



BUDDHA

— CLUB HOUSE —



ASIA PACIFIC
PROPERTY
AWARDS

in association with

GROHE

AWARD
WINNER

2025-2026



BUDDHA CLUB HOUSE

Premium-class residential complex with apartments for living and investment in Bali's top tourist destination – Canggu (Berawa district).

The project features 123 apartments with an accessible rooftop, an underground parking facility, a cinema hall, and a co-working space. Modern one-bedroom apartments with a private pool or jacuzzi, just 700 meters from the central beach.



from \$128,993

Starting price
*including taxes



30%

Down payment



0% INSTALLMENT PLAN

During the construction period



Q4 2027

Project completion



6 YEARS

Payback period



ROI 14-15%

Average annual return



CAPITAL APPRECIATION

25-30%
within 2 years



PAYMENT SCHEDULE

according to construction stages



7% RETURN

during the first 3 years

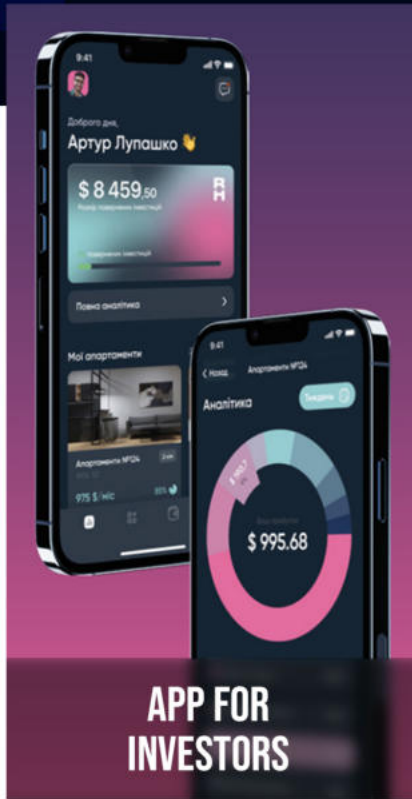
LEASE FOR 30 YEARS
+30-year extension

LAND LOCATED
IN TOURIST ZONE C-1



MANAGEMENT COMPANY

Ribas Hotels Group



The modern mobile app **Ribas Hotels Group** is designed for easy management of investment properties and real-time income tracking.



Ribas Hotels Group has over a decade of experience in hotel management, real estate design, and development.



We provide investors with confidence in stable profits. Under the agreement, Ribas Hotels Group guarantees a minimum annual return of **7%** for the first three years.



Ribas Hotels Group successfully manages, designs, and develops **55 real estate properties, including hotels, apartments, and resort complexes.**

WHAT IS RIBAS HOTELS GROUP?



10 YEARS OF EXPERIENCE

/\$500 million - in investments
attracted for new projects

/55 projects in management, design, and construction
8 hotels in Bali, 1 in Poland, 1 in Turkey, 1 in Moldova

/1000+ Investors

/277.000 guests

/Created 10 hotels from concept to completion

OFFICES:


UKRAINE


LONDON


POLAND


KAZAKHSTAN


BALI



ABOUT THE COMPANY



AVALON DEVELOPMENT BALI

Avalon Development Bali — a development company founded by a professional team with experience in implementing residential real estate and infrastructure projects in Ukraine. The company focuses on creating integrated projects of serviced apartments with management and built-in infrastructure.

The team has over **20 years** of experience in construction, project management, and real estate market entry. As part of Poznyakizhilstroy in Ukraine, more **than 500,000 m² of residential and commercial real estate have been delivered.**

2019

In 2019, the company Avalon was founded, which has since implemented 3 projects in Kyiv, acting as an independent developer.

2022

Since 2022, the company has been developing serviced apartments in Bali, introducing international management standards and a product-oriented approach.

