



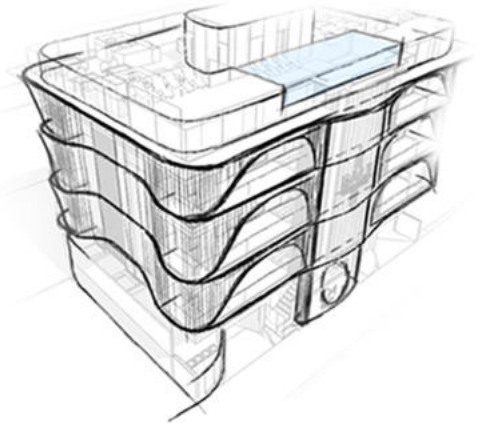
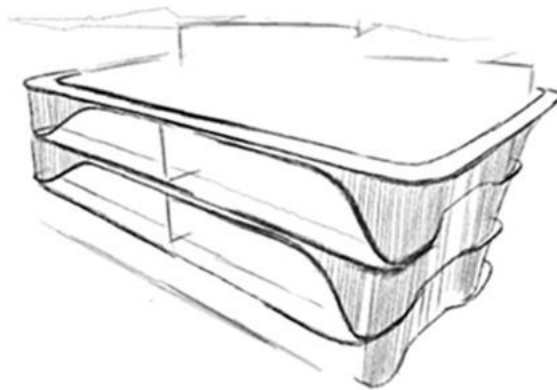
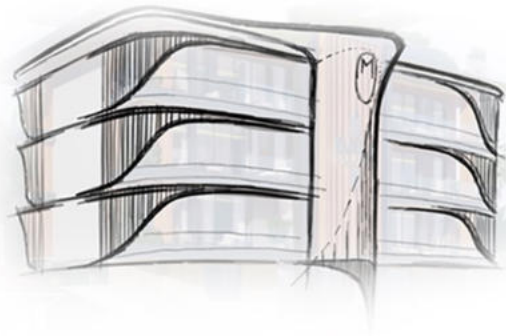
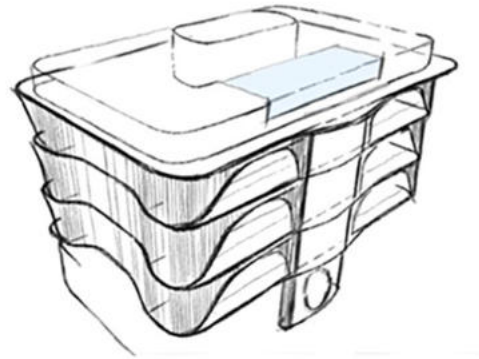
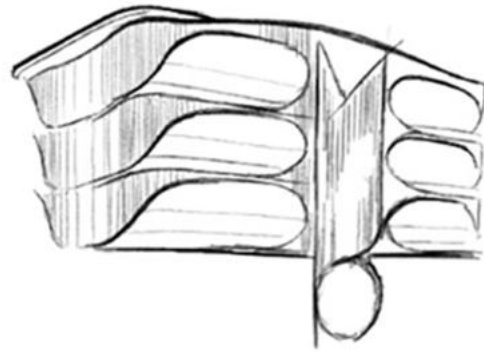
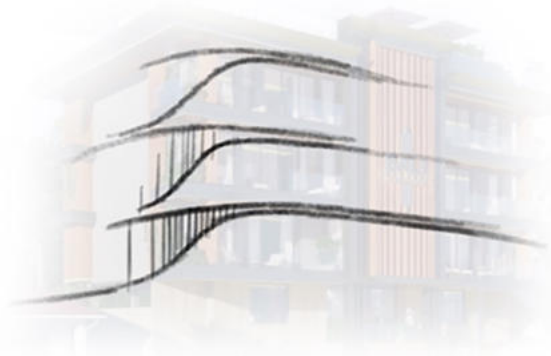
CLUB HOUSE



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 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 APARTMENTS

A premium-class residential complex with apartments for living and investment, located in Bali's top tourist destination — Canggu (Berawa area).

