
BREIG
PROPERTY INVESTMENT
AQUAMARINE III
Canggu
Pererenan



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*

BREIG
PROPERTY INVESTMENT

- 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
Red Sunset II
Baliwood
Tanah Barak
Viridan
Lucky Numbers Apartments
Magic Mango
Vesna Townhouses
Blue Dream

AQUAMARINE III



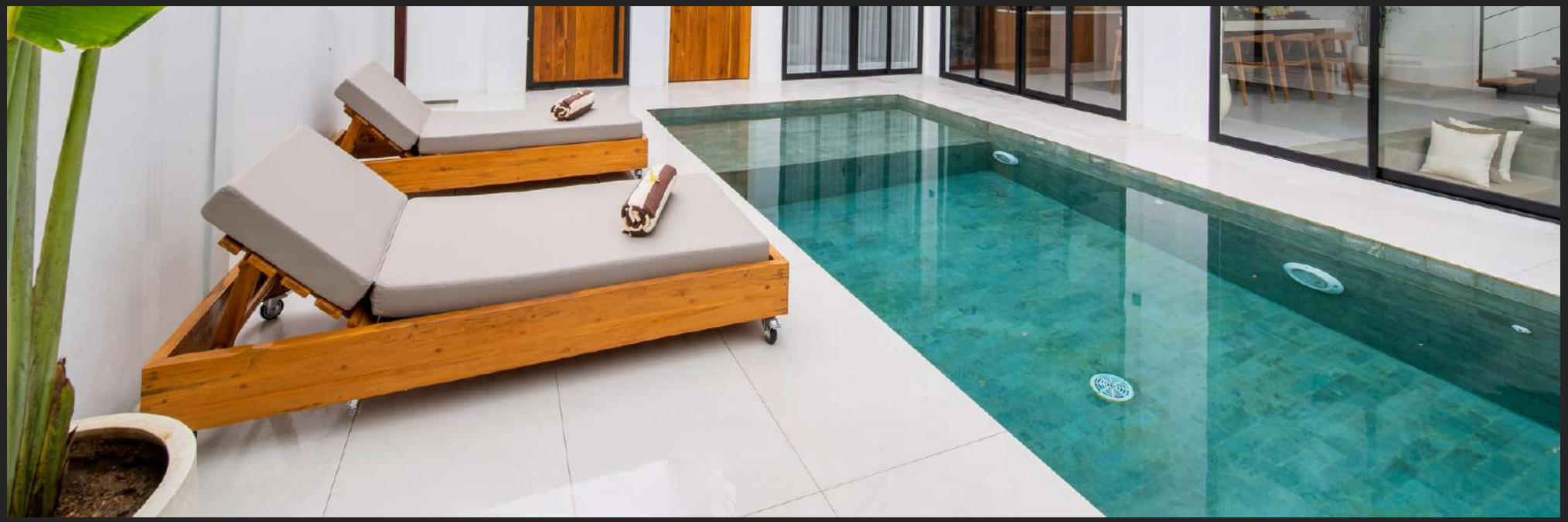
3 min to ocean

Fully equipped

3 and 4 bedrooms

