BREIG
PROPERTY INVESTMENT

EDEM VILLAS

By BREIG





INVESTMENT ATTRACTIVENESS

Bali is unique not only for tourism, but also for investment.
In an extremely unstable global economic situation, investing in real estate is an excellent solution for preserving and increasing capital.

	Europe	UAE	Thailand	Bali
ROI	5%	6%	7%	12 - 17%

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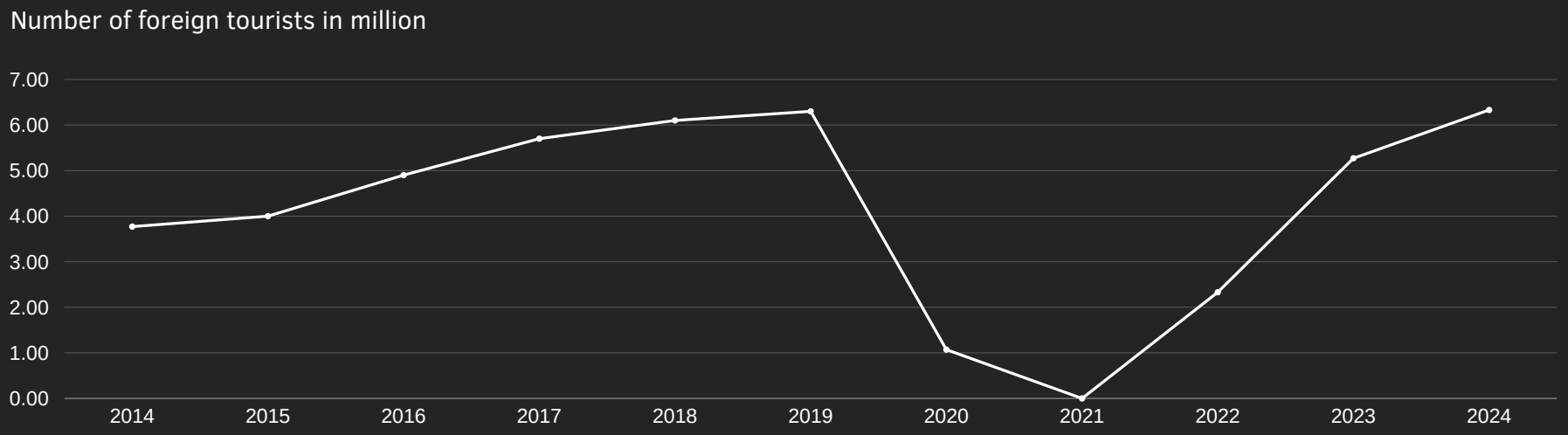
MARKET

High demand for real estate due to:

- A large number of tourists
- Year-round season
- Lack of good housing

2022 Forbes TRAVEL GUIDE

Bali ranks 4th according to FORBES in terms of attractiveness of real estate investments



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BALI IS A PARADISE FOR INVESTORS

- +10-20% annual increase in land value
- +5-10% annual increase in cost of rent
- +25-35% to the price after construction is completed
- After the opening of the borders, the cost of rent increased by 50%
- The inflation rate in 2021 was 1,87%
- Property in Bali does not need to be declared



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ONE OF THE MOST POPULAR DEVELOPERS IN BALI

Top locations near the ocean
(Berawa, Batu Bolong, Pererenan)

Walking distance to infrastructure: popular cafes, gyms, co-working spaces, etc.

Modern demanded design

Management company

Detailed business models

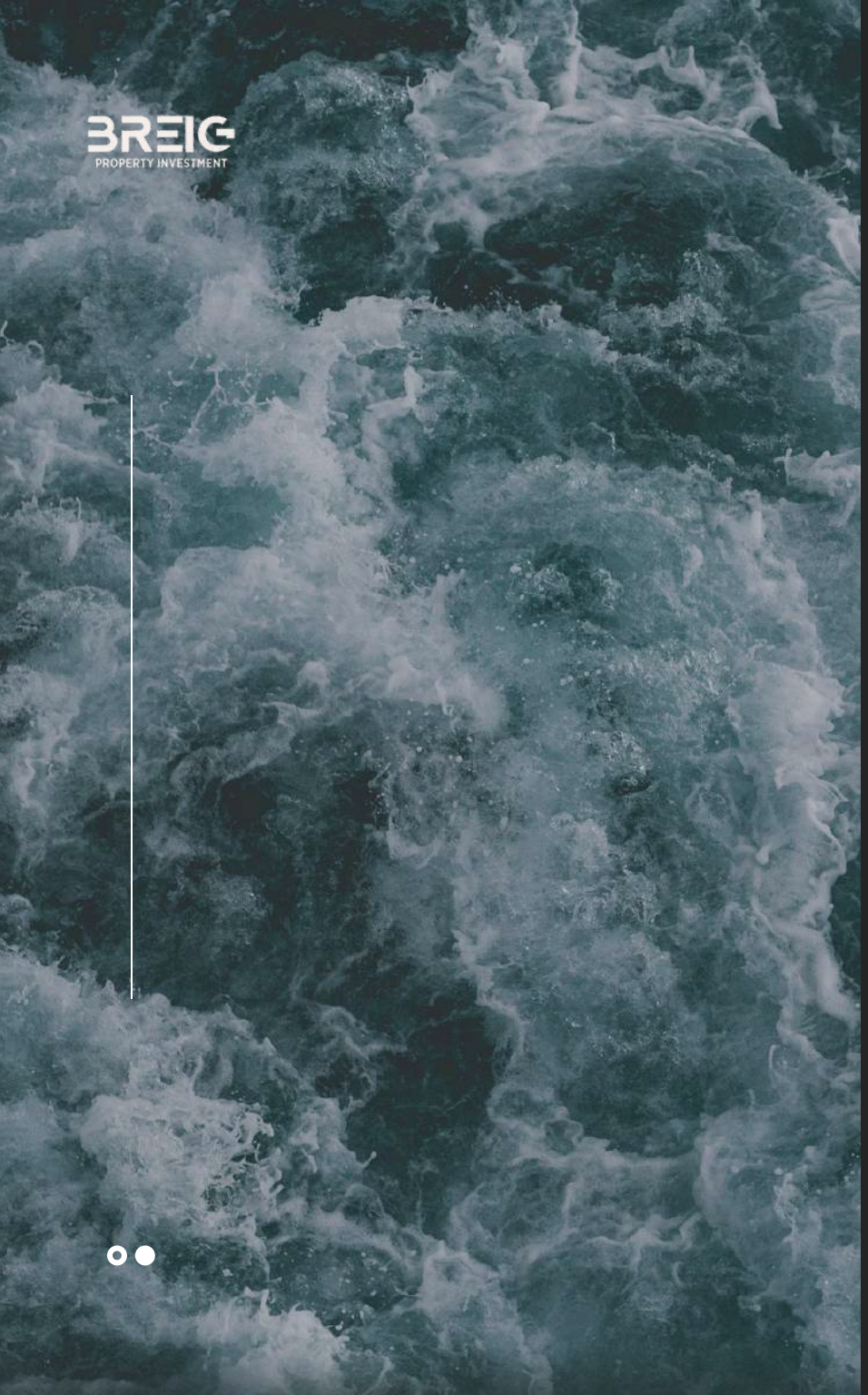
In Bali since 2016

Built 22.500 sq.m.

