

# VESNA TOWNHOUSES BERAWA



Canggu, Berawa

Bali is well-known as the Island of Gods for its amazing natural richness, beautiful panoramas, colorful ceremonies, unique arts, luxurious beach resorts and exciting nightlife.

It has topped the TripAdvisor's Travelers Choice Awards in 2021 and continues to be ranked as the #1 island destination by DestinAsian.

The island is also often mentioned as one of the Airbnb's favorite destination.

# WELCOME TO BALI

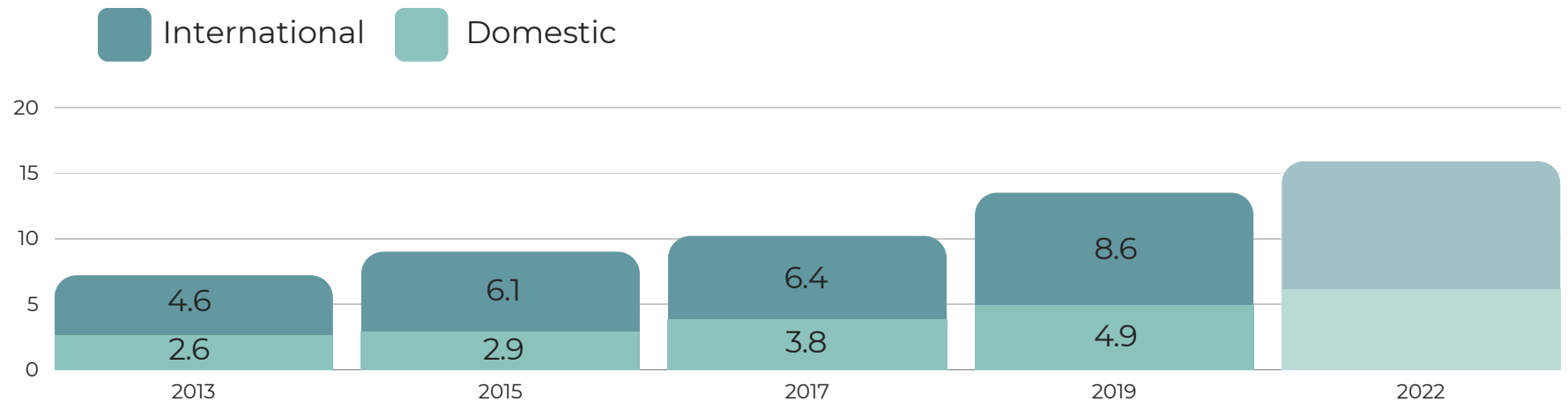


# BALI TOURISM IN FIGURES

Bali witnessed an important tourism growth in the last decade boosted by the Government efforts and social media platforms to attract more tourists to Indonesia.

A record was set in 2019. In 2022, after the opening of Bali, numbers of visitors expected to recover and exceed the pre-crisis level.

## Numbers of visitors in million



Tourism is a powerful driver of intensive development of the region in general, and the real estate market in particular.

The massive influx of foreign investment in Bali over the past decade has been driven by a variety of factors, from the local government's efforts to develop the island's infrastructure and liberalize the entry of money into the country, to luxury villas, epic panoramas of rice paddies, famous Balinese sunsets and a unique friendly Balinese culture.

# VESNA TOWNHOUSES

BALI REAL ESTATE INVESTMENT GROUP

## UNIQUE LOCATION AND ARCHITECTURE

The Vesna townhouses is one of the wabi sabi architectural lifestyle. When you choose us as a smart living modern vogue style, you are investing in a space that instills both a physical and emotional connection to its design.

We have built a community of remote entrepreneurs, global citizens, digital nomad, owners, and investors, all of whom seek an smart living lifestyle with maximum returns. We are experience- driven.

Our developments are a smart investment where the strength in each homeowner's individuality builds a diverse and welcoming community.



