BREIG
PROPERTY INVESTMENT



RED SUNSET

Canggu
Berawa

BREIG

One of the most popular developers in Bali

The mission of the company is the construction of highly liquid real estate on the island and effective management with maximum profit

- Top locations near the ocean (Berawa, Batu Bolong, Pererenan)
- Walking distance to infrastructure: popular cafes, gyms, co-working spaces, etc.
- Modern demanded design
- Management company
- Detailed business models

- *6 years in Bali*
- *Built 22.500 sq.m.*
- *9 completed projects*
- *6 projects under construction*

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- Construction technologies adapted to the tropical climate
- Three-level construction quality control system
- Warranty after completion of construction
- Management by 5* hotel standards


Seminyak Beach
Berawa Beach
Canggu Beach
Pererenan Beach
Giraffe Villa
Green Moon
Villa Yop
Oasis III
Red Sunset
Oasis
Oasis II
Aquamarine
Tanah Barak
Viridan
Red Sunset II
Baliwood
Lucky Numbers Apartments
Magic Mango
Vesna Townhouses
Blue Dream

RED SUNSET



5 min to ocean

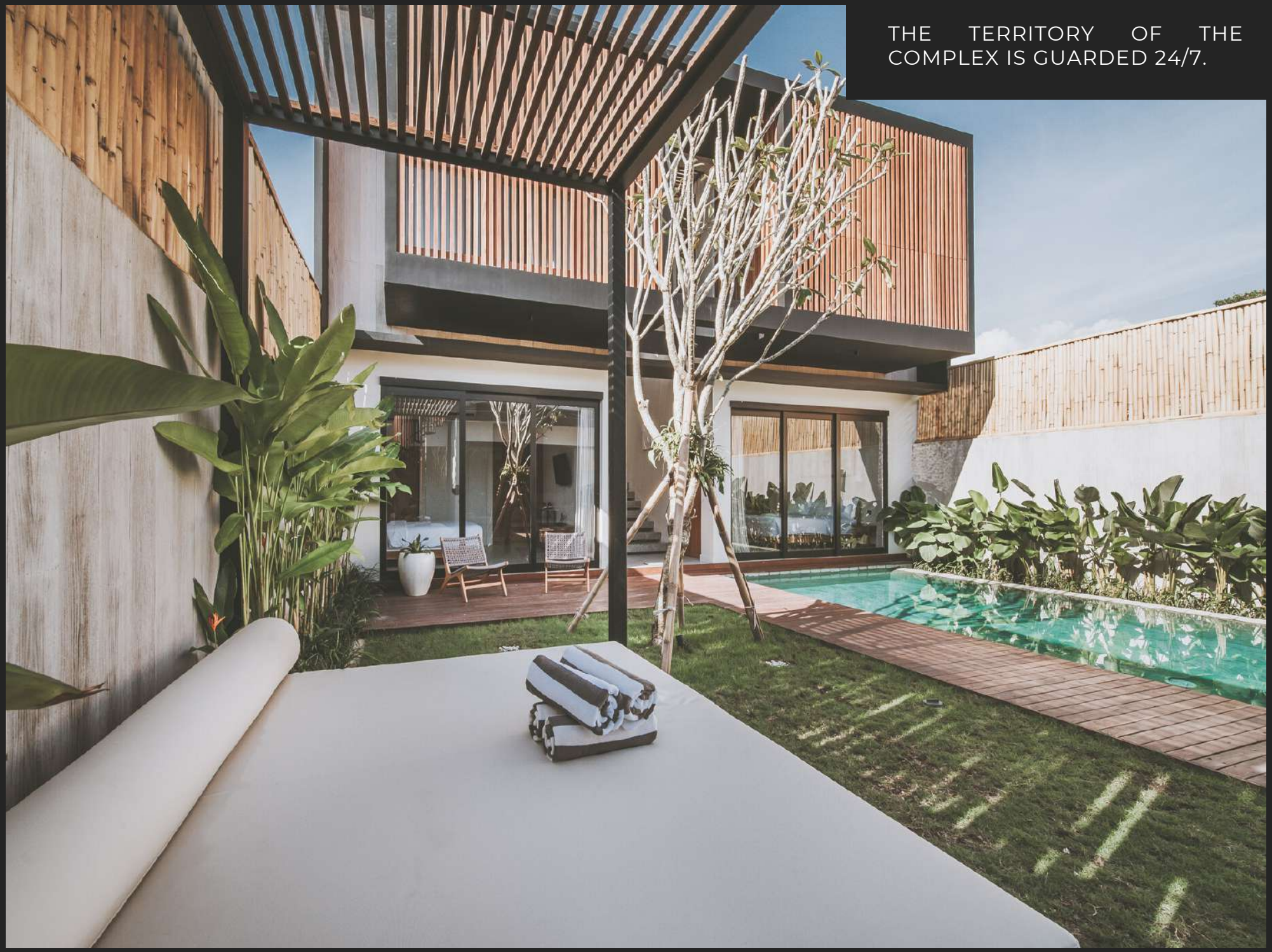
Fully equipped

4 bedrooms

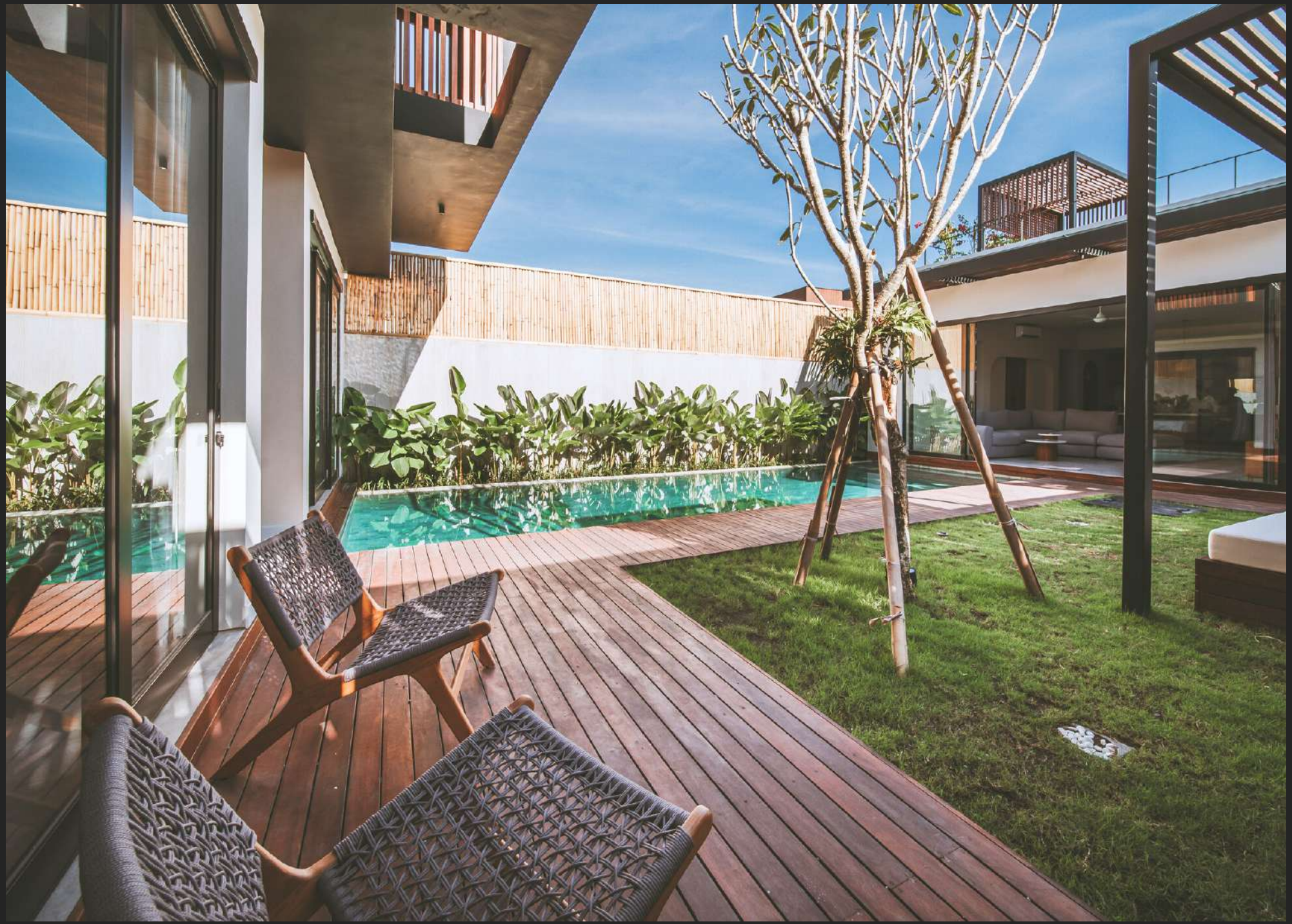
Private garden and pool

24/7 Security




THE TERRITORY OF THE COMPLEX IS GUARDED 24/7.

GARDEN AND POOL.





BRIGHT AND SPACIOUS LIVING ROOM IN A CLASSIC STYLE.



THE DINING AREA ALLOWS YOU TO COMFORTABLY ACCOMMODATE THE WHOLE FAMILY OR A GROUP OF FRIENDS.