16 completed projects

5 projects under construction



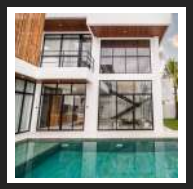


- Construction technologies adapted to the tropical climate
- Three-level construction quality control system
- Warranty after completion of construction
- Management by 5* hotel standards
- Full natural disaster coverage with Allianz Insurance Bali


Seminyak Beach
Berawa Beach
Canggu Beach
Pererenan Beach
Giraffe Villa
Green Moon
Villa Berawa Beach
Oasis III
Red Sunset II
Red Sunset
Oasis
Oasis II
Aquamarine
Aquamarine II
Viridan
Setter
Vesna
Baliwood I, II
Aquamarine III
Elysium
Blue Dream
Completed projects
Ongoing projects

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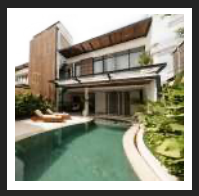
RECENTLY COMPLETED PROJECTS



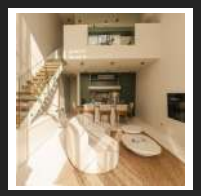
BALIWOOD I
Construction completed in 2022
10 units
3.720 sqm Project area
3.855 sqm Built-up area



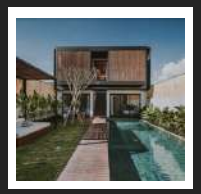
OASIS I
Construction completed in 2022
10 units
990 sqm Project area
1.044 sqm Built-up area



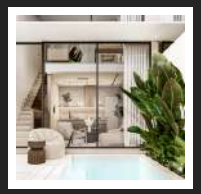
AQUAMARINE I
Construction completed in 2023
13 units
2.954 sqm Project area
3.499 sqm Built-up area



VESNA
Construction completed in 2023
11 units
976 sqm Project area
944 sqm Built-up area



RED SUNSET II
Construction completed in 2024
5 units
1.246 sqm Project area
1.223 sqm Built-up area



OASIS II
Construction completed in 2024
9 units
820 sqm Project area
954 sqm Built-up area

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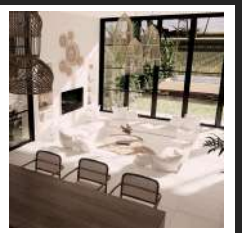
PROJECTS WITH COMPLETION IN 2025



BALIWOOD II
4 units
1.387 sqm Project area
1.287 sqm Built-up area



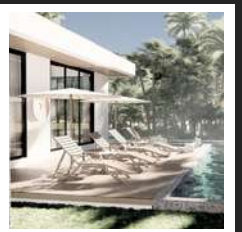
OASIS III
14 units
1.147 sqm Project area
1.274 sqm Built-up area



AQUAMARINE II
7 units
1.684 sqm Project area
2.056 sqm Built-up area



AQUAMARINE III
7 units
1.722 sqm Project area
1.977 sqm Built-up area



GARDEN VILLA II
4 units
1.607 sqm Project area
455 sqm Built-up area

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EDEM VILLAS

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ACCESSIBILITY FOR EVERYONE

Variety of villas from 40 m2 to 120 m2. Everyone can find an option to their liking with such a choice. Villas with a minimum area create a minimum investment barrier to entry, providing affordable options for real estate investment.



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The best location





Nusa Dua is a superb, spacious enclave of international luxury hotels, luxury spa resorts, exclusive golf courses and world-class conference centers to showcase the beauty of the island amidst exceptional luxury.
Crystal clear shallow waters and pearly soft white sandy beaches make Nusa Dua the ideal destination for a fun-filled getaway for the whole family or for conference delegates looking to relax, take a dip and return completely refreshed and inspired.

