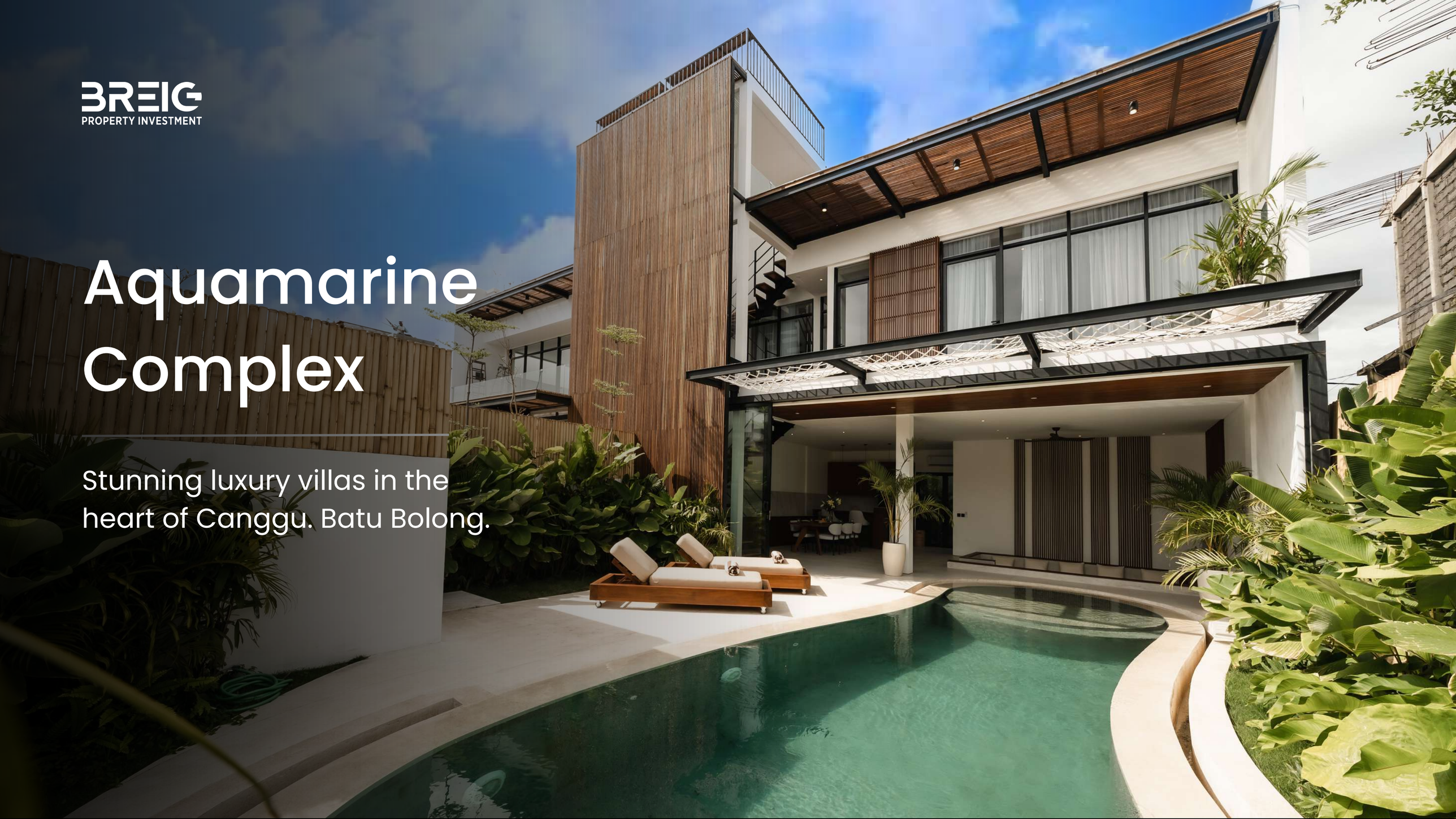
BREIG
PROPERTY INVESTMENT

Aquamarine Complex

Stunning luxury villas in the heart of Canggu. Batu Bolong.



BREIG

Introducing Aquamarine

- Canggu, Batu Bolong
- 29 year Leasehold
- 17 Villa Units
- 2 Swimming Pools
- 24/7 Security
- 5 Star Service

Warranty and safety

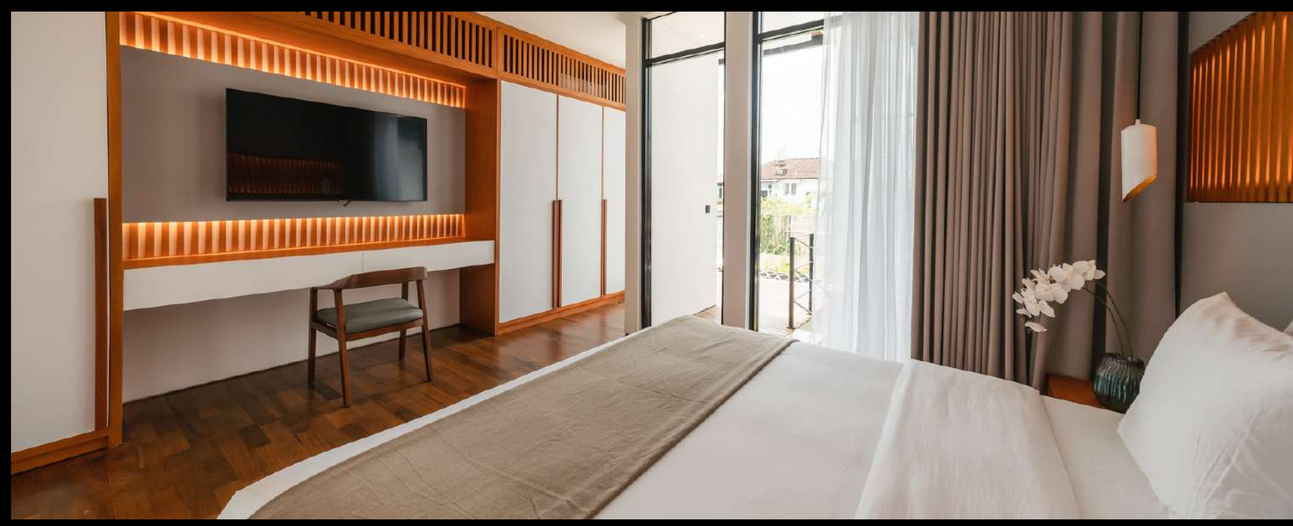
Our villas meet the highest safety and construction standards.
We provide various warranties.

