



luxury villas in Nusa Dua, Bali

# OCEANIQ

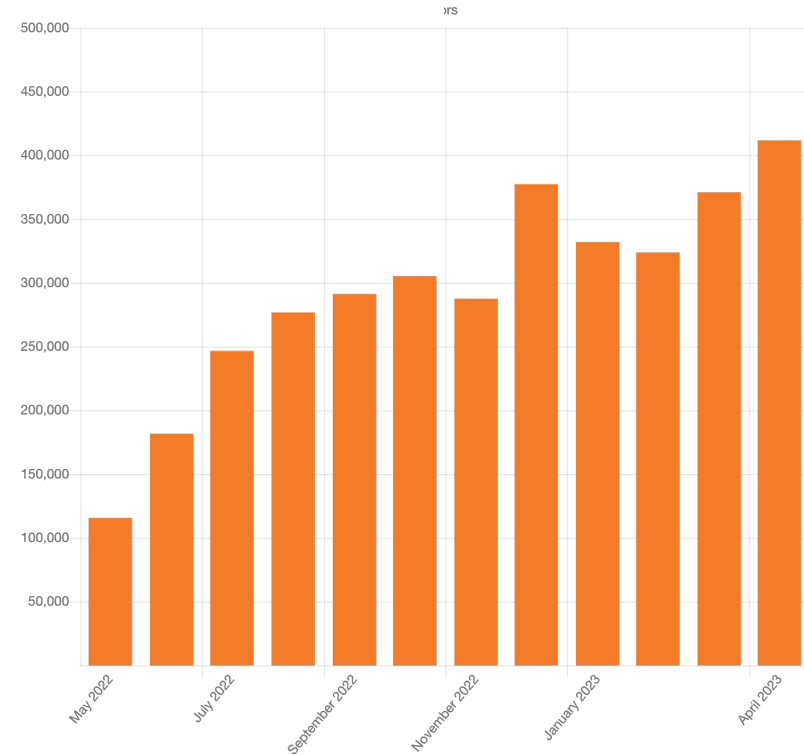


# Bali



# One of the top tourism destinations in the world

- Bali is the best travel destination in the world according to TripAdvisor.
- In 2023, Bali will visit almost 13 million tourists, and in 2026 - more than 37 million.
- The annual increase in the tourist flow is 15%.