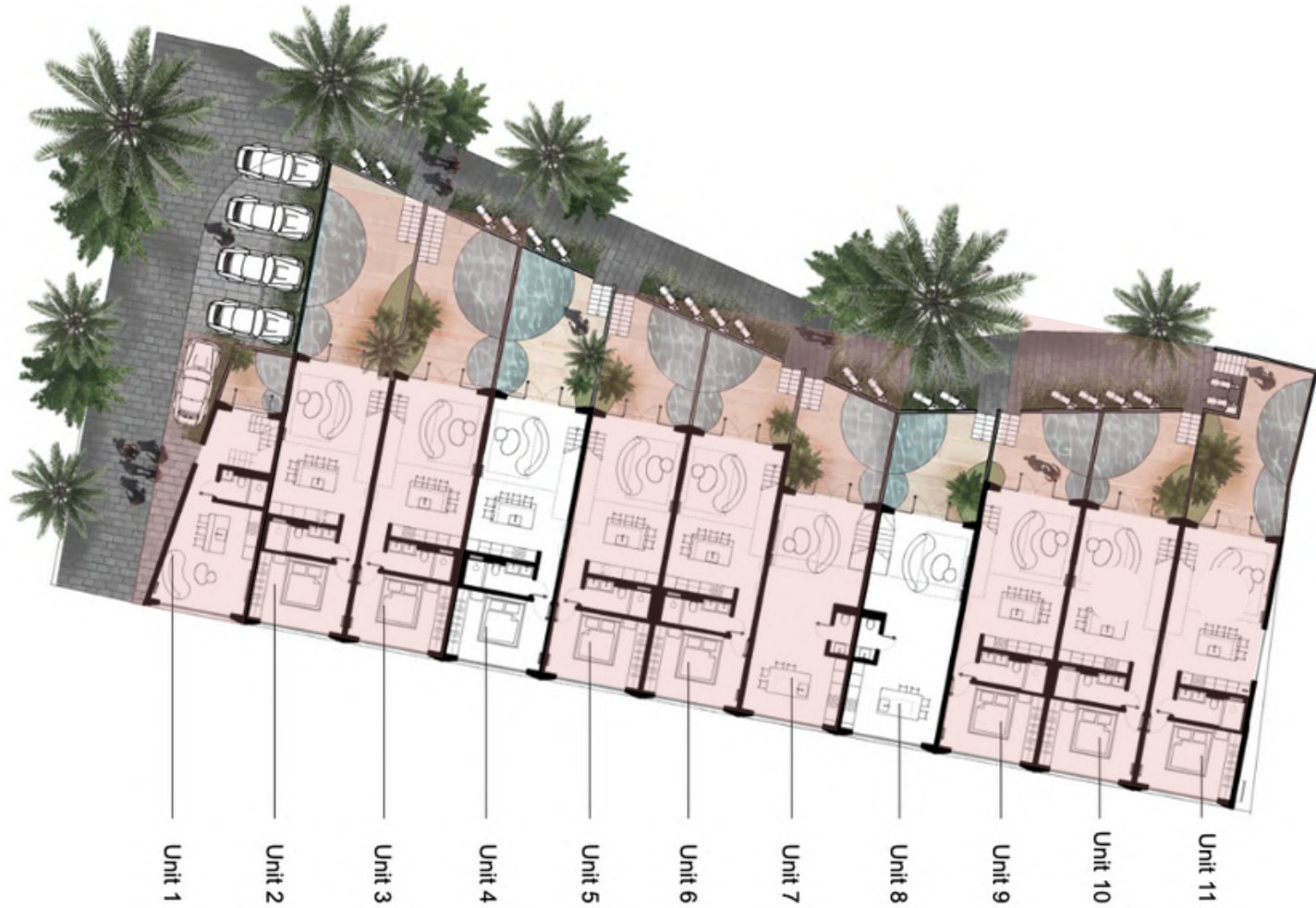
Vesna Townhouses is using the highest standards in design and construction, unparalleled service, and a wealth of innovative and sustainable features make Vesna Townhouses the pioneer of Luxury brand property.