The project consists of 5 floors and 18 apartments, featuring a rooftop terrace and underground parking. Modern 1- and 2-bedroom apartments with an inner courtyard and swimming pool, or with a terrace and jacuzzi.



from \$241 878  
Starting Price



PAY 80%  
For Booking



EASY 80/20  
20% — deducted  
from rental



Q1 2026 YEAR  
Completion Date



8.5 YEARS  
Payback period



ROI 11-12%  
Average return  
per year



VALUE GROWTH  
OF 30-50%  
over 2 years



7% YIELD  
during the  
first 3 years

LEASEHOLD 25 YEARS  
+25 years extension

TOURISM RED ZONE





EXTERIOR

An aerial night-time architectural rendering of a modern building. The building features a prominent rooftop pool and lounge area with several people. The word "EXTERIOR" is overlaid in large, glowing, white letters with a blue and purple neon glow. The building has a curved facade and is surrounded by lush greenery. A white car and a dark car are parked on the street in front of the building.









# ROOFTOP

An aerial, high-angle view of a modern rooftop lounge at night. The scene is illuminated by warm, ambient lighting, likely from the building's facade and interior. The rooftop features a central bar area with a curved counter and stools, surrounded by lounge furniture including sofas, armchairs, and lounge chairs. Several people are visible, some sitting on the furniture, others standing near the bar. The building's architecture is contemporary, with clean lines and a mix of materials like wood and concrete. The surrounding area is lush with greenery, including palm trees and other tropical plants. The overall atmosphere is sophisticated and relaxed.

# PARADISE ON HIGH ENJOY BALINESE SUNSETS AT OUR ROOFTOP

With an infinity pool, the rooftop terrace transforms into a true resort: a perfect place to relax, cool off, enjoy a delicious barbecue, and admire breathtaking views. A wonderful addition includes an open-air cinema and a cozy lounge area.



