



NEW COMPLEX IN ULUWATU

A DIAMOND IN THE HEART OF BALI ISLAND
EXCLUSIVE COMPLEX SUNNY OCEAN VIEW

THE ICONIC LOCATION: THE ROCKY CLIFF OF ULUWATU WITH BREATHTAKING VIEWS OF THE INDIAN OCEAN

RESTAURANT



GYM ON-SITE

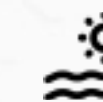


CO-WORKING ROOM



INFINITY POOL

WITH AN OCEAN VIEW



 [GO TO LOCATION](#)

SUNNY OCEAN VIEW

7 MINUTES

TO WHITE SANDY PADANG PADANG BEACH

5 MINUTES

TO BINGIN BEACH

NEAR

DRIFTER SURF SHOP CAFE & GALLERY

THE LOFT

ALCHEMY ULUWATU

HIDDEN HILLS VILLAS

DUGONG RESTAURANT, BAR & LOUNGE



ROADMAP

PROJECT IMPLEMENTATION PLAN



RESTAURANT



GYM ON-SITE



CO-WORKING ROOM



INFINITY POOL
WITH AN OCEAN VIEW



SUNNY OCEAN VIEW
EXCLUSIVE COMPLEX



FREEHOLD LAND

LEASE TERM: 99 YEARS

2 BEDROOM TOWNHOUSE

PANORAMIC WINDOWS WITH SPECTACULAR VIEWS OF
THE CRYSTALLINE OCEAN

> 350 000 \$

PRICE

> 250 \$

DAILY RENT

ROI
17,36%

5 YEARS PAYBACK

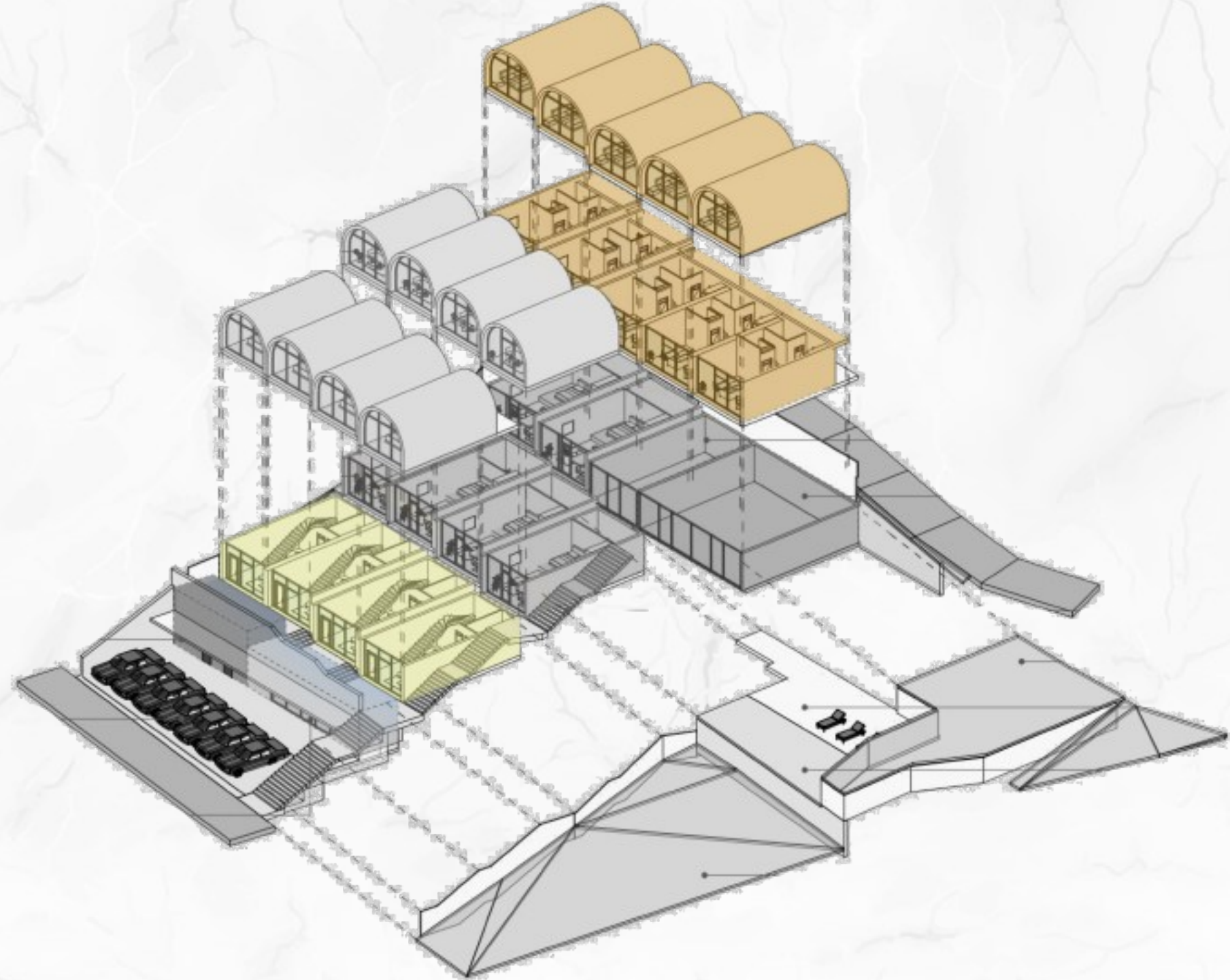
80 m²



80 m²

2 BEDROOM TOWNHOUSE

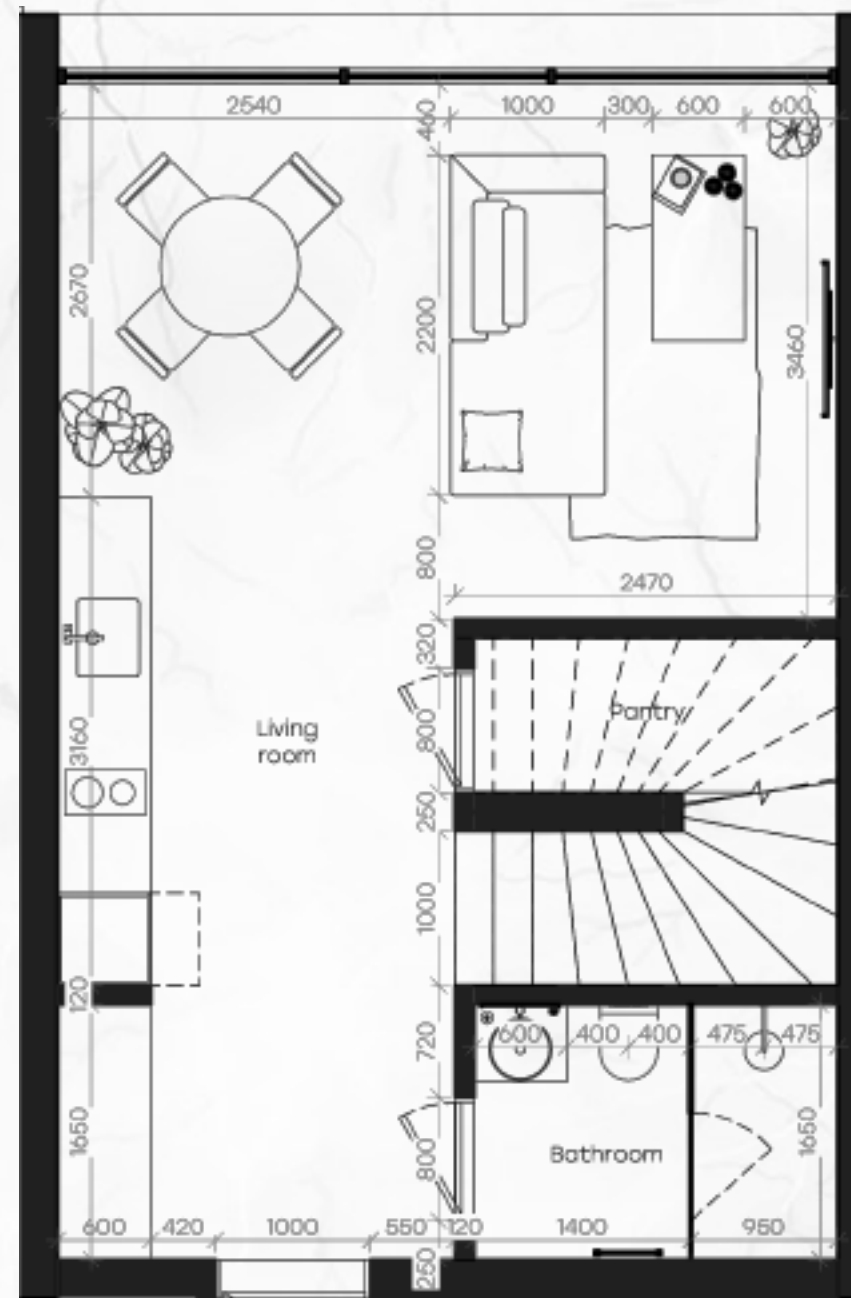
FURNITURE PLAN



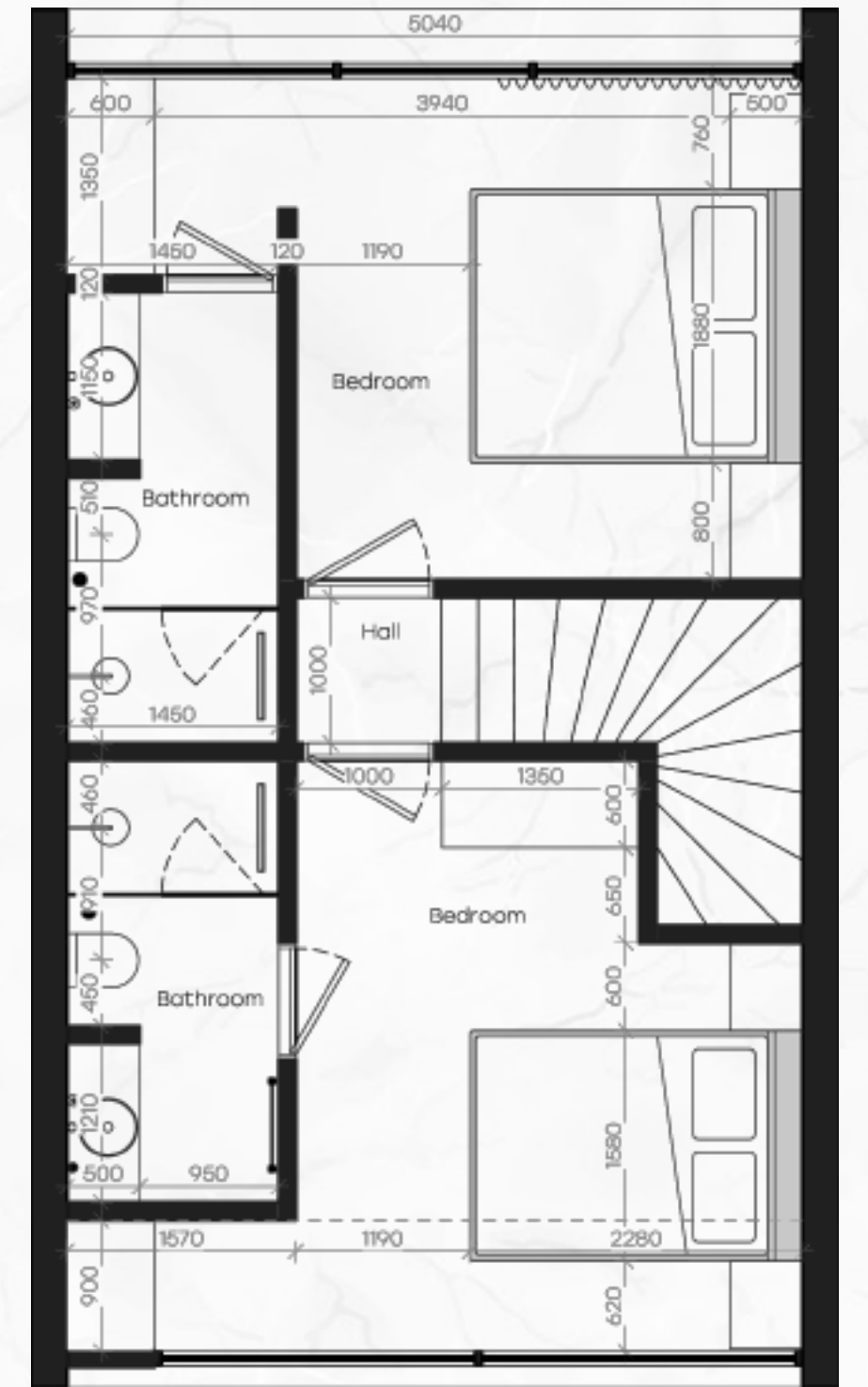
Living room - 30.3
 Bathroom - 3.9 m²
 Pantry - 5.3 m²



