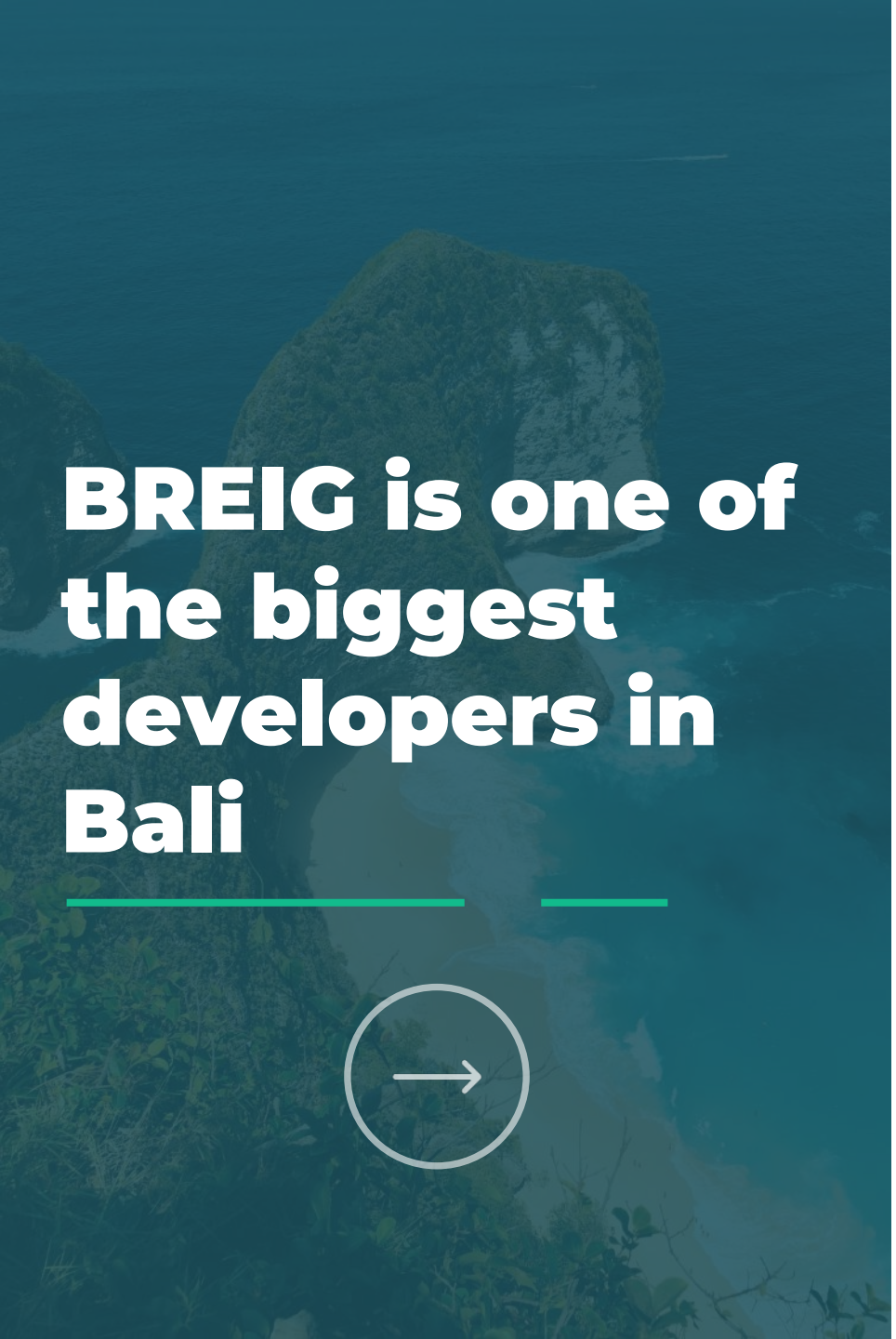
BREIG
PROPERTY INVESTMENT

Oasis III Apartments

Best investment real estate in Indonesia





BREIG is one of the biggest developers in Bali

Our mission:

to build the investment real estate in Indonesia

7	15	12-35%
Years on the market	Projects	Average profitability

- Verified financial models
- Own management company according to the standards of an individual operator 5 stars
- Top locations on the most expensive street near the ocean

About fabulous island Bali





1 000 000

Tourists per month

85%

Our average occupancy per year

One of the most attractive places on earth according to Forbes

Low inflation and taxation

Investment plan

Step 1

Proceeding of investment deal
(1 month)

Step 2

Building
(15-18 months , +35% to cost)

Step 3

Rental
(from +12 till +20% per year)

Step 4

Selling of the unit
(after 5 years + 100%)

Step 5

Receiving profit



Payment steps

01

1500$

booking

02

11%

deposit

03

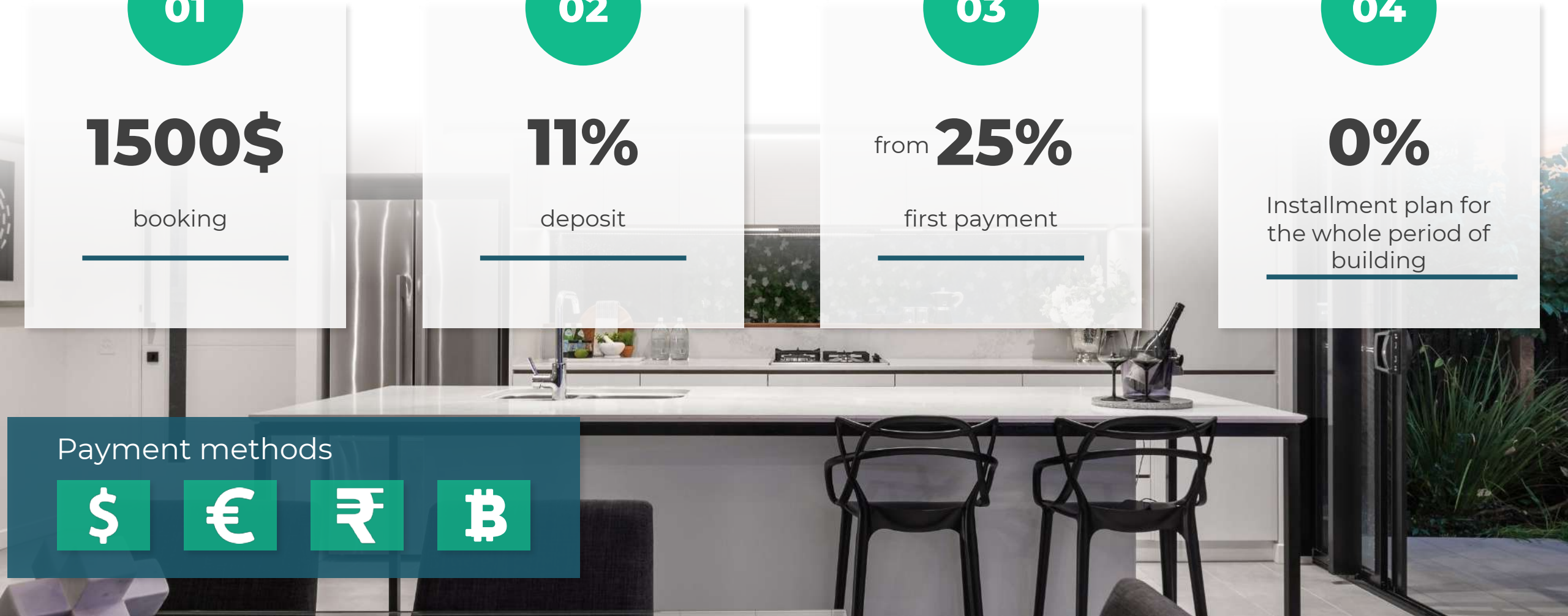
from **25%**

first payment

04

0%

Installment plan for the whole period of building



Payment methods

$ € ₹ ฿

Location



Oasis III Apartments

- Ocean
  5 minutes walk
- Atlas Beach Club
  9 minutes walk
- Montessori School
  10 minutes walk
- Finns Recreation Club
  15 minutes walk
- Revolver Cafe
  15 minutes walk
- Café Del Mar
  6 minute bike ride
- La Brisa
  7 minute bike ride