Swimming Pool  
10m x 4m



Rooftop  
Bar &  
Lounge



Fully Equipped  
BBQ Space



Tropical  
Rain Showers



Rooftop  
Garden Yoga



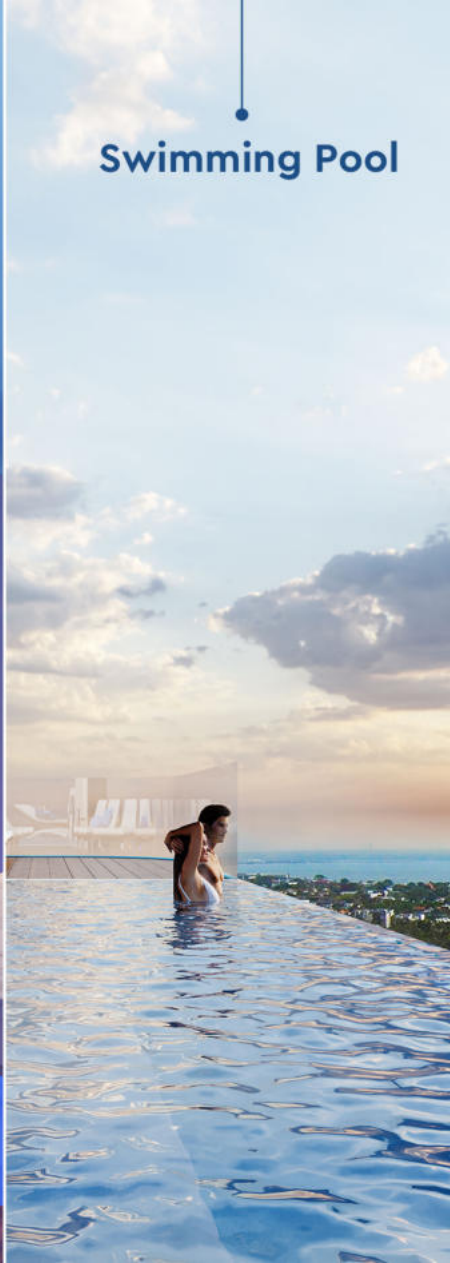
Rooftop  
Cinema Club



Grill



Swimming Pool



Bar



Movie



Chillout Lounge













Unit 1 | 94.03 M<sup>2</sup>

## Apartment Equipment



capacity  
**4 people**

- Bed 180×200cm
- Sofa-transformer
- Coffee table
- Wardrobe
- Extra space for things next to the bed
- Wardrobe in the hallway
- Equipped kitchen for full cooking, with utensils
- Fridge
- Audio system in bedroom and bathroom
- 58" 180\* TV
- Bar counter with chairs
- Panoramic glazing
- Terrace with pool and sofa
- Outdoor rain shower
- BBQ area
- Dinner table

## Used Materials

### Foundation

Bored piles

### Structure

Reinforced concrete structural elements

### Walls

Celson unit (internal)

Celson block with plaster and painting  
(external)

### Ceiling

Drywall with paint

### Wall decoration

Painting + mdf panels

### Floor finish

Homogeneous tile

### Doors

Concealed mounting

### Glazing

Black aluminum YKK







































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

**SOLD**

## Apartment Equipment



capacity  
**4 people**

- Bed 180×200cm
- Sofa-transformer
- Coffee table
- Wardrobe
- Extra space for things next to the bed
- Wardrobe in the hallway
- Equipped kitchen for full cooking, with utensils
- Fridge
- Audio system in bedroom and bathroom
- 58" 180\* TV
- Bar counter with chairs
- Panoramic glazing
- Terrace with pool and sofa

## Used Materials

Foundation  
Bored piles  
Structure  
Reinforced concrete structural elements  
Walls  
Celson unit (internal)  
Celson block with plaster and painting  
(external)  
Ceiling  
Drywall with paint  
Wall decoration  
Painting + mdf panels  
Floor finish  
Homogeneous tile  
Doors  
Concealed mounting  
Glazing  
Black aluminum YKK





























Unit 3, 4 | 61.73 m<sup>2</sup>

## Apartment Equipment



capacity  
2 people

- Bed 180×200cm
- Sofa-transformer
- Coffee table
- Wardrobe
- Extra space for things next to the bed
- Wardrobe in the hallway
- Equipped kitchen for full cooking, with utensils
- Fridge
- Audio system in bedroom and bathroom
- 58" 180\* TV
- Bar counter with chairs
- Panoramic glazing
- Terrace with jacuzzi and sofa
- Hanging chairs on the balcony

## Used Materials

### Foundation

Bored piles

### Structure

Reinforced concrete structural elements

### Walls

Celson unit (internal)

Celson block with plaster and painting  
(external)

