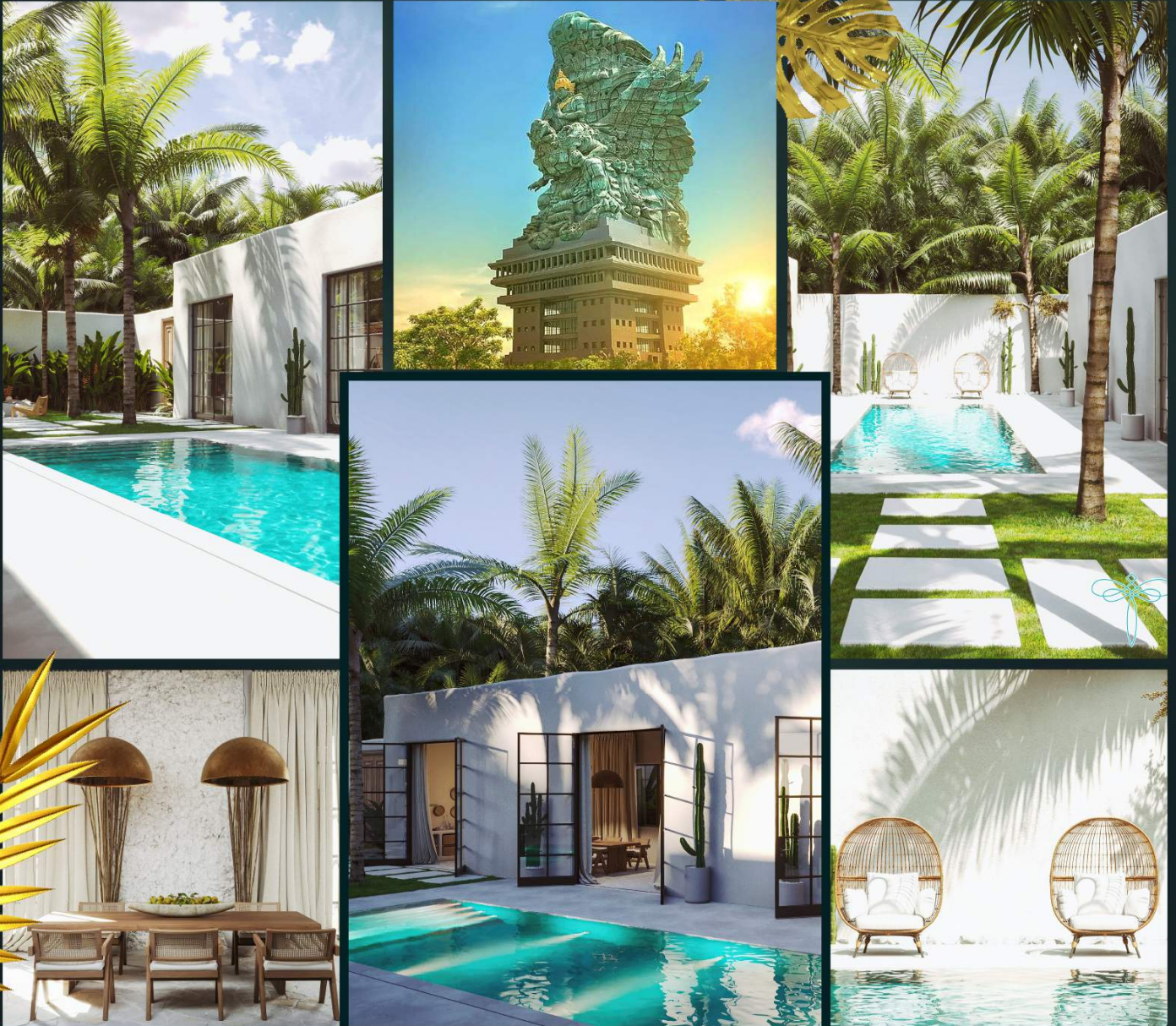




DM PROJECTS

328.000€ PRICE

AVAILABLE PRICE  
5 VILLAS



# VILLA SEAFORA

LOCATION - NEAR THE WORLD FAMOUS STATUE GWK

 DM\_PROJECTS\_BALI

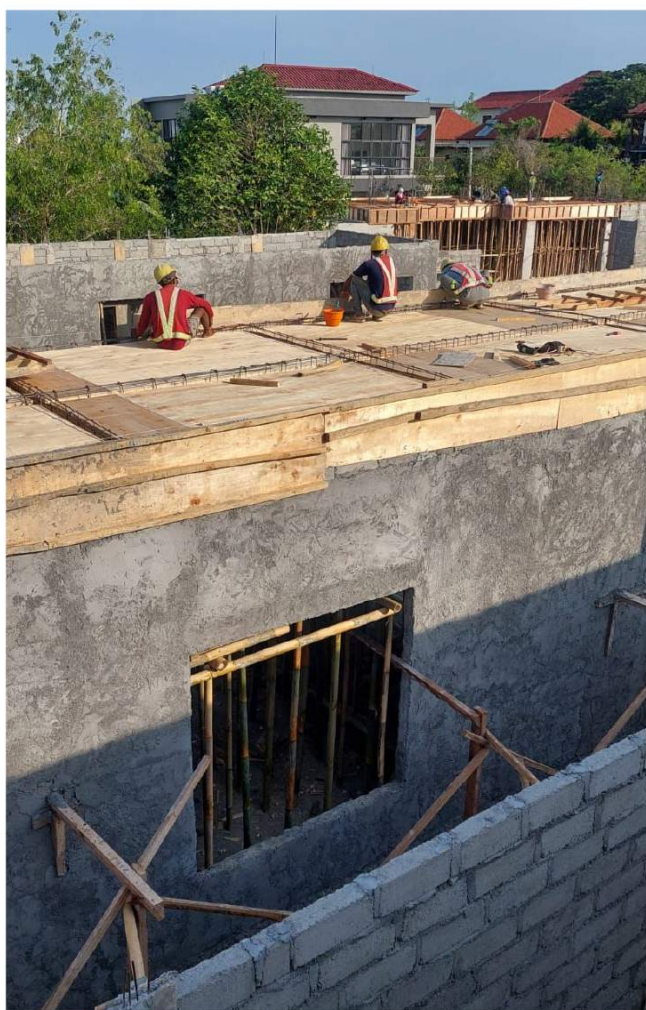
 DMPROJECTSBALI.COM

# WE BUILD YOU VILLAS AS OURSELVES!



DM PROJECTS

- Relax or spend the winter in your own home
- Get passive income from renting out a villa
- Invest at the pre-sale stage and sell the finished house for 2 times more expensive
- Whatever you choose, it is a great investment.



**Turnkey villas in Bali  
from land lease  
to finished interior**



# VILLA SEAFORA



DM PROJECTS

- ◆ 9 villas 3 bedrooms and 4 bathrooms
- ◆ Land 4,5 are
- ◆ Building area - 142.2 sq.m
- ◆ Land lease agreement for 30 years
- ◆ Great strategy location
- ◆ Profitable price
- ◆ Excellent for daily rental business
- ◆ Full interior & land included