Complex Oasis III

Apartments

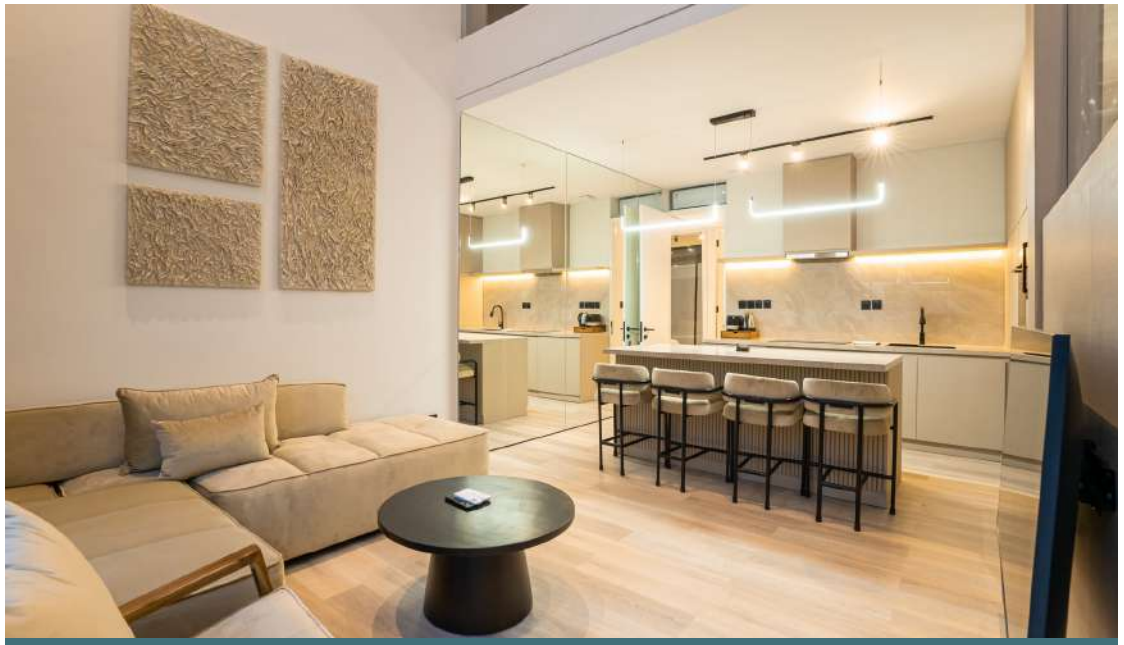


There are 22 one bedroom apartments in the complex

Chill zone on the rooftop and a pool with ocean view

Ocean is a 3 minute walk

Townhouses



There are 12 townhouses with bedrooms

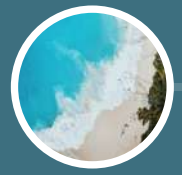
Private pool in each townhouse

Ocean is a 3 minute walk

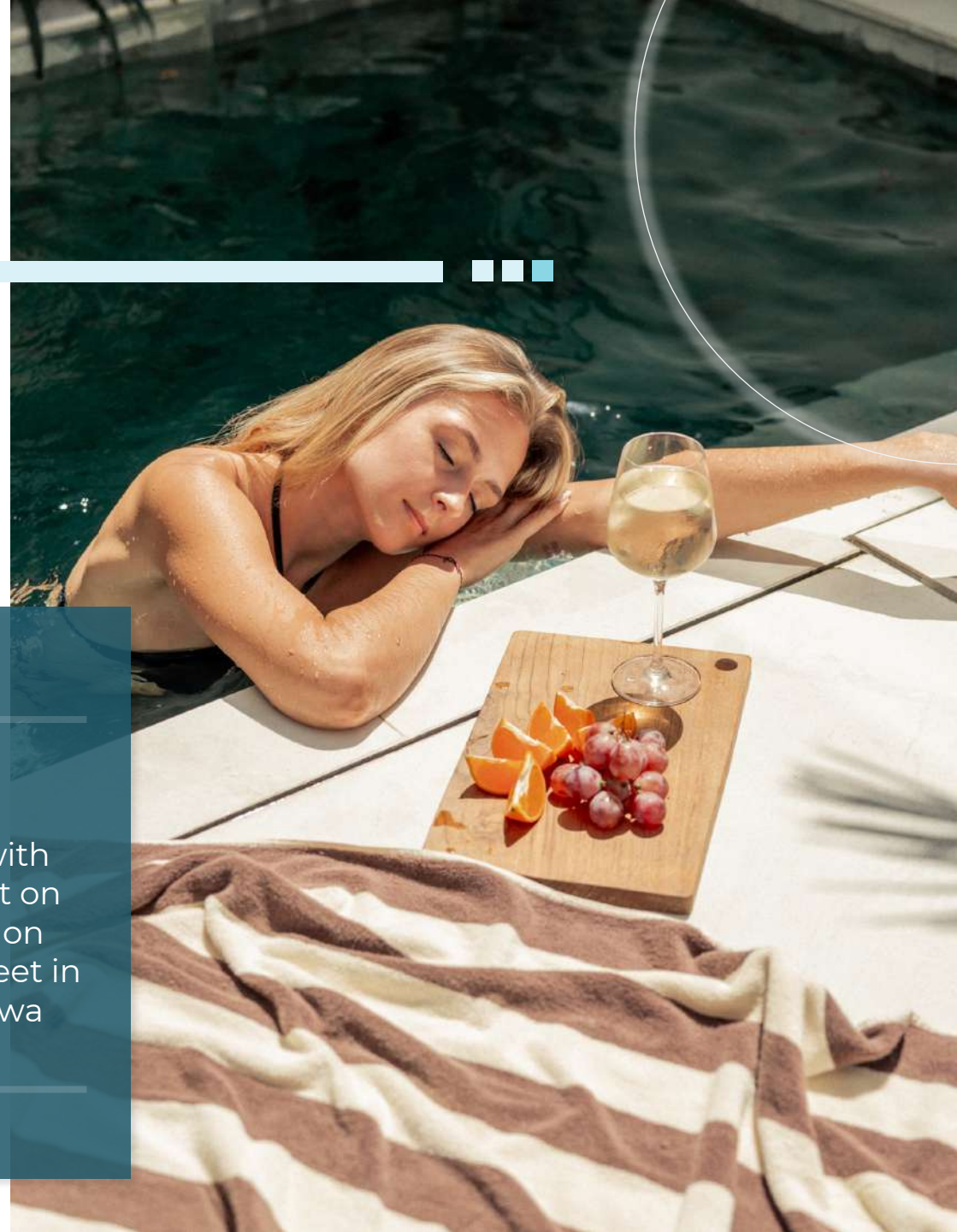
Complex Oasis III Apartments

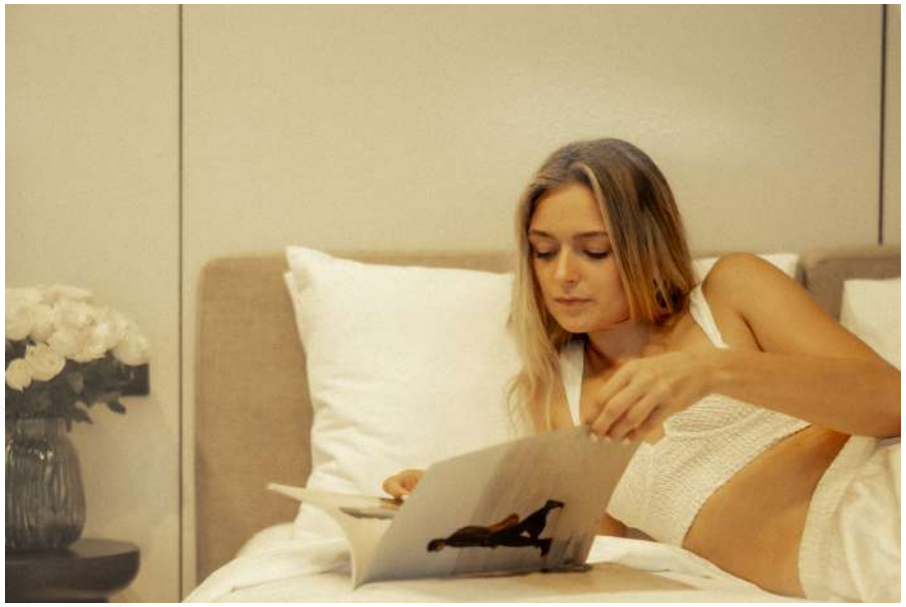
- Price from USD 125 000
- Hi Tech complex on the shore of the ocean
- First payment 11%
- Installment plan from 0% till 12 months

- 24 apartments from 34 m² to 65 m²
- Modern smart home
- One bedroom
- 3 minutes walk to the ocean
- Fully furnished
- Will be done in the beginning of 2025 year



Beautiful apartments with picturesque views, right on the shore of the ocean, on the most expensive street in the island of Bali - Berawa







We invite you to feel the comfort and evaluate the quality of your future apartments in our already done complexes

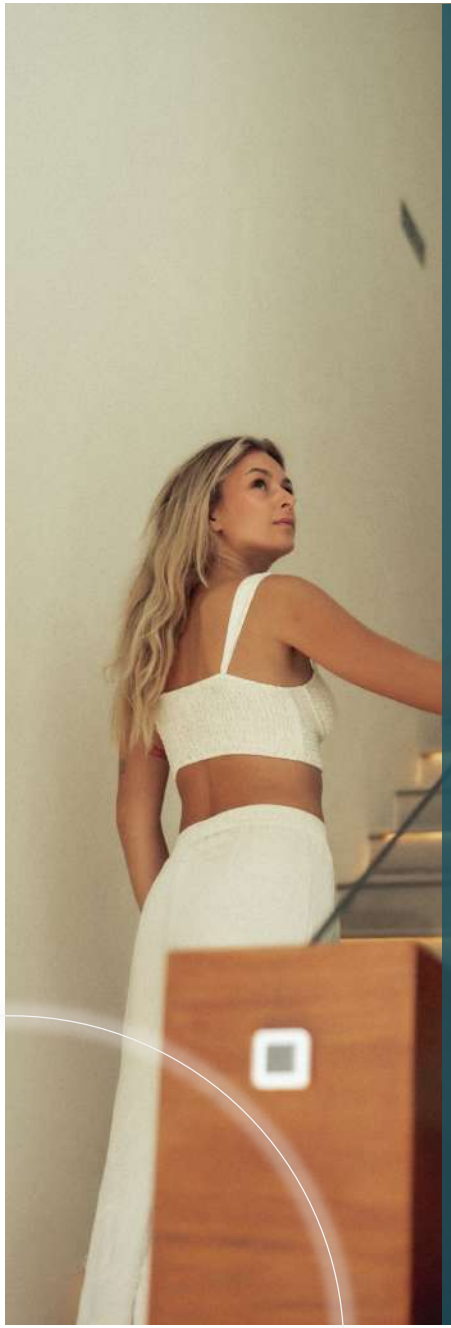
To sign up for viewing and to know any additional information, please contact your manager











Keys:

Light control

Climate control

Curtains control

Smart lock

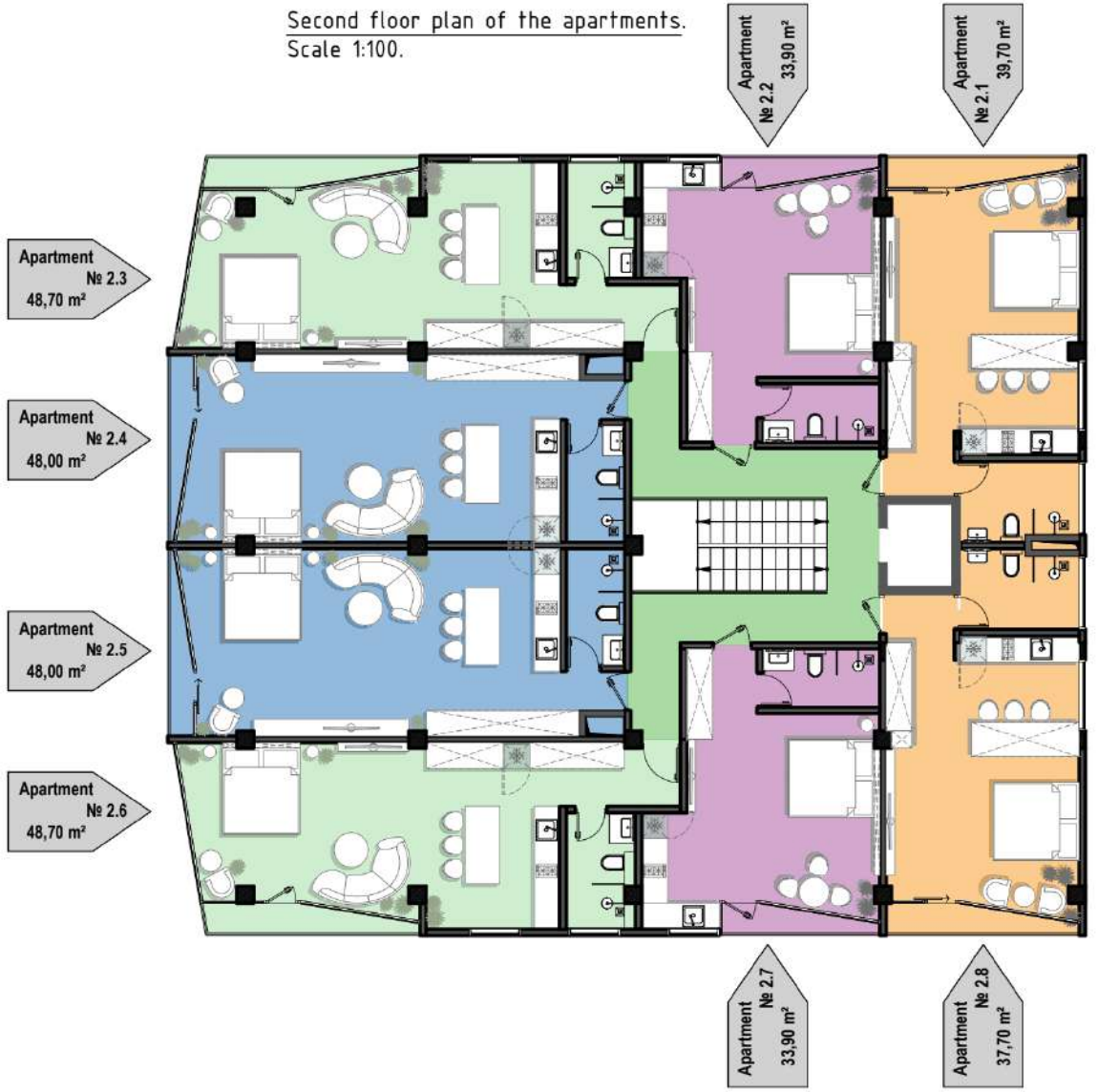
Floor plan of the 2nd and 3rd floors



Oasis III Apartments

Masterplan

Second floor plan of the apartments.
Scale 1:100.