7 MONTHS for general defects
3 YEARS for the main structure
5 YEARS for waterproofing and anti-termite treatment









The Bedrooms

The bedrooms are framed with wooden panels for natural effect. There are working areas, floor-to-ceiling windows, spacious wardrobes and private bathroom in each bedroom.



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The Swimming Pool

The swimming pool areas in Aquamarine Villas are surrounded by greenery. All the materials are perfectly combined to highlight the atmosphere of piece and harmony.





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The Kitchen

The Kitchen is fully equipped and furnished in a modern style with premium materials. Build-in kitchen headset allows to organize space with maximum convenience. There is a spacious dining area with a superb pool view.





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5 Star Facilities

Aquamarine also has numerous communal facilities such as a garden and terraces. There are a small kitchen, lounge zone, pool and sunset point with panoramic volcano and rice field view on the rooftop.





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aquamarine
VILLAS





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Living-room options

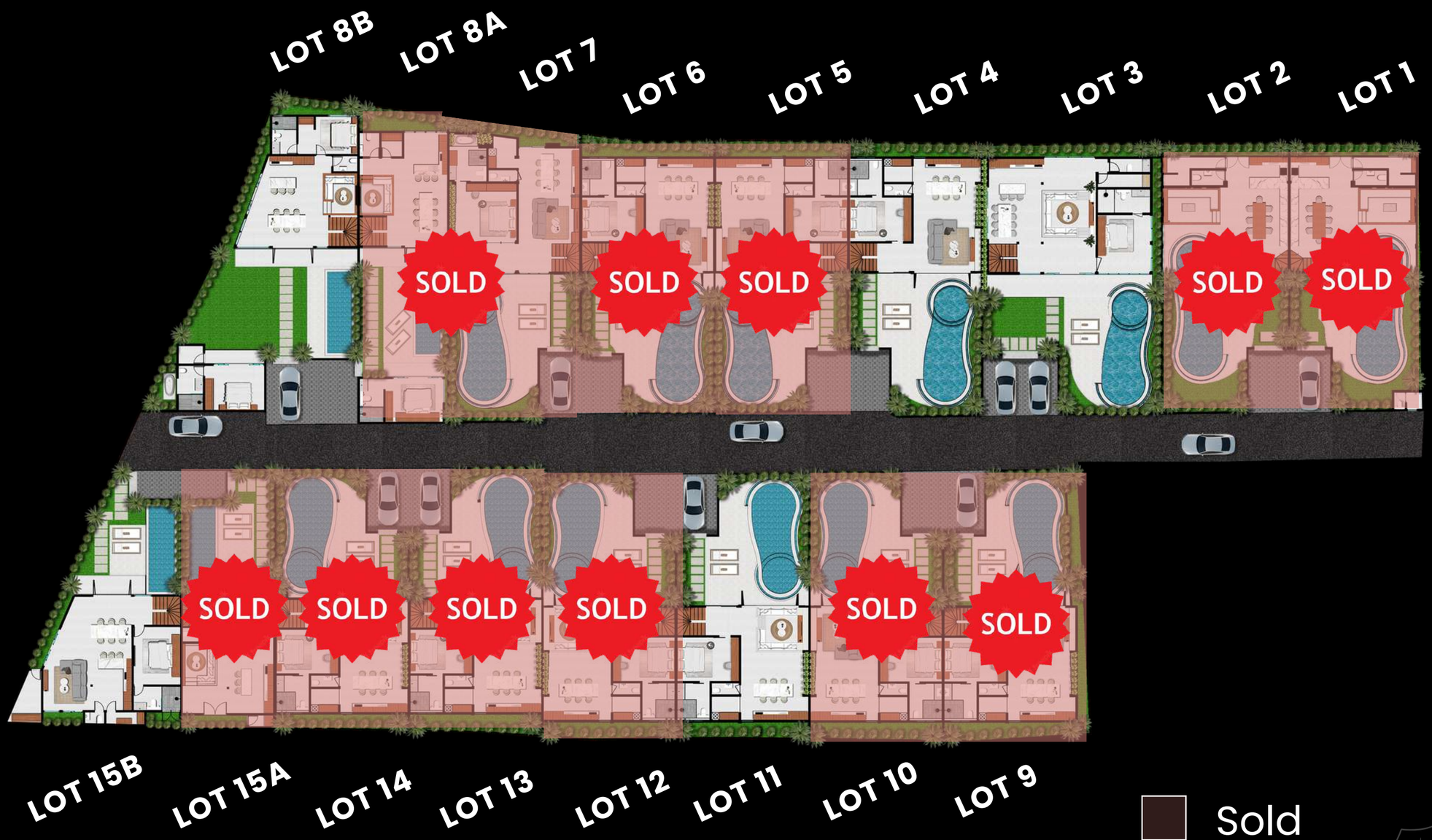
ONE-LEVEL
LIVING ROOM

