



# KAMMORA LIVING

premium complex of 26 apartments and 5 villas in Bali's  
most popular location - Canggu

**Unique Offer from the Real Estate Developer!**

Enjoy a 0% installment plan over 24 months, receive \$10,000 investment cashback  
and a complimentary 7-day Bali tour





# KAMMORA LIVING



# WHY BALI?



## RAPID ECONOMIC GROWTH

Forbes rates Bali as the 4th most attractive investment destination in the world



## INCREASING DEMAND FOR RENTAL REAL ESTATE

Each year, the tourist influx increases by an average of 140%, so in 2023, Bali was visited by 11,7 mln people. In 2024, the authorities forecast the tourist flow to grow to 14 mln



## INVESTMENT APPEAL

Foreign investment in Bali's economy:  
2020 - \$268,765,560  
2021 - \$409,547,520  
2022 - \$415,946,700



## HIGH RENTAL YIELD

Annual profit from renting out is at least 12%



## SPECTACULAR NATURE

One of the TOP 10 most Instagrammable places in the world



## ANNUAL GROWTH OF REAL

## ESTATE VALUE

Villas, apartments, and land plots rise in value by at least 15% per year



## ALL YEAR ROUND SEASON

365 warm days per year and consistently high occupancy rates in tourist locations



# WHY CANGGU?



## LOCATION

Oceanfront accommodation will always appeal to lovers of surfing and beautiful sunsets. However, Canggu will also suit those who want to be in the moment, surrounded by a variety of stylish stores, restaurants with delicious dishes, and lots of attractions



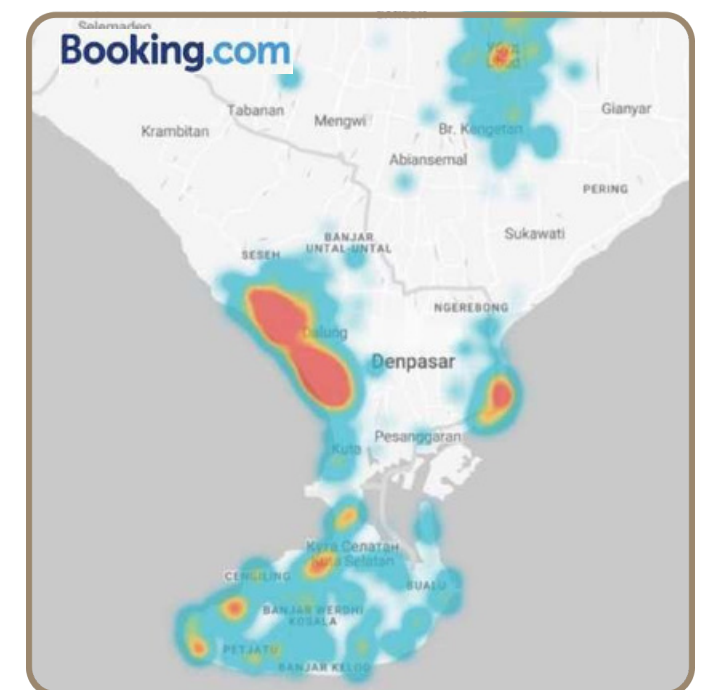
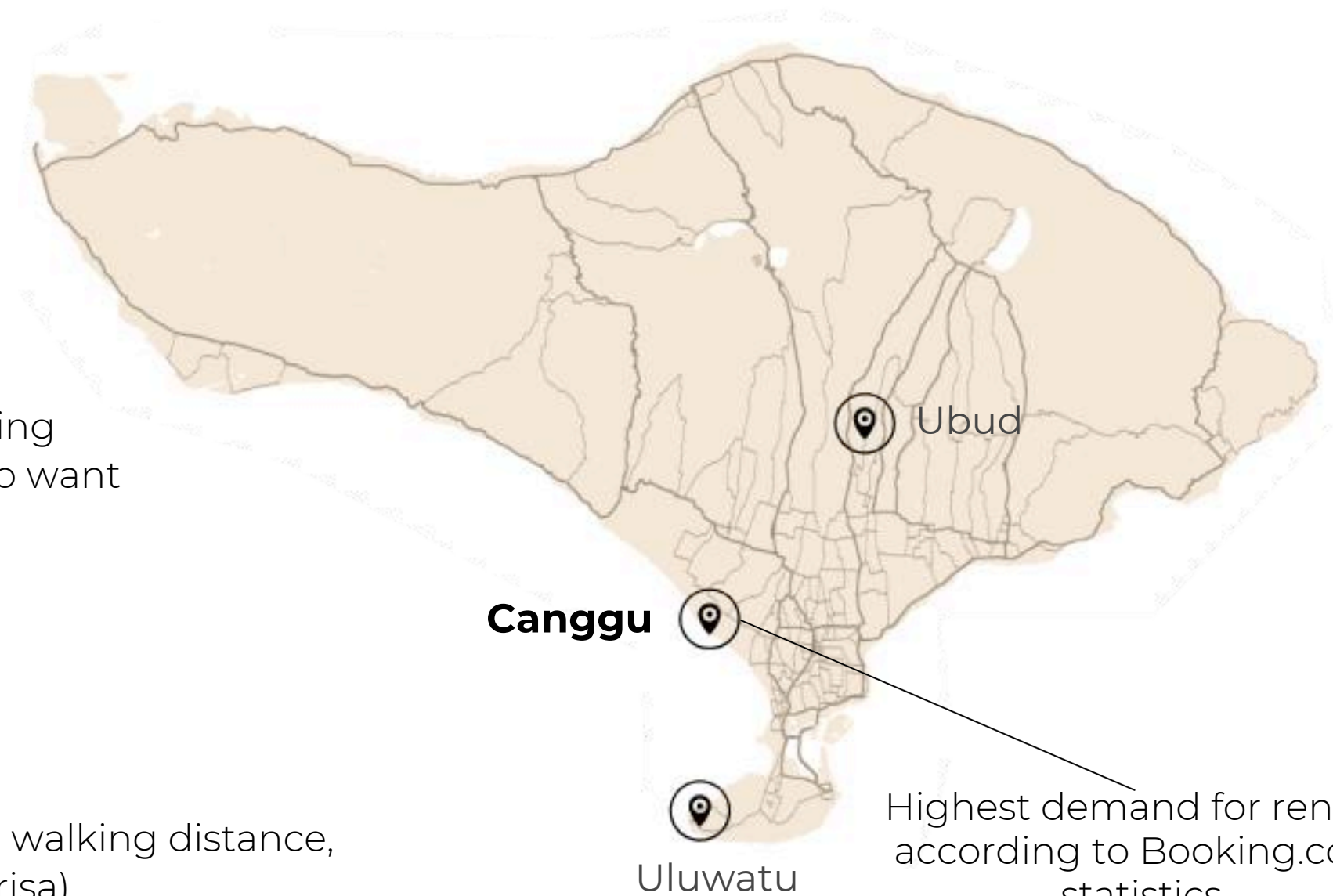
## INFRASTRUCTURE

- Already well-developed infrastructure
- Huge number of Instagrammable restaurants and bars within walking distance, the most famous beach clubs in Bali (Atlas, Finns, Morabito, La Brisa)
- Attractive places for both nightlife lovers and active tourists (best surf spots, yoga centers, luxury sports clubs, co-working areas, etc.)



## SOCIAL ENVIRONMENT

- The audience falls within the age range of 20-40 years old
- Citizens from Australia, Great Britain, the USA, Korea, France, Singapore, etc.
- Active and successful entrepreneurs and experts with a wide range of interests
- Good financial opportunities (Canggu boasts the most sought-after properties, with rental prices ranking among the highest in Bali)







# KAMMORA LIVING





# ADVANTAGES OF OUR PROJECTS



## TOP LOCATIONS

Our complexes are located in **the most wanted tourist destination** – Canggu, where is consistently high the occupancy rate and rental prices



## LEGAL EXPERTISE

Secure investment guarantee with full legal and notarial support in three languages



## QUALITY AND RELIABILITY

- Adherence to building regulations with daily technical oversight
- A capital repair fund is available
- Comprehensive insurance provided by a Swiss insurance company
- Guarantee from the developer



# ADVANTAGES OF OUR PROJECTS



## DEMAND ON THE SECONDARY MARKET

All of our properties are highly sought after on the resale market due to transparency in their profitability



## OWN MANAGEMENT COMPANY

- Management Company Bali Invest Club with a proven service rating in Bali of 9.5
- Accumulated history of paying rental income to investors



## UNIQUE CONDITIONS

- We are the only ones on the island that provide **interest-free installments on property in already completed (!) projects**
- You start earning money after the down payment and cover the remaining amount with rental income





# BALI INVEST CLUB CONSTRUCT

INDONESIAN DEVELOPER



## SAFE AND SECURE

**Bali Invest Club buildings are durable** due to the fact that:

- the foundations are made on piles
- certified reinforcement is used in the construction

**Our complexes are protected from moisture** by adding hydrophobizer to the concrete, and wet areas (bathroom, kitchen) are covered with waterproofing



## STYLISH

We use organic and environmentally friendly materials, which creates a special atmosphere of solitude with nature



## TECHNOLOGICALLY

Elevators and appliances of leading brands are installed in high-rise complexes



## MULTIFUNCTIONALLY

Bali Invest Club residences are **equipped with extended infrastructure** including:

- gym
- SPA
- swimming pool
- parking for cars and bikes
- co-working space



## ALL INCLUSIVE

Each client receives **fully furnished apartment**, ready for living and for renting out





# MAIN CONTRACTORS



**The general contractor** for the complex is the Indonesian company **PT HAMENGKU KARYA**, led by Pak Yan Gunawan, with extensive 30-year experience in constructing both high-rise and low-rise buildings

The company has realized large and well-known projects in Bali: Aston Canggu Beach Hotel, Holiday INN Express, Bali Echo Beach Hotel and others

Own staff of professionals: planners, designers, department of engineering and construction equipment, guarantees compliance with all construction standards, as well as efficient and high quality of delivery



**Technical Supervision – PT Karbonit Technical Supervision.** The company is one of the leaders in the field of construction and modernization of buildings in Bali

Together we strive to improve the quality of the output to meet all the needs of our customers. Our cooperation allows us to offer the most advanced and efficient solutions



