

ANTA Residence Canggü.

Where the owner and company are from	01	Management	21–22
What was built?	02	Investment plan	23
Legalization	03	ROI calculations: resale	24
Why Bali?	04	ROI calculations: leasing	25
ANTA Residence Canggu	05	Renting apartments (for example 100\$)	26
Location	06	Payment method	27
Project realization	07–08	Tax expenses	28
Project plan (in square meters)	09	Guarantees	29
Project planning	10	Confirmation of construction work	30
Infrastructure	11	Broker profit	31
Exterior	12–14	ANTA Group Company	32
Interior	15	Consultation	33
Apartment plans	16–20		

WHERE THE OWNER AND COMPANY ARE FROM

Made in
Ukraine



Work in
Turkey



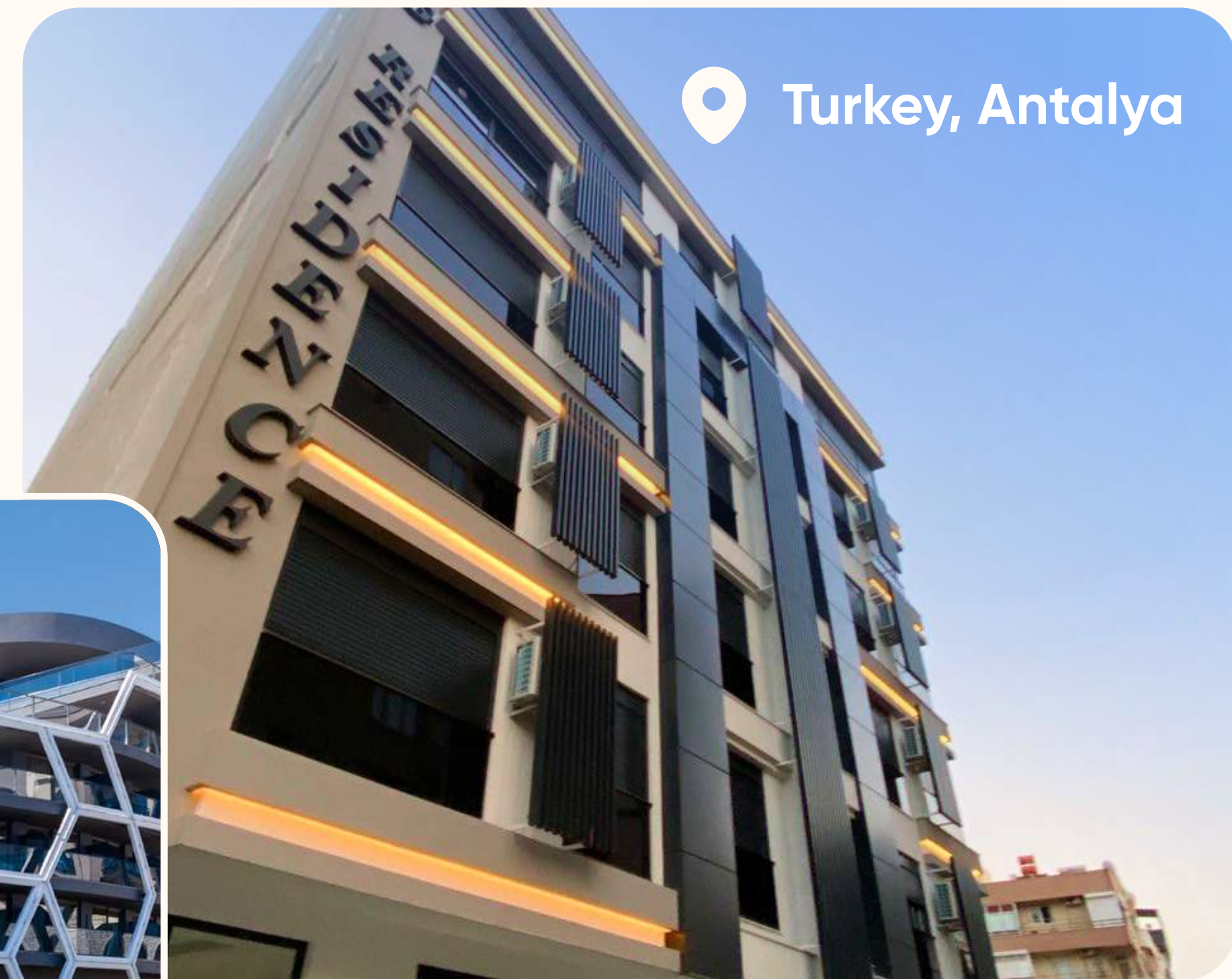
Open Bali
development



02

WHAT WAS BUILT?

