

365 DAYS season

LOW TAXATION

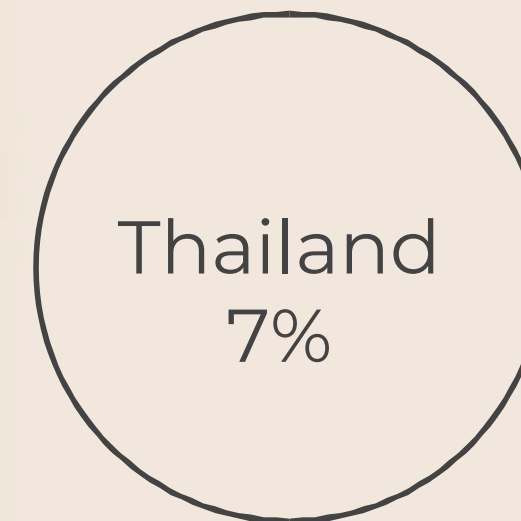
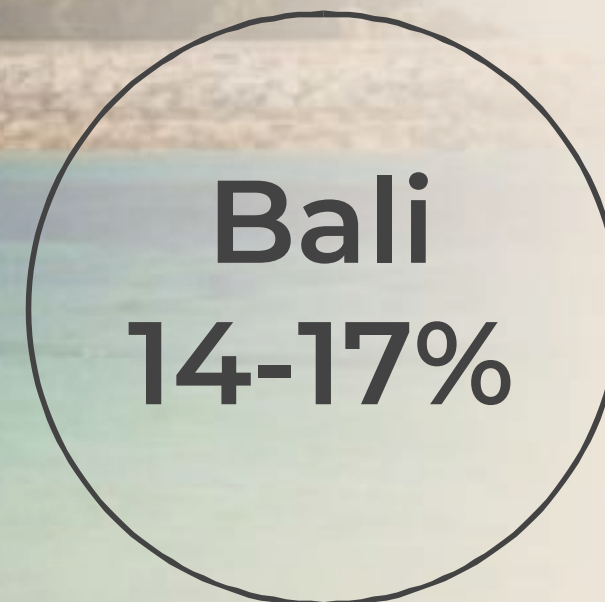
2% ANNUAL inflation rate

BALI INVESTMENT APPEAL

ENDORSED BY



Bali is among the top countries for property investment according to Forbes



#1
The best wellness place on the planet world visiting in 2023.

INSIDER

#1
The most popular destination for natural, active and health tourism.



#2
The most popular destination in the world according to travelers.



#1
The best winter destination.





PRICE-LIST VILLAS PANDAWA RESIDENCE

Villa type	Villa price	Villa area	BDR
Type 01	259 000 \$	101 M2	2 BDR
Type 02	338 000 \$	129 M2	3 BDR
Type 03	475 000 \$	153 M2 + 81 M2 rooftop	3 BDR