KEY AREAS OF ACTIVITY:

- Serviced apartments — architecturally refined units under management
- Infrastructure — integrated dining facilities, digital spaces, and leisure functions
- Management — professional hotel management, rental operation models, and return on investment

COMPLETED PROJECTS IN BALI



OM

A modern club house with apartments

📍 Чангу



LULA KEBAB

A dining venue with signature Armenian cuisine

📍 Canggu



CYBERPUNK

A computer club — digital infrastructure for residents and tenants

📍 Canggu

TIMELINE OF DEVELOPMENT

1996
2010

«Pozdnyakizhybud»

Founded in 1996; over 15 years, more than 1 million m² of residential space (business and premium class) were built.

2010
2013

Team formation

A new generation, Migran Migramyán's involvement in PJS projects, development of specialized competencies

2014
2019

Transition and consolidation of experience

PJS became part of Taryan Group (since December 2015)

2019
2021

Foundation of Avalon

Pilot projects in Kyiv:
– 60 Nauky Street
– Mekhanizatoriv Street
– Laboratornyi Street
– Kudri Street
– Professor Street

2021
2022

Opening of an office in Bali

The team relocates, studies the market, and prepares the product.

2023
2025

Project implementation

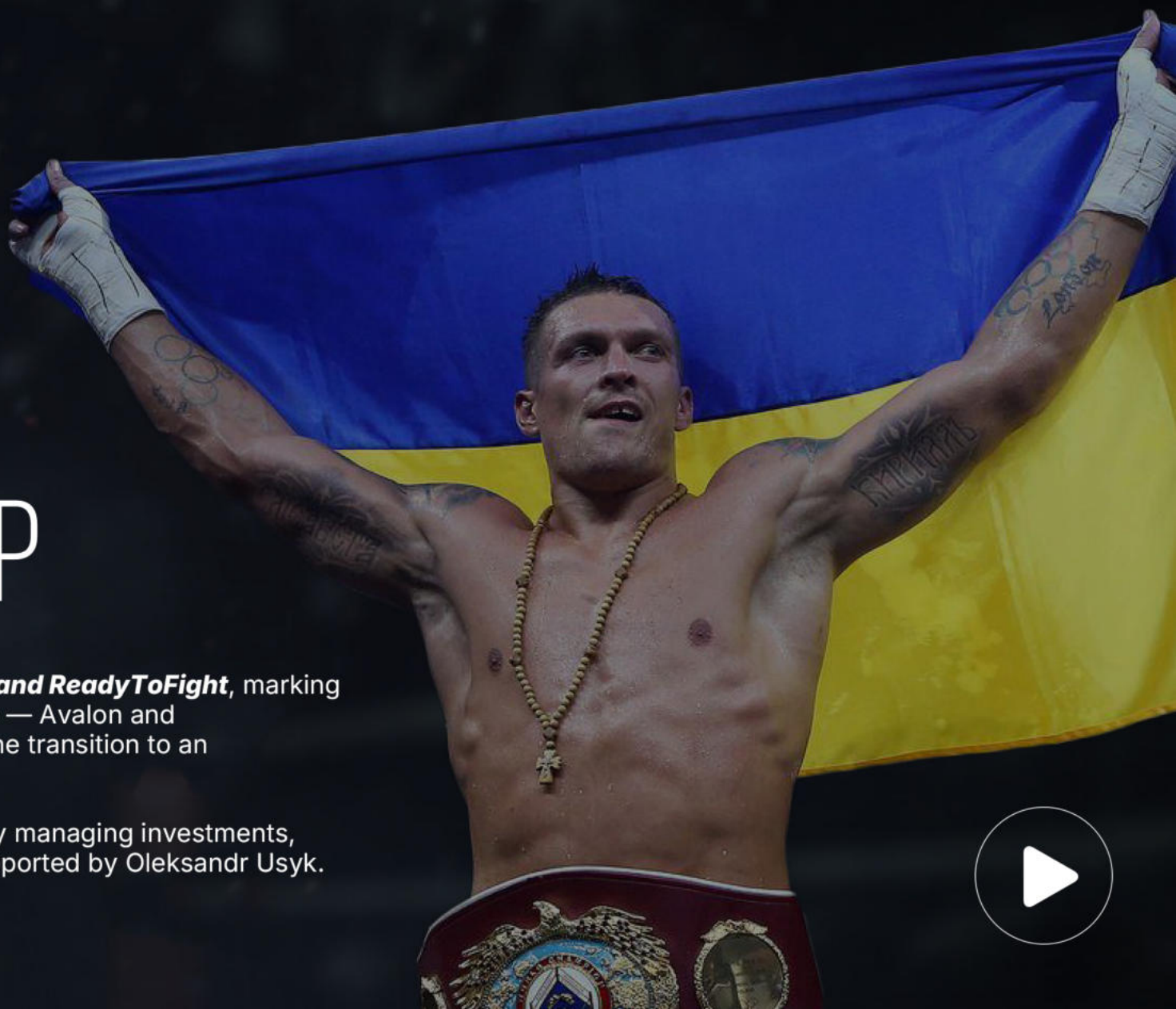
Launch of OM Clubhouse (under development), Tao, Buddha Club House
Partnerships with ReadyToFight and Ribas, mentions in Forbes, Liga, Ukrinvest Club