Turkey, Antalya



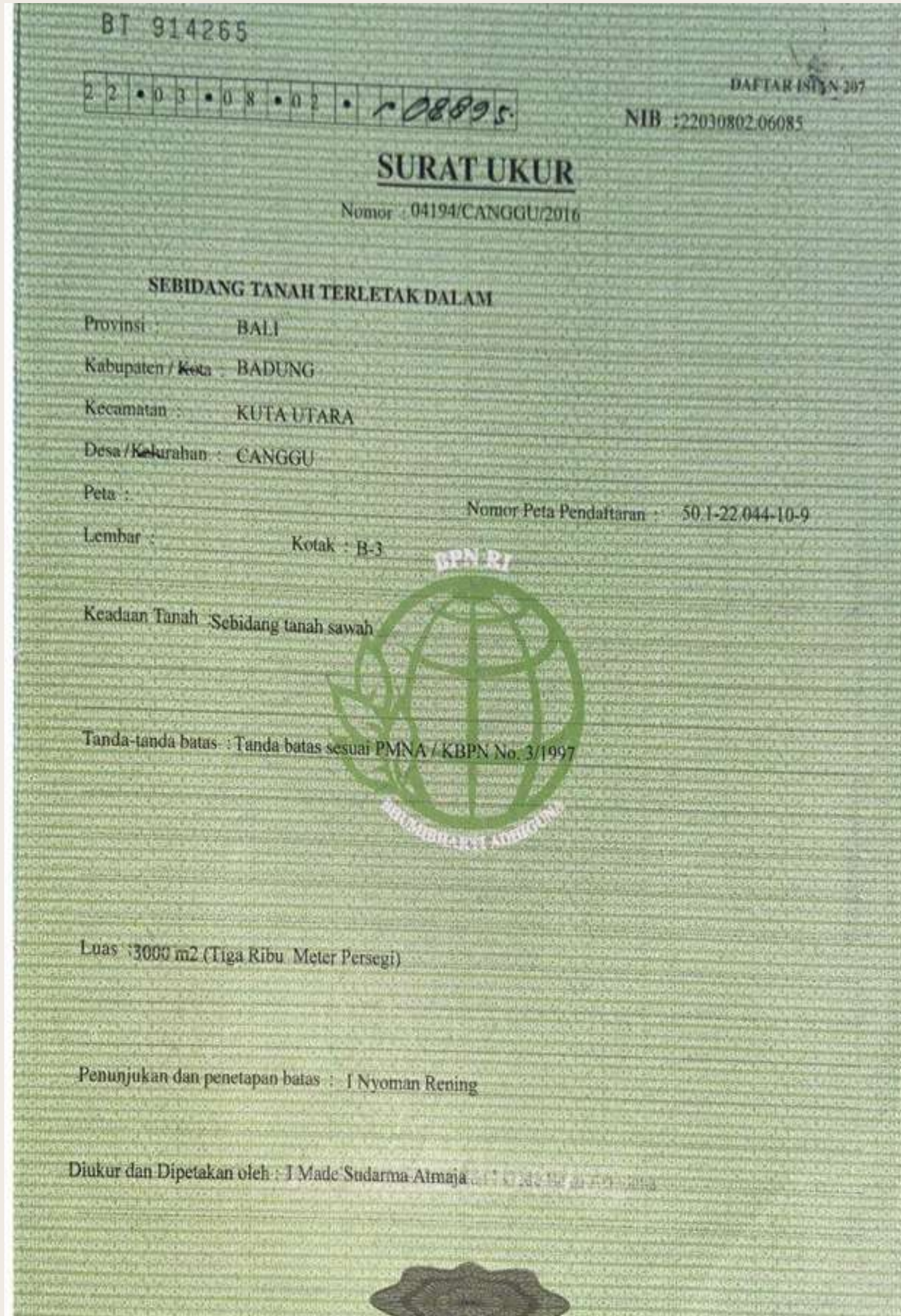
Turkey, Manavgat




Ukraine, Kyiv



LEGALIZATION





PEMERINTAH REPUBLIK INDONESIA

**PERIZINAN BERUSAHA BERBASIS RISIKO
NOMOR INDUK BERUSAHA: 1303230084179**

Berdasarkan Peraturan Pemerintah Pengganti Undang-Undang Republik Indonesia Nomor 2 Tahun 2022 tentang Cipta Kerja, Pemerintah Republik Indonesia menerbitkan Nomor Induk Berusaha (NIB) kepada:


1. Nama Pelaku Usaha	: PT ANTA GROUP DEVELOPMENT
2. Alamat Kantor	: Jalan Sunset Road 819, Bali Ruko Sunset Indah II No. 10, Desa/Kelurahan Kuta, Kec. Kuta, Kab. Badung, Provinsi Bali, Kode Pos: 80361
No. Telepon	: 80506699413
Email	: antagroupdevelopment@gmail.com
3. Status Penanaman Modal	: PMA
4. Kode Klasifikasi Baku Lapangan Usaha Indonesia (KBLI)	: Lihat Lampiran

NIB ini berlaku di seluruh wilayah Republik Indonesia selama menjalankan kegiatan usaha dan berlaku sebagai hak akses kepastian, pendaftaran kepesertaan jaminan sosial kesehatan dan jaminan sosial ketenagakerjaan, serta bukti pemenuhan laporan pertama Wajib Laport Ketenagakerjaan di Perusahaan (WLKP).

Pelaku Usaha dengan NIB tersebut di atas dapat melaksanakan kegiatan berusaha sebagaimana terlampir dengan tetap memperhatikan ketentuan peraturan perundang-undangan.

Diterbitkan di Jakarta, tanggal: 13 Maret 2023

Menteri Investasi/
Kepala Badan Koordinasi Penanaman Modal,



Ditandatangani secara elektronik

Dicetak tanggal: 13 Maret 2023

1. Dokumen ini diterbitkan sistem OSS berdasarkan data dari Pelaku Usaha, tersimpan dalam sistem OSS, yang menjadi tanggung jawab Pelaku Usaha.
2. Dalam hal terjadi kekeliruan isi dokumen ini akan dilakukan perbaikan sebagaimana mestinya.
3. Data lengkap Perizinan Berusaha dapat diperoleh melalui sistem OSS menggunakan hak akses.



WHY BALI?

Forbes

" Top 4 in the world according to Forbes in terms of investment attractiveness "

Booking.com

" The most desirable place in the world "

Instagram

" Among the five most Instagrammable locations in the world "

DestinAsian INDONESIA

" The best island in the world "

Tripadvisor

" The best tourist destination in the world "

