



APARTMENTS

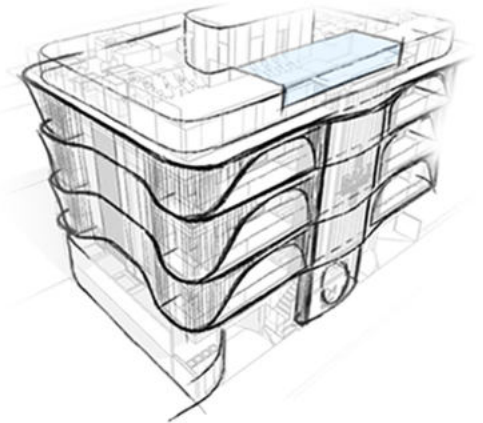
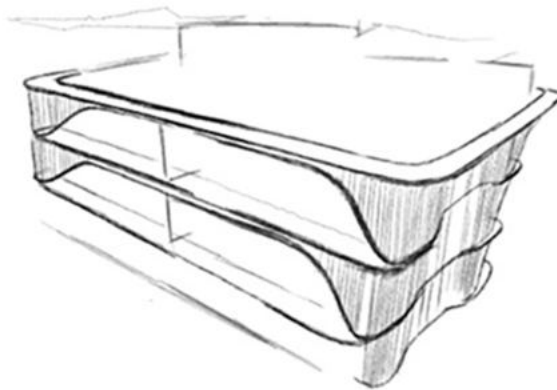
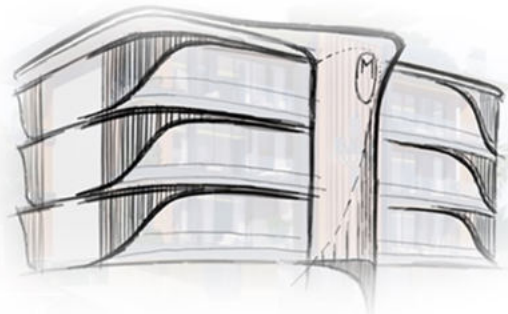
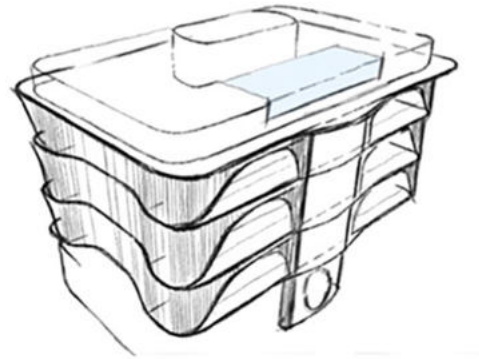
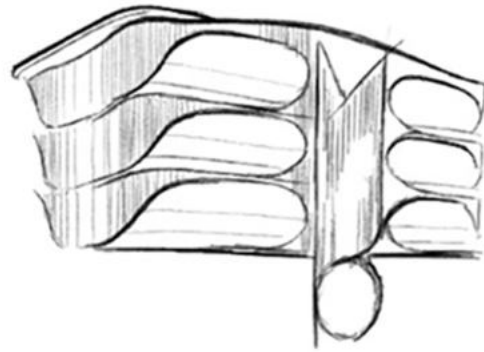
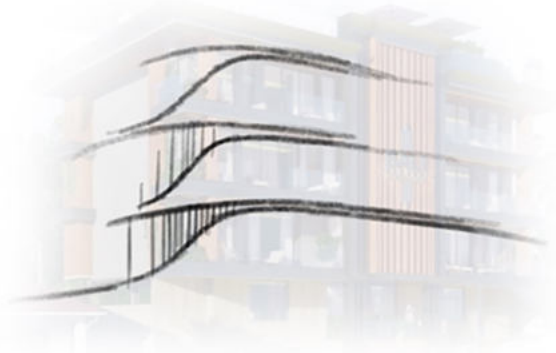
BY BALI CONSTRUCTION GROUP

An aerial photograph of a tropical beach. The top half shows the turquoise ocean with gentle waves washing onto a white sandy shore. The bottom half shows the beach and a dense line of palm trees. The word "INSPIRATION" is overlaid in the center in a large, bold, sans-serif font. The letters "INSPIRA" are filled with a teal-to-white gradient, while "TION" is solid white. A thin white vertical line with a dot at the end is positioned above the letter "I".

**INSPIRATION**



# PROCESS OF ART



# OM APARTMENT

Premium class apartment complex for living and investing in a privileged Canggu District location.

The project will consist of 5 floors and include a range of exquisite 1-2BR apartments from a courtyard with a swimming pool or a terrace with a jacuzzi.



**\$140.900**  
Starting



**Pay 5%**  
For Booking



**Easy**  
20/25/25/25



**Q2/ 2024 Year**  
Completion Date



**4-6 Years**  
Payback  
period



**ROI 15-20%**  
Average return  
per year



**VALUE  
GROWTH 150%**  
Within 2 years



**INSTALLMENT 0%**  
For a period of  
12 months

**LEASEHOLD 25 YEARS**  
+25 years extension

**TOURISM RED ZONE**





The image shows a modern, multi-story building at night, viewed from an aerial perspective. The building has a distinctive, curved facade with a series of horizontal, wavy bands. The top floor is a rooftop terrace with a swimming pool, lounge chairs, and people. The word "EXTERIOR" is prominently displayed across the middle of the building in large, glowing, white letters with a blue and purple neon glow. The building is surrounded by lush greenery and palm trees. At the base of the building, there are cars parked and people walking on the sidewalk.

# EXTERIOR











An aerial, high-angle view of a modern rooftop lounge at night. The scene is illuminated with warm, ambient lighting, primarily in shades of blue and white. In the center, a large, glowing blue neon sign spells out "ROOFTOP" in a bold, sans-serif font. The rooftop is furnished with several lounge chairs, some with blue cushions, and several circular, elevated seating areas with white cushions and wooden bases. A bar area is visible on the left side, with a curved counter and stools. People are scattered throughout the space, some sitting on the lounge chairs, some standing near the bar, and some in the circular seating areas. The building's architecture is modern, with clean lines and a mix of materials like wood and concrete. The background shows a dense urban environment with other buildings and trees, suggesting a city setting. The overall atmosphere is sophisticated and contemporary.

# ROOFTOP

# PARADISE ON HIGH ENJOY BALINESE SUNSETS AT OUR ROOFTOP

With an infinity swimming pool, the top floor terraces turn into a rooftop resort: great for relaxing hours and refreshing swims under the sun during the daytime, as well as dinner, drinks, and views at night. Pretty much 24/7 perfection. It is an excellent place to get wet and wild or have a chilled sunset.



