

# NEW PROJECT

A complex of 30 modern villas in a picturesque area of Bali – Umalas (next to Canggu, Seminyak)

- The area is gaining popularity
- Passive income in USD
- High season all year round

# BUYING FROM US, YOU ACQUIRE A READY-MADE OPERATING BUSINESS

We take full responsibility for management of the villas and guest service.

## MANAGEMENT COMPANY

Once you take over the villa, you can make an agreement with our management company or choose villa self management.

If you choose us to manage your property, we will run all necessary steps:

1. Make sure tenants turnover is timely
2. Serve the guests and resolve their issues.
3. Maintain the property and amenities.
4. Generate you a passive income **17-24% net** per annum.

\*Management commission 10%.

Approved

Sales Manager

General Manager

Accounts Manager

Managing Director

# 6 REASONS TO CHOOSE BALI:

**300%**

increase in land value  
over the last 5 years

**20%**

average annual rental  
price increase

**60-80%**

average property  
occupance per year

**High season**

all year round

**Low**

taxation

**Stable**

political  
environment

## Forbes

According to Forbes magazine, Bali is ranked fifth in the world “investment-attractive” places rating.



# ABOUT THE LOCATION

**Umalas** is a small area 5 minutes from Canggu, between the districts of Canggu and Seminyak with growing popularity among tourists and expats.

Its distinctive features are rampant greenery and a quiet, calm atmosphere. There is less traffic than in neighboring areas, many cozy cafes and restaurants.

Ideal for those who want to live in a picturesque, quiet place, while being 5-10 minutes drive from trendy venues of Canggu and Seminyak and the most famous beaches.



# 📍 NEIGHBOURHOOD

A unique area, including all amenities necessary for a comfortable stay: cafes, sports and beach clubs, SPA complexes, shops, schools and kindergartens.



**ProEducation School — Bali**  
International school

5 min



**Pre-School Umalas Kids Club**  
International kindergarten

1 min



**Liga Tennis Center & Academy**  
The biggest tennis center in Bali

4 min



**Pepito Express Umalas**  
Supermarket with a wide range of international products

1 min



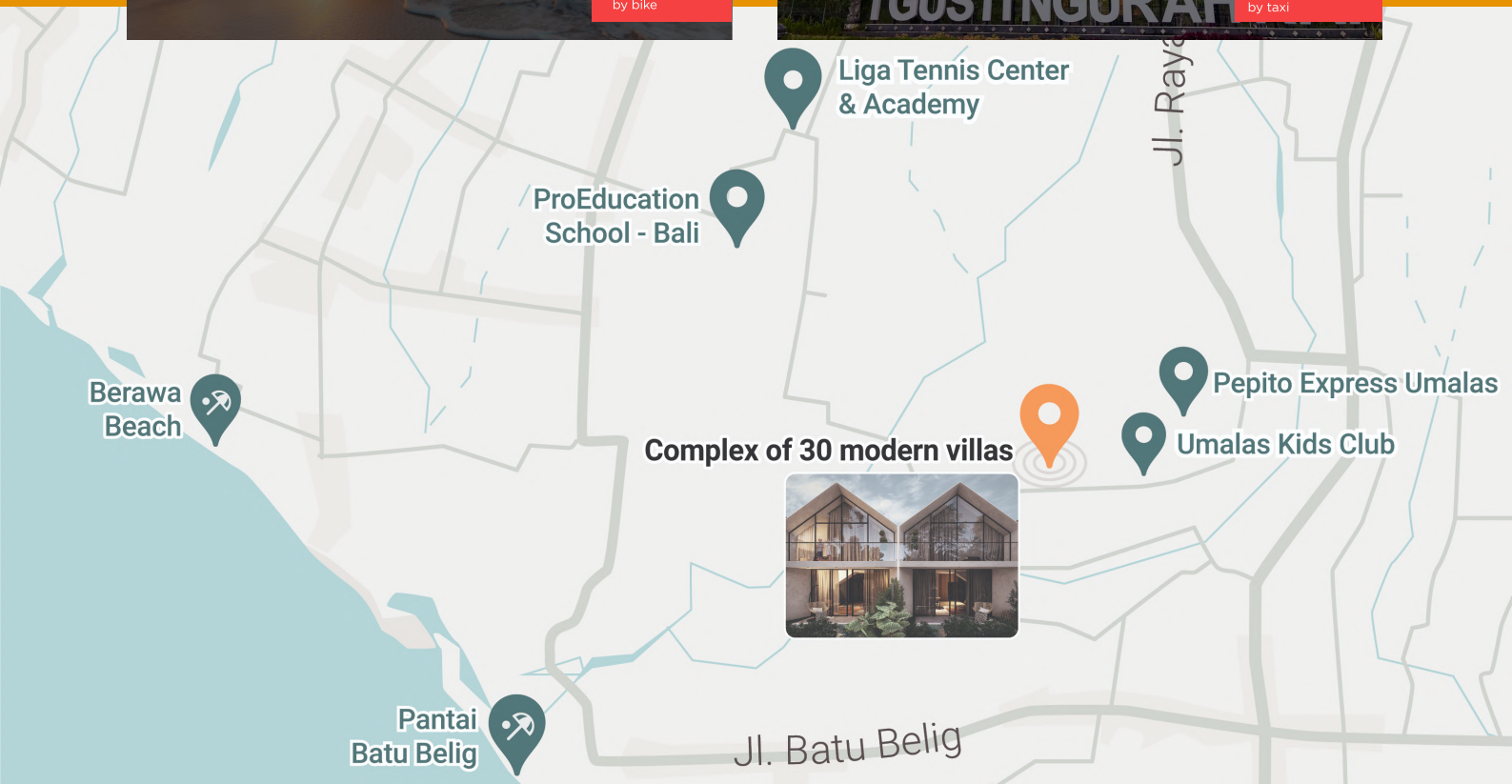
**Indian Ocean**  
The most famous beaches of Bali: Berawa, Batu Bolong, Nelayan