# Oceanic

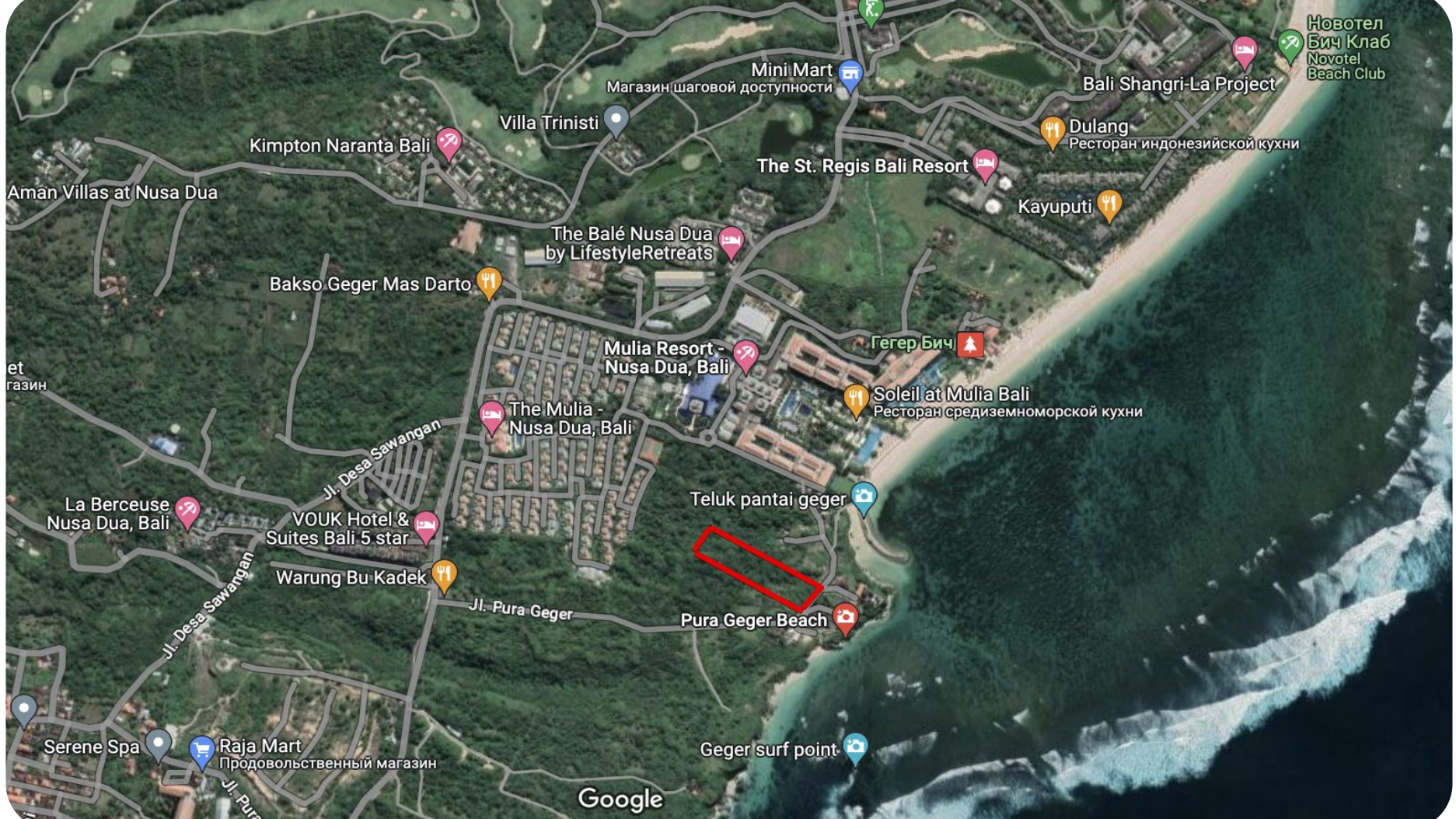
# OceaniQ



# We have chosen the best building plot

- 4.5 months of searching
- 150 plots viewed
- 4 failed buy deals
- 2 months of contract negotiation
- 1 signed contract





# Villa complex located on the first line of the ocean



- 80 meters to the Geger beach
- Location surrounded by five-star hotels such as St. Regis, Mulia, Kempinski.
- Two of the best beaches on the island within walking distance.
- Golf course, tennis club, water sports center.
- Three restaurants and three cafes
- within walking distance.











# Restaurants



Koral Restaurant

# Restaurants



[Tanah Liat](#)



[Izakaya by Oku](#)

# Restaurants



[Kulkul Beach House](#)



[Bai Yun](#)



