



Mortgage

for the first time in Bali

Own property in Bali with mortgage
available to foreigners

With us you can

01

INVEST IN PREMIUM REAL ESTATE

Exclusive projects by a developer
with over 30 years of experience

Unique design, prime locations,
and breathtaking views

02

DIVERSIFY YOUR CAPITAL

Access residential and commercial
investments with low entry capital,
full transparency and flexibility

04

LAUNCH YOUR BUSINESS AND PROTECT YOUR INVESTMENTS

Turnkey business launch solutions,
legal support, due diligence
and transaction assistance

03

DELEGATE MANAGEMENT AND ENJOY COMFORT

European-level service, top ratings,
and a loyal guest base

05

LIVE IN BALI CAREFREE

Premium rentals, top restaurants,
SPAs, transfers, and exclusive
concierge services

Bali — 365 days of warmth and endless opportunities

- The perfect island for year-round living and leisure

- Rapidly developing infrastructure built to international standards

- Breathtaking diversity of nature

FROM TURQUOISE BEACHES AND RICE TERRACES
TO VOLCANOES AND LAKES

- A unique community of like-minded people

EXPATS, ENTREPRENEURS, TRAVELERS,
AND CREATIVES



A lifestyle you'll keep coming back to

60+

properties under management

Apartments and villas
for every taste

500+ from 26+

Guests monthly from

Countries

International
community

5.0

Guest favorite

This home is in the **top 1%** of eligible listings
based on ratings, reviews, and reliability

Booking.com

9,6

Managed by BALI INVEST
CLUB

Company review score: 9.6
Based on 347 reviews from 15 properties

15 managed properties

Premium services
for our guests
and investors



Airport pick-up
and drop-off



Breakfast
delivery



Full concierge support – from
tours to everyday errands



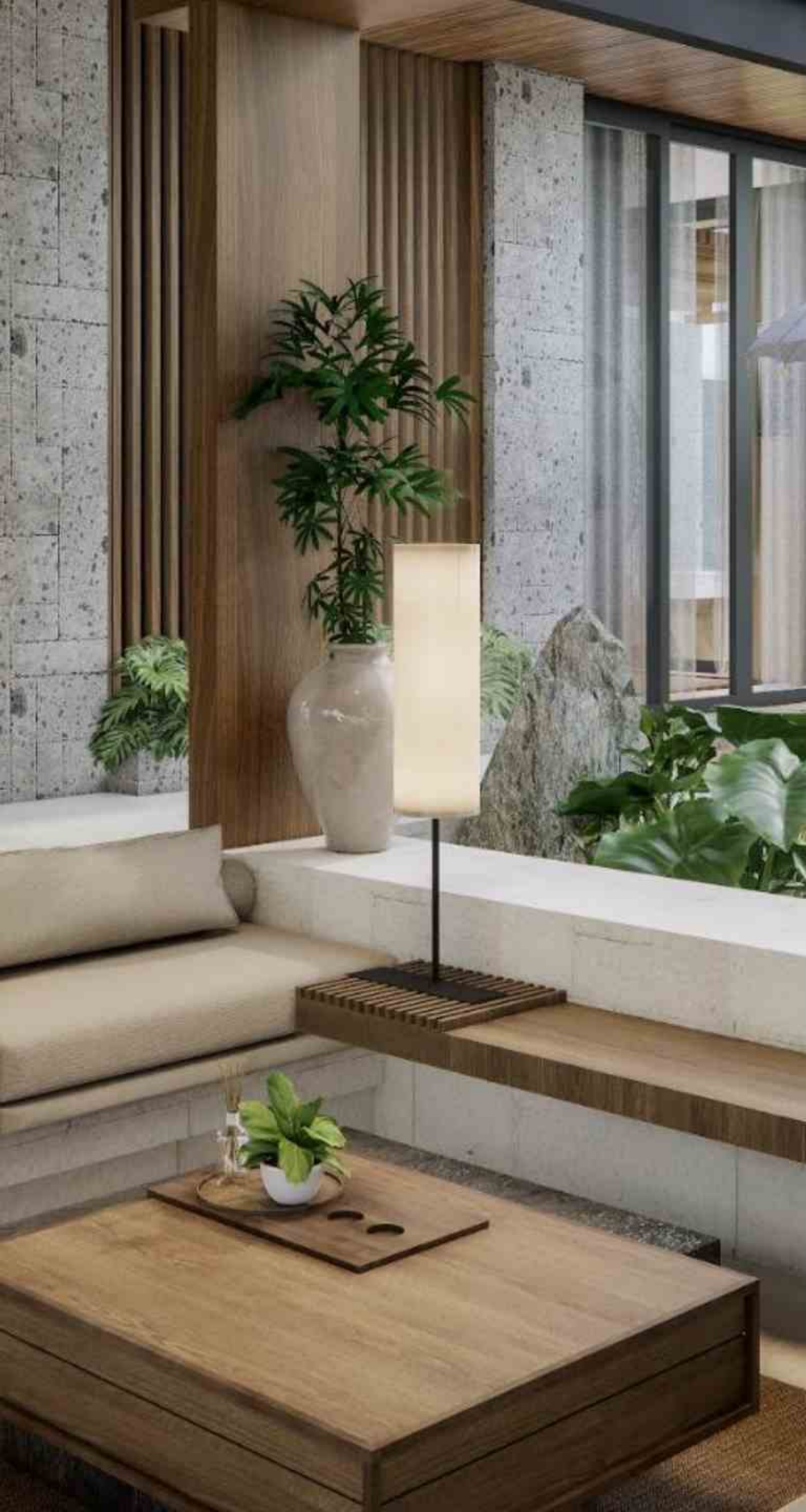
24/7 reception
and security



Motorbike
rentals



Golf carts



New approach to real estate and investments

For the first time in Bali

- Mortgage available to foreigners
- Up to 15 years | Interest rates from 5.5%
- Down payment from 25%

Leasehold up to 90 years or Freehold

Perfect for both living and investment

Low entry capital and flexible diversification opportunities

A tropical landscape featuring palm trees, a body of water, and a sunset sky. The scene is lush and serene, with the sun low on the horizon, casting a warm glow over the water and the silhouettes of the palm trees. The water reflects the sky, and the foreground shows more palm trees and tropical vegetation.

Our Properties

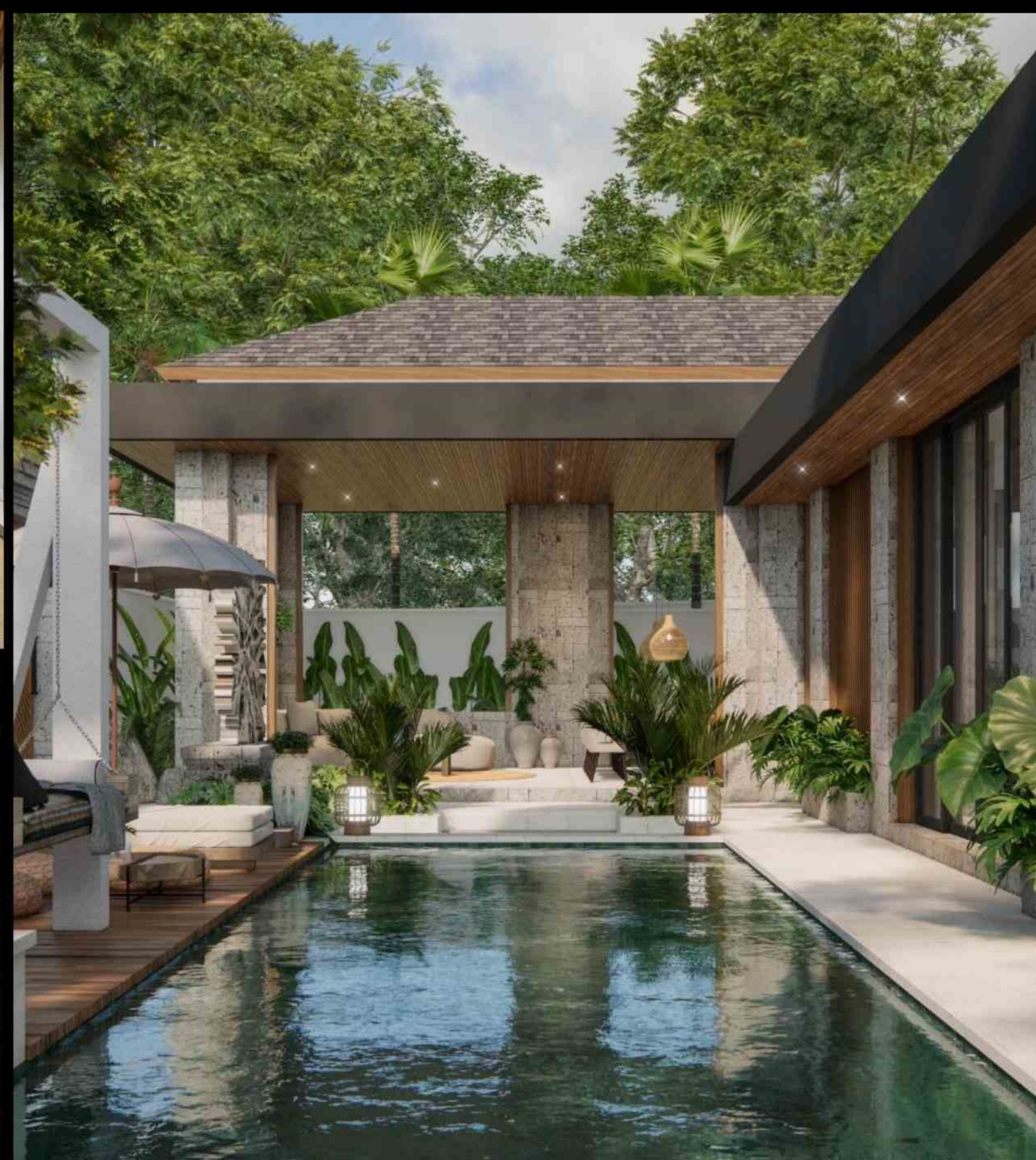
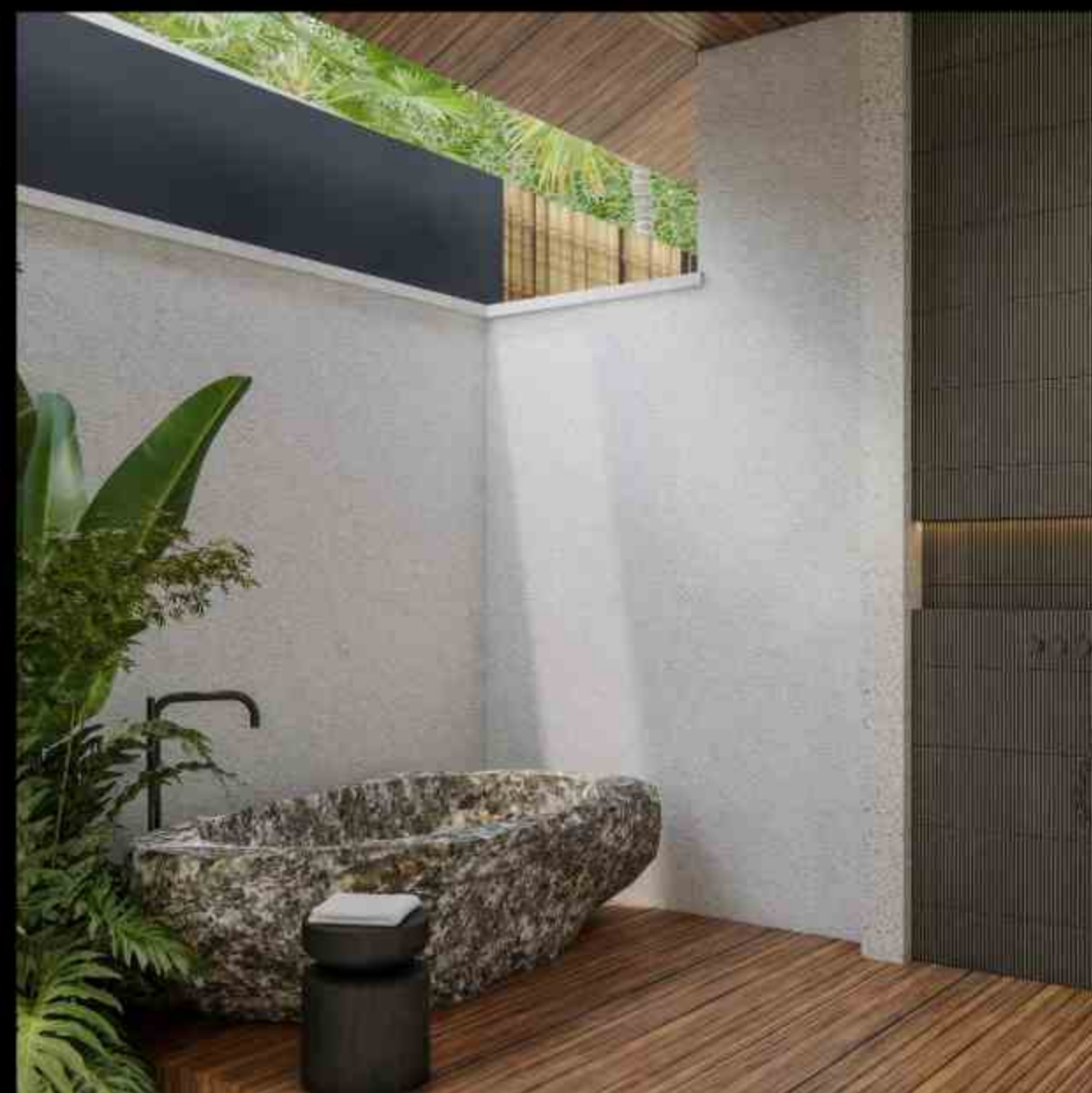
AVAILABLE WITH MORTGAGE