SUNKEN
LIVING ROOM

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aquamarine
VILLAS

Master Plan



Sold

aquamarine
VILLAS

LOT 15B
3 BEDROOMS

READINESS 40%

USD 595,000

35% first payment with 0% interest installment schedule

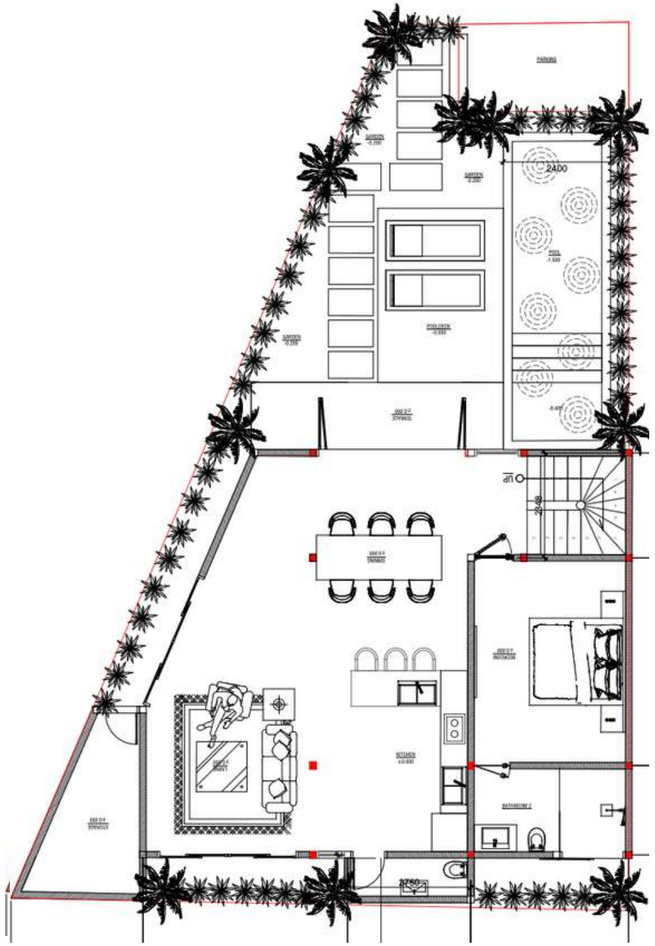
Land
~190 sqm

Building
220 sqm

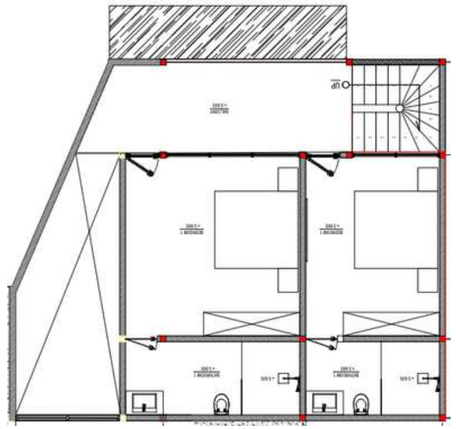
29 Year Leasehold with priority rights for extension

2 Swimming Pools

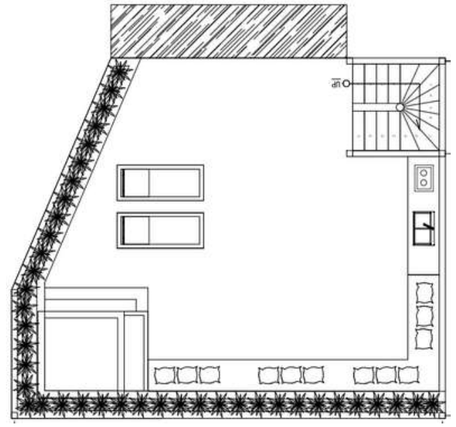
BREIG
PROPERTY INVESTMENT



1st Floor



2nd Floor



3rd Floor

Floor Plan

Rental & Sales income.

Aquamarine villa - 3 bedrooms (lot 15b)

Investment: **5795.000 $**

Selling price after completion of construction:
670.000 $ (+13%)

PROFIT EVERY MONTH

Management + marketing company fee is 20% of revenue *

Income per year	***65.739 $ 11,05%***	***86.531 $ 14,54%***	***107.323 $ 18,04%***
Payback period	***9,6 years***	***7,5 years***	***6,1 years***
Average Daily Rate	***330 $***	***390 $***	***450 $***
Occupancy	***80%***	***85%***	***90%***

* Management fee does not include operating costs:

- Renovation
- Maintenance and required materials
- 24/7 Security
- Cleaning, change bed linen and towels
- Gardener and Pool-man salary
- Internet
- Rubbish collection
- Banjar fee
- Service and maintenance costs a month are:
  - ~1.000 USD for 3 bedroom villa

