



REAL ESTATE
& COMMUNITY
DEVELOPMENT

SWOI BERAWA

THE HEART OF CANGGU



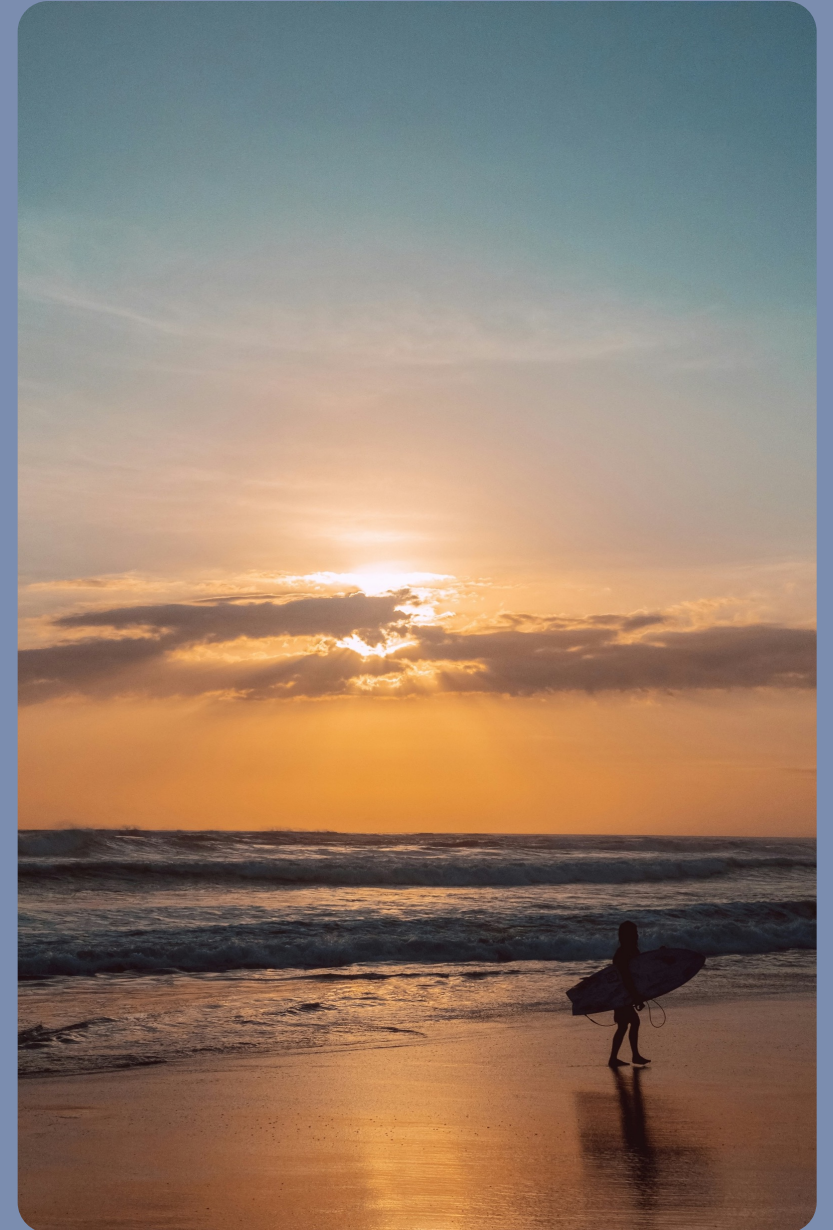
BERAWA

THE EPICENTRE OF SOCIAL LIFE

↗ Strategic location, a hub of famous restaurants, bars, beach clubs and nightclubs

↗ Top occupancy and rental rates area

↗ 300 meter away from Berawa beach



INFRASTRUCTURE

 SWOI BERAWA

2 SEMINYAK

→ 4.5 km (15 min)

3 UMALAS

→ 1.8 km (5 min)

4 CANGGU

→ 0 km (0 min)

 BALI INTERNATIONAL AIRPORT

→ 15 km (40 min)

 BERAWA BEACH & SURF SPOT

→ 2.5 km (7 min)

 CLINIC

→ 2 km (6 min)

 HOSPITAL

→ 8 km (25 min)