2 MINS TO BALICOPTER

3 MINS TO GLAMP NUSA

5 MINS TO THE APURVA KEMPINSKI BALI

5 MINS TO LIGA TENNIS

5 MINS TO BUKIT PANDAWA GOLF CLUB

8 MINS TO NUSA DUA BEACH

9 MINS TO BALI ISLAND GOLF ACADEMY

10 MINS TO BALI COLLECTION

12 MINS TO PANDAWA BEACH

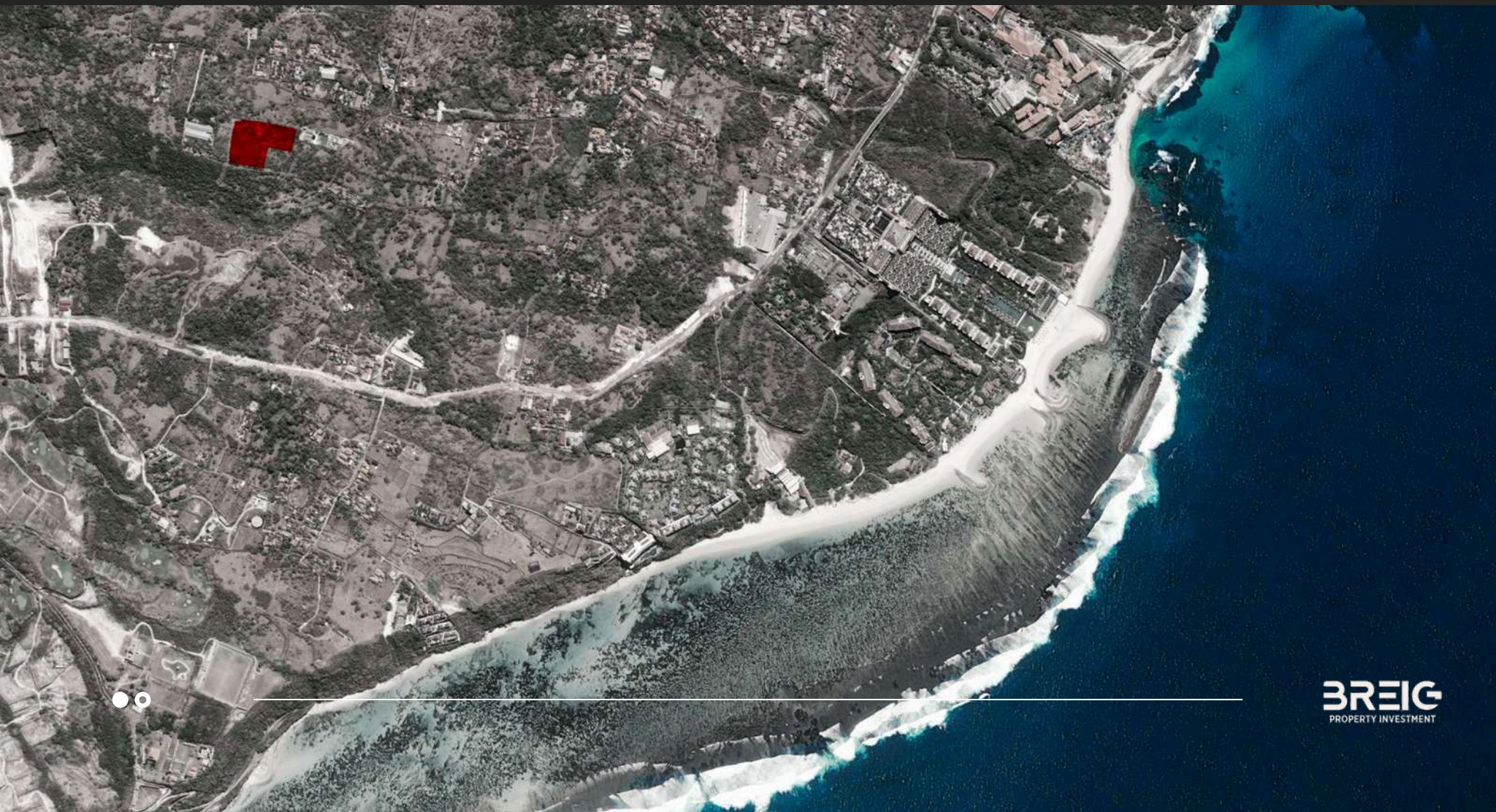
15 MINS TO MELASTI BEACH

30 MINS TO AIRPORT

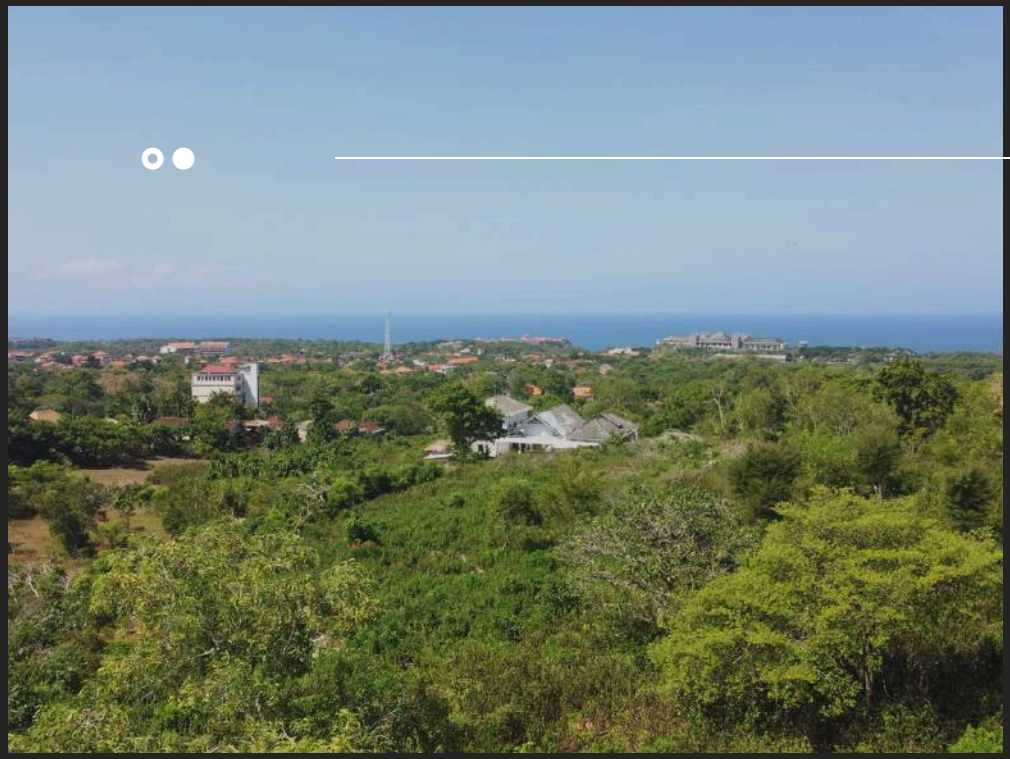


CONNECTION WITH NATURE

Enjoy the sea view in the distance from the hustle and bustle of big cities. The Edem complex is aimed at privacy and harmony with nature.
The cascading arrangement of the villas is formed so that each villa has an opening to the sea, while maintaining privacy.



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OCEANVIEW VILLAS



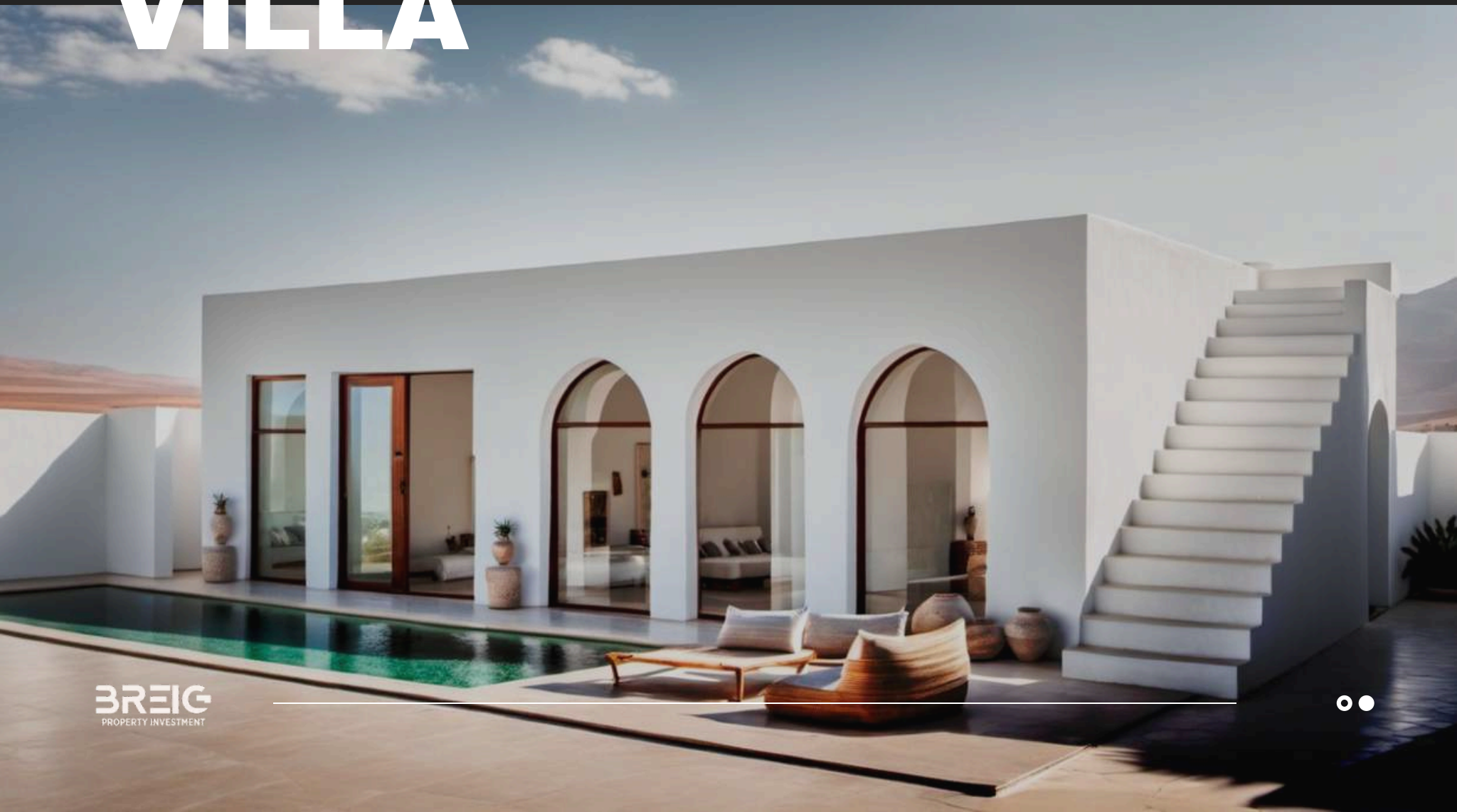
INSTAGRAM ARCHITECTURE

Large commercial area with reception, children's playground, gym, restaurant and sauna.