FULLY EQUIPPED KITCHEN WITH PREMIUM APPLIANCES.











SPACIOUS BRIGHT BEDROOMS ON THE GROUND FLOOR WITH THEIR OWN BATHROOM.

COZY BEDROOMS WITH BLINDS ON THE SECOND FLOOR FOR A COMFORTABLE SLEEP.





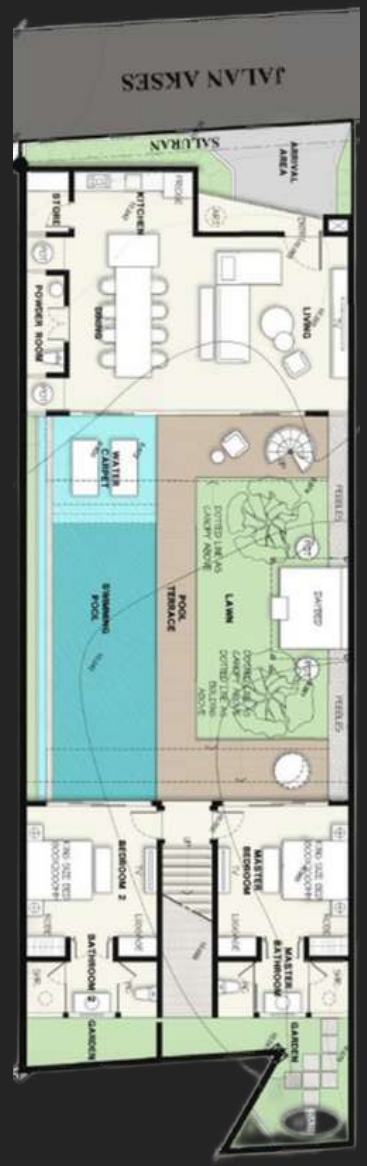
A PIECE OF THE TROPICS IN YOUR BATHROOM.

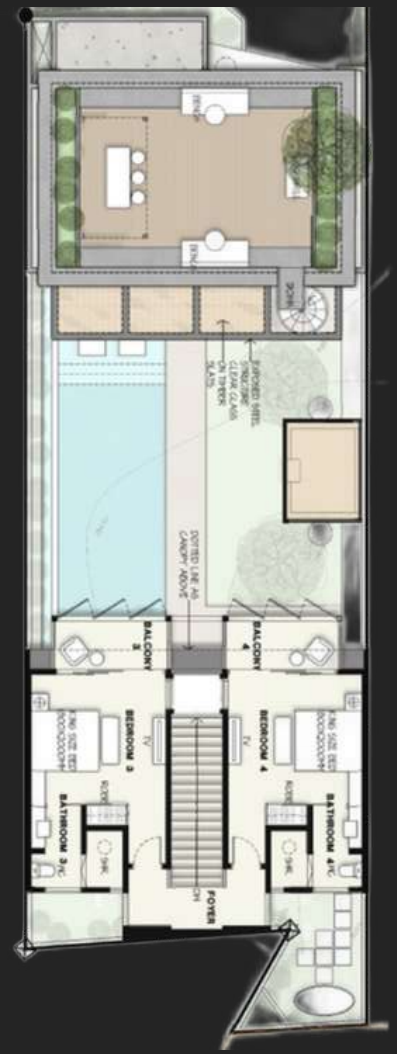
ROOFTOP FOR ROOFTOP SUNSETS
OR BBQ PARTIES.



Villa is fully equipped and furnished, including decor and plants.

Ready for your arrival or arrival of guests.







Land :
300 sqm

Building :
276 sqm

USD
850.000

No add
taxes

ROI
10-17%

24 years
lease




TOP LOCATION
+
HIGH-QUALITY CONSTRUCTION
+
EFFICIENT MANAGEMENT
Expedia
airbnb
Booking.com
=
PERMANENT PASSIVE INCOME

- 4 mins to ocean and Berawa Beach
- 3 mins to Deus Ex Machina
- 8 mins to Revolver Cafe and BWork Bali coworking space
- 9 mins to Doppio Cafe and Body Factory

- 3 mins to Finns Beach Club
- 4 mins to Finns Recreation Club

Deus Ex Machina





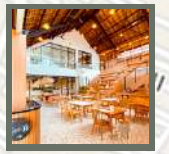
Revolver Cafe

BWork coworking space



Doppio Cafe

Body Factory









Berawa Beach



Finns Recreation Club



Finns Beach Club

Lushy Hostel

Crate C

Pererenan Beach

The Shady Shack

CANGGU

Pantai Batu Mejan

Ithaka Warung

Da Romeo Restaurant

SandBar

BAKED.

