

An aerial photograph of a modern townhouse with a lush green garden and a swimming pool. The townhouse is a two-level designer townhouse with a white exterior and large glass windows. The garden is filled with various tropical plants, including palm trees and banana plants. The swimming pool is a long, narrow, rectangular pool with a blue interior. The townhouse is situated on a hillside, and the garden is terraced. The overall scene is a blend of modern architecture and nature.

# EMBRACE CANGGU'S ESSENCE

TWO LEVEL DESIGNER TOWNHOUSES



11  
TOWNHOUSES  
WITH 1 BEDROOM

3  
TOWNHOUSES  
WITH 2 BEDROOM

ONE LARGE  
TOWNHOUSE  
WITH 4 BEDROOM

**WHAT'S INSIDE?**  
15 TOWNHOUSES WITH PRIVATE POOL

## WHY DID YOU CHOOSE US?

BALI'S PREMIER TOURIST HUB, IS KNOWN AS THE FASTEST – GROWING AND MOST SOUGHT – AFTER TOURIST DISTRICT ON THE ISLAND. WITH ITS TRENDY CAFES, WORLD – CLASS SURF BREAKS, AND VIBRANT NIGHTLIFE, CANGGU EPITOMIZES THE QUINTESSENTIAL BALI EXPERIENCE. BY INVESTING IN BABAKAN, YOU BECOME A PART OF THIS DYNAMIC COMMUNITY, WHERE EVERYDAY BRINGS NEW ADVENTURES AND ENDLESS POSSIBILITIES.

RANKED  
1ST

IN TRIVADVISOR'S  
"BEST TOURIST DESTINATION"

60 – 80%  
AVERAGE

PROPERTY OCCUPANCY  
THROUGHOUT THE YEAR,  
YEAR – ROUND TOURISM  
SEASON

LOW  
TAXATION,

STABLE POLITICAL  
ENVIRONMENT

300%  
INCREASE

IN LAND VALUE OVER  
THE PAST 5 YEARS

2% ANNUAL  
INFLATION  
RATE

20%  
AVERAGE

RENTAL PRICE GROWTH  
PER YEAR

**CANGGU**  
BALI

IS THE NUMBER ONE LOCATION FOR HIGH – YIELD ESTATE INVESTMENT. **CURRENTLY, IT BOASTS** THE HIGHEST RETURN ON INVESTMENT (ROI) WORLDWIDE AND HERE'S WHY



OUR LOCATION



OUR LOCATION

## COMPLEX OF TOWNHOUSES

BABAKAN IS LOCATED IN A VERY POPULAR TOURIST SPOT CANGGU.

## IN THIS PLACE

YOU CAN FEEL AT HOME AND FULLY ENJOY ALL THE PLEASURES OF STAYING ON THE WONDERFULL ISLAND

## OUR COMPLEX OF TOWNHOUSES

HAS A PRIVATE PARKING AND A SECURE AREA WITH ITS OWN MICRO - INFRASTRUCTURE, PEACEFULL QUIET STREET IN THE AREA OF CANGGU

## NEARBY THERE

IS EVERYTHING YOU NEED FOR A COMFORTABLE STAY

## JUST 11 MINUTES

TO THE BEACH BY BIKE OR CAR, AND ONLY 5 MINUTES TO THE BUSY PART OF THE DISTRICT

WHY SHOULD YOU CHOOSE US



## OUR LOCATION NEAR BY

BEACH

10 – 15

MINUTES

SUPERMARKET

1 – 3

MINUTES

RESTAURANT

1 – 5

MINUTES

CAFE & BAR

1 – 5

MINUTES

HOSPITAL

5 – 25

MINUTES

# TOWNHOUSE

1 BEDROOM SPECIFICATION

LIVING AREA SIZE 72,5 m<sup>2</sup>, POOL AREA AND PRIVATE PATIO 26 m<sup>2</sup> :

1  
BEDROOM

LIVING  
ROOM

KITCHEN

1.5  
BATHROOMS

WARDROBE

SWIMING  
POOL  
+ TERRACE

5500  
WATT  
FULLY FURNISHED  
ELECTRICITY

PARKING

LEASEHOLD  
22 YEARS

# TOWNHOUSE 7 AND 8

\$160,000



LIVING ROOM AND KITCHEN



LIVING ROOM AND KITCHEN



GUEST TOILET



BEDROOM



BEDROOM



BATHROOM



WARDROBE



# TOWNHOUSE 13

UNIQUE RICE FIELD & VOLCANO VIEW IN CANGGU

\$179.000



NETFLIX

LIVING ROOM AND KITCHEN



LIVING ROOM AND KITCHEN



BEDROOM



BEDROOM



BATHROOM



WARDROBE



PRIVATE TERRACE



PRIVATE TERRACE




CLEAR STYLE,  
REAL QUALITY.



# 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.

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## HIGH- STRENGTH C350 CONCRETE

WITH HYDROPHOBIC ADDICTIVES PREVENTS MOISTURE PENETRATION AND MOLD FORMATION.

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## UNCOMPROMISING QUALITY CONTROL

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

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## ADVANCED SOUND INSULATION

200 MM MONOLITHIC WALLS EFFECTIVELY REDUCE NOISE LEVELS

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## SEAMLESS AESTHETICS

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

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## CRYSTAL- CLEAR WATER

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

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## DURABLE FACADE

COATED WITH PROFESSIONAL MICROCEMENT FEATURING ANTIFUNGIAL PROPERTIES AND WATER RESISTANCE

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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.



thank you!