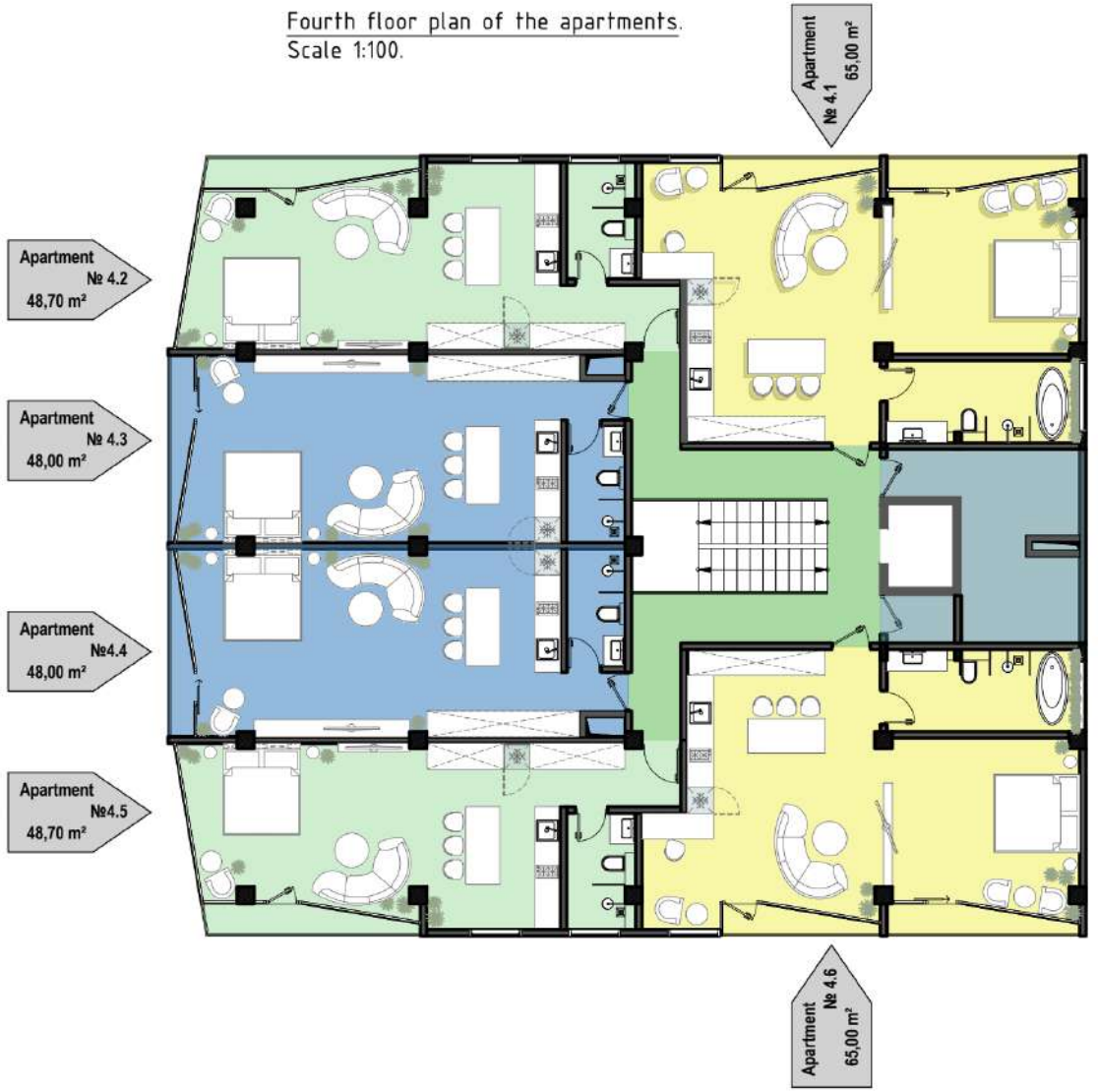
Floor plan of the 4th floor



Oasis III Apartments

Masterplan

Fourth floor plan of the apartments.
Scale 1:100.



Plan of the apartments 48 m²



Apartments

2.4, 2.5

Price from

160 000$

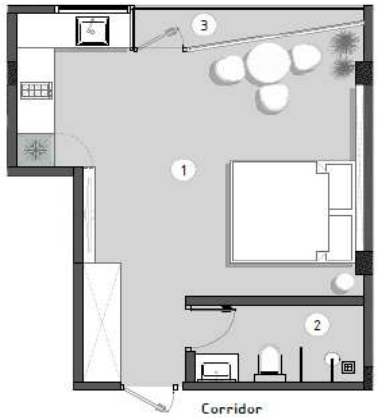
Payback calculation of the apartments 48 m²

Scenario	Conservative	Realistic	Optimistic
Price of rent per day	130 $	140 $	150 $
Occupancy	80 %	85 %	90 %
Operational expenses on the villa	250 $	250 $	250 $
Average profit from rent per year	27.642 $	32.213 $	36.784 $
Annual ROI	**17,28 %**	**20,13 %**	**22,99 %**
Payback	**6,8 years**	**6,0 years**	**5,3 years**



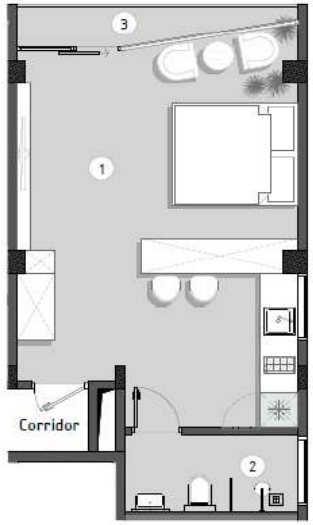
Plan of the apartments 34 m² & 40 m²

Apartment type 3A (type 3B - mirror layout)



Apartment type 3A (type 3B – mirror layout)		
1	Living room and kitchen	27,60
2	Bathroom	4,30
3	Balcony	2,00
Total area (m²)		33,90

Apartment type 4A (type 4B - mirror layout)



Apartment type 4A (type 4B – mirror layout)		
1	Living room and kitchen	30,70
2	Bathroom	4,30
3	Balcony	2,70
Total area (m²)		37,70

Apartment

2.2

Price from

130 000$

Apartment

2.1

Price from

145 000$

Payback calculation of the apartment 34 m²

Scenario	Conservative	Realistic	Optimistic
Price of rent per day	90 $	100 $	110 $
Occupancy	80 %	85 %	90 %
Operational expenses on the villa	250 $	250 $	250 $
Average profit from rent per year	18.204 $	22.186 $	26.167 $
Annual ROI	**14,00 %**	**17,07 %**	**20,13 %**
Payback	**8,1 years**	**6,9 years**	**6,0 years**



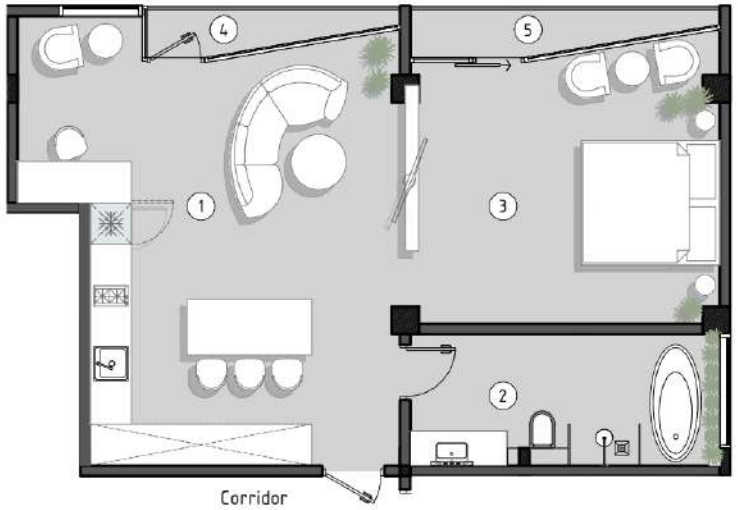
Payback calculation of the apartment 40 m²

Scenario	Conservative	Realistic	Optimistic
Price of rent per day	100 $	110 $	120 $
Occupancy	80 %	85 %	90 %
Operational expenses of the villa	250 $	250 $	250 $
Average profit from rent per year	20.564 $	24.692 $	28.821 $
Annual ROI	**14,18 %**	**17,03 %**	**19,88 %**
Payback	**8,1 years**	**6,9 years**	**6,0 years**



Plan of the apartments 65 m²

Apartment № 4.1 (№ 4.6 - mirror layout)



Apartment № 4.1 (№ 4.6 - mirror layout)		
1	Living room and kitchen	31,95
2	Bathroom	9,50
3	Bedroom	18,85
4	Balcony	2,00
5	Balcony	2,70
Total area (m²)		65,00

Apartments

4.1, 4.6

Price from

275 000$

Payback calculation of the apartment 65 m²

Scenario	Conservative	Realistic	Optimistic
Price of rent per day	200 $	215 $	230 $
Occupancy	80 %	85 %	90 %
Operational expenses of the villa	350 $	350 $	350 $
Average profit from rent per year	42.945 $	49.876 $	56.806 $
Annual ROI	**15,62 %**	**18,14 %**	**20,66 %**
Payback	**7,4 years**	**6,5 years**	**5,8 years**