BREIG
PROPERTY INVESTMENT

aquamarine

VILLAS

LOT 8B
4 BEDROOMS

OFF-PLAN

USD 640,000

35% first payment with 0% interest installment schedule

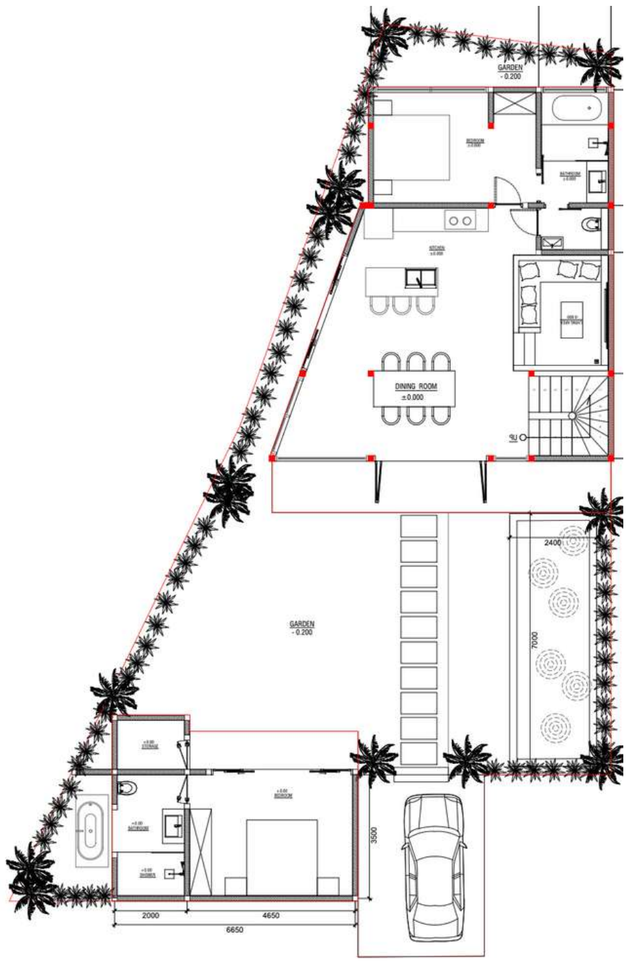
Land
~260 sqm

Building
230 sqm

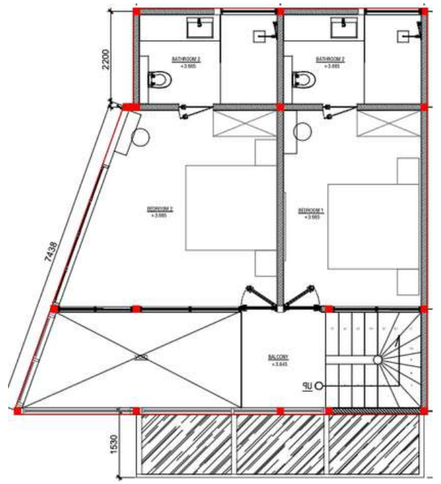
29 Year Leasehold with priority rights for extension for 5-30 years

2 Swimming Pools

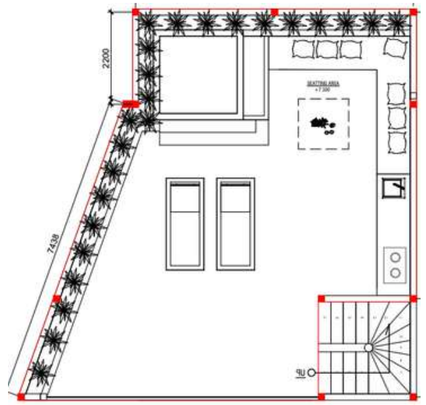
BREIG
PROPERTY INVESTMENT



1st Floor



2nd Floor



3rd Floor

Floor Plan

Rental & Sales income.

Aquamarine villa - 4 bedrooms (lot 8b)

Investment: **640.000 $**

Selling price after completion of construction:
770.000 $ (+20%)

PROFIT EVERY MONTH

Management + marketing company fee is 20% of revenue *

Income per year	***79.830 $ 12,47%***	***106.963 $ 16,71%***	***134.096 $ 20,95%***
Payback period	***8,9 years***	***6,9 years***	***5,7 years***
Average Daily Rate	***400 $***	***480 $***	***560 $***
Occupancy	***80%***	***85%***	***90%***

* Management fee does not include operating costs:

- Renovation
- Maintenance and required materials
- 24/7 Security
- Cleaning, change bed linen and towels
- Gardener and Pool-man salary
- Internet
- Rubbish collection
- Banjar fee
- Service and maintenance costs a month are:
  - ~1.200 USD for 4 bedroom villa