STRATEGIC PARTNERSHIP

In 2025, the company **merged with the brand ReadyToFight**, marking a key stage in its evolution. The new name — Avalon and ReadyToFight — symbolizes scaling and the transition to an international brand.

ReadyToFight - is a multi-format company managing investments, development projects, and franchises, supported by Oleksandr Usyk.





OUR STRENGTH LIES IN UNITY AND THE ASPIRATION FOR EXCELLENCE

At Avalon, we believe that success is born from the synergy of the team and a shared commitment to high standards. Our projects are a blend of quality, aesthetics, and functionality, which not only meet expectations but far exceed them.



TEAM MEMBERS



**MIGRAN
KAGRAMANIAN**

CEO, Founder



**RAZMIK
KAGRAMANIAN**

Founder



**ARAIK
KAGRAMANIAN**

Founder



**DMITRY
HRYTSAI**

Founder



**DMITRIY
TOPILIN**

Architect



**ARI
PURNAWAN**

Project
Manager



**LESYA
SKUYBIDA**

Head of the
Financial
Department



**IVAN
METELIA**

Sales
Director



**STANISLAV
SHIPKO**

Technical
Supervision
Engineer

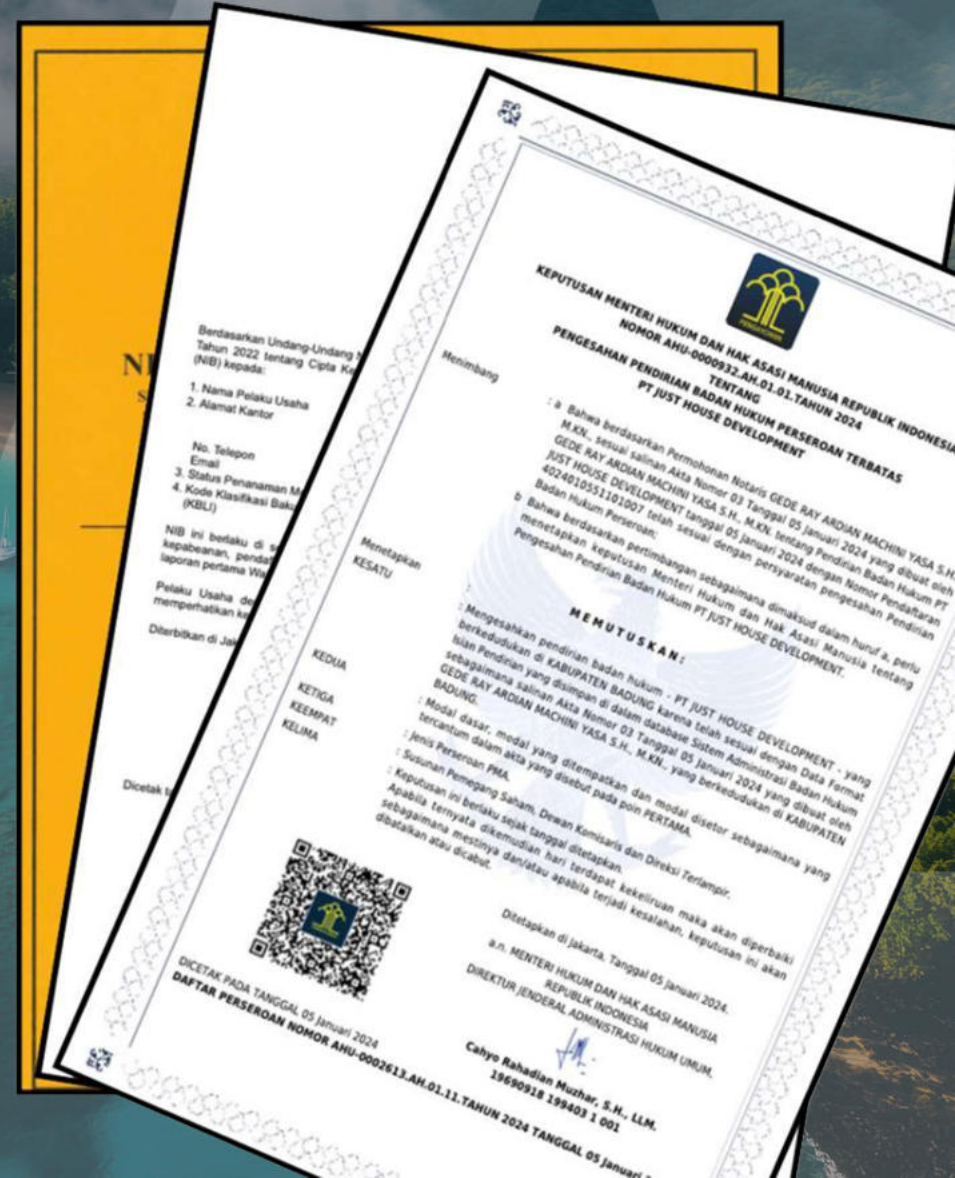


TRANSPARENCY

- The full set of construction documentation has already been submitted for obtaining the PBG.
- Construction will begin in the 1st quarter of 2025.
- Compliance with urban planning regulations.
- We are ready to provide Due Diligence for the land plots and the development company.

and also:

- **Structural warranty** for the building — 20 years, with mandatory inclusion in the contract.
- **Warranty for finishing** materials — 10 years, also specified in the contract.
- **Guaranteed minimum yield** — 7% annually for the first 3 years, fixed in the contract.



LOCATION



One of the best areas
for living and investing on the island



LOCATION ON GOOGLE MAPS

[Click to view](#)

Canggu has grown wildly in popularity over the past years. It's gone from a sleepy surf area to Bali's number one tourist spot and home to many of the Island's digital nomads and a lot of other expats.



700 meters to the central beach



30 minutes to Ubud



40 minutes to the international airport



PARADISE ISLAND OF THE WORLD

Bali is a truly magical destination that offers visitors a once-in-a-lifetime experience. With its stunning beaches, rich cultural heritage, and a plethora of adventure activities, Bali truly is the Paradise Island of the World.

A woman with dark hair is shown in profile, looking upwards and smiling slightly as she smells a large green palm frond. The background is a soft-focus indoor setting with plants. A dark grey semi-transparent overlay covers the right side of the image, and a thin white vertical line with a dot at the bottom is positioned near the center.