# DELEGATE MANAGEMENT OF YOUR APARTMENT TO BALI INVEST CLUB

GLOBAL MANAGEMENT COMPANY

Renting out an apartment with Bali Invest Villas is both **easy and profitable**, thanks to our high-quality services and amenities

## All guests during their stay are provided with free of charge:

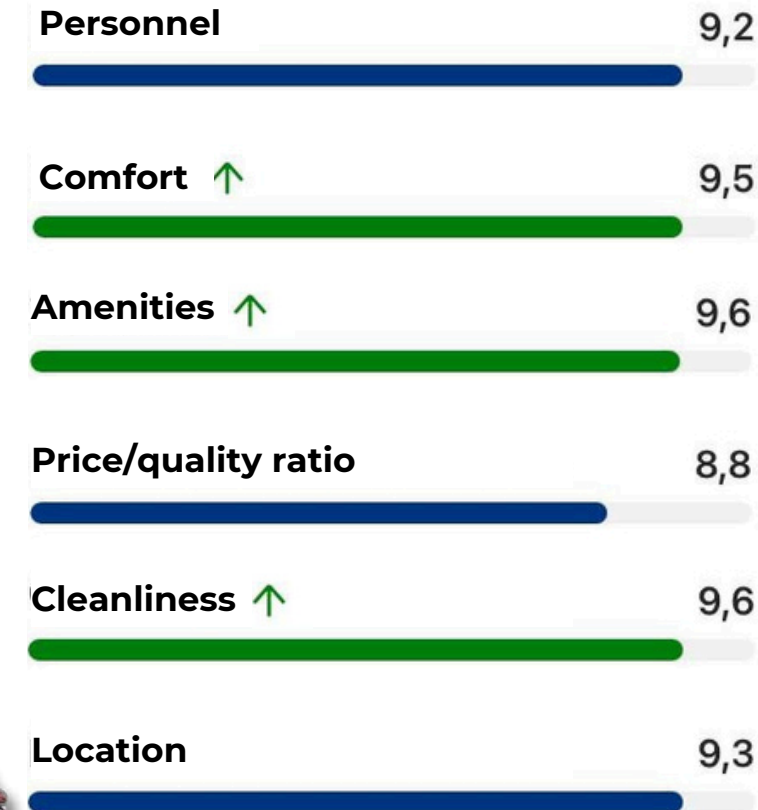
- Delivery of breakfast to the room from Accent Gastro-Bistro
- Rent a branded bike from Bali Invest Club 🏠
- Workout and SPA at Topstretching 🏋️
- Certificate for hookah in Eden Hookah Club 🍷
- Transfer by Bali Invest Club 🏠
- Certificate for beauty treatments at the popular Bali Babe Beauty center
- Certificate for massage
- Welcome-drink for dinner at Accent Gastro-Bistro
- Premium concierge service from Bali Invest Villas 🏠



**Booking.com**

Management company:  
**BALI INVEST CLUB**

Company rating based on reviews: **9.5**  
Based on 150 reviews from 12 accommodation facilities



↑ High score for the city of Canggu





# KAMMORA LIVING

PREMIUM APARTMENTS AND VILLAS

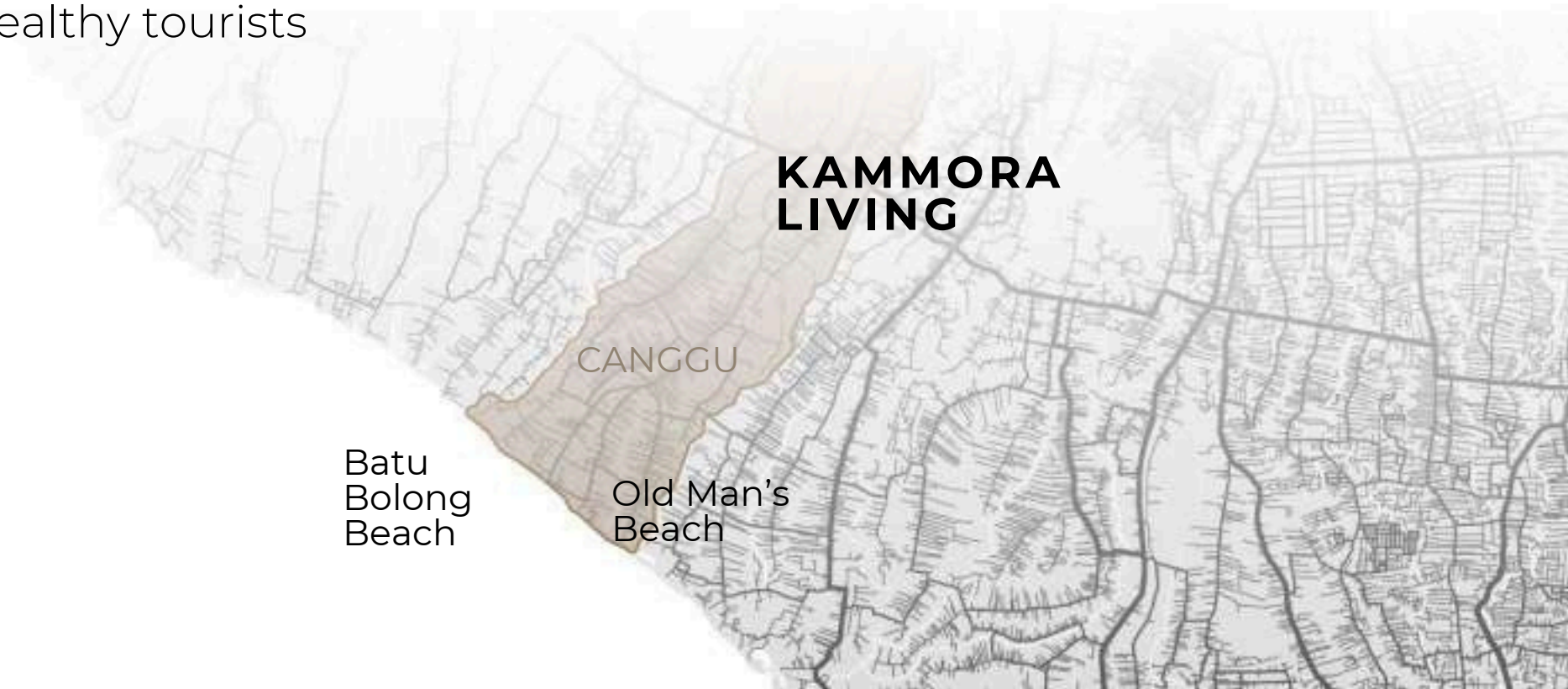
The complex of premium villas and apartments in the highly sought-after location of Canggu, just a 7-minute walk from the ocean

Unique location in the center of the well-developed infrastructure, but at the same time in a quiet place with a rice fields view

The perfect combination of comfort, style, and elegance for the most demanding guests: modern design, **fully equipped apartments** (furniture, appliances) – an ideal place to live for wealthy tourists