TALIA UBUD

**Premium complex
of 3 spacious villas
with exclusive
design**

**Nestled in the
jungles of Ubud**



Talia Ubud

Handover — Q3 2026

- **3-4 bedrooms with wardrobes** and en-suite bathrooms

- Fully equipped kitchen **with all essential appliances**

- **Cozy living room** with dining area, lounge zone, and projector

- **Private pool** starting from 77 m² with a dedicated lounge area

- **Smart home system**, spacious layouts thoughtfully designed for maximum comfort



Talia Ubud

Complex Layout

Talia Serenity
3 BEDROOM



Talia Balance
3 BEDROOM

Talia Jungle
4 BEDROOM

1,575+ _{M²} TOTAL
COMPLEX AREA

Villa Layout — Talia Serenity

Premium villa with a spacious private pool



VILLA OVERVIEW

3

BEDROOMS

286_{M²}

VILLA AREA

423_{M²}

LAND SIZE

\$520.000

PRICE

40+20 YEARS LEASEHOLD

MORTGAGE PAYMENT DETAILS

\$130,000 (25%)

DOWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 7% PER ANNUM

\$3,310

AVERAGE
MONTHLY PAYMENT

*OTHER AVAILABLE OPTIONS: FULL PAYMENT OR 0% INSTALLMENT PLAN

Returns

TALIA SERENITY — \$520,000

Talia Ubud

PASSIVE RENTAL INCOME

	AV OCCUPANCY	ADR	ROI	ANNUAL RETURN	MONTHLY INCOME
YEAR 1	80%	\$160	5,84%	\$30,368	\$2,531
YEAR 2	80%	\$176	6,42%	\$33,405	\$2,784
YEAR 3	80%	\$185	6,75%	\$35,075	\$2,923
YEAR 4	80%	\$194	7,08%	\$36,829	\$3,069
YEAR 5	80%	\$204	7,44%	\$38,670	\$3,223
YEAR 6	80%	\$214	7,81%	\$40,604	\$3,384
YEAR 7	80%	\$225	8,20%	\$42,634	\$3,553
YEAR 8	80%	\$236	9,04%	\$47,004	\$3,917
YEAR 9	80%	\$248	9,49%	\$49,354	\$4,113
YEAR 10	80%	\$260	9,49%	\$49,354	\$4,113

PROPERTY CAPITALIZATION

TIMEFRAME	MARKET VALUE	MARKET VALUE GROWTH, %	MARKET VALUE GROWTH, \$	RENTAL RETURN	TOTAL RETURN (CUMULATIVE)
2025	\$520,000	10%	\$52,000	-	\$572,000
2026	\$572,000	5%	\$28,600	\$30,368	\$630,968
2027	\$600,600	5%	\$30,030	\$33,405	\$694,403
2028	\$630,630	5%	\$31,532	\$35,075	\$761,009

Villa Layout — Talia Balance

Premium villa with a spacious private pool



VILLA OVERVIEW

3

BEDROOMS

303_{M²}

VILLA AREA

425_{M²}

LAND SIZE

\$530.000

PRICE

40+20 YEARS LEASEHOLD

MORTGAGE PAYMENT DETAILS

\$132,500 (25%)

DOWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 7% PER ANNUM

\$3,375

AVERAGE
MONTHLY PAYMENT

*OTHER AVAILABLE OPTIONS: FULL PAYMENT OR 0% INSTALLMENT PLAN

Returns

TALIA BALANCE — \$530,000

Talia Ubud

PASSIVE RENTAL INCOME

	AV OCCUPANCY	ADR	ROI	ANNUAL RETURN	MONTHLY INCOME
YEAR 1	80%	\$160	5,73%	\$30,368	\$2,531
YEAR 2	80%	\$176	6,30%	\$33,405	\$2,784
YEAR 3	80%	\$185	6,62%	\$35,075	\$2,923
YEAR 4	80%	\$194	6,95%	\$36,829	\$3,069
YEAR 5	80%	\$204	7,30%	\$38,670	\$3,223
YEAR 6	80%	\$214	7,66%	\$40,604	\$3,384
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YEAR 9	80%	\$248	9,31%	\$49,354	\$4,113
YEAR 10	80%	\$260	9,31%	\$49,354	\$4,113

PROPERTY CAPITALIZATION

TIMEFRAME	MARKET VALUE	MARKET VALUE GROWTH, %	MARKET VALUE GROWTH, \$	RENTAL RETURN	TOTAL RETURN (CUMULATIVE)
2025	\$530,000	10%	\$53,000	-	\$583,000
2026	\$583,000	5%	\$29,150	\$30,368	\$642,518
2027	\$612,150	5%	\$30,608	\$33,405	\$706,530
2028	\$642,758	5%	\$32,138	\$35,075	\$773,743

Villa Layout — Talia Jungle

Premium villa with a spacious private pool and jungle views



VILLA OVERVIEW

4

BEDROOMS

372 _{M²}

VILLA AREA

491 _{M²}

LAND SIZE

\$670.000

PRICE

40+20 YEARS LEASEHOLD

MORTGAGE PAYMENT DETAILS

\$167,500 (25%)

DOWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 7% PER ANNUM

\$4,265 AVERAGE
MONTHLY PAYMENT

*OTHER AVAILABLE OPTIONS: FULL PAYMENT OR 0% INSTALLMENT PLAN

Returns

TALIA JUNGLE — \$670,000

Talia Ubud

PASSIVE RENTAL INCOME

	AV OCCUPANCY	ADR	ROI	ANNUAL RETURN	MONTHLY INCOME
YEAR 1	80%	\$230	6,52%	\$43,654	\$3,638
YEAR 2	80%	\$253	7,17%	\$48,019	\$4,002
YEAR 3	80%	\$266	7,53%	\$50,420	\$4,202
YEAR 4	80%	\$279	7,90%	\$52,941	\$4,412
YEAR 5	80%	\$293	8,30%	\$55,588	\$4,632
YEAR 6	80%	\$308	8,71%	\$58,368	\$4,864
YEAR 7	80%	\$323	9,15%	\$61,286	\$5,107
YEAR 8	80%	\$339	10,08%	\$67,568	\$5,631
YEAR 9	80%	\$356	10,59%	\$70,947	\$5,912
YEAR 10	80%	\$374	10,59%	\$70,947	54,912

PROPERTY CAPITALIZATION

TIMEFRAME	MARKET VALUE	MARKET VALUE GROWTH, %	MARKET VALUE GROWTH, \$	RENTAL RETURN	TOTAL RETURN (CUMULATIVE)
2025	\$670,000	10%	\$67,000	-	\$737,000
2026	\$737,000	5%	\$36,850	\$43,654	\$817,504
2027	\$773,850	5%	\$38,693	\$48,019	\$904,216
2028	\$812,543	5%	\$40,627	\$50,420	\$995,263

KANTI SUITES



Premium complex
of 50 apartments
with a rooftop

700m from
the ocean in Canggu

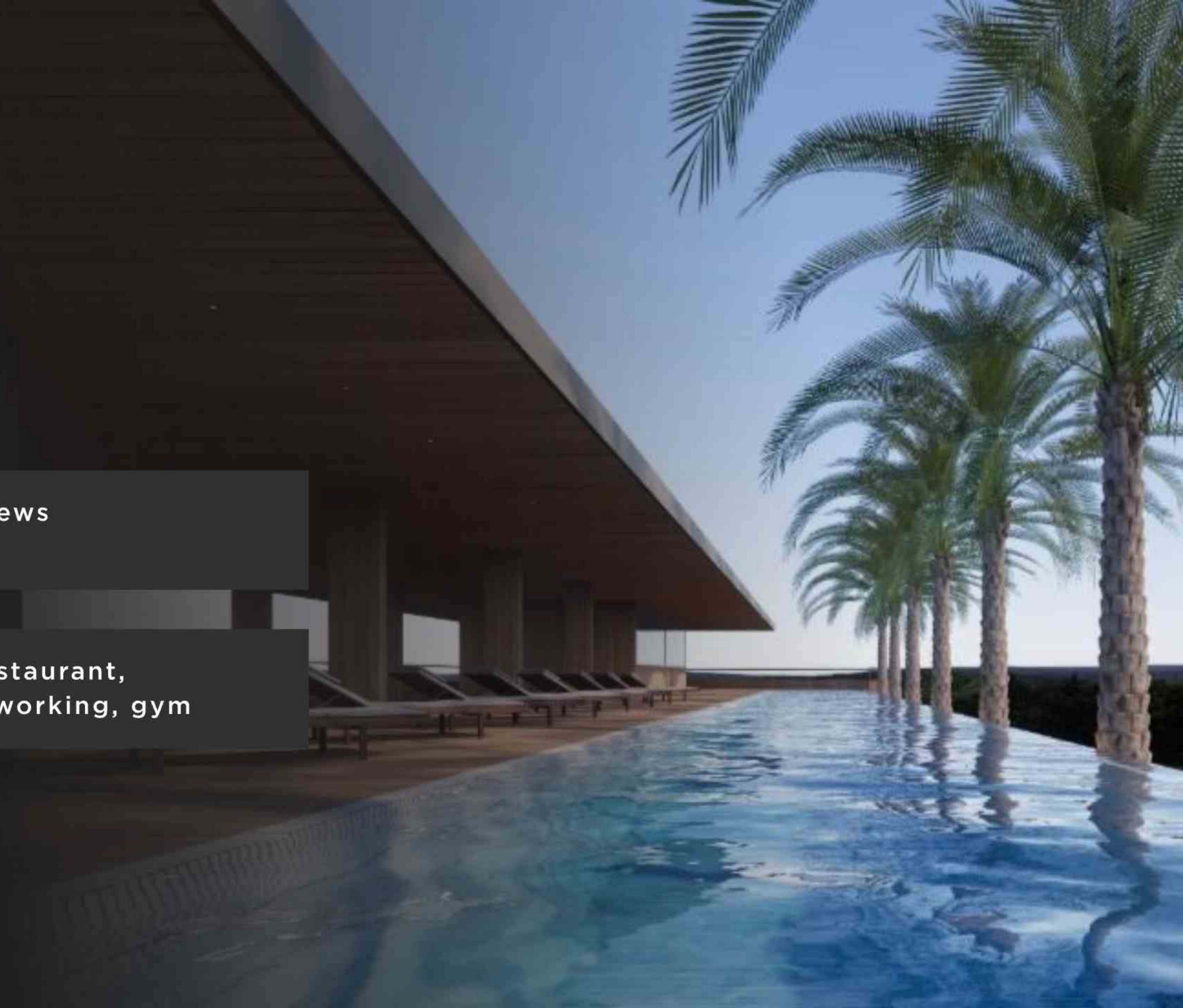


Complex infrastructure

- Rooftop on the 4th floor with views of the ocean and rice terraces

- Large infinity pool

- Restaurant, coworking, gym



A modern bedroom interior featuring a large bed with white linens and a grey throw, a curved white sofa with a wooden frame, and a large abstract painting on the wall. The room has a minimalist design with white walls and a dark wood headboard.