Hall - 1.0 m²
 Bedroom 1 - 16.4 m²
 Bathroom 1 - 4.4 m²
 Bedroom 2 - 14.3 m²
 Bathroom 2 - 4.4 m²



1 FLOOR



2 FLOOR

Total area excluding levels - 1586.346 m²

GENERAL PLAN



SAI ARCHITECTS



PAYBACK CALCULATION SUNNY OCEAN VIEW:

2 BEDROOM TOWNHOUSE

80 m²

5 YEARS PAYBACK

SCENARIO

CONSERVATIVE*

REALISTIC

DAILY RENT

200 \$

250 \$

AVERAGE MONTHLY
RENTAL INCOME

4 800 \$

6 750 \$

OCCUPANCY

80 %

90 %

AVERAGE ANNUAL
INCOME FROM RENTAL

57 600 \$

81 000 \$

OPERATING EXPENSES
FOR THE VILLA

14 400 \$

20 250 \$

NET INCOME

43 200 \$

60 750 \$

ANNUAL ROI

12,34%

17,36%

2 BEDROOM
TOWNHOUSE

**INCLUDING ACTUAL RENTAL
COSTS AND VILLA MAINTENANCE
COSTS OF 15%

MANAGEMENT COMPANY
COMMISSION OF 10%



BALINESE INTERIOR



MOROCCAN INTERIOR

2 DESIGN OPTIONS

MODERN PROFESSIONAL CONSTRUCTION TECHNOLOGIES WITH
MAXIMUM STRUCTURAL STABILITY.