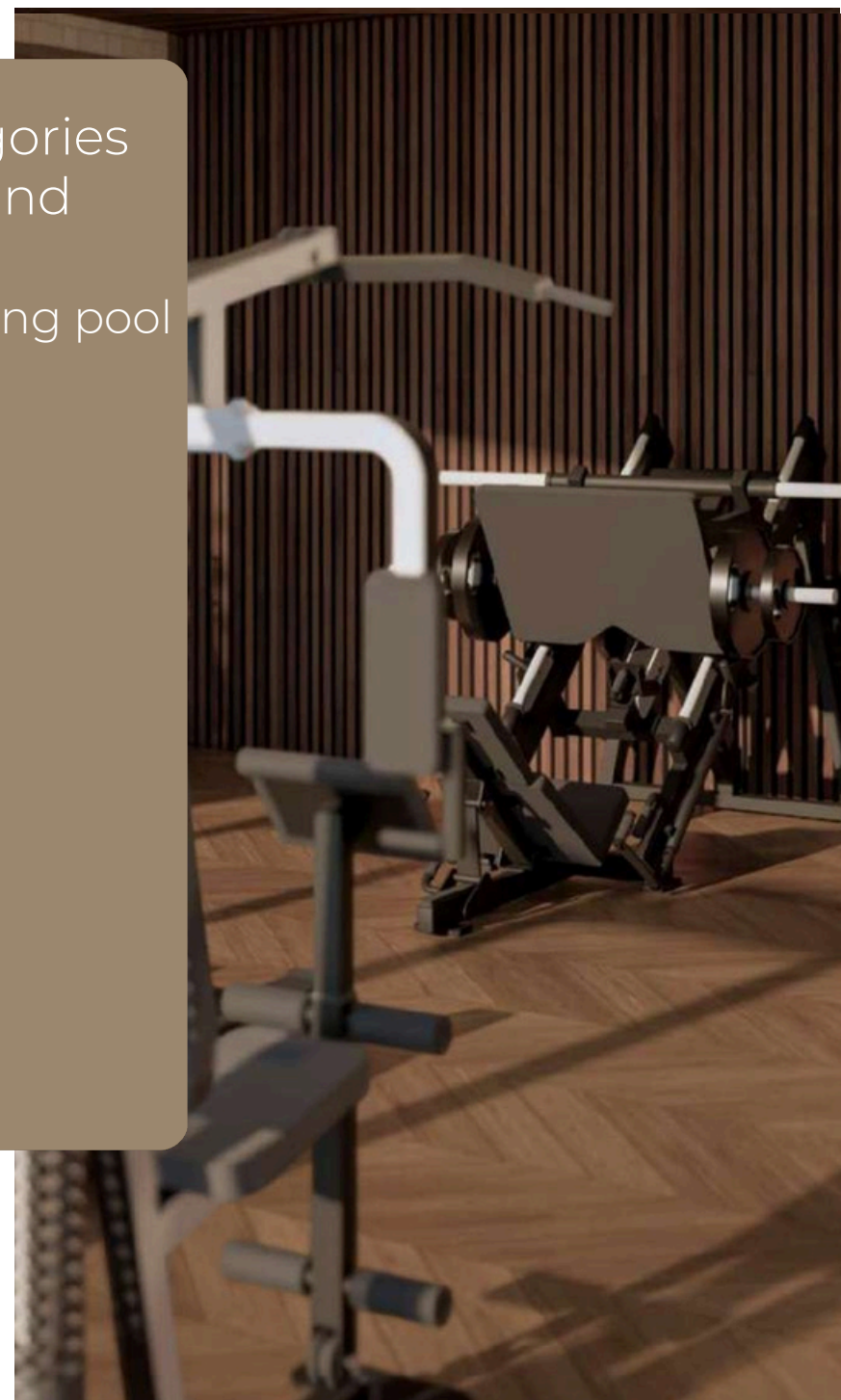
Completion date: **Q3 2024**





# IN THE RESIDENTIAL COMPLEX

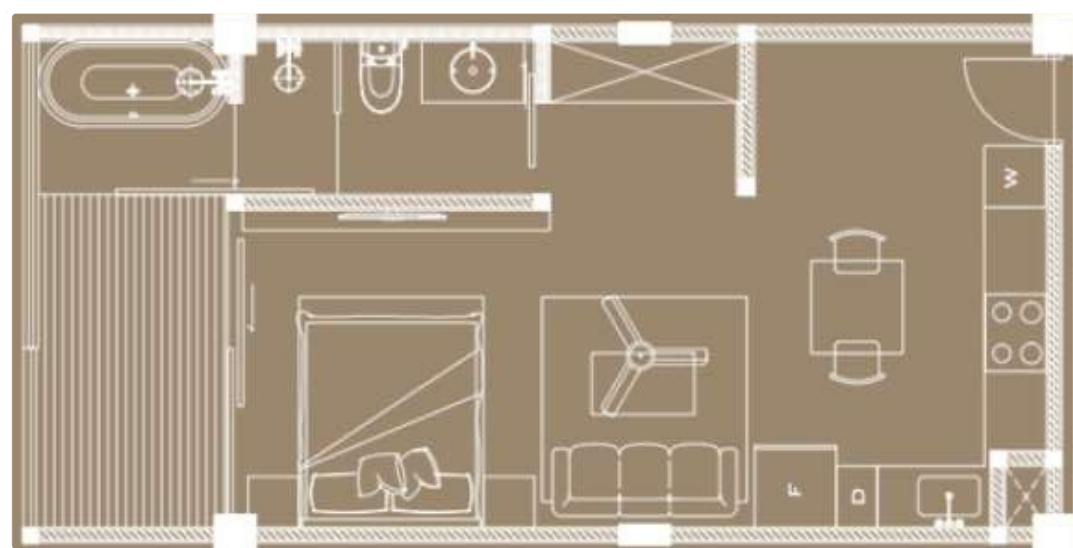
- ✓ 26 apartments of five different categories (from 49m<sup>2</sup>) overlooking rice fields and swimming pool
- ✓ 5 private villas (from 167m<sup>2</sup>) with swimming pool
- ✓ large swimming pool
- ✓ underground parking
- ✓ elevator, reception, security
- ✓ SPA center
- ✓ gym
- ✓ relaxation areas with fireplace
- ✓ library