Swimming Pool  
10m x 4m



Rooftop  
Bar &



Fully Equipped  
BBQ Space



Tropical  
Rain Showers



Rooftop  
Garden Yoga



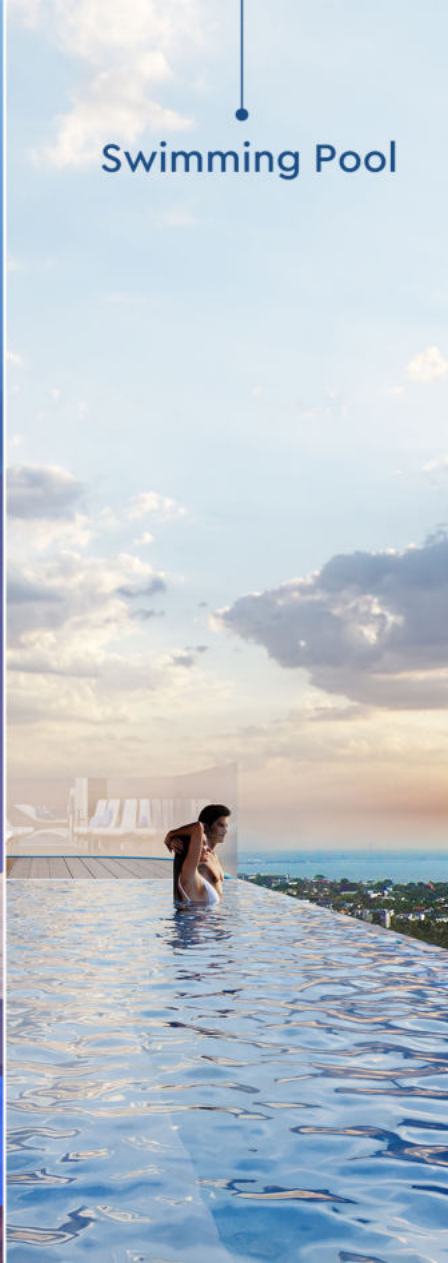
Rooftop  
Cinema Club



Grill



Swimming Pool



Bar



Movie



Chillout Lounge