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PROPERTY INVESTMENT

aquamarine
VILLAS

LOT 4, 11
3 BEDROOMS

READINESS 95%

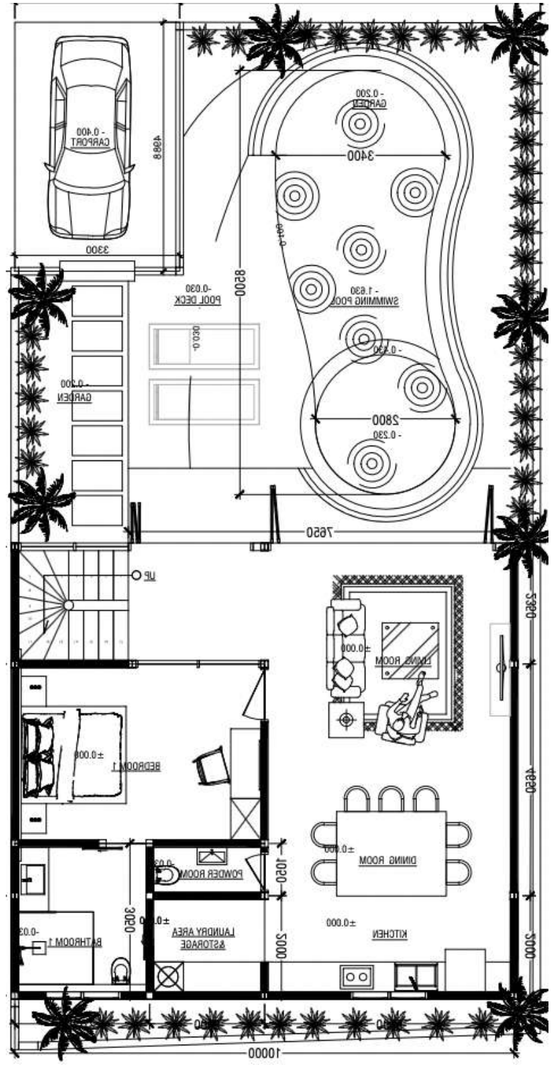
USD 595,000

Land
~215 sqm

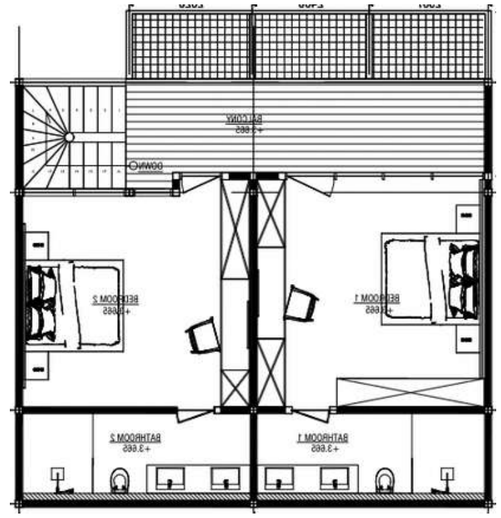
Building
260 sqm

29 Year Leasehold
with priority rights
for extension

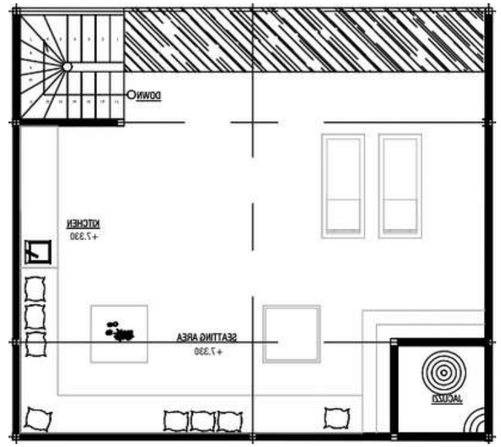
2 Swimming
Pools



1st Floor



2nd Floor



3rd Floor

Floor Plan

Rental & Sales income.

Aquamarine villa - 3 bedrooms (lot 4, 11)

Investment: **595.000 $**

Selling price after completion of construction:
640.000 $ (+8%)

PROFIT EVERY MONTH

Management + marketing company fee is 20% of revenue *

Income per year	***65.739 $ 11,05%***	***94.494 $ 15,88%***	***123.248 $ 20,71%***
Payback period	***9,1 years***	***6,3 years***	***4,8 years***