View from outside







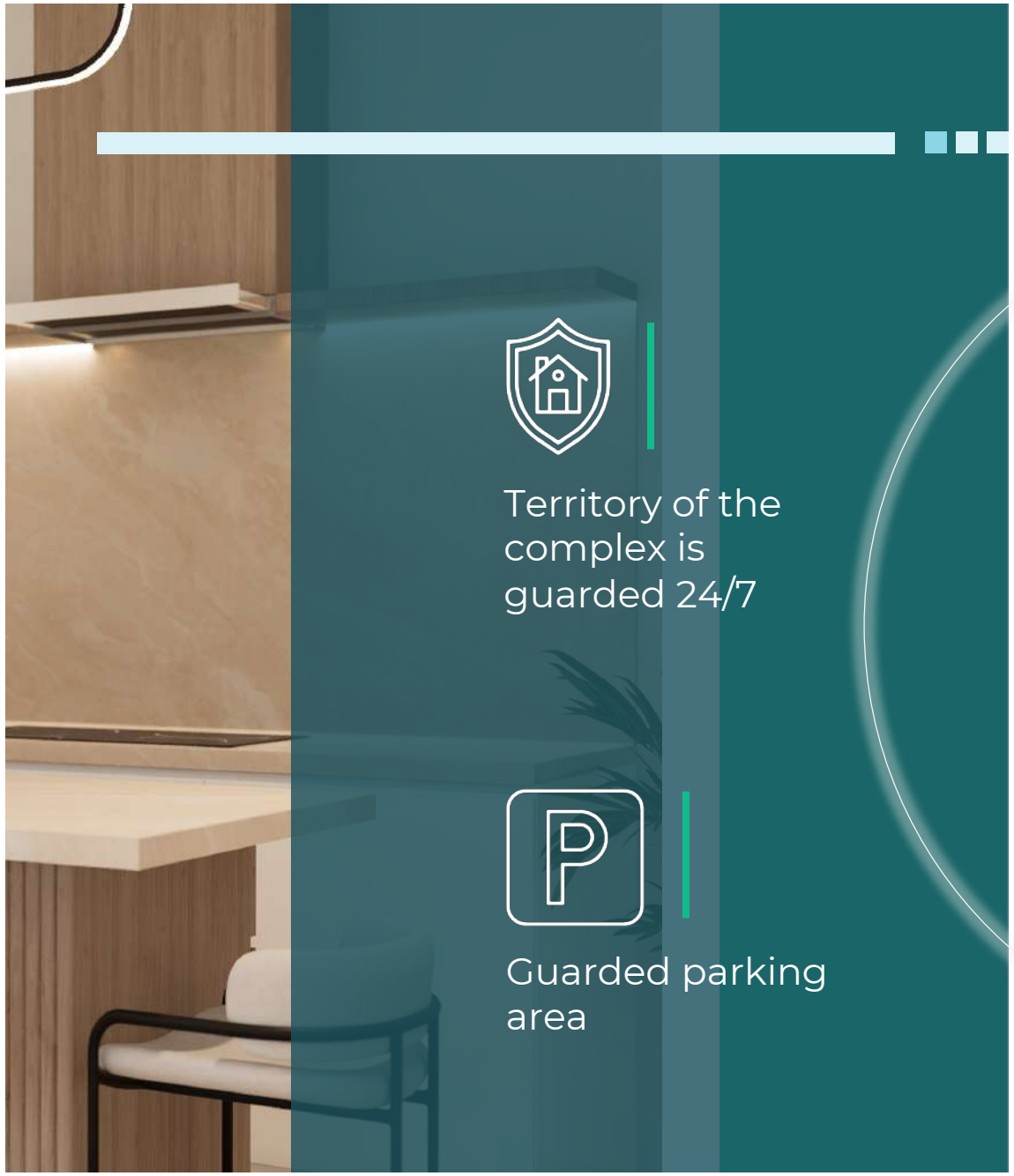


Premium pool on the rooftop with rest zone

Comfortable location of the swimming zone







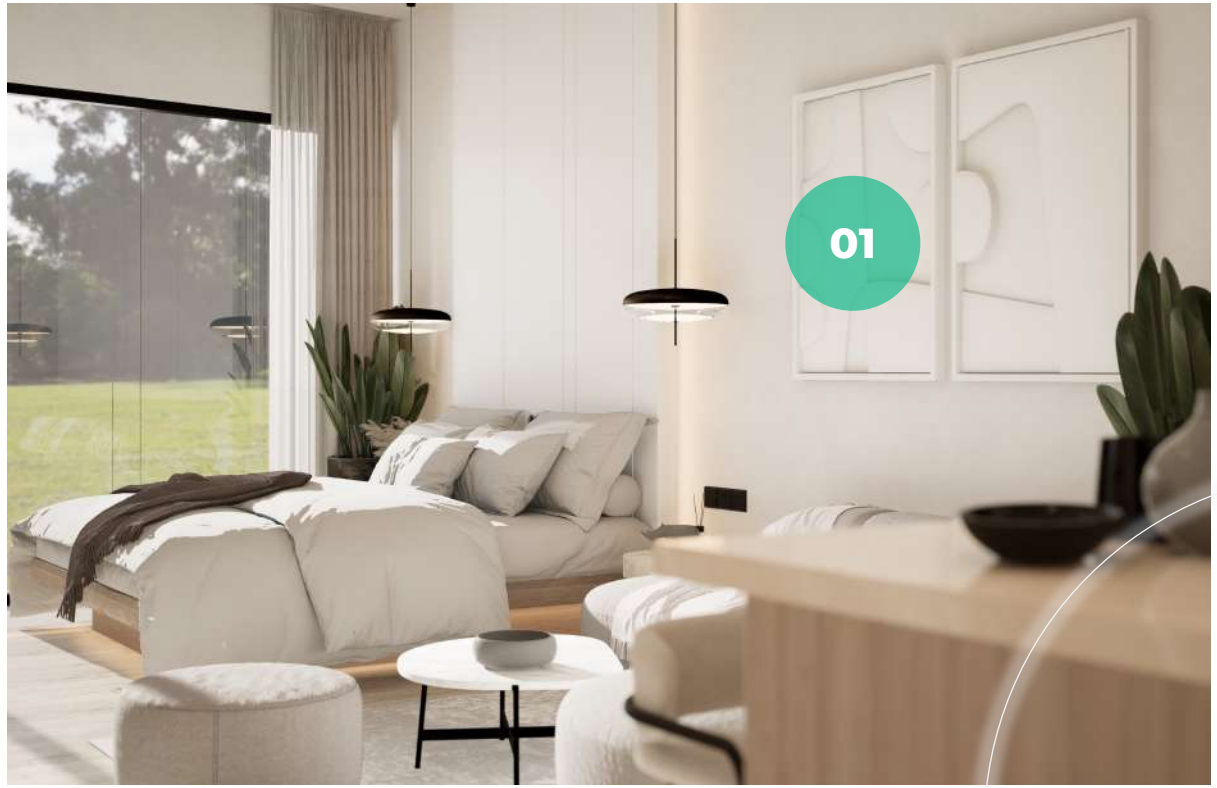
Territory of the complex is guarded 24/7

Guarded parking area

Spacious bedroom with workspace

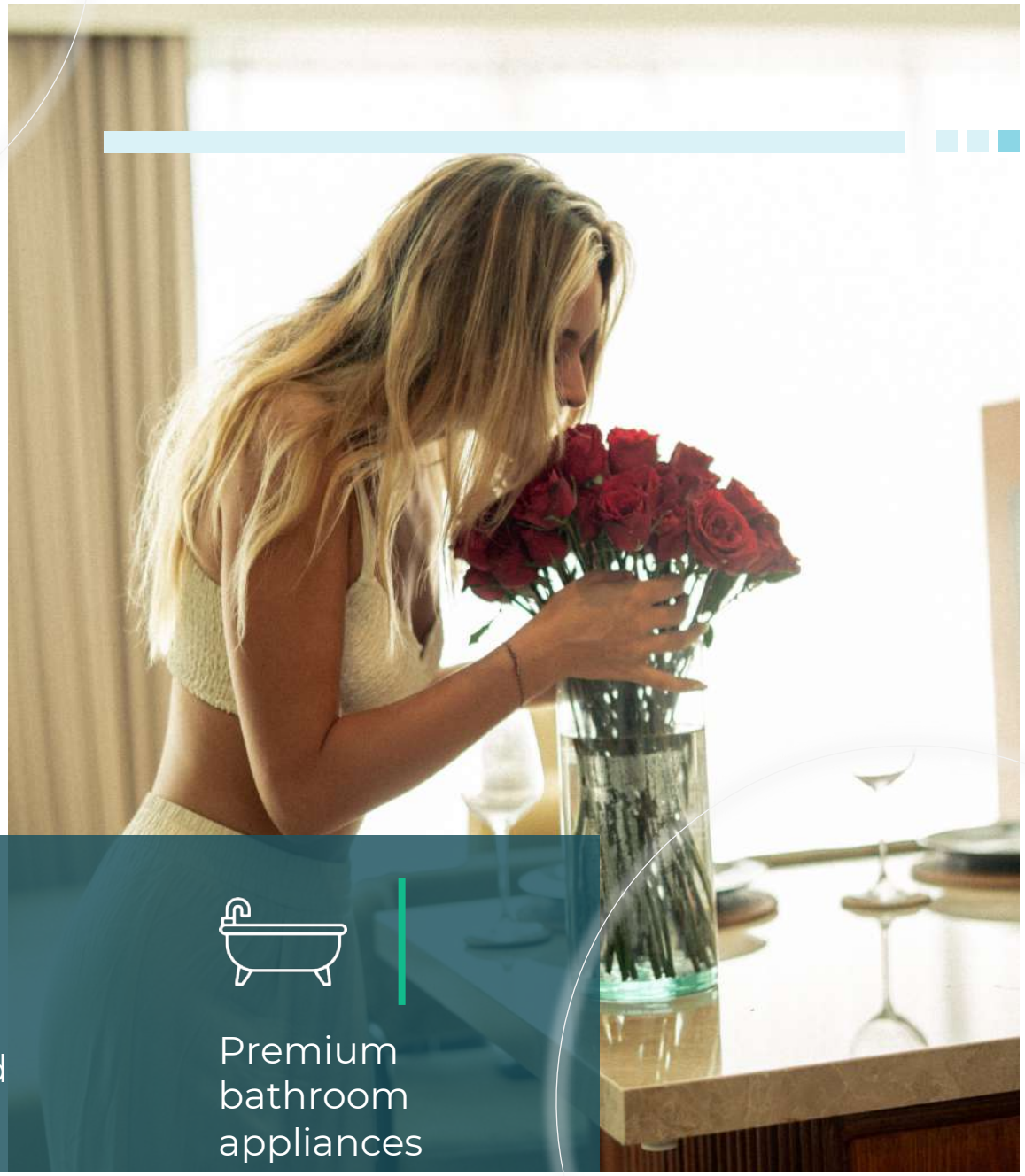
2 design options

01 02





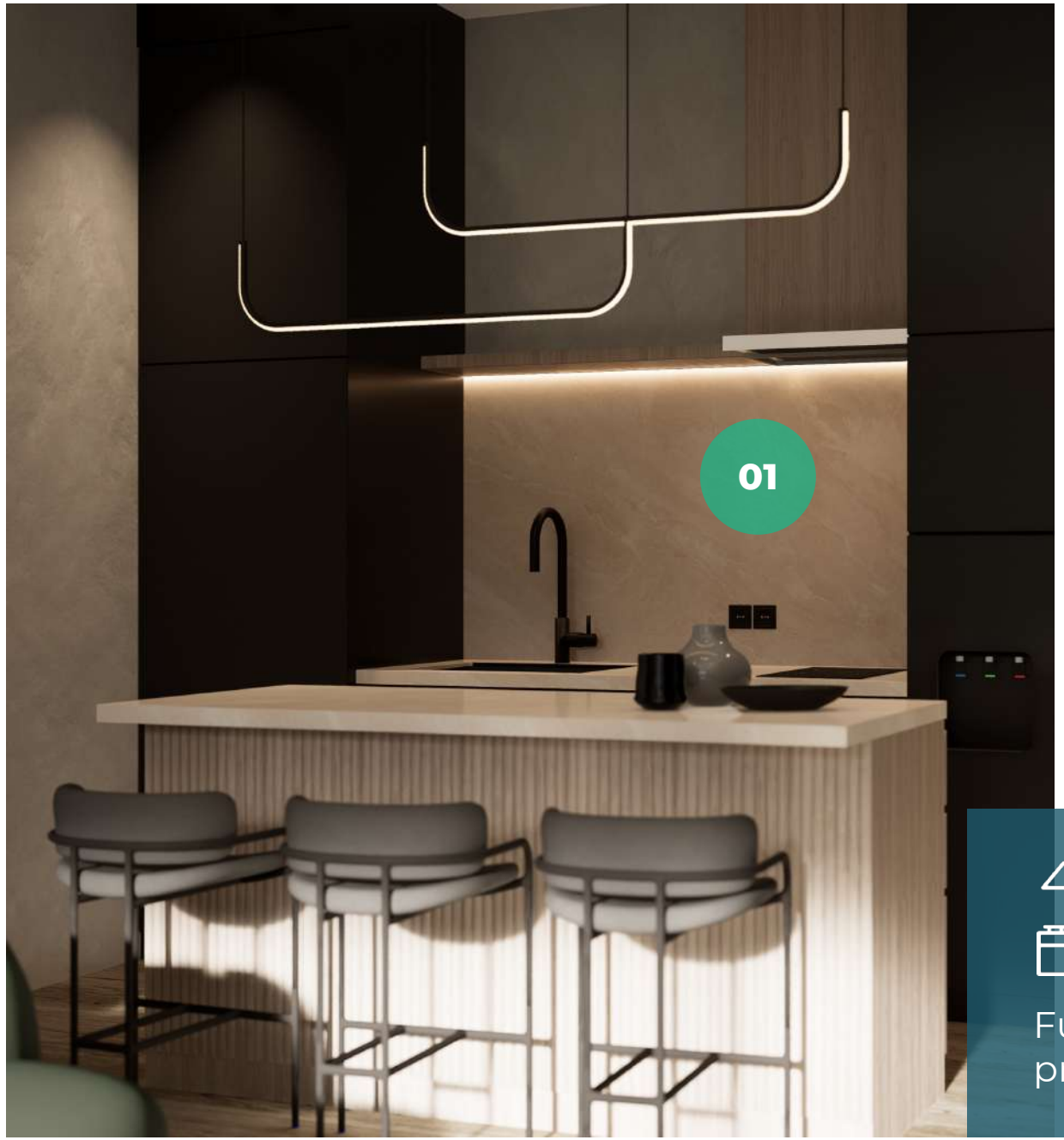






Fully furnished

Premium bathroom appliances





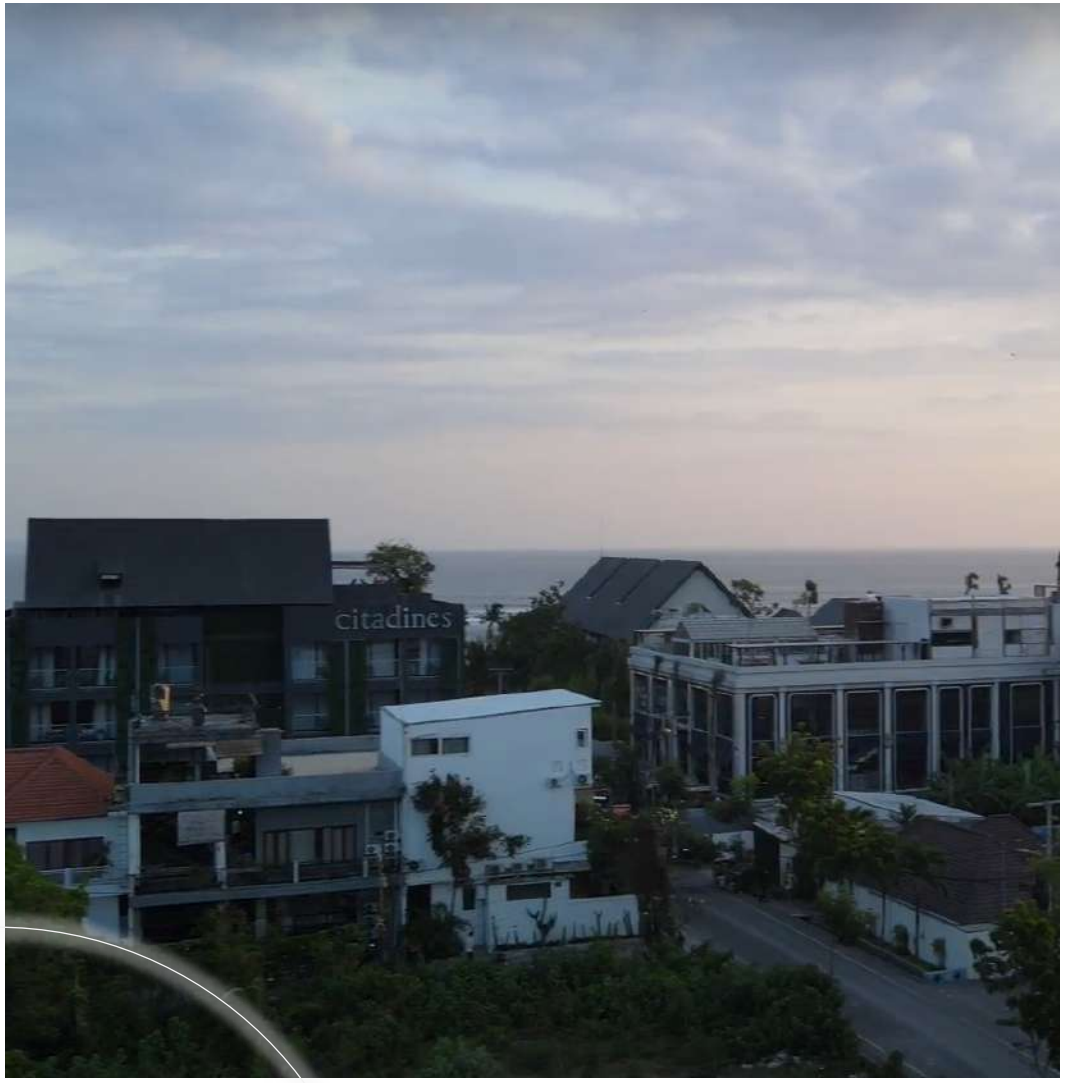
Fully equipped kitchen with premium appliances