# CATEGORIES OF APARTMENTS AVAILABLE FOR PURCHASE

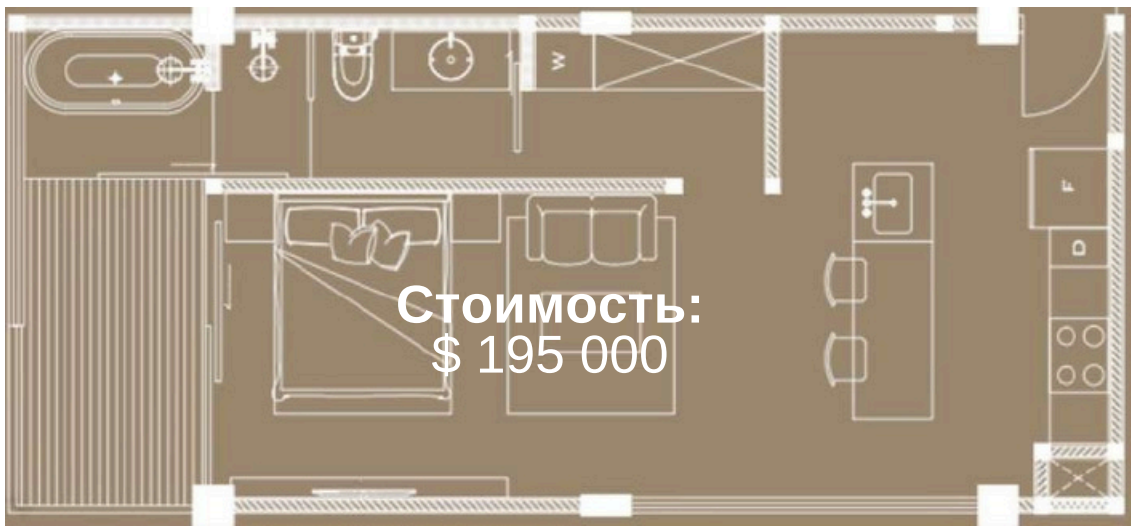
CATEGORY A



 **Size:**  
49 m²

 **Price:**  
\$195,000

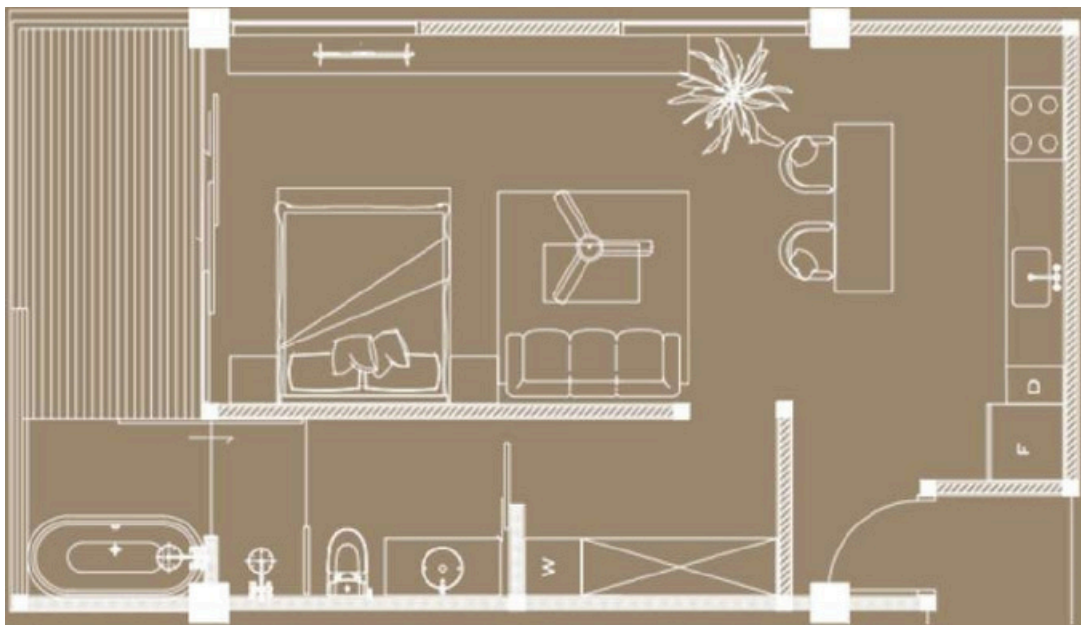
CATEGORY B




 **Size:**  
54,9 m²

 **Price:**  
\$210,000

CATEGORY C



 **Size:**  
64,2 m²

 **Price:**  
\$220,000





# Category A



**Size:**  
49 M<sup>2</sup>



**Price:**  
\$195,000



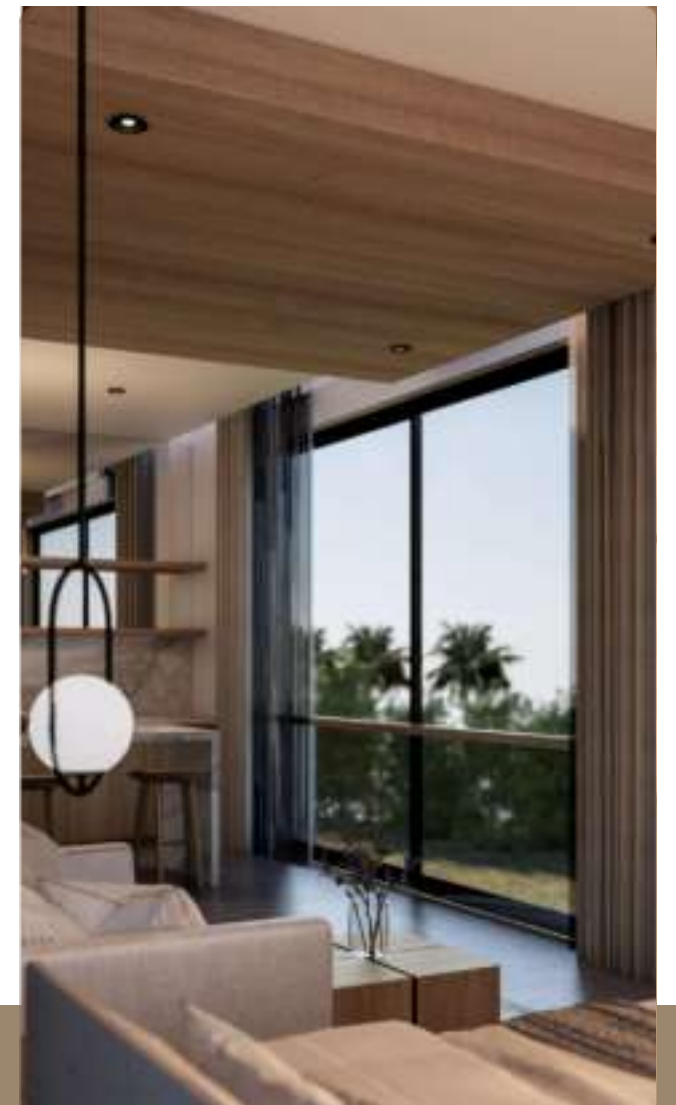
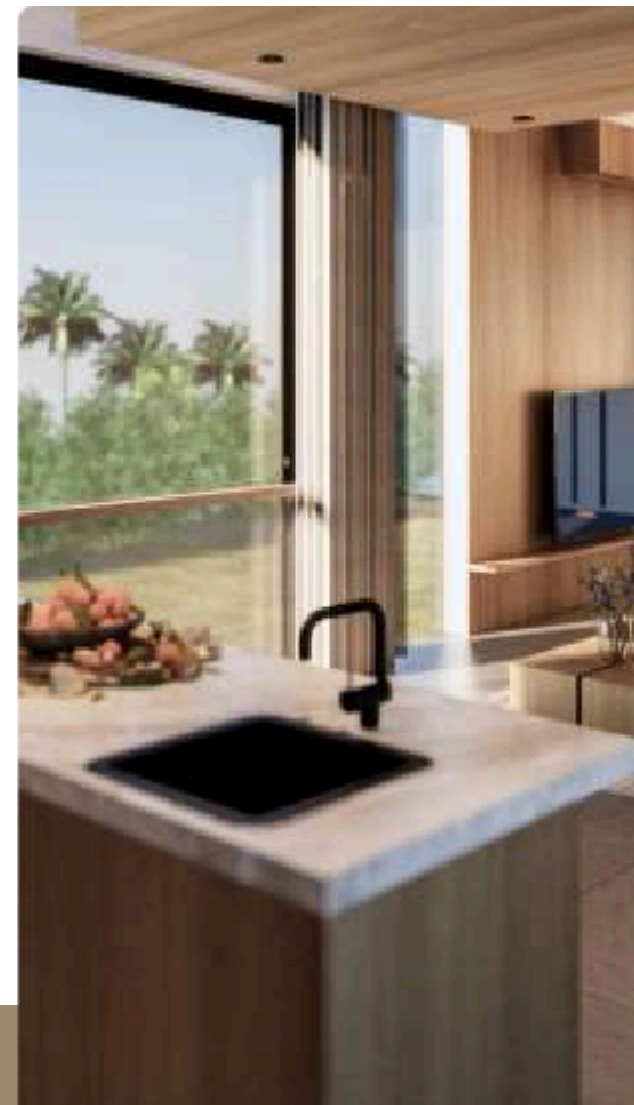
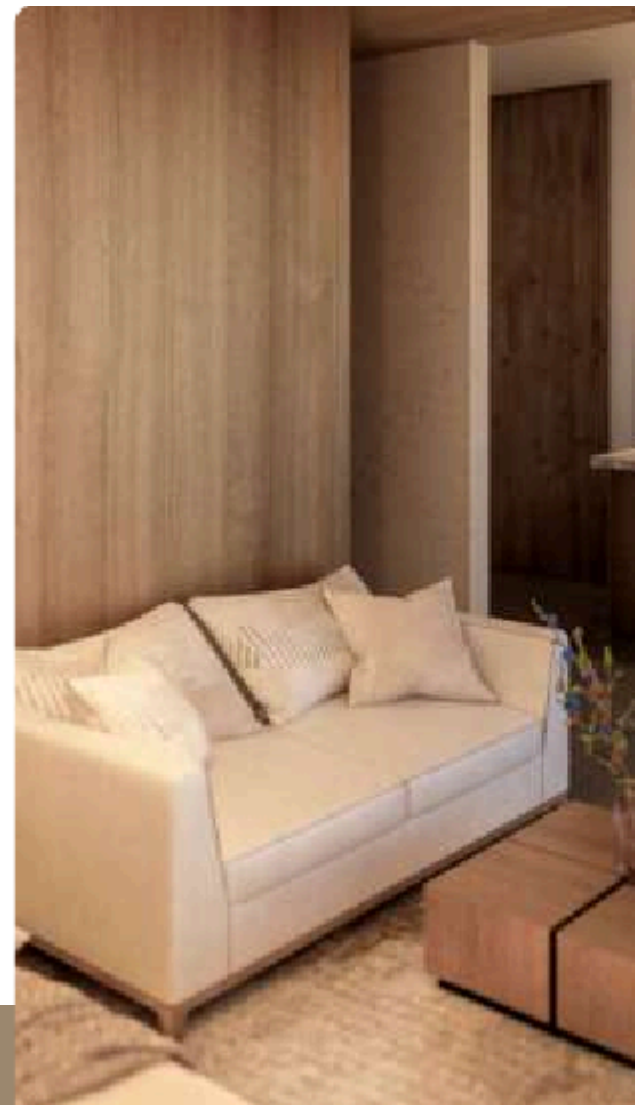
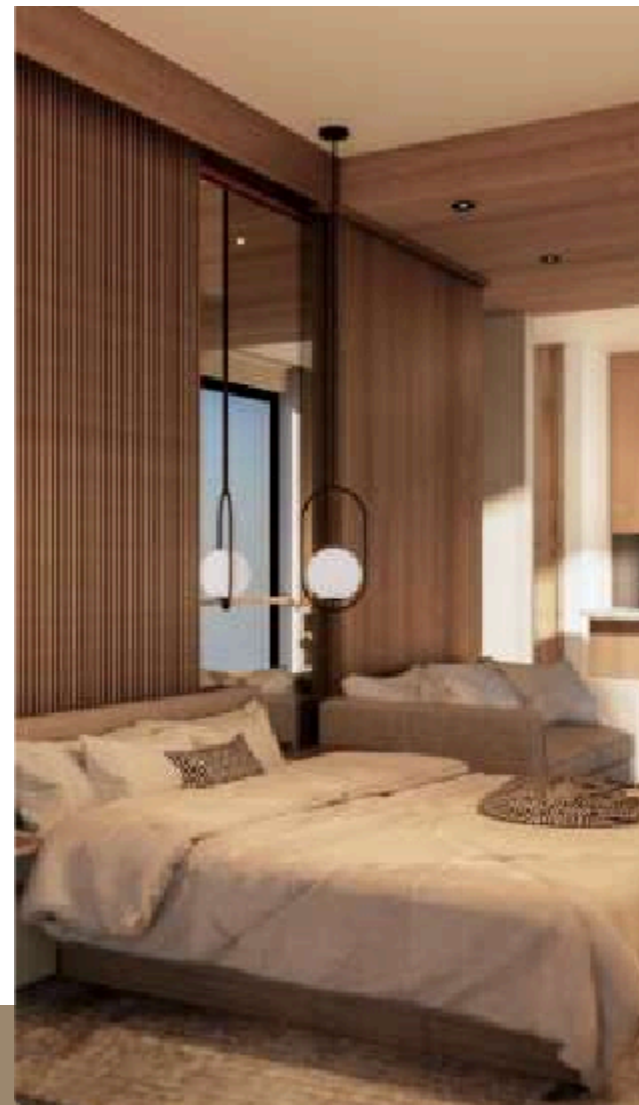
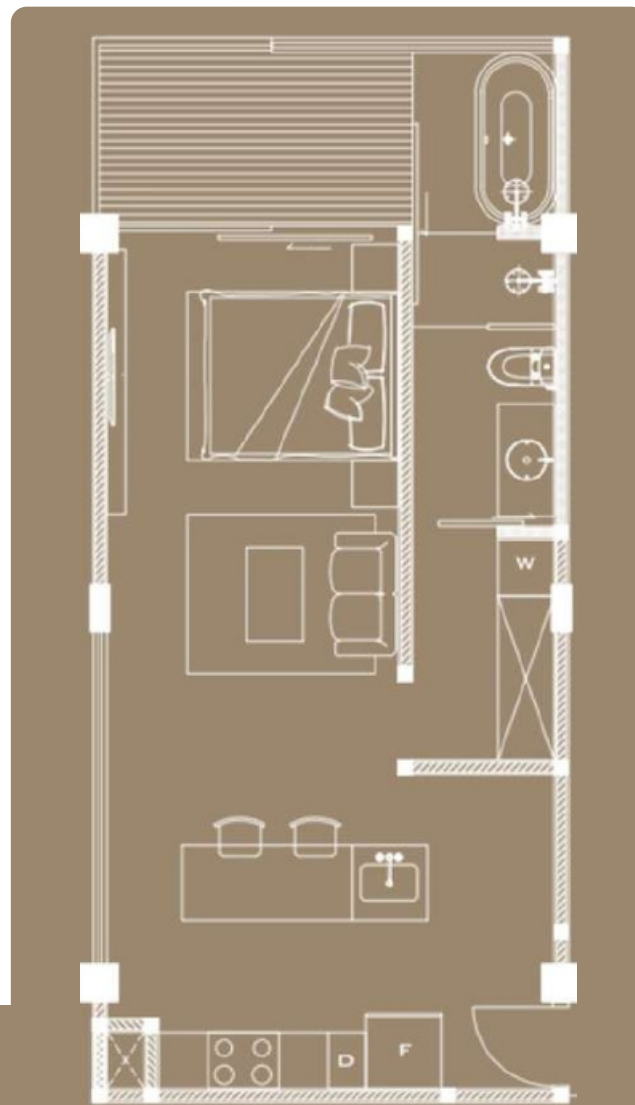
**Available for sale:**  
11 apartments

- Interest-free installments for 24 months
- No additional payments and costs for transaction execution on the part of the investor:

- Notarized transaction execution as a **gift from Bali Invest Advisors**
- 10% PPH tax