LIFESTYLE

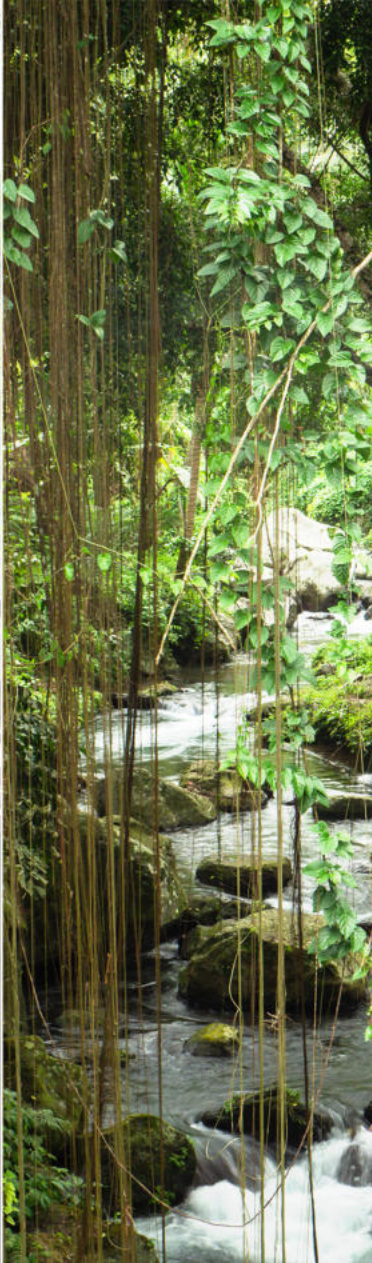


The atmosphere



 An aerial photograph of a tropical beach with turquoise water and several sailboats. The image is overlaid with a semi-transparent teal filter. A white vertical line with a dot at the bottom is positioned on the left side of the image.

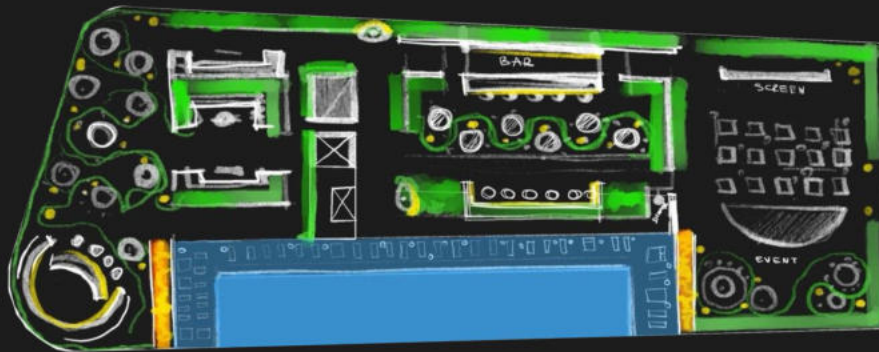
INSPIRATION



EXTERIOR



PROCESS OF ART







BUDDHA

BUDDHA



BUDDHA
— CLUB HOUSE —

VALET





LOBBY





BUDDHA
— CLUB HOUSE —





ROOFTOP



ROOFTOP OASIS

Enjoy the beauty of stunning sunsets from above and immerse yourself in a world of peace and harmony.

With an infinity pool, the rooftop terrace transforms into a true resort: a perfect place to relax, refresh, and indulge in exquisite cuisine at the on-site restaurant while admiring stunning panoramic views. A wonderful addition is the open-air cinema, a lounge area, and a unique meditation pyramid—a space designed for energy restoration and inner balance.



