



CASCADE

PICTURESQUE UBUD NEAR THE OCEAN FOR THOSE LOOKING FOR PRIVACY



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ABOUT US

6 YEARS IN THE CONSTRUCTION MARKET, INCLUDING **3 YEARS** IN BALI. SUCCESSFUL EXPERIENCE IN MANAGING PROFITABLE REAL ESTATE.

THE LARGEST FURNITURE FACTORY IN BALI WITH AN AREA OF **4300 M²**, WHICH SUPPLIES FURNITURE TO THE LARGEST DEVELOPERS IN BALI.

OWN ARCHITECTURAL BUREAU AND A STAFF OF **250+ PEOPLE** IN THE CONSTRUCTION DIRECTION.

4,500 M² OF COMPLETED PROJECTS IN BALI.

68.666 m²

TOTAL CONSTRUCTION AREA

>5000

PEOPLE WORK IN THE GROUP COMPANY

ABOUT US

6 YEARS OF EXPERIENCE
IN CONSTRUCTION INCLUDING
3 YEARS IN BALI

ALL STAGES OF TURNKEY CONSTRUCTION FROM
SITE ANALYSIS AND ZERO CYCLE TO FINISHING AND
TECHNICAL SUPERVISION ON EACH SITE.

OUR DESIGN IS CALM AND MODERN, YET TIMELESS.
IT WILL REMAIN RELEVANT AND FRESH FOR A LONG
TIME. OUR PROJECTS ATTRACT ATTENTION AND RE-
CEIVE HIGH PRAISE FROM INVESTORS, USERS, AND,
IMPORTANTLY, BROKERS

WE HAVE BUILT AND COMMISSIONED
47 FACILITIES IN BALI

ABOUT US

250+ EMPLOYEES IN IN THE CONSTRUCTION SECTOR

OUR OWN FACTORY, WHICH IS THE LARGEST AND MOST TECHNOLOGICALLY ADVANCED IN BALI AND SUPPLIES FURNITURE TO THE LARGEST DEVELOPERS ON THE ISLAND.

PURCHASE AND DELIVERY OF HIGH-QUALITY AND STYLISH EQUIPMENT, FITTINGS AND INTERIOR ITEMS MANUFACTURED AT TRUSTED PARTNER FACTORIES.

ALSO **3 MORE COMPLEXES** ARE IN THE FINAL STAGES OF CONSTRUCTION

ABOUT US

ABOUT PROJECT

THE PERFECT BALANCE OF
PRIVACY AND CONVENIENCE

THE COMPLEX IS LOCATED IN
QUIET AREA, BUT WITH EASY
ACCESS TO ALL NECESSARY
INFRASTRUCTURE.

ALL NECESSARY INFRASTRUCTURE
IS AVAILABLE AROUND THE
COMPLEX

THE COMPLEX IS CONNECTED
TO ANOTHER PROJECTS
PREDMET. KABAKABA RESORT
AND PREDMET. KABAKABA
VILLAGE



OWNERS AND RESIDENT
OF VILLAS IN CASCADE
COMPLEX WILL
HAVE ACCESS TO :

A BAR – RESTAURANT

TWO RECREATION AREAS

AN INFINITY POOL WITH A LOBY

AND OTHER AMENITIES

ABOUT PROJECT



BALINESE ATMOSPHERE WITH ACCESS TO CITY INFRASTRUCTURE



15 MINUTES TO CANGGU
CITY CENTER.



DEVELOPED INFRASTRUCTURE
– SURROUNDED BY CAFES,
RESTAURANTS, SHOPS, AND
FACILITIES FOR COMFORTABLE
LIVING.



THE COMPLEX IS LOCATED
12 MINUTES FROM THE
SESEH BEACH WITH A
BLACK VOLCANIC SAND.



LOCATION

← **TABANAN**
21 MINUTES

CANGGU →
25 MINUTES

**OTHER
INFRASTRUCTURE**

NUANU, LAPANGAN PRATHU I
GENTHIR MUNGGU, RENT BIKE CENTER,
UDARA BALI YOGA DETOX AND SPA

SHOPS

INDOMARET RAYA MUNGGU,
PEPITO MARKET BUWIT,
SAMADI SUPER MARKET SESEH,
FRESTIVE PERERENAN, BALI DIRECT
STORE PERERENAN.