## WARRANTIES AND SAFETY

Our villas are made with a highest standards of safety and construction standards. We provide **warranty for structure, waterproofing, anti-termite and general defects.**

**24/7 security** and a **concierge service** will be provided for a safe and comfort living.

# MASTER PLAN

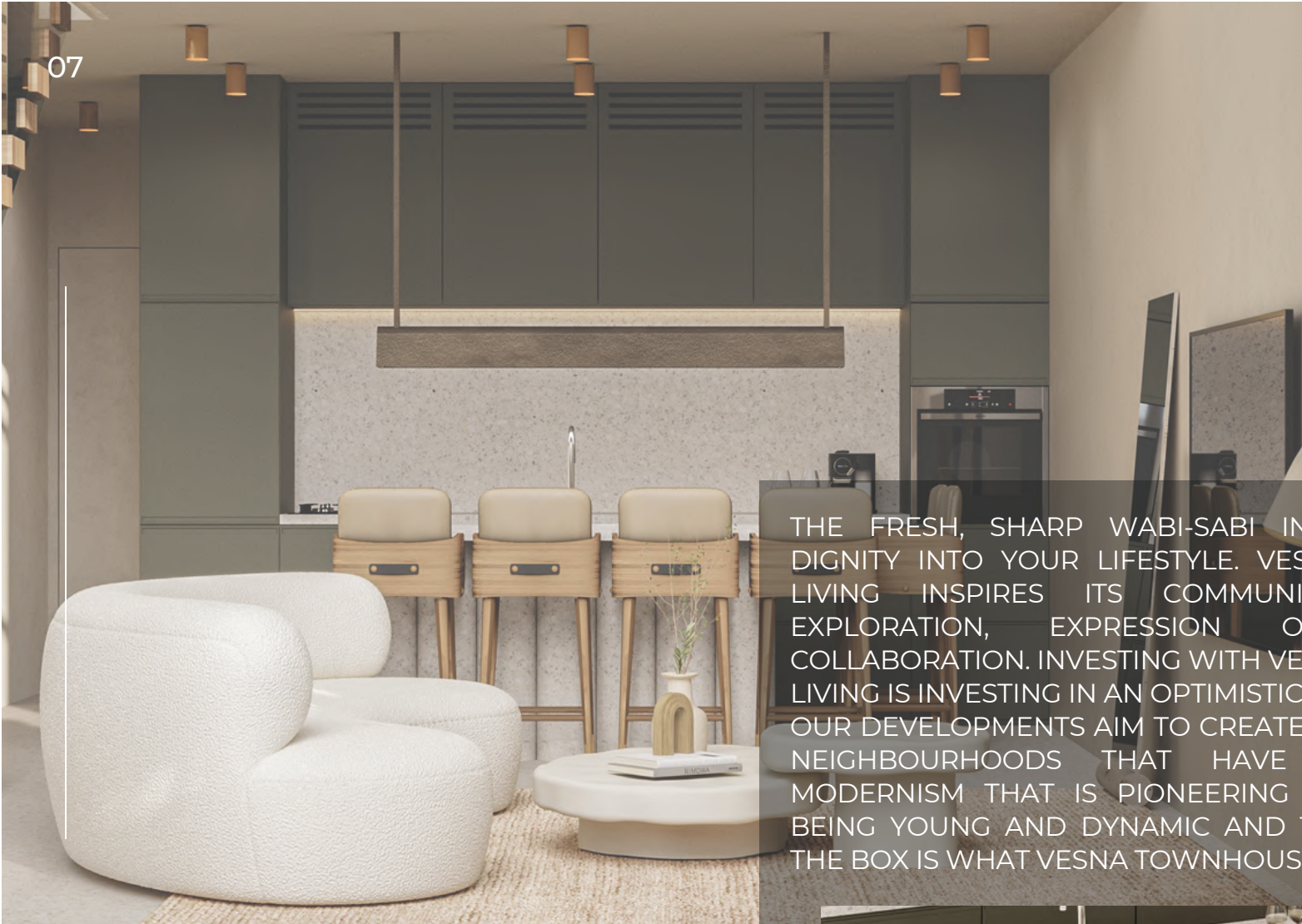


 Sold

A Complex consist of 11 premium townhouses. 1Bd and 2Bd townhouses are set up on a plot of 90 sq.m.