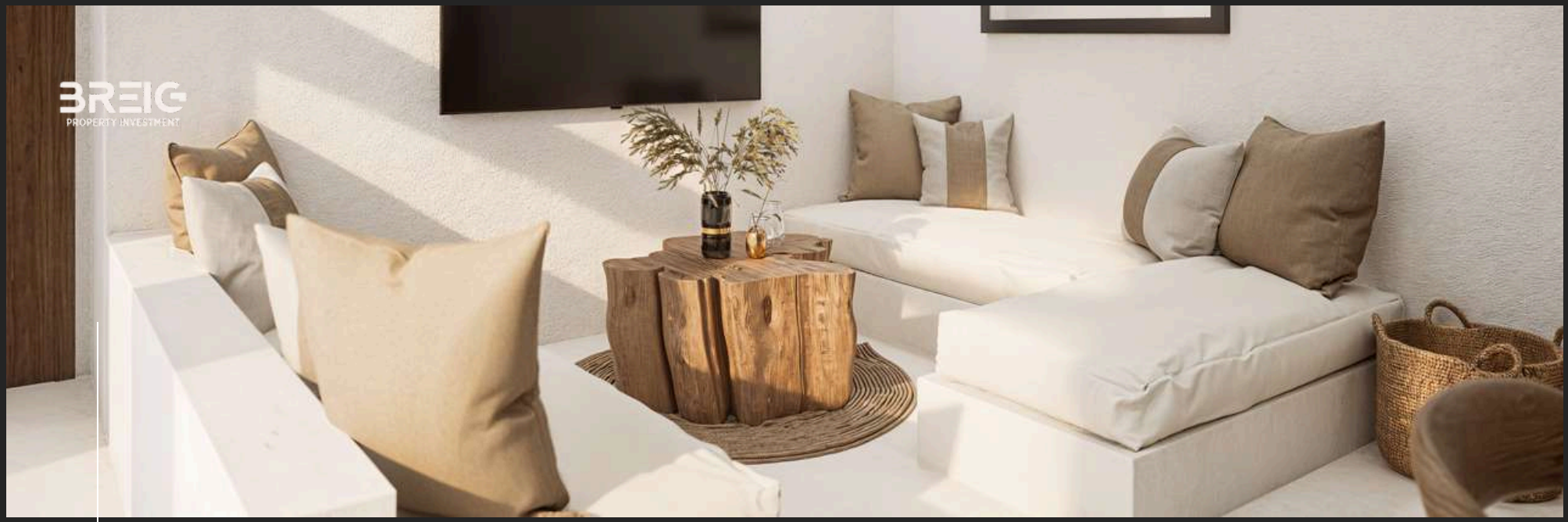
Architecture that makes you want to take pictures with it and celebrate it on social networks. Such architecture automatically generates popularity and demand to stay in our villa complex, or at least visit it to take photos

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1 BEDROOM VILLA



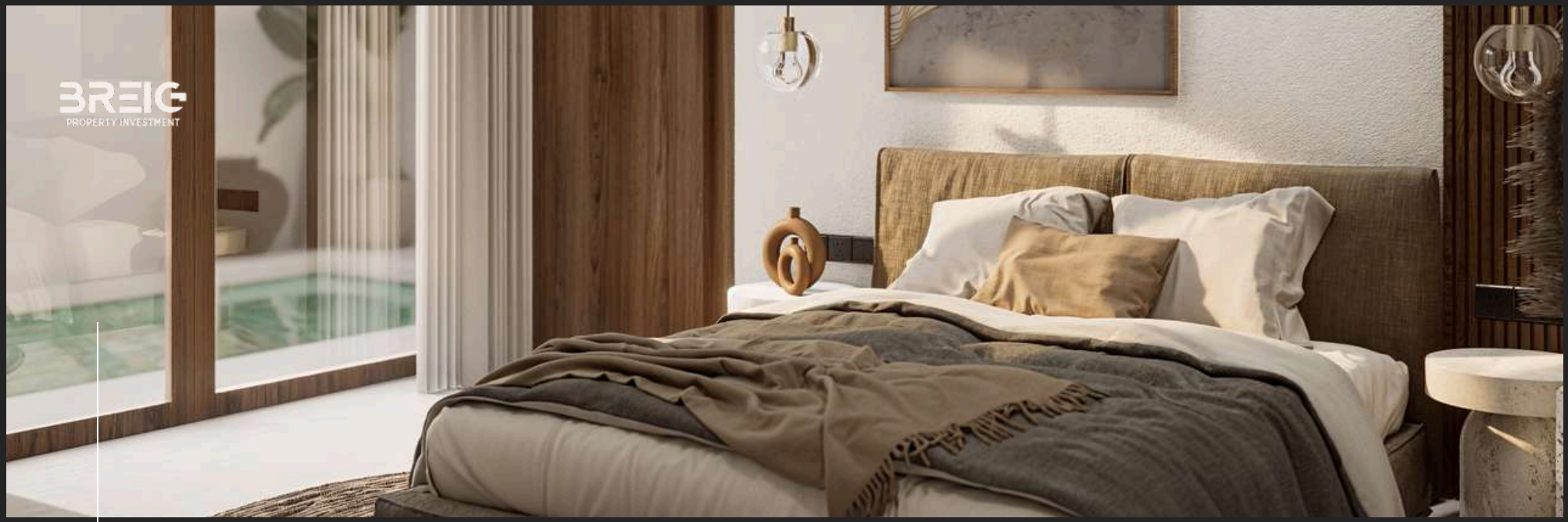
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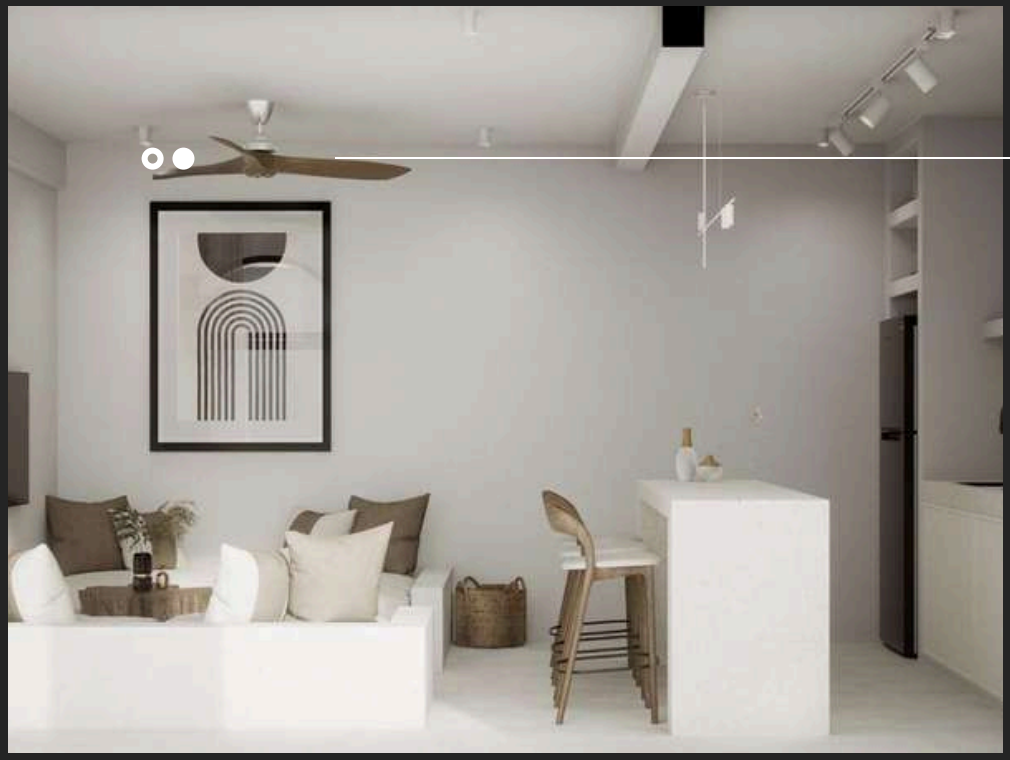


