

CDM II
santorini residences

BREIG
PROPERTY DEVELOPMENT

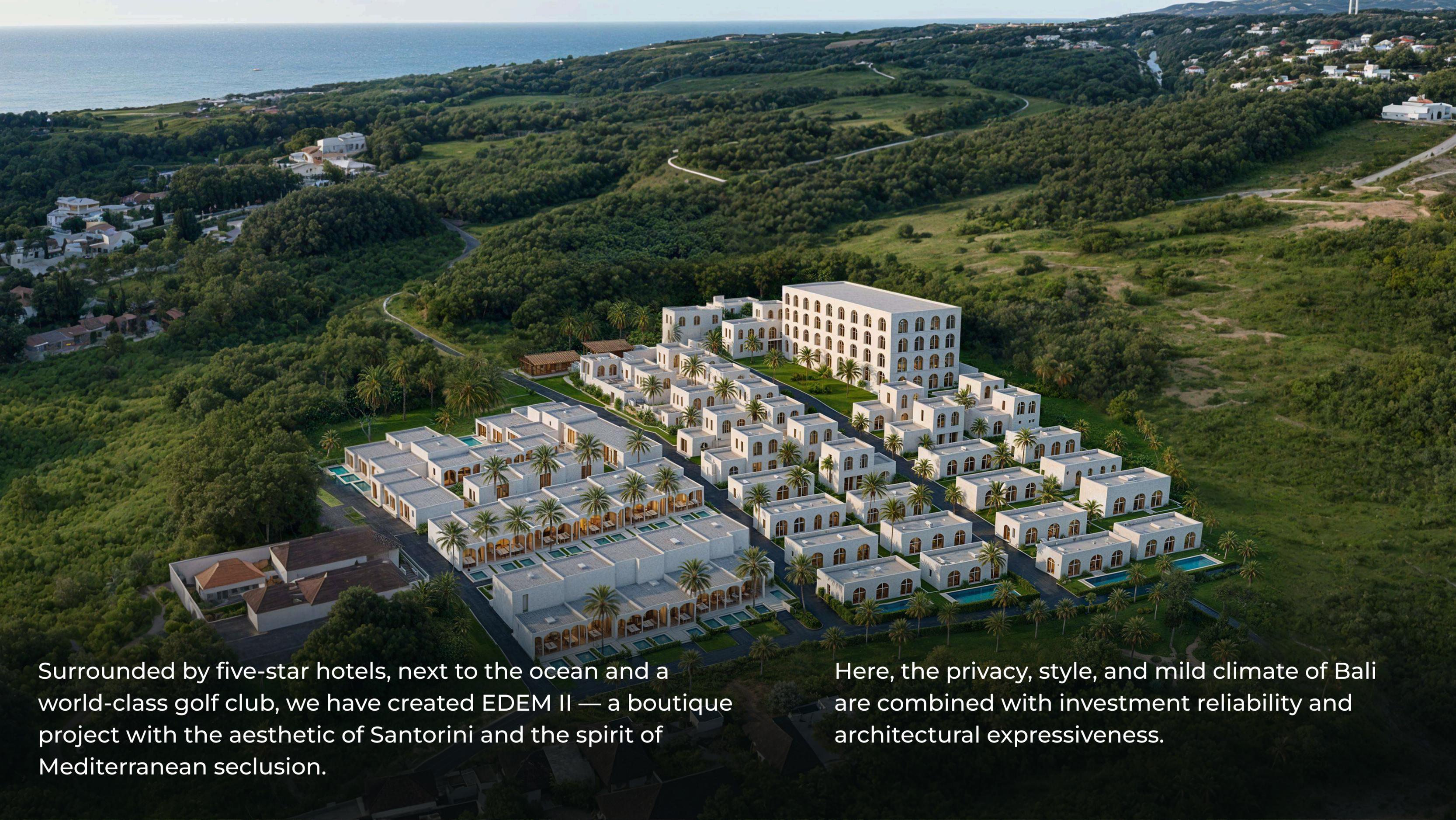
📍 Bali, Nusa Dua

💰 Prices from \$102,500 / 1.71B IDR

💰 Initial payment 15%

Residences **Complex**

In the architectural concept of Santorini, with panoramic ocean views and surrounded by tropical jungles



Surrounded by five-star hotels, next to the ocean and a world-class golf club, we have created EDEM II — a boutique project with the aesthetic of Santorini and the spirit of Mediterranean seclusion.