8-10 min  
by bike



**Ngurah Rai International Airport**

24-40 min  
by taxi



Happy to introduce our new project:

# 2 BEDROOM TOWNHOUSE

Ideal for daily rentals



**112 M2**

Size of the villa

**90 M2**

Land size

**2**

Floors

**2**

Workspaces

**PRIVATE**

Swimming pool

**CAR PARKING**

Space

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Daily rent of the villa  
from **250 USD**

ROI **17-24%**

Payback in **4,5-6 years**

Price:

**260 000 USD**

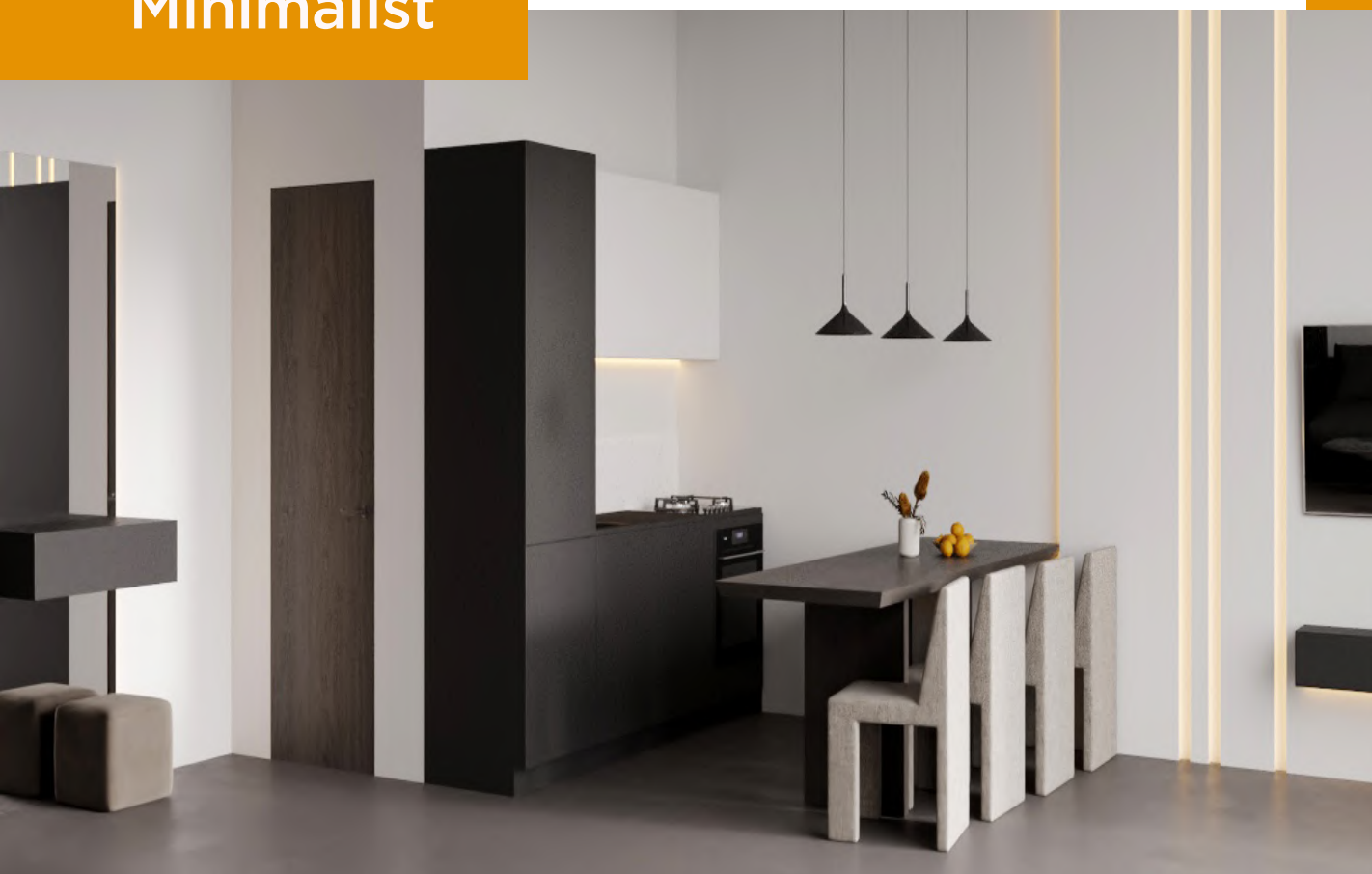
# 3 INTERIOR DESIGN OPTIONS

To choose from

Grey



# Minimalist





# Bright



# EXTERIOR



## YOU WILL RECEIVE A TURNKEY VILLA THAT INCLUDE:

01

Modern villa with finishing, furniture and home appliances.

02

Land lease for 30 years.

03

Warranty for 5 years.

04

Water and electricity supply.

05

Swiss insurance of villa for 1 year (can be extended after).

06

Tableware, bed linen, curtains, all household appliances, repairs, furniture.

# ROI CALCULATION

Scenario	Conservative*	Real	Monthly rent
Daily rent	\$200	\$250	—
Gross monthly rental income	\$4800	\$6750	\$5000
Occupancy rate	80%	90%	—
Gross annual rental income	\$57600	\$81000	\$60000
Operating expenses (all costs for the villa)**	\$13536	\$19035	\$14100
Net income	\$44064	\$61965	\$45900

**Annual ROI**

**16,95%**

**23,83%**

**17,65%**

**Payback**

**5,90**

**4,20**

**5,66**

**We guarantee 12% annual income under the contract.**

\* Post-pandemic period. Bali reopened the borders in 2022, tourist flow is gaining momentum, and we choose a combination of weekly and daily rentals.

\*\* Including actual rental and operation costs of the villa ~ 13,5% and management company commission 10%.

# PAYMENT PLAN

## First transaction

You sign an investment contract with Premier Development Group and make a downpayment of 25%.

## 25% every 3 months

Every 3 months you transfer 25% of the full amount. During this period you will regularly receive progress reports with photos. At the completion of construction you receive keys and documents.



# NO RISK WITH PREMIER DEVELOPMENT:

## 01

High income from real estate rental  
(12% is fixed in the contract).

## 02

Many years of real estate development  
experience help us to complete projects  
on time and to guarantee the quality  
of the construction.

## 03

We close all issues related to management  
of the villa.