



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

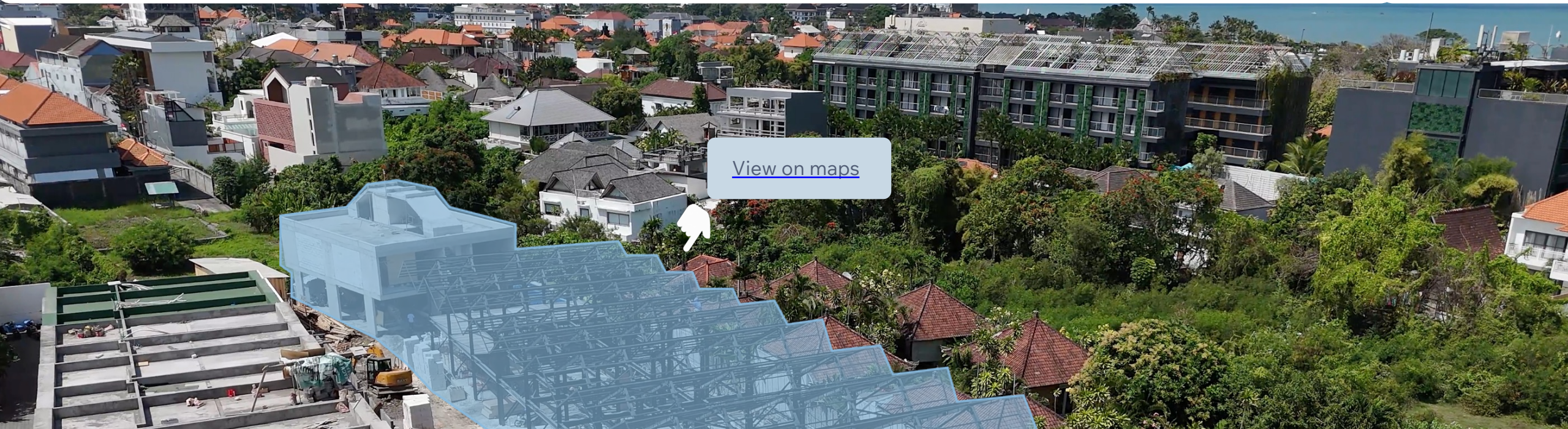
10. Batu bolong beach

11. Old Mans club

12. La Brisa beach club

13. Sensorium Bali





[View on maps](#)

Total land area

**3 600 M<sup>2</sup>**

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

2 Q '24



4 Q '26



# 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



# 3 BEDROOM VILLA

- Balcony in master bedroom
- Abundant natural light
- Cross ventilation
- Durable materials: aluminium, steel, stone
- Western finishing standard
- Easy-care garden



Rooftop terrace



Private pool and pool deck



Air conditioning



Premium plumbing fixtures



Build-in wardrobes



Fully equipped kitchen



Fully furnished



# INTERIOR

## FIRST FLOOR

## 3 BEDROOM | VILLA



# INTERIOR

## SECOND FLOOR

## 3 BEDROOM | VILLA



# PROJECT TIMELINE

1

## UNIT SELECTION

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

2

## 50% DOWN PAYMENT

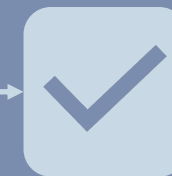
THE SIGNING OF THE INVESTMENT AGREEMENT AND NOTARIAL LEASE AGREEMENT

3

MONTHLY CONSTRUCTION PROGRESS REPORT PAYMENTS IN INSTALMENT

4

UNIT HAND-OVER



THE SIGNING OF THE MANAGEMENT AGREEMENTS