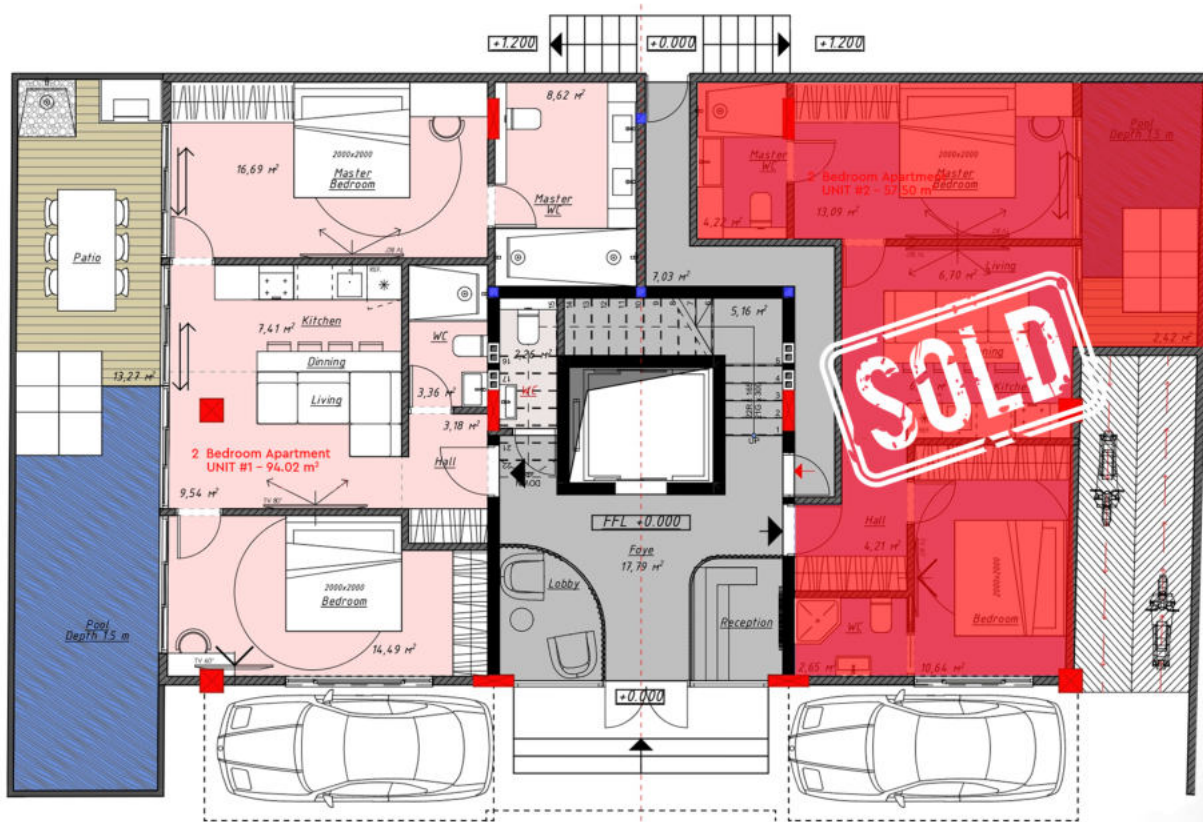


# FLOOR PLANS

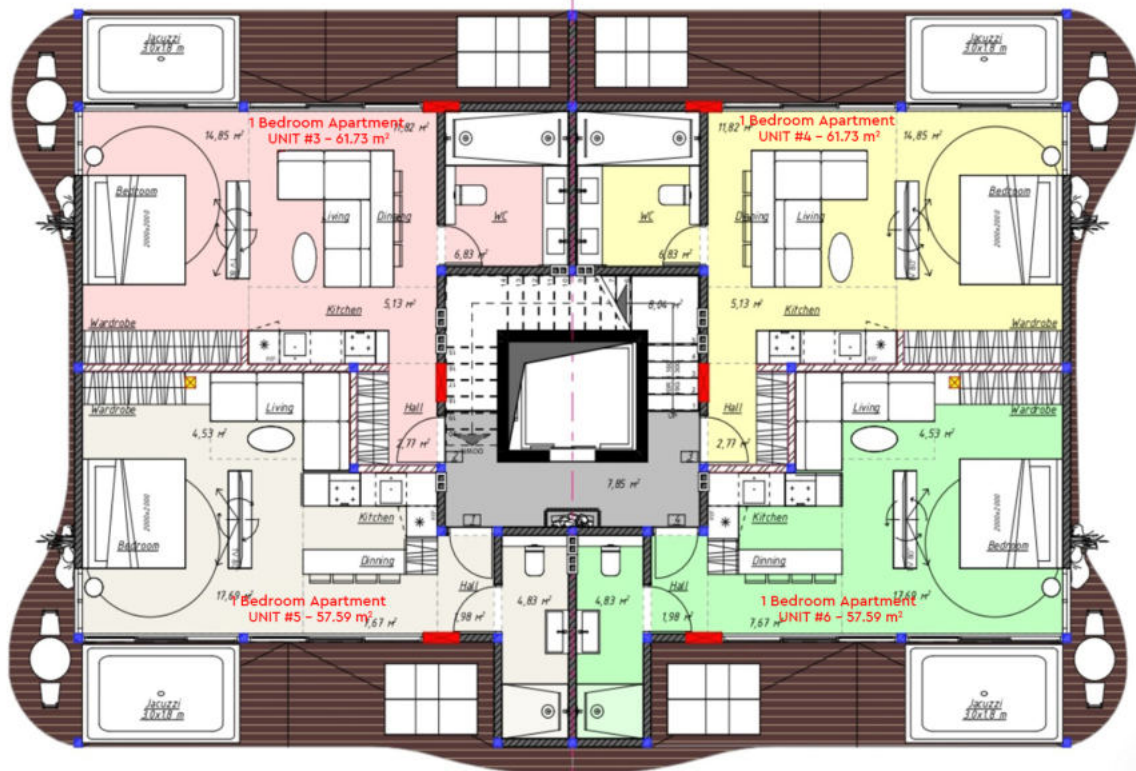
# Underground Parking



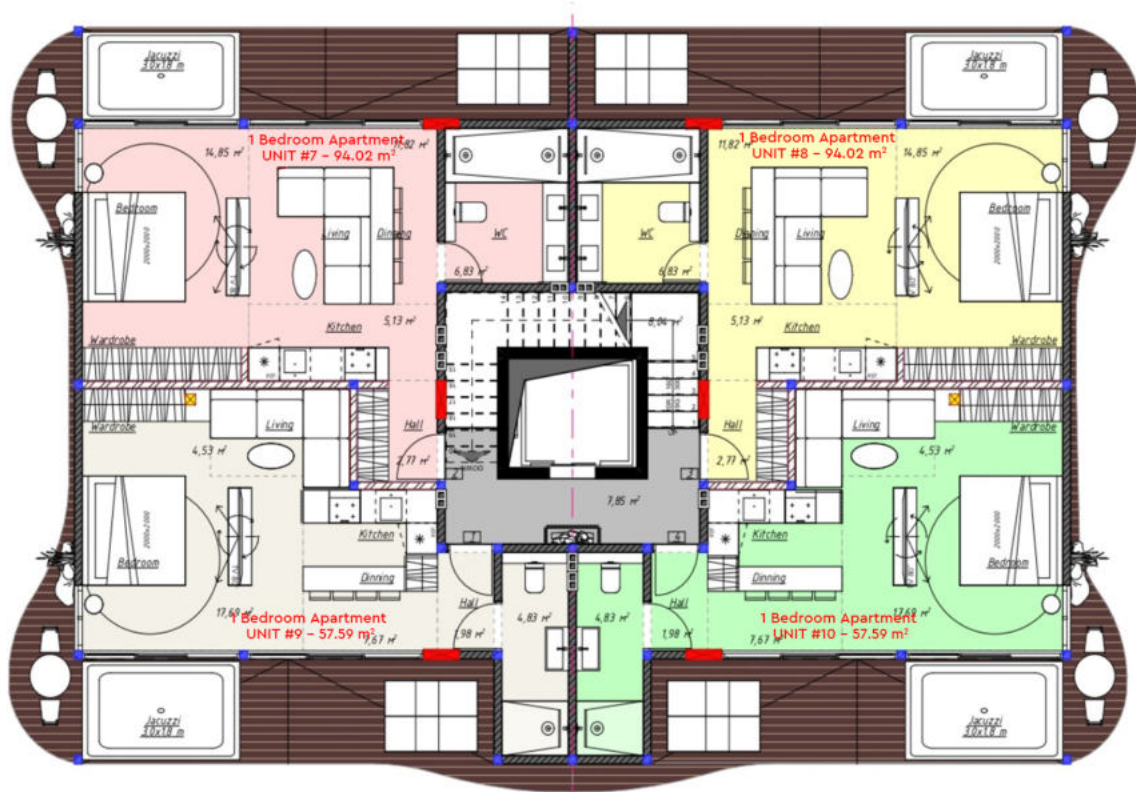
# Ground Floor



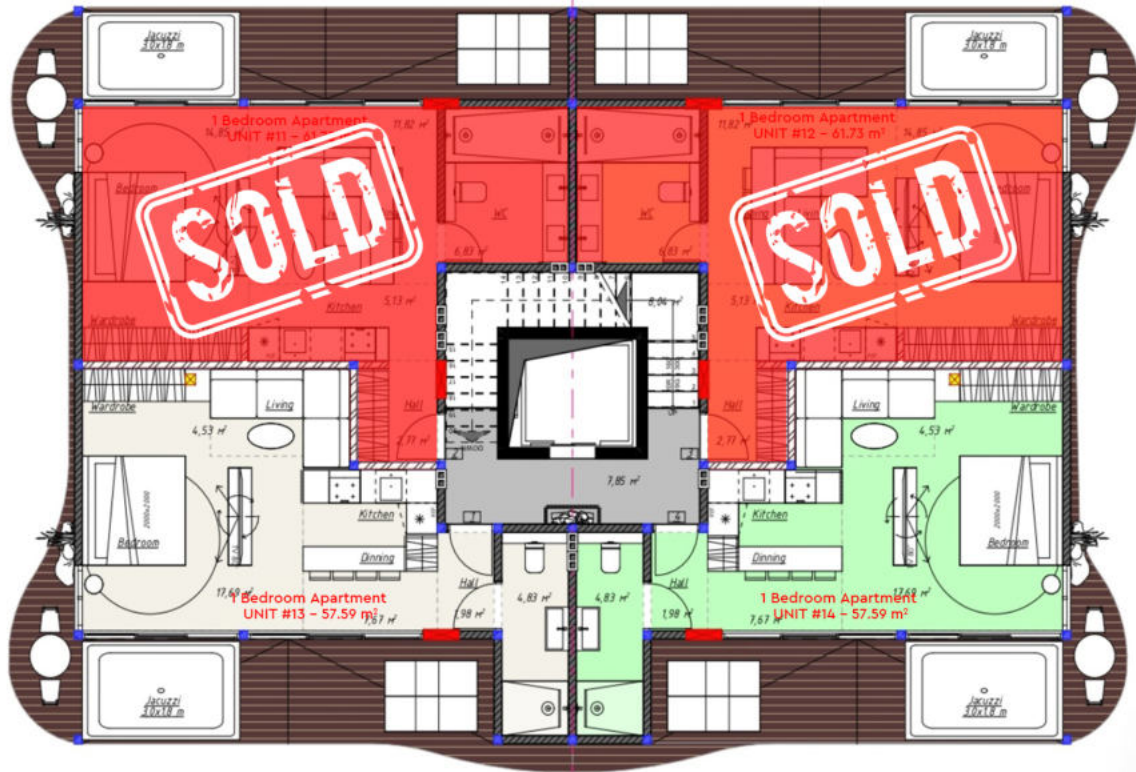