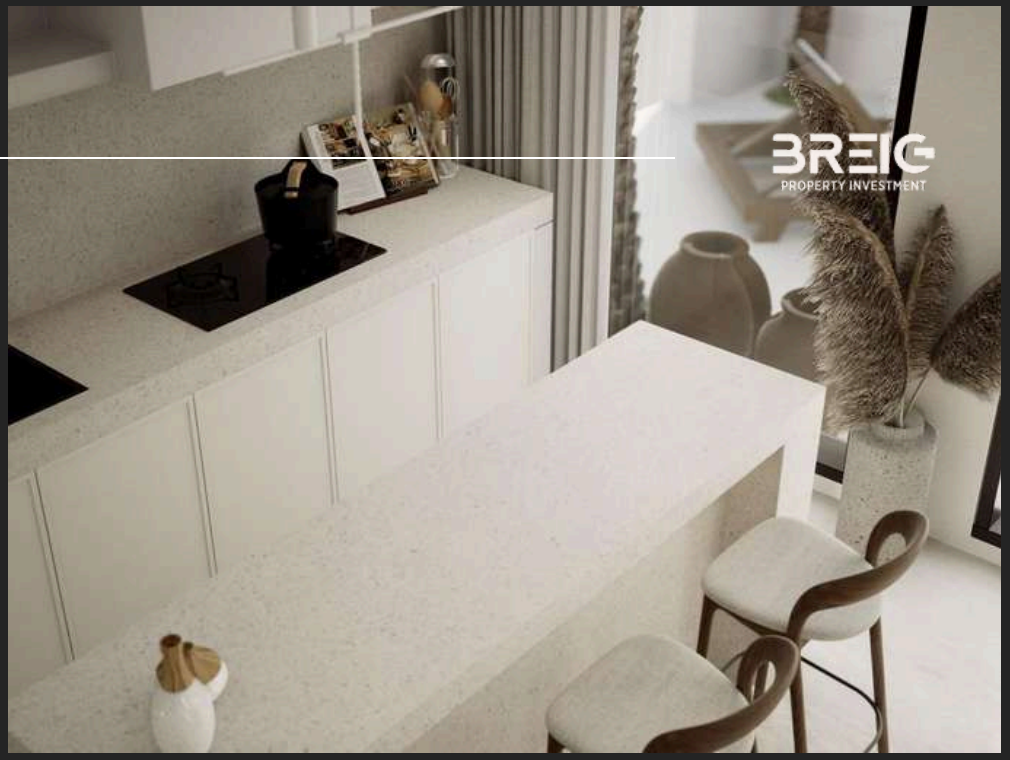

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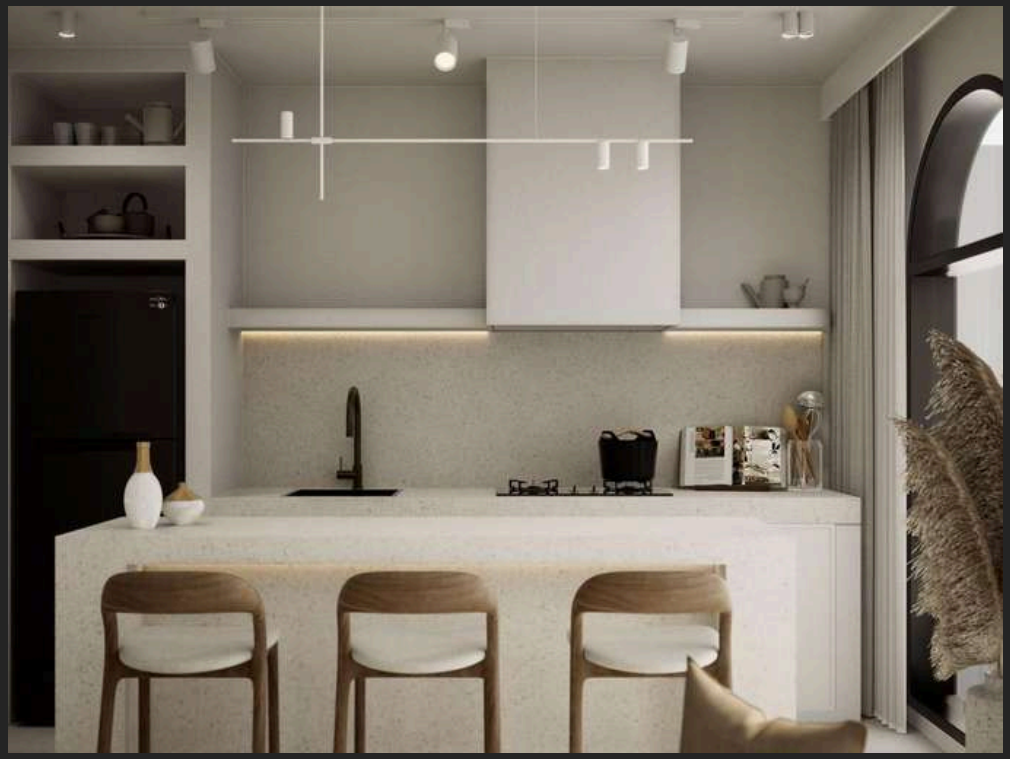















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2 BEDROOM VILLA



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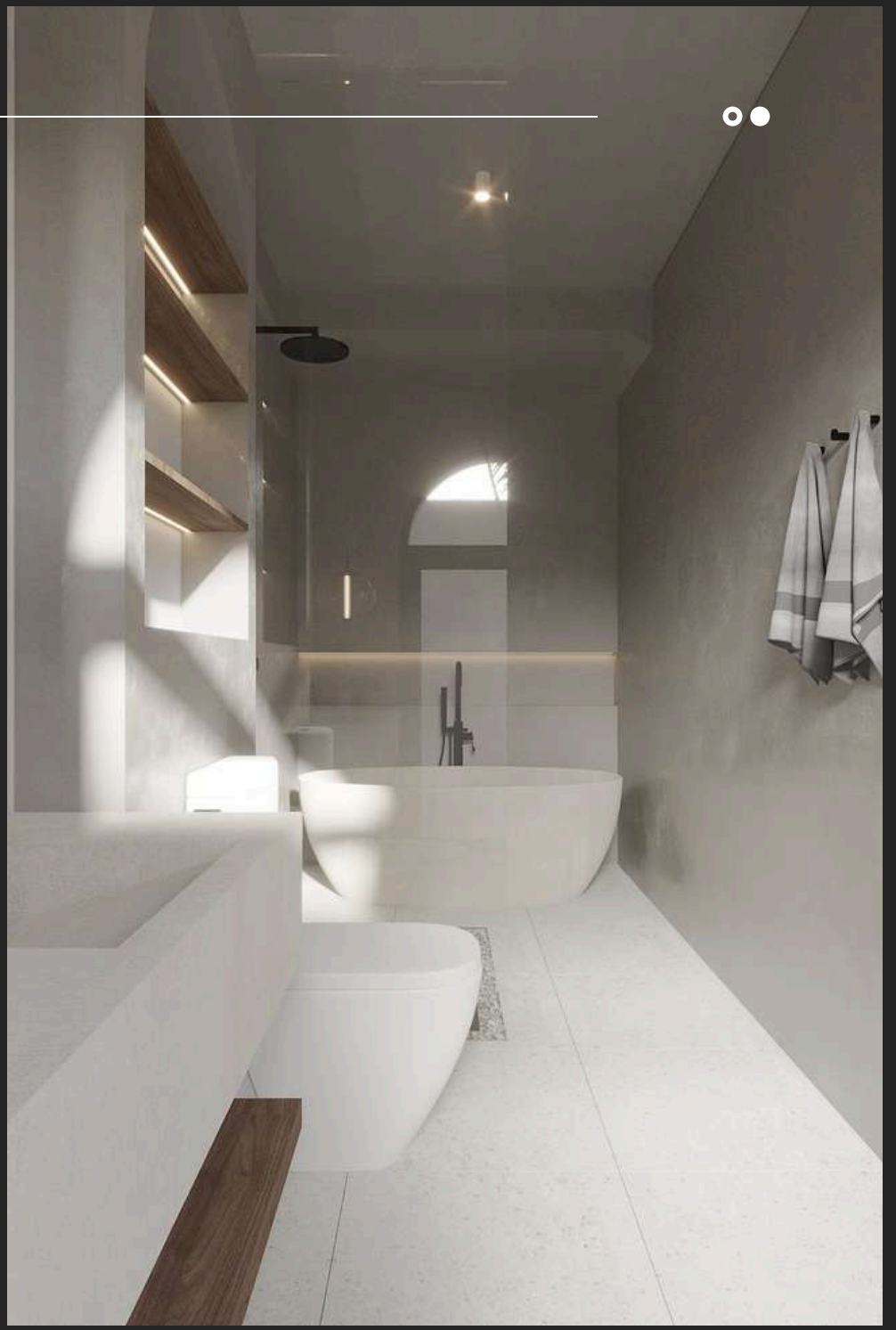