Kanti Suites

Handover — Q2 2027

- **4 floors, 4 types of units**
Standard studios, studios with private garden, lofts and 2 bedroom apartments
- **Walk-in closets**, kitchen-living room with all essential appliances
- **Smart home system**
- **Panoramic views of Canggu**, rice terraces and the ocean



Apartment Layout — Studio



1 / ISLAND

2 / FRIDGE

3 / DISPENSER

4 / LAUNDRY

5 / WARDROBE

6 / BATHROOM

7 / SOFA

8 / BED

UNIT OVERVIEW

32

UNITS

35_{M²}

APARTMENT AREA

\$161.000

PRICE

90 YEARS LEASEHOLD

MORTGAGE PAYMENT DETAILS

\$40,250 (25%)

DOWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 7% PER ANNUM

\$1,025 AVERAGE
MONTHLY PAYMENT

*OTHER OPTIONS AVAILABLE; FULL PAYMENT OR 0% INSTALLMENT PLAN

Returns

STUDIO — \$161,000

Kanti Suites

PASSIVE RENTAL INCOME

	AV OCCUPANCY	ADR	ROI	ANNUAL RETURN	MONTHLY INCOME
YEAR 1	80%	\$85	7,71%	\$12,410	\$1,034
YEAR 2	80%	\$102	9,25%	\$14,892	\$1,241
YEAR 3	80%	\$106	9,62%	\$15,488	\$1,291
YEAR 4	80%	\$110	10,00%	\$16,107	\$1,342
YEAR 5	80%	\$115	10,40%	\$16,751	\$1,396
YEAR 6	80%	\$119	10,82%	\$17,422	\$1,452
YEAR 7	80%	\$124	11,25%	\$18,118	\$1,510
YEAR 8	80%	\$129	11,70%	\$18,843	\$1,570
YEAR 9	80%	\$134	12,17%	\$19,597	\$1,633
YEAR 10	80%	\$140	12,6%	\$20,381	\$2,698

PROPERTY CAPITALIZATION

TIMEFRAME	MARKET VALUE	MARKET VALUE GROWTH, %	MARKET VALUE GROWTH, \$	RENTAL RETURN	TOTAL RETURN (CUMULATIVE)
2026	\$161,000	10%	\$16,100	-	\$177,100
2027	\$177,100	15%	\$26,565	\$7,446	\$211,111
2028	\$203,665	5%	\$10,183	\$15,488	\$236,782

Apartment Layout — Loft



- 1 / ISLAND
- 2 / FRIDGE
- 3 / DISPENSER
- 4 / WARDROBE
- 5 / LAUNDRY
- 6 / DRY GARDEN

- 7 / SOFA
- 8 / BED
- 9 / TABLE



UNIT OVERVIEW

8

UNITS

52_{M²}

APARTMENT AREA

\$239.000

PRICE

90 YEARS LEASEHOLD

MORTGAGE PAYMENT DETAILS

\$59,800 (25%)

DOWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 7% PER ANNUM

\$1,520 AVERAGE
MONTHLY PAYMENT

*OTHER OPTIONS AVAILABLE; FULL PAYMENT OR 0% INSTALLMENT PLAN

Returns

PRIVATE GARDEN / LOFT — \$239,000

Kanti Suites

PASSIVE RENTAL INCOME

	AV OCCUPANCY	ADR	ROI	ANNUAL RETURN	MONTHLY INCOME
YEAR 1	80%	\$110	6,72%	\$16,060	\$1,338
YEAR 2	80%	\$132	8,06%	\$19,272	\$1,606
YEAR 3	80%	\$137	8,39%	\$20,043	\$1,670
YEAR 4	80%	\$143	8,72%	\$20,845	\$1,737
YEAR 5	80%	\$148	9,07%	\$21,678	\$1,807
YEAR 6	80%	\$154	9,43%	\$22,546	\$1,879
YEAR 7	80%	\$161	9,81%	\$23,447	\$1,954
YEAR 8	80%	\$167	10,20%	\$24,385	\$2,032
YEAR 9	80%	\$174	10,61%	\$25,361	\$2,113
YEAR 10	80%	\$181	11,04%	\$26,375	\$2,198

PROPERTY CAPITALIZATION

TIMEFRAME	MARKET VALUE	MARKET VALUE GROWTH, %	MARKET VALUE GROWTH, \$	RENTAL RETURN	TOTAL RETURN (CUMULATIVE)
2026	\$239,000	10%	\$23,900	-	\$262,900
2027	\$262,900	15%	\$39,435	\$9,636	\$311,971
2028	\$302,335	5%	\$15,117	\$20,043	\$347,131

Apartment Layout — 2 bedroom



- 1 / ISLAND
- 2 / FRIDGE
- 3 / DISPENSER
- 4 / LAUNDRY
- 5 / SOFA
- 6 / BED
- 7 / WARDROBE
- 8 / BATHROOM

UNIT OVERVIEW

4

UNITS

70_{M²}

APARTMENT AREA

\$322.000

PRICE

90 YEARS LEASEHOLD

MORTGAGE PAYMENT DETAILS

\$80,500 (25%)

DOWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 7% PER ANNUM

\$2,050<sub>AVERAGE
MONTHLY PAYMENT</sub>

*OTHER OPTIONS AVAILABLE; FULL PAYMENT OR 0% INSTALLMENT PLAN

Returns

2 BEDROOM — \$322,000

Kanti Suites

PASSIVE RENTAL INCOME

	AV OCCUPANCY	ADR	ROI	ANNUAL RETURN	MONTHLY INCOME
YEAR 1	80%	\$135	6,10%	\$19,637	\$1,636
YEAR 2	80%	\$161	7,32%	\$23,564	\$1,964
YEAR 3	80%	\$168	7,61%	\$24,507	\$2,042
YEAR 4	80%	\$175	7,92%	\$25,487	\$2,124
YEAR 5	80%	\$182	8,23%	\$26,507	\$2,209
YEAR 6	80%	\$189	8,56%	\$27,567	\$2,297
YEAR 7	80%	\$196	8,90%	\$28,670	\$2,389
YEAR 8	80%	\$204	9,26%	\$29,816	\$2,485
YEAR 9	80%	\$212	9,63%	\$31,009	\$3,584
YEAR 10	80%	\$221	10,02%	\$32,250	\$3,687

PROPERTY CAPITALIZATION

TIMEFRAME	MARKET VALUE	MARKET VALUE GROWTH, %	MARKET VALUE GROWTH, \$	RENTAL RETURN	TOTAL RETURN (CUMULATIVE)
2026	\$322,000	10%	\$32,200	-	\$354,200
2027	\$354,200	15%	\$53,130	\$11,782	\$419,112
2028	\$407,330	5%	\$20,367	\$24,507	\$463,986

KAMMORA

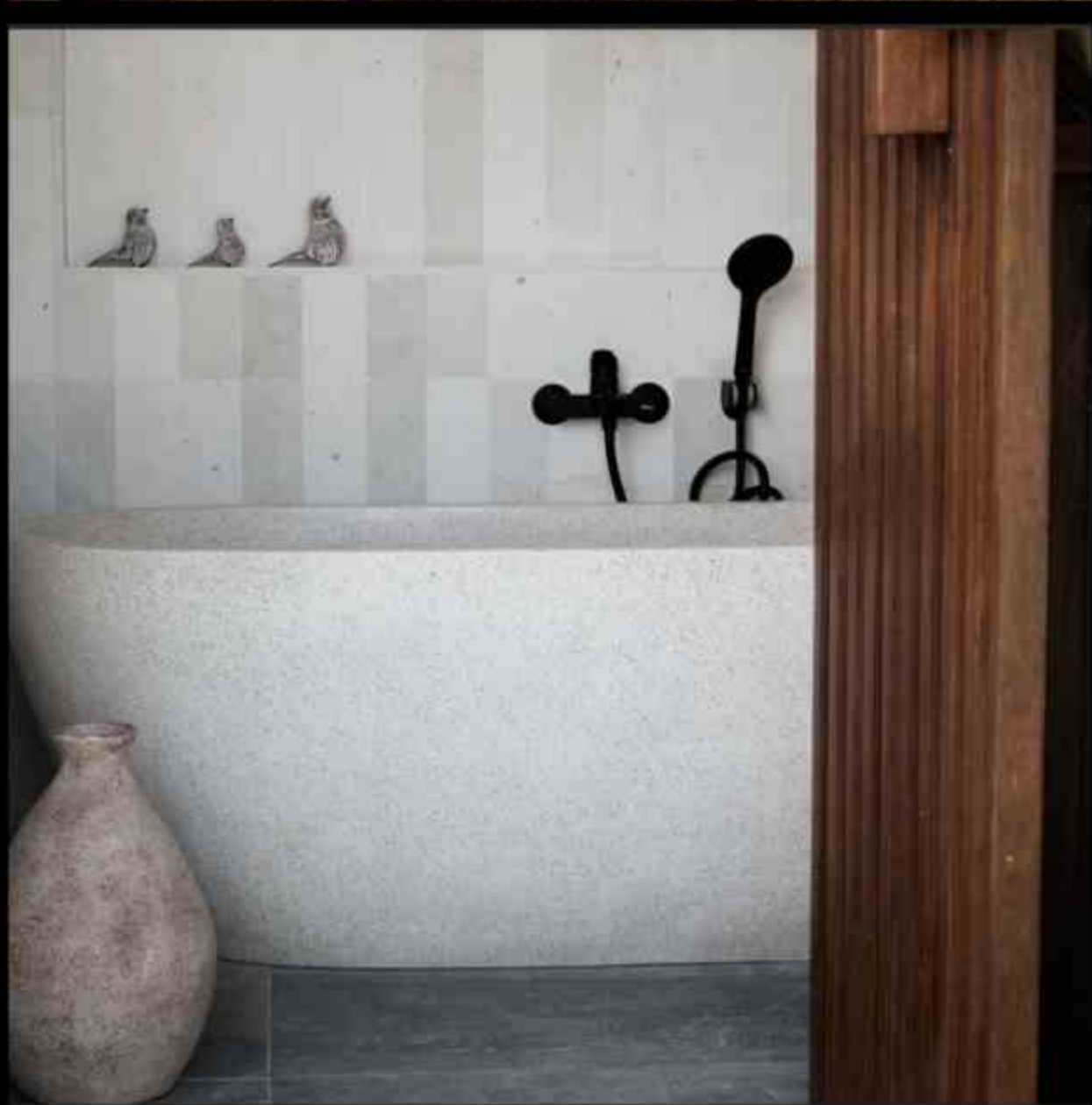
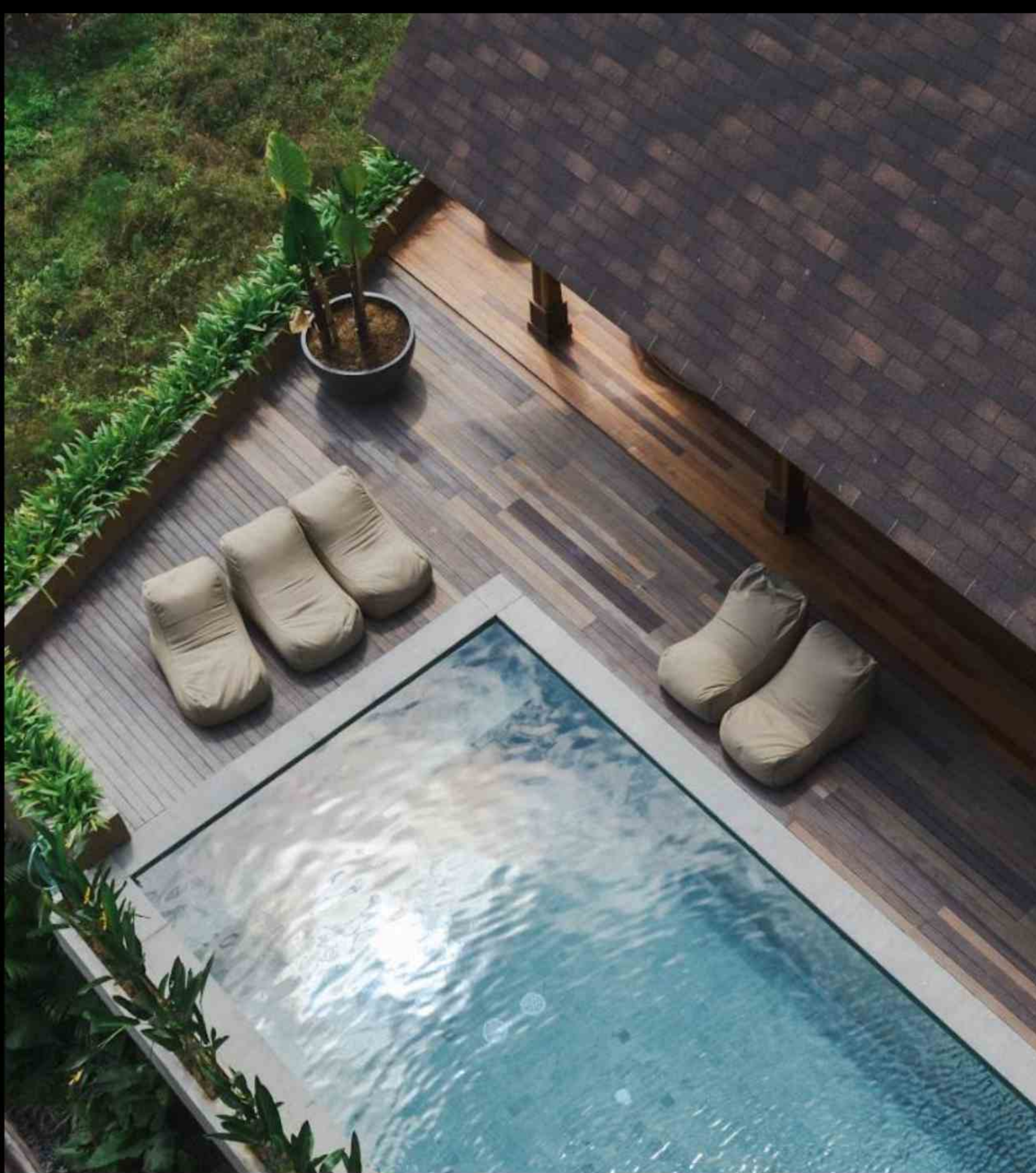
03

