

A modern, minimalist interior space featuring a white curved sofa, a wooden coffee table, a kitchen island with a black faucet, and a staircase with wooden steps and glass railings. The lighting is warm and modern, with track lighting and pendant lights. A large green plant is visible in the foreground.

OASIS III TOWN HOUSE

Canggu
Berawa



BREIG

One of the most popular developers in Bali

The mission of the company is the construction of highly liquid real estate on the island and effective management with maximum profit



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



Modern demanded design



Management company



Detailed business models



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

▶ *7 years in Bali*

▶ *Built 22.500 sq.m.*

▶ *9 completed projects*

▶ *6 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



Oasis III



Red Sunset



Villa Yop



Oasis



Aquamarine



Oasis II



Tanah Barak



Viridan



Red Sunset II



Baliwood



Lucky Numbers Apartments



Magic Mango



Vesna Townhouses



Blue Dream

OASIS TOWN HOUSE III



4 min
to ocean



Fully equipped



2 +1
bedrooms



Private garden
and pool



24/7
Security



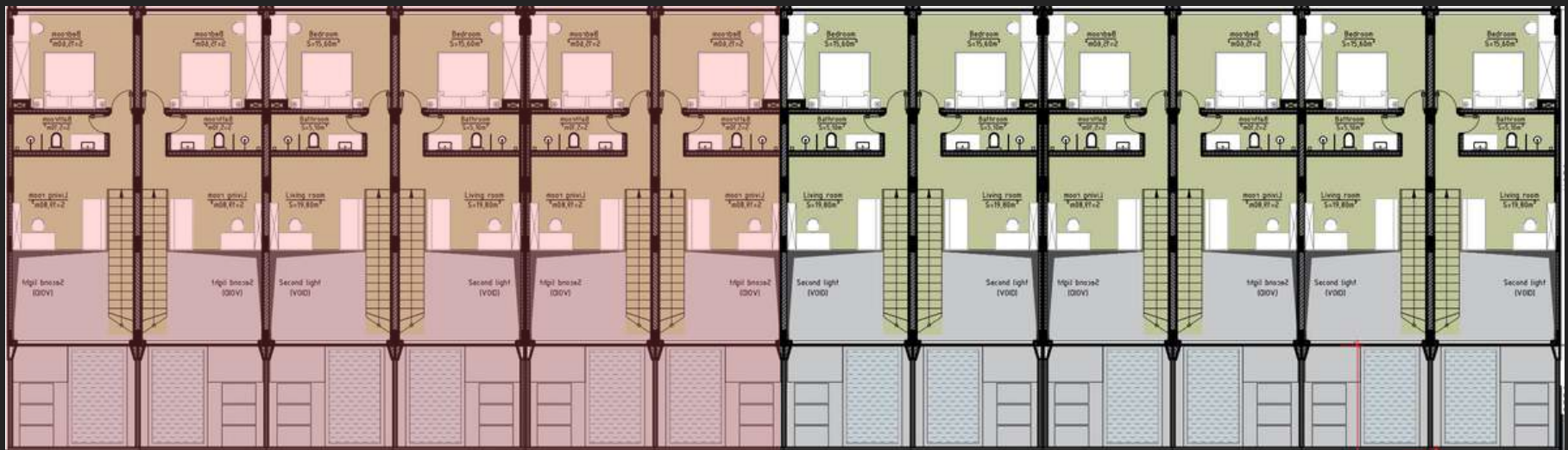
Location



OASIS III Townhouses

MASTER PLAN

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



■ Продано

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.



2 OPTIONS OF FINISHING STYLE



SPACIOUS BEDROOMS WITH WORK AREA AND A BATHROOM WITH 2 OPTIONS OF FINISHING

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



EXTRA BED WITH KING SIZE SOFA BED



...WITH 2 OPTIONS OF FINISHING







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

Ready for your arrival or arrival of guests.

Contact us for a complete list.



Total build area	112,5 sqm
Ground Floor	50,4 sqm
First Floor	40,5 sqm
Pool	7,55 sqm
Terrace	14 sqm



Land :
82 sqm



Building :
91 sqm

USD
320.000
for full payment



USD
330.000 for
installment plan



No add
taxes



ROI
12-22%



30 years
lease





TOP LOCATION

+

HIGH-QUALITY CONSTRUCTION

+

EFFICIENT MANAGEMENT

=

PERMANENT PASSIVE INCOME



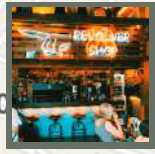
- 1 mins to supermarket
- 4 mins to the ocean



- 4 mins to Finns Beach Club
- 7 mins to Finns Recreation Club
- 7 mins to Revolver Cafe
- 7 mins to Deus Ex Machina
- 9 mins to Café del Mar
- 9 mins to Old Man's Beach Club
- 10 mins to Batu Belig Beach



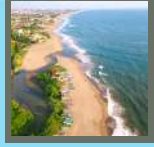
Deus Ex Machina
Revolver Cafe



Old Man's



Berawa Beach



Finns Beach Club



Café del Mar



Batu Belig Beach



Finns Recreation Club

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.

USD

UAE

Thailand

Bali

ROI

5%

6%

7%

14 - 17%

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%

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 500 - 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	40.521 \$ 12,66%	54.088 \$ 16,90%	67.654 \$ 21,14%
Payback period	8,9 years	6,9 years	5,7 years
Occupancy	80%	85%	90%
Average Daily Rate	200 \$	240 \$	280 \$

SELLING PRICE AFTER COMPLETION OF CONSTRUCTION - USD 380.000

INCOME 19%

HOW TO PURCHASE?

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

All inclusive, no hidden costs or taxes

1

Booking fee USD 1.500

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 25%

After successful completion of due diligence within 7 days

4

Construction payments

Payments within 12 months in equal installments

5

Handover

Handover of the property