Swimming Pool



SKY Bar



Lounge area



Meditation Pyramid



Restaurant



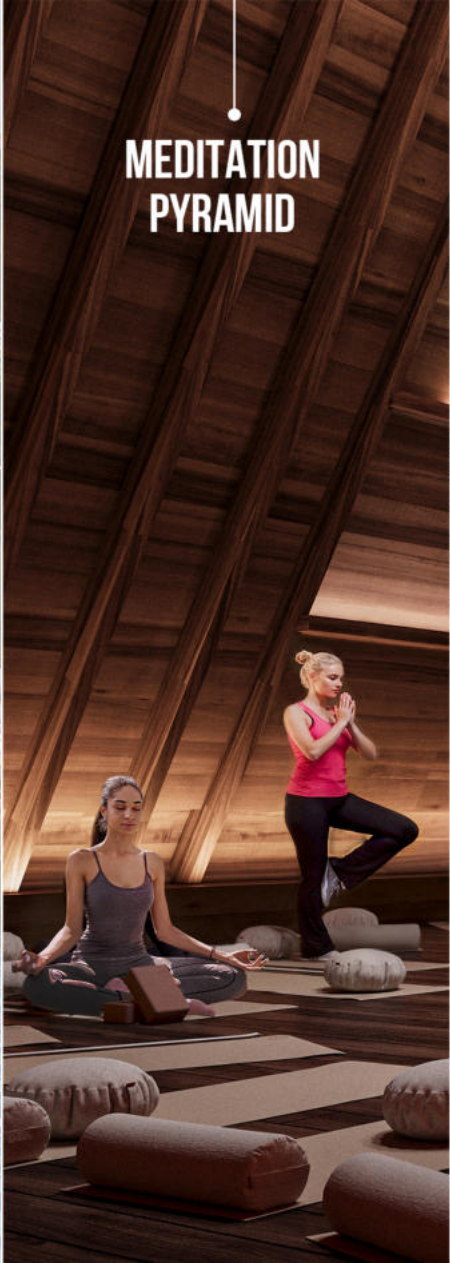
Cinema



INFINITI POOL



MEDITATION
PYRAMID



BAR



CINEMA



RESTAURANT











NETFLIX





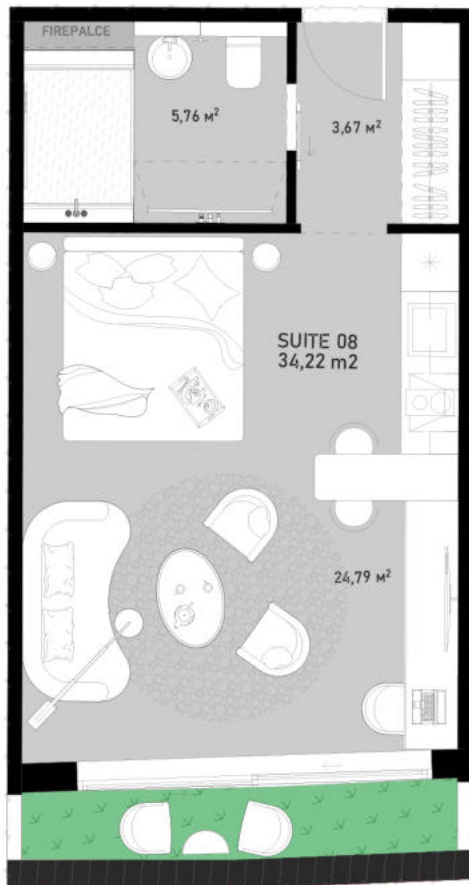




APARTMENTS

APARTMENTS

SUITE



33 M²
TOTAL AREA



\$117 600
STARTING PRICE
**including taxes*



30%
FOR BOOKING



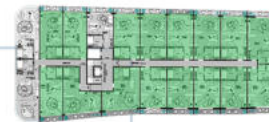
6 YEAR
PAYBACK PERIOD

16%
YIELD

23 %
YIELD
with capitalization



1 ST FLOOR
(GROUND)



2 FLOOR



3-4 FLOOR











WHAT IS INCLUDED IN THE PRICE?