2 design options

01 02

Rooftop view

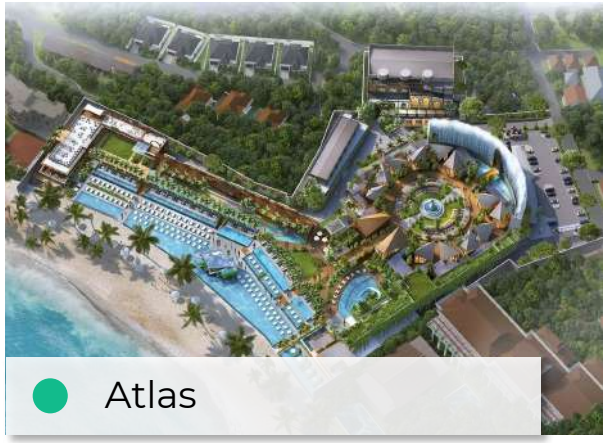




Places near by



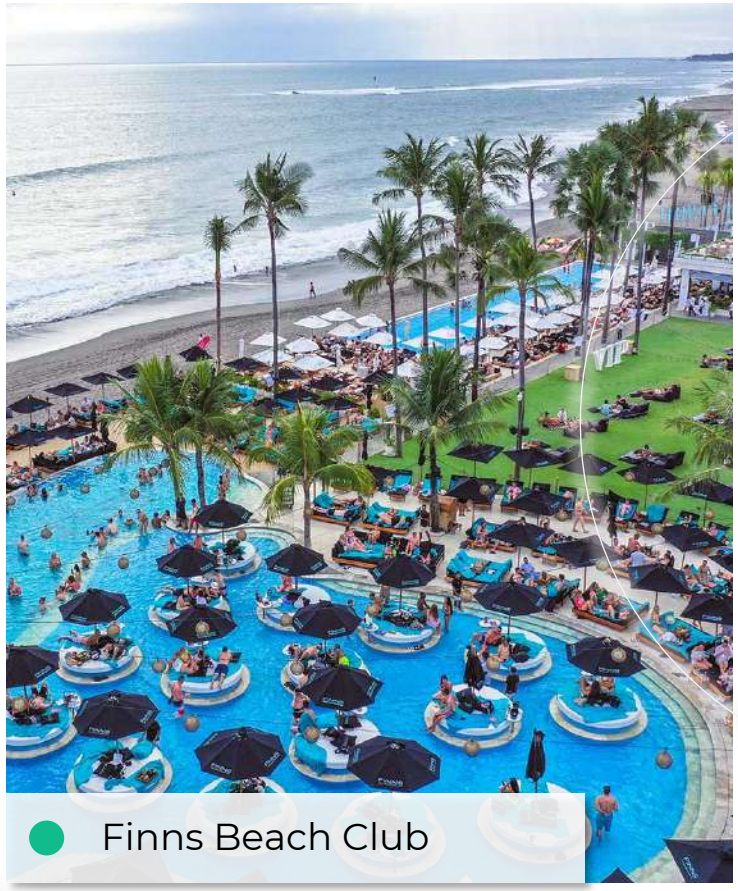
- Ocean



- Atlas



- La Brisa



- Finns Beach Club



- Hundreds of restaurants and cafe



- Montessori School


CAFÉ DEL MAR
ATLAS
BERAWA BEACH
LA BRISA
Shops, bars and restaurants
2 minutes to the beach
Shops, bars and restaurants

Partnership with Finns



Membership Finns Platinum with a discount

50%

Only for PLATINUM members

- Opportunity to promote your business through the Finns Rec Club website, notice board, concierge service and electronic information
- Possible to advertise your business / villa as a representative of Finns exclusive membership
- Special member rates at places like: Handara, New Kuta & Bali National golf course
- Special members rates with Finns businesses affiliates

Benefits of beach club and VIP beach club membership

Free access to:

- sun bed (1 per one adult)
- free towels and a locker (only in VIP beach club)
- high speed wi-fi
- free coffee, tea, fruit plate, water, fresh face mist and SPF cream (only in VIP beach club)

Discount on:

- 30% off for Body Temple SPA
- 15% on all of the food and drinks (only less than 9 guests)
- 10% off in shops
- special price for events for members of the club

Managing company

BREIG PROPERTY INVESTMENT

What is included in the price:

- Preparing villa for rental market + doing a photo shoot
- Placement of rental offers on our platforms and platforms of our partners
- Organization of effective work of the whole complex
- Development of pricing and marketing promotion strategies
- Work with booking calendar
- Dealing with guests on bookings
- Organization of check in - check out process
- Hiring, training and control of employees
- Posting rental offers on social media, Facebook/Instagram



20% Commission

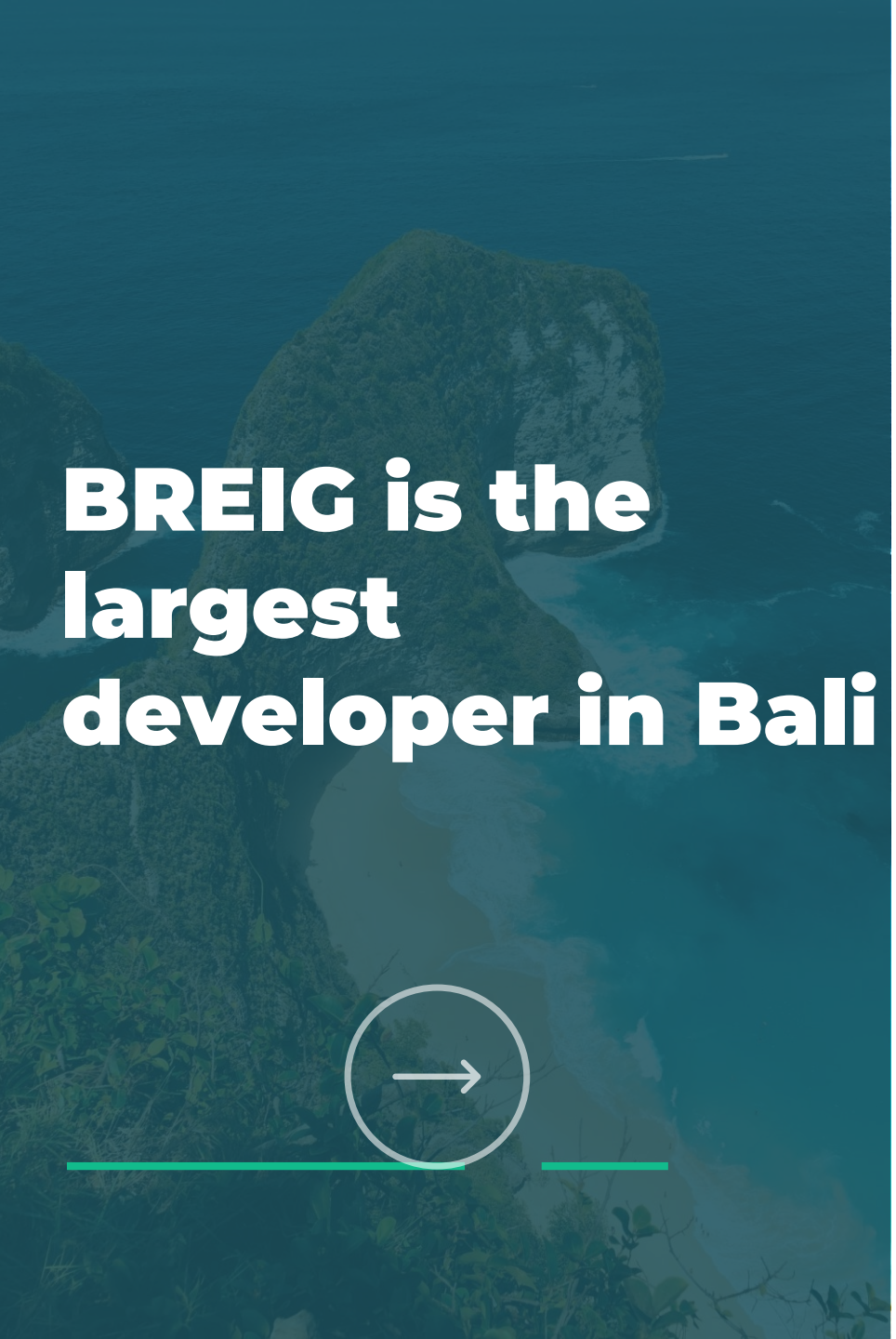
10% Operational expenses

BREIG
PROPERTY INVESTMENT



Oasis III

The best investment real estate in Indonesia



BREIG is the largest developer in Bali

Our mission:

Building the best investment real estate in Indonesia

7
Years on the market

15
Building complexes

17-35%
Profit

- Proven financial models
- Own management company according to the standards of a separate 5 stars operator
- Top locations on the most expensive streets near the ocean

About fabulous island called Bali





1 000 000

Tourists per month

85%

Average occupancy per year

One of the most beautiful locations in the world according to Forbes

Low inflation and taxation

Investment plan

Step 1

Execution of an investment transaction (1 month)

Step 2

Construction (12 months, + 35% to the value)

Step 3

Rental (+20% per year)

Step 4

Unit sale (+100% on the 4th year)

Step 5

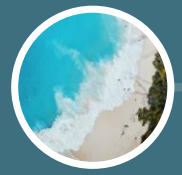
Receiving profit



Complex of townhouses Oasis III

- Price starting from 310.000$
- First payment 11%
- Profit up to 30%
- Installment plan 0% till 12 months

- Townhouses 92 м2
- Bedrooms 2 + 1
- 3 minutes walk to the ocean
- Completely furnished
- Delivery date of the property 3rd quarter 2024 year



Glorious townhouses with picturesque views right next to the ocean on the most expensive street in Bali – Berawa