INVESTMENT STRATEGY



ROI daily rent



Return on investment



ROI monthly rent

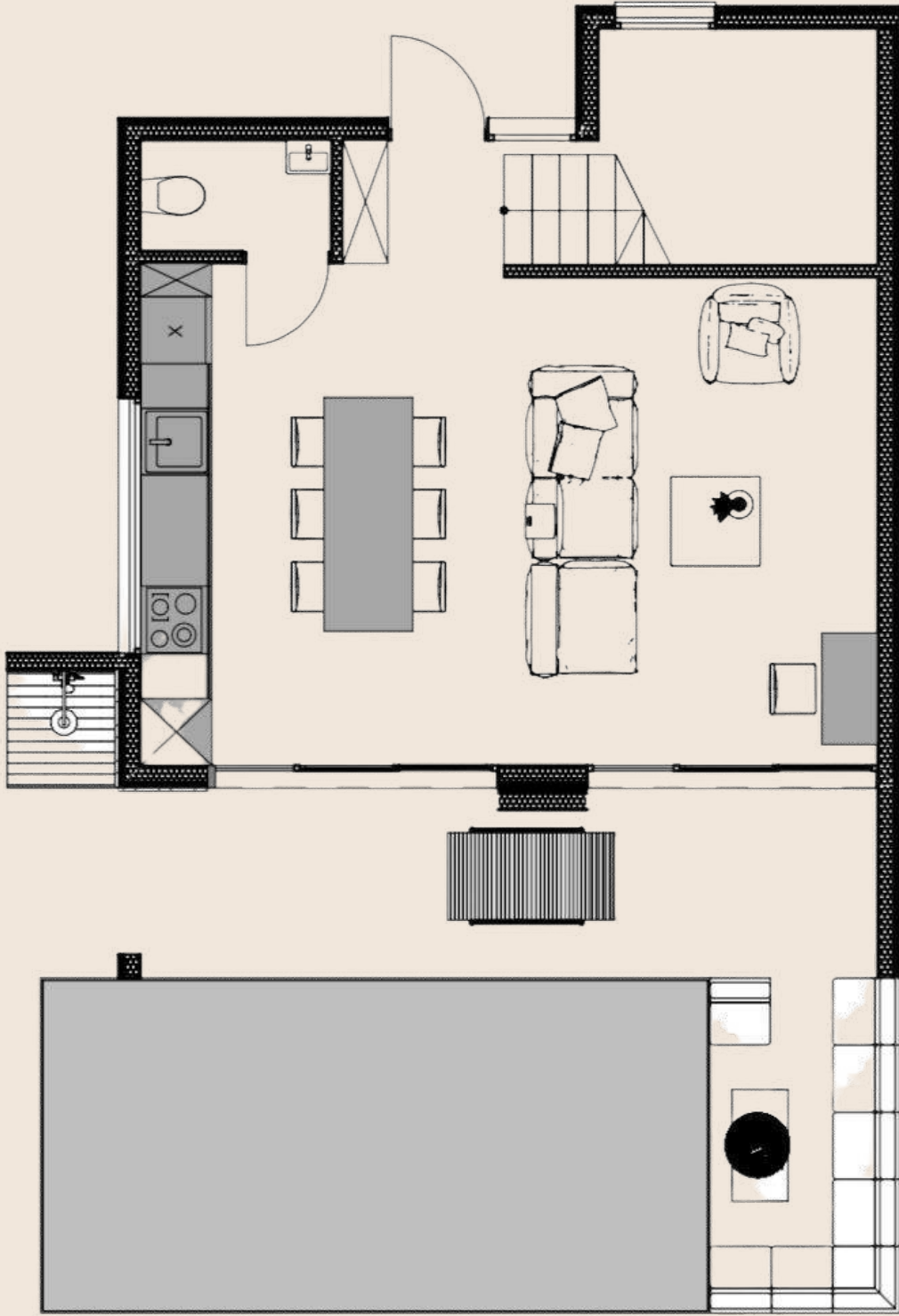


Return on investment

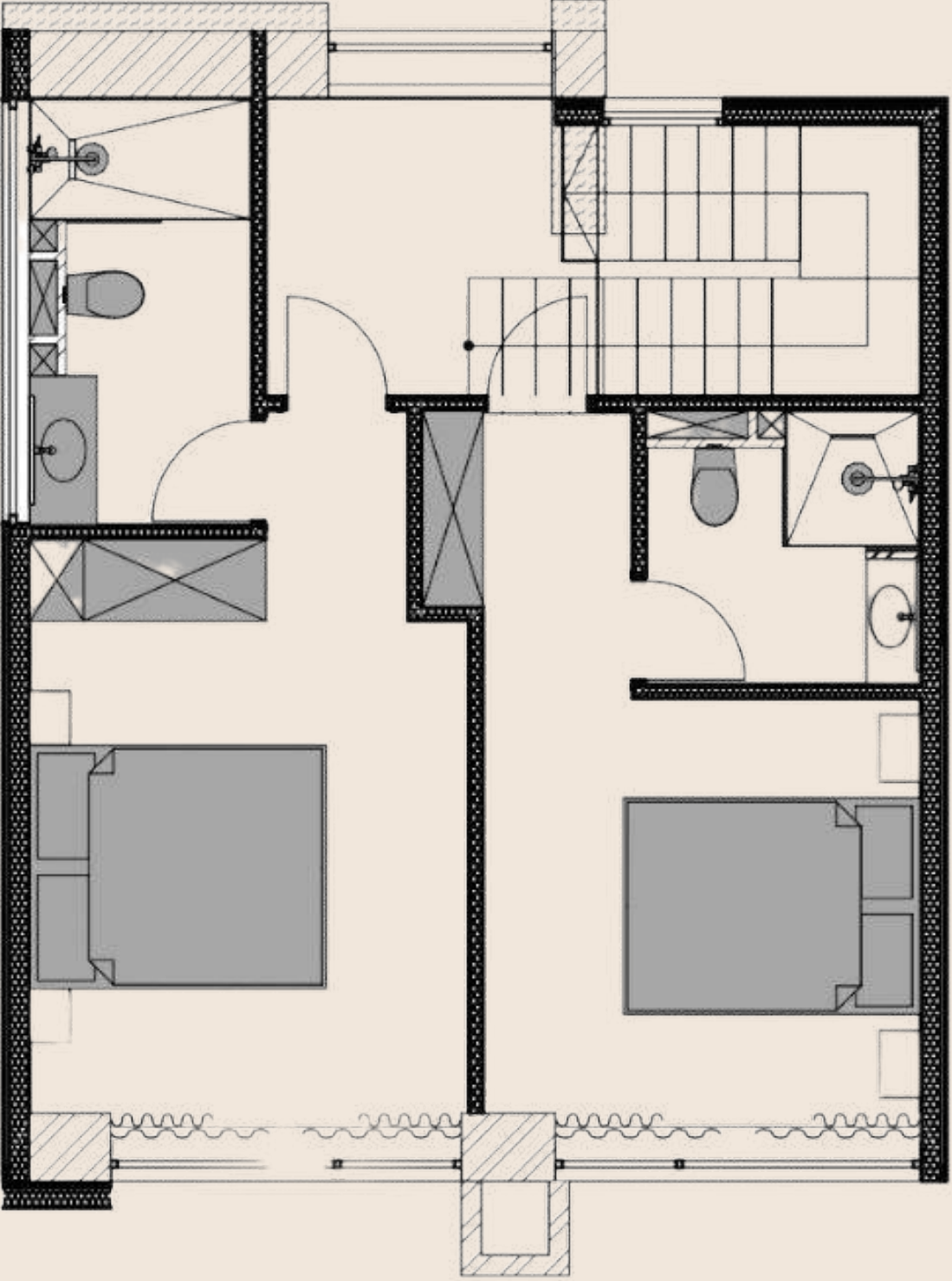


VILLA TYPE 01

101 M2



1 floor plan



2 floor plan



- 2 Bedroom
- 15 m2 swimming pool
- 2 floors
- Kitchen, living room
- Parking
- BBQ
- 3 bathroom
- ocean view