### Ceiling

Drywall with paint

### Wall decoration

Painting + mdf panels

### Floor finish

Homogeneous tile

### Doors

Concealed mounting

### Glazing

Black aluminum YKK

### Balcony

Tempered glass railing on a profile with  
decorative wooden elements









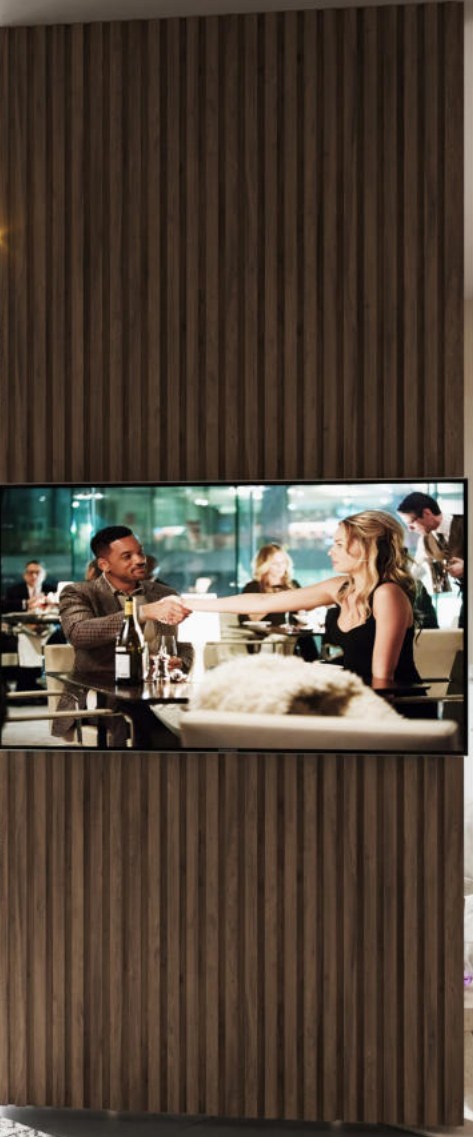
























Unit 5, 6 | 57.59 m<sup>2</sup>

## Apartment Equipment



capacity  
2 people

- Bed 180×200cm
- Sofa-transformer
- Coffee table
- Wardrobe
- Extra space for things next to the bed
- Wardrobe in the hallway
- Equipped kitchen for full cooking, with utensils
- Fridge
- Audio system in bedroom and bathroom
- 58" 180\* TV
- Bar counter with chairs
- Panoramic glazing
- Terrace with jacuzzi and sofa
- Hanging chairs on the balcony

## Used Materials

### Foundation

Bored piles

### Structure

Reinforced concrete structural elements

### Walls

Celson unit (internal)

Celson block with plaster and painting  
(external)

### Ceiling

Drywall with paint

### Wall decoration

Painting + mdf panels

### Floor finish

Homogeneous tile

### Doors

Concealed mounting

### Glazing

Black aluminum YKK

### Balcony

Tempered glass railing on a profile with  
decorative wooden elements























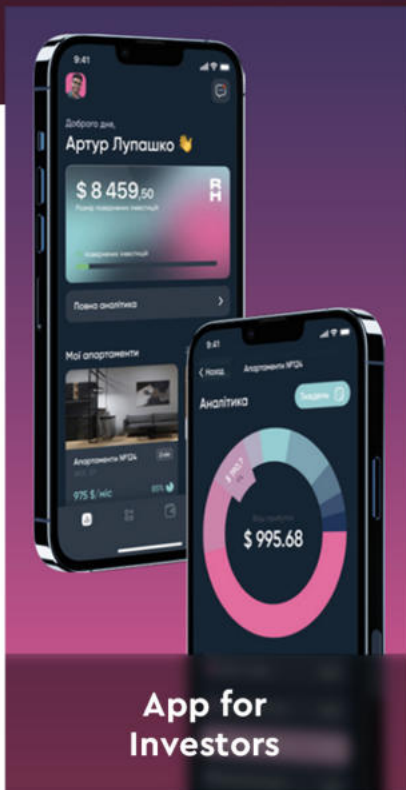






# MANAGEMENT COMPANY

Ribas Hotels Group



### App for Investors

The modern mobile app **Ribas Hotels Group** is designed for easy management of investment properties and real-time income tracking.



### Over 10 years of experience

Ribas Hotels Group has over a decade of experience in hotel management, real estate design, and development.



### Guaranteed income

We provide investors with confidence in stable profits. Under the agreement, Ribas Hotels Group guarantees a minimum annual return **of 7%** for the first three years.



### Managing 55 properties

Ribas Hotels Group successfully manages, designs, and develops **55 real estate properties**, including hotels, apartments, and resort complexes.

# RIBAS HOTELS

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*Group*



## 10 years of experience

**\$500 million** in investments attracted for new projects.

**55 projects** in management, design, and construction, including: 8 hotels in Bali, 1 in Poland, 1 in Turkey, 1 in Moldova

**1,000+** investors

**277.000** guests

Created **10 hotels** from concept to implementation.



×



## TOGETHER TO NEW HEIGHTS!

READY TO FIGHT and AVALON:  
A partnership that **changes the game!**

We are excited to announce the collaboration between Ready to Fight and Avalon! Together, we embark on creating extraordinary projects that will symbolize **strength, spirit, and unity.**



# Buying PROPERTY

Scheme to profit

To purchase property, you don't need to fly to Bali — many transactions are now carried out remotely.



