

Club House

TAO

 AVALON



ASIA PACIFIC
PROPERTY
AWARDS

in association with



AWARD
WINNER

2025-2026



TAO
CLUB HOUSE

Club House

TAO



Ancient Taoist wisdom harmoniously intertwines with contemporary design, cutting-edge technologies, and innovative approaches to leisure.

The philosophy of yin and yang balance is reflected in every detail — from the refined minimalism of the interiors to the meditative ambiance of shared spaces and personalized service. TAO Club House offers 2,000 m² of infrastructure and 129 serviced apartments.



from \$89 000
Starting price
including taxes



DOWN PAYMENT
40%
for reservation



INSTALLMENT
PLAN 0%
during the construction
period



Q3 2027
project commissioning



5-6 YEARS
payback
period



ROI 13-14%
from operating
activities



CAPITAL APPRECIATION
25-30%
during the construction
period



QUARTERLY
payment schedule



RETURN 7%
during the first 3 years

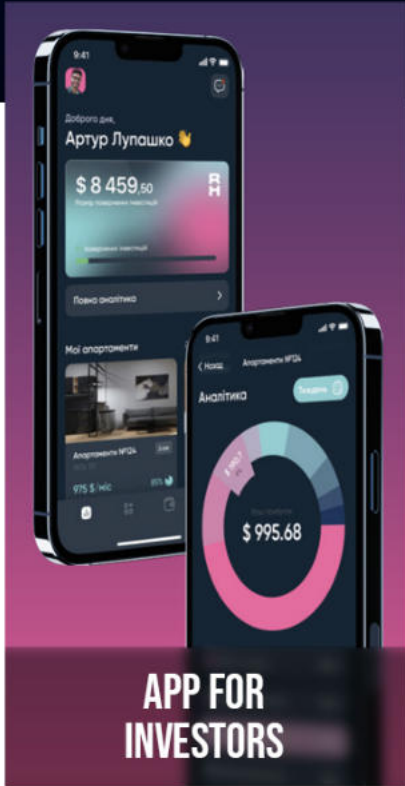
LEASE FOR 25 YEARS
+25-year extension

LAND
IN THE YELLOW ZONE



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

 A photograph of four men sitting around a table in a meeting. The man on the far left is wearing a white shirt with a large, stylized graphic of concentric white circles and horizontal lines. The other three men are wearing white polo shirts. The man in the center-right is wearing glasses and has a 'HUGO' name tag. They are all smiling and looking at each other. There are papers and a pen on the table. In the background, there are two large cakes on stands, one yellow and one orange. The scene is dimly lit, suggesting an indoor setting like a restaurant or bar.