GYM

BALI MMA
OMNI GYM & WELLNESS

CAFE & RESTAURANT

LUNA BEACH CLUB, COPENHAGEN
BAKERY SESEH, LE BAJO BALI,
KILO KITCHEN BALI PERERENAN,
SESEH ST CAFE, PASSO BY NOOK,
SAVVAH BISTRO & BAR.

ABOUT PROJECT

WHY BALI?

4TH
PLACE

IN THE WORLD IN THE RATING
OF INVESTMENT ATTRACTIVENESS
ACCORDING TO FORBES

ROI
FROM
12%

5%

GDP GROWTH

7,1 MILLION

TOURISTS VISITED BALI IN 2025

FOR MORE DETAILS, SEE SLIDE 65 - 67

ABOUT PROJECT

WE ARE MAKING A REVOLUTION IN THE QUIET PATRIARCHAL SETTLEMENT OF KABAKABA. AND WE BRING TO THIS BEAUTIFUL LAND ALL THE BEST THAT THE MODERN WORLD HAS OFFERS IN THE FIELD OF ARCHITECTURE.

16 VILLAS

LOCATION

KABAKABA

TOTAL AREA

4575,7 m²

ABOUT PROJECT

THE LAND OF NEW POSSIBILITIES.

THE LAND OF NEW ARCHITECTURE.

THE LAND OF NEW PEOPLE

— AS A NEW INTERPRETATION OF RICE TERRACES IN THE ARCHITECTURE OUR VILLAS.

A CONTRASTING, REINTERPRETED CONCEPT COMBINING MODERNISM WITH ETHNIC ELEMENTS OF BALINESE STYLE.

A CONCEPT THAT LOOKS MODERN AND IS FULLY INTEGRATED WITH THE SURROUNDING NATURE.

ABOUT PROJECT

THE CASCADE COMPLEX

WILL BE LOCATED JUST 13 MINUTES FROM SESEH BEACH WITH BLACK VOLCANIC SAND. NEXT DOOR (100 METERS) IS THE PREDMET.KABAKABA RESORT HOTEL COMPLEX WITH ITS OWN INFRASTRUCTURE – A BAR – RESTAURANT, 2 LOUNGE AREAS. AN INFINITY POOL WITH A LOBBY. RESIDENTS OF THE CASCADE COMPLEX WILL BE ABLE TO USE THE INFRASTRUCTURE. AND TAKING INTO ACCOUNT THE RISING COST OF LAND, RISING RENTAL COSTS, MARKET NEEDS AND THE FACT THAT THIS LAND WILL BE REGISTERED AS OUR PROPERTY, WE EXPECT THAT BY THE END OF CONSTRUCTION THE COST OF THE FACILITY WILL INCREASE BY 35-50%

THE COMPLEX OF :

12 VILLAS

OF 2 BEDROOM

3 VILLAS

OF INCREASED COMFORT
WITH 3 BEDROOM

1 VILLA

OF INCREASED COMFORT
WITH 4 BEDROOM

ABOUT PROJECT

LOCATION

PEPITO MARKET

INDOMARET

LAPANGAN PRATHU
I GENTHIR

COPENHAGEN
BAKERY

SAMADI SUPERMARKET

BALI DIRECT STORE

WARUNG EL PASSO

SESEH ST CAFFE

FRESTIVE

SAVVAH BISTRO & BAR

LE BAJO BALI

BALI MMA

UDARA BALI

KILO KITCHEN

NUANU

LUNA BEACH
CLUB

OUR LOCATION NEARBY



280 m²

TOTAL PARKING AREA

337 m²

PEDESTRIAN WALKWAY

4448 m²

TOTAL AREA

ABOUT PROJECT

VILLA 2 BEDROOM

90,7 m²



SPECIFICATION

2 BEDROOM

INSIDE

SMARTHOME APPLE HOME KIT, VOICE OR PHONE CONTROL

FINGERPRINT ENTRY

KING SIZE MATTRESSES IN EACH APARTMENT

SOUNDPROOFING IN EACH ROOM

AUTOMATIC CURTAIN SLIDING SYSTEM

65 - INCH TVS

FULLY FURNISHED UNIT

SWIMMING POOL

OUTSIDE

BBQ AREA

PROTECTED TERRITORY

COMBINATION OF THE COMPLEX WITH OUR OTHER COMFORTABLE
COMPLEXES - PREDMET.KABAKABA VILLAGE AND PREDMET. KABAKABA
RESORT WITH ITS OWN INFRASTRUCTURE - BAR - RESTAURANT,
2 RECREATION AREAS, INFINITY POOL WITH LOBBY.