# 2 Floor



# 3 Floor

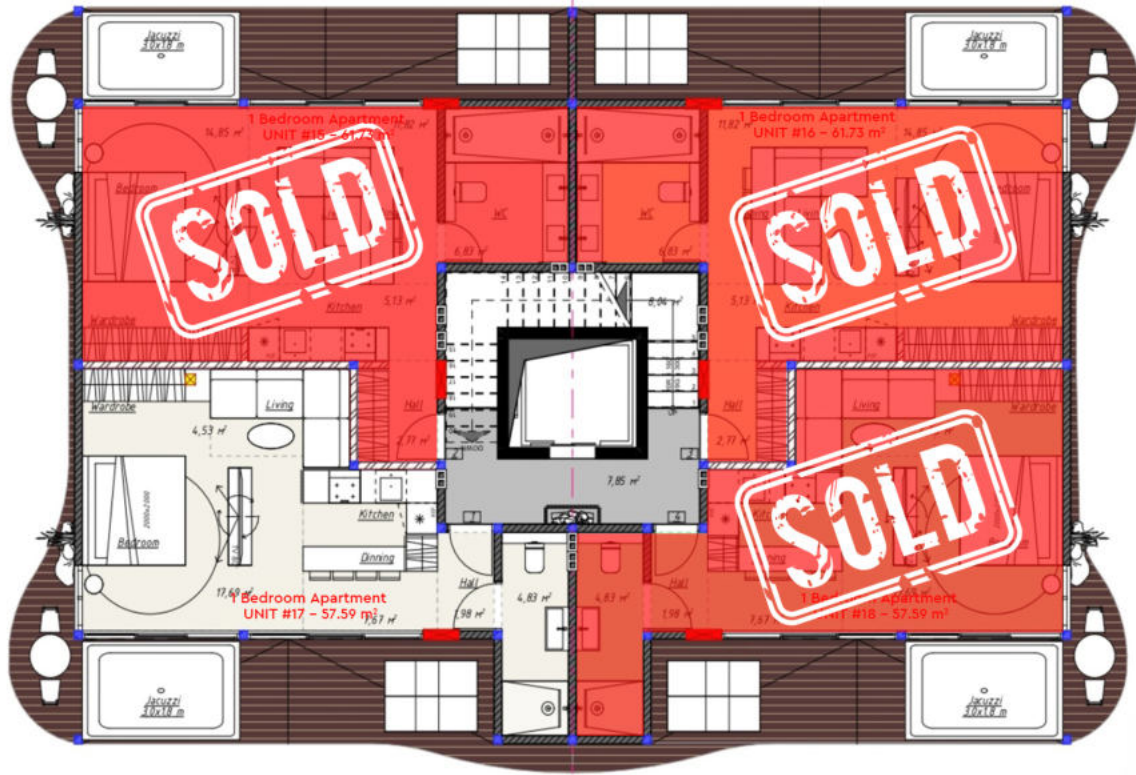


# 4 Floor

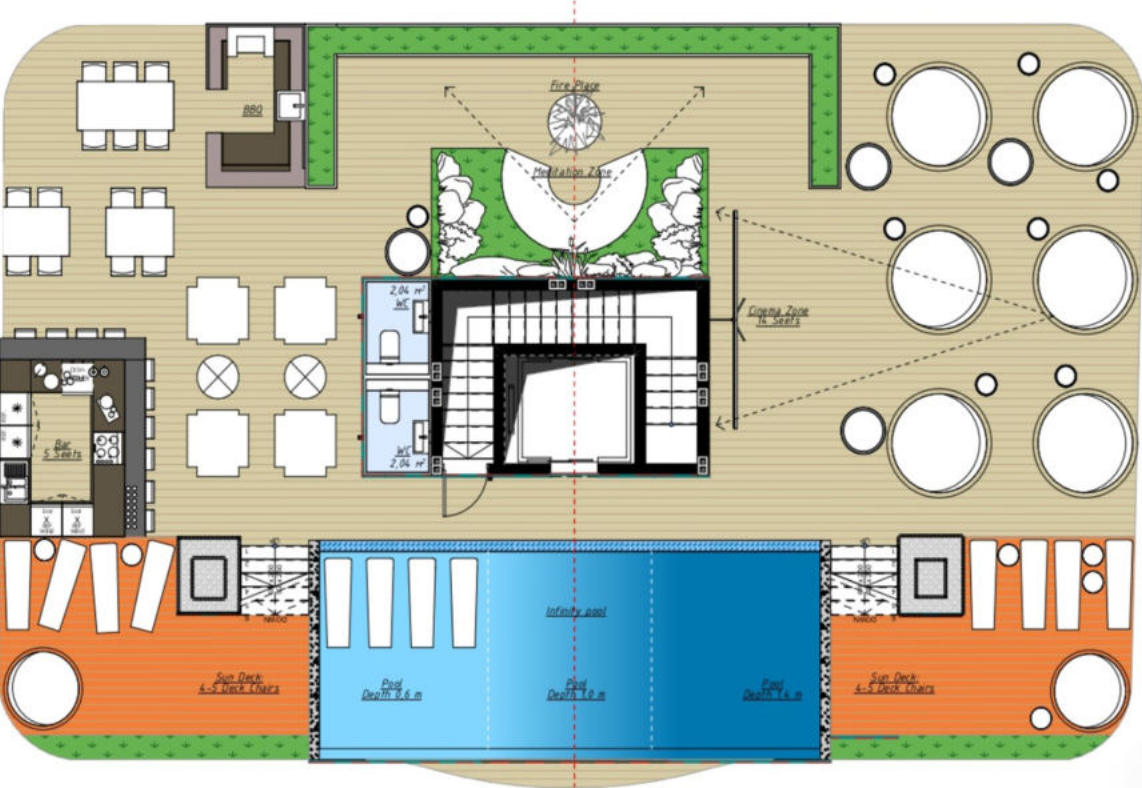




# 5 Floor



# Roof Top



# APARTMENTS

102

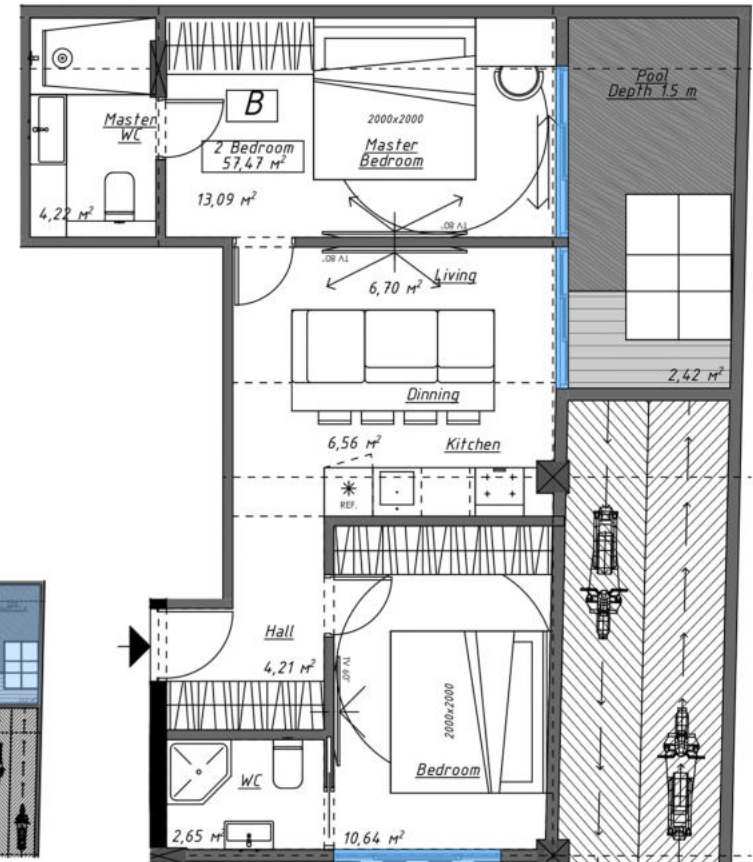
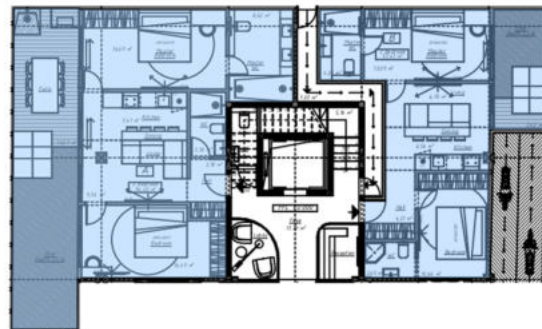
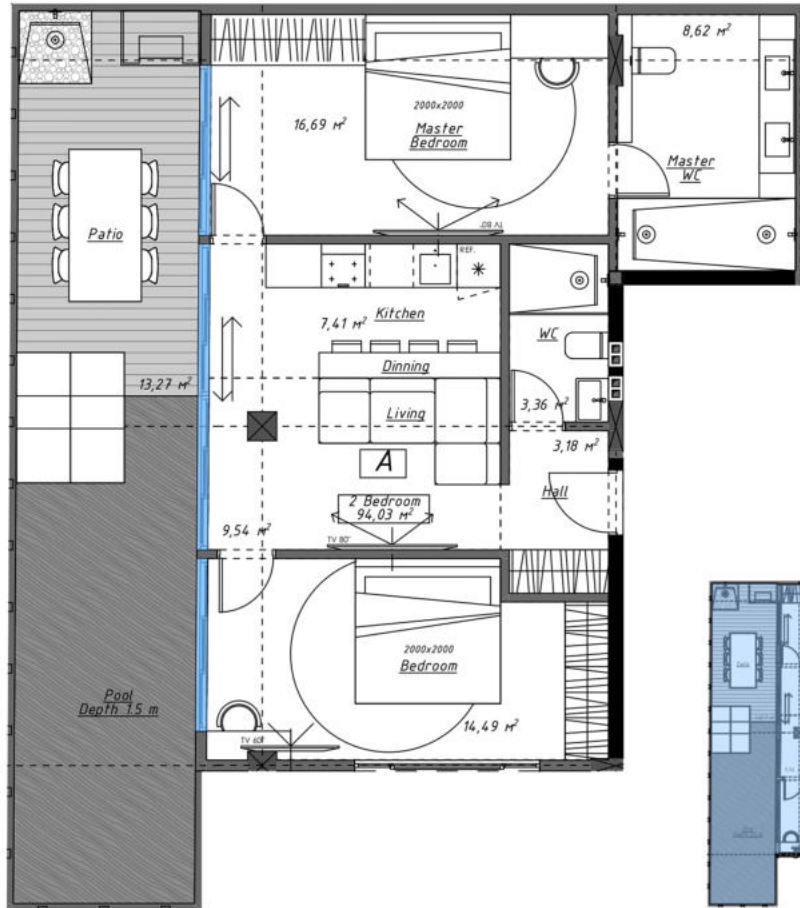