Step of the payment

01

1500$

booking

02

11%

deposit

03

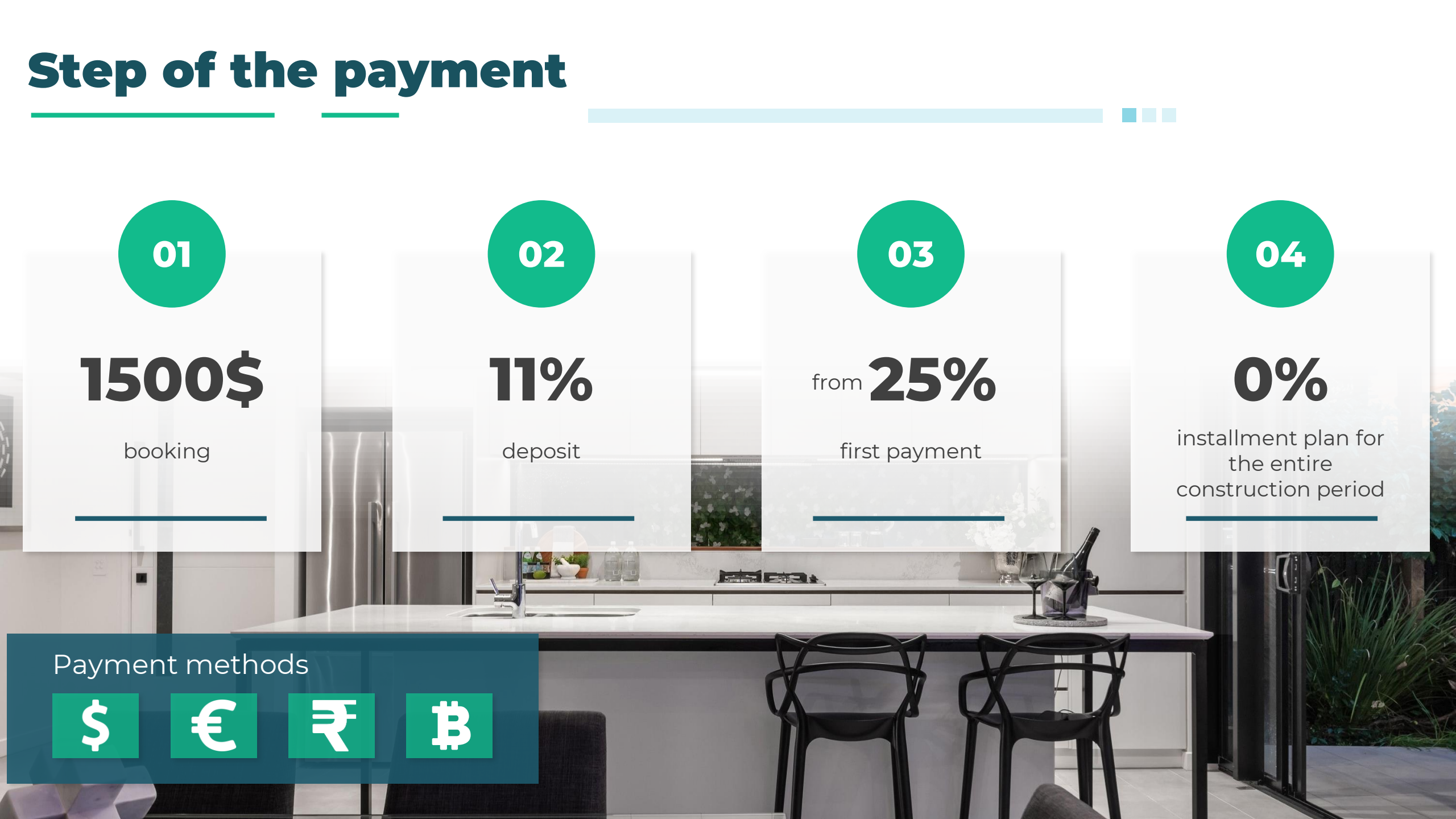
from **25%**

first payment

04

0%

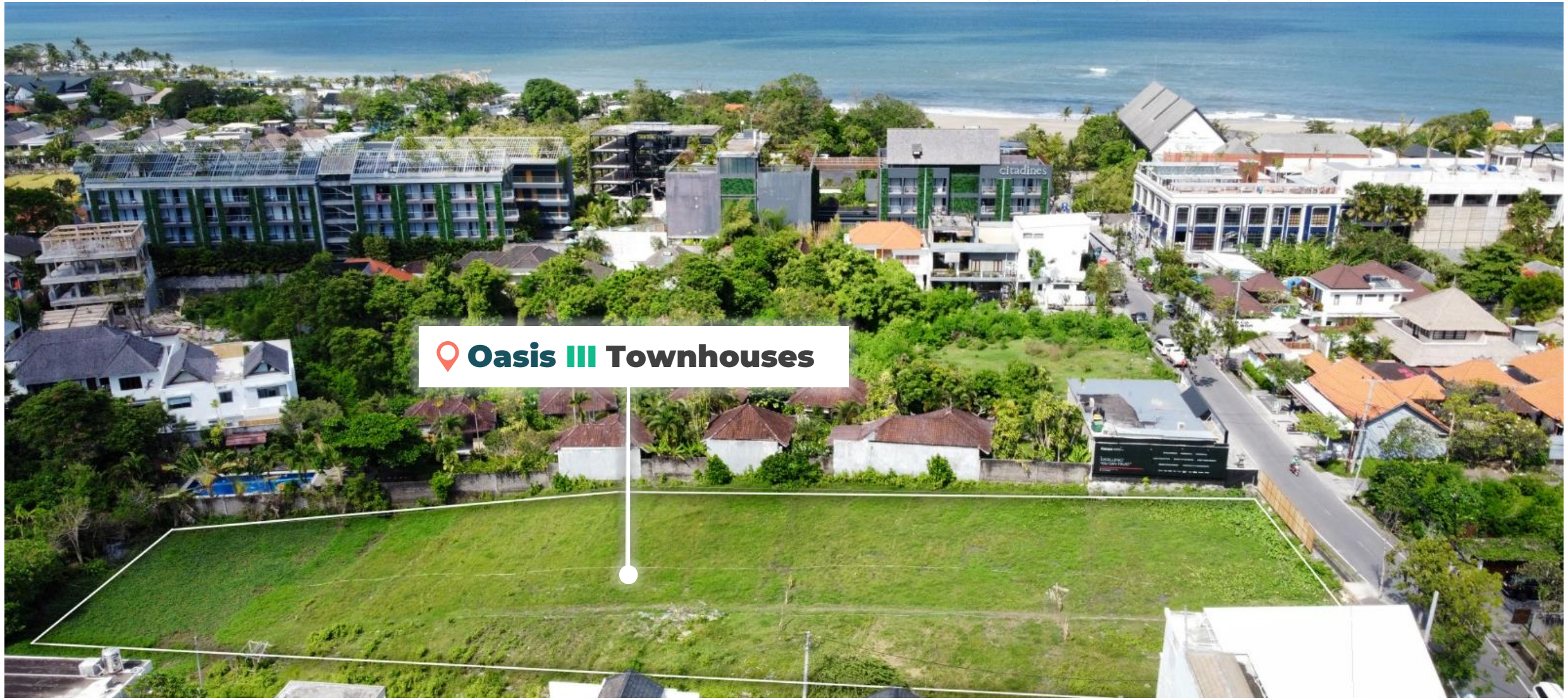
installment plan for the entire construction period