Full legal support



Design and development
of design projects



Construction and technical supervision
of the property



Interior finishing and furnishing



Development of a business plan for
property management after handover



Consultation on opening a company,
business bank accounts, and work visas

SUMMARY

- **40% — initial payment**, followed by quarterly installments until construction is completed
- The complex is scheduled for delivery **in December 2026**
- **Expected return — 15–22%**, based on hotel statistics in the area with an average occupancy rate of 72%
- **You'll be able to enjoy 30 days** per year in your own unit free of charge, and track profitability at other times through a **mobile app**
- You'll gain access to the **Ribas Hotels Group investment club**



WHY BALI?



Top BBC travel in the nomination
Best island in the world



Forbes, one of the world's most influential analysts, lists Bali as one of the world's top 5 investment destinations



Another influential source U. S. News ranks Bali the fourth in the world in terms of investment attractiveness



Even during the period of restrictions and the pandemic, Bali remains the most desirable place to visit for tourists from all over the world according to Booking survey



For two years now, Bali has been ranked as the top tourist destination by Tripadvisor



Well, the industry of weddings and celebrations does not pass by, Daily Mail and newlyweds give Bali the first place to relax during their honeymoon



Instagram, perhaps the most influential and most global network, does not leave Bali aside, including it in the top five most photogenic and frequently mentioned places in the world



Travel +leisure in its rating gives the first place among Asian countries to this magnificent island

AVALON

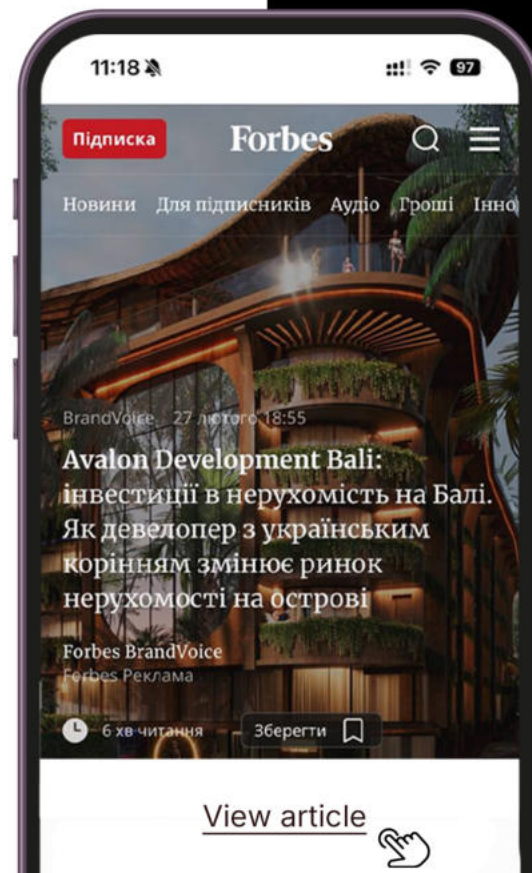
Real Estate Investment in Bali

Bali has long been more than just a resort destination — it has become an attractive hub for real estate investment!

One of the leading players in this market is Avalon Bali Group. The company is actively transforming the real estate sector by developing premium-class investment projects that appeal to both Ukrainian and international investors.

With extensive experience and a strategic approach, Avalon Development implements modern construction standards in high-demand areas such as Canggu.

The average rental yield in Bali reaches 16% per year, making it a profitable opportunity for investors worldwide. The company ensures comfortable living conditions for tenants and stable returns for investors.



BUYING PROPERTY SCHEME TO PROFIT

To purchase property, you don't necessarily have to fly to Bali; many transactions are now conducted remotely.

01

Selection and booking of apartments

02

Signing the contract

03

Payment of the initial deposit

04

Interest-free payments until construction completion

05

Completion of construction and finishing work

06

Commissioning of the building Q4 2027

07

Signing the notarized contract

09

Signing the contract between the investor and the hotel operator

08

Official key handover

10

Quarterly dividend payments

As the complex develops, the real value of the property increases.

You have the opportunity to resell the property with profit at any stage.

PAYMENT METHODS:

Cash payment



Bank transfer



Cryptocurrency payment