2 Bedroom Unit #1 | 94.03 m<sup>2</sup>

# GROUND FLOOR

2 Bedroom Unit #2 | 57.47 m<sup>2</sup>

**SOLD**



2 Bedroom Unit #1 | 94.03 m<sup>2</sup>

## Apartment Equipment



capacity  
2 people

- Bed 180×200 cm
- Sofa bed
- Table near the sofa
- Clothers closet
- Extra space for things beside the bed
- Fully equipped kitchen for full cooking, with utensils
- Refrigerator
- Sound system in the bedroom and bathroom
- 58 inch television that swivels 180
- Bar counter with two chairs
- Shower stall with functional blackout Smart Glass
- Additional storage room
- Balcony with panjramic views
- Hanging Chair on Balcony

## Used Materials

Foundation  
Bored piles  
Structure  
Reinforced Concrete Structural Elements  
Walls  
Celcon Block (interior)  
Celcon Block with plaster and paint (Exterior)  
Ceiling  
Painted Drywall  
Wall Finishing  
Uniform tiles  
Doors  
Painted wood for the main entrance  
and Smart glass door for the bathroom  
Windows  
Black aluminum YKK  
Balconies  
Black Painted Stell Railings with  
wooden handles  
Bathroom  
Toto cabinets, hot and cold shower,  
dressing table and washbasin from IKEA  
Electric and mechanical installation  
Smart System











































2 Bedroom Unit #2 | 57.47 m<sup>2</sup>

## Apartment Equipment



capacity  
2 people

- Bed 180×200 cm
- Sofa bed
- Table near the sofa
- Clothers closet
- Extra space for things beside the bed
- Fully equipped kitchen for full cooking, with utensils
- Refrigerator
- Sound system in the bedroom and bathroom
- 58 inch television that swivels 180
- Bar counter with two chairs
- Shower stall with functional blackout Smart Glass
- Additional storage room
- Balcony with panoramic views
- Hanging Chair on Balcony

## Used Materials

- Foundation
- Bored piles
- Structure
- Reinforced Concrete Structural Elements
- Walls
- Celcon Block (interior)
- Celcon Block with plaster and paint (Exterior)
- Ceiling
- Painted Drywall
- Wall Finishing
- Uniform tiles
- Doors
- Painted wood for the main entrance and Smart glass door for the bathroom
- Windows
- Black aluminum YKK
- Balconies
- Black Painted Stell Railings with wooden handles
- Bathroom
- Toto cabinets, hot and cold shower, dressing table and washbasin from IKEA
- Electric and mechanical installation
- Smart System



























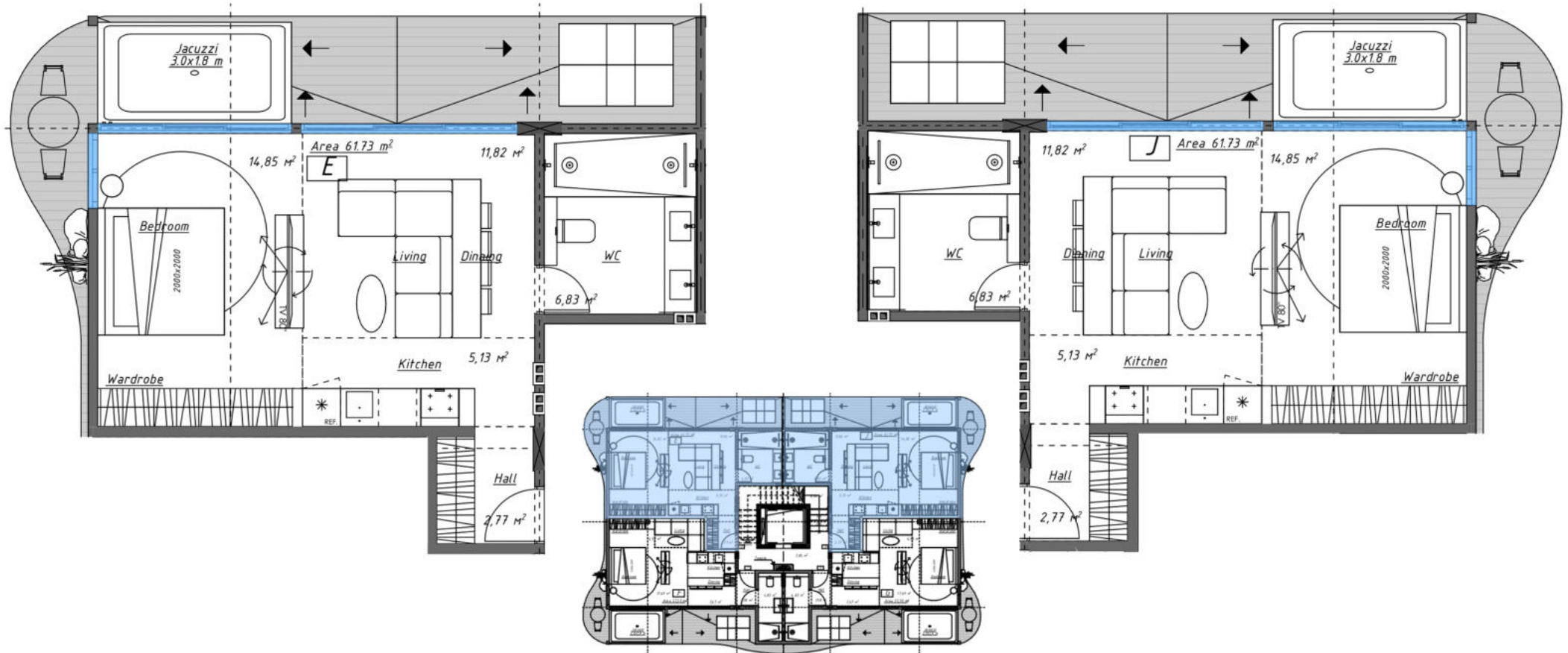






# 2-5 FLOOR

61,73 M2



1 Bedroom Unit #3, 4, 7, 8, 11, 12, 15, 16 | 61.73 m<sup>2</sup>

## Apartment Equipment



capacity  
2 people

- Bed 180×200 cm
- Sofa bed
- Table near the sofa
- Clothers closet
- Extra space for things beside the bed
- Fully equipped kitchen for full cooking, with utensils
- Refrigerator
- Sound system in the bedroom and bathroom
- 58 inch television that swivels 180
- Bar counter with two chairs
- Shower stall with functional blackout Smart Glass
- Additional storage room
- Balcony with panoramic views
- Hanging Chair on Balcony