Total. **Investor savings \$39,949**





## Category B

 **Size:**  
59,4 M<sup>2</sup>

 **Price:**  
\$210,000

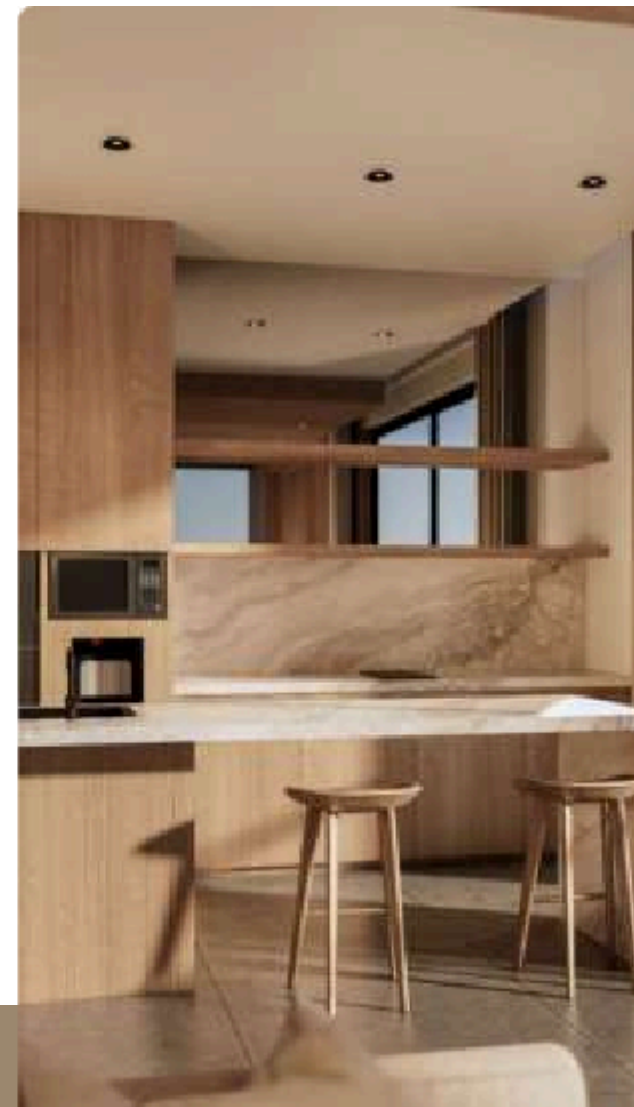
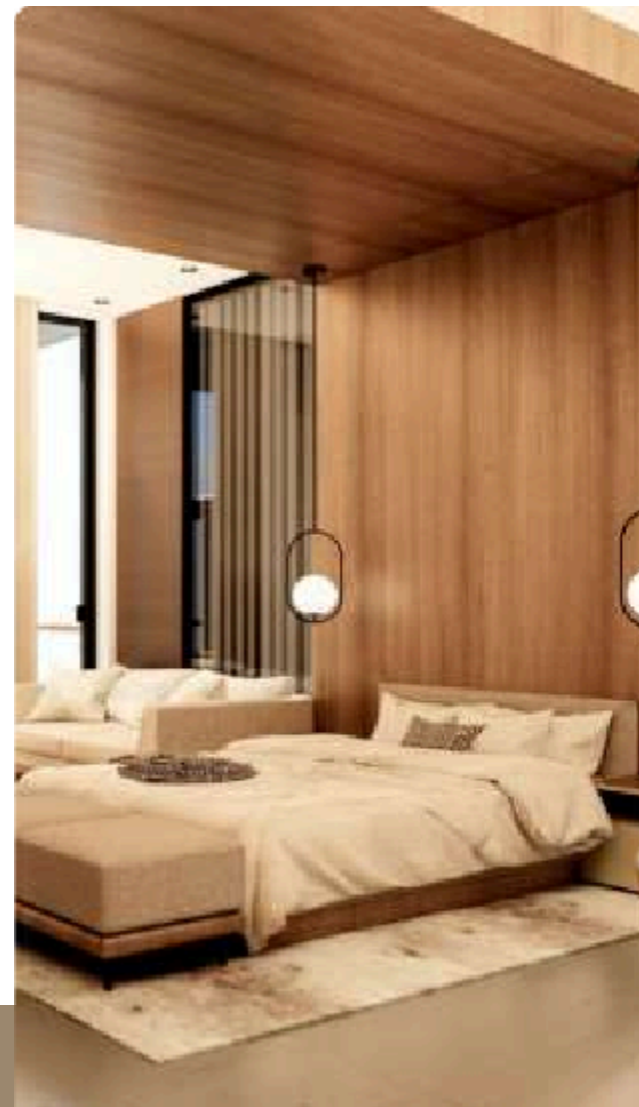
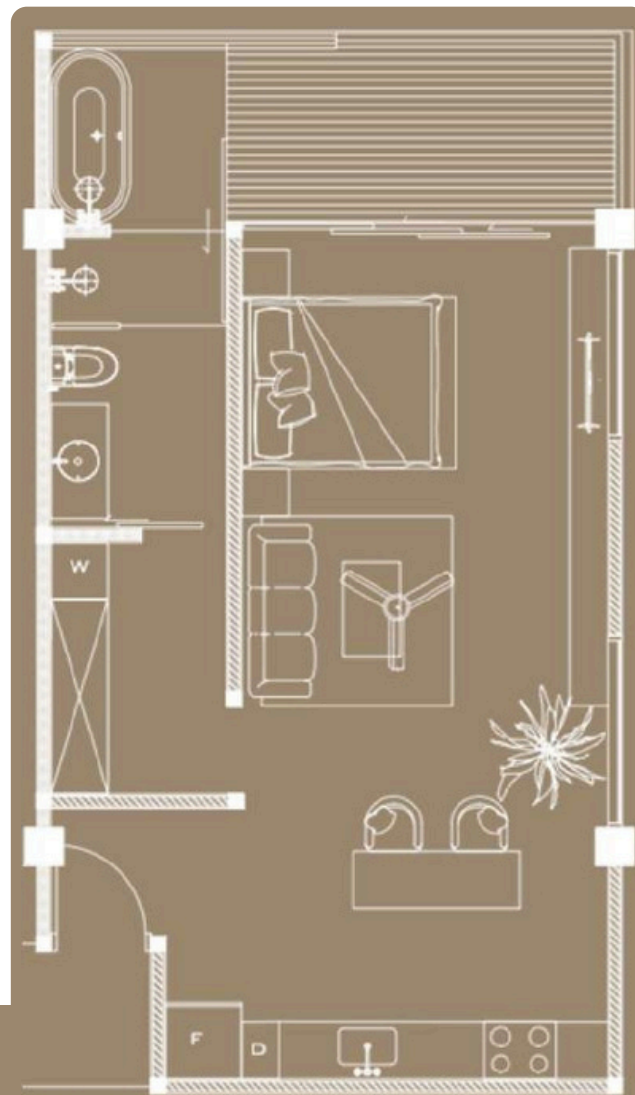
 **Available for sale:**  
2 apartments

- Interest-free installments for 24 months
- No additional payments and costs for transaction execution on the part of the investor:

- Notarized transaction execution as a **gift from Bali Invest Advisors**
- 10% PPH tax


Total. **Investor savings \$46,196**





## Category C

 **Size:**  
64,2 M<sup>2</sup>

 **Price:**  
\$220,000

 **Available for sale:**  
2 apartments

- Interest-free installments for 24 months
- No additional payments and costs for transaction execution on the part of the investor:

- Notarized transaction execution as a **gift from Bali Invest Advisors**
- 10% PPH tax

Total. **Investor savings \$49,115**



# PROFITABILITY OF APARTMENTS

HANDOVER: Q3 2024

As an example of a **Category A apartment for \$195,000**:

from \$125

Cost of living  
per day

83%

Occupancy  
forecast

\$20,475

**Guaranteed yield** in the 1st year of the  
property management

17,83%

ROI

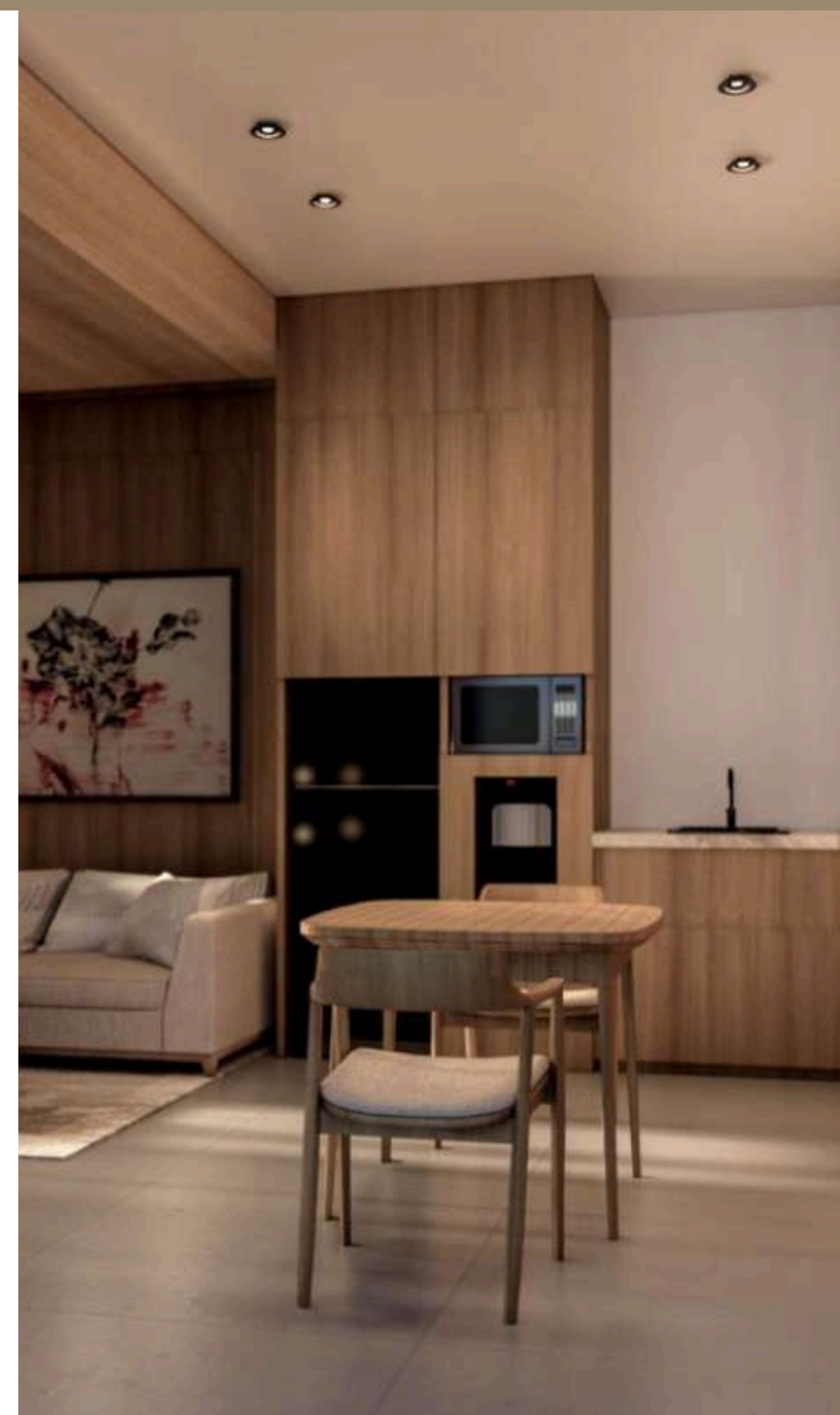
6 YEARS

Investment  
payback  
period

The investor begins to earn a guaranteed amount from rent from August 2024

**Payment of dividends every month**

**When purchasing in installments, dividends can be used as payments**






# CAPITALIZATION OF THE PROPERTY

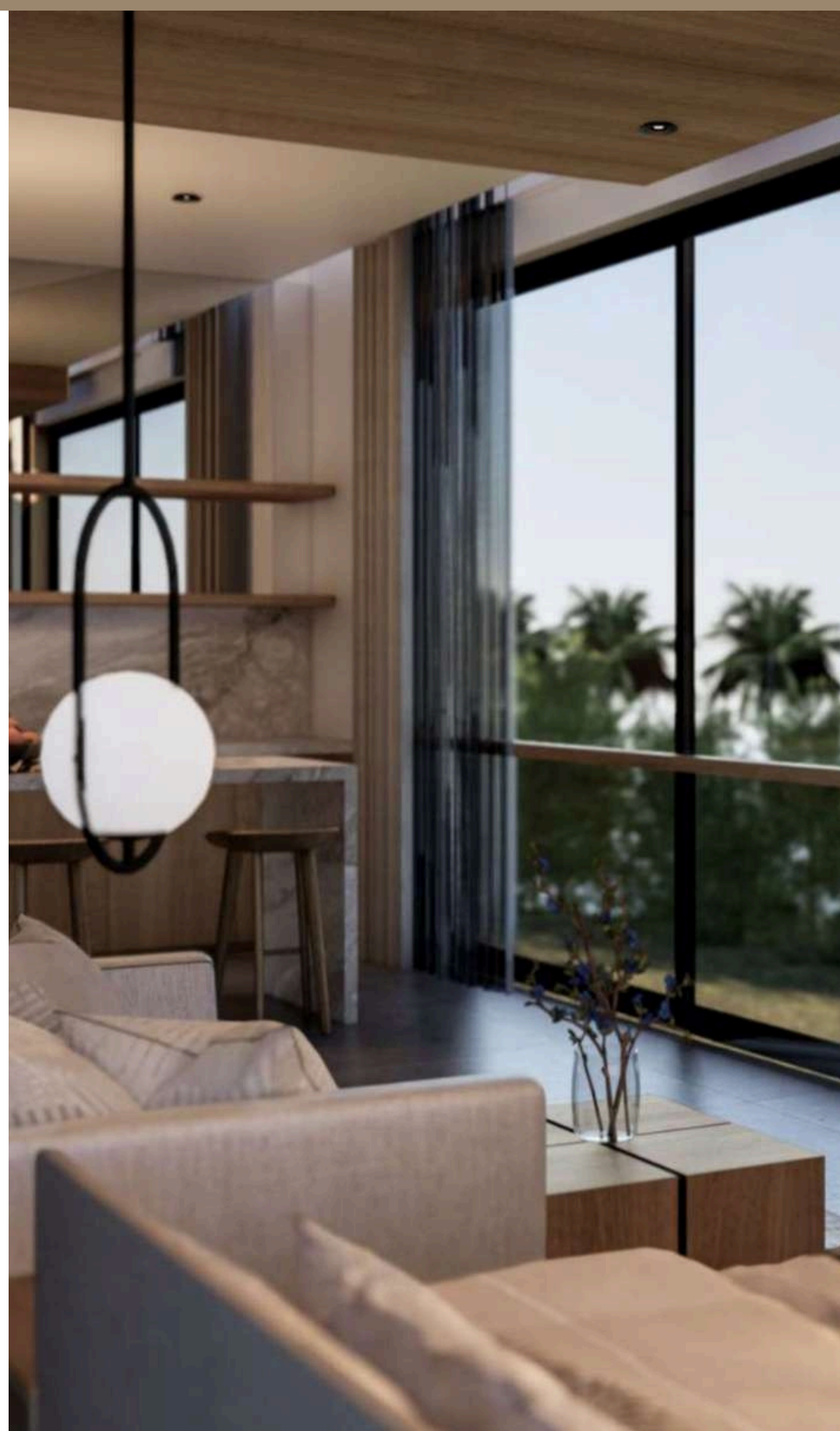
HANDOVER: Q3 2024

As an example of a **Category A apartment for \$195,000**:

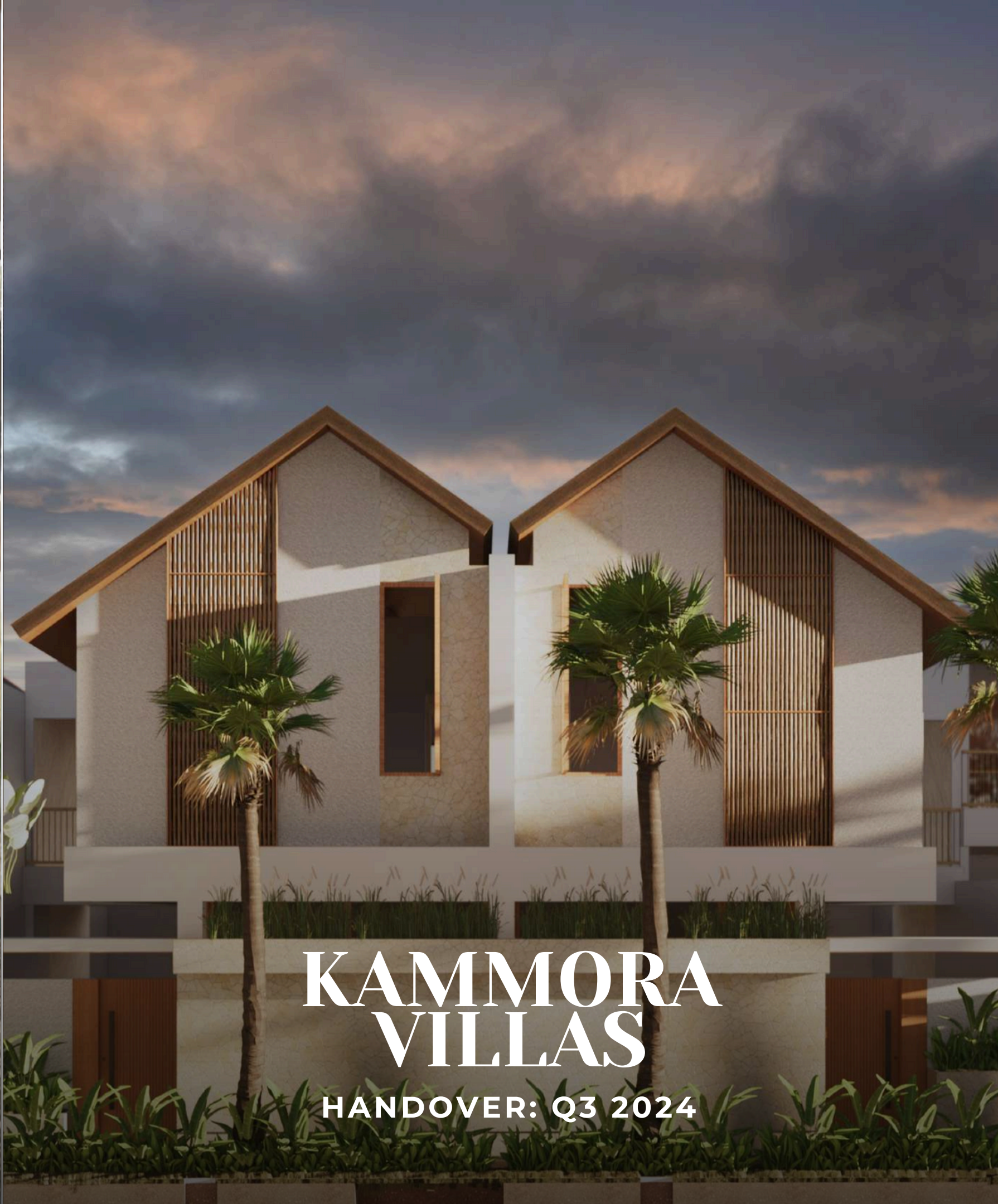
RESALE					
Sale period	Market value of the apartment	Market value growth	Capitalization	Rental income	Total income (cumulative total)
2024	\$195,000	17%	\$33,150	\$20,475	<b>\$53,625</b>
2025	\$228,150	13%	\$29,660	\$24,401	<b>\$107,686</b>
2026	\$257,810	9%	\$23,203	\$27,216	<b>\$158,105</b>
2027	\$281,012	8%	\$22,481	\$30,074	<b>\$210,660</b>
2028	\$303,493	7%	\$21,245	\$33,226	<b>\$265,131</b>
2029	\$324,738	6%	\$19,484	\$36,365	<b>\$320,980</b>
2030	\$344,222	5%	\$17,211	\$39,426	<b>\$377,617</b>
2031	\$361,433	5%	\$18,072	\$42,337	<b>\$438,026</b>
2032	\$379,505	5%	\$18,975	\$45,456	<b>\$502,457</b>
2033	\$398,480	5%	\$19,924	\$48,796	<b>\$571,177</b>

 Possibility of resale at any stage

 Object value growth by 100% over 9 years







# KAMMORA VILLAS

HANDOVER: Q3 2024



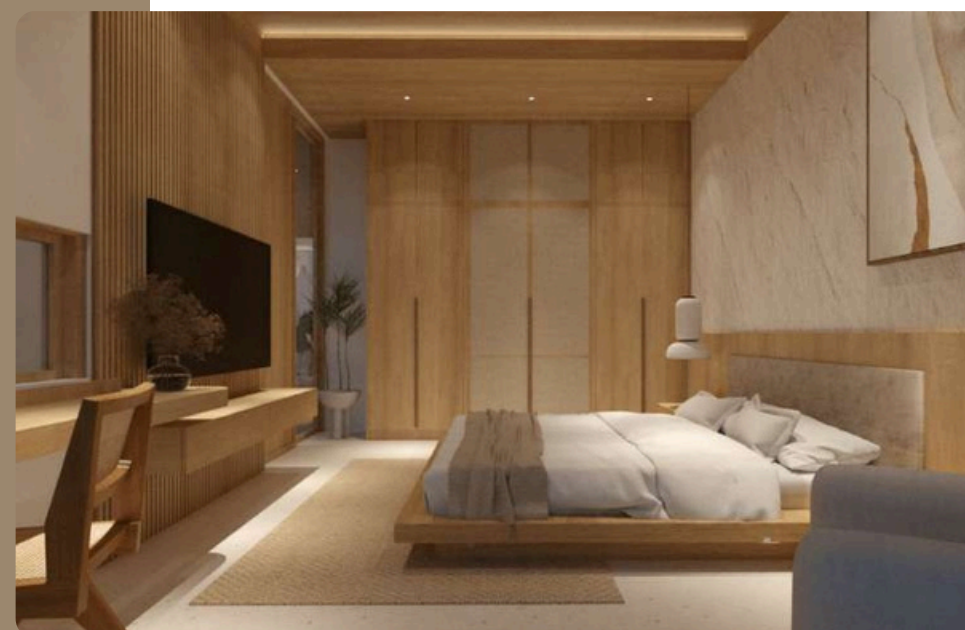


# PRIVATE VILLAS IN THE COMPLEX

HANDOVER: Q3 2024

- Secured area
- Private pool and garden
- 2 floors
- 3 bedrooms with double beds, wardrobe systems, TV, air conditioning and work area
- 3 bathrooms with heated towel rails, shower or bath
- The kitchen is equipped with household appliances: refrigerator with freezer, stove, microwave, dishwasher
- Spacious living room with dining area
- Laundry room with washing and drying machines