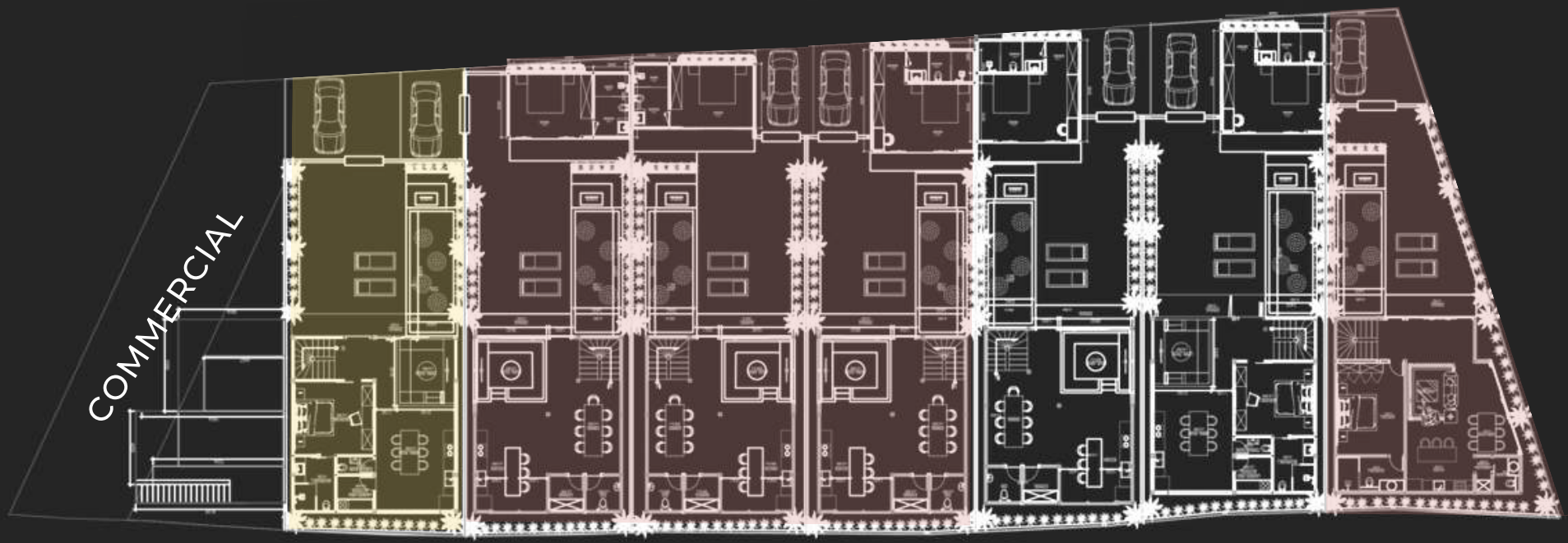
Private garden and pool

24/7 Security




AQUAMARINE III

MASTER PLAN



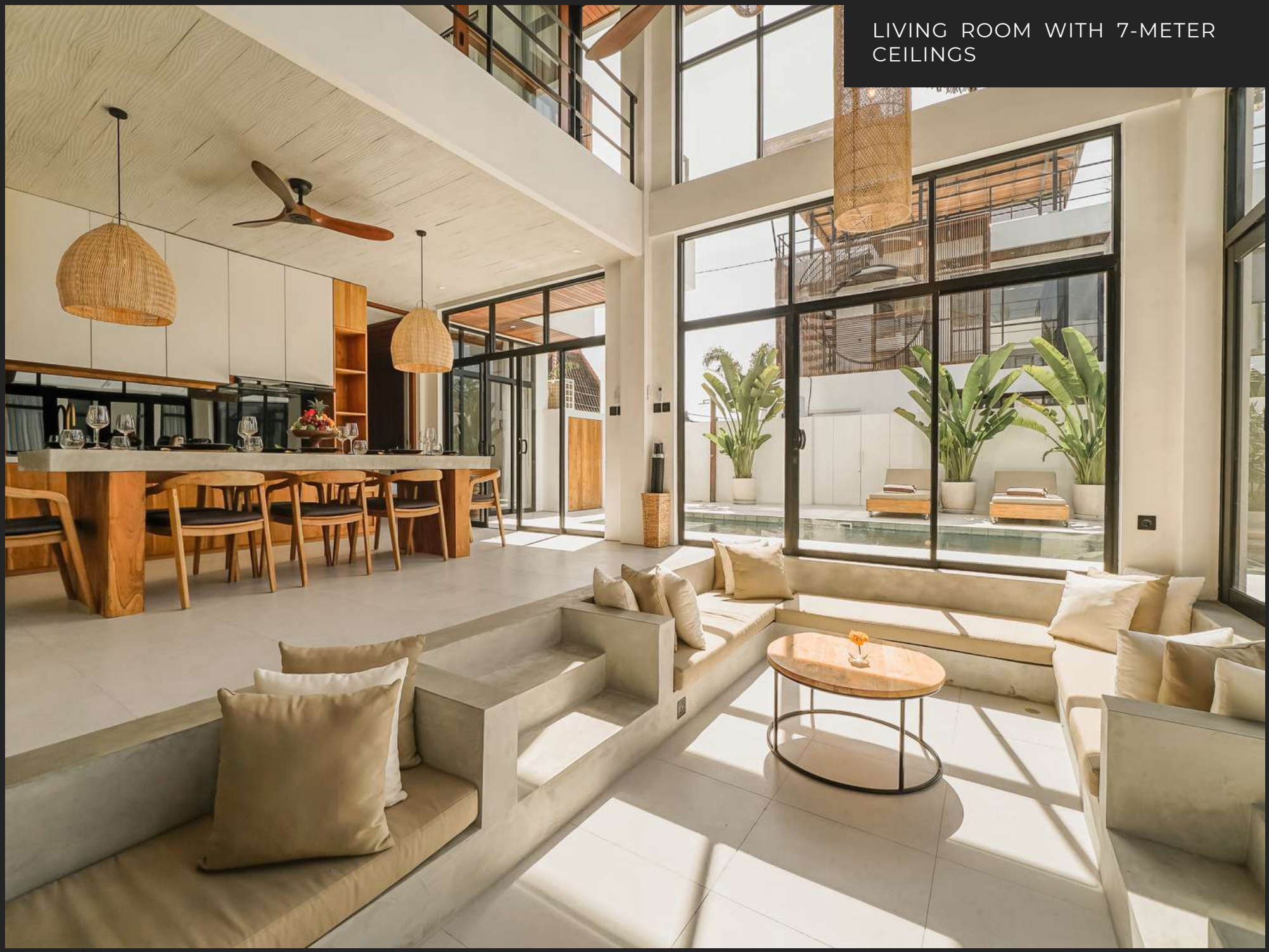
Sold

Booked


THE TERRITORY OF THE COMPLEX IS GUARDED 24/7

GARDEN AND POOL





LIVING ROOM WITH 7-METER CEILINGS



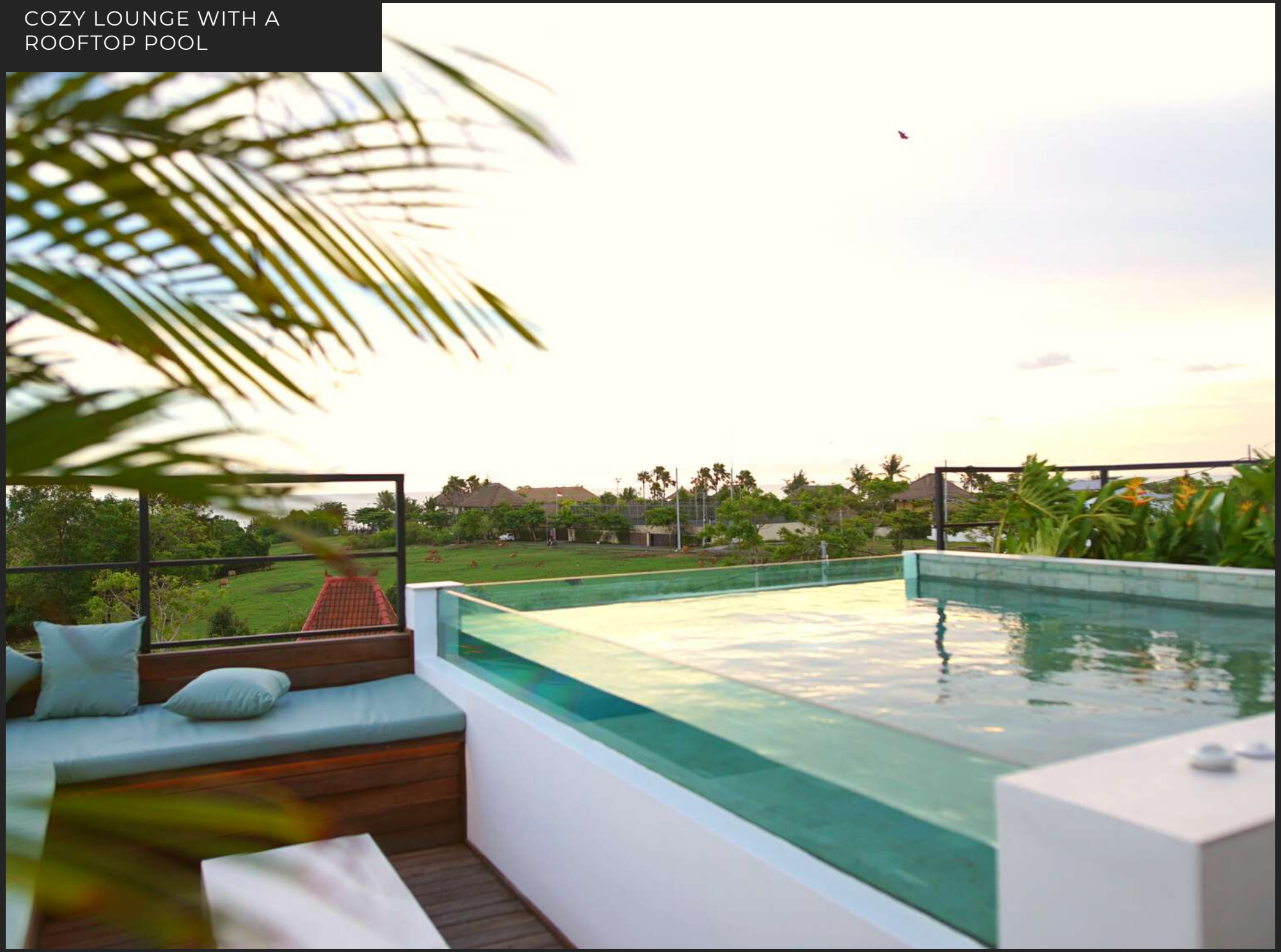
EXQUISITE DESIGN KITCHEN & DINING





PRIVATE BATHROOM FOR EACH BEDROOM

COZY LOUNGE WITH A ROOFTOP POOL