## Used Materials

Foundation  
Bored piles  
Structure  
Reinforced Concrete Structural Elements  
Walls  
Celcon Block (interior)  
Celcon Block with plaster and paint (Exterior)  
Ceiling  
Painted Drywall  
Wall Finishing  
Uniform tiles  
Doors  
Painted wood for the main entrance  
and Smart glass door for the bathroom  
Windows  
Black aluminum YKK  
Balconies  
Black Painted Stell Railings with  
wooden handles  
Bathroom  
Toto cabinets, hot and cold shower,  
dressing table and washbasin from IKEA  
Electric and mechanical installation  
Smart System































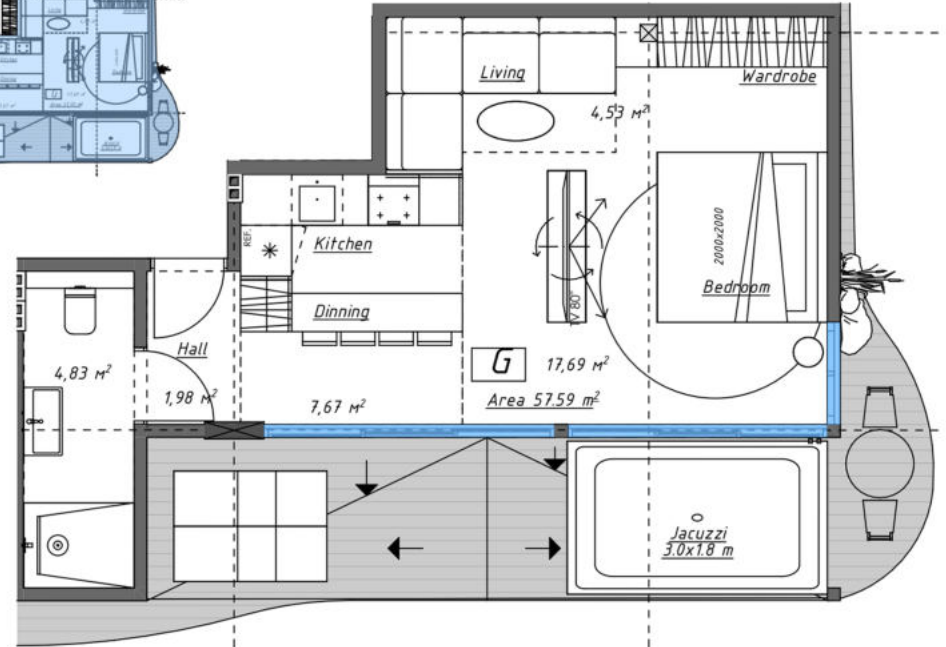
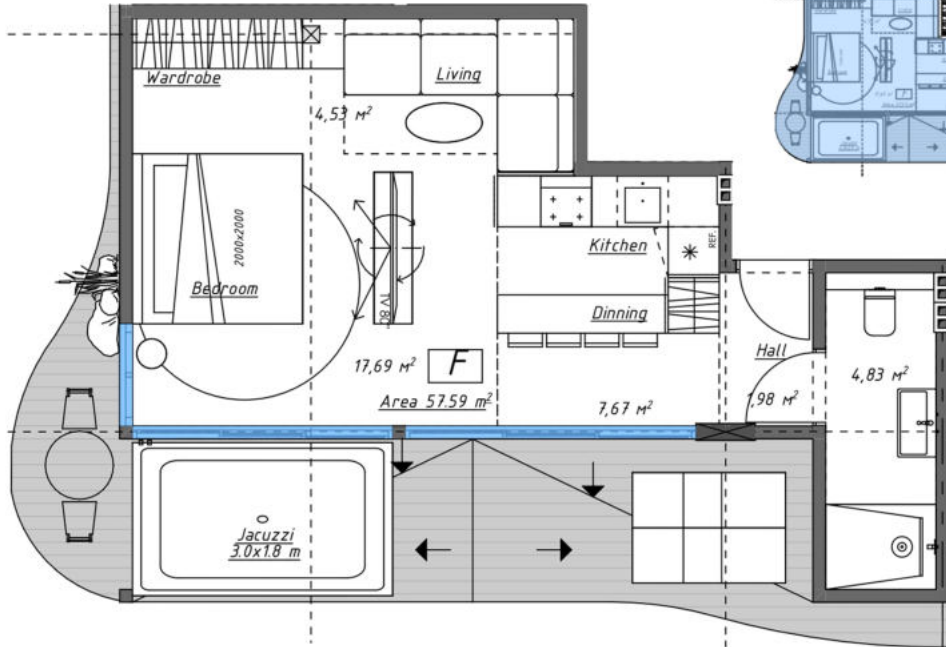
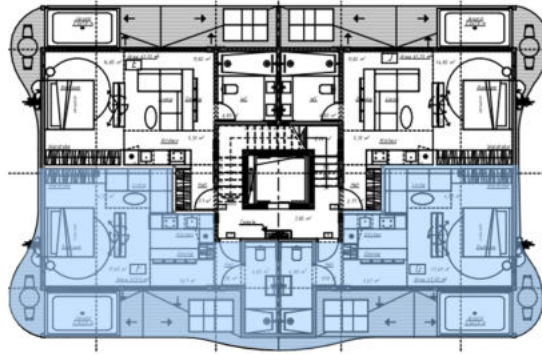






# 2-5 FLOOR

57,59 M2



1 Bedroom Unit #5, 6, 9, 10, 13, 14, 17, 18 | 57.59 m<sup>2</sup>

## Apartment Equipment



capacity  
2 people

- Bed 180×200 cm
- Sofa bed
- Table near the sofa
- Clothers closet
- Extra space for things beside the bed
- Fully equipped kitchen for full cooking, with utensils
- Refrigerator
- Sound system in the bedroom and bathroom
- 58 inch television that swivels 180
- Bar counter with two chairs
- Shower stall with functional blackout Smart Glass
- Additional storage room
- Balcony with panoramic views
- Hanging Chair on Balcony

## Used Materials

Foundation  
Bored piles  
Structure  
Reinforced Concrete Structural Elements  
Walls  
Celcon Block (interior)  
Celcon Block with plaster and paint (Exterior)  
Ceiling  
Painted Drywall  
Wall Finishing  
Uniform tiles  
Doors  
Painted wood for the main entrance  
and Smart glass door for the bathroom  
Windows  
Black aluminum YKK  
Balconies  
Black Painted Stell Railings with  
wooden handles  
Bathroom  
Toto cabinets, hot and cold shower,  
dressing table and washbasin from IKEA  
Electric and mechanical installation  
Smart System































An aerial photograph of a tropical coastline. On the left, a large, dark, craggy rock formation juts into the ocean. The water is a deep teal color with white foam from waves crashing against the rocks. To the right, a sandy beach is visible, bordered by several tall palm trees and lush green vegetation. The word "LOCATION" is overlaid in the center in a large, bold, sans-serif font. The letters are filled with a gradient that transitions from a light blue/teal on the left to a bright white on the right, matching the colors of the ocean and sky. A thin white vertical line with a small white dot at its base is positioned above the letter 'C'.