# Bali National Golf Club





 OceaniQ

# View of your future home



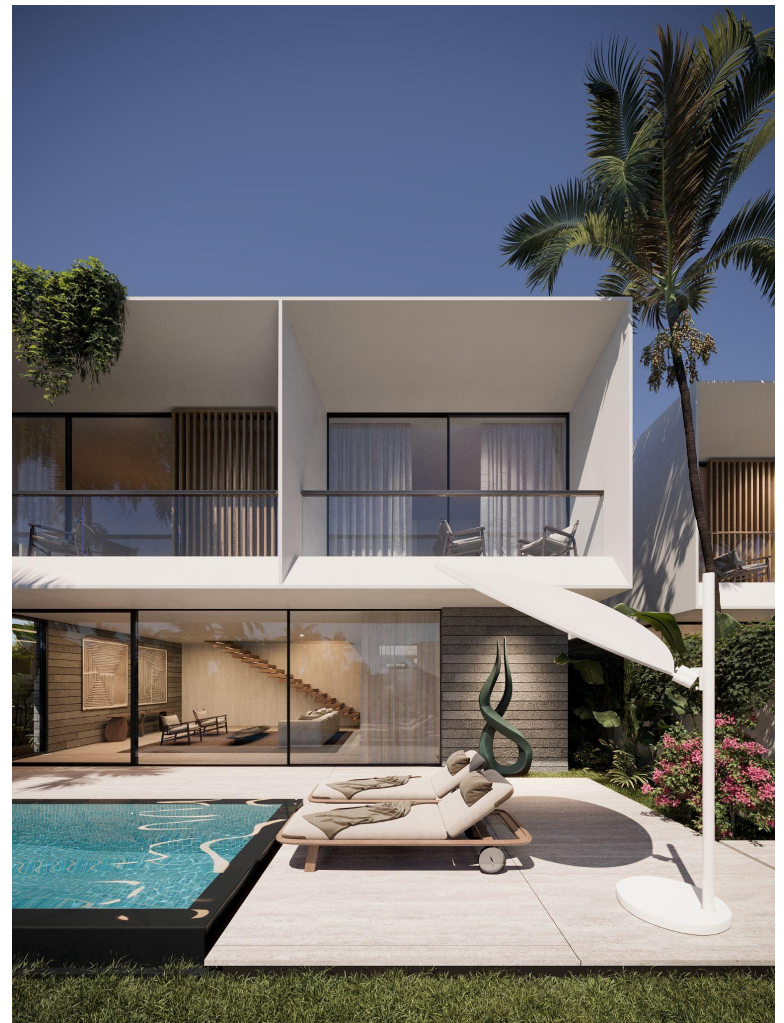


# General plan



59 villas







An aerial view of a modern villa development. The villas are white, rectangular buildings with flat roofs and large windows. They are arranged in a grid-like pattern, with swimming pools and lush landscaping, including palm trees and other tropical plants, interspersed between them. The background shows a dense forest of palm trees and a beach area under a clear sky.