01



DESIGN OPTIONS

01. 01. BALINESE INTERIOR



02



02



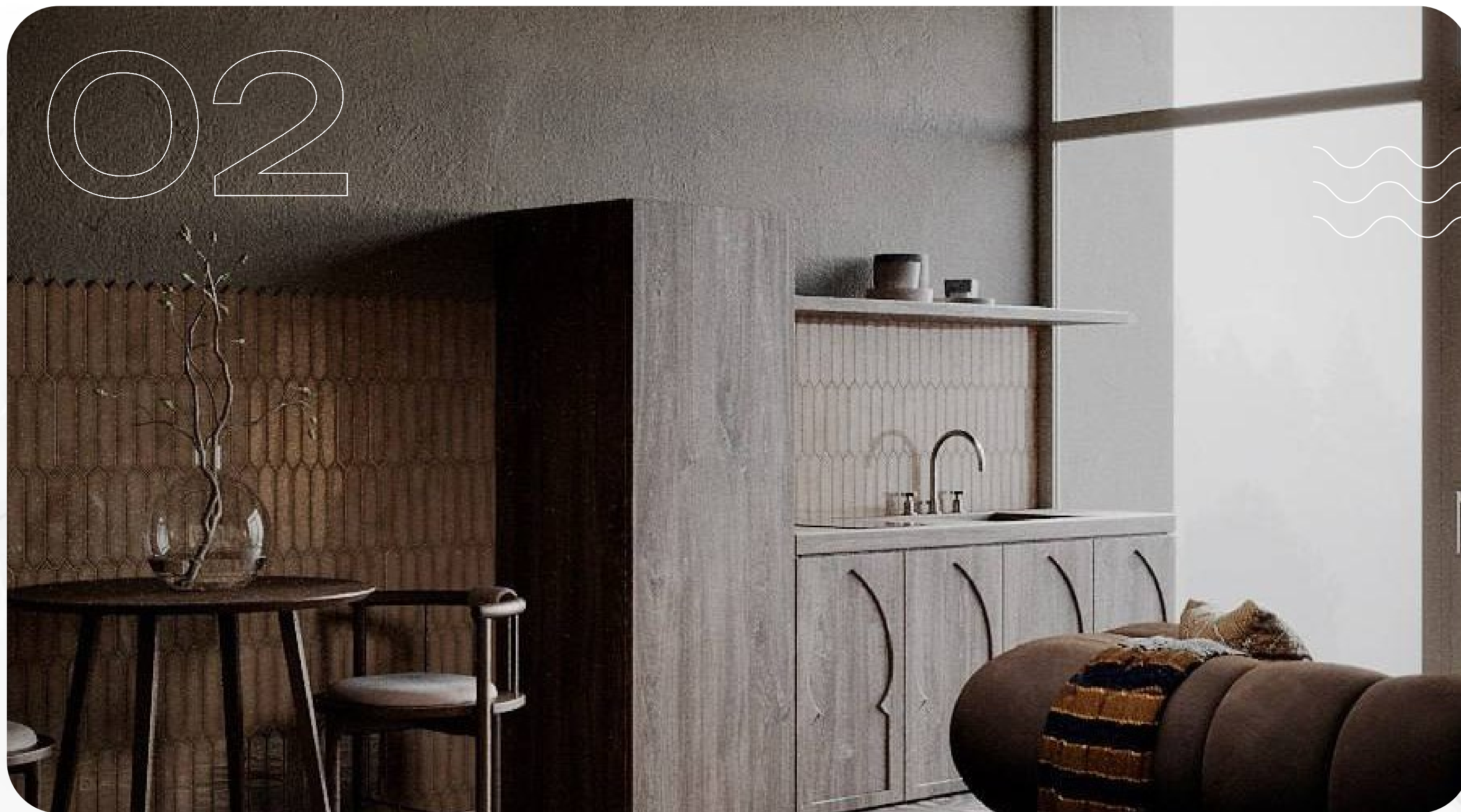
DESIGN OPTIONS

02. MOROCCAN INTERIOR

01



02





50 m²

PREMIUM APARTMENTS

PANORAMIC WINDOWS WITH SPECTACULAR VIEWS OF THE CRYSTALLINE OCEAN

> 250 000 \$

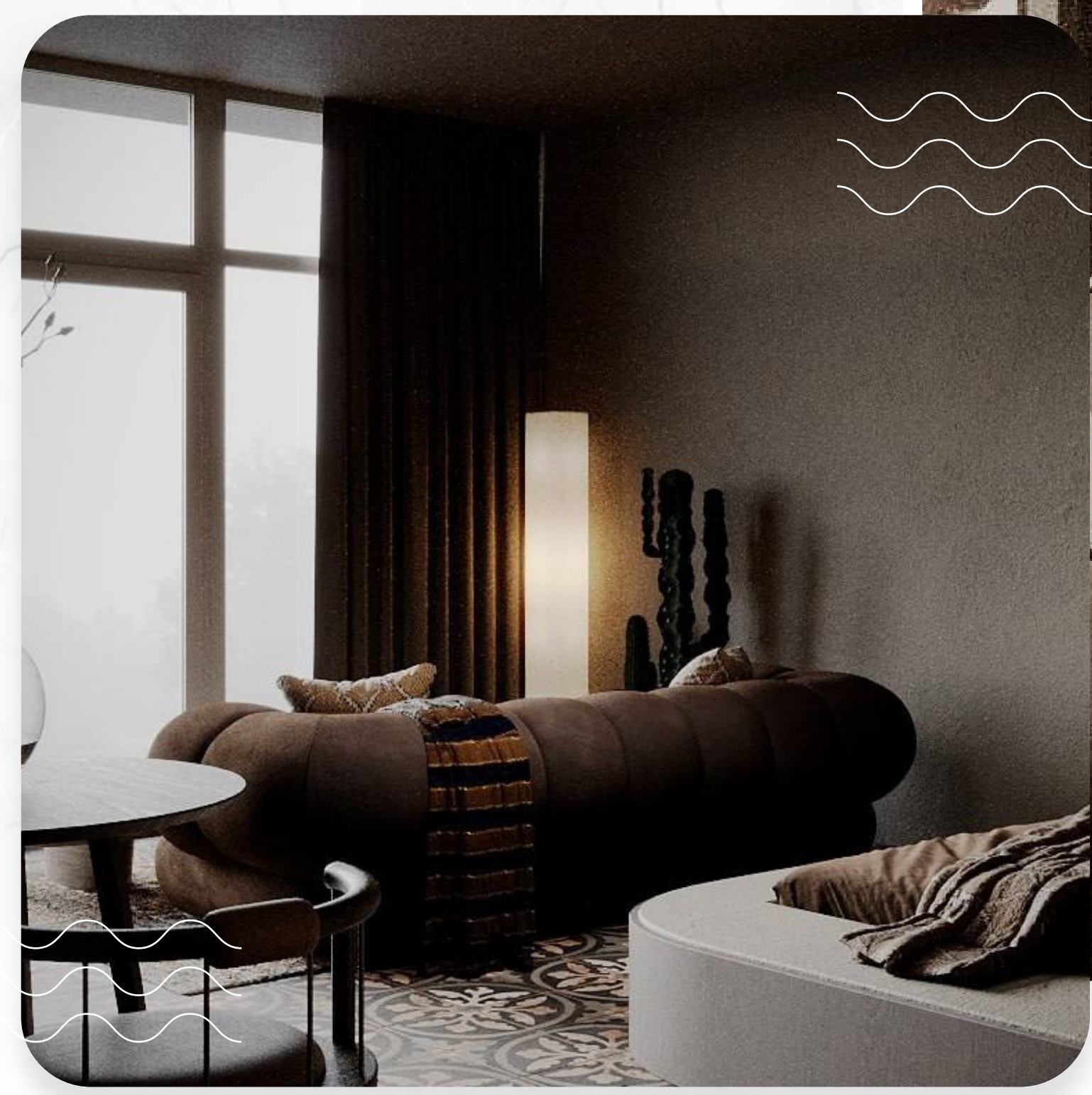
PRICE

> 200 \$