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

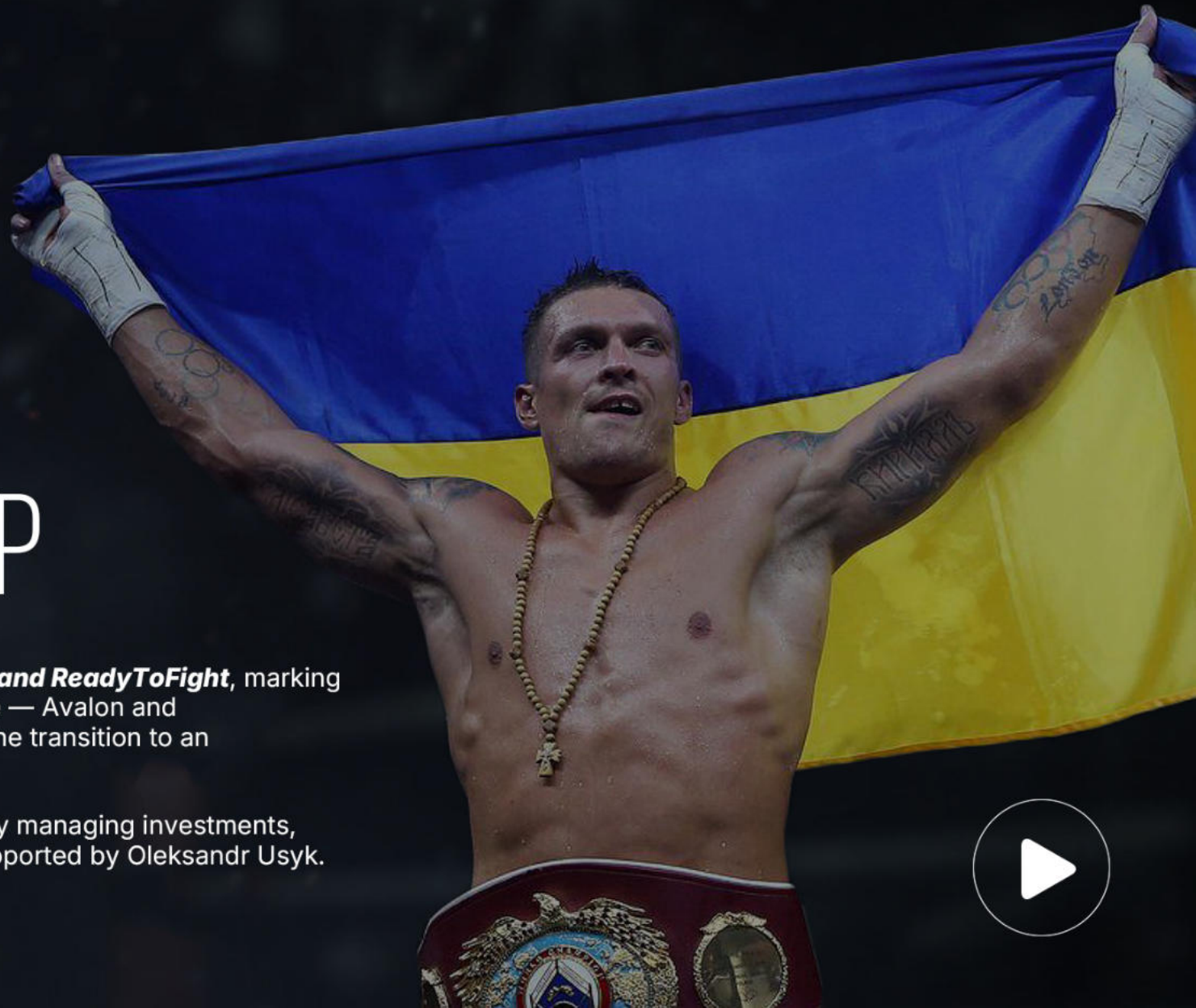




STRATEGIC PARTNERSHIP

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

Transparent process:
purchase, construction, and operation

LOCATION

[View on the map](#)

Bali, Pererenan





PERERENAN — RANKED AMONG THE TOP 10 MOST ATTRACTIVE INVESTMENT AREAS IN THE WORLD

Pererenan is a vibrant yet tranquil area in Bali, where tropical beauty harmoniously blends with a modern lifestyle.

Located next to Canggu, Pererenan offers convenient access to the island's most popular spots while preserving a peaceful, cozy, and comfortable atmosphere.





60 minutes to the airport



5 minutes to the ocean



5 minutes to Canggu



45 minutes to Ubud

The project is nestled in the prestigious district of Pererenan — one of the most dynamically developing corners of Canggu, increasingly favored by those seeking peace and solitude amidst nature.

An ideal location in a lush **green oasis** — away from city noise and busy roads, yet with effortless access to restaurants, shops, fitness clubs, and entertainment.

In 2024, Pererenan was named one of the Top Neighborhoods in the World by Time Out, ranking third in the global list.



TAO
CLUB HOUSE

[View on the map](#)



EXTERIOR

Natural materials — stone, wood, and bamboo — create a harmonious connection with the surrounding landscape. Calming water features, such as ponds and fountains, fill the space with tranquility and comfort. Vertical gardens, lush greenery, and dedicated meditation areas complete the concept of total unity with nature.