Villa type 01, 101 m2 / kitchen, living room





Villa type 01, 101 m2 / kitchen, living room

Villa type 01, 101 m2 / bedroom





Villa type 01, 101 m2 / bedroom

VILLA TYPE 02

129 M2




1 floor plan




2 floor plan





 2 Bedroom

 15 m2 swimming pool


 2 floors


 Kitchen, living room

 Parking

 BBQ

 4 bathroom

 ocean view

 balcony







Villa type 02, 129 m2 / kitchen, living room

Villa type 02, 129 m2 / bedroom



Villa type 02, 129 m2 / bedroom

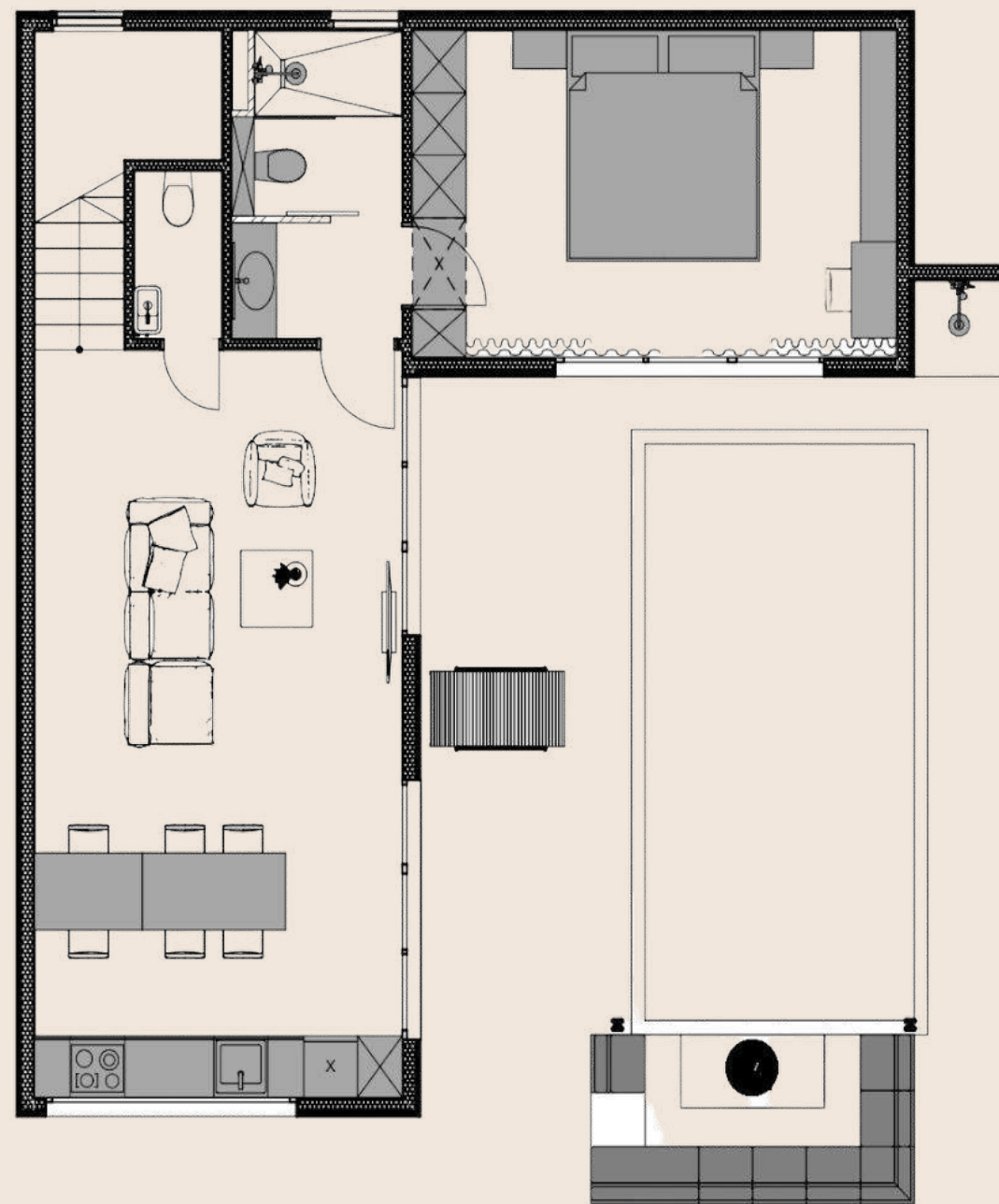




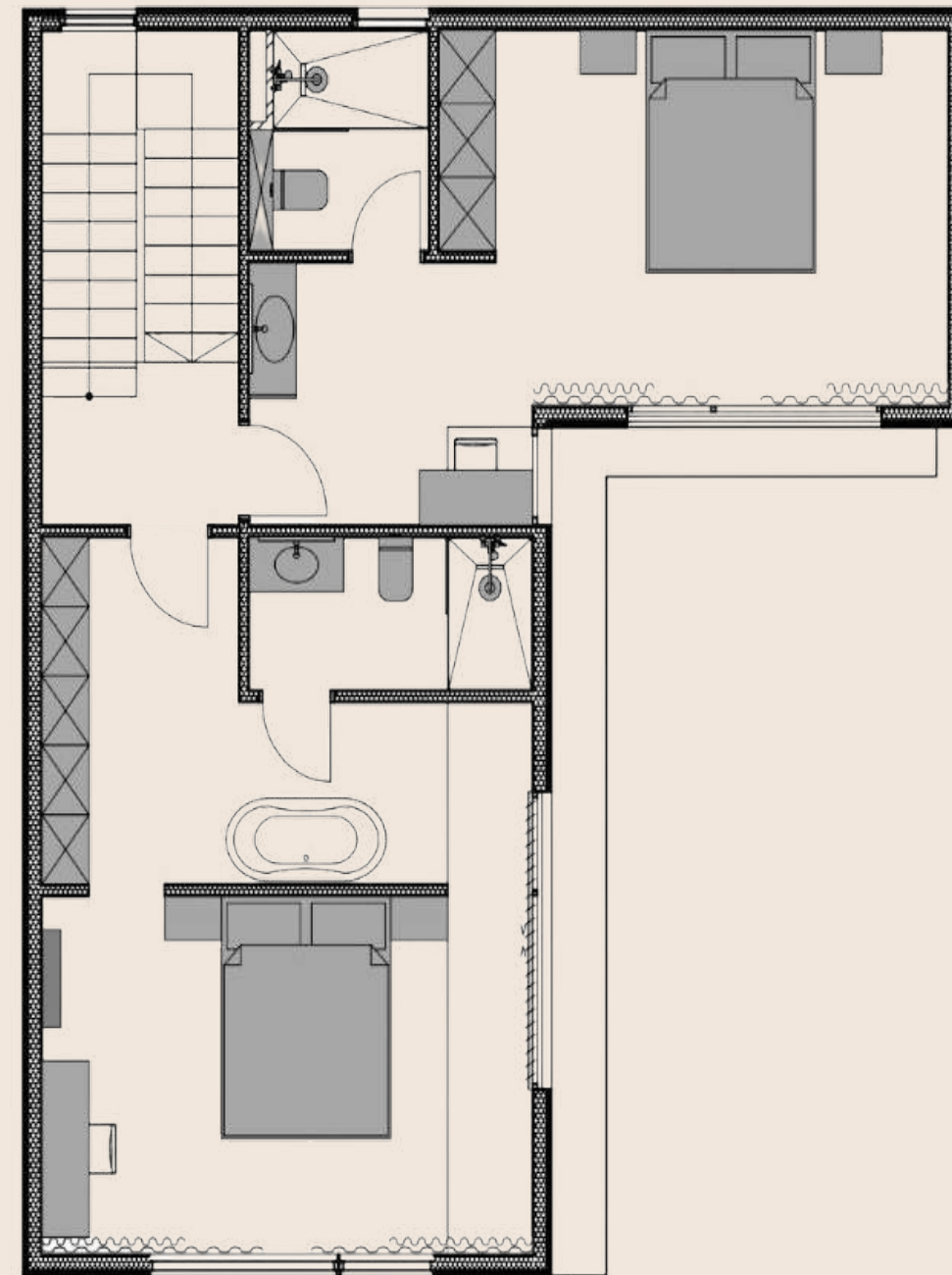
Villa type 02, 129 m2 / bedroom