4TH PLACE

IN THE WORLD IN THE RATING
OF INVESTMENT ATTRACTIVENESS
ACCORDING TO FORBES

THE PROFITABILITY OF REAL ESTATE IN BALI IS
ONE OF HIGHEST IN THE WORLD, AVERAGING 15 -
30 %, AND IT PREDICTS STABLE GROWTH OVER
THE NEXT 10 YEARS.

6 MILLION PEOPLE

MORE THAN 6 MILLION TOURISTS COME TO BALI
EVERY YEAR, WHICH INCREASES THE DEMAND
FOR RENTAL HOUSING. IN 2023, THE AVERAGE
OCCUPANCY RATE OF RENTAL PROPERTIES ON
THE ISLAND WAS 80 - 90% ESPECIALLY IN POPU-
LAR AREAS SUCH AS SEMINYAK, UBUD AND
CANGGU.

WHY BALI?

5%

GDP GROWTH

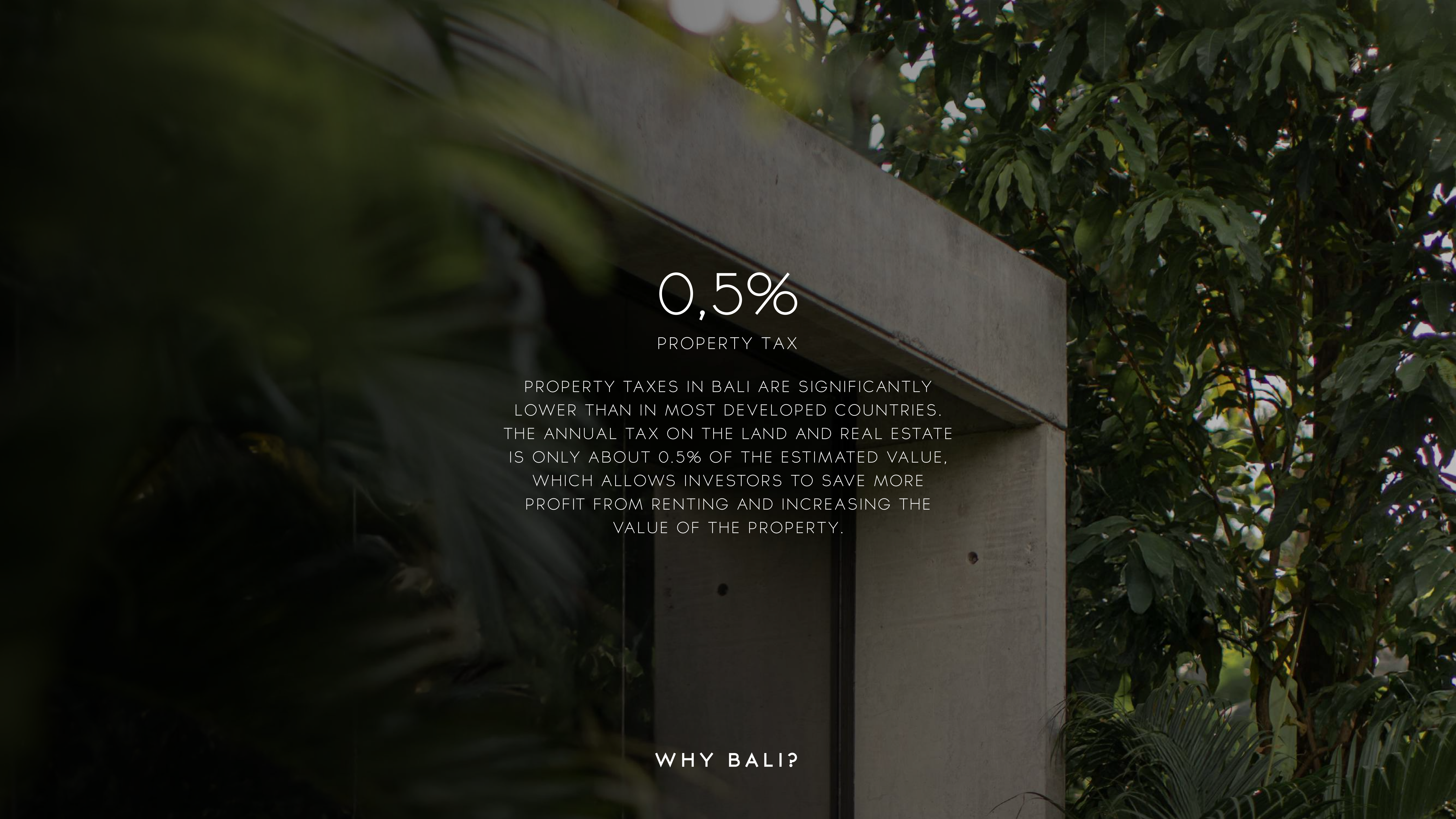
INDONESIA IS A FAST - GROWING ECONOMY. IT RANKS 8TH IN THE WORLD IN TERMS OF GDP AFTER CHINA, THE UNITED STATES AND RUSSIA, ACCORDING TO CALCULATIONS BY THE INTERNATIONAL MONETARY FUND AND THE WORLD BANK. CURRENTLY, GDP GROWTH IS 5% AND INFLATION HAS BEEN LESS THAN 2% FOR THE PAST 8 YEARS.