ANTA Residence Canggu

premium apartments in Bali

A 5-star complex with
unique infrastructure

Only 7 minutes from the
complex - the Indian Ocean,
beaches and surf spots

It is located in Bali's trendiest
location on Canggu's main street,
Batu Bolong

LOCATION

ANTA Residence Canggu

It is located in the one of the most popular districts in Bali - Changu



Supermarkets - 2 minutes



Restaurants and bars - 5 minutes



Premium sport clubs - 3 minutes



Beach - 7 minutes



Schools and kindergartens - 10 minutes



Airport - 40 minutes

Pedestrian Street

Shuttle to the beach by golf cart every 30 min

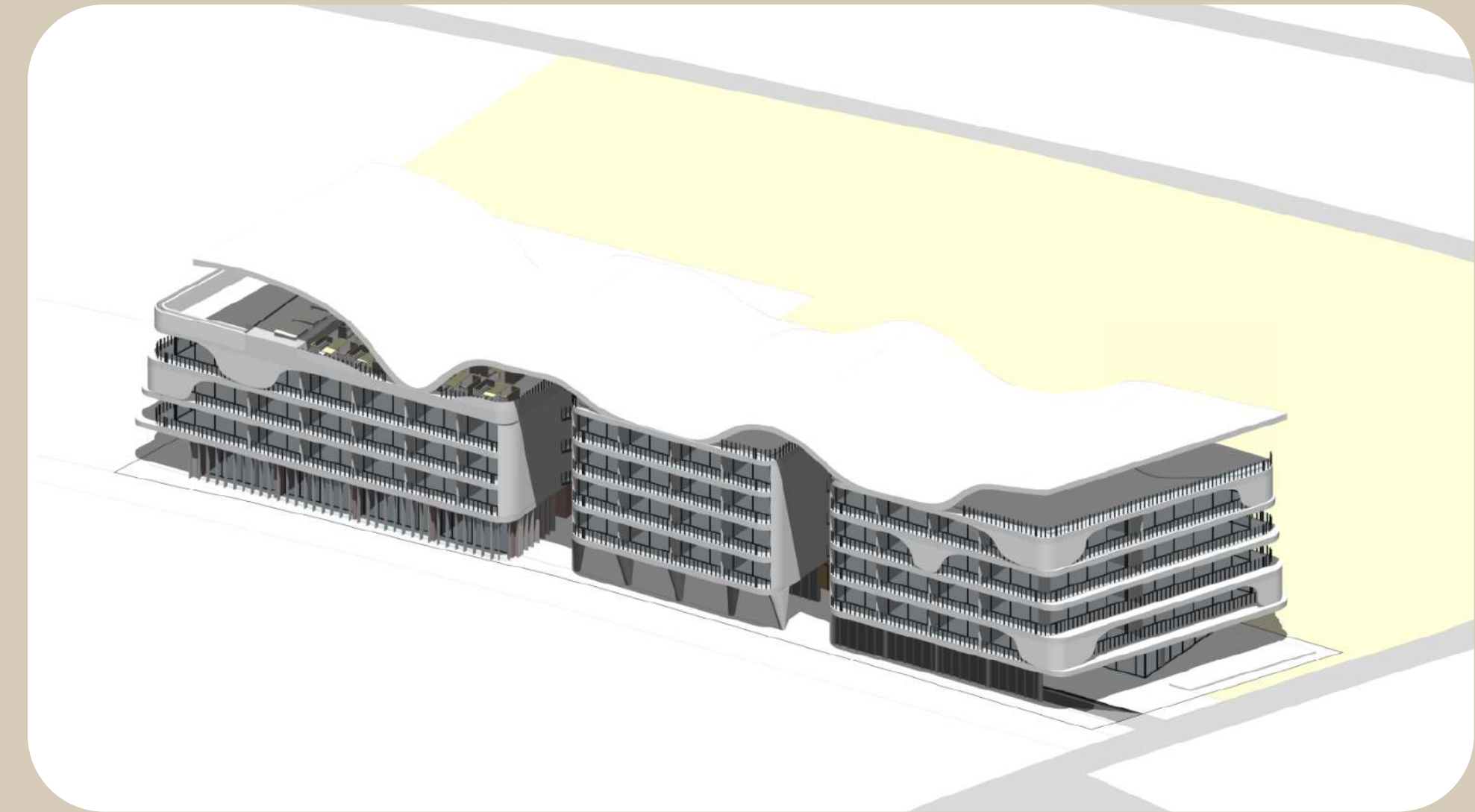
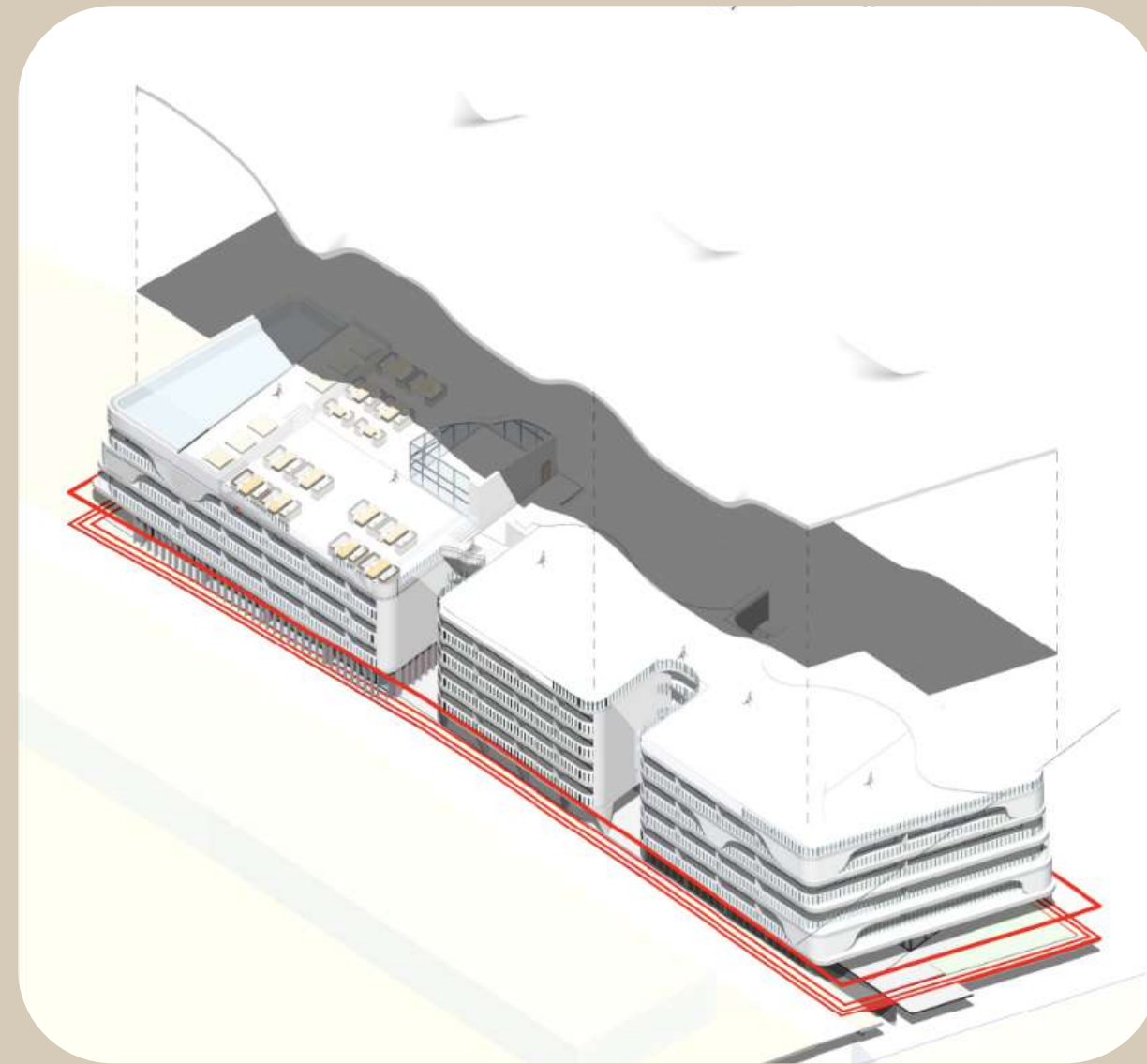
TAKE A LOOK AT
THE LOCATION