VILLA TYPE 03

153 M2




1 floor plan





2 floor plan




 3 Bedroom

 18 m2 swimming pool

 2 floors

 Kitchen, living room

 Parking

 BBQ

 4 bathroom

 ocean view







Villa type 03, 153 m² / kitchen, living room



Villa type 03, 153 m² / kitchen, living room



Villa type 03, 153 m² / bedroom



Villa type 03, 153 m2 / bedroom



Villa type 03, 153 m2 / bedroom

APARTMENTS PRICE-LIST PANDAWA RESIDENCE

Price	Area
144 000 \$	40 M2

14%

ROI daily rent

6
years

Return on investment

14%

ROI monthly rent

6
years

Return on investment



APARTMENTS

40 M2



1 Bedroom



swimming pool in area



Parking



Kitchen, living room



1 bathroom



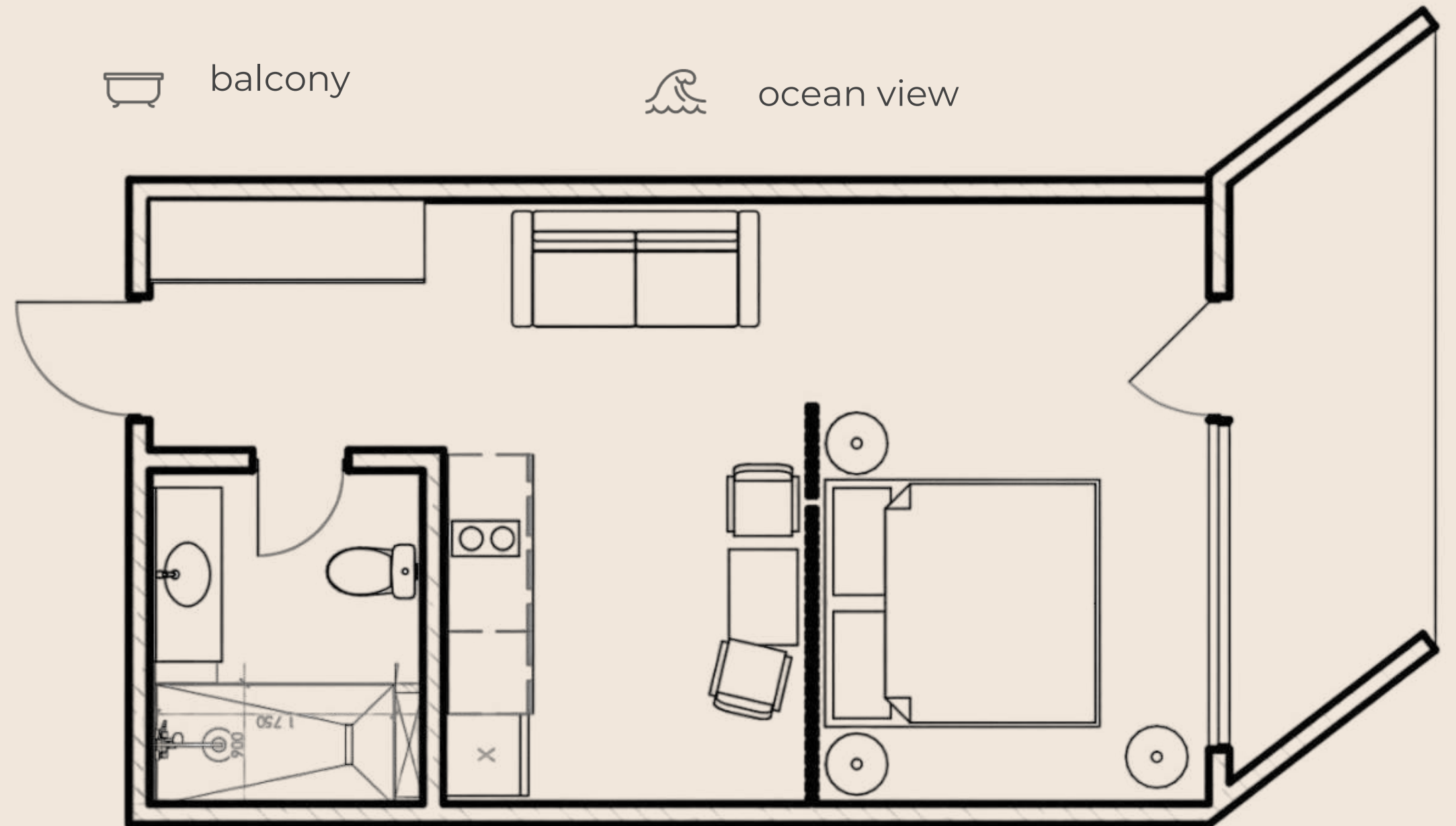
Complex open air cinema



balcony



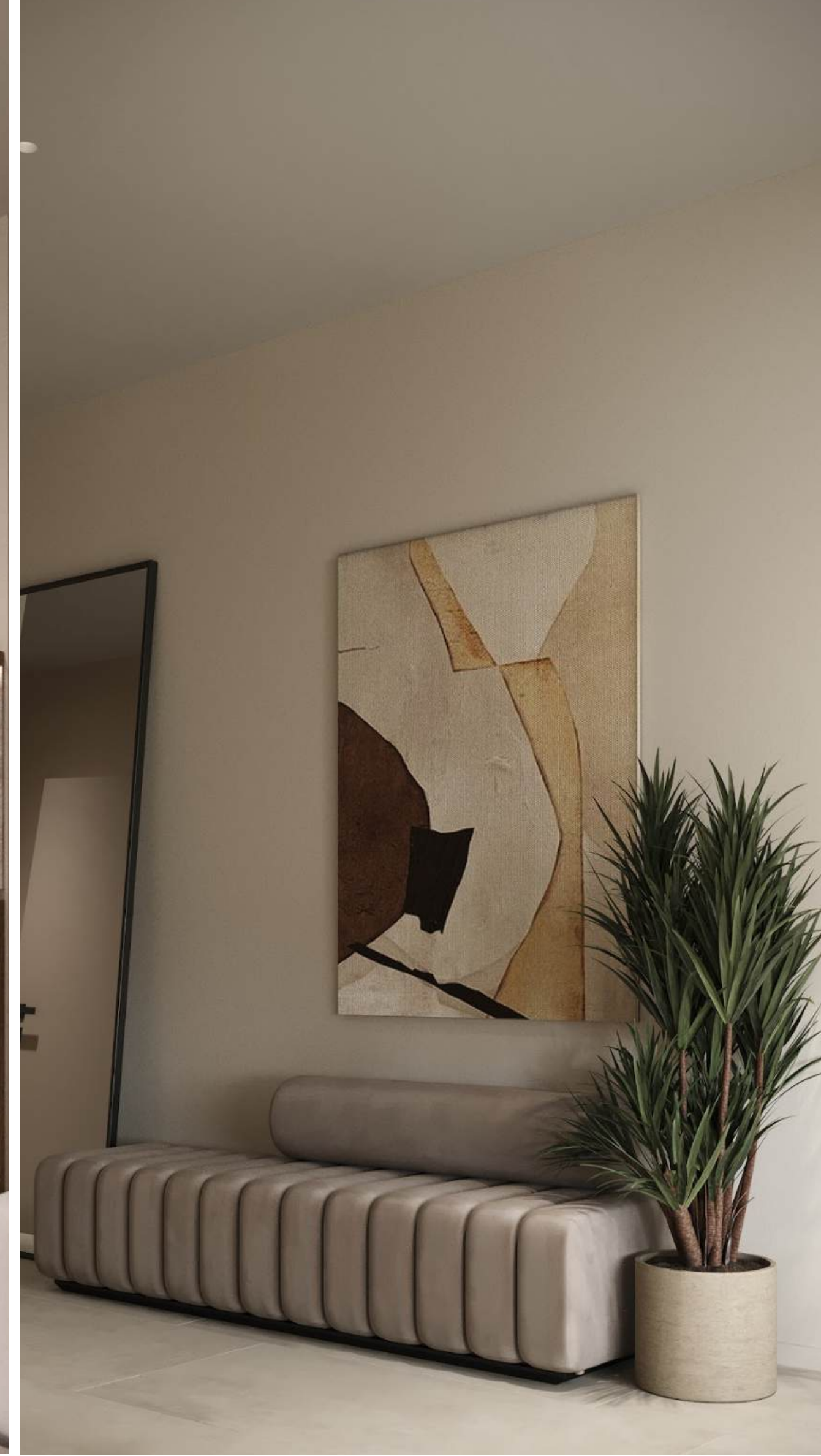
ocean view











Apartments 40 m2





Apartaments m2 / bedroom

STAGES OF PURCHASING VILLAS AND APARTMENTS PANDAWA RESIDENCE

Down payment
on contract

40%

After the
construction

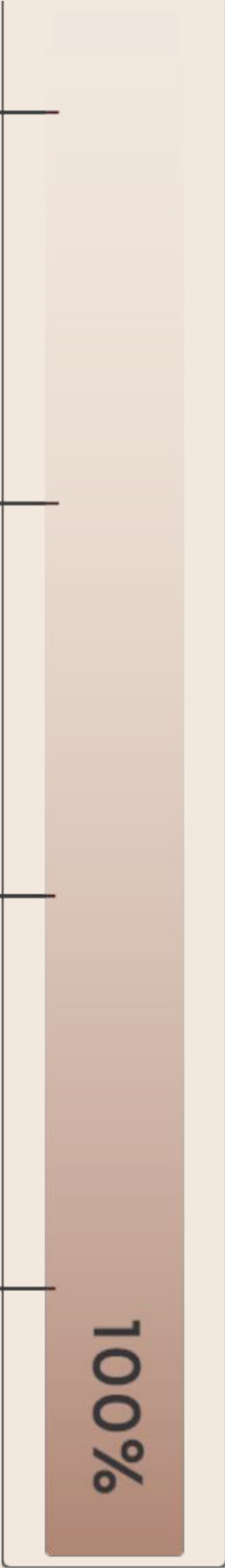
30%

After completing
the facade work

20%

After completing
the interior
decoration

10%



AROUND COMPLEX

An aerial photograph of a tropical coastline. A large, dark, jagged rock formation juts out into the turquoise ocean. Waves with white foam are crashing against the rocks and the shore. To the right, a sandy beach is visible, lined with several tall palm trees. The water transitions from deep blue to light turquoise near the shore.

Bali International Airport – 25 min.

Pepito supermakret – 6 min.

Bali collection Shopping center – 15 min.

Balicopter Heliport – 3 min.

Uluwatu temple – 25 min.

Udayana university – 15 min.

GWK Cultural park – 20 min.

BIMC Nusa dua Hospital – 15 min.

Hilton Bali resort – 10 min.

Bali national Golf Club – 5 min.