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

Ready for your arrival or arrival of guests.









3 bedrooms

Land : 230 - 250 sqm

Building : 270 sqm

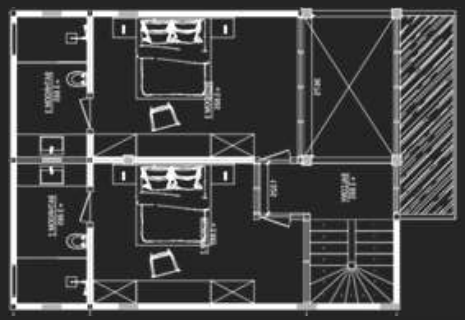
USD 650.000

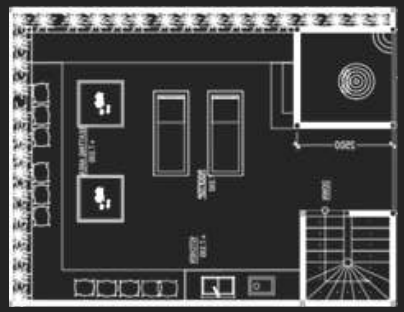
No additional taxes

ROI 11-20%

30 years lease with priority rights for extension for 20 years







4 bedrooms

Land : 268 sqm

Building : 308 sqm

USD 750.000

No additional taxes

ROI 13-24%

30 years lease with priority rights for extension for 20 years


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



- 3 mins to ocean and Pererenan beach

- 2 mins to Royal Sport Horse
- 2 mins to Pescado Seafood Restaurant
- 2 mins to Masmara Restaurant
- 3 mins to La Brisa
- 4 mins to Deus Ex Machina
- 5 mins to Canggu beach
- 5 mins to Old Man's Beach Club