Here, the privacy, style, and mild climate of Bali are combined with investment reliability and architectural expressiveness.



Architectural Philosophy — Inspiration

EDEM II is inspired by the aesthetics of the white islands—the architecture of Santorini—and the principles of classical symmetry

- ◉ Purity of form, snow-white facades, arches, and open rooftop zones create an atmosphere of lightness and visual tranquility
- ◉ Every villa is a tribute to the sun, space, and the line of the horizon



- ◉ EDEM II Villas is seamlessly integrated into the natural landscape of Bali near the Nusa Dua coast



- ◉ The project was created as an extension of the natural geometry of the terrain



- ◉ The facades play with light, the rooftops create a sense of openness, and the layouts are built around the idea of seclusion

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Prestigious Location

EDEM II Villas is located just 500 meters from the ocean, on the main road leading to the beaches and hotels. Nearby are The Apurva Kempinski, Bali National Golf Club, and Marina Tanjung Benoa







Infrastructure Nearby

◉ 2 min to Balicopter

◉ 3 min to Glamp Nusa

◉ 5 min to The Apurva Kempinski Bali

◉ 5 min to Liga Tennis

◉ 5 min to Bukit Pandawa Golf Club

◉ 8 min to Nusa Dua Beach

◉ 9 min to Bali Island Golf Academy

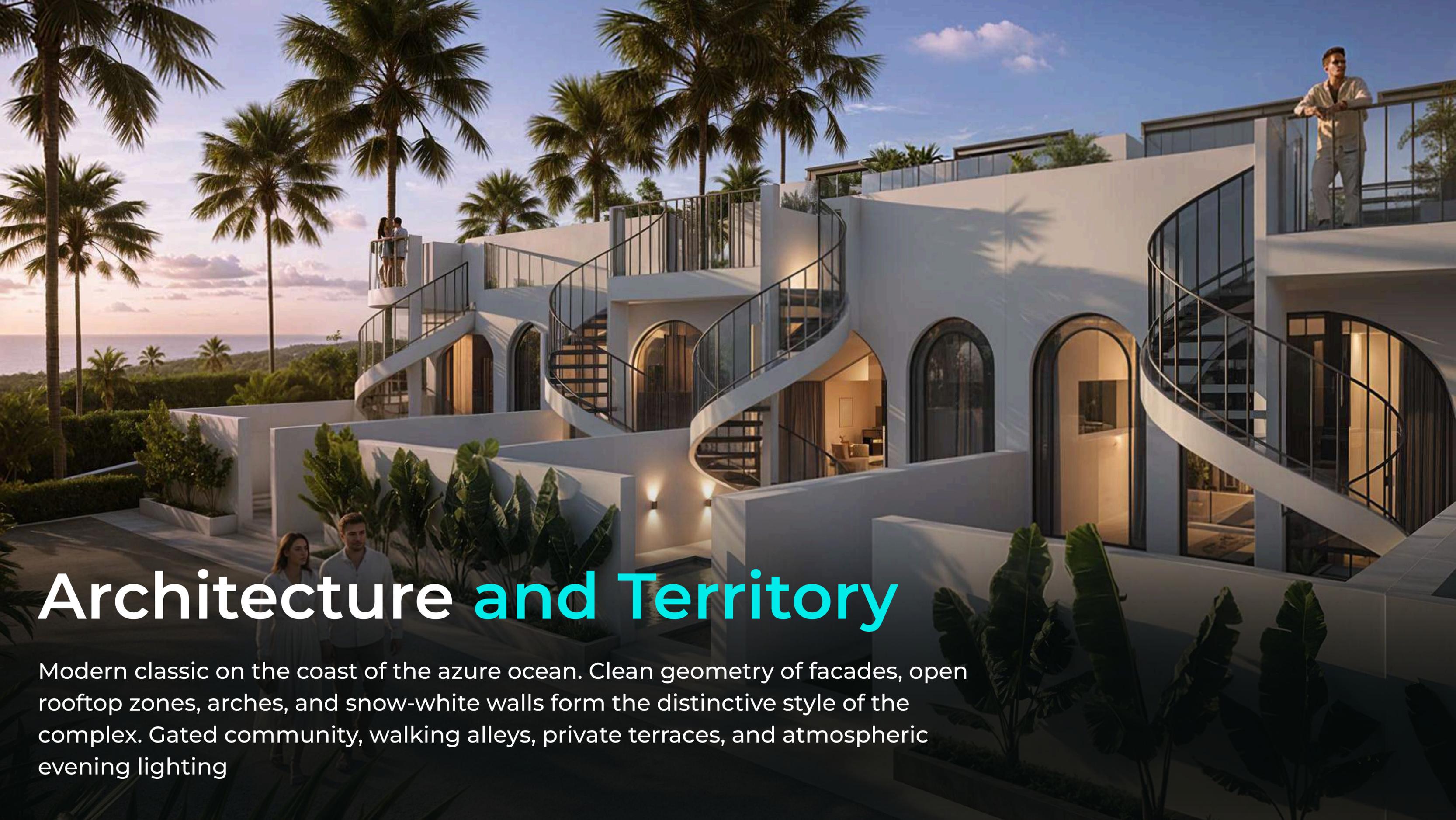
◉ 10 min to Bali Collection

◉ 12 min to Pandawa Beach

◉ 15 min to Melasti Beach

◉ 30 min to the Airport





Architecture and Territory

Modern classic on the coast of the azure ocean. Clean geometry of facades, open rooftop zones, arches, and snow-white walls form the distinctive style of the complex. Gated community, walking alleys, private terraces, and atmospheric evening lighting