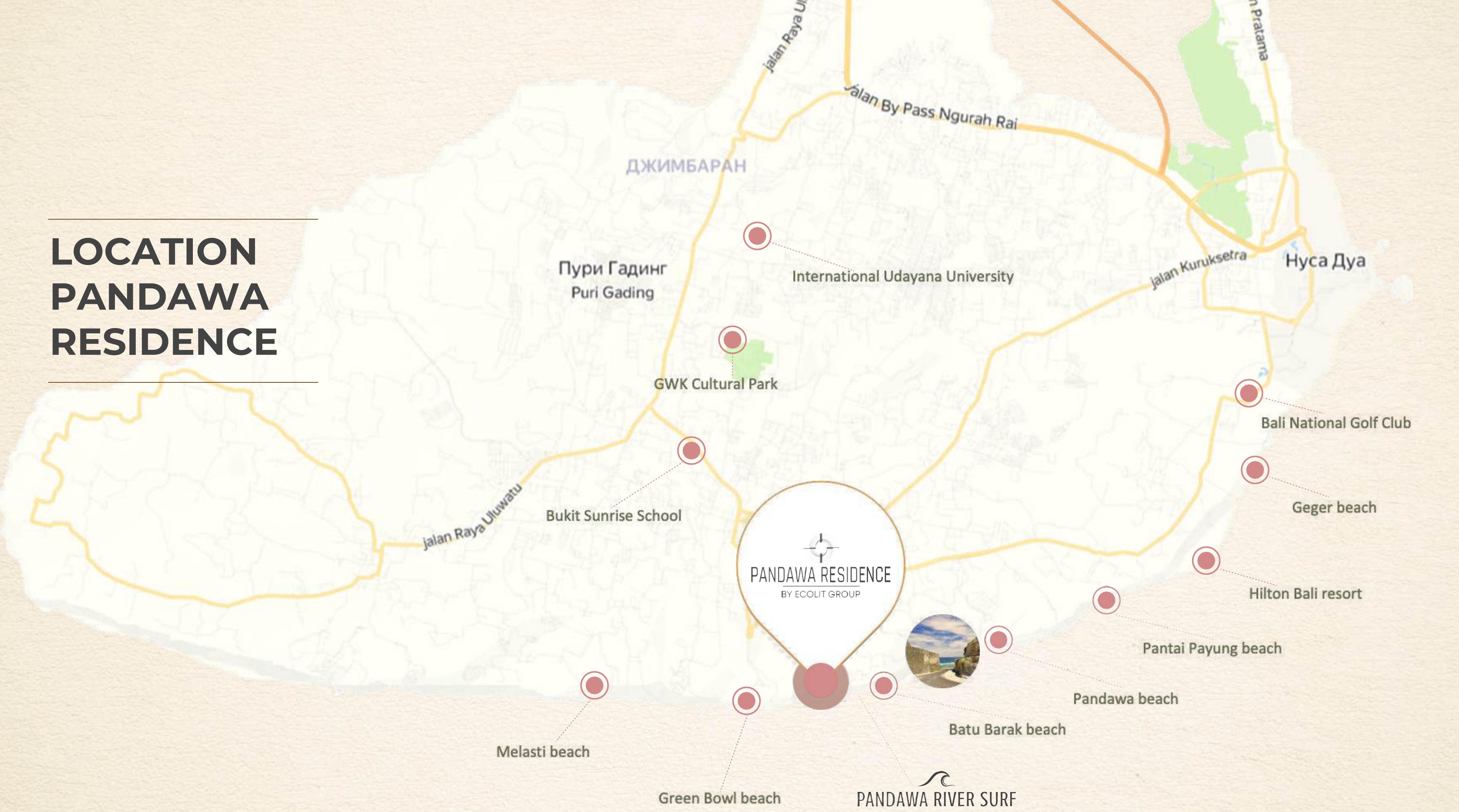
Bukit Sunrise International School – 9 min.

Royal Rancheros Stables – 2 min.

Paragliding – 2 min.

Roosterfish Beach Club – 10 min.

LOCATION PANDAWA RESIDENCE



ДЖИМБАРАН

Пури Гадинг
Puri Gading

International Udayana University

GWK Cultural Park

Bukit Sunrise School

PANDAWA RESIDENCE
BY ECOLIT GROUP

Melasti beach

Green Bowl beach

Batu Barak beach

Pandawa beach

Pantai Payung beach

Hilton Bali resort

Geger beach

Bali National Golf Club

Нуса Дуа

PANDAWA RIVER SURF