# EXTERIOR

- ◆ 3 bedrooms
- ◆ 4 bathrooms
- ◆ Office

- ◆ Fire place
- ◆ Patio



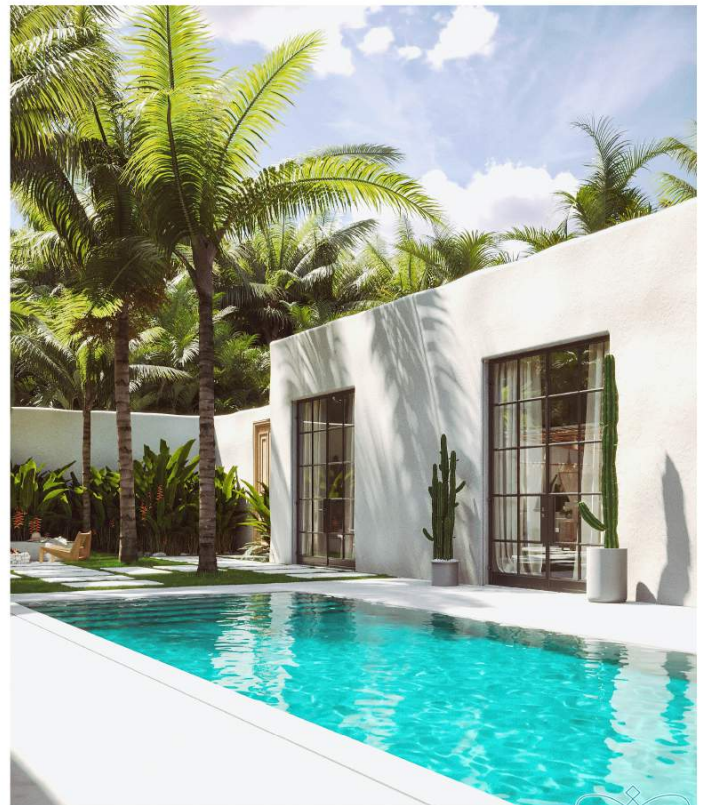
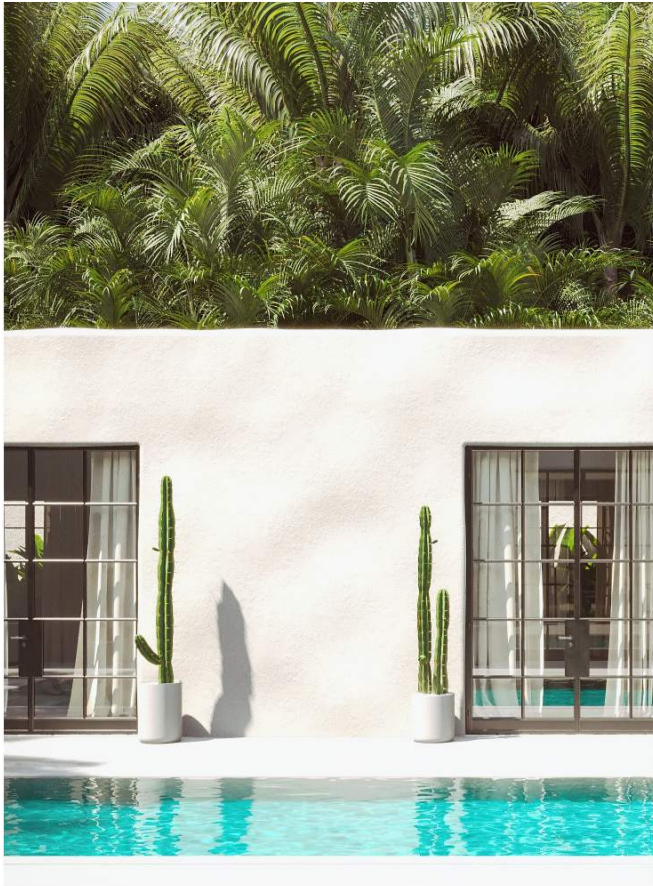
DM PROJECTS



# EXTERIOR



DM PROJECTS



# EXTERIOR

- ◆ Full legal support
- ◆ Interior decoration, furniture and electronic equipment
- ◆ Construction and technical supervision
- ◆ Land leasehold 30 years + extension 20