Average Daily Rate	***330 $***	***420 $***	***510 $***
Occupancy	***80%***	***85%***	***90%***

* Management fee does not include operating costs:

- Renovation
- Maintenance and required materials
- 24/7 Security
- Cleaning, change bed linen and towels
- Gardener and Pool-man salary
- Internet
- Rubbish collection
- Banjar fee
- Service and maintenance costs a month are:
  - ~1.000 USD for 3 bedroom villa

BREIG
PROPERTY INVESTMENT

aquamarine
VILLAS

LOT 3
4 BEDROOMS

READINESS 65%

USD 825,000

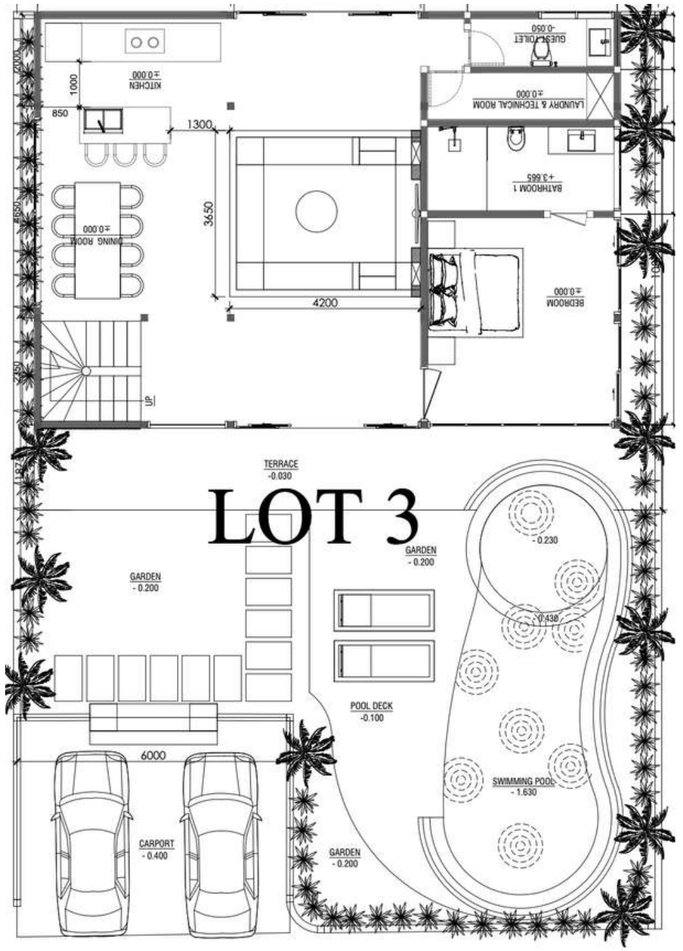
65% first payment

Land
~285 sqm

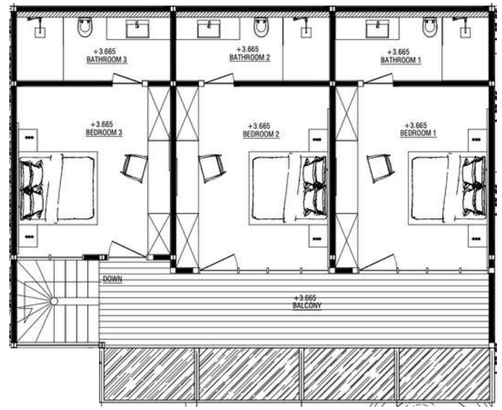
Building
360 sqm

29 Year Leasehold with priority rights for extension

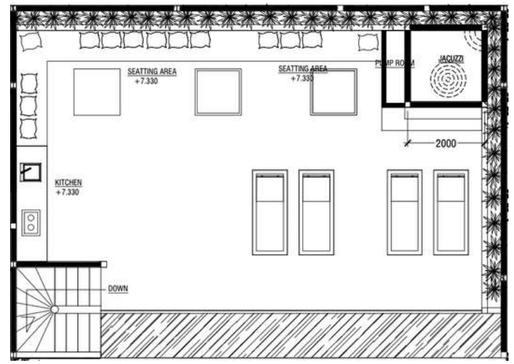
2 Swimming Pools



1st Floor



2nd Floor



3rd Floor

Floor Plan

Rental & Sales income.