TIBUBENENG

Milk & Madu Cafe

THE HAVEN SUITES Bali Berawa

KOA D'Surf Hotel

Panama Kitchen & Pool

INVESTMENT ATTRACTIVENESS

Bali is unique not only for tourism, but also for investment.
In an extremely unstable global economic situation, investing in real estate is an excellent solution for preserving and increasing capital.



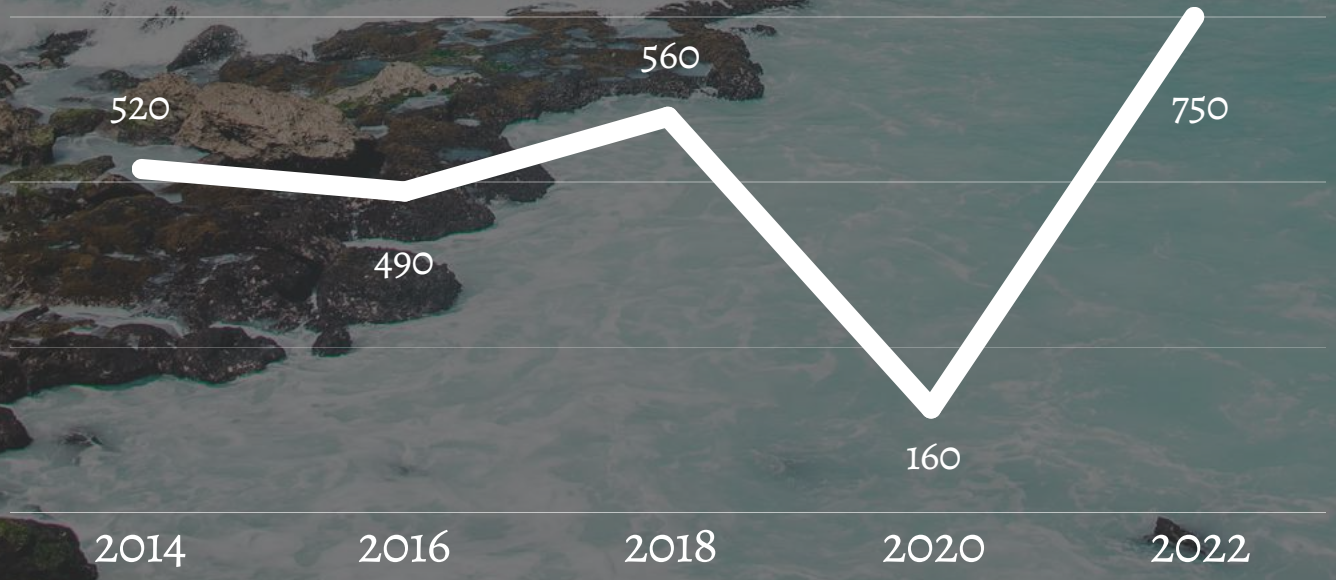
MARKET

High demand for real estate due to:

- *A large number of tourists*
- *Year-round season*
- *Lack of good housing*

Bali ranks 4th according to FORBES in terms of attractiveness of real estate investments

Number of foreign tourists in thousand



BALI IS A PARADISE FOR INVESTORS

- +10% annual increase in land value
- +20% annual increase in cost of rent
- Property in Bali does not need to be declared
- +30% to the price after construction is completed
- After the opening of the borders, the cost of rent increased by 50%
- The inflation rate in 2021 was 1.87%

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PROPERTY MANAGEMENT

For 6 years in the Bali market, we have developed an effective marketing and operational strategy.

Management/marketing company fee is 20% of revenue

Service and maintenance costs a month are 1.200$

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:

- PREPARING THE VILLA FOR RENT
- LISTING
- RECRUITMENT AND TRAINING OF PERSONNEL
- MARKETING ON PLATFORMS
- ORGANIZATION OF CHECK-IN AND ACCOMMODATION OF GUESTS
- DAILY HOUSEKEEPING
- GARDEN AND POOL MAINTENANCE
- 24/7 SECURITY

RENTAL INCOME

Managed by BREIG

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	*87.450 $* *10,29%*	*115.172 $* *13,55%*	*142.895 $* *16,81%*
Payback period	*9,7 years*	*7,4 years*	*5,9 years*
Occupancy	80%	85%	90%
Average Daily Rate	440 $	520 $	600 $

HOW TO PURCHASE?

The cost of the villa + 1% notary fee for deal processing

All inclusive, no hidden costs or taxes

1

Booking fee 1%

The lot is booked and removed from the market for 5 days

2

Deposit 10%

Due diligence by a notary of a land plot 7-14 days

3

Balance payment 90%

After successful completion of due diligence within 7 days

4

Handover

Handover of the property