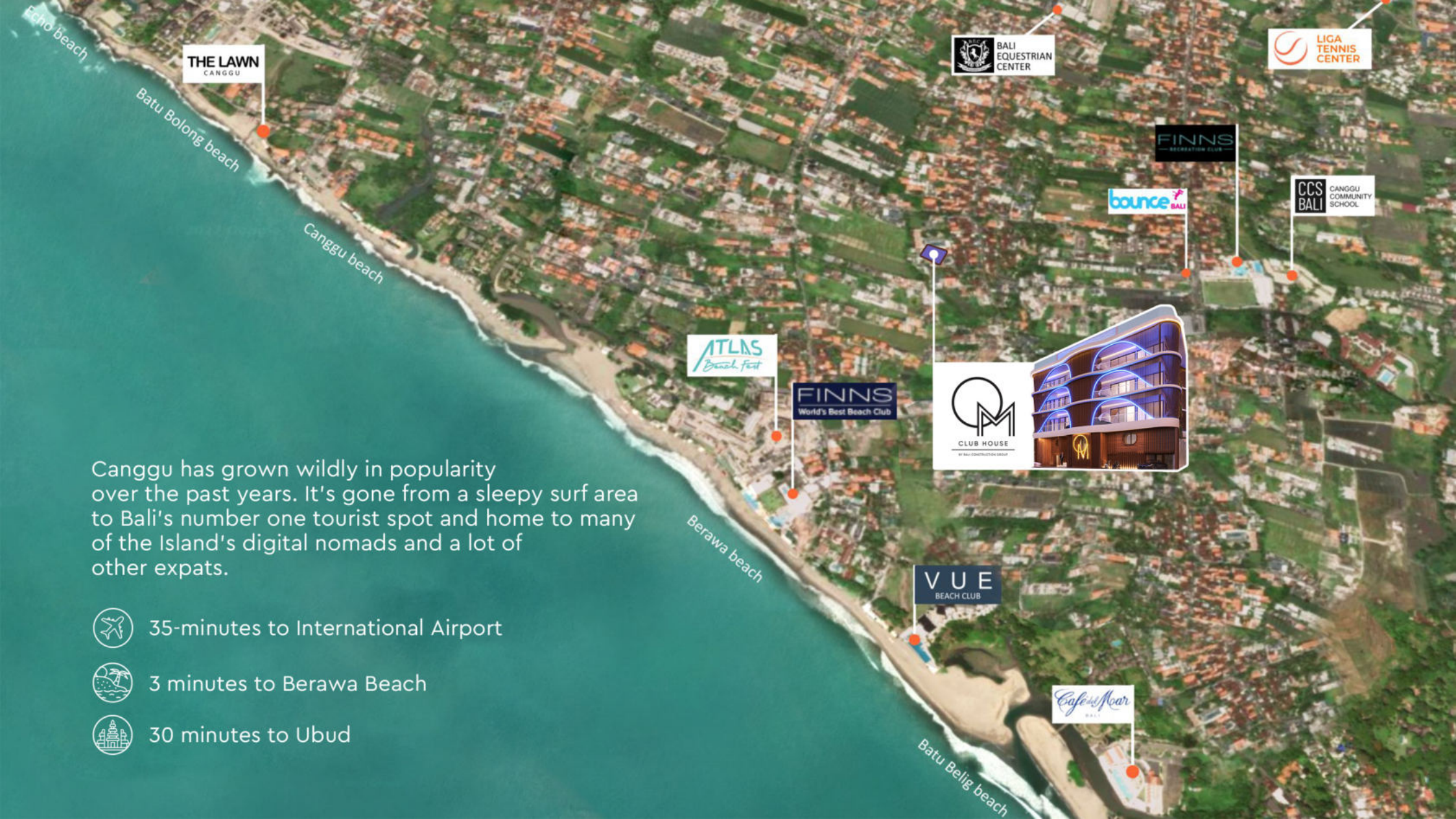
# LOCATION






CANGGU  
is the place to be for all that's hip  
and happening in Bali

OM Club House  
Canggu

Ngurah Rai  
International Airport



Canggu has grown wildly in popularity over the past years. It's gone from a sleepy surf area to Bali's number one tourist spot and home to many of the Island's digital nomads and a lot of other expats.

-  35-minutes to International Airport
-  3 minutes to Berawa Beach
-  30 minutes to Ubud



## Paradise Island of the World

Bali is a truly magical destination that offers visitors a once-in-a-lifetime experience. With its stunning beaches, rich cultural heritage, and a plethora of adventure activities, Bali truly is the Paradise Island of the World.



A woman with dark hair is shown in profile, looking upwards and smiling slightly as she smells a large green plant. The scene is dimly lit, with a soft light source from the left. The word "LIFESTYLE" is overlaid in the center in a bold, sans-serif font. The letters "L", "E", "S", and "L" are white, while "I", "F", "E", "T", "Y", and "E" are a golden-brown color. A thin white vertical line with a small dot at the top is positioned above the text.

LIFESTYLE



The atmosphere





**INVESTMENT**

# WHY BALI?



Top BBC travel in the nomination  
Best island in the world



Forbes, one of the world's most influential analysts, lists Bali as one of the world's top 5 investment destinations



Another influential source U. S. News ranks Bali the fourth in the world in terms of investment attractiveness



Even during the period of restrictions and the pandemic, Bali remains the most desirable place to visit for tourists from all over the world according to Booking survey



Well, the industry of weddings and celebrations does not pass by, Daily Mail and newlyweds give Bali the first place to relax during their honeymoon



For two years now, Bali has been ranked as the top tourist destination by Tripadvisor



Instagram, perhaps the most influential and most global network, does not leave Bali aside, including it in the top five most photogenic and frequently mentioned places in the world



Travel +Leisure in its rating gives the first place among Asian countries to this magnificent island

# WHY YOU SHOULD CONSIDER INDONESIA

Indonesia is a promising developing country



Growing GDP, 7th in the world in terms of PPP



Indonesia is a promising developing country with one of the world's lowest inflation rates



By 2030, the leader in the ranking of emerging economies



4th place in terms of population in the world – 273 million people



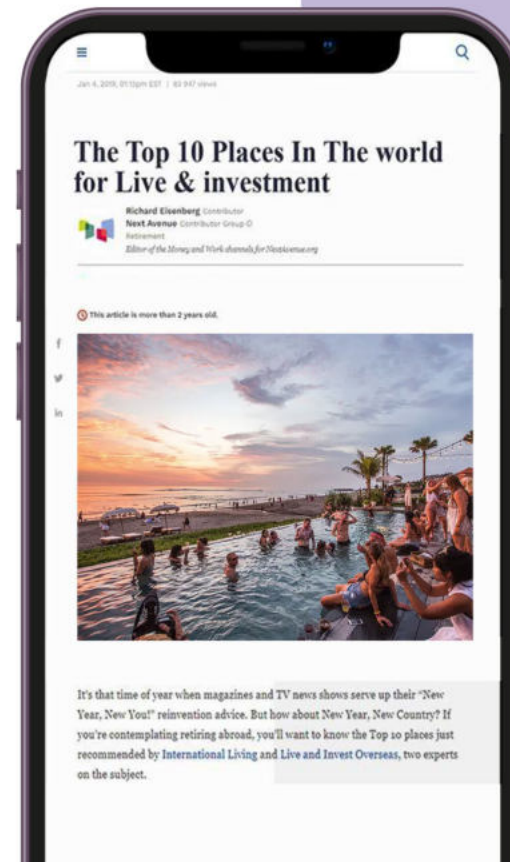
# CANGUU

## THE BEST LOCATION for investment in Bali

In 2019, Forbes ranked Canggu 41th in the TOP places on the planet for living and investing

**Canggu: a piece of paradise not only for tourists and expats, but also for investors.**

- ✓ Canggu is one of the Top Investment Attractions in the Bali resort real estate market
- ✓ The average occupancy rate in Canggu is from 70%
- ✓ The average annual growth in property values in the area is 20%
- ✓ Over 4 years, land values have risen by more than 300%
- ✓ Average annual rents are up 15% per year.
- ✓ The number of requests to buy property in Canggu is growing at 30-40% per year





# ABOUT US

Department

Team Member



# PT. BALI CONSTRUCTION GROUP

## OUR STRENGTH IS OUR COLLECTIVE COMMITMENT TO EXCELLENCE IN BUILDINGS

At Bali Construction Group, we are passionate about building dreams into reality. With years of experience and a dedicated team of professionals, we have established ourselves as a trusted leader in the construction industry.