Aquamarine villa - 4 bedrooms (lot 3)

Investment: **825.000 $**

Selling price after completion of construction:
900.000 $ (+9%)

PROFIT EVERY MONTH

Management + marketing company fee is 20% of revenue *

Income per year	***89.268 $ 10,82%***	***127.607 $ 15,47%***	***165.947 $ 20,11%***
Payback period	***9,2 years***	***6,5 years***	***5,0 years***
Average Daily Rate	***440 $***	***560 $***	***680 $***
Occupancy	***80%***	***85%***	***90%***

* Management fee does not include operating costs:

- Renovation
- Maintenance and required materials
- 24/7 Security
- Cleaning, change bed linen and towels
- Gardener and Pool-man salary
- Internet
- Rubbish collection
- Banjar fee
- Service and maintenance costs a month are:
  - ~1.200 USD for 4 bedroom villa

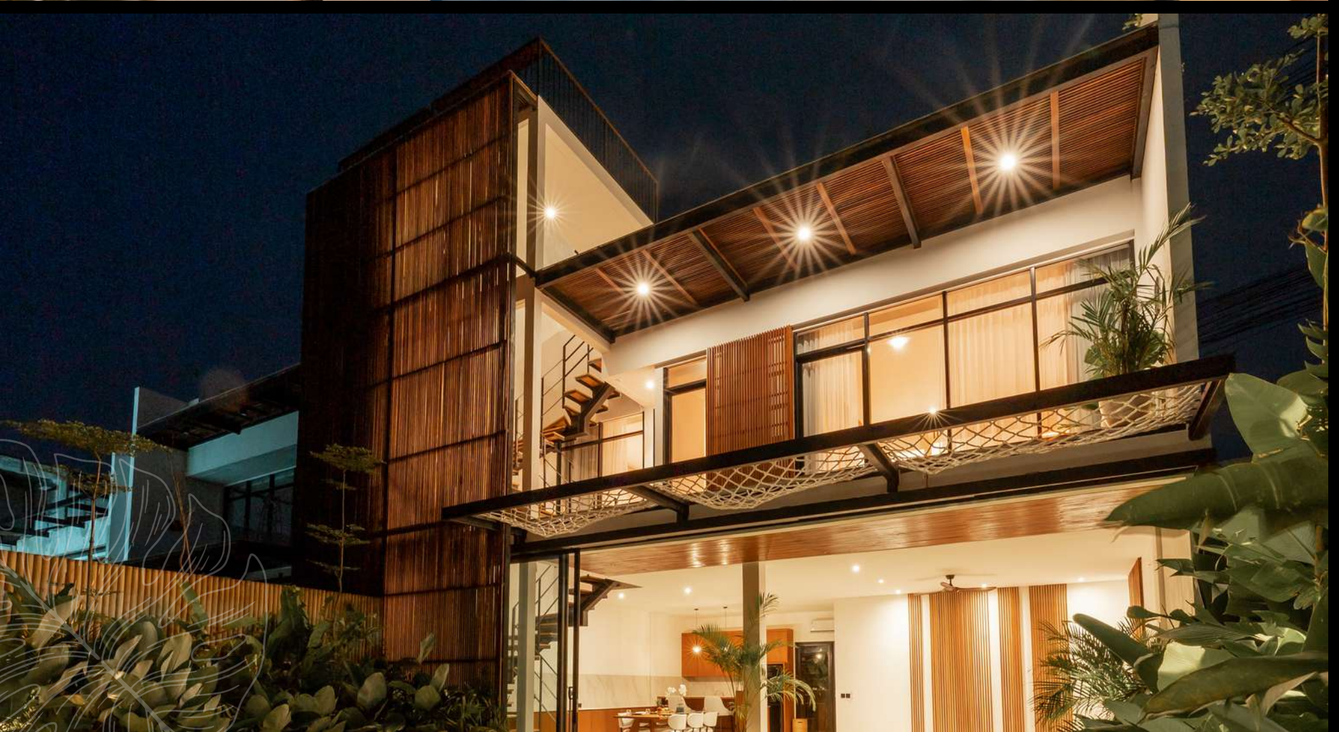
BREIG
PROPERTY INVESTMENT



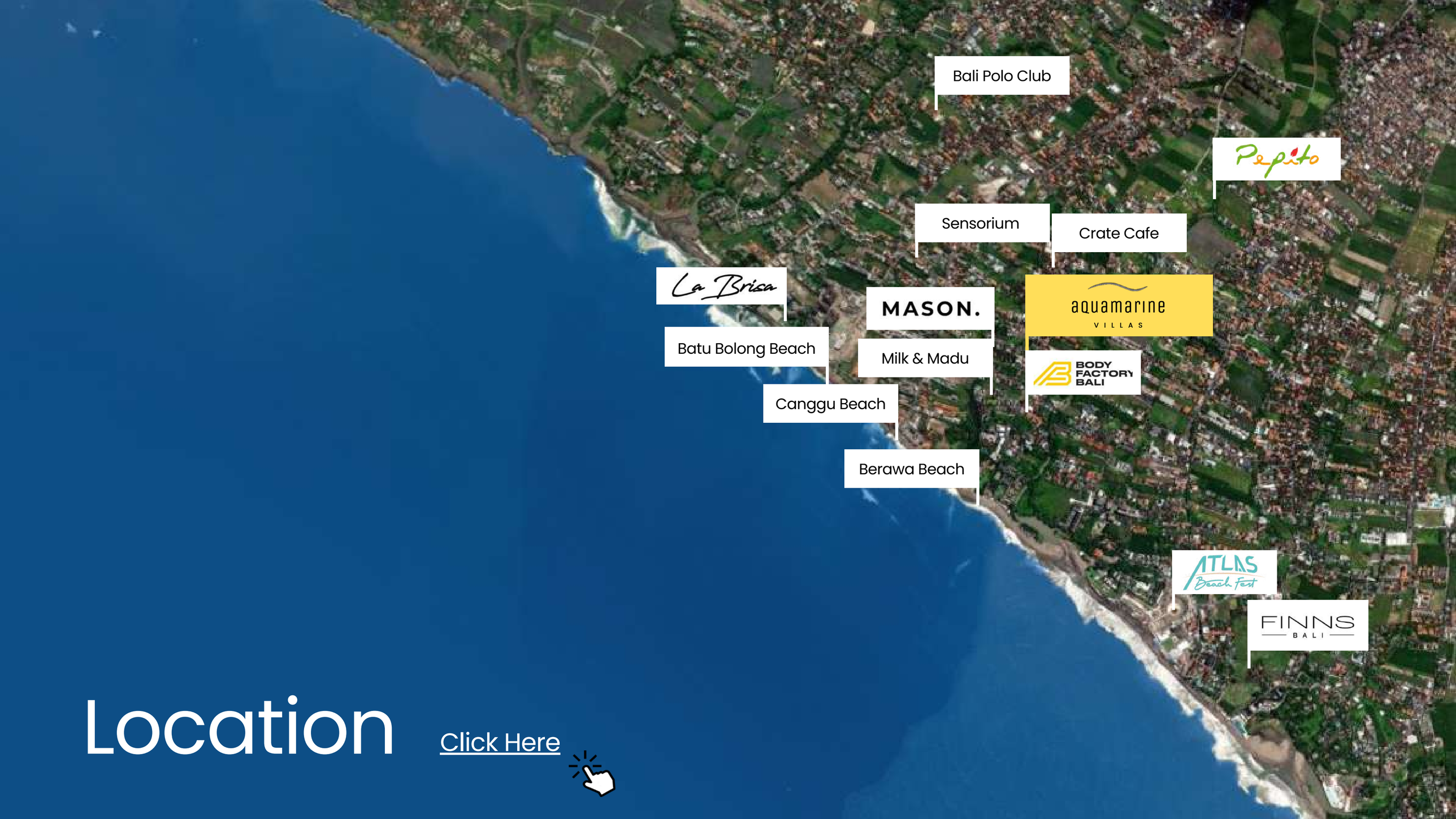
PRICE INCLUSION

BREIG
PROPERTY INVESTMENT

Land
Aquamarine Villa
Building Permit (IMB)
Turn-key basis Villa
All Taxes







Location

Click Here

BALI

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.