INFRASTRUCTURE

2000 m² of premium facilities
designed for complete relaxation and rejuvenation.



OPEN POOL WITH BAR

A 25-meter open-air pool with a bar — the perfect spot for swimming and relaxing in a stylish atmosphere.



GYM WITH SAUNA

A gym equipped with a sauna and plunge pool — a space for workouts, recovery, and complete relaxation.



RESTAURANT & COWORKING

A restaurant and coworking area — a place to enjoy delicious food and work productively in a comfortable setting.



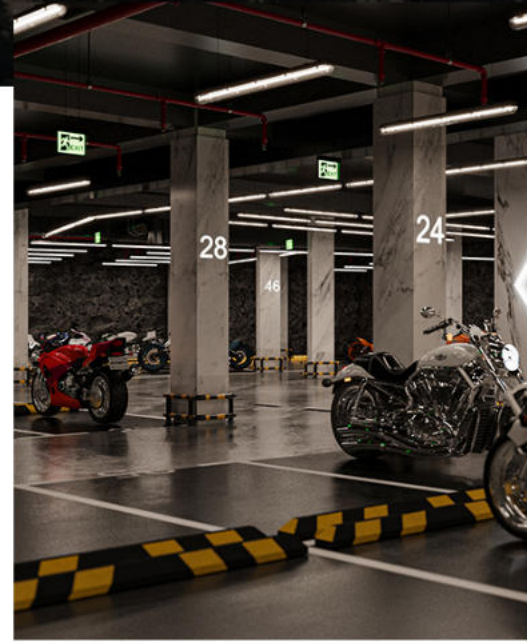
YOGA ROOM

A cozy space designed for meditation, yoga practice, and restoring inner harmony.



KIDS ROOM

A comfortable and safe environment where children can play, learn, and have fun.



UNDERGROUND PARKING

A spacious and secure facility for storing cars and scooters, created for your comfort and safety.







APARTMENTS

The interiors of TAO create a unique atmosphere of harmony and balance. At the heart of the design lies minimalist aesthetics with spacious, light-filled rooms and natural materials. Panoramic windows flood the space with daylight, while the color scheme follows the yin-yang principle, creating a harmonious contrast.

[View all apartments](#)



















SUMMARY

- **40% — initial payment**, followed by quarterly installments until construction is completed
- The complex is scheduled for delivery **Q3 2027**
- **Expected return — 13–22%**, 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**



AVALON

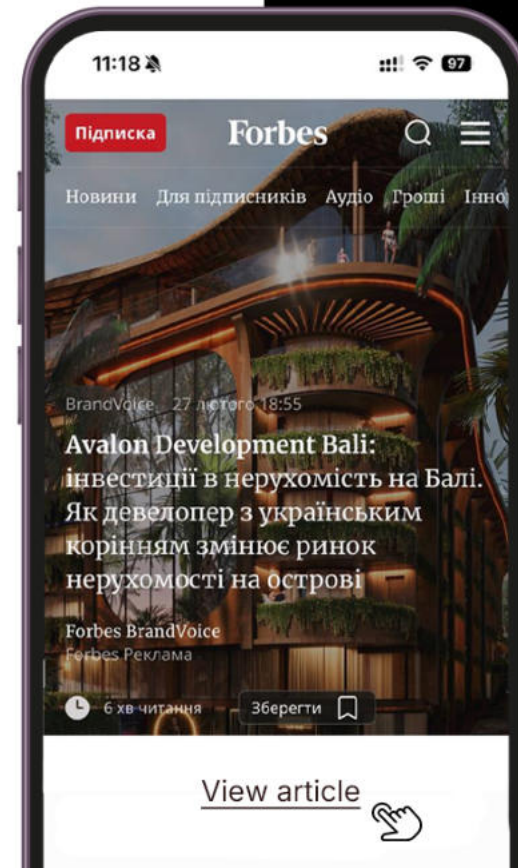
Real Estate Investment in Bali

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.



FORBES

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

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