LIVING



**Premium completed
complex of 26
apartments and 5
villas with hotel-style
services**

**in the heart of
Canggu**





1,720+ M² TOTAL
COMPLEX AREA



Kammora Living

Complex was commissioned
in October 2024



Studio Apartments with king-size beds, wardrobe systems and a private balcony



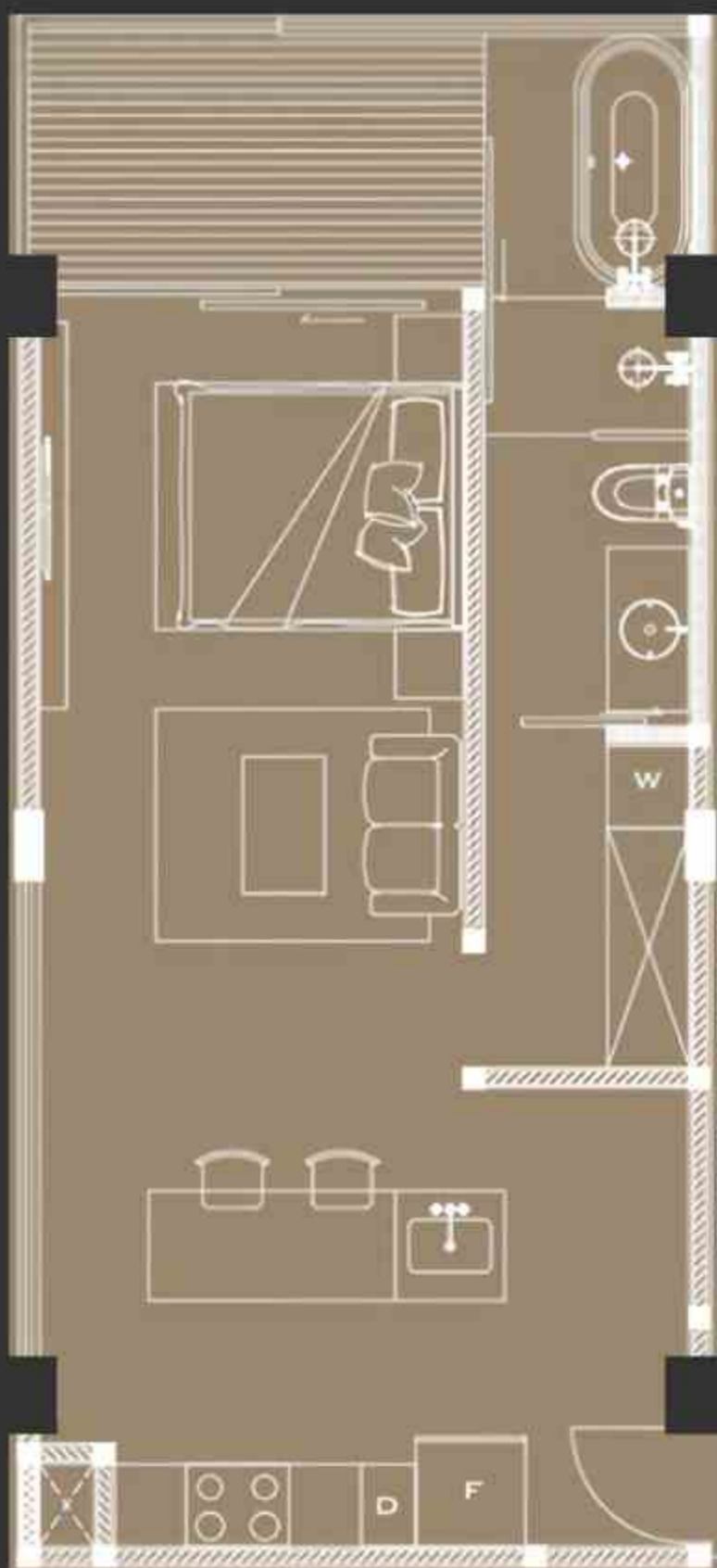
Kitchen-living room fully equipped with all necessary appliances and a dining area



Natural stone bathroom, bathtub with access to the balcony



Apartment type A



UNIT OVERVIEW

49_{M²}

APARTMENT AREA

\$180.000

PRICE

29+30 YEARS LEASEHOLD

MORTGAGE PAYMENT DETAILS

\$45,000 (25%)

DOWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 9% PER ANNUM

\$1,250 AVERAGE
MONTHLY PAYMENT

*OTHER OPTIONS AVAILABLE: FULL PAYMENT OR 0% INSTALLMENT PLAN

Returns

TYPE A — \$180,000

Kammora Living

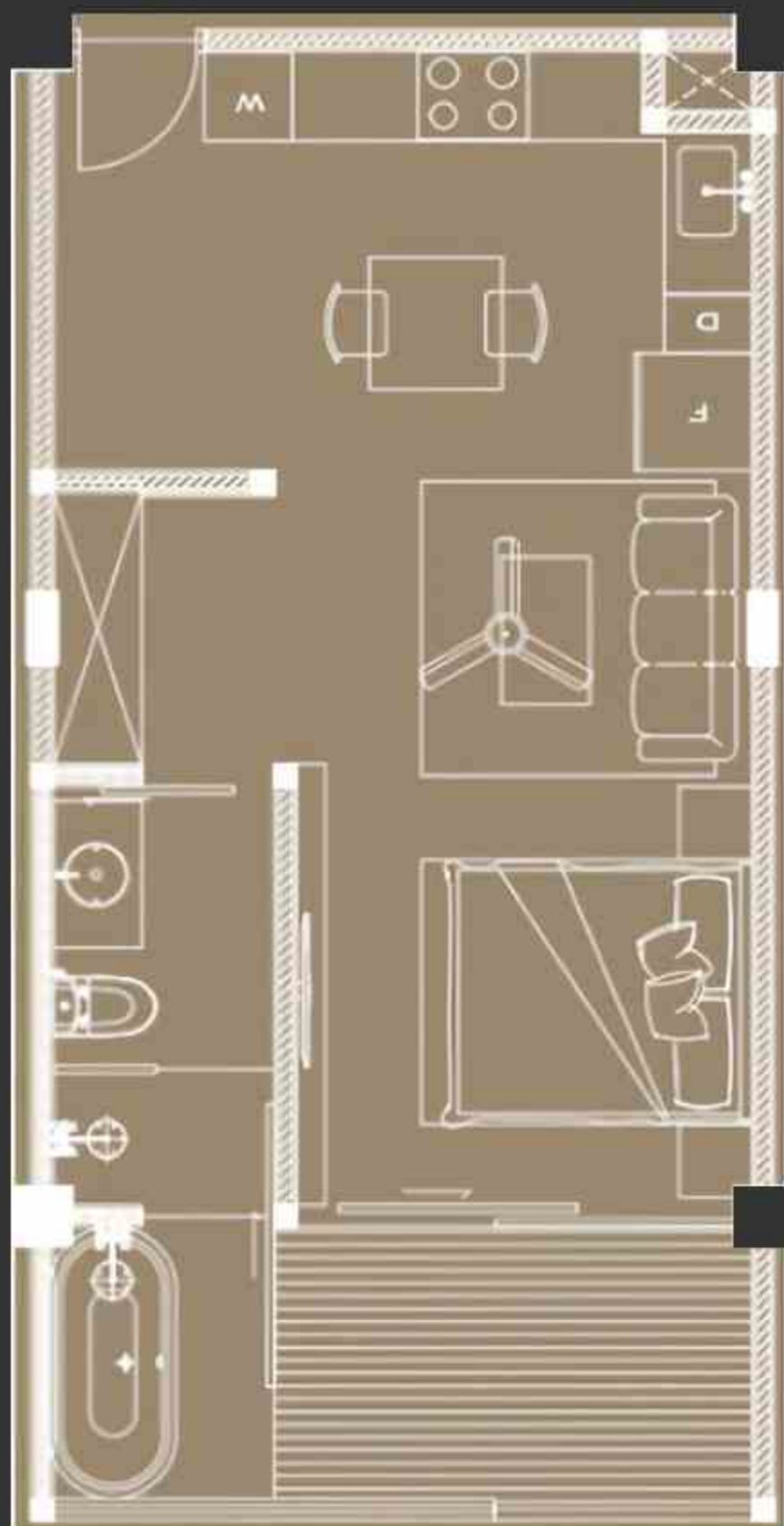
PASSIVE RENTAL INCOME

	AV OCCUPANCY	ADR	ROI	ANNUAL RETURN	MONTHLY INCOME
YEAR 1	80%	\$83	6,73%	\$12,118	\$1,010
YEAR 2	80%	\$94	7,61%	\$13,693	\$1,141
YEAR 3	80%	\$98	7,99%	\$14,378	\$1,198
YEAR 4	80%	\$103	8,39%	\$15,097	\$1,258
YEAR 5	80%	\$109	8,81%	\$15,852	\$1,321
YEAR 6	80%	\$114	9,25%	\$16,644	\$1,387
YEAR 7	80%	\$120	9,71%	\$17,477	\$1,456
YEAR 8	80%	\$126	10,19%	\$18,350	\$1,529
YEAR 9	80%	\$132	10,70%	\$19,268	\$1,606
YEAR 10	80%	\$139	11,24%	\$20,231	\$1,686