1-3BR Villas

Ocean

Restaurant

Green Zone

SPA

Green Zone

Apollo Quarter

Shopping Center

Children's Playground

Coworking

Parking













Villa SOLO













Villa DUO





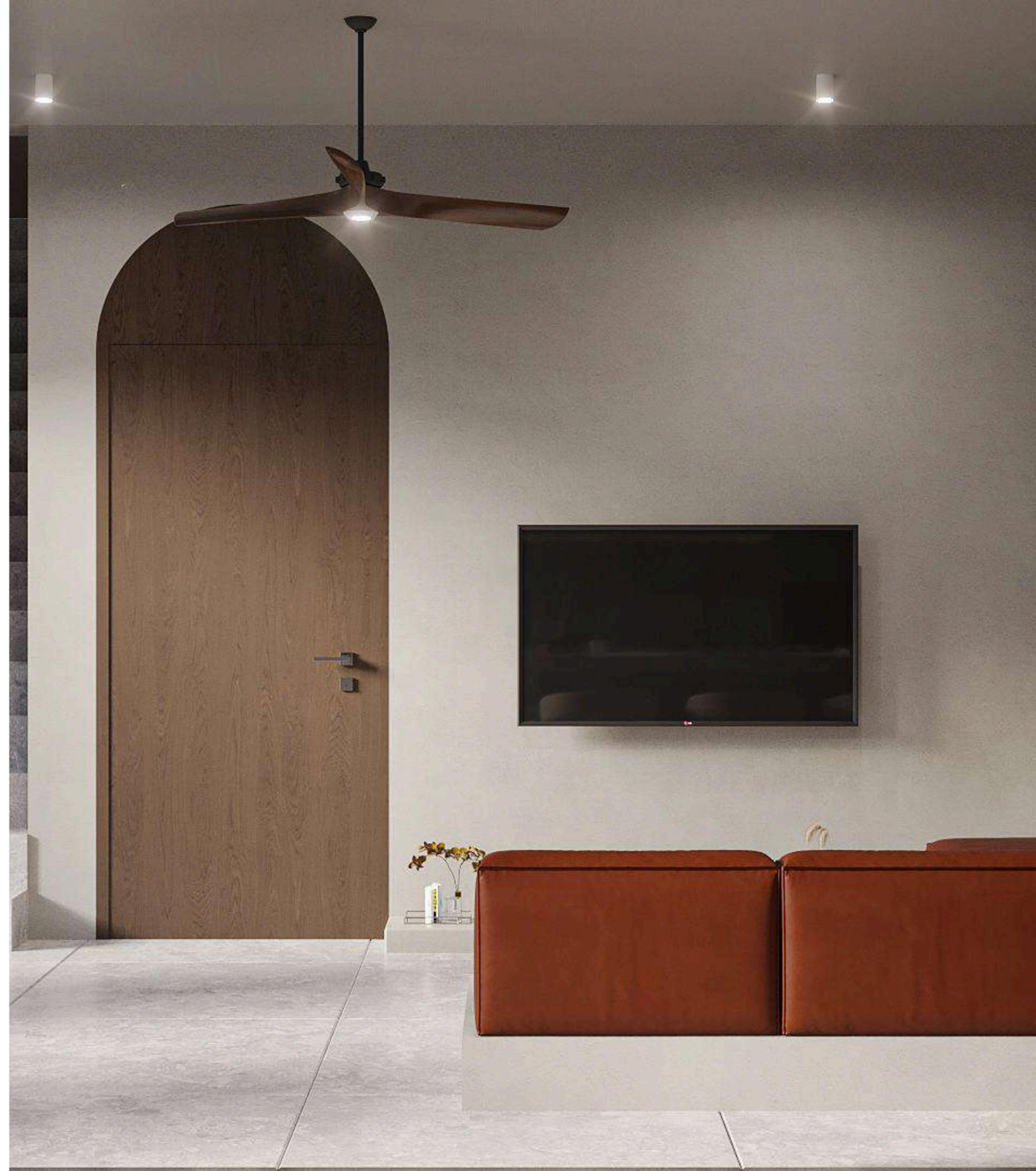






Villa **TRIO**













Functional Rooftop with Ocean View







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Key Facts about BREIG

 since **2016**
in Bali

 **16**
completed projects

 **250+**
employees

 **HOMES & VILLAS**
by MARRIOTT BONVOY®

Official partner of Homes
& Villas by Marriott



BREIG

PROPERTY DEVELOPMENT

Property Management Company

Services include:

01



Preparing villas for the rental market + organizing photoshoots

02



Listing rental offers on platforms and with our partners

03



Organizing the efficient operation of the entire complex

04



Developing promotion and pricing strategies, marketing

05



Managing the booking calendar

06



Guest relations regarding reservations

07



Organizing the check-in / check-out process

08



Hiring, training, and supervising staff

09



Posting rental offers on social media (Facebook / Instagram)



Pradista

Superhost

336

Reviews

4,80 ★

Rating

3

Years hosting

Reviews of Our Management Company



Aneesha - Group

Australia

"Great location and very spacious. Loved the layout of the house and had a great space to lounge in. Comfortable couches and very bright from natural light."



Jason - Family

Australia

"Clean, modern, comfortable beds, great bathroom and kitchen facilities"



Ana - Family