**DMITRY  
HRYTSAI**

Co-Founder  
Project Control



**MIGRAN  
KAGRAMANIAN**

Co-Founder  
Communication



**RAZMIK  
KAGRAMANIAN**

Co-Founder  
Marketing



**DMITRY  
BUSHAN**

Desing



**ARI  
MAHMUD**

Construction



**ANASTASIA  
KOVAL**

Finance



**RUSLANA  
ZALUYNAYA**

Lawyer



**KADEK  
NANIEK**

Supervision

**Department**

**Team Member**

An aerial photograph of a city at dusk. In the foreground on the right, a large, ornate statue of a woman holding a laurel wreath and a scroll stands on a pedestal. In the middle ground, a large, classical-style building with a prominent portico of columns is visible. The background shows a cityscape with various buildings and trees under a dark, twilight sky. A thin white vertical line with a small white dot at the top is positioned on the left side of the image.

# CONSTRUCTED OBJECTS

Twin Build  
Ukraine, Kyiv



Botanic House  
Ukraine, Kyiv



# Ariel Village

Ukraine, Kyiv




# Lyubinskaya House

Ukraine, Kyiv



# Permissive documentation



**ESI SUSANTI, S.H., M.Kn**  
**NOTARIS**  
SK. Measuri Hakmud dan Hak Asasi Manusia Republik Indonesia  
Nomor : AHU-0009-AH.00.01.2019.022  
Tanggal 08 Februari 2022

**AKTA**

**APDA** : PERSEKUTUAN PERUSAHAAN TERBATAK  
**PT BALKI CONSTRUCTION GROUP**

**DIJEMPUT** : 10  
**TANGGAL** : 04 OKTOBER 2022

STC Senayan Lantai 4 Nomor 106  
Jl. Jendral Sudirman No. 106 Senayan, Kecamatan Tanah Abang, Kota Jakarta Pusat 10270



**PERUSAHAAN TERBATAK BERTANGGUNG JAWAB TERBATAS**

Perusahaan Terbatas Bertanggung Jawab Terbatas  
Nomor: AHU-0009-AH.00.01.2019.022  
Tanggal: 08 Februari 2022

**PT BALKI CONSTRUCTION GROUP**  
Jl. Jendral Sudirman No. 106 Senayan, Kecamatan Tanah Abang, Kota Jakarta Pusat 10270

1. Nama Perusahaan  
2. Nomor Pokok Perusahaan  
3. Alamat Kantor  
4. Bidang Persewaan/Milik  
5. Bidang Usaha  
6. Nama Pemilik/Batas Lapangan (dalam Indonesia)  
7. Lain-lain yang berkaitan


10 Oktober 2022



**NOTARIS**  
**NI KADEK SEPTIA SARI, S.H., M.Kn.**  
Jl. Jendral Sudirman No. 106 Senayan, Kecamatan Tanah Abang, Kota Jakarta Pusat 10270

1. Nama Perusahaan  
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**NOTARIS**  
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Jl. Jendral Sudirman No. 106 Senayan, Kecamatan Tanah Abang, Kota Jakarta Pusat 10270

**SALINAN**

**APDA** : PERSEKUTUAN PERUSAHAAN TERBATAK  
**PT BALKI CONSTRUCTION GROUP**

**TANGGAL** : 04 OKTOBER 2022


**NOOR** : 10



**PT BALKI CONSTRUCTION GROUP**

1. Nama Perusahaan  
2. Nomor Pokok Perusahaan  
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4. Bidang Persewaan/Milik  
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6. Nama Pemilik/Batas Lapangan (dalam Indonesia)  
7. Lain-lain yang berkaitan

10 Oktober 2022



**LEGAL LEGENDS**  
INDONESIA

With NFWP Number (Taxpayer Identification Number) Company  
**42.337.892.6788.000**

**PT BALKI CONSTRUCTION GROUP**  
Which is currently located at Imbaran Muhi, Jl. Karang Mas, Village / Kel. Imbaran, Kec. Rute Selatan, Kab. Subang, Bad. Province, 30162

In the Company Deed and in the Company Profile it is stated that the Company is limited for a period of 30 years, to start in addition to every 5 years you are required to renew the Company Deed, and every 30 years you must renew your company documents, in accordance with the applicable law.

The following Company Documents are complete:

1. Company Deed
2. Minutes of Meeting Director
3. NIB
4. TIN
5. NIBPK
6. Company Profile

From the statements of this Company, there are no problems and there is already a Real Estate and Villa Business Field.

1. Based on Copy of Deed of Lease Agreement dated August 26, 2022 Number 27  
The First Party is Korning Hish Whitey, Bachelor of Engineering, As the legal heir of Mr. Wawan Korning.
2. The Second Party is Ranti Kaperananti.
3. The Second Party hereby issues to the First Party a piece of land measuring 100M<sup>2</sup> based on Certificate of This Number 0329 / Cango Village. This part of a plot of land measuring 100M<sup>2</sup> of the original size of 400M<sup>2</sup> based on Certificate of This Number 4527 / Cango Village.
4. The First Party hereby gives approval to the Second Party to erect buildings, both permanent buildings and non-permanent buildings.
4. Lease Term
  1. The Lease term is 25 years.
  - Starts from 25. 08. 2022
  - 0308.25. 488. 2047

# Buying PROPERTY

Scheme to profit

In order to purchase real estate, you do not need to come in person – 99% of all transactions now take place remotely.

Registration of real estate takes place according to international standards with the receipt of all original documents on hand.



As the complex develops, the real estate value increases

You have the opportunity to resell the property more expensive at any stage.

# PRICE LIST

Floor	Unit	Size	18xPayment Plan Price	Hard Cash Price
Ground Floor	1	94,02 m <sup>3</sup>	\$ 253 900	\$ 238 900
	2	57,50 m <sup>3</sup>	SOLD	
2 Floor	3	61,73 m <sup>3</sup>	\$ 151 900	\$ 141 900
	4	61,73 m <sup>3</sup>	\$ 151 900	\$ 141 900
	5	57,59 m <sup>3</sup>	\$140 900	\$ 130 900
	6	57,59 m <sup>3</sup>	\$140 900	\$130 900
3 Floor	7	61,73 m <sup>3</sup>	\$ 154 900	\$ 144 900
	8	61,73 m <sup>3</sup>	\$ 154 900	\$ 144 900
	9	57,59 m <sup>3</sup>	\$143 900	\$133 900
	10	57,59 m <sup>3</sup>	\$143 900	\$133 900

Floor	Unit	Size	18xPayment Plan Price	Hard Cash Price
4 Floor	11	61,73 m <sup>3</sup>	SOLD	
	12	61,73 m <sup>3</sup>	SOLD	
	13	57,59 m <sup>3</sup>	\$ 146 900	\$ 136 900
	14	57,59 m <sup>3</sup>	\$ 146 900	\$ 136 900
5 Floor	15	61,73 m <sup>3</sup>	SOLD	
	16	61,73 m <sup>3</sup>	SOLD	
	17	57,59 m <sup>3</sup>	\$149 900	\$139 900
	18	57,59 m <sup>3</sup>	SOLD	

## PAYMENT METHODS:

Pay in Cash



Bank Transfer



Pay with Crypto



# RETURN ON INVESTMENT SIMULATION

	Pessimistic	Realistic	Optimistic
Average occupancy	75 %	80 %	85 %
Average weekly rate	\$ 788	\$ 952	\$ 1 071
Average yearly rate	\$ 37 800	\$ 45 696	\$ 51 408
Operating cost 25%	\$ 9 450	\$ 11 424	\$ 12 852
Payments to the investor	\$ 28 350	\$ 34 272	\$ 38 556
Average ROI	12,20%	15,10%	16,90%
Payback Period	5 year	4 year	3 year