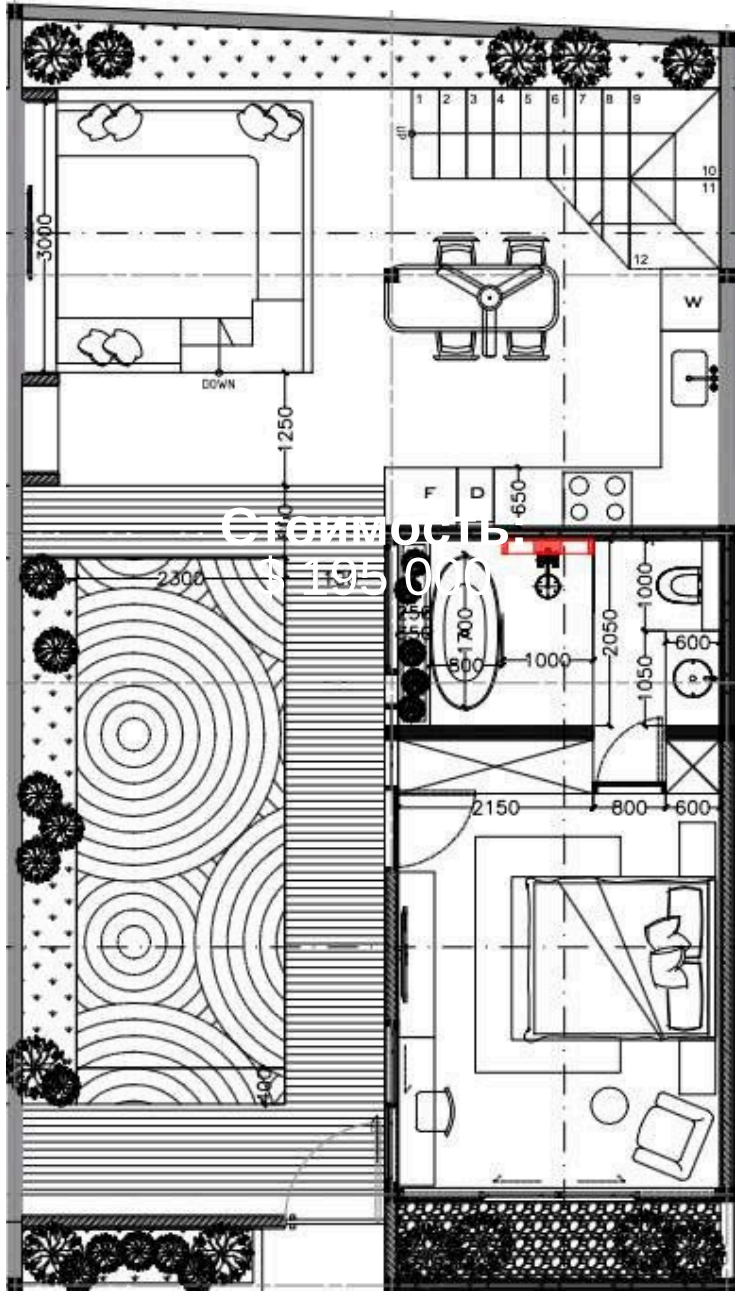
**Residents of the villas have access to all the infrastructure and services of the Kammora Living complex:** underground secure parking, gym, SPA center, concierge service