PROPERTY CAPITALIZATION

TIMEFRAME	MARKET VALUE	MARKET VALUE GROWTH, %	MARKET VALUE GROWTH, \$	RENTAL RETURN	TOTAL RETURN (CUMULATIVE)
2026	\$180,000	5%	\$9,000	\$12,118	\$201,118
2027	\$189,000	3%	\$5,670	\$13,693	\$220,481
2028	\$194,670	2%	\$3,893	\$14,378	\$238,753

Apartment type A-E



UNIT OVERVIEW

49-55 _{M²}

APARTMENT AREA

\$200.000

PRICE

29+30 YEARS LEASEHOLD

MORTGAGE PAYMENT DETAILS

\$50,000 (25%)

DOWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 9% PER ANNUM

\$1,400 AVERAGE
MONTHLY PAYMENT

*OTHER OPTIONS AVAILABLE: FULL PAYMENT OR 0% INSTALLMENT PLAN

Returns

TYPE A-E — \$200,000

Kammora Living

PASSIVE RENTAL INCOME

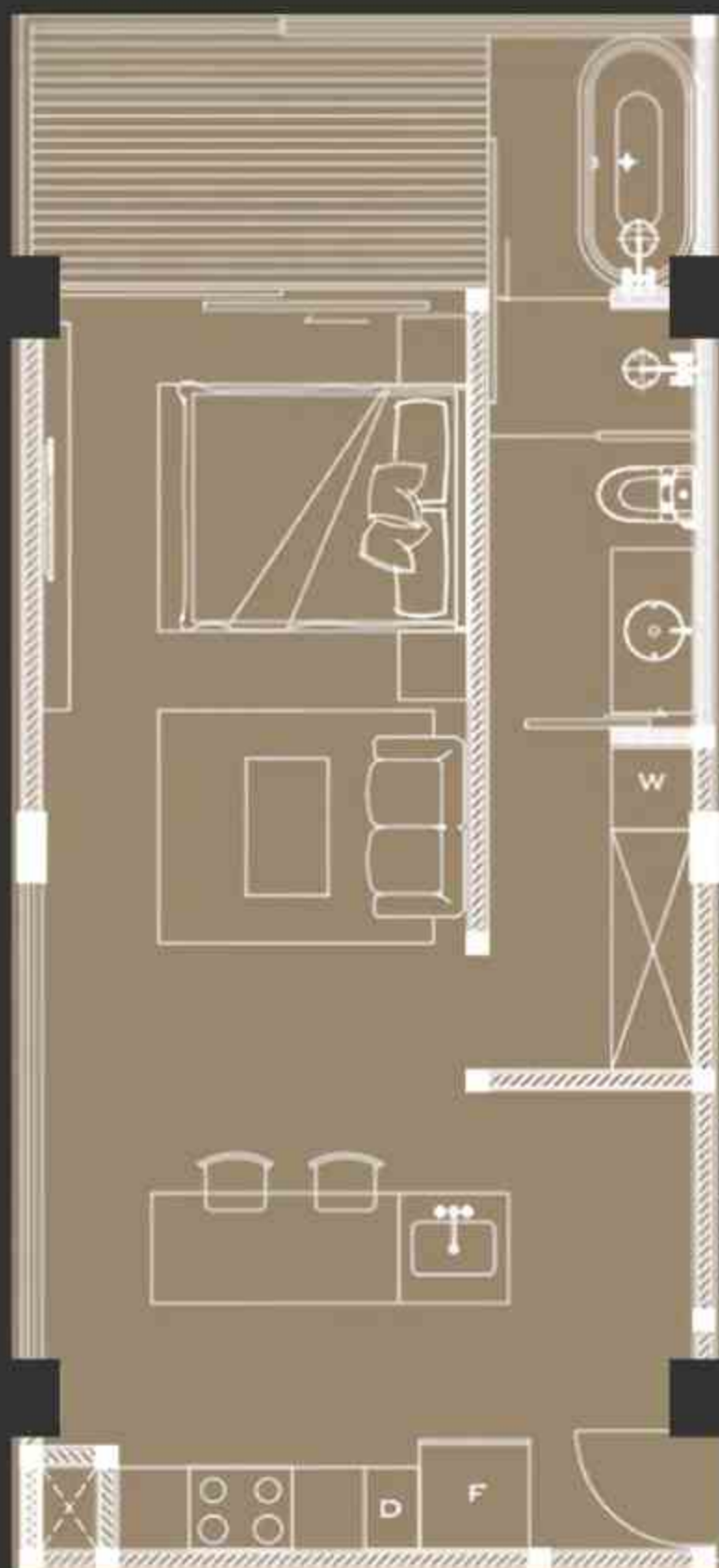
	AV OCCUPANCY	ADR	ROI	ANNUAL RETURN	MONTHLY INCOME
YEAR 1	80%	\$94	6,86%	\$13,724	\$1,144
YEAR 2	80%	\$106	7,75%	\$15,508	\$1,292
YEAR 3	80%	\$112	8,14%	\$16,284	\$1,357
YEAR 4	80%	\$117	8,55%	\$17,098	\$1,425
YEAR 5	80%	\$123	8,98%	\$17,953	\$1,496
YEAR 6	80%	\$129	9,43%	\$18,850	\$1,571
YEAR 7	80%	\$136	9,90%	\$19,793	\$1,649
YEAR 8	80%	\$142	10,39%	\$20,782	\$1,732
YEAR 9	80%	\$149	10,91%	\$21,821	\$1,818
YEAR 10	80%	\$157	11,46%	\$22,913	\$1,909

PROPERTY CAPITALIZATION

TIMEFRAME	MARKET VALUE	MARKET VALUE GROWTH, %	MARKET VALUE GROWTH, \$	RENTAL RETURN	TOTAL RETURN (CUMULATIVE)
2026	\$200,000	5%	\$10,000	\$13,724	\$223,724
2027	\$210,000	3%	\$6,300	\$15,508	\$245,532
2028	\$216,300	2%	\$4,326	\$16,284	\$266,142

Apartment type B

with views of rice terraces and picturesque sunsets



UNIT OVERVIEW

55_{M²}

APARTMENT AREA

\$230.000

PRICE

29+30 YEARS LEASEHOLD

MORTGAGE PAYMENT DETAILS

\$57,500 (25%)

DOWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 9% PER ANNUM

\$1,600 AVERAGE
MONTHLY PAYMENT

*OTHER OPTIONS AVAILABLE; FULL PAYMENT OR 0% INSTALLMENT PLAN

Returns

TYPE B — \$230,000

Kammora Living

PASSIVE RENTAL INCOME

	AV OCCUPANCY	ADR	ROI	ANNUAL RETURN	MONTHLY INCOME
YEAR 1	80%	\$111	7,05%	\$16,206	\$1,351
YEAR 2	80%	\$125	7,96%	\$18,313	\$1,526
YEAR 3	80%	\$132	8,36%	\$19,228	\$1,602
YEAR 4	80%	\$138	8,78%	\$20,190	\$1,682
YEAR 5	80%	\$145	9,22%	\$21,199	\$1,767
YEAR 6	80%	\$152	9,68%	\$22,259	\$1,855
YEAR 7	80%	\$160	10,16%	\$23,372	\$1,948
YEAR 8	80%	\$168	10,67%	\$24,541	\$2,045
YEAR 9	80%	\$176	11,20%	\$25,768	\$2,147
YEAR 10	80%	\$185	11,76%	\$27,056	\$2,255

PROPERTY CAPITALIZATION

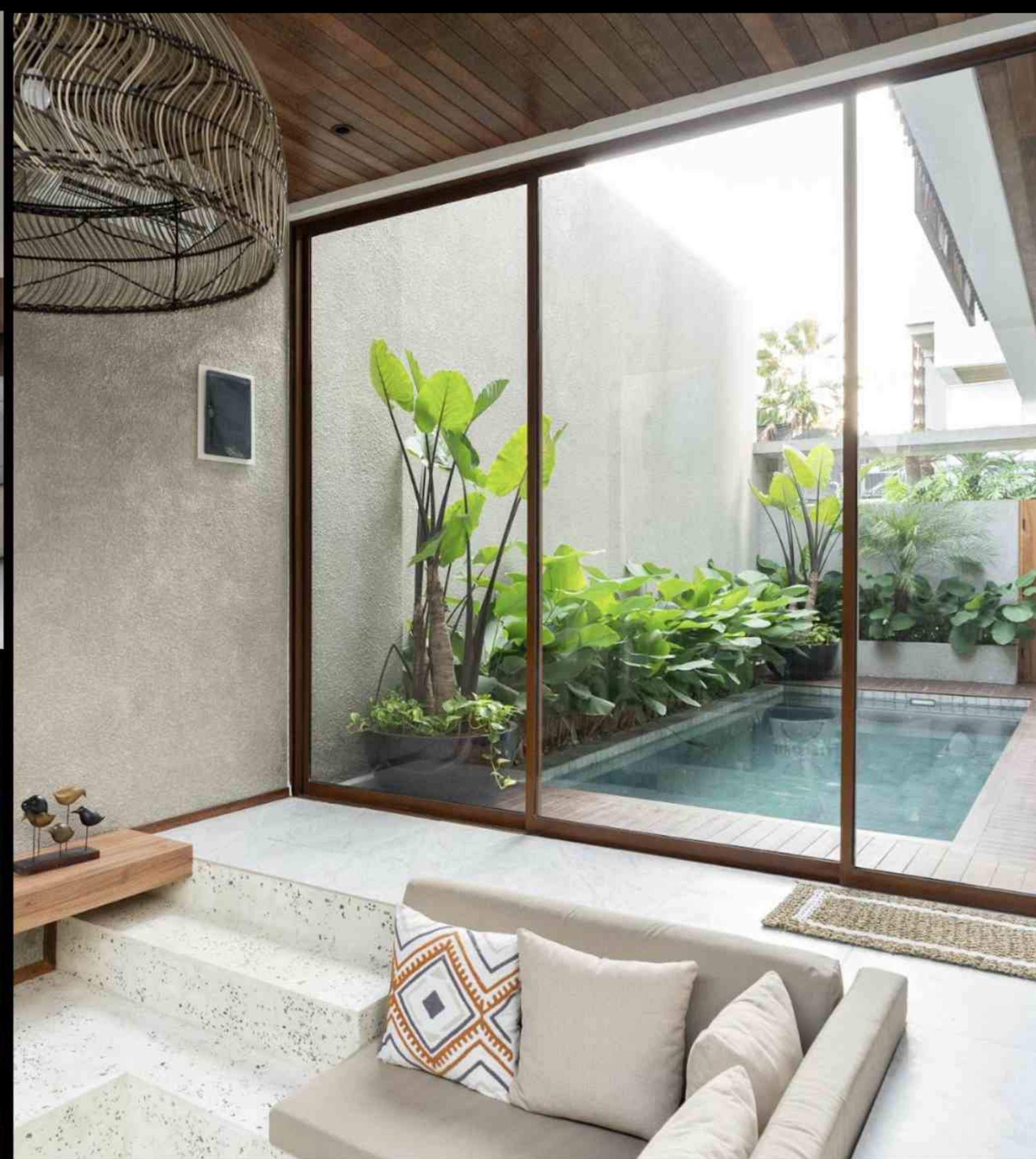
TIMEFRAME	MARKET VALUE	MARKET VALUE GROWTH, %	MARKET VALUE GROWTH, \$	RENTAL RETURN	TOTAL RETURN (CUMULATIVE)
2026	\$230,000	5%	\$11,500	\$16,206	\$257,706
2027	\$241,500	3%	\$7,245	\$18,313	\$283,264
2028	\$248,745	2%	\$4,975	\$19,228	\$307,467