Payment methods

$ € ₹ ฿

Location



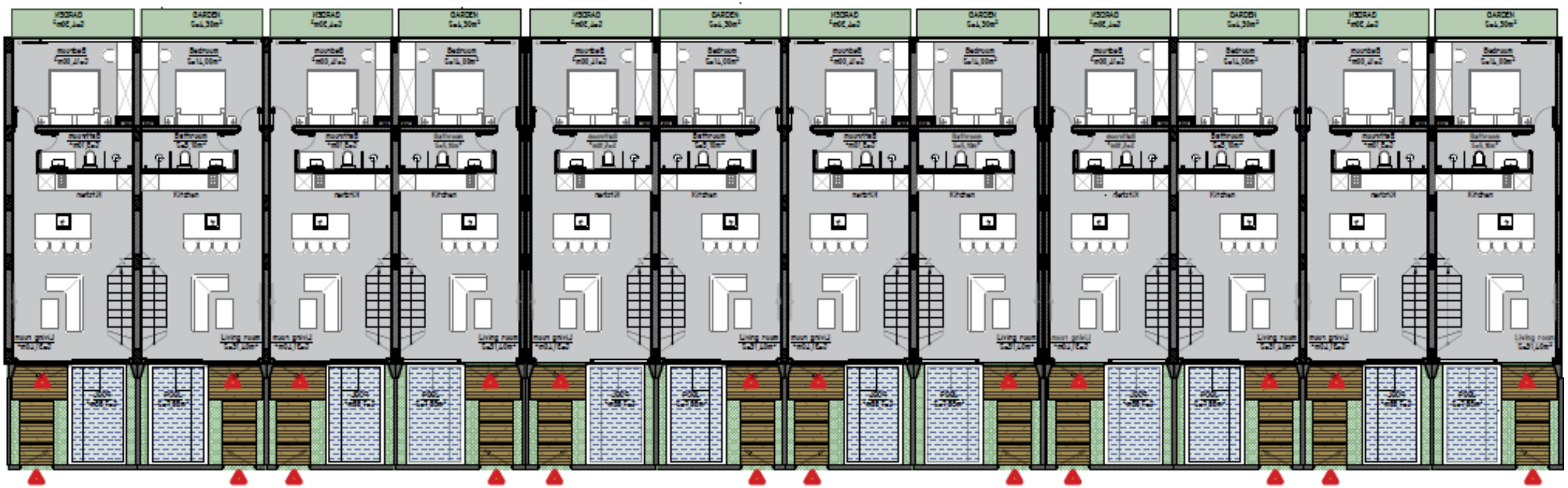
Plan of the site



Oasis III Townhouses

Masterplan. Ground floor level

Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12



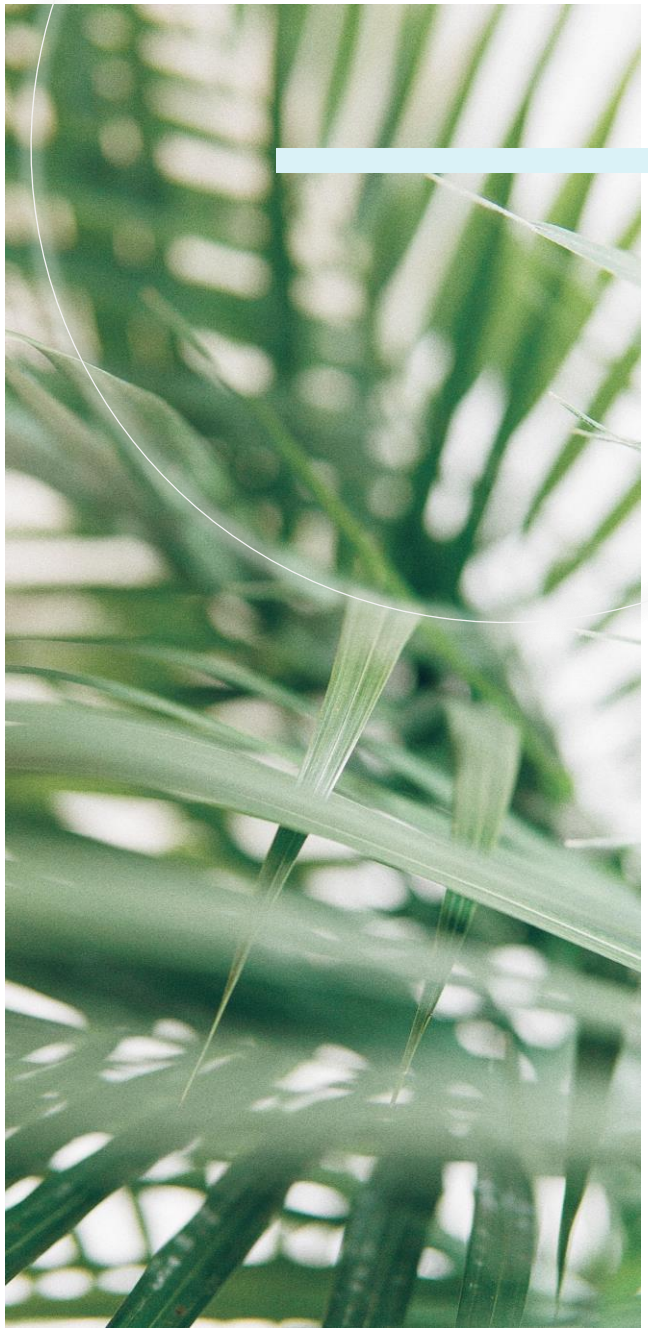


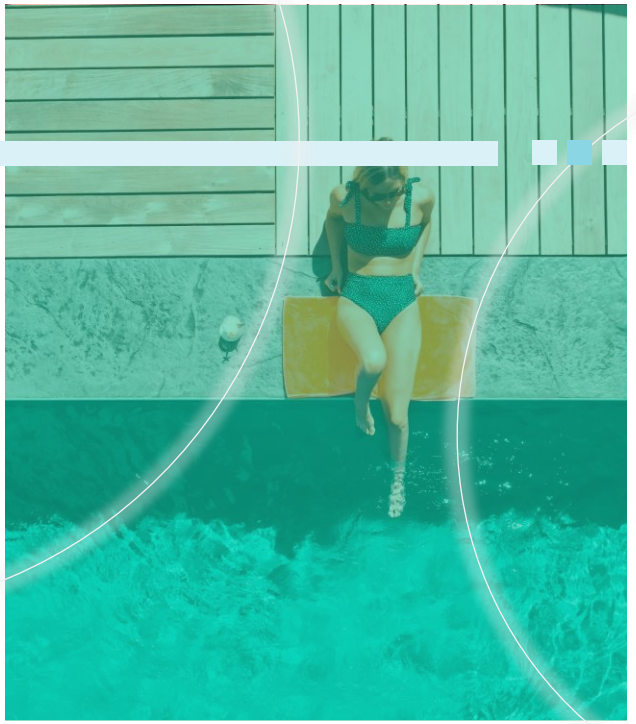


The territory of the complex is guarded 24/7

Your own parking space in front on the townhouse



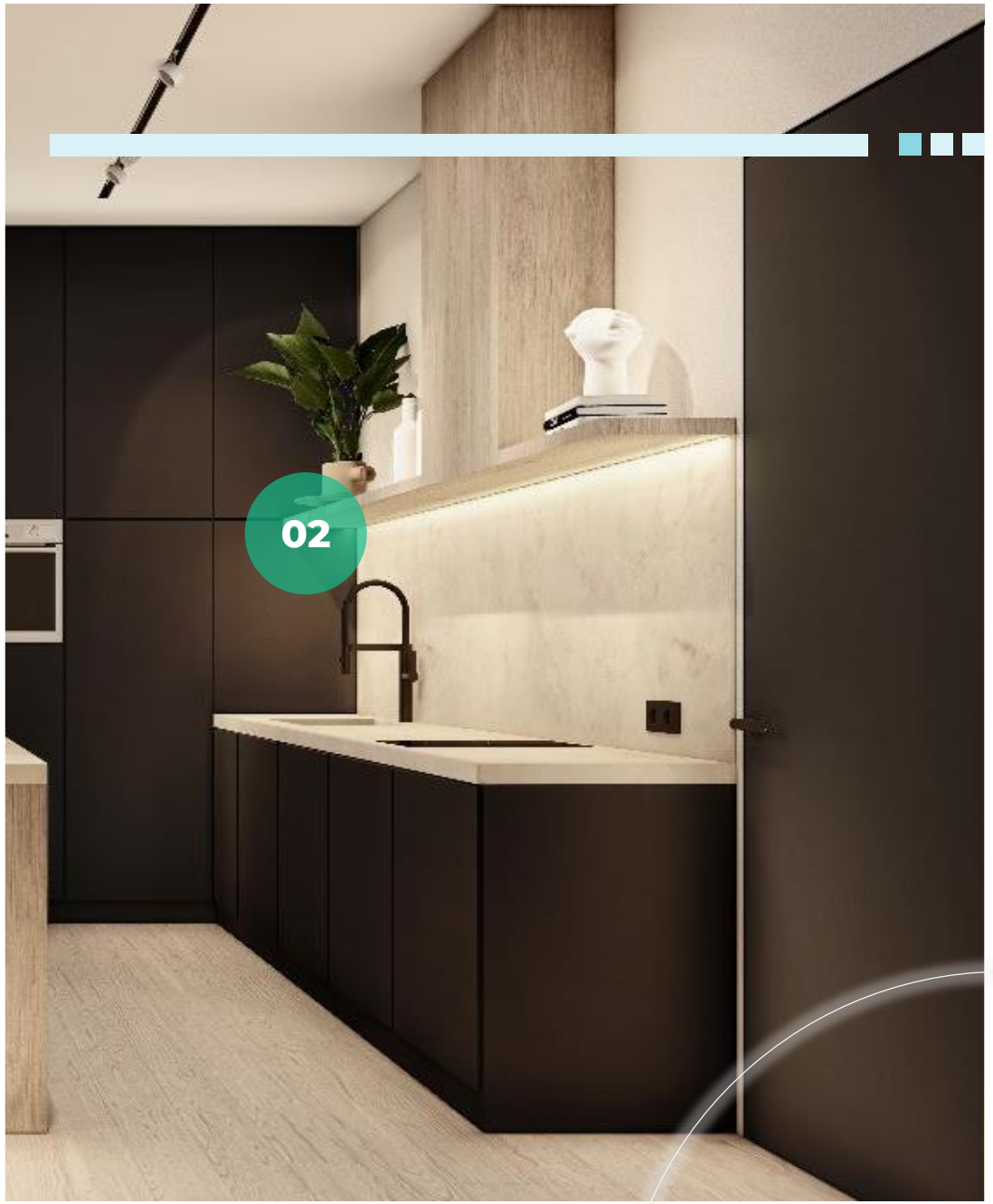





Pool and
garden


Bright living room with high sellings



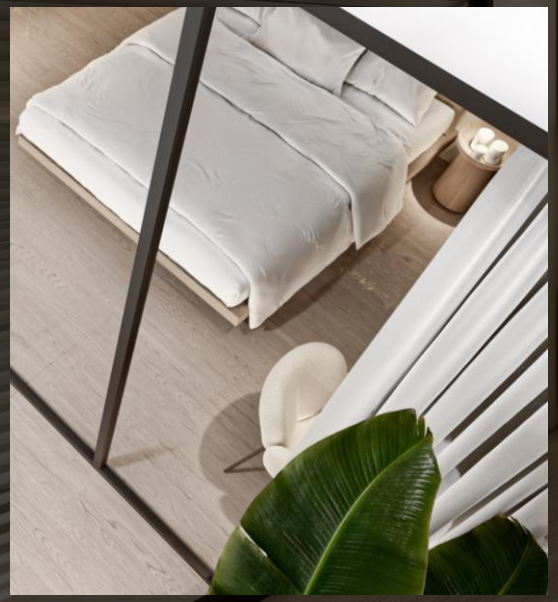


Fully equipped kitchen with premium appliances

01 02

2 options of room design





01

02

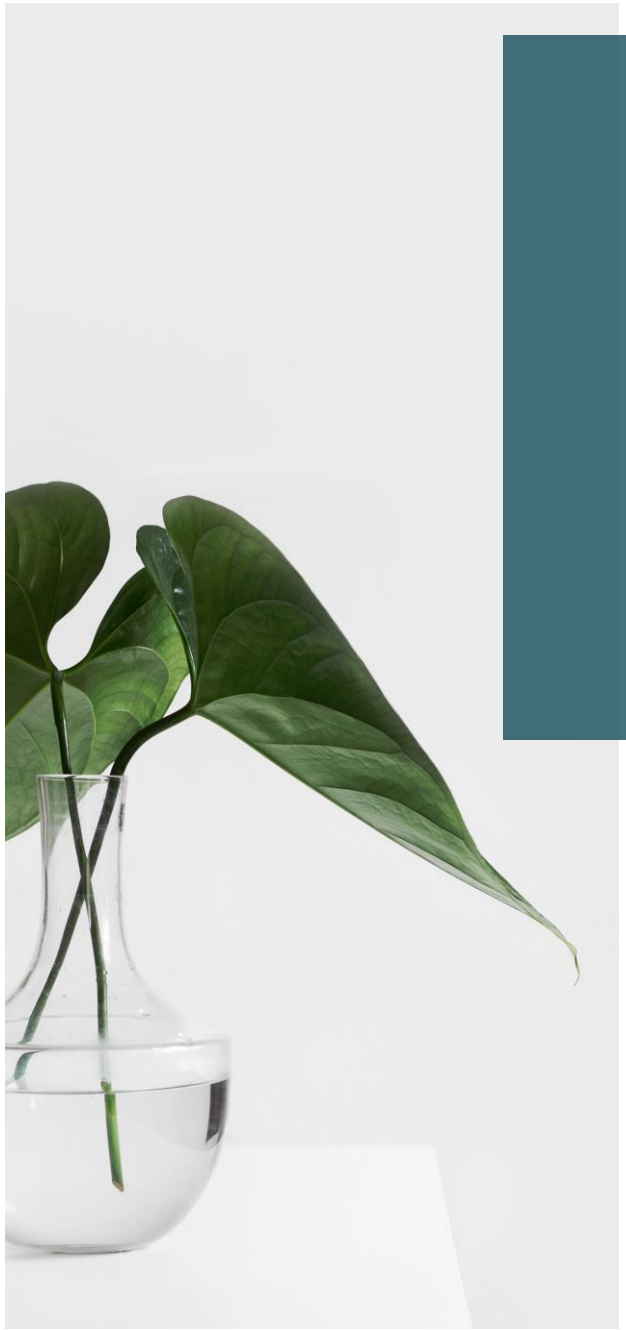
Spacious bedroom
with working space

01 02

2 options of room design

Cozy bathroom

2 options
of room
design











Additional sleeping place King Size

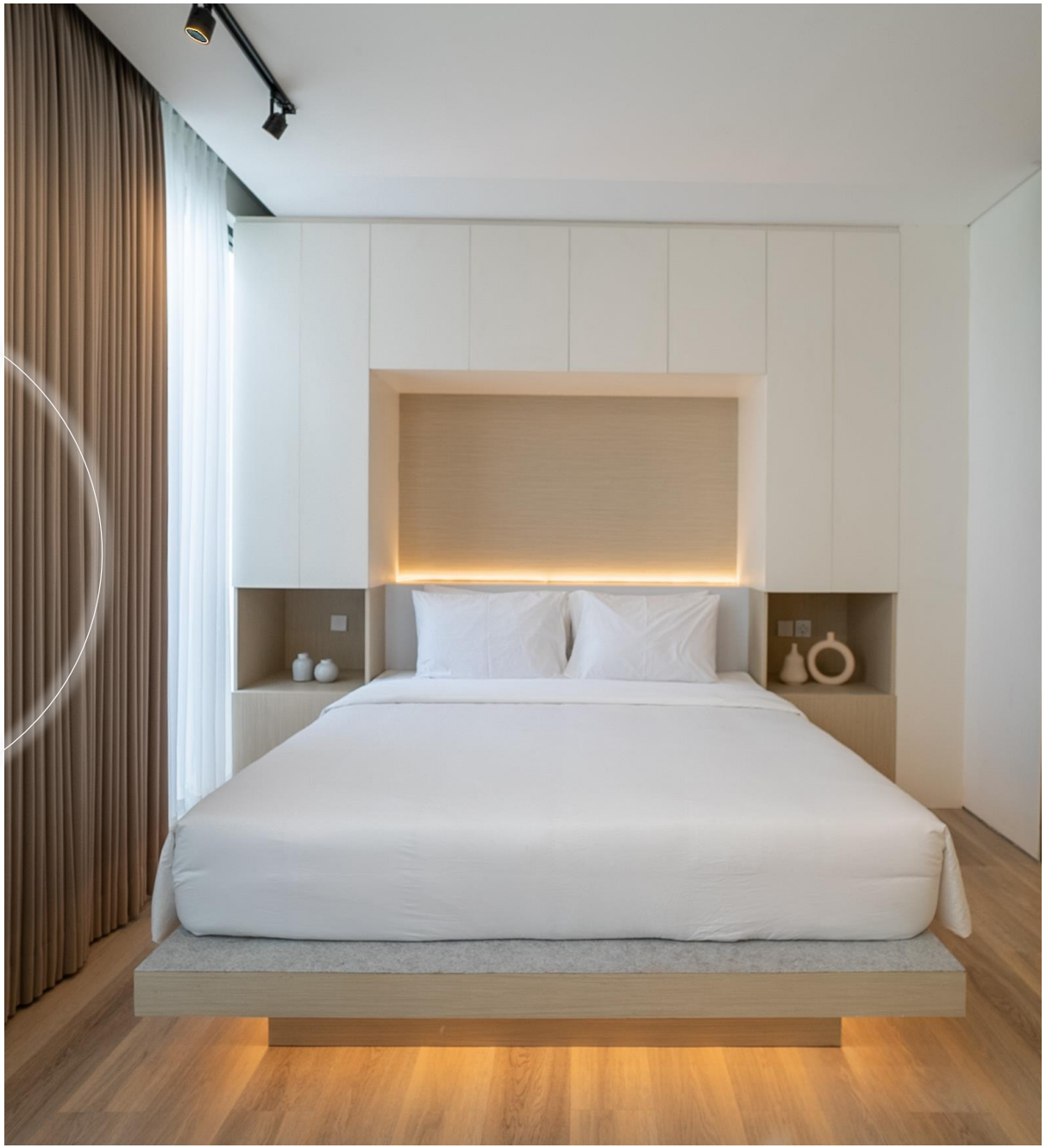
Comfortable working space

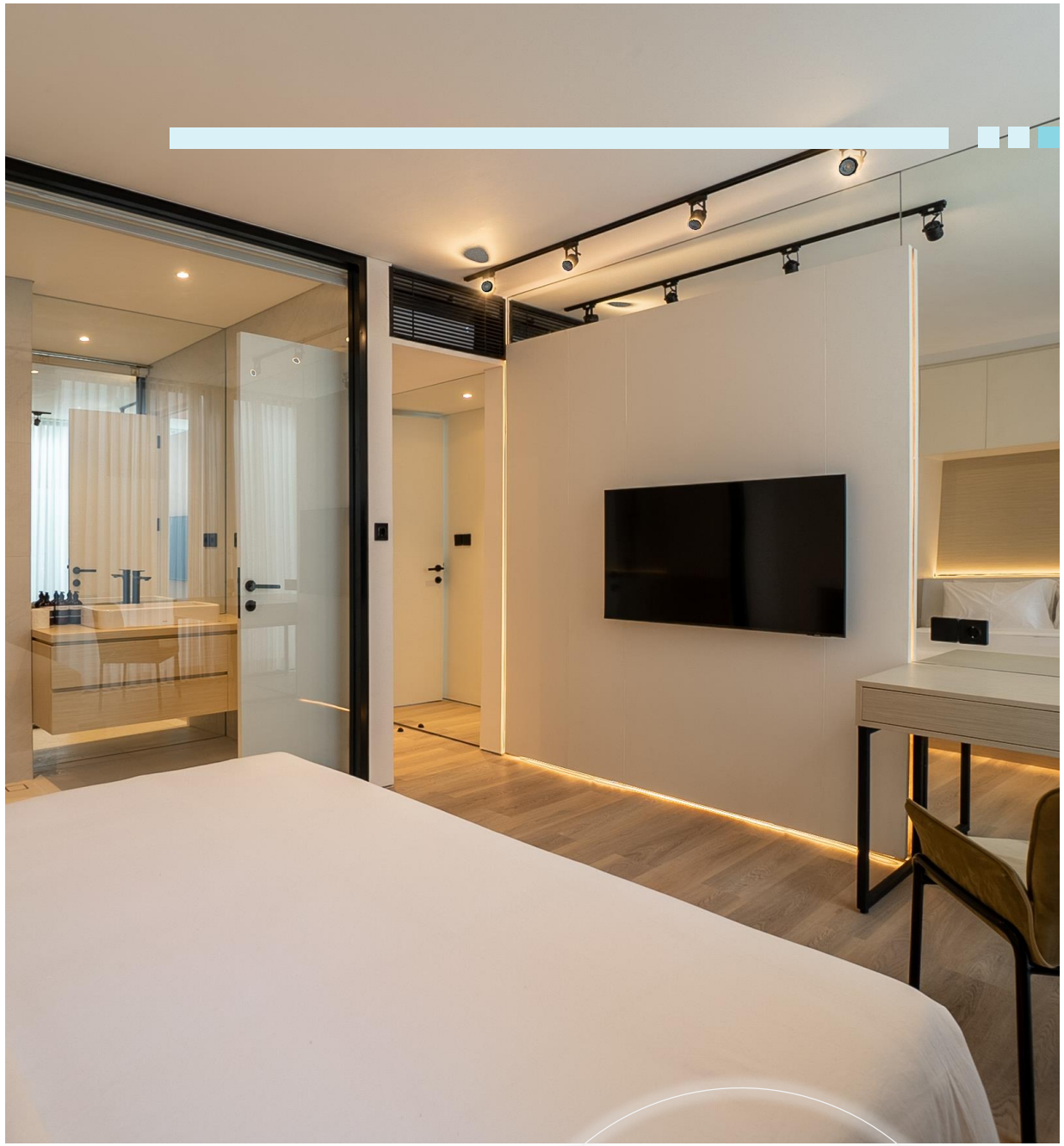
2 options of room design













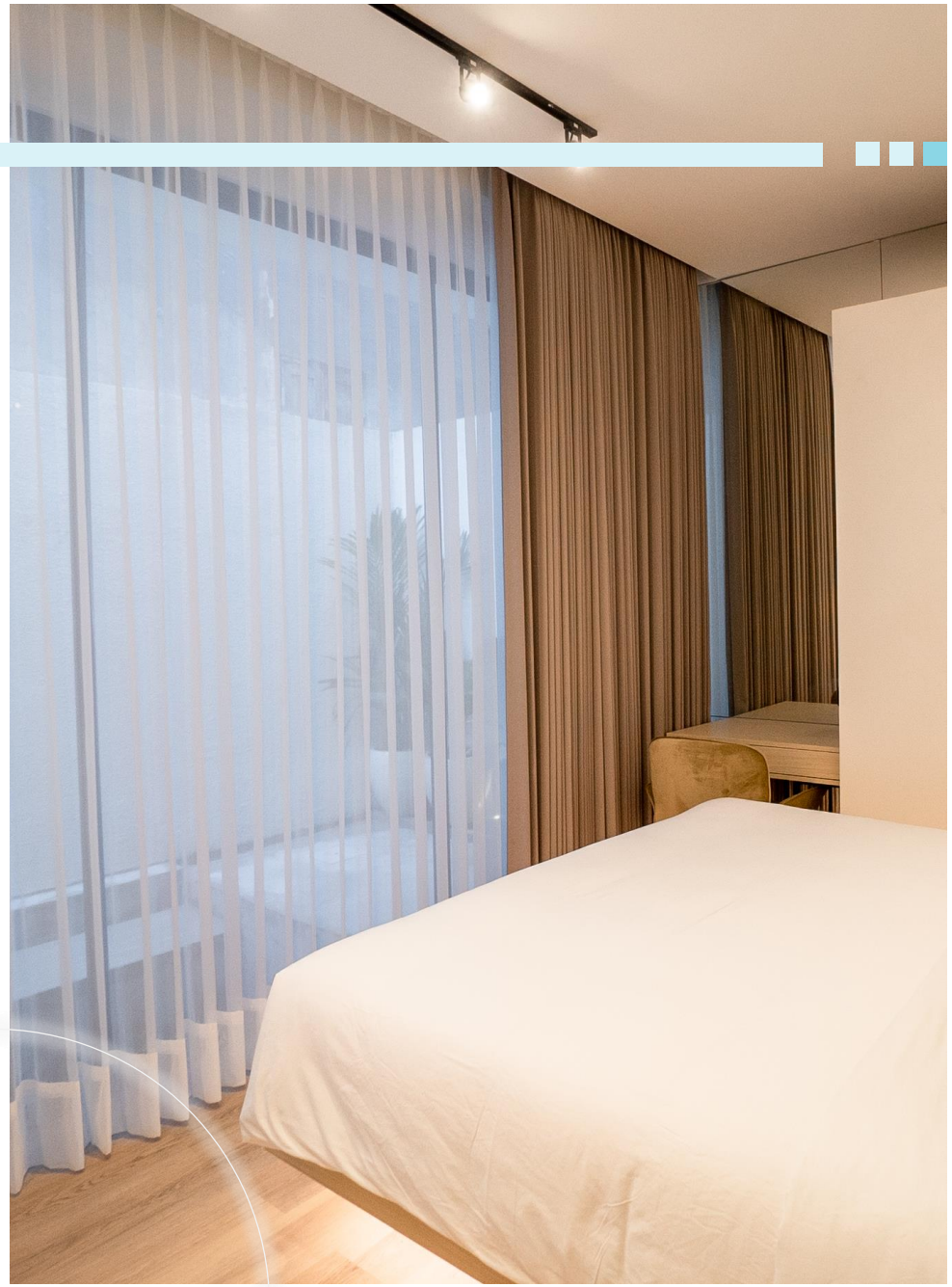





CELINE
GIVENCHY









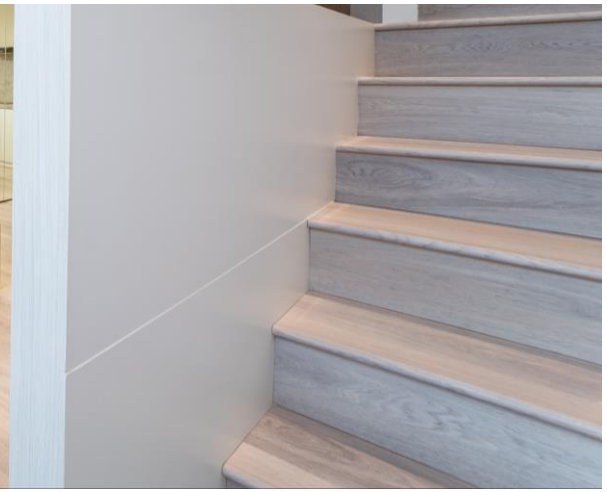