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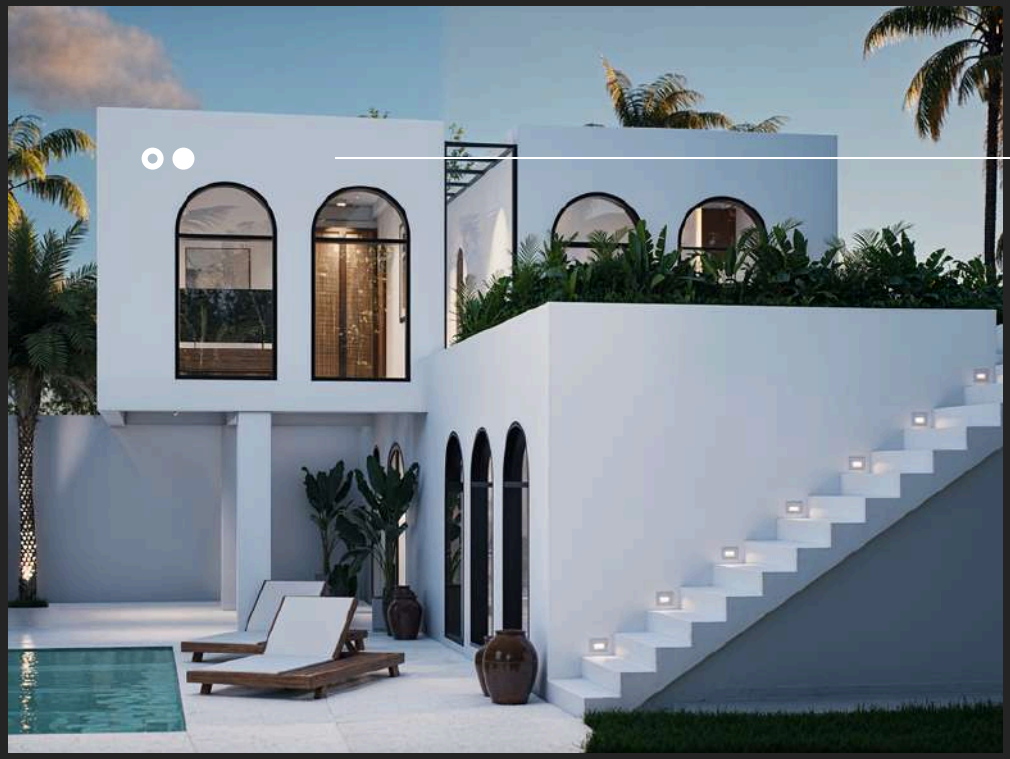