*STABLE EXCHANGE RATE, REGARDLESS OF GLOBAL CATAclysms. THERE IS AN OPTION TO USE AN ALTERNATIVE CURRENCY BESIDES THE LOCAL ONE, DOLLARS AND EUROS.

ROI
FROM
12%

REAL ESTATE INVESTMENTS IN BALI HAVE BEEN SHOWING STEADY GROWTH FOR SEVERAL YEARS NOW. THE ANNUAL PRICE INCREASE AVERAGES 10-15%, WHICH MAKES BALI ONE OF THE MOST ATTRACTIVE REGIONS FOR INVESTMENT IN SOUTHEAST ASIA. REAL ESTATE PURCHASED TODAY MAY INCREASE SIGNIFICANTLY IN PRICE IN A FEW YEARS, AND GIVEN THE INNOVATIONS IN THE FORM OF A BAN ON CONSTRUCTION IN CANGGU, REAL ESTATE PURCHASED IN THIS AREA MAY BECOME THE MOST VALUABLE.

WHY BALI?



0,5%

PROPERTY TAX

PROPERTY TAXES IN BALI ARE SIGNIFICANTLY LOWER THAN IN MOST DEVELOPED COUNTRIES. THE ANNUAL TAX ON THE LAND AND REAL ESTATE IS ONLY ABOUT 0.5% OF THE ESTIMATED VALUE, WHICH ALLOWS INVESTORS TO SAVE MORE PROFIT FROM RENTING AND INCREASING THE VALUE OF THE PROPERTY.

WHY BALI?



**BEIGE DESIGN
AND
CLASSIC DESIGN**

INTERIOR DESIGN CASCADE

A modern living and dining area. In the foreground, a large, plush green sofa with light-colored pillows sits on a dark, textured rug. A small, round, light-colored side table is positioned next to it. In the background, a large black TV is mounted on a light-colored wall. To the right, a dining table with a light-colored, textured top is surrounded by modern chairs with metal frames. A large wooden island separates the living area from the dining area. Above the dining table, a series of red, curved pendant lights hang from the ceiling. The overall atmosphere is warm and cozy, with soft natural tones.

BEIGE DESIGN

WARM, COZY ATMOSPHERE WITH SOFT NATURAL TONES





CLASSIC DESIGN

ELEGANCE, LUXURY, AND REFINED DETAILS IN A TRADITIONAL STYLE.



SMART HOME

SYSTEM



DU HAST DIE IDEE.
DIE KÜCHE
KOMMT VON
UNS.

FOR YOUR COMFORT


A woman with long hair, wearing a white two-piece outfit, is lying on her stomach on a dark grey lounge chair. She is positioned on a concrete deck next to a swimming pool. The pool water is a clear, vibrant blue. In the background, there is a dense wall of green foliage, including large-leafed plants and palm trees. The scene is brightly lit, suggesting a sunny day. The overall atmosphere is one of relaxation and luxury.

CLEAR STYLE,
REAL QUALITY.

A woman with long blonde hair is sitting on a grey sofa, reading a large magazine. The room is dimly lit, with a lit candle in a dark holder and a glass of champagne on a small table next to her. The background shows a window with a view of a building.

TAKE CARE OF QUALITY

WE PAY SPECIAL ATTENTION TO DETAILS AND APPLY THE BEST GLOBAL TECHNOLOGIES TO ENSURE THE LONG-TERM USE OF MATERIALS. OUR TEAM CONSIST OF HIGHLY QUALIFIED SPECIALISTS IN THE FIELD OF CONSTRUCTION.



MODERN TECHNOLOGIES AND MATERIAS FOR ULTIMATE COMFORT.