Australia

"This was one of my absolute favourite properties we stayed at ! The service was A+! Will definitely be coming back ❤️ "



Phoebe - Couple

Australia

"The Breig team were so amazing with complimentary escorts to places within a reasonable area and helped organise medical support, transport and hire gear. Super central location and always had the team on the other side of the phone if needed."

Rental Income for 1 Bedroom Villa 120 m²

	Pessimistic Scenario	Realistic Scenario	Optimistic Scenario
Average daily rate	\$103	\$108	\$113
Average occupancy	80%	85%	90%
Annual profit	\$19,910	\$22,724	\$25,537
Annual yield	11,08%	12,64%	14,21%
Payback period	9 years	7,9 years	7 years

Investment: \$190,000

Management fee: 18% of revenue

Maintenance cost: ~400\$

Rental Income for 2 Bedroom Villa 134 m²

	Pessimistic Scenario	Realistic Scenario	Optimistic Scenario
Average daily rate	\$170	\$180	\$190
Average occupancy	80%	85%	90%
Annual profit	\$34,039	\$39,277	\$44,514
Annual yield	11,54%	13,31%	15,09%
Payback period	8,7 years	7,5 years	6,6 years

Investment: \$312,500

Management fee: 18% of revenue

Maintenance cost: ~\$550

Rental Income for 3 Bedroom Villa 262 m²

	Pessimistic Scenario	Realistic Scenario	Optimistic Scenario
Average daily rate	\$269	\$281	\$293
Average occupancy	80%	85%	90%
Annual profit	\$55,343	\$62,522	\$69,701
Annual yield	13,03%	14,71%	16,40%
Payback period	7,7 years	6,8 years	6,1 years

Investment: \$450,000

Management fee: 18% of revenue

Maintenance cost: ~\$750

How It Works