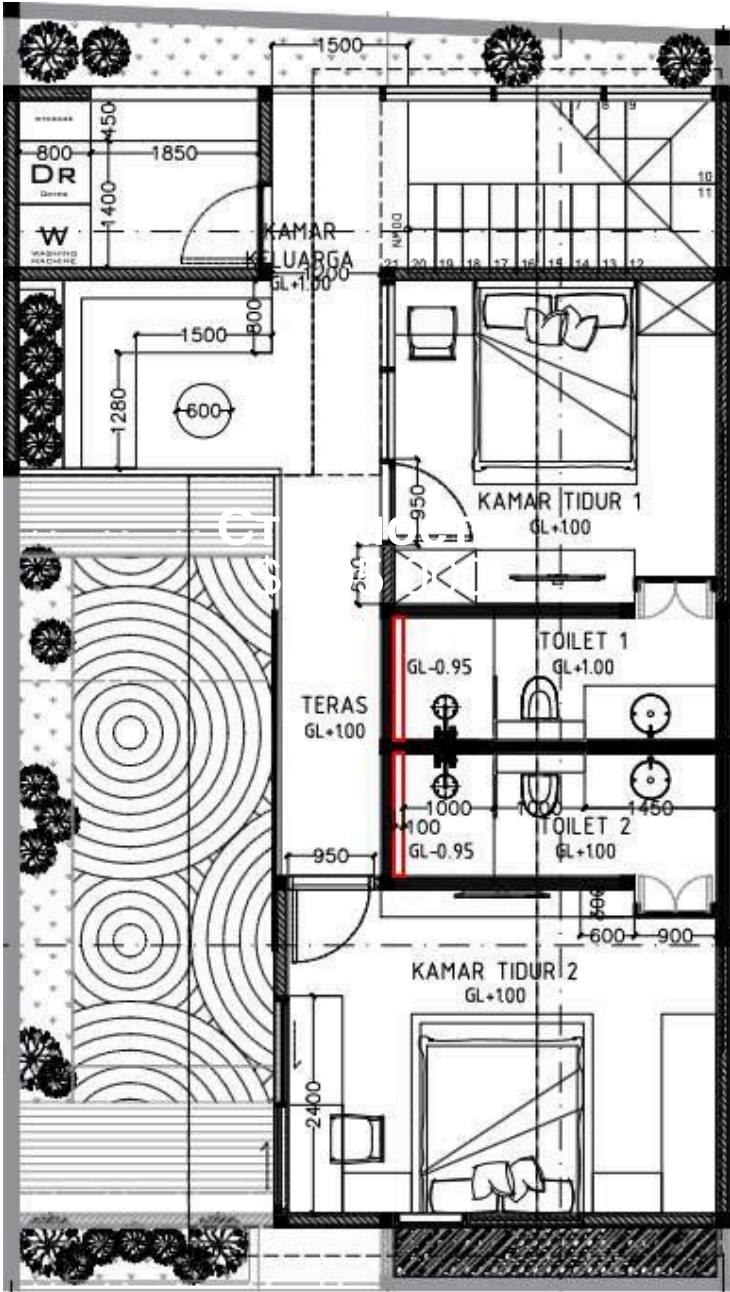



# VILLAS N°1, N°2, N°3, N°4

FLOOR 1



FLOOR 2



 **Building area:**  
167,61 m<sup>2</sup>

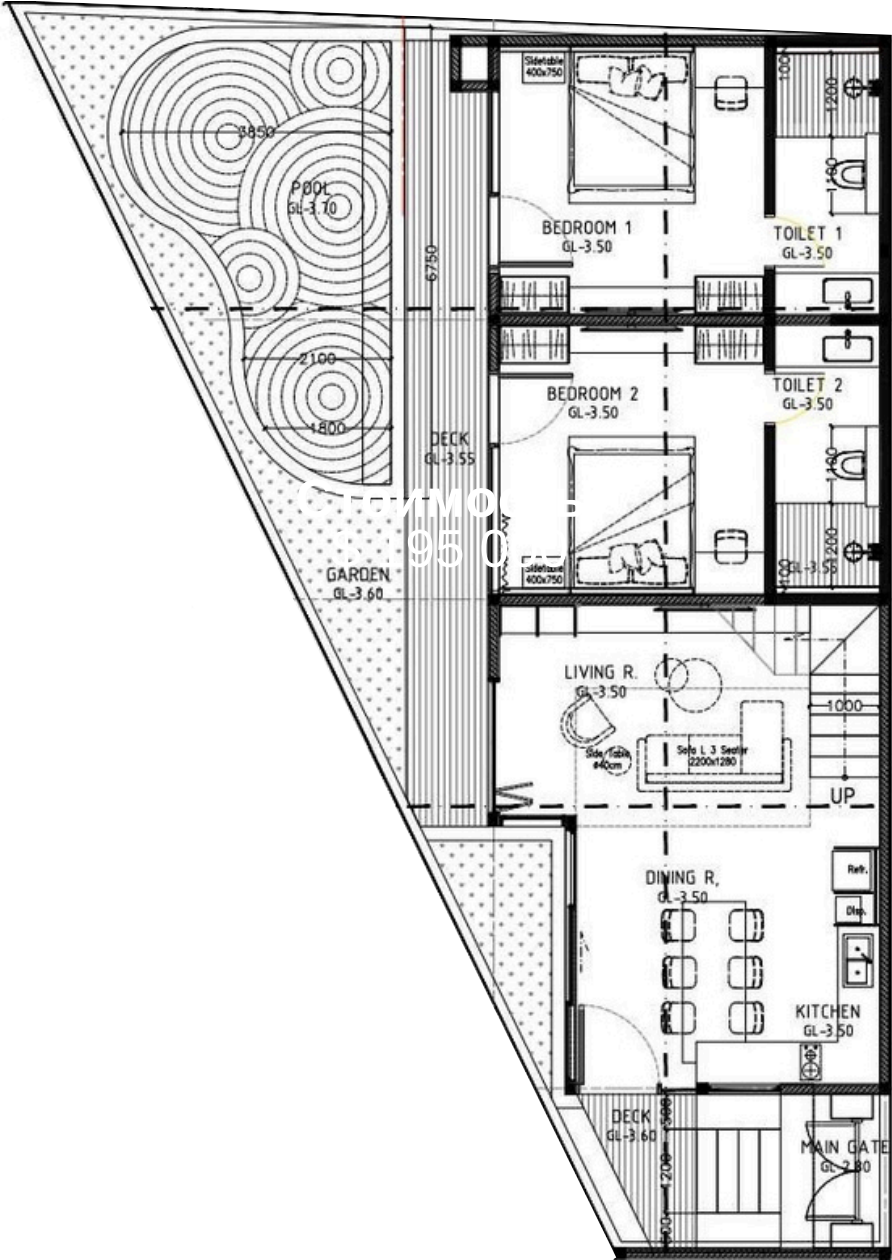
 **Land area:**  
109-116 m<sup>2</sup>

 **Price:**  
\$350,000  
(\$2,088/m<sup>2</sup>)

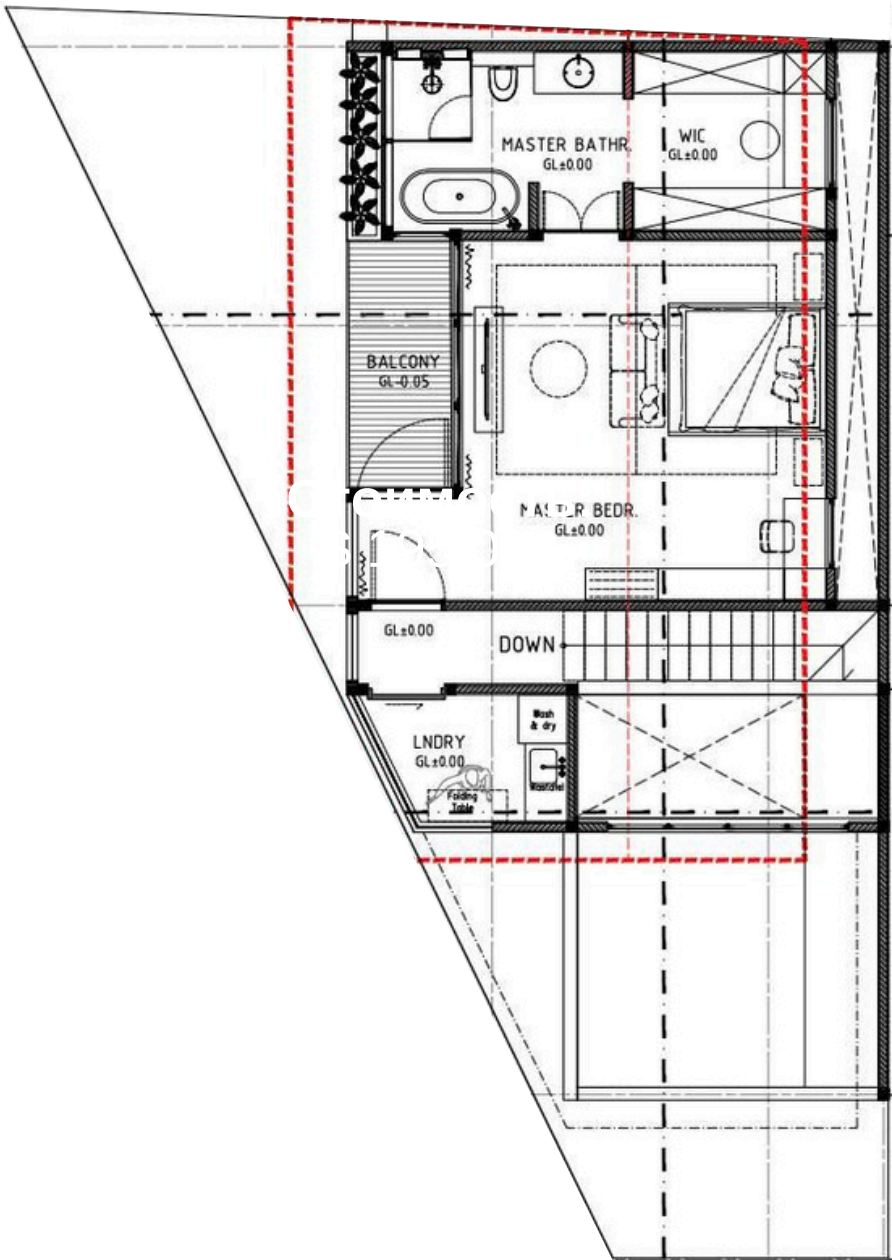


# VILLA Nº5

FLOOR 1




FLOOR 2



 **Building area:**  
222,18 m<sup>2</sup>

 **Land area:**  
139,26 m<sup>2</sup>

 **Price:**  
\$450,000  
(\$2,025/m<sup>2</sup>)



# PROFITABILITY OF VILLAS

HANDOVER: Q3 2024

As an example of villa for **\$350,000**:

from \$210

Cost of living  
per day

85%

Occupancy  
forecast

\$36,750

**Guaranteed yield** in the 1st year of the  
property management

17,66%

ROI

6 YEARS

Investment  
payback  
period

The investor begins to earn a guaranteed amount from rent from October 2024

**Payment of dividends every month**

**When purchasing in installments, dividends can be used as payments**





# CAPITALIZATION OF THE PROPERTY

HANDOVER: Q3 2024

As an example of villa for **\$350,000**:

RESALE					
Sale period	Market value of the apartment	Market value growth	Capitalization	Rental income	Total income (cumulative total)
2024	\$350,000	17%	\$59,500	\$36,750	<b>\$96,250</b>
2025	\$409,500	13%	\$53,235	\$43,484	<b>\$192,969</b>
2026	\$462,735	9%	\$41,646	\$48,462	<b>\$283,078</b>
2027	\$504,381	8%	\$40,350	\$53,510	<b>\$376,939</b>
2028	\$544,732	7%	\$38,131	\$59,075	<b>\$474,144</b>
2029	\$582,863	6%	\$34,972	\$64,609	<b>\$573,725</b>
2030	\$617,835	5%	\$30,892	\$69,996	<b>\$674,613</b>
2031	\$648,726	5%	\$32,436	\$75,113	<b>\$782,162</b>
2032	\$681,163	5%	\$34,058	\$80,591	<b>\$896,811</b>
2033	\$715,221	5%	\$35,761	\$86,456	<b>\$1,019,029</b>



Possibility of resale at any stage



Object value growth by 100% over 9 years







KAMMORA  
LIVING





# PAYMENT PROCEDURE

## BOOKING

Deposit of \$3,000 to reserve the desired apartment (refundable within 14 days of reservation)

## DOWN PAYMENT

On the day of contract conclusion, a payment of 55% of the price is required (including the reservation amount in the first payment)

## INTEREST-FREE INSTALLMENT

Interest-free installment of the rest amount up to 24 months (!) even for already completed properties

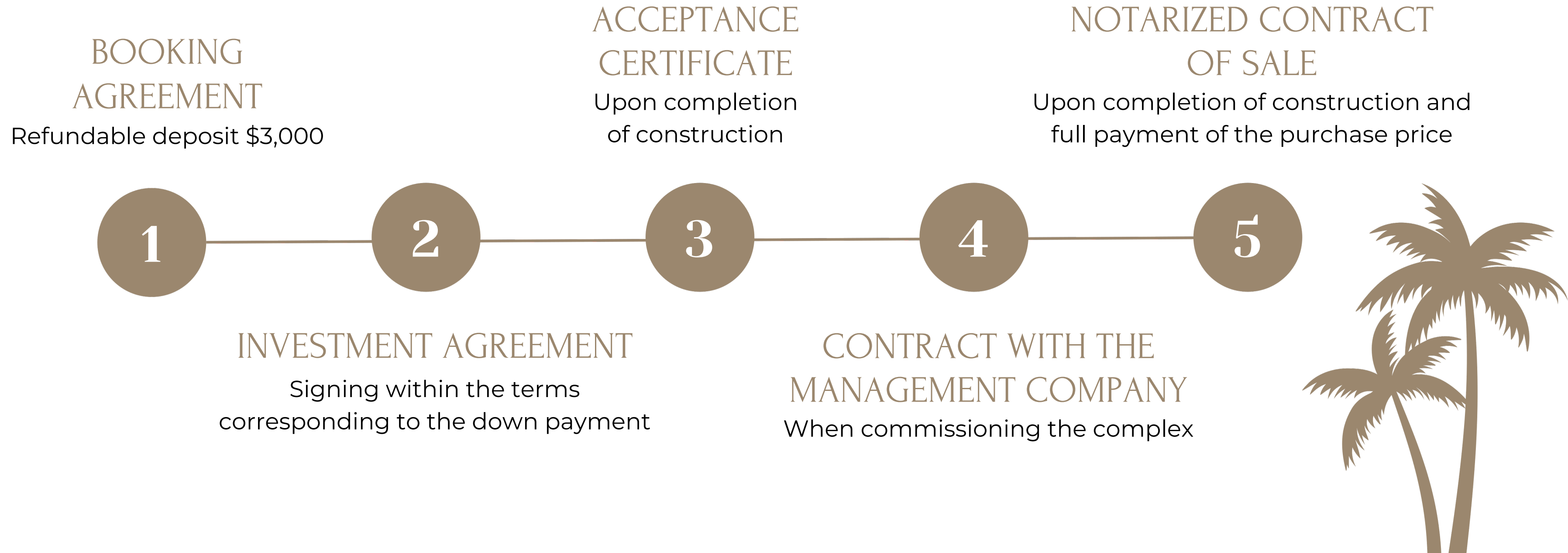


## INVESTMENT CASHBACK

If you pay for the apartment in full, you will receive an instant cashback of \$10,000 for real estate tokenization



# PURCHASE PROCEDURE



Throughout the entire process, Bali Invest Advisors provides **free-of-charge full legal support**, from legal due diligence of the land to the conclusion of the notarized transaction



# SPECIAL OFFERS FROM BALI INVEST CLUB

GLOBAL INVESTMENT COMPANY



## FREE FLIGHT AND ACCOMMODATION

We pay for the flight to Bali and back, provide free premium apartments for 7 nights and rent a branded bike to each apartment buyer

**This gift tour can be used during 2024**



## INVESTMENT CASHBACK

If you pay for the apartment in full, you will receive an instant cashback of \$10,000 for real estate tokenization