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

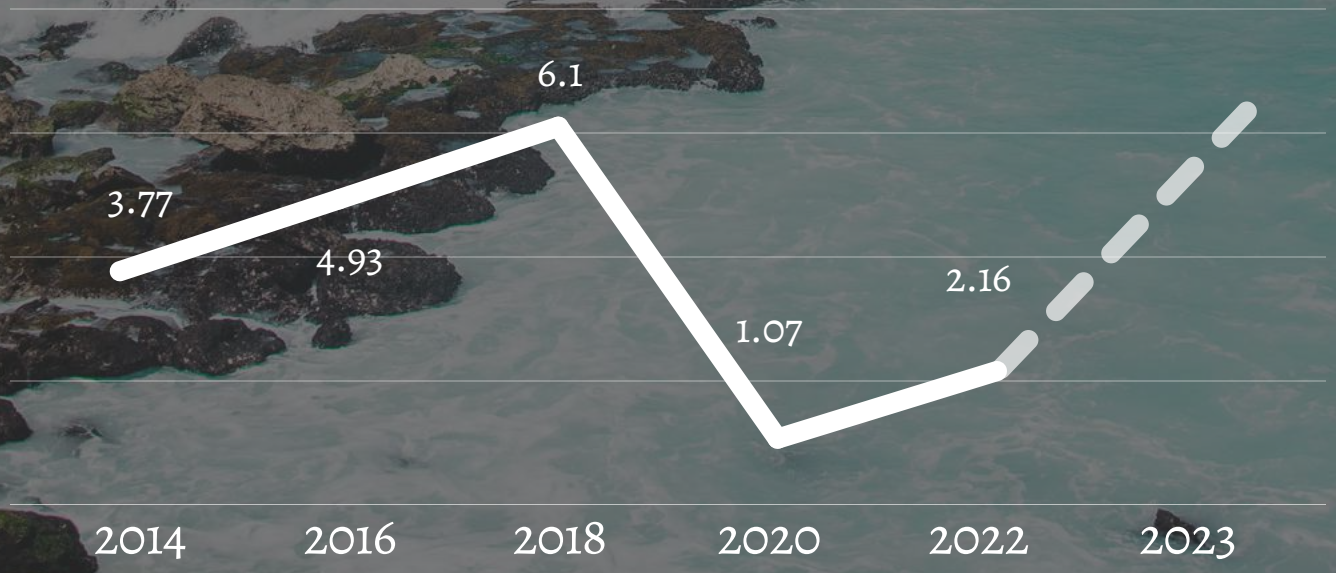
High demand for real estate due to:

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

Forbes TRAVEL GUIDE 2022

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%

BREIG
PROPERTY INVESTMENT

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 1.000 - 1.200$

To get the maximum return on your investment,
a team of professional managers will take care of your villa.

- 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

3 BEDROOM VILLA

Managed by BREIG

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	*72.817 $* *11,20%*	*102.014 $* *15,69%*	*131.211 $* *20,19%*
Payback period	*9,8 years*	*7,2 years*	*5,8 years*
Occupancy	80%	85%	90%
Average Daily Rate	360 $	450 $	540 $