KAMMORA VILLAS

**Premium completed
complex of 5 villas
with hotel-style
services**

**in the heart of
Canggu**





Kammora Villas

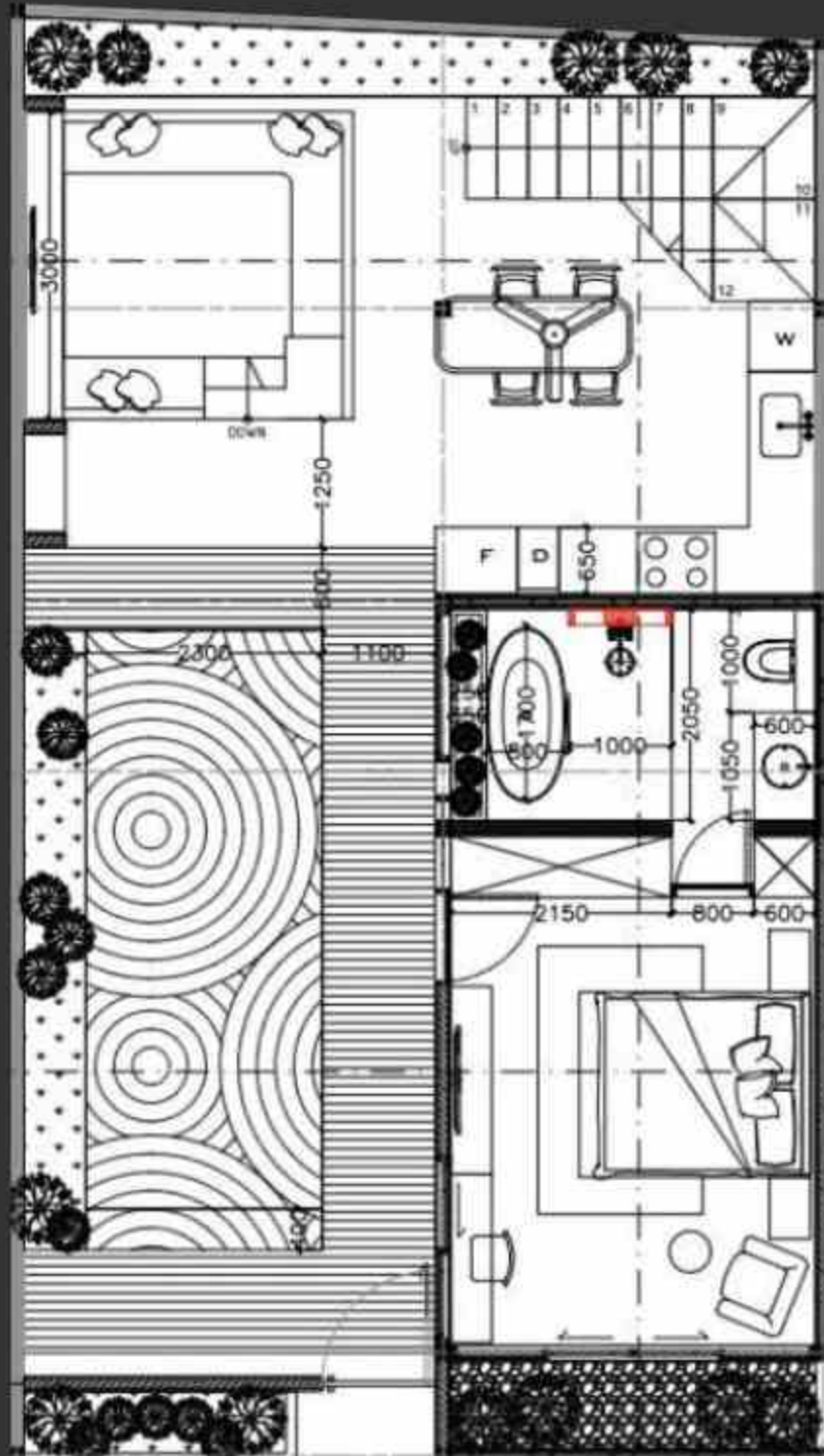
Complex was commissioned
in December 2024

- **Two-story layout**
- **3 bedrooms with wardrobe systems,** TV, air conditioning, and a dedicated workspace
- **3 bathrooms** with shower or bathtub
- **Fully equipped kitchen:** fridge with freezer, cooktop, oven, extractor hood, microwave, dishwasher, and kettle
- **Spacious living room** with dining area
- **Laundry room** with washing machine and dryer
- **Private pool and garden**

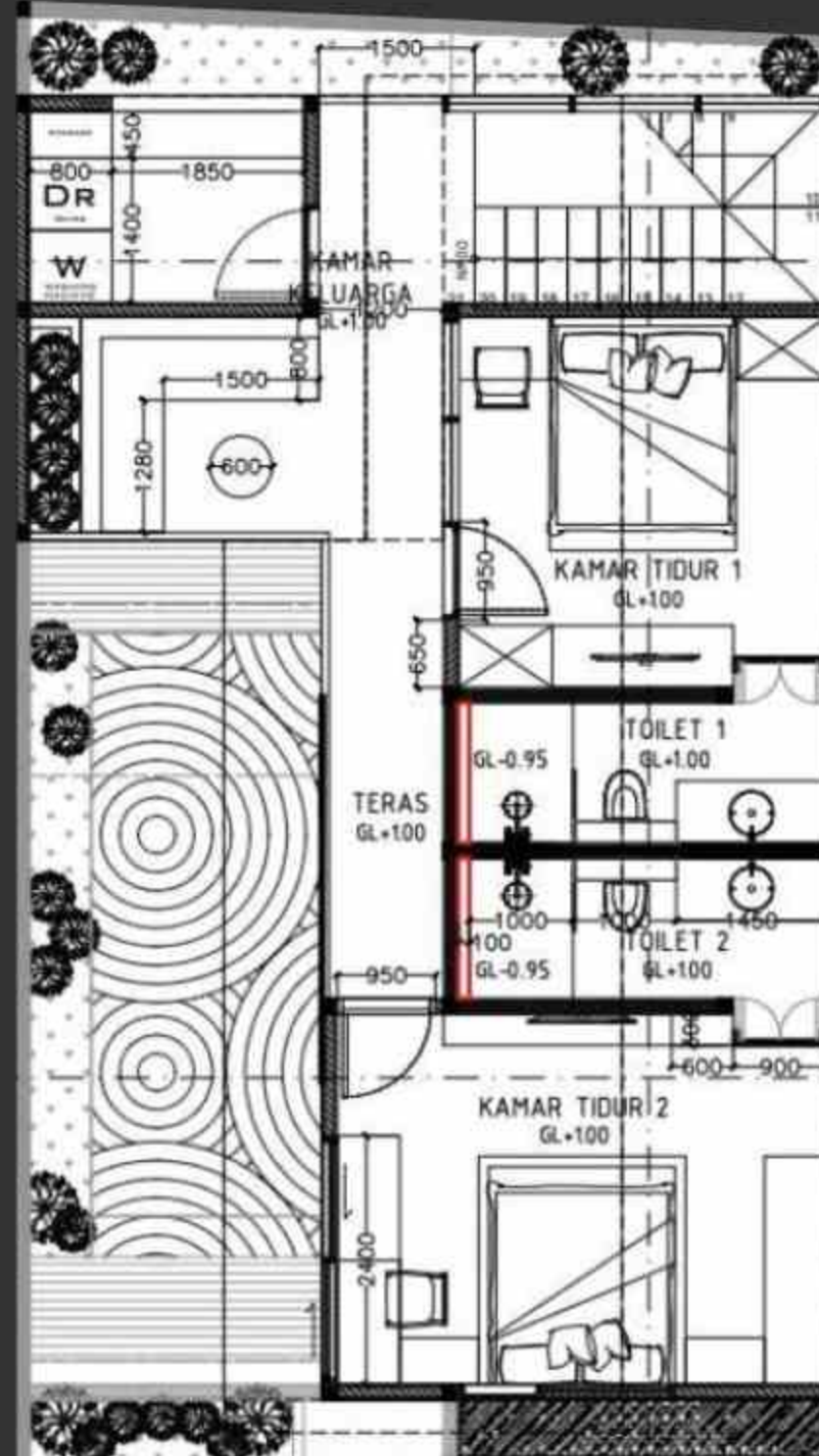


Villa Layout

Kammora Villas



FLOOR 1



FLOOR 2

3

BEDROOMS

168 M^2

VILLA AREA

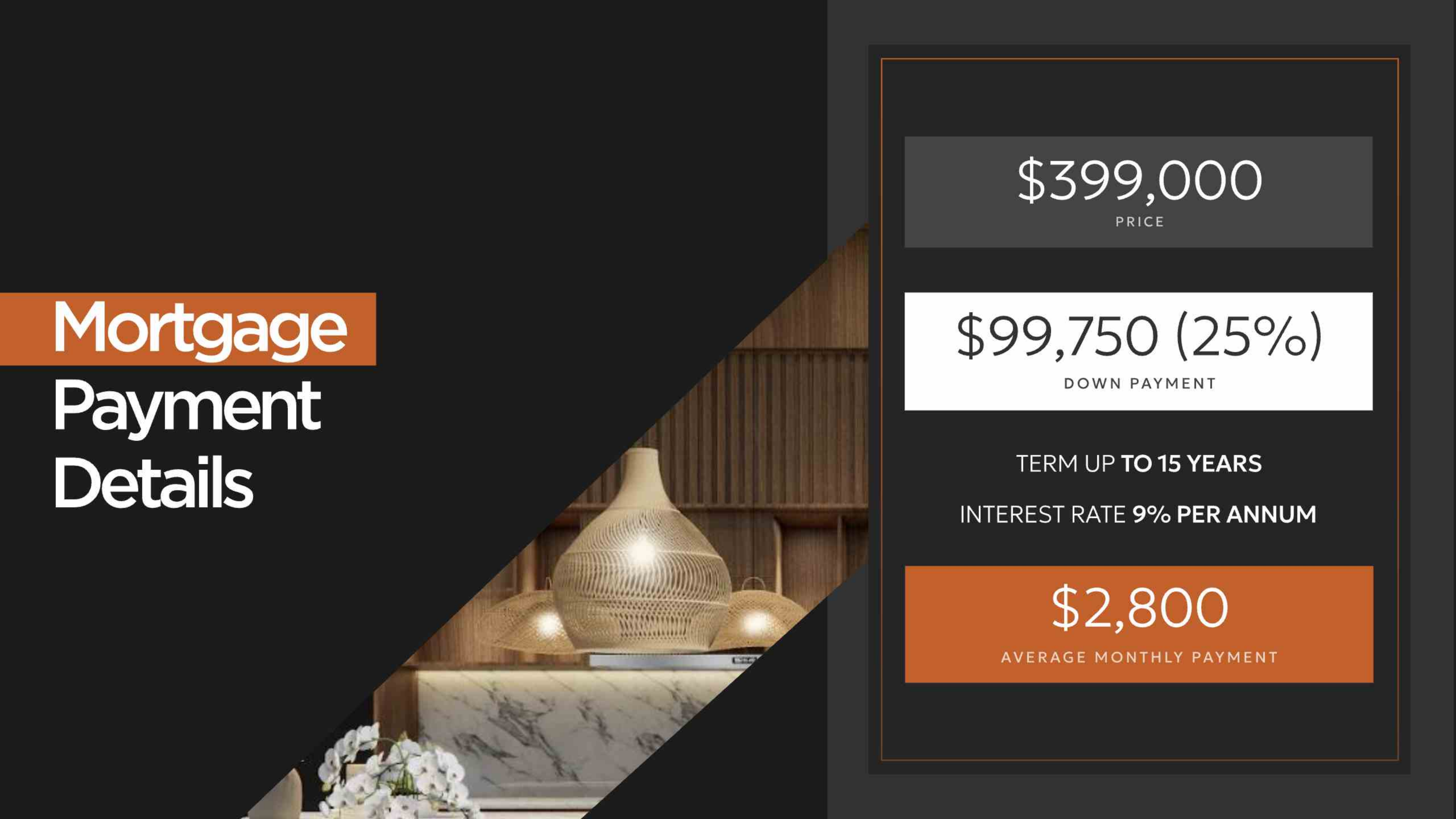
112 M^2

LAND SIZE

\$399.000

PRICE

29+30 YEARS LEASEHOLD



Mortgage Payment Details

\$399,000

PRICE

\$99,750 (25%)

DOWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 9% PER ANNUM

\$2,800

AVERAGE MONTHLY PAYMENT

Returns

Kammora Villas

VILLA — \$399,000

PASSIVE RENTAL INCOME

	AV OCCUPANCY	ADR	ROI	ANNUAL RETURN	MONTHLY INCOME
YEAR 1	80%	\$170	8,09%	\$32,266	\$2,689
YEAR 2	80%	\$204	9,70%	\$38,719	\$3,227
YEAR 3	80%	\$214	10,19%	\$40,655	\$3,388
YEAR 4	80%	\$225	10,70%	\$42,688	\$3,557
YEAR 5	80%	\$236	11,23%	\$44,822	\$3,735
YEAR 6	80%	\$248	11,80%	\$47,063	\$3,922
YEAR 7	80%	\$260	12,39%	\$49,417	\$4,118
YEAR 8	80%	\$273	13,00%	\$51,887	\$4,324
YEAR 9	80%	\$287	13,65%	\$54,482	\$4,540
YEAR 10	80%	\$301	14,34%	\$57,206	\$4,767

PROPERTY CAPITALIZATION

TIMEFRAME	MARKET VALUE	MARKET VALUE GROWTH, %	MARKET VALUE GROWTH, \$	RENTAL RETURN	TOTAL RETURN (CUMULATIVE)
2025	\$399,000	5%	\$19,950	\$32,266	\$451,216
2026	\$418,950	3%	\$12,569	\$38,719	\$502,504
2027	\$431,519	2%	\$8,630	\$40,655	\$551,789

Phuket — year-round by the sea and confidence in tomorrow

- Comfortable life with city infrastructure: schools, clinics, services

- A mix of people and cultures: Thai spirit and European relaxation

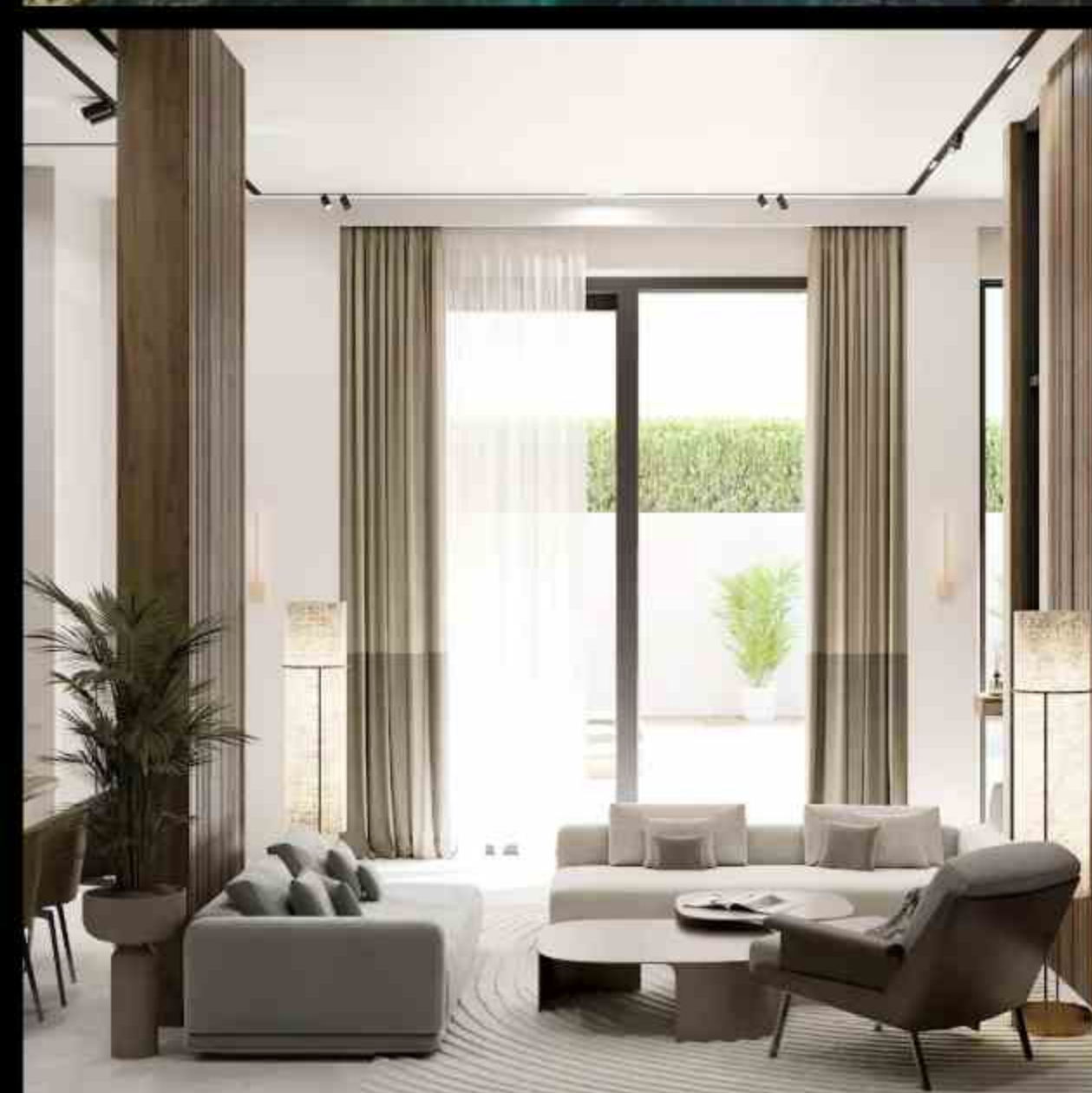
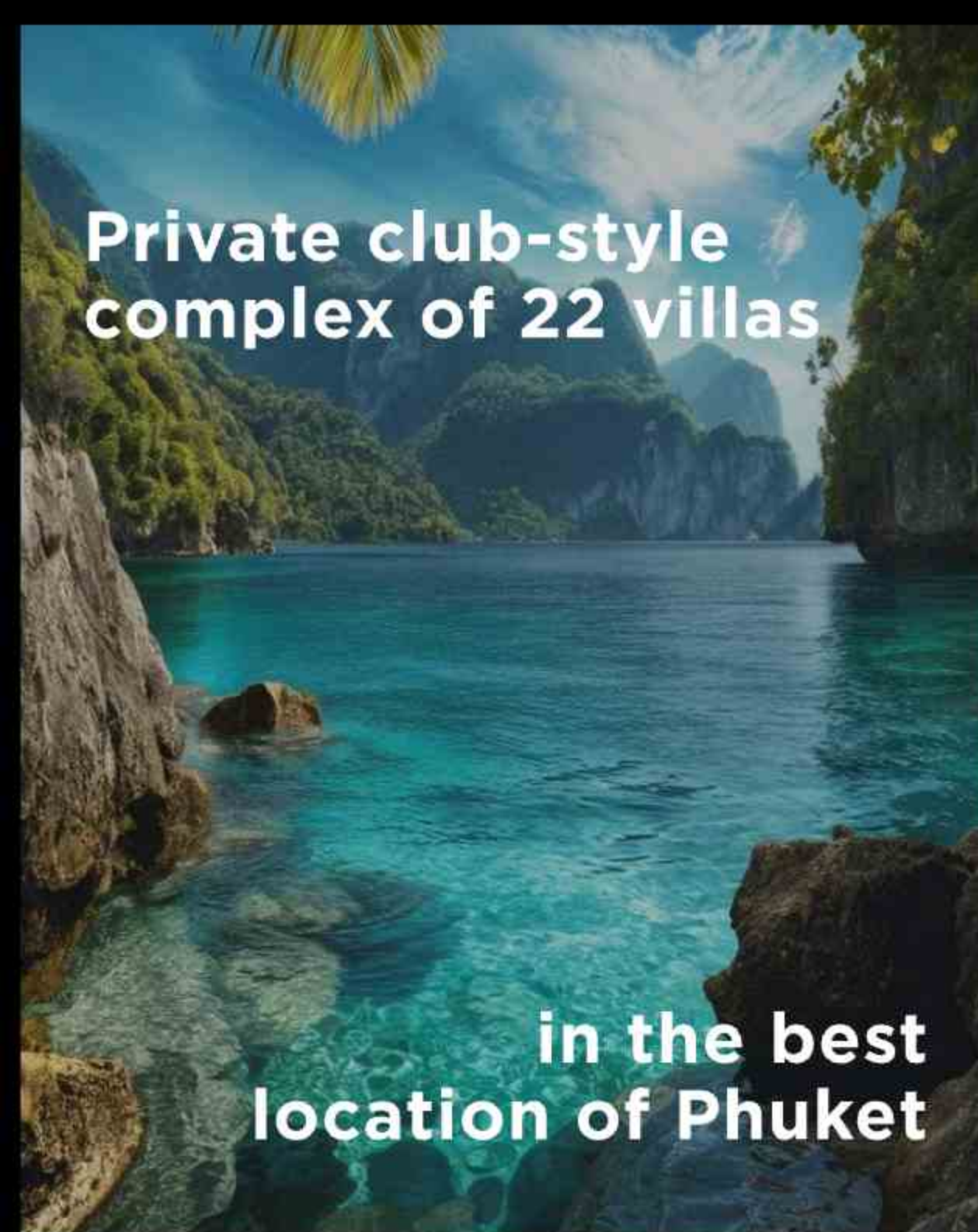
- Nature without filters: white-sand beaches, rocky shores, tropical forests, and picturesque islands

- Quick access to everything: 15 minutes — and you're at the airport, on a yacht, or in a shopping mall





AG CLUB VILLAS



A large, modern two-story villa with a glass facade and a balcony. The villa is surrounded by lush tropical landscaping, including palm trees and banana plants. In the foreground, there is a large, rectangular swimming pool with a wooden deck and lounge chairs. The text "AG Club Villas" is overlaid in white on the left side of the image.

AG Club Villas

- **Two-story** layout

- **4 bedrooms** with walk-in closets and en-suite bathrooms

- **Kitchen-dining area** fully equipped with all necessary appliances

- **Two pools with a terrace** (adult and children's)



Villa Layout

AG Club Villas



FLOOR 1



FLOOR 2

4

BEDROOMS

370-464 M²

VILLA AREA

\$899.000

PRICE

90 YEARS LEASEHOLD

A modern, two-story house with large glass windows and a swimming pool in the foreground. The house has a contemporary design with light-colored walls and dark window frames. The pool is rectangular and has a metal ladder. There are lounge chairs and cushions near the pool.

Mortgage Payment Details

\$899,000

PRICE

\$222,500 (25%)

DAWN PAYMENT

TERM UP TO 15 YEARS

INTEREST RATE 7% PER ANNUM

\$5,665

AVERAGE MONTHLY PAYMENT

How to start investing with minimal capital?