THE COMPLEX IS BUILT USING CUTTING -
EDGE ENGINEERING SOLUTIONS TAILORED TO
THE TROPICAL CLIMATE, ENSURING RELIABI-
TY, SAFETY, AND COMFORT.

DURABLE AND RESILIENT CONSTRUCTION

MONOLITHIC FRAME STRUCTURE WITH STANDS SEISMIC LOADS OF UP TO 9 ON THE RICHTER SCALE.

SMART HOME SYSTEM

CONTROL LIGHTING, LEAK PROTECTION, AND SMOKE DETECTORS VIA APPLE HOME KIT, SMARTPHONE, OR DISPLAY

HIGH- STRENGTH C350 CONCRETE

WITH HYDROPHOBIC ADDICTIVES PREVENTS MOISTURE PENETRATION AND MOLD FORMATION.

UNCOMPROMISING QUALITY CONTROL

CONTINUOUS TECHNICAL AND ARCHITECTURAL SUPERVISION GUARANTEES COMPLIANCE WITH THE HIGHEST CONSTRUCTION STANDARDS



ADVANCED SOUND INSULATION

200 MM MONOLITHIC WALLS EFFECTIVELY REDUCE NOISE LEVELS

SEAMLESS AESTHETICS

ALL ENGINEERING SYSTEMS ARE CONCEALED WITHIN THE WALLS FOR A CLEAN AND MINIMALIST INTERIOR

CRYSTAL- CLEAR WATER

BUILT - IN FILTRATION SYSTEM ENSURES HIGH - QUALITY WATER PURIFICATION AND MINERALIZATION.

DURABLE FACADE

COATED WITH PROFESSIONAL MICROCEMENT FEATURING ANTIFUNGIAL PROPERTIES AND WATER RESISTANCE

EVERY DETAIL IS DESIGNED TO MAKE YOUR HOME MODERN,
SAFE, AND EXCEPTIONALLY COMFORTABLE.



ARCHITECH

PREDMET.RETAIL

PREDMET.FURNITURE

GRANDE ROMAN GRANIT



MANAGEMENT

THE PRIMARY GOAL OF OUR MANAGEMENT IS TO ENSURE OUTSTANDING PROFITS FOR OUR INVESTORS AND EXCEPTIONAL EXPERIENCE FOR OUR GUEST. THIS SIGNIFIES THAT YOUR INVESTMENT WITH US WILL BE BOTH STRAIGHT FORWARD AND GRATIFYING.

14%

OPERATING EXPENSES
COMMISSION

OUR PROPERTY MANAGEMENT SERVICES INCLUDE :

VILLA PREPARATION FOR THE RENTAL MARKET, PROFESSIONAL PHOTOGRAPHY, LISTING PLACEMENT ON PLATFORMS AND THOROUGH OUR PARTNERS DEVELOPMENT OF MARKETING AND PRICING STRATEGIES

EFFICIENT OPERATION MANAGEMENT: SECURITY, CLEANING, POOL AND PLANT MAINTENANCE, RECRUITMENT, TRAINING AND SUPERVISION OF STAFF

CALENDAR BOOKING MANAGEMENT, GUEST COMMUNICATION FOR RESERVATION INQUIRIES, AND COORDINATION OF CHECK - IN AND CHECK - OUT PROCESSES.

QUALITY STANDARDS PROVEN IN PRACTICE

WE USE ONLY ADVANCED TECHNOLOGIES AND MATERIALS ADAPTED
TO BALI'S CLIMATE CONDITIONS

EVERY STAGE - FROM CONCEPT DEVELOPMENT TO PROJECT COMPLETION
- UNDERGOES THROUGHT INSPECTION AND QUALITY CONTROL

THE FINAL RESULT IS 90% IDENTICAL TO THE VISUALIZATIONS, AS WE USE REAL
MATERIALS IN BOTH THE RENDERS AND ACTUAL CONSTRUCTION AND FINISHING

20
YEARS
STRUCTURAL WARRANTY

An aerial photograph of a construction site for a large building complex. The site is situated on a hillside, with a large, lush green field to the left and a residential area with several houses to the right. The building under construction has a long, rectangular footprint with multiple sections. The concrete structure is visible, including walls and floor slabs. There are various construction materials, including wood and metal, scattered around the site. A few workers can be seen on the ground. In the foreground, a swimming pool is visible. The text "thank you!" is written in a white, cursive font across the center of the image.

thank you!