DM PROJECTS



# EXTERIOR



DM PROJECTS



# EXTERIOR

## FORECAST ROI

**328.000 €**

Price at construction stage

**≈ 450.000 €**

Cost after completion of construction

Daily rental annual income **19,6 %**

Monthly rental annual income **12,7 %**



DM PROJECTS





# EXTERIOR



DM PROJECTS



# EXTERIOR



DM PROJECTS



# LIVING ROOM AND KITCHEN



DM PROJECTS



# LIVING ROOM AND KITCHEN



DM PROJECTS



# LIVING ROOM AND KITCHEN



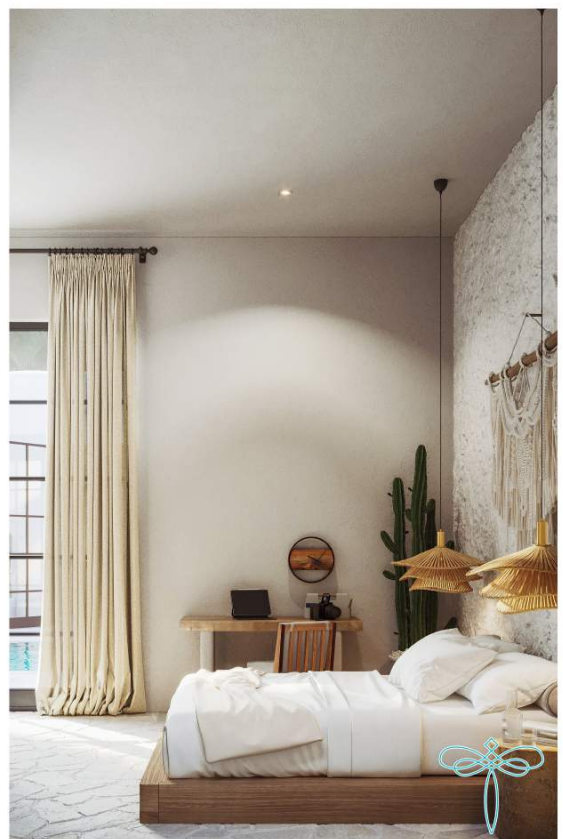
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# BEDROOM



