



# OASIS TOWN HOUSE

Canggu  
Berawa





# 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%

14 - 17%



# MARKET

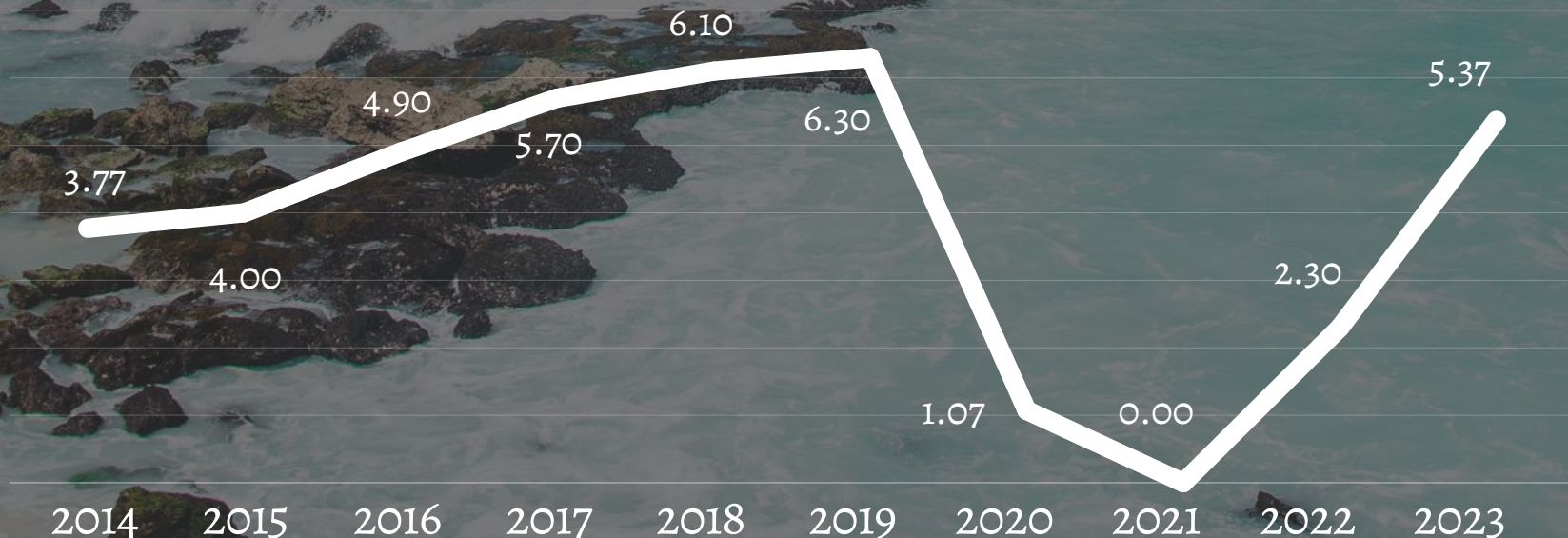


High demand for real estate due to:

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

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

## Number of foreign tourists in million





# BALI IS A PARADISE FOR INVESTORS



+10% annual increase in  
land value



+20% annual increase  
in cost of rent



Property in Bali does not  
need to be declared



+30% to the price after  
construction is completed



After the opening of the borders,  
the cost of rent increased by 50%

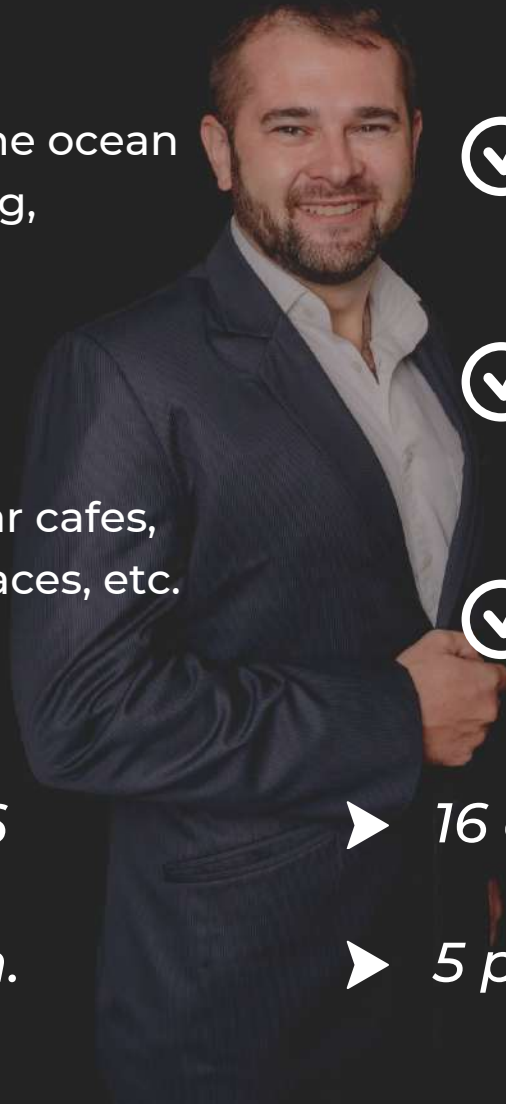


The inflation rate in 2021  
was 1.87%



# BREIG

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





Seminyak Beach

Berawa Beach

Canggu Beach

Pererenan Beach



Giraffe Villa



Green Moon



Villa Yop



Oasis III



Red Sunset



Oasis



Oasis II



Aquamarine



Aquamarine II



Viridan



Baliwood I, II, IV

Garden Villa

River Villa



Aquamarine III



Elysium



Lucky Numbers Apartments



Magic Mango



Vesna



Blue Dream

Completed projects

Ongoing projects



# OASIS TOWN HOUSE



15 min  
to ocean



Fully equipped



2 +1  
bedrooms



Private garden  
and pool



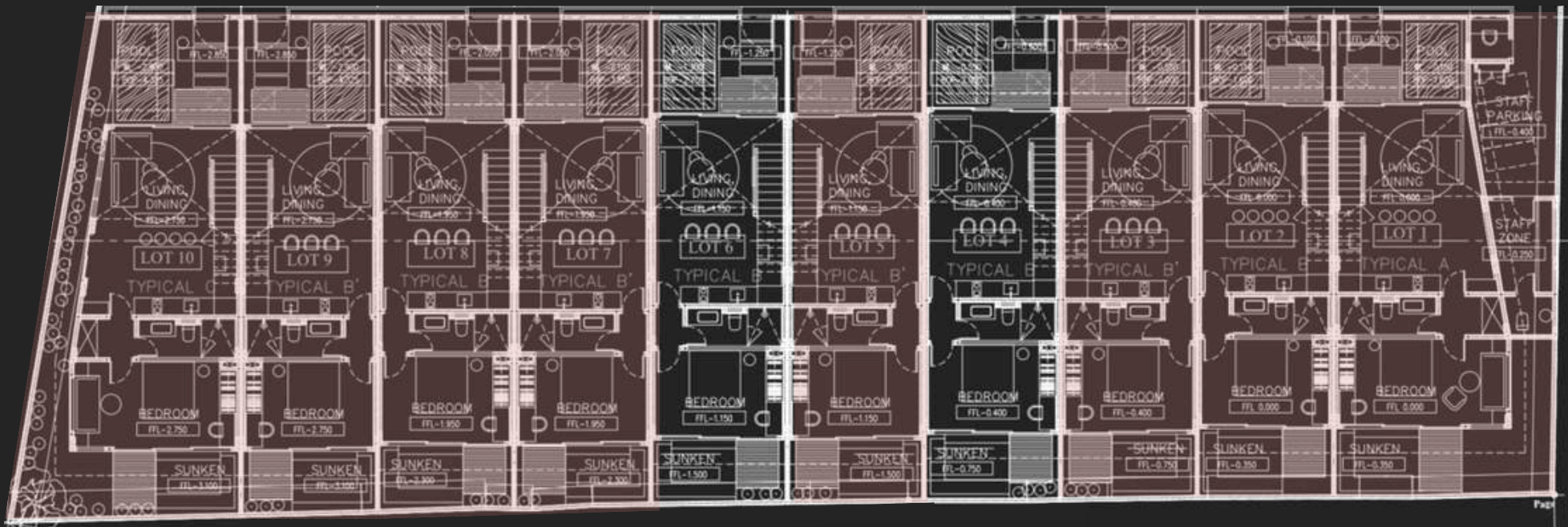
24/7  
Security





# MASTER PLAN

LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1





THE TERRITORY OF THE  
COMPLEX IS GUARDED 24/7.

OWN PARKING SPACE IN  
FRONT OF THE ENTRANCE TO  
THE TOWNHOUSE.









## GARDEN AND POOL.







A BRIGHT AND AIRY LIVING AREA WITH HIGH CEILINGS.





FULLY EQUIPPED KITCHEN WITH PREMIUM APPLIANCES.







SPACIOUS BEDROOMS WITH WORK AREA AND A BATHROOM.



WORK IN THE COMFORT OF YOUR OWN HOME  
AT A LARGE WORK DESK



EXTRA BED WITH KING SIZE SOFA BED





COZY LOUNGE TO RELAX.











Townhouses are fully  
equipped and furnished,  
including decor and plants.

Ready for your arrival or  
arrival of guests.

*Contact us for a  
complete list.*







Land :  
90 sqm



Building :  
99 sqm



USD  
365.000



No add  
taxes



Readiness  
100%



28 years lease with  