Every townhouse has a large swimming pool with the wabi-sabi designed and smart living lifestyle. This townhouses features has an en-suite bathroom, private pool, grand double-height living room, premium kitchen, guest toilet, motorbike parking, smart electronics, and much more. Vesna Townhouses Berawa is in the heart of a residential neighbourhood in Berawa. Each unit is independent with a leasehold title and includes private car or motorbike parking. Featuring east-west facing ricefields surrounded, you can wake up with the sunrise, stay cool during the day and enjoy the sunset light from the living room.





THE FRESH, SHARP WABI-SABI INJECT STYLE AND DIGNITY INTO YOUR LIFESTYLE. VESNA TOWNHOUSES LIVING INSPIRES ITS COMMUNITIES TO VALUE EXPLORATION, EXPRESSION OF SELF AND COLLABORATION. INVESTING WITH VESNA TOWNHOUSES LIVING IS INVESTING IN AN OPTIMISTIC FUTURE. OUR DEVELOPMENTS AIM TO CREATE LASTING, ELEGANT NEIGHBOURHOODS THAT HAVE A STYLE AND MODERNISM THAT IS PIONEERING AND VERSATILE – BEING YOUNG AND DYNAMIC AND THINKING OUTSIDE THE BOX IS WHAT VESNA TOWNHOUSES DOES BEST.

## SMART LIVING MODERN STYLE





## The workplace which inspires

The workspace is located on the second floor. Nothing will disturb your workflow thanks to soundproofing. The natural wood in the decor gives a special comfort and charm. Balcony and large windows will add the necessary convenience.





The bedroom is framed by a wood wall that makes the room more natural and cozy

# COMFORTABLE BEDROOMS



TASTEFULLY DESIGNED, THE BATHROOM  
WITH TILE FLOORS AND PREMIUM  
FIXTURES, THE BATHROOM FEELS SLEEK  
AND LUXURIOUS

## WHAT IS INCLUDED IN OUR PRICE

### Townhouse Full furnishing package:

- Finishing
- Designer furniture
- Technique
- Dishes
- Mattress
- Pillows
- Tables and chairs
- Smart Home available as option

*Unfurnished option can be provided with a discount.  
Consult with us for further details.*



# 2 BEDROOM

85% FIRST PAYMENT

1 UNIT AVAILABLE

- 2 STORY
- 29 YEARS LEASEHOLD WITH PRIORITY RIGHTS FOR EXTENSION FOR 30 YEARS
- 95 SQM LAND AREA
- 92 SQM BUILDING SIZE

## 299 000 USD



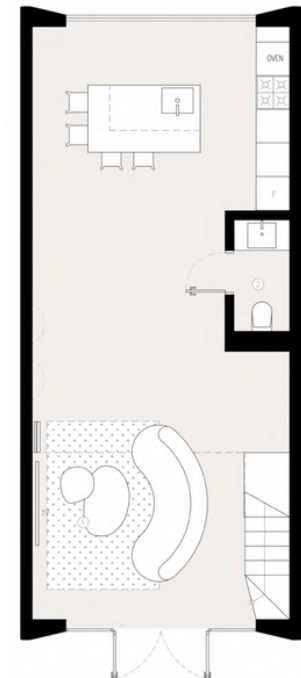
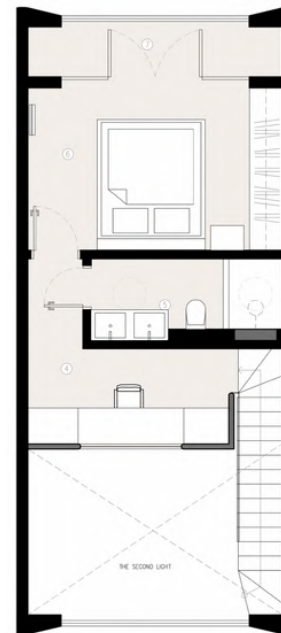
# 1 BEDROOM

85% FIRST PAYMENT

1 UNIT AVAILABLE

- 2 STORY
- 29 YEARS LEASEHOLD WITH PRIORITY RIGHTS FOR EXTENSION FOR 30 YEARS
- 73 SQM LAND AREA
- 79 SQM BUILDING SIZE

## 260 000 USD





# The Best Location

Berawa Beach is about a 3-minute drive north from the main dining and shopping hubs. The dark grey and black sand here encloses the largest lagoon along the Canggu coastline.