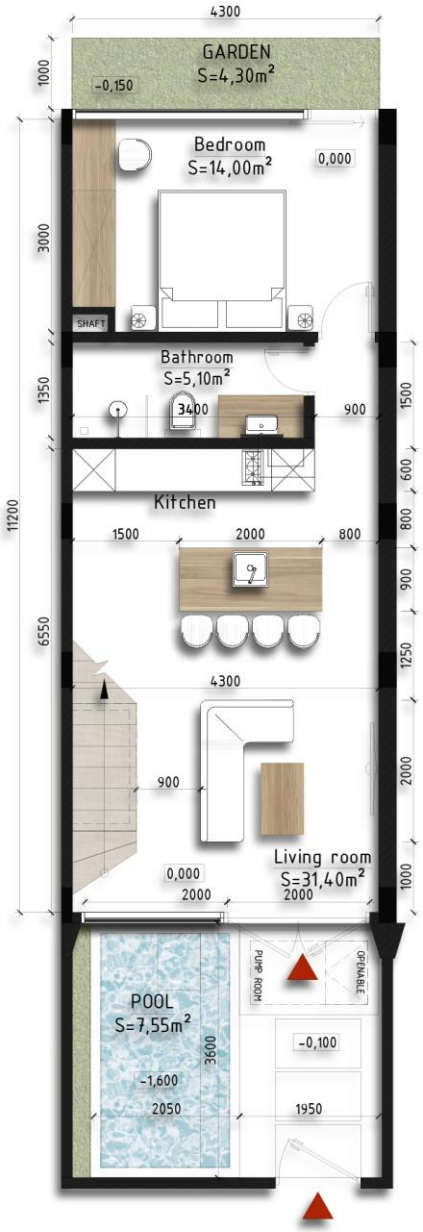








First floor plan.
Typical unit. Scale 1:80.



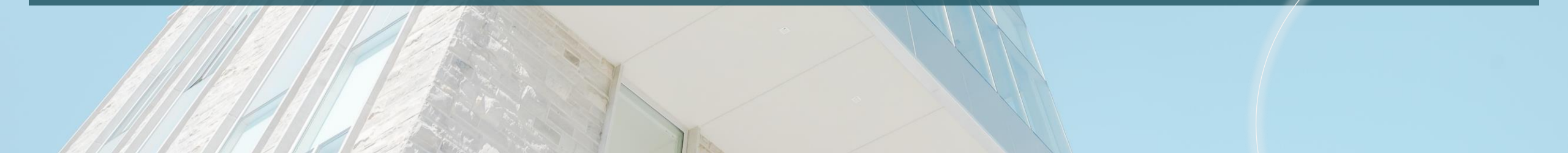
Second floor plan.
Typical unit. Scale 1:80.



Townhouses are fully equipped and furnished including flowers and plants

Payback calculation

Scenario	Conservative	Realistic	Optimistic
Price of rent per day	240 $	280 $	320 $
Occupancy	80 %	85 %	90 %
Operational expenses for the villa	550 $	550 $	550 $
Average annual rental income	49.959 $	64.115 $	78.271 $
Yearly ROI	**16,12 %**	**20,68 %**	**25,25 %**
Payback	**7,2 years**	**5,8 years**	**5,0 years**



Management company

BREIG
PROPERTY INVESTMENT

What is included:

- preparing villa for entering the rental market + photo shoot
- placement of rental offers on our platforms and platforms of our partners
- organization of effective work of the whole complex
- development of promotion and pricing strategy
- work with booking calendar
- dealing with guests during booking process
- organizing check in and check out
- hiring, training and controlling employees
- posting rental offers on social media, Facebook/Instagram