1. CRATE cafe

2. Atlas beach club

3. FINNS beach club

4. Vault night club

5. Miss fish night club

6. MORABITO art village

7. MESA Night club

8. Milk & Madu Restaurant

9. Riviera Bistro

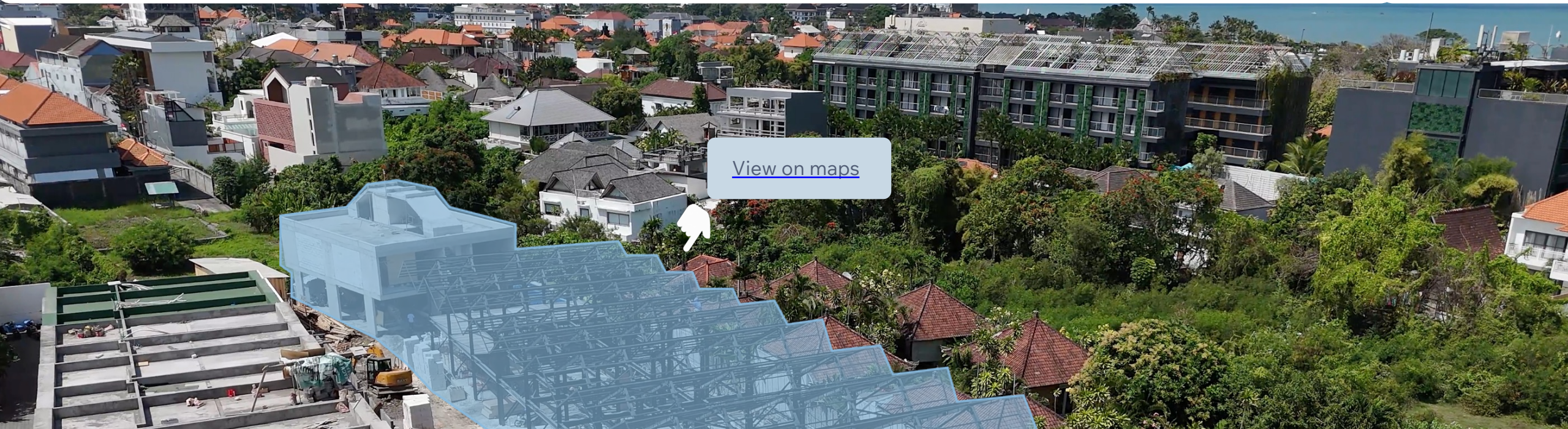
10. Batu bolong beach

11. Old Mans club

12. La Brisa beach club

13. Sensorium Bali





[View on maps](#)

Total land area

3 600 M²

Land zoning

**LEGAL FOR RENTAL
BUSINESS**

Leasehold until

2053

Completion date

**4TH QUARTER OF
2026**

SWOI BERAWA



THE PROJECT

RESIDENTIAL AREA FOR SOCIAL,
SPORTS AND SURF COMMUNITY



Surrounded by
restaurants, bars,
and nightclubs



3-minute walk to
Berawa beach



Walking distance to
top three beach clubs



Thriving business
environment



Central location
for quick access
to other areas



One of the most
prestigious areas
in Bali

WHY SWOI BERAWA?

- Strategic location
- Hassle-free investment with an established property management
- A minimum of 10% ROI, BEP in 10 years
- Quality construction with a 30-year warranty



1 BEDROOM APARTMENTS

- ↗ Units with balcony
- ↗ Cross ventilation
- ↗ Durable materials: aluminium, steel, stone
- ↗ Western finishing standard



Bakery on the first floor



Rooftop pool



Air conditioning



Premium plumbing fixtures



Fully equipped kitchen



Fully furnished

INTERIOR 1

1 BEDROOM | APARTMENT



INTERIOR 2

1 BEDROOM | APARTMENT



PROJECT TIMELINE

1

UNIT SELECTION

THE SIGNING OF RESERVATION AGREEMENT WITH A USD 2,000 DOWN PAYMENT

2

50% DOWN PAYMENT

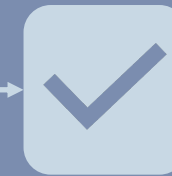
THE SIGNING OF THE INVESTMENT AGREEMENT AND NOTARIAL LEASE AGREEMENT

3

MONTHLY CONSTRUCTION PROGRESS REPORT PAYMENTS IN INSTALMENT

4

UNIT HAND-OVER



THE SIGNING OF THE MANAGEMENT AGREEMENTS