SELLING PRICE AFTER COMPLETION OF CONSTRUCTION - USD 780.000

INCOME 20%

RENTAL INCOME

4 BEDROOM VILLA

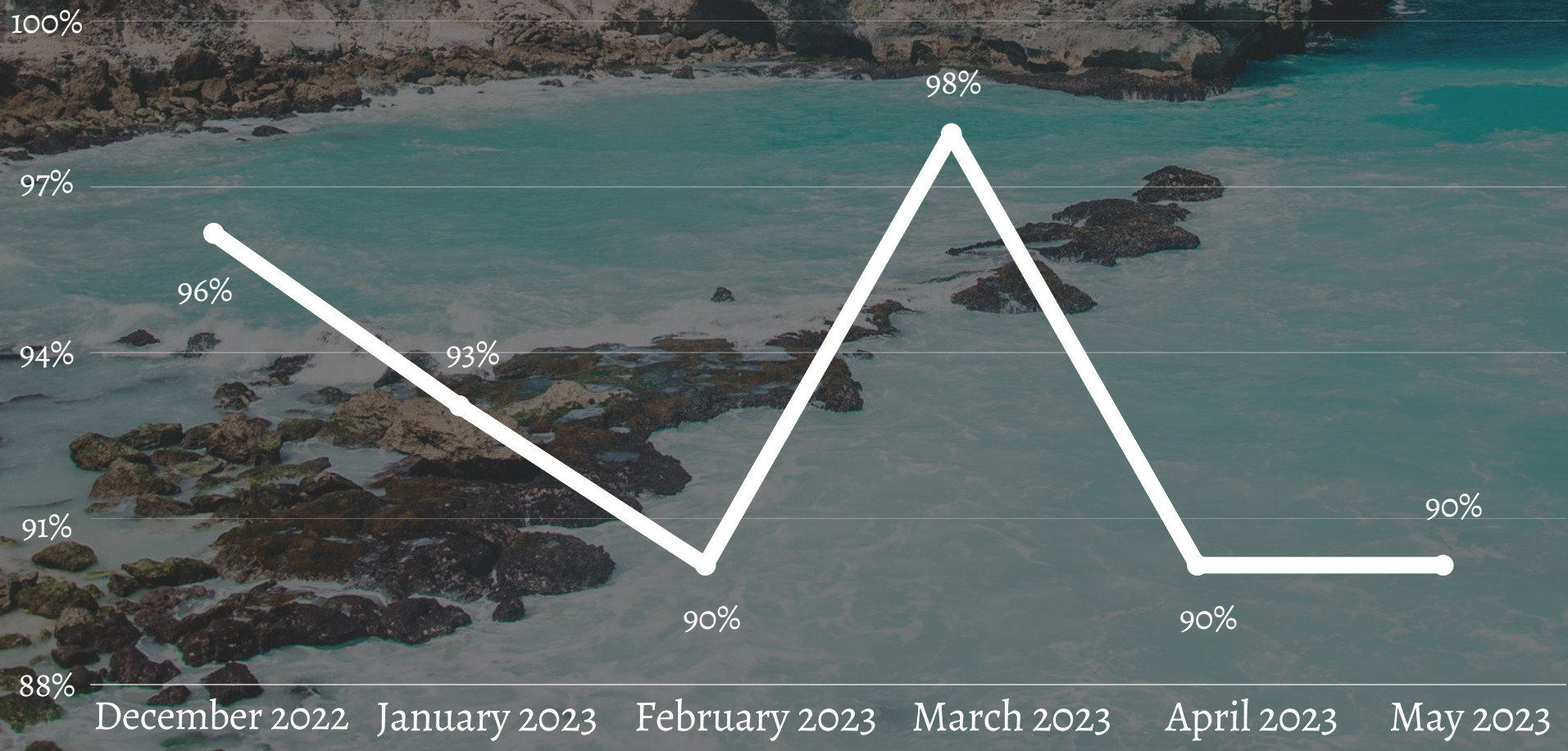
Managed by BREIG

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	*98.705 $* *13,16%*	*137.635 $* *18,35%*	*176.564 $* *23,54%*
Payback period	*8,4 years*	*6,3 years*	*5,1 years*
Occupancy	80%	85%	90%
Average Daily Rate	480 $	600 $	720 $

SELLING PRICE AFTER COMPLETION OF CONSTRUCTION - USD 920.000

INCOME 23%

OCCUPANCY OF OUR 2, 3, 4 BEDROOM VILLAS IN THIS COMPLEX



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 25%**
   After successful completion of due diligence within 7 days
4. **Construction payments**
   Payments within 12 months in equal installments
5. **Handover**
   Handover of the property