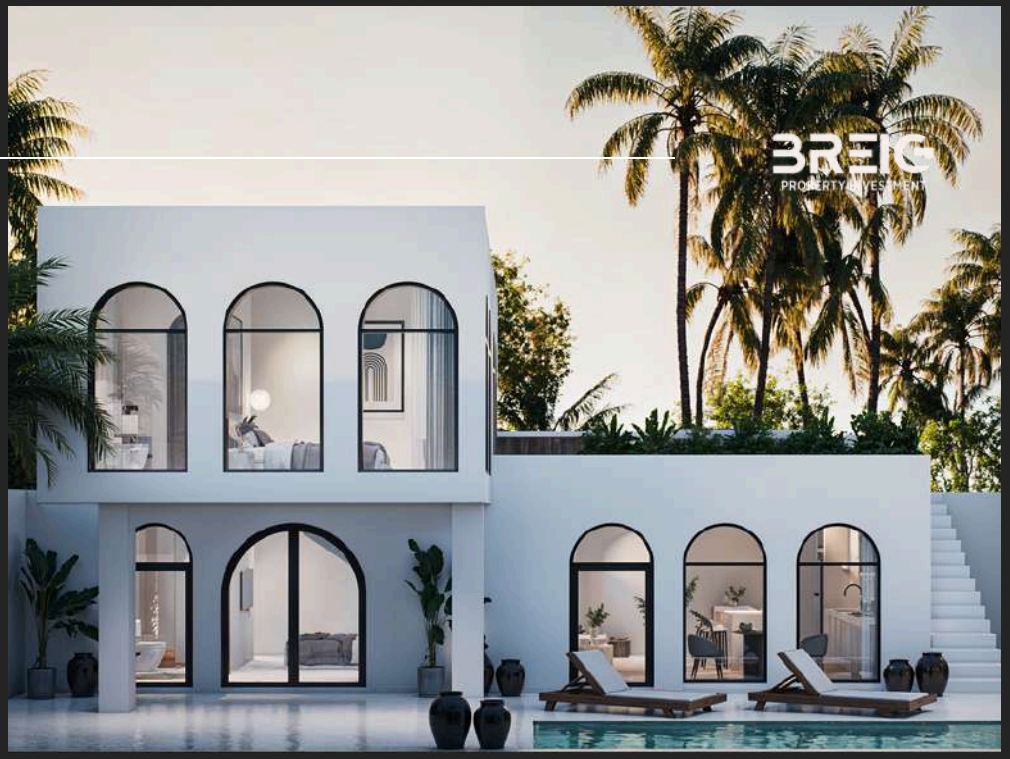


3 BEDROOM VILLA



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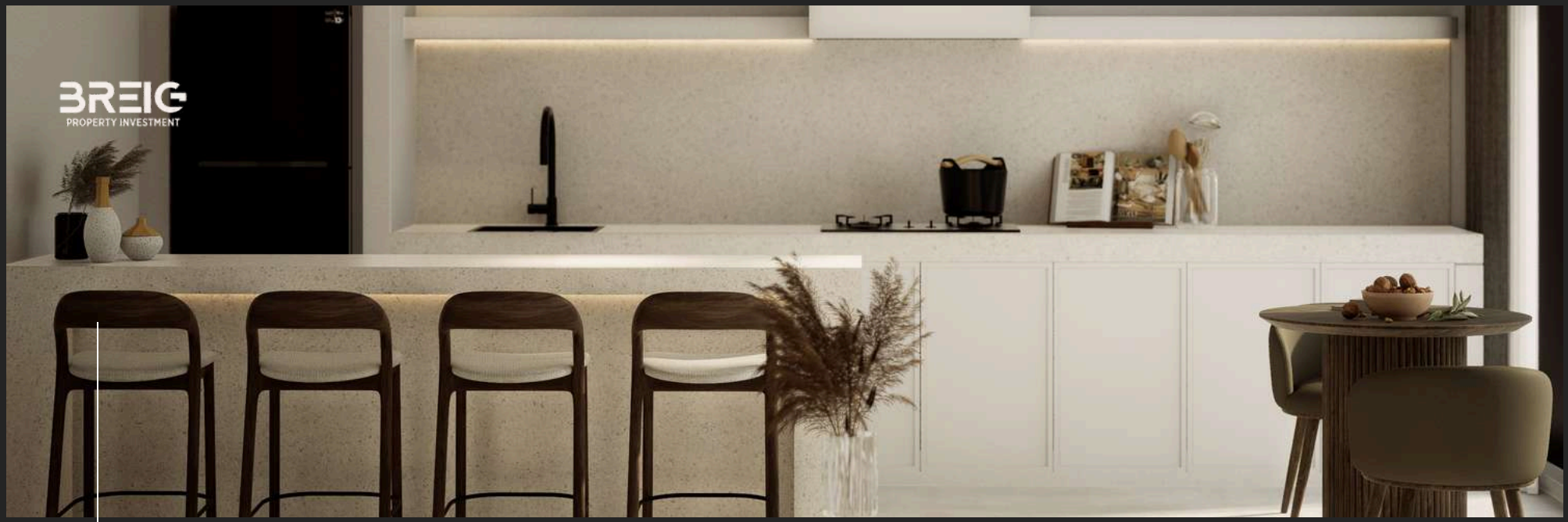

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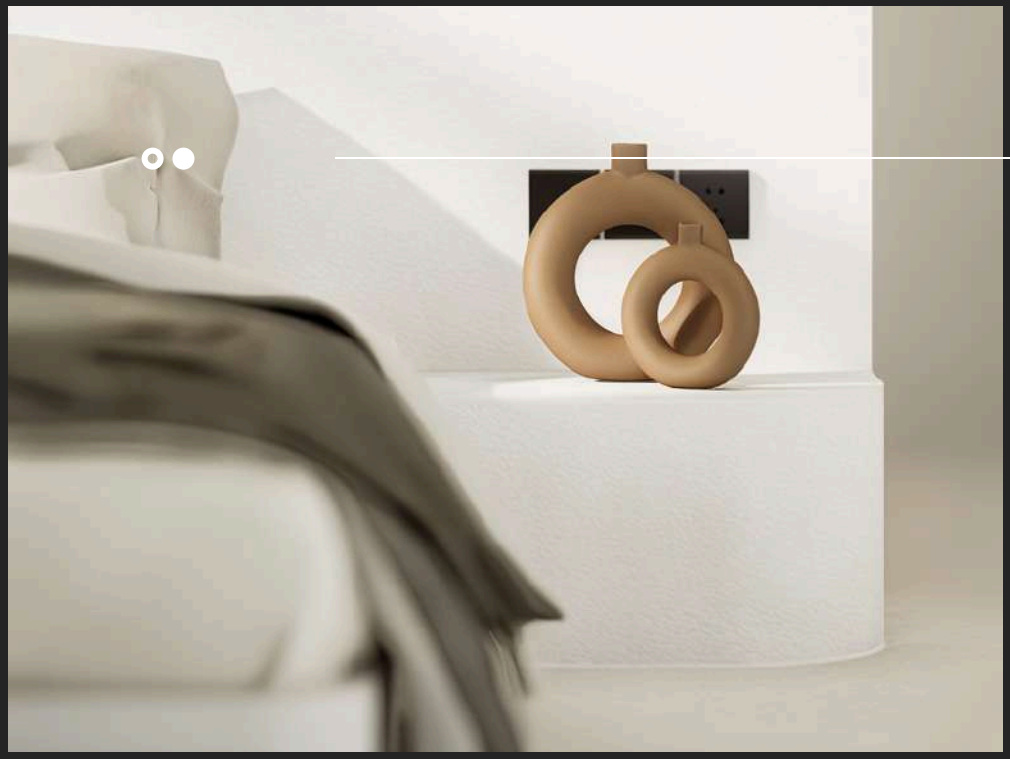