Berawa is also one of the last stops in Canggu for avid surfers, especially for those who prefer to escape the more crowded coasts of the south. You're offered calming scenes around sunset. Several unique bars and chill-out spots in the area make good use of this setting.



Deus Ex Machina  
Revolver Cafe

Warung Goûthé

Finns Recreation Club

Berawa Beach

Finns Beach Club

Café del Mar

Batu Belig Beach

- 7 minutes walking to Warung Goûthé
- 4 minutes driving to Finns Recreation Club
- 6 minutes driving to Finns Beach Club
- 6 minutes driving to Revolver Cafe
- 6 minutes driving to Deus Ex Machina
- 6 minutes driving to Café del Mar
- 7 minutes driving to Berawa Beach
- 8 minutes driving to Batu Belig Beach

# RENTAL & SALES INCOME



Occupancy	80%	85%	90%
Management/marketing company fee is 20% of revenue*			

## Vesna 2 bedroom townhouse

Investment: 299.000 \$	Pessimistic	Realistic	Optimistic
Selling price after completion of construction: 350.000 \$ (+17%)	Income per year 46.452 \$ 15,54%	55.005 \$ 18,40%	63.557 \$ 21,26%
Readiness 85%	Payback period 6,5 years	5,5 years	4,8 years
	Average Daily Rate 220 \$	240 \$	260 \$

## Vesna 1 bedroom townhouse

Investment: 230.000 \$	Pessimistic	Realistic	Optimistic
Selling price after completion of construction: 265.000 \$ (+15%)	Income per year 22.923 \$ 8,82%	27.199 \$ 10,46%	31.476 \$ 12,11%
Readiness 85%	Payback period 11,4 years	9,6 years	8,3 years
	Average Daily Rate 110 \$	120 \$	130 \$

- \* Management fee does not include operating costs:
- Renovation
  - Maintenance and required materials
  - 24/7 Security
  - Cleaning, change bed linen and towels
  - Gardener and Poolman salary
  - Internet
  - Rubbish collection
  - Banjar fee
- Service and maintenance costs a month are:
- 250 USD for 1 bedroom townhouse
  - 450 USD for 2 bedroom townhouse





BALI REAL ESTATE  
INVESTMENT GROUP

*Real Estate Development Since 2017*

Development

Real Estate Agency

Property Management

# About us

The Bali Real Estate Investment Group unites developers with many years of experience in the real estate and investment market in Bali. 16

We will be happy to select a suitable option for you from the projects in the group’s portfolio, or we will develop a unique investment solution that meets your individual needs.

We carry out projects of a complete cycle from the selection of a land plot to project development, construction support, and subsequent management of the property to obtain passive investment income.

Should you decide to rent the villa out to maximize the yield potential of your investment, an experienced management team can provide the following services:

- MARKETING ON AIRBNB
- GUEST MANAGEMENT

- DAILY MAINTENANCE AND CLEANING
- GUEST CHECK-IN

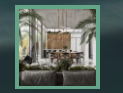
- LAUNDRY SERVICE
- ENGINEERING ASSISTANCE







Seminyak Beach



Giraffe Villa

Lucky Numbers Apartments



Magic Mango



Berawa Beach



Oasis

Omega Plaza



Red Sunset



Oasis II

Aquamarine II



Aquamarine

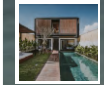


Viridan

Vesna Townhouses



Blue Dream



Red Sunset II



Baliwood

Pererenan Beach

Canggu Beach



Green Moon



Villa Yop

● - 8 completed projects

○ - 8 projects under construction (40-60% completion)

22.500 sq.m.built



# This is how it works

## Stage 1

Deposit

## Stage 2

Signing and first  
payment

## Stage 3

Monthly progress  
payments

## Stage 4

Completion and  
start villa  
management

## Stage 5

Regular income  
payments

- All objects legally verified
- The lease agreement for a plot of land /real estate is drawn up by a notary in the name of the investor
- Registration building permits (IMB)
- Providing investor regular reporting on operating activities