DAILY RENT

ROI
19,44%

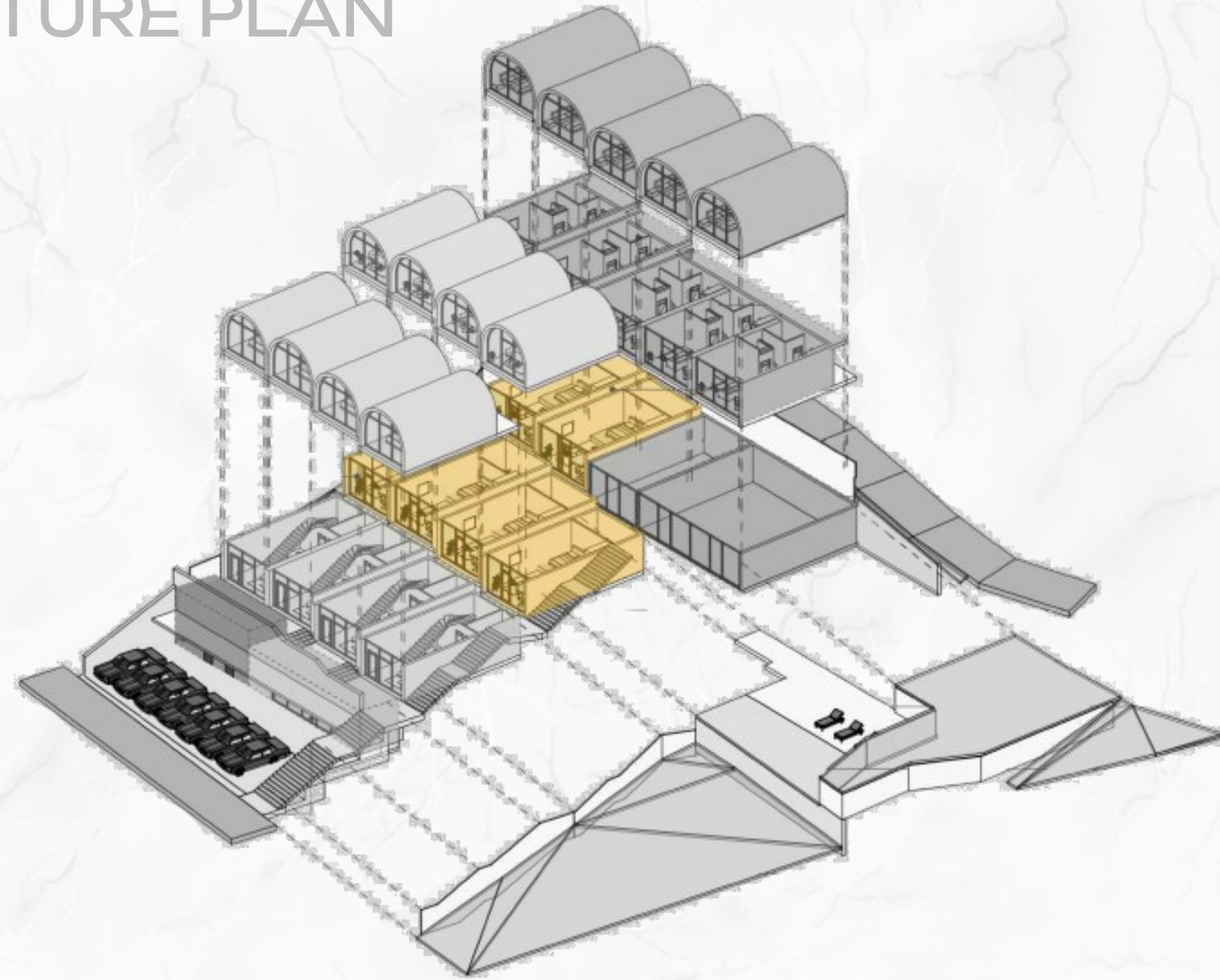
5-6 YEARS PAYBACK



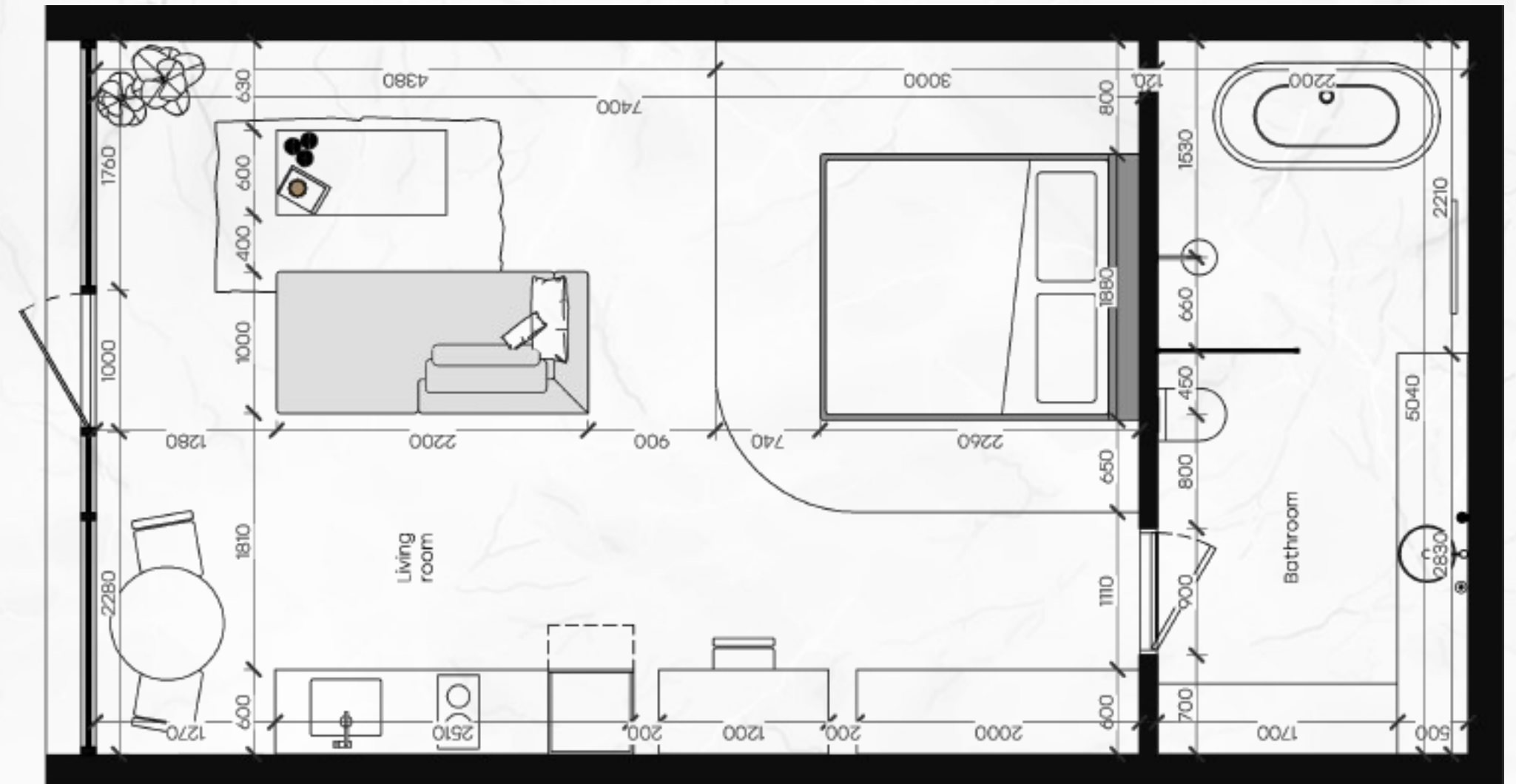
50 m²

PREMIUM APARTMENTS

FURNITURE PLAN



Living room - 38.96 m²
 Bathroom - 11.09 m²



1 FLOOR

Total area excluding levels - 1586.346 m²

GENERAL PLAN

PAYBACK CALCULATION SUNNY OCEAN VIEW:

PREMIUM APARTMENTS

50 m²

5 - 6 YEARS PAYBACK

SCENARIO

CONSERVATIVE*

REALISTIC

DAILY RENT

130 \$

200 \$

AVERAGE MONTHLY
RENTAL INCOME

3 120 \$

5 400 \$

OCCUPANCY

80 %

90 %

AVERAGE ANNUAL
INCOME FROM RENTAL

37 440 \$

64 800 \$

OPERATING EXPENSES
FOR THE VILLA

9 360 \$

16 200 \$

NET INCOME

28 080 \$

48 600 \$

ANNUAL ROI

11,23%

19,44%

**PREMIUM
APARTMENTS**

**INCLUDING ACTUAL RENTAL
COSTS AND VILLA MAINTENANCE
COSTS OF 15%

+MANAGEMENT COMPANY
COMMISSION OF 10%



35 m²

APARTMENTS “STANDART”

STUNNING OCEAN VIEW FROM THE
TOP OF THE CLIFF

> 190 000 \$

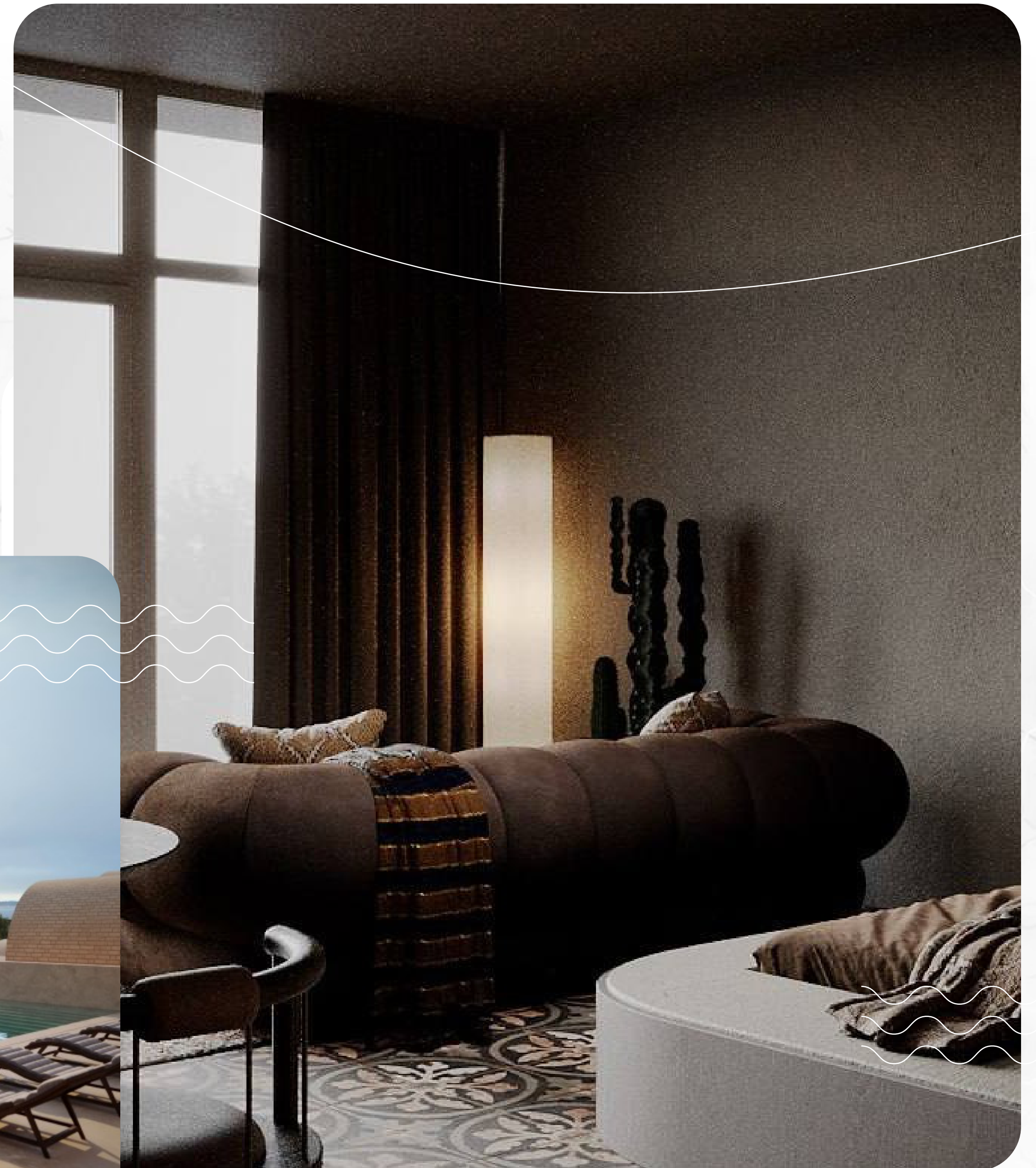
PRICE

> 150 \$

DAILY RENT

ROI
19,18%

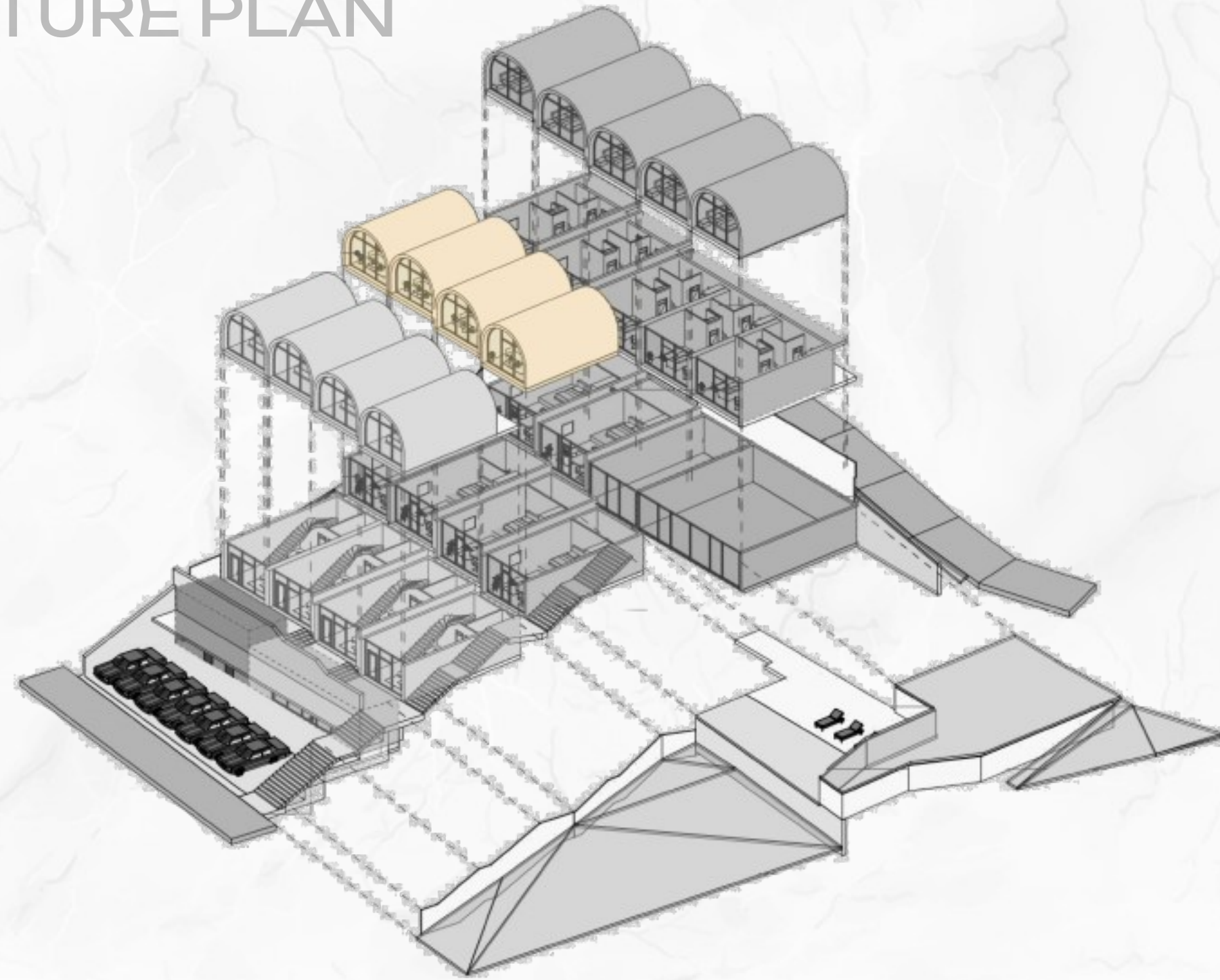
5 - 6 YEARS PAYBACK



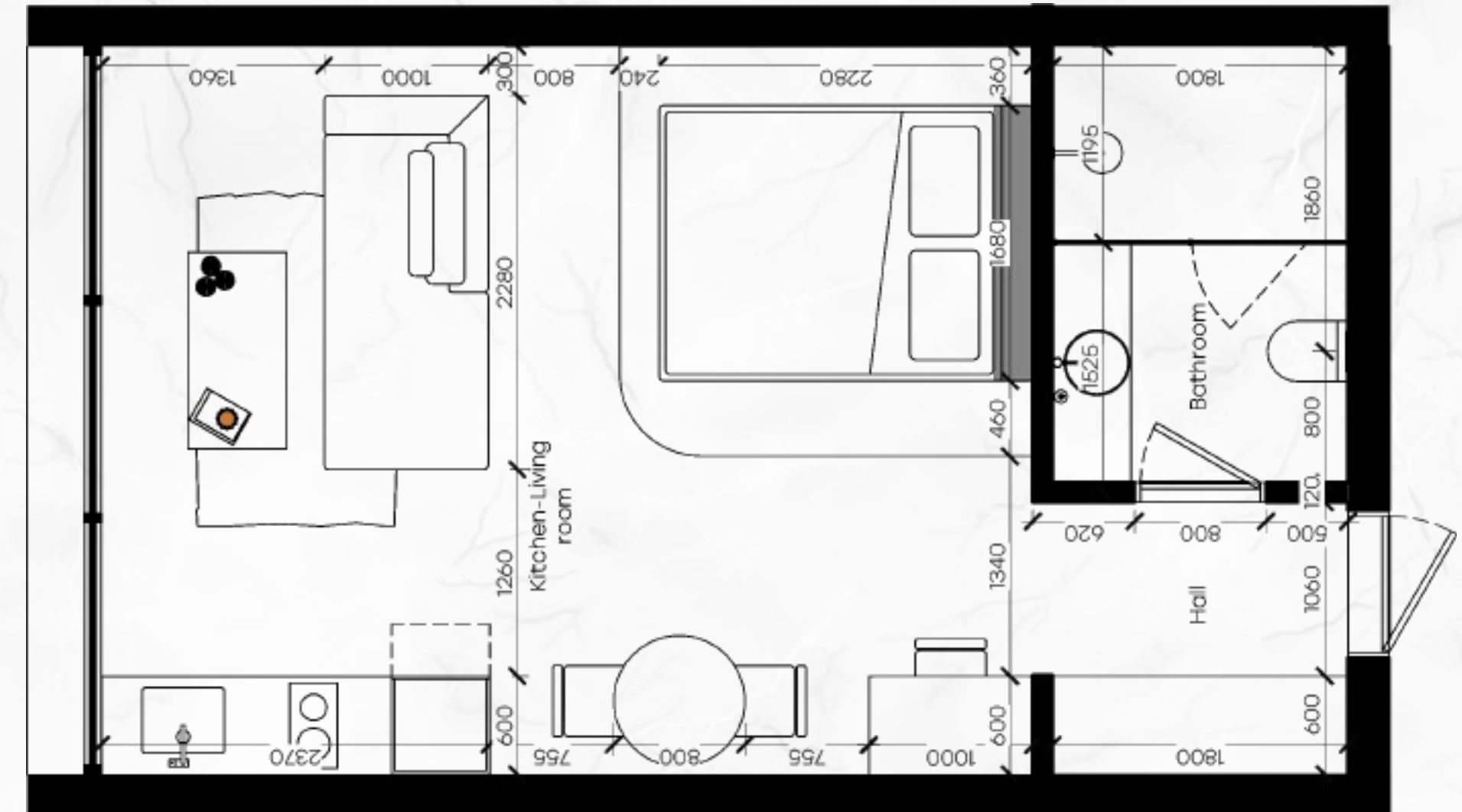
35 m²

APARTMENTS "STANDART"