As the complex develops, the real estate value increases

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

## PAYMENT METHODS:

Pay in Cash

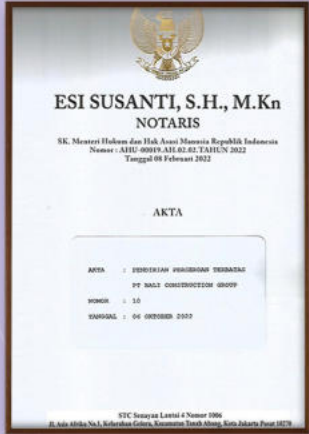
Bank Transfer

Pay with Crypto



# Permissive documentation

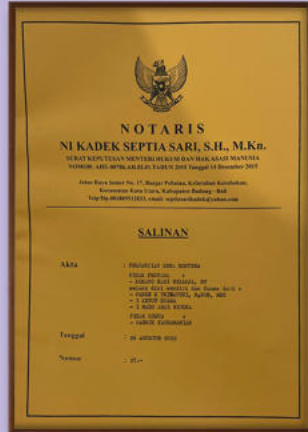
Company's Articles of Association



Business license number (NIB)



Hak Sewa (Leasehold) - Long-term lease form



Company registration certificate in Indonesian - Surat Pengesahan



## CHECKLIST FOR A SAFE TRANSACTION:

List of necessary project documents for agents and investors

- Land lease agreement
- Land certificate
- KTP (Kartu Tanda Penduduk) of the landowner
- Family card of the landowner
- DD (Due Diligence) report on the land
- Zoning document
- Developer's Articles of Association (Akta Pendirian)
- Developer's registration certificate (Pengesahan)
- NWWP (Tax Number) and NIB (Business License Number) of the developer
- Passport and KITAS (Kartu Izin Tinggal Terbatas) of the company director
- Building permit - PBG (Persetujuan Bangunan Gedung)
- Contractor's license for construction work



LOCATION




## CANGGU

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



## Location on Google Maps

[Click to view](#) 

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.



60-minutes to International Airport



3 minutes to Berawa Beach



45 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.



ABOUT  
THE COMPANY



## OUR STRENGTH LIES IN UNITY AND THE ASPIRATION FOR EXCELLENCE

At Avalon, we believe that success is born from the synergy of the team and a shared commitment to high standards. Our projects are a blend of **quality, aesthetics, and functionality**, which not only meet expectations but far exceed them.



## TEAM MEMBERS



**MIGRAN  
KAGRAMANIAN**

CEO, Founder



**RAZMIK  
KAGRAMANIAN**

Founder



**ARAIK  
KAGRAMANIAN**

Founder



**DMITRY  
HRYTSAI**

Founder



**DMITRIY  
TOPILIN**

Architect



**ELENA  
BARTUL**

Sales Department  
Director



**ARI  
PURNAWAN**

Project  
Manager



**LESYA  
SKUYBIDA**

Head of the  
Financial  
Department



**RUSLANA  
ZALUZHNAVAYA**

Corporate  
Lawyer



**STANISLAV  
SHIPKO**

Technical  
Supervision  
Engineer

# WHY BALI?

## Booking.com

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



Top BBC travel in the nomination Best island in the world

## Forbes

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



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

## TRAVEL+LEISURE

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



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



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

## Instagram

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

# 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



# AVALON

## Real Estate Investment in Bali

Bali has long been more than just a resort destination — it has become an attractive hub for real estate investment!

One of the leading players in this market is Avalon Bali Group. The company is actively transforming the real estate sector by developing premium-class investment projects that appeal to both Ukrainian and international investors.

With extensive experience and a strategic approach, Avalon Development implements modern construction standards in high-demand areas such as Canggu.

The average rental yield in Bali reaches 16% per year, making it a profitable opportunity for investors worldwide. The company ensures comfortable living conditions for tenants and stable returns for investors.