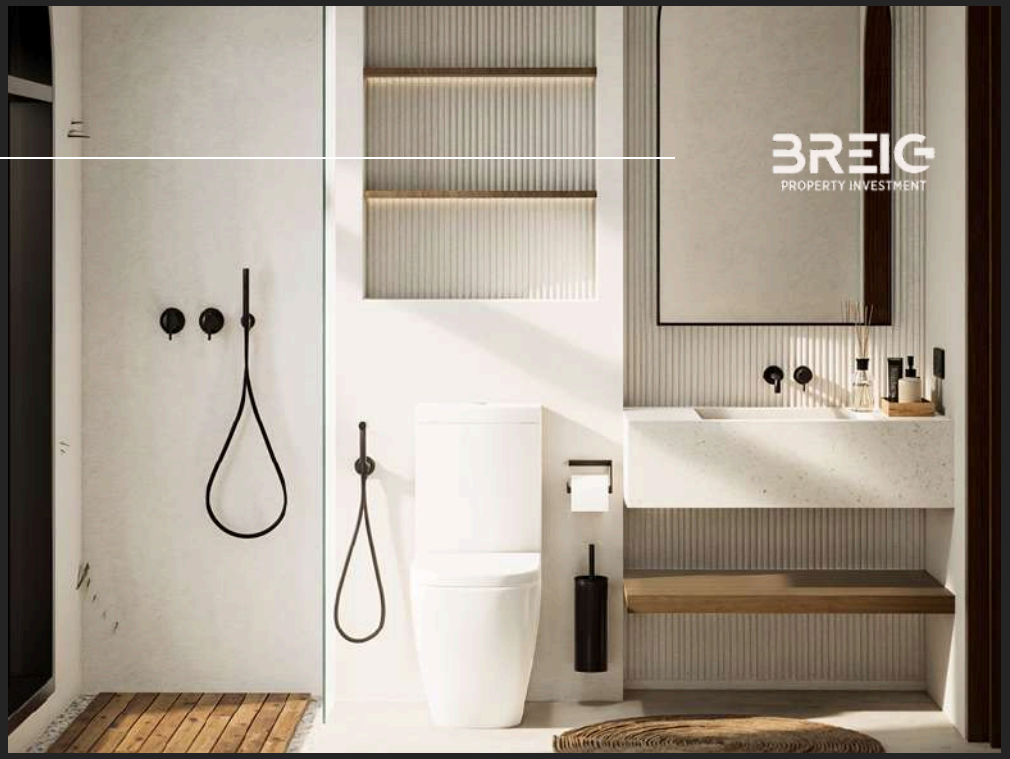


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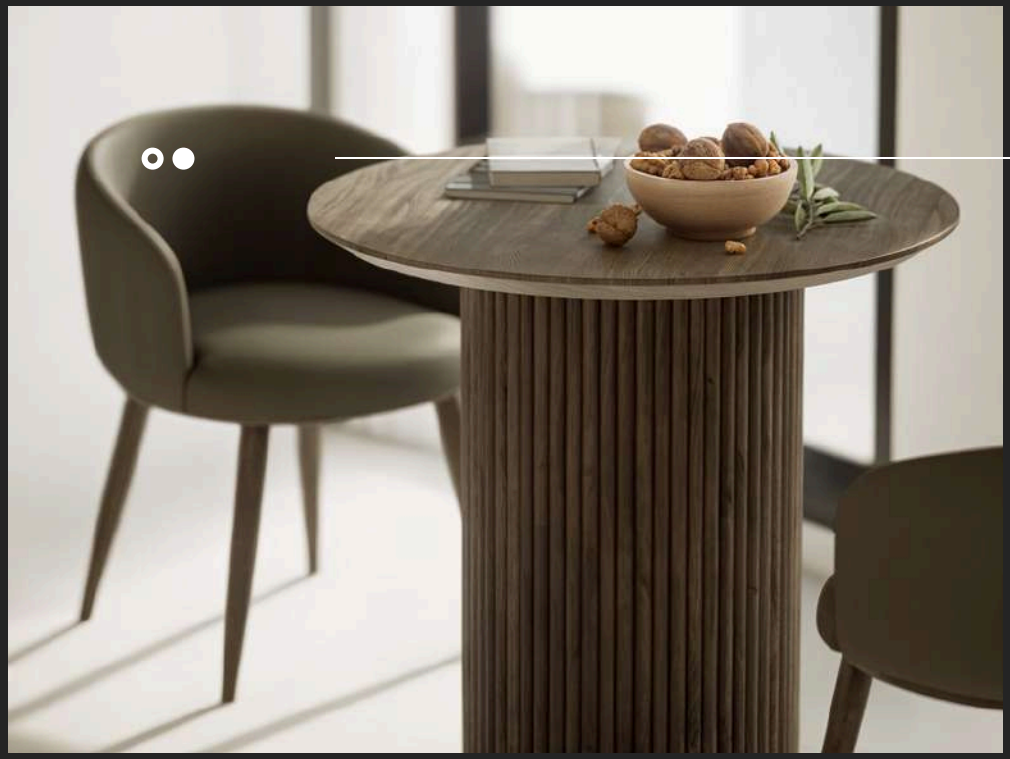


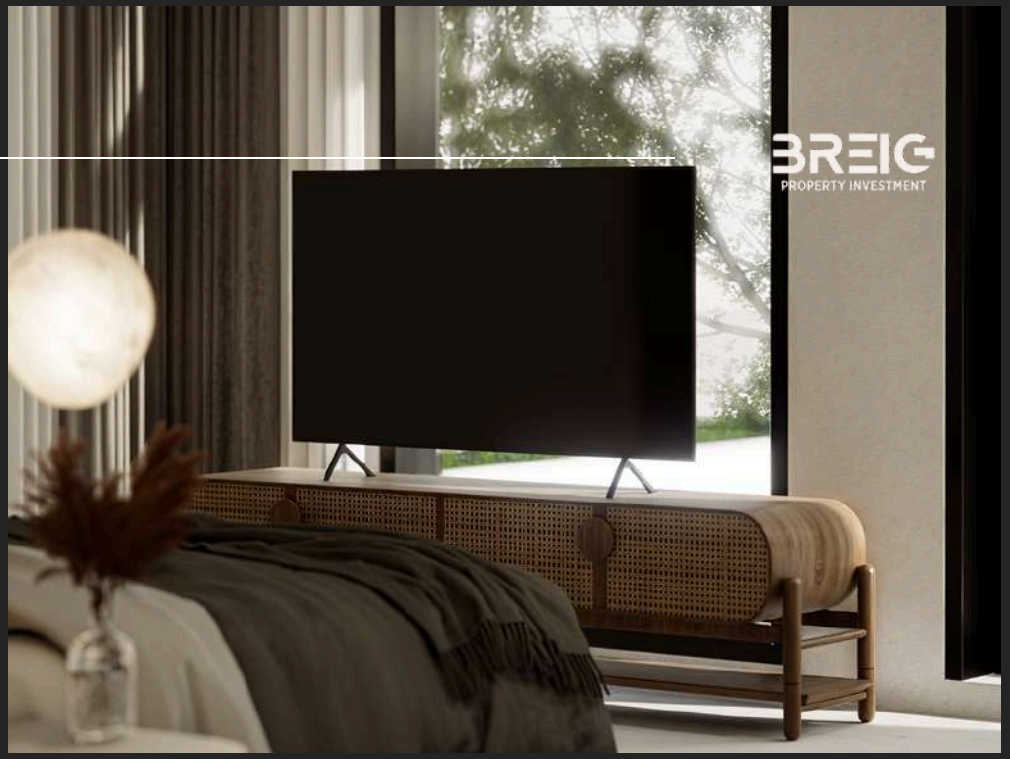



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EXPLOITED ROOFTOP






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BALI REAL ESTATE INVESTMENT GROUP

Real estate development since 2017

Bali Real Estate Investment Group brings together developers with many years of experience in the real estate and investment market in Bali.

Should you decide to rent the villa out to maximize the yield potential of your investment, an experienced management team can provide the following services:

- Preparing the villa for rent
- Listing
- Recruitment and training of personnel
- Marketing on platforms
- Organization of check-in and accommodation of guests
- Management and tax reporting
- Daily housekeeping
- Garden and pool maintenance
- Planned and urgent repairs
- 24/7 security



RENTAL INCOME FROM 1 BEDROOM VILLA



	Pessimistic scenario	Realistic scenario	Optimistic scenario
Average Daily Rate	USD 103	USD 108	USD 113
Occupancy	80%	85%	90%
Income per year	USD 19.910	USD 22.724	USD 25.537
Total income annual rate	11,38%	12,98%	14,59%
Payback period	9,5 years	8,5 years	7,6 years

Investment	***USD 175.000***
Management fee	*18% from revenue*
Service cost	*~ USD 400*

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RENTAL INCOME FROM 2 BEDROOM VILLA

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Average Daily Rate	USD 170	USD 180	USD 190
Occupancy	80%	85%	90%
Income per year	USD 34.039	USD 39.277	USD 44.514
Total income annual rate	11,94%	13,78%	15,62%
Payback period	9,1 years	8,0 years	7,2 years

Investment	***USD 285.000***
Management fee	*18% from revenue*
Service cost	*~ USD 550*

RENTAL INCOME FROM 3 BEDROOM VILLA 100 SQM



	Pessimistic scenario	Realistic scenario	Optimistic scenario
Average Daily Rate	USD 232	USD 242	USD 253
Occupancy	80%	85%	90%
Income per year	USD 46.532	USD 52.729	USD 58.926
Total income annual rate	13,49%	15,28%	17,08%
Payback period	8,2 years	7,3 years	6,6 years

Investment	***USD 345.000***
Management fee	*18% from revenue*
Service cost	*~ USD 750*

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RENTAL INCOME FROM 3 BEDROOM VILLA 120 SQM

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Average Daily Rate	USD 269	USD 281	USD 293
Occupancy	80%	85%	90%
Income per year	USD 55.343	USD 62.522	USD 69.701
Total income annual rate	14,01%	15,83%	17,65%
Payback period	7,9 years	7,1 years	6,4 years

Investment	***USD 395.000***
***M**anagement fee*	*18% from revenue*
Service cost	*~ USD 750*



HOW IT WORKS

STAGE 1

Signing of the agreement

STAGE 2

First payment

STAGE 3

Final payment

STAGE 4

Signing of the villa management agreement

STAGE 5

Quarterly income payments