priority rights for  
extension





# Smart Home System


8 880 USD

- Smart video door lock
- Control panel for climate control, lighting, curtains and blinds, TV, fans

## OUR PARTNERSHIP

 2 transferable cards for 5 years : ~~2 800 \$~~ **1.400 \$**

Monthly Administration for

 2 cards: ~~160 \$~~ **80 \$**

Finns Platinum  
Membership with  
50% discount





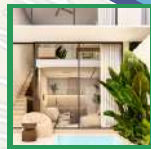
Deus Ex Machina  
Revolver Cafe



Old Man's



Berawa Beach



Finns Beach Club



Café del Mar

Batu Belig Beach



- 5 mins to Finns Recreation Club
- 10 mins to supermarket
- 15 mins to the ocean



- 1 min to shortcut Berawa - Umalas and Berawa - Batu Bolong
- 2 mins to Finns Beach Club
- 3 mins to Revolver Cafe
- 3 mins to Deus Ex Machina
- 3 mins to Café del Mar
- 4 mins to Batu Belig Beach
- 5 mins to Old Man's Beach Club







## PROPERTY MANAGEMENT

For 6 years in the Bali market, we have developed an effective marketing and operational strategy.

Management/marketing company fee  
is 20% of revenue

Service and maintenance costs a  
month are 550\$

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
- DAILY HOUSEKEEPING
- GARDEN AND POOL MAINTENANCE
- 24/7 SECURITY



# RENTAL INCOME

Managed by BREIG

	Pessimistic scenario	Realistic scenario	Optimistic scenario
Income per year	44.634 \$ 12,23%	58.495 \$ 16,03%	72.356 \$ 19,82%
Payback period	8,2 years	6,2 years	5,0 years
Occupancy	80%	85%	90%
Average Daily Rate	220 \$	260 \$	300 \$



# HOW TO PURCHASE?

**The cost of the villa + 1% notary fee for deal processing**

All inclusive, no hidden costs or taxes

**1**

## **Booking fee 1%**

The lot is booked and removed from the market for 5 days

**2**

## **Deposit 10%**

Due diligence by a notary of a land plot 7-14 days

**3**

## **Balance payment 90%**

After successful completion of due diligence within 7 days

**4**

## **Handover**

Handover of the property





*For full information and organization view scan the QR code*