DM PROJECTS



# BEDROOM



DM PROJECTS



# OFFICE



DM PROJECTS





# OFFICE



DM PROJECTS



# BATHROOM



DM PROJECTS



# BATHROOM



DM PROJECTS



# CONSTRUCTION PROCESS



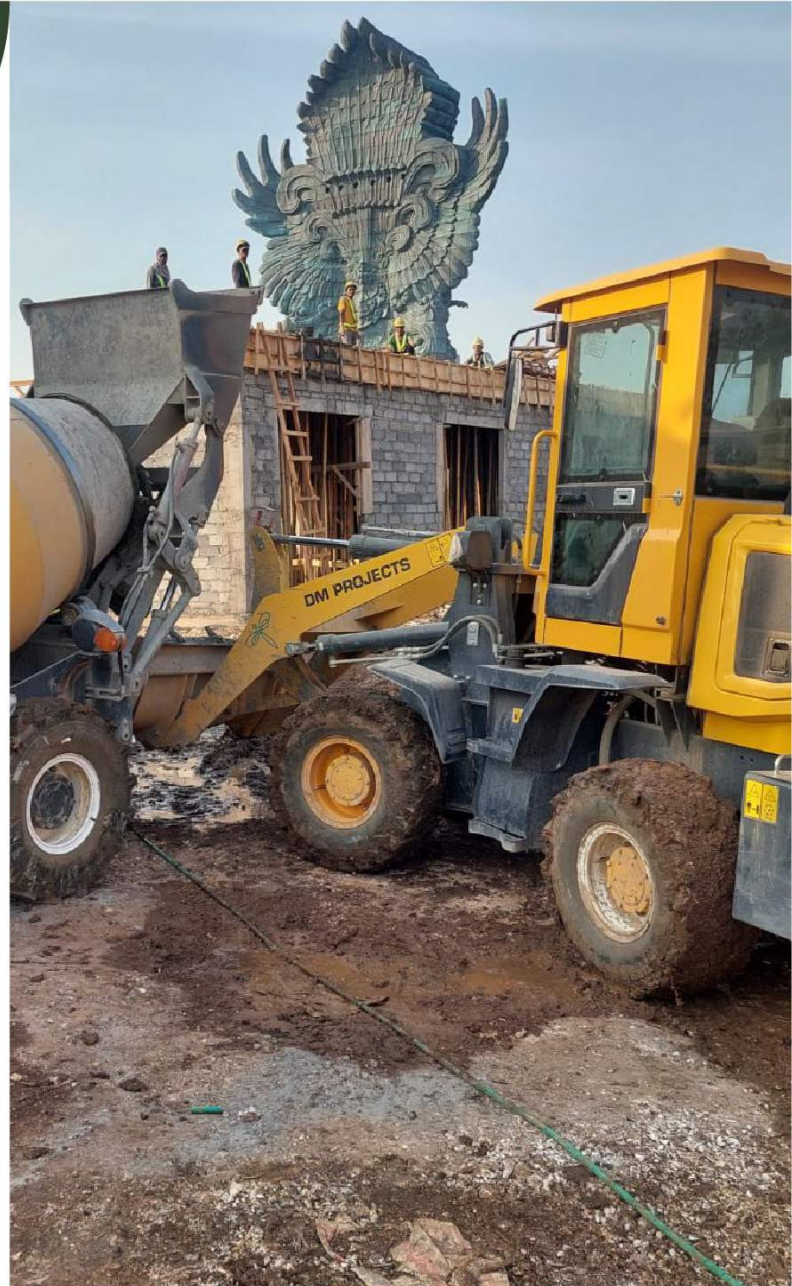
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# CONSTRUCTION PROCESS



DM PROJECTS



# GUARANTEES



DM PROJECTS



## 1. NOTARIZATION

Lease of land and ownership agreements will be notarized in owner name on day of signing the contract



## 2. INSURANCE

Insurance of construction risks for the entire construction period



## 3. INSTALLMENT PAYMENTS

Payments according to the schedule of completed works



## 4. CLEAR AND DETAILED DAILY REPORTS

Construction is carried out with full daily reporting in group chat. The ability to see the construction site at any time



## 5. TWO TIMES A MONTH % REPORTS

Every 2 weeks detailed project execution reports with percentages of progress and photo reports of the work which were done for the current week



## 6. GUARANTEED PRICE

The price will remain exactly the one that was stated in the contract.

# OUR ADVANTAGES



DM PROJECTS

- Knowledge and experience: architectural and design education, MBA degree, 11 years of work in Asia
- All activities are accompanied by a lawyer with knowledge of Indonesian law
- Calculation of loads on building structures taking into account the geodesy of the site and seismic features of the region
- Double moisture protection of the foundation, walls and roof. It is comfortable to live even in the rainy season
- Quality materials: own production of concrete, bricks, doors and windows made of steel profile, furniture
- European interior and light design – just as many sockets and switches as you need
- Dual control. The progress of construction is controlled by our project managers team and an independent analytical company



# HOW DOES IT WORK?



DM PROJECTS

1. Select a villa in the catalog.
2. Make a deposit and book the property. At this stage, Due diligence takes place – checking documents by lawyers (online).
3. Checking the legal "purity" of the land and signing the contract with an independent notary. At this point, you already become a tenant of the plot for 30 years (with the possibility of extension for another 20 years).
4. Making the first payment of 30% of the cost of the villa.
5. The schedule of subsequent payments is tied to the progress of construction. The supervisor of the facility posts a report daily to the investor group on WhatsApp.
6. Every two weeks we publish a detailed PDF report on the progress of work.
7. Finishing the finishing and handing over the keys to the owner. The villa is fully ready for living: furniture, lamps, textiles in exact accordance with the design project.