PROJECT REALIZATION

start of design
1th quarter of 2023

start of
construction
4th quarter of 2023





end of
construction

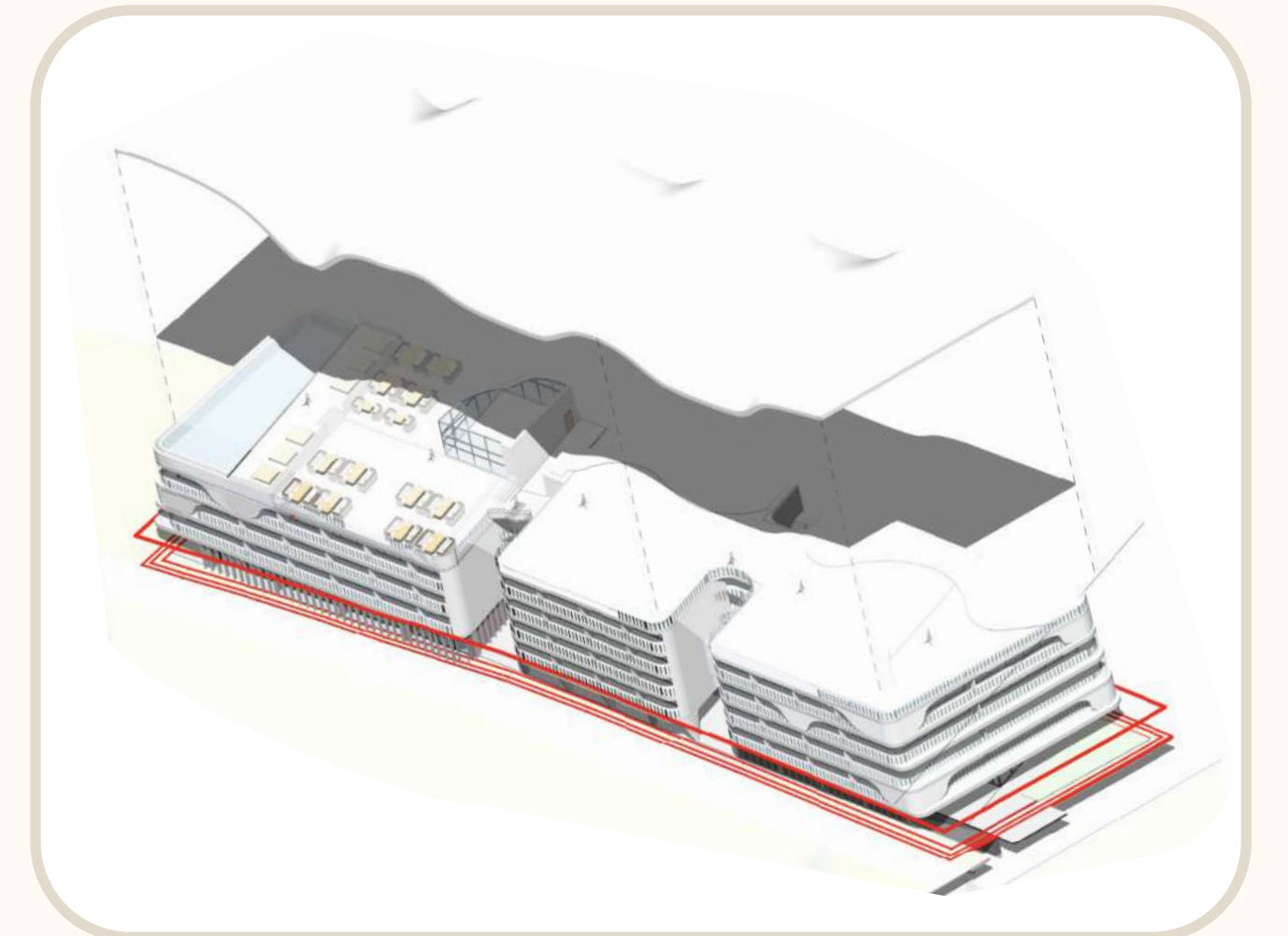
2d quarter of 2025



PROJECT PLAN

Pool area	260 m ²	1
Kid's club	51 m ²	1
Restaurant	403 m ²	1
Beauty salon	51 m ²	1
Cafe	51 m ²	1
Gym	51 m ²	1
Rest area	142 m ²	2
Surf School	25 m ²	1
Lobby	386 m ²	1
Parking	701 m ²	1
Bike rental	20 m ²	1
Roof Top	358 m ²	1
Co-working	100 m ²	1
Common area	1371 m ²	

Superior suit	3334 m ²	99
DeLux	324 m ²	7
Lux	389 m ²	7
Total area of the complex	7961 m ²	