Tripadvisor Forbes DestinAsian FROM ASIA TO THE WORLD



BREIG
PROPERTY INVESTMENT

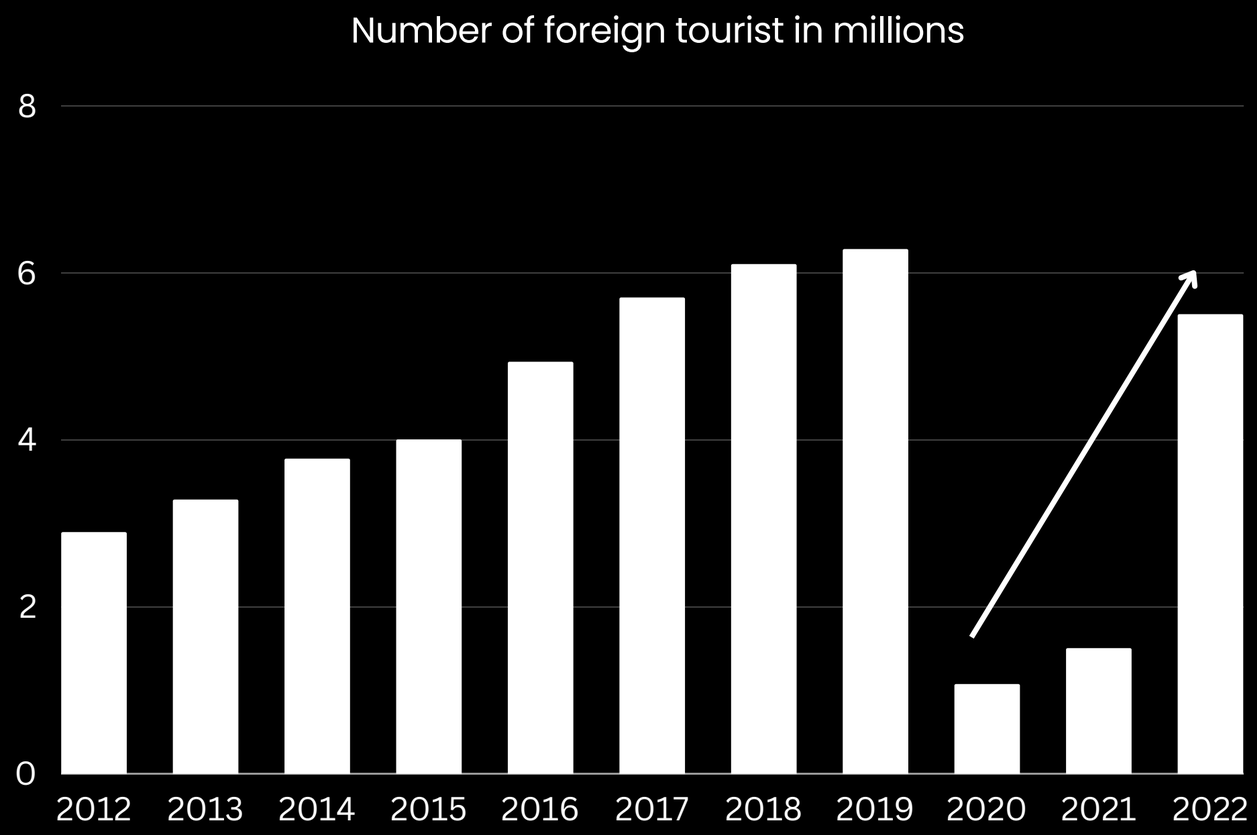
BALI TOURISM IN FIGURES

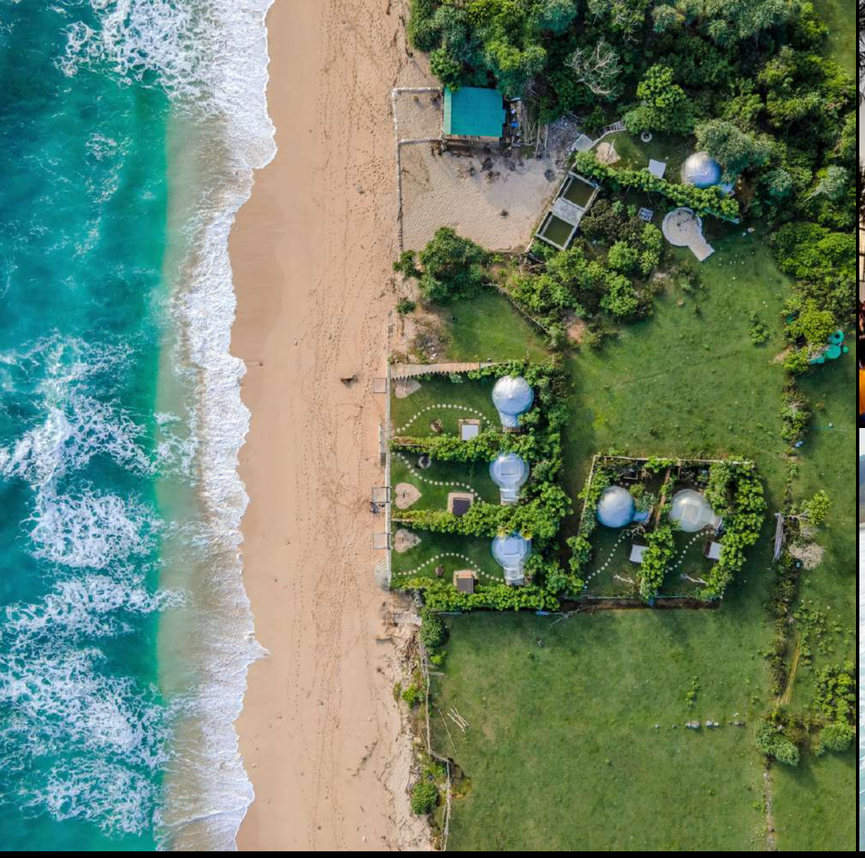
Indonesia received 5.5 million foreign tourists in 2022

The latest statistics on the total tourist flow in Indonesia for 2023 has been released. The figures turned out to be higher than even the most optimistic forecast. Pending demand works wonders.

In order to increase the number of foreign tourists to Indonesia, Minister of Tourism Sandiaga Uno called for a continued increase in the number of direct flights, especially to Bali and the Five New Bali project destinations.

In 2023, Indonesia aims to host up to 7.4 million international travelers and (beware!) 1.4 million domestic tourists.











The Prime Location

Canggu was once a largely rural area away from the beaches, but was being developed fast and is now a popular tourist suburb of Denpasar. Nelayan Beach is where you can still get fresh fish, lobsters, prawns etc every early morning. Canggu remains popular with surfers, the breaks are inviting, the water is clean. Area still feature quietly undulating terrain with the rice paddies.

Only walking distance to the beach, 1 minutes walking to the BWork Bali coworking space, 2 minutes walking to the Body Factory, 3 minutes walking to the revolver coffee shop, Doppio, and many restaurants, supermarkets, organic food stores.



HOW IT WORKS

- All objects legally verified
- All taxes are included
- The landlease 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

STAGE 1
Booking payment 1% for Notary & 10% Deposit

STAGE 2
Due Diligence

STAGE 3
Deal & Balance payment

STAGE 4
Conclusion of a villa management contract

STAGE 5
Monthly income payments

About us

Our mission is *"prime-quality construction of high-liquidity real estate alongside effective management to maximize profit."*

Bali Real Estate Investment Group (BREIG)
Resolute developer with experience in construction and property management for more than 6 years.

6 years - business experience in Bali
22’500 m2 construction experience
9 accomplished projects



Property Management

Owner centred and flexible
We have been developing an effective marketing and operational strategy on Bali for 6 years. It is our mission to make your life easy. We provide all inclusive service that covers all guests needs so that you can focus on reaping the rewards of your property.

Experienced to highest standards
Our team is from 5 stars hotels

Simple & Transparent
We deploy a powerful set of tools to put you in control of your property. Comprehensive monthly reporting of all KPIs, revenues, costs and property conditions.

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