# VILLA LAYOUTS

1/2/3 bedroom



1 BR





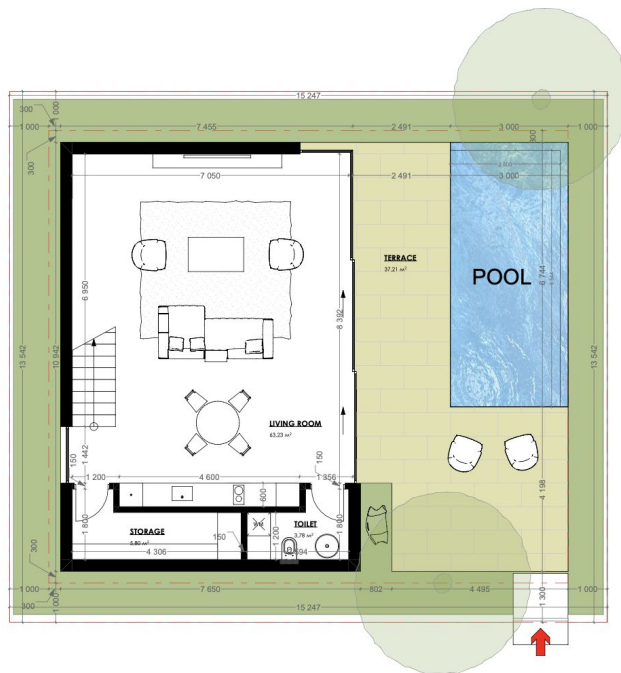
2 BR



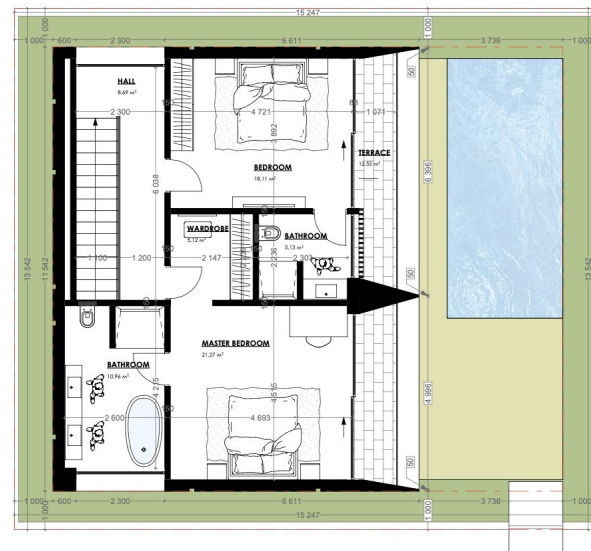
# 2 BR

total area:  
147 M2

Price:  
\$440 000



Ground floor: 73 M2



1st floor: 74 M2

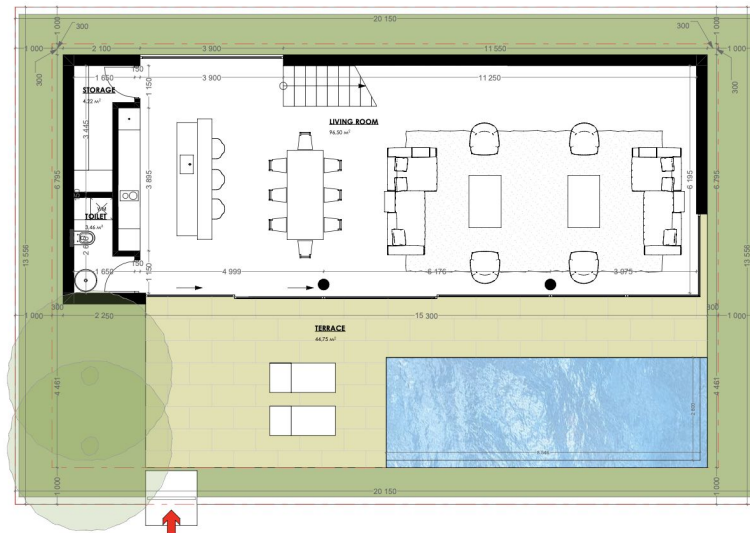
3 BR



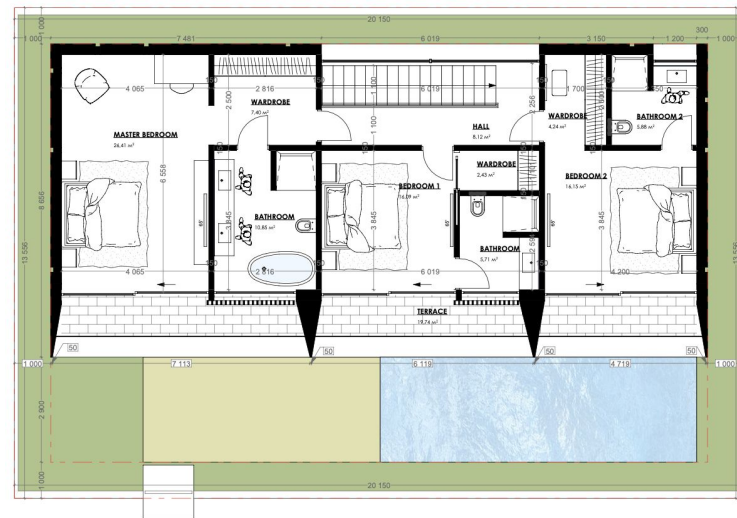
# 3 BR

total area:  
213 M2

Price:  
\$490 000



Ground floor: 106 M2



1st floor: 107 M2

# Fully ready for living house with furniture and appliances - move in and live

- Private swimming pool
- Smart home
- Home theater
- Fireplace
- Wine cellar
- Storage room
- Washing machine
- Bosch and similar household appliances
- Sanitaryware from Grohe, Villeroy & Boch, and similar
- UV and PH enhancing water filters for purification.

\*only in 2BR and 3BR villas



# We have provided for everything

- Our architects have extensive experience in construction in the equatorial zone
- During the construction of villas, foundation waterproofing is provided to prevent the penetration of capillary moisture (dampness, mold, structural damage, and finishing deterioration)
- On the roof, there are backup drainage systems designed to handle heavy rainfall in case of abundant downpours
- Houses are constructed taking into account seismic activity and heavy precipitation
- The structural design of the building is performed based on the maximum seismic activity over a 50-year period





# Contract

The land lease contract has been concluded.

The construction schedule is regulated by the agreement



Contractual guarantee:

10 years for constructive building

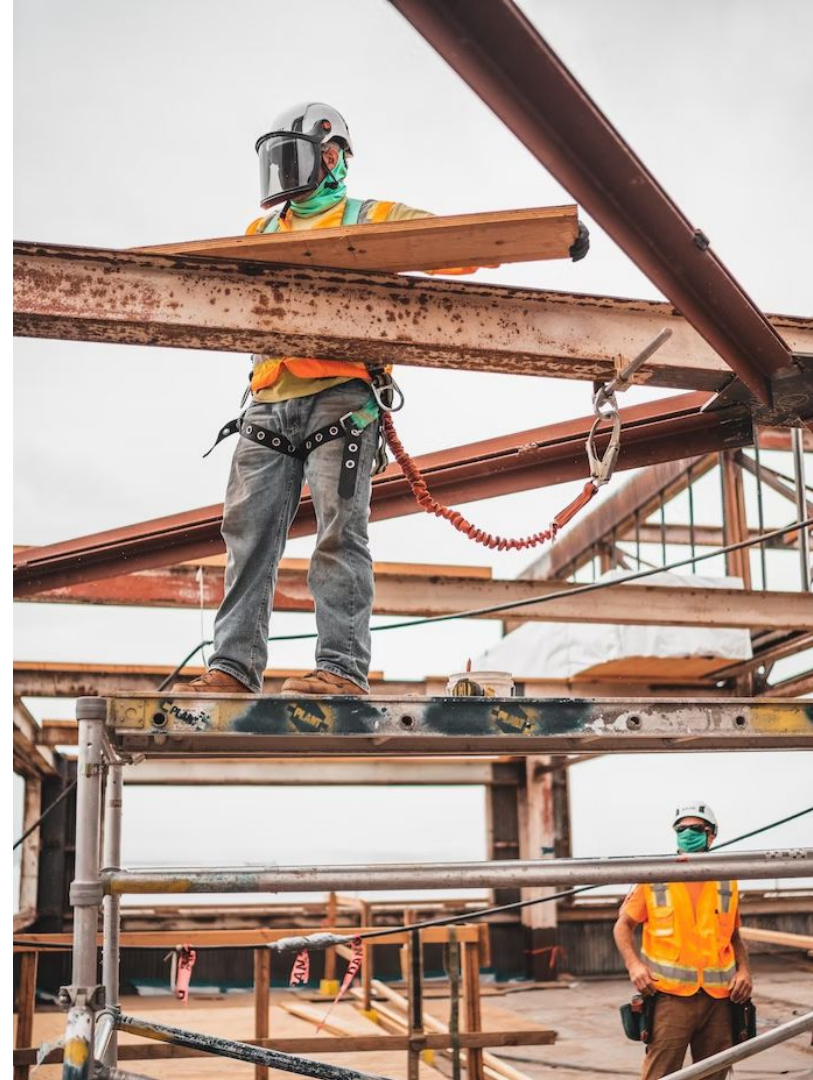
2 years for waterproofing



# How do we build?

Thanks to our extensive experience as the general contractor, we know how to efficiently organize the construction process and quality control.

Local subcontractors will be assigned to specific work blocks and will be easily replaceable in case they do not meet our quality standards



# Developer

From my teenage years, I have been involved in the construction field. I pursued a degree in Civil Engineering: Structural and Construction Engineering at Moscow State University of Civil Engineering. Additionally, I obtained a second higher education in Economics and attended Moscow School of Management SKOLKOVO.

After completing my education, I built a career in project management within the construction industry. Following that, I ventured into establishing my own general contracting company, which has experienced successful growth for the past 7 years. During this time, we achieved recognition, ranking among the top 5 companies in our niche according to CBRE.

Among our notable projects are two World Class fitness clubs, offices for renowned companies like Yandex, Booking.com, Kercher, and Nivea, as well as an award-winning Class A business center (awarded the Golden Brick by CRE Awards).

In the residential real estate sector, we completed two premium apartment complexes. Our latest project involved constructing 20 deluxe villas in Crimea and a 30,000 square meter wine park building.



**Andrey Khazov**  
founder and CEO  
Inside Development

# Architect

## Alexey Nikolashin

founder of SI Architects

### Experience:

- He has extensive experience in the design of private villas and the design of residential and public interiors.
- The architectural bureau **SL.architects** works with customers from Qatar, Thailand, Russia, the United Arab Emirates (Dubai), Monaco and other countries.
- More than 400 projects have been implemented by SL.architects worldwide.

### Bureau Awards:

- Best Interior Design Apartment Europe (2019-2020)
- Award Winner (2017-2018) Interior Design Private Residence
- Professional Design Awards 2020



# Commercial Director

## Maxim Popov

### Experience:

- More than 10 years of experience in building marketing and revenue generation in digital (including VK group)
- 4 years as Marketing Director at the developer and premium real estate agency Villagio Estate / Villagio Realty (12 iconic settlements of New Riga, including Millenium Park, Greenfield) in Moscow, the average bill of objects is \$1 million
- Real estate agency mentor in Dubai



# OceaniQ - oceanfront villa complex

An aerial photograph of a coastal property. The left side is dominated by a dense, green forest. To the right, there is a residential complex with several buildings, a tennis court, and a swimming pool. The ocean is visible at the bottom of the frame.

Starting from \$340,000  
2 floors

Installment plan available

Return on Investment (ROI): 13-35%  
Payback period: 5-10 years  
Projected land value growth in 3-5 years: x3-x4

Leasehold for 75 years  
(25 years included + priority extension for another 50 years)

Construction commences: September-October 2023  
Estimated completion time: 2 years

# You can use the services of our management company to rent out the property after construction is completed

## Included:

- cleaning
- repair
- preparation for delivery
- registration on marketplaces
- communication with customers.

You just get money into your account every month.

We take care of all taxes, deductions, communication with guests.

# Special offer

your benefit from

**\$17 000  
(5%)**

**Only 5 lots at the starting price  
to be the first to make a \$1000  
refundable deposit.**

Deposit validity period: 2 weeks.

## **Payment Methods:**

*cryptocurrencies, IDR, USD, SWIFT*