PROJECT PLANNING

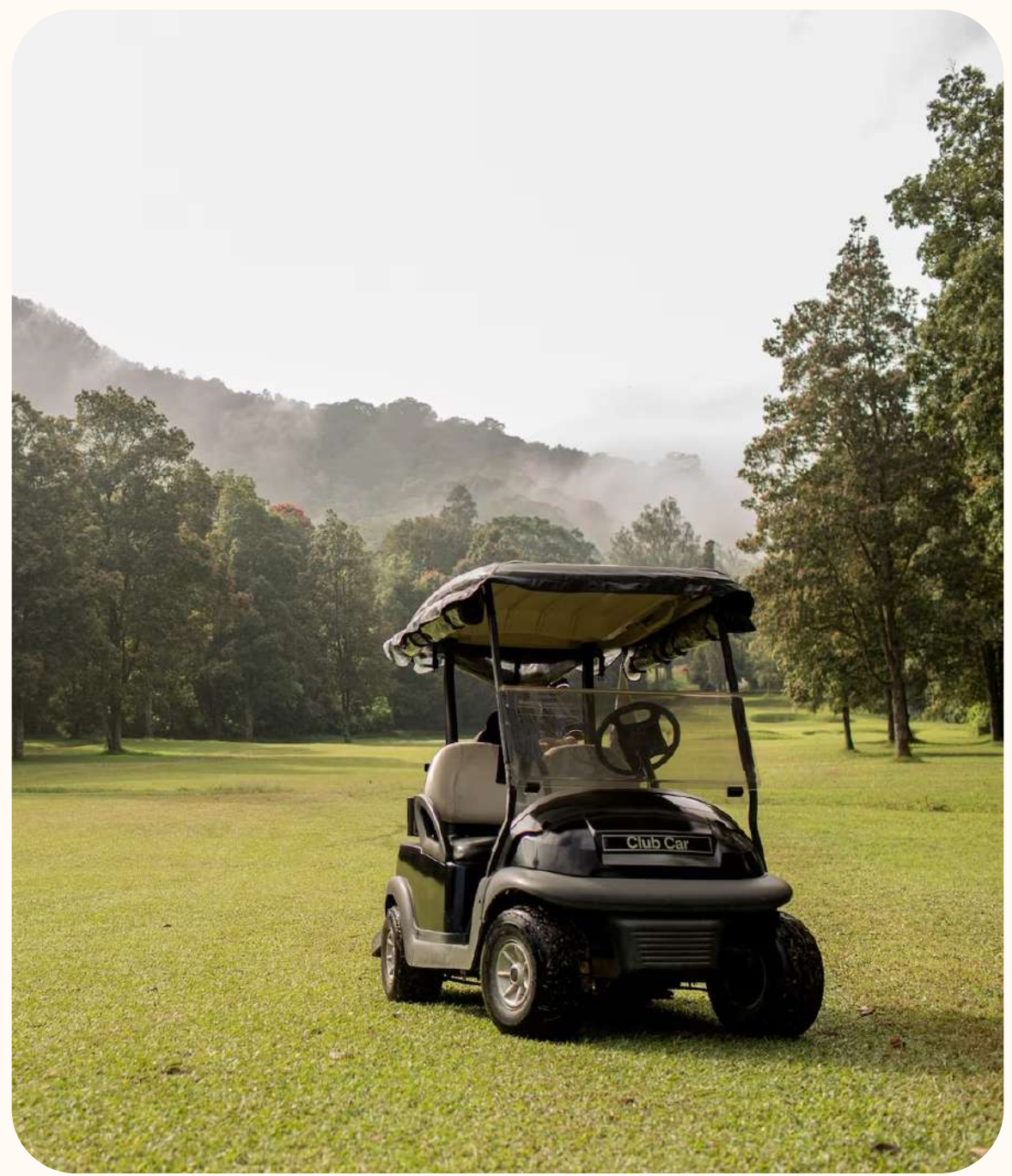


There are **113 apartments** in the complex
Total living area - **4 052 m²**



INFRASTRUCTURE

-  Jungle roof-top (jungle park on the roof)
-  Tropical infinity pool with ocean view
-  World brand restaurant and coffee shop
-  Underground car parking with your own bike as a gift (choice of pcx or nmax)
-  Co-working
-  Private golf cart transfer
-  Children's area with babysitter
-  Surf school
-  Beauty and SPA salon
-  Smart GYM
-  Event hall on the roof



EXTERIOR







15

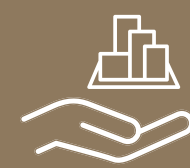


INTERIOR

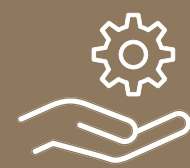


MANAGEMENT

Our partner international hotel operator **RIBAS HOTELS** Group (more than 28 hotels under management) will provide comprehensive management for your comfort



Hotel operational
management



Sales and
marketing
management



Financial
management
of the facility



Introduction
of uniform
standards



Legal
support

Results of cooperation

80%

owner's share

*not including maintenance costs

below **20%**

for managing
apartments

- Enrollment of income on a quarterly basis
- No operational risks
- Transparent reporting

**RIBAS
HOTELS**
Group

22

Ribas Karpaty
Polyanytsya /// 47 rooms

WOL.121 by Ribas
Odesa /// 63 rooms

Ribas Duke Boutique Hotel
Odesa /// 41 rooms

Ribas Rooms Odesa
Odesa /// 23 rooms

Ribas Rooms Bila Tserkva
Bila Tserkva /// 37 rooms

Helios
Polyanytsya /// 35 rooms

Radisson City Centre
Odesa /// 90 rooms

Graal resort
Polyanytsya /// 30 rooms

ROI CALCULATIONS : RESALE

Total cost of the apartments is 120 000\$

Yield from the sale of apartments	Increment (from original price)	Total cost	Net income
Increase in property value after completion of construction	20%	\$144 000	\$24 000
Capitalization of the object for 5 years, taking into account the growth of land value +50%	9%	\$154 800	\$10 800
Increase in the value of the object due to reporting from the management company from renting it out	10%	\$166 800	\$12 000
Total net profit from the sale of the object	39%	\$166 800	\$46 800

ROI CALCULATIONS: RENTING

Total cost of the apartments is 120 000\$

Script	Conservative	Real	Monthly rent
Daily rent	\$120	\$140	\$90
Occupancy rate	80%	85%	100%
Average annual rental income	\$35 040	\$43 435	\$32 850
Operating expenses	25%	25%	25%
Net income excluding management fees	\$26 280	\$32 576	\$24 638
Management fees	20%	20%	20%
Net income of investor	\$21 024	\$26 061	\$19 710
ANNUAL ROI	17.5%	21%	16.4%
PAYBACK PERIOD	5.7 years	4.6 years	6 years

RENTAL APARTMENTS

Dates Months Flexible

June 2023

Mon	Tue	Wed	Thu	Fri	Sat	Sun
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July 2023

Mon	Tue	Wed	Thu	Fri	Sat	Sun
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Exact dates ± 1 day ± 2 days ± 3 days ± 7 days

Show all photos

Add dates for prices ~~\$126~~ **\$100**

★ 4.83 · 23 reviews

<small>CHECK-IN</small> Add date	<small>CHECKOUT</small> Add date
<small>GUESTS</small> 1 guest	

Check availability

This apartment in Canggu area brings to its owner:

\$100 * 20 nights = \$2 000

Passive income per month

PAYMENT METHOD

1

Signing the
booking
contract

2

Deposit of the
reservation
amount
- 1000\$

3

Signing main
contract
Investing

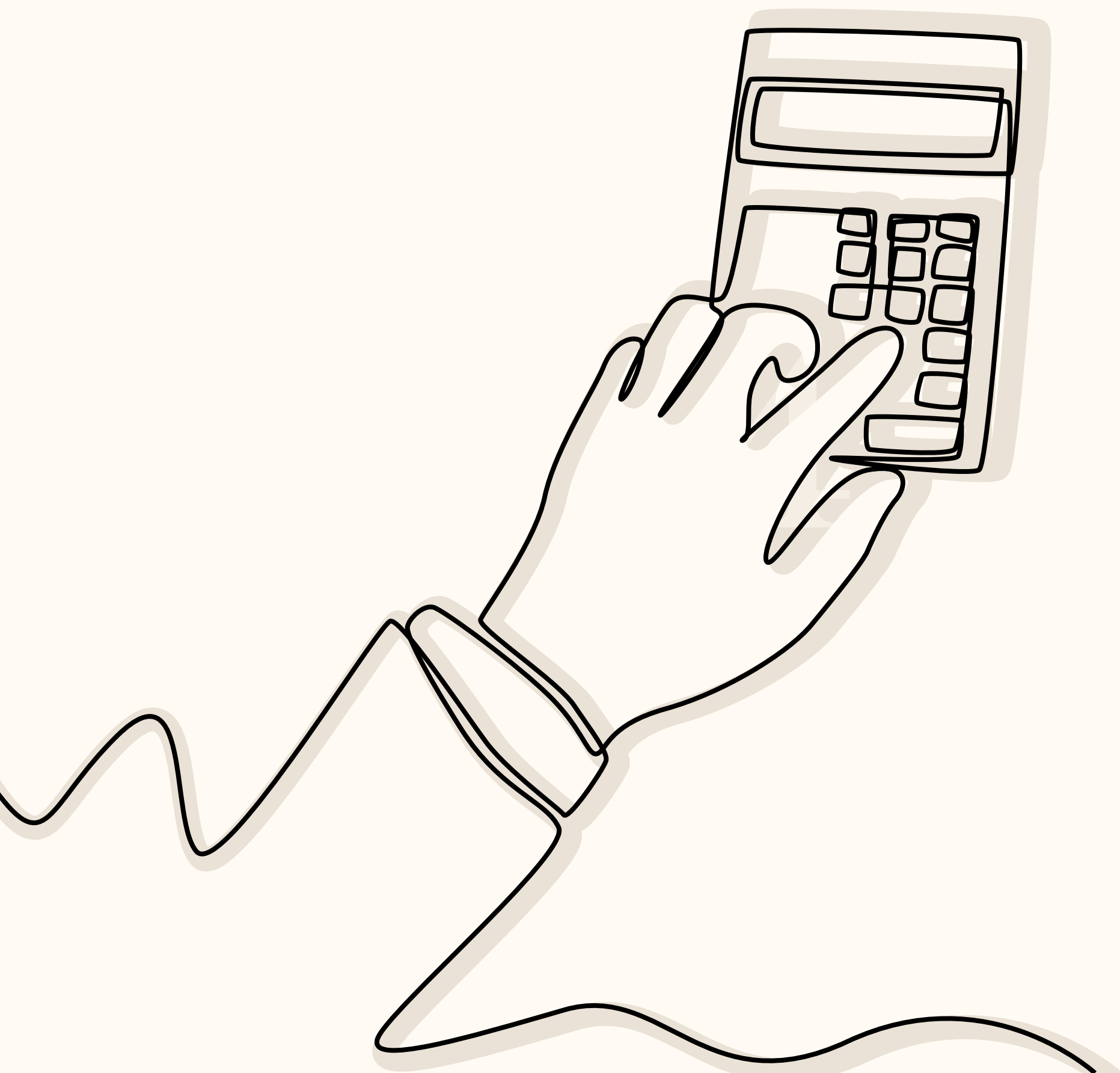
4

Making the
first 25%
deposit

5

Coordinating
rest in 0%
installments

TAX EXPENSES



Tax support

Taxes are included in the price of the unit

Formation tax

+1% for notary formalization
of the agreement

At the resale the owner:

Pay income tax - 10%

GUARANTEES

Insurance of the construction object - INSK

The project is insured by INNOVATIVE INSURANCE CAPITAL

Government Recommendation

Special permit from the Government of Badung

Contractor

Agreement with a building constructor

CONFIRMATION CONSTRUCTION WORK

Client

PT ANTA GROUP DEVELOPMENT, NPWP16
40.216.718.3-905.000, registered in the country
of performance of works - Bali, Indonesia,
represented by Managing Partner Usyk Igor
Igorovich

Designer

ArhiLudi Architecture Agency, identification code
4022100451100674, registered in the country of
performance of works - Bali, Indonesia at:
Canggu , Buduk, Jalan Veteran No.84 Pererenan,
Jl. Veteran No.84, Buduk, Kec. Mengwi,
Kabupaten Badung, Bali 80351, Indonesia,
represented by Andriy Brazhnyk

BROKER PROFIT