FURNITURE PLAN



Hall 3.11 m²
 Bathroom - 4.79 m²
 Kitchen / Living room - 27.19 m²



1 FLOOR

Total area excluding levels - 1586.346 m²

GENERAL PLAN

PAYBACK CALCULATION SUNNY OCEAN VIEW:

APARTMENTS "STANDART"

35 m²

5 - 6 YEARS PAYBACK

SCENARIO

CONSERVATIVE*

REALISTIC

DAILY RENT

90 \$

150 \$

AVERAGE MONTHLY
RENTAL INCOME

2 160 \$

4 050 \$

OCCUPANCY

80 %

90 %

AVERAGE ANNUAL
INCOME FROM RENTAL

25 920 \$

48 600 \$

OPERATING EXPENSES
FOR THE VILLA

6 480 \$

12 150 \$

NET INCOME

19 440 \$

36 450 \$

ANNUAL ROI

10,23%

19,18%

APARTMENTS
"STANDART"

**INCLUDING ACTUAL RENTAL
COSTS AND VILLA MAINTENANCE
COSTS OF 15%

+ MANAGEMENT COMPANY
COMMISSION OF 10%

PREMIUM QUALITY MATERIALS

WE USE WORLD CLASS BRANDS:
5 YEARS CONSTRUCTION WARRANTY

- > BATHROOM FIXTURES FROM GROHE
- > VENTILATION AND AIR CONDITIONING SYSTEMS DAIKIN
- > MATTRESSES FROM KING KOIL (USA)
- > FURNITURE FROM TEAK WOOD
- > FITTINGS FROM BLUM (AUSTRIA)

The logo for GROHE, featuring the word "GROHE" in a bold, sans-serif font above three wavy horizontal lines.The logo for DAIKIN, featuring a stylized "D" with a diagonal slash followed by the word "DAIKIN" in a bold, sans-serif font.The logo for blum, featuring a stylized "b" with an upward-pointing arrow followed by the word "blum" in a lowercase, bold, sans-serif font.The logo for KING KOIL, featuring the words "KING" and "KOIL" in a serif font, with a stylized wave graphic between them.

SWISS **1-YEAR** EXTENDABLE VILLA INSURANCE
(WITH THE POSSIBILITY OF EXTENSION)

MODERN AND PROFESSIONAL CONSTRUCTION TECHNOLOGY
WITH MAXIMUM STRUCTURAL STABILITY.

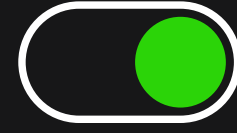
OUR MANAGEMENT COMPANY **WILL PROVIDE YOU:**



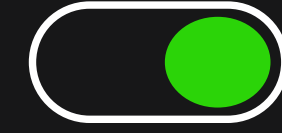
GUEST SERVICE,
CONCIERGE
SERVICE



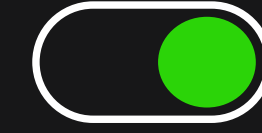
24/7 SECURITY
GUARANTEE



VILLA AND
TERRITORY
MAINTENANCE



OCCUPANCY
RATE 80-90%



INCOME
REPORTING
TAX PAYMENT

13-20% ROI*
STABLE ANNUAL INCOME

* 10% OF INCOME - PAYMENT FOR
MANAGEMENT SERVICES.

INVESTMENT PLAN

AFTER SIGNING THE INVESTMENT CONTRACT WITH SUNNY DEVELOPMENT GROUP YOU PAY A DOWN PAYMENT OF 25%



25%

DOWN
PAYMENT

25%

NEXT 3
MONTHS

25%

NEXT 3
MONTHS

25%

UPON COMPLETION OF
CONSTRUCTION



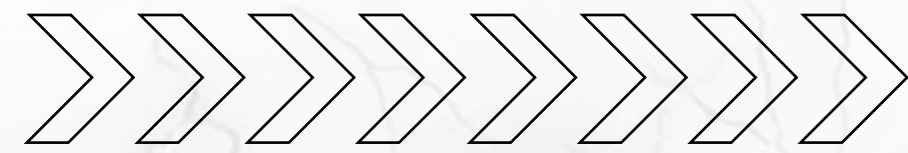
DURING THE ENTIRE PERIOD YOU WILL BE PROVIDED WITH REPORTS ON ALL THE STAGES OF CONSTRUCTION WITH UP-TO-DATE PHOTOS



YOU WILL GET KEYS AND DOCUMENTS ON COMPLETION OF CONSTRUCTION



WITH SUNNY DEVELOPMENT GROUP ALL RISKS ARE MINIMIZED



IF THERE IS A DELAY IN THE CONSTRUCTION SCHEDULE, A WRITTEN EXPLANATION OF THE REASONS FOR THE DELAY WILL BE PROVIDED AND THE INVESTOR WILL BE COMPENSATED AT A RATE OF 1% PER MONTH OF THE AMOUNT OF FUNDS CONTRIBUTED BY THE INVESTOR.



HIGH RENTAL YIELDS. WE GUARANTEE 12% OF ANNUAL RENTAL YIELD



MANY YEARS OF EXPERIENCE IN CONSTRUCTION HELP US TO COMPLETE ALL THE PROJECTS ON TIME AND WITH PROVEN QUALITY.



WE TAKE CARE OF ALL PROPERTY MANAGEMENT ISSUES.



OUR OWN INVESTMENT FUNDS ALLOW US TO START AND IMPLEMENT PROJECTS SEAMLESSLY.



OUR SOCIAL PROJECTS INCLUDE

WE AIM TO MAKE THE WORLD A BETTER PLACE!



SOCIAL RESPONSIBILITY

IS AN INTEGRAL PART OF THE CORPORATE CULTURE AT SUNNY DEVELOPMENT GROUP.

01

PROVIDING ASSISTANCE TO CHILDREN'S SOCIAL ORGANIZATIONS ON THE ISLAND OF BALI

02

PLACING GARBAGE CONTAINERS ON THE STREETS OF THE CHANGGU DISTRICT

03

CONSTRUCTING A MODERN CHILDREN'S PLAYGROUND IN CHANGGU

04

PLANTING TREES AS A TRIBUTE TO THE ISLAND'S ENVIRONMENT.

05

BUILDING OF AN ORPHANAGE FOR 90 KIDS