Using mortgage and investments simultaneously



Down payment starting from 25%

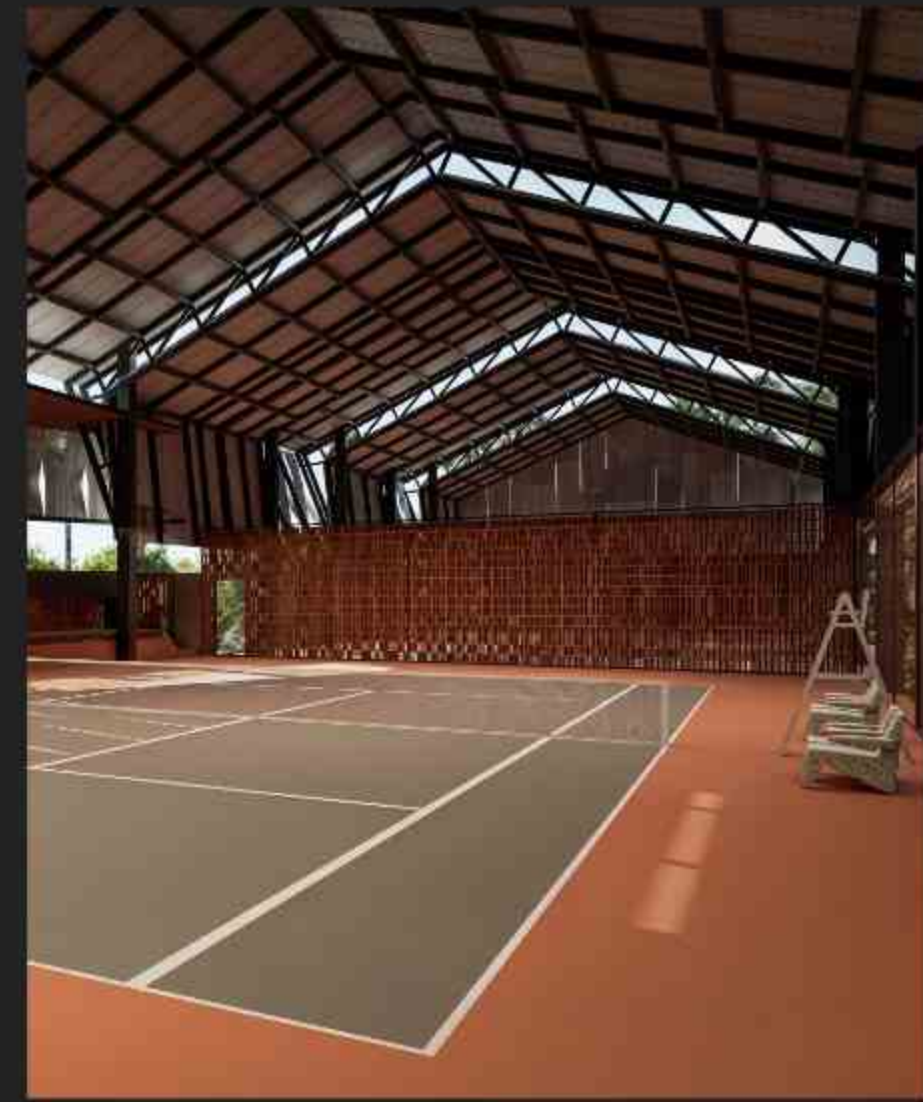


Fractional investments from \$10,000





Diversification: what are the options?



Fractional real
estate investments



Commercial
property



Fractional investments

Lulu Villas

Premium complex of 4 villas in Pererenan
— TOP 3 tourist destinations worldwide

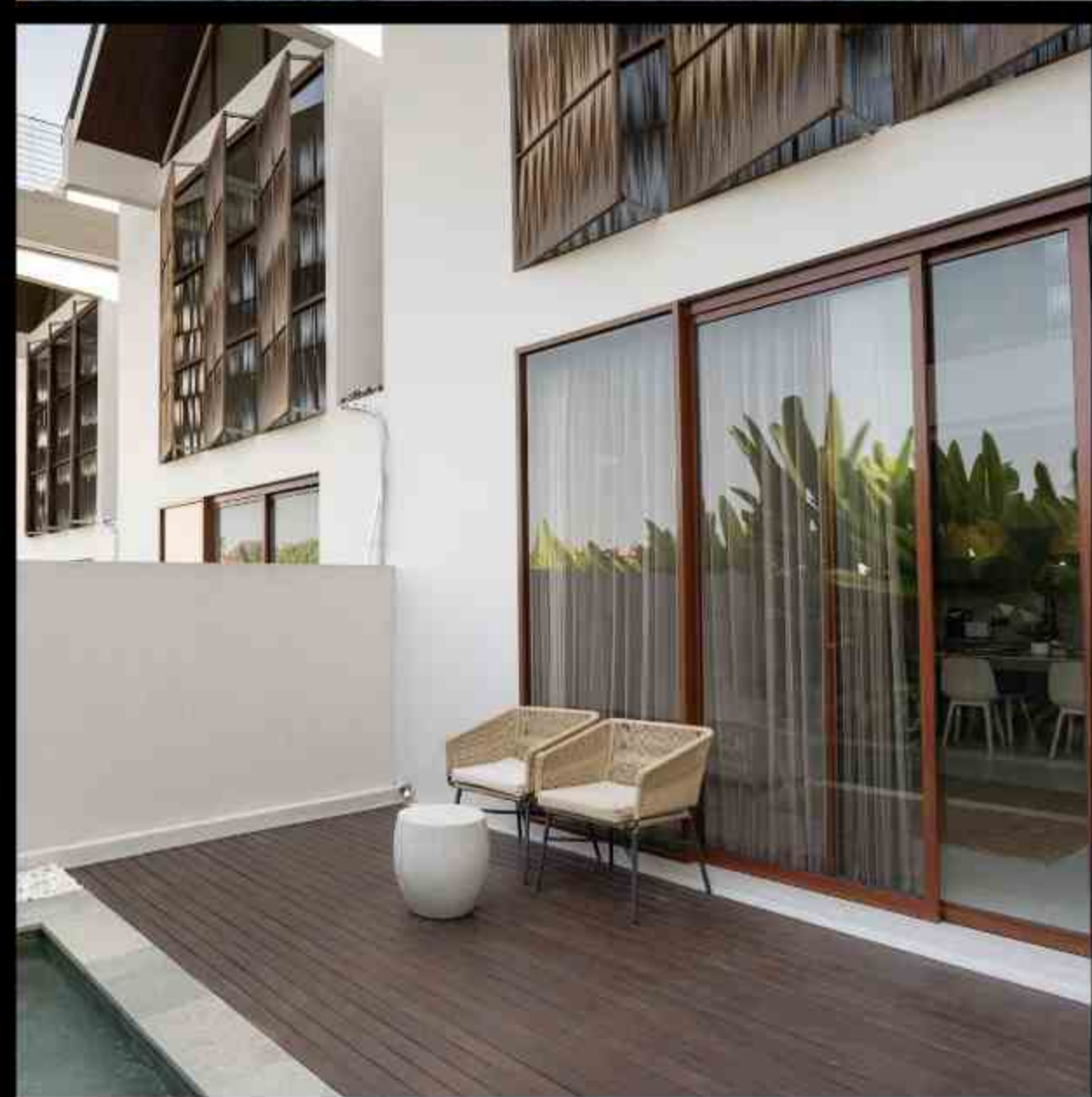


2 bedrooms, private pool and garden, spacious living room

Fractional investments from \$10,000

Guaranteed return in the agreement 42% in 3 years







Commercial projects

Premium Tennis & Padel Club

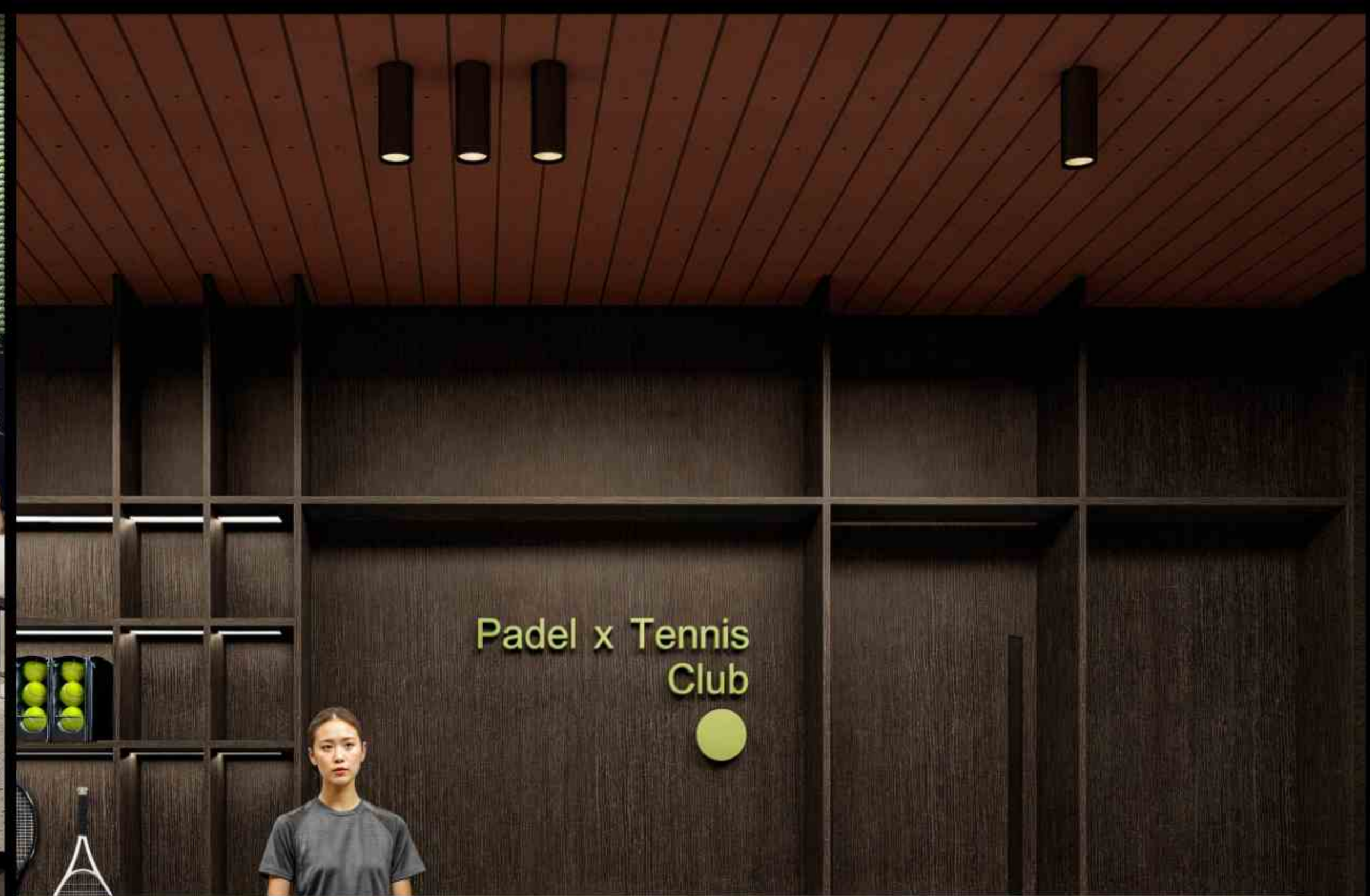
Premium tennis and padel complex in the centre of Canggu with developed infrastructure



4 padel and 2 tennis courts

Restaurant, pool club, SPA, lounge areas, sports gear showroom

Strong team of professional coaches and tour organization



Investment portfolio example 1

\$186,750							3 YEARS
	PRICE	ENTRY AMOUNT	MONTHLY PAYMENTS	RENTAL RETURN	CAPITALIZATION	TOTAL RETURN	RETURN IN 3 YEARS, %
KAMMORA VILLA	\$399,000	\$99,750	\$139,096	\$111,640	\$41,149	\$152,789	63,97%
LULU VILLA – FRACTIONAL 2	\$20,000	\$20,000	-	\$5,400	\$3,000	\$8,400	42,00%
WOW TENNIS – 1%	\$67,000	\$67,000	-	\$30,150	\$23,450	\$53,600	80,00%
TOTAL	\$486,000	\$186,750	\$139,096	\$147,190	\$67,599	\$214,789	65,92%

Investment portfolio example 2

\$217,000							3 YEARS
	PRICE	ENTRY AMOUNT	MONTHLY PAYMENTS	RENTAL RETURN	CAPITALIZATION	TOTAL RETURN	RETURN IN 3 YEARS, %
TALIA UBUD – VILLA	\$520,000	\$130,000	\$151,960	\$98,848	\$110,630	\$209,478	74,29%
LULU VILLA – FRACTIONAL 2	\$20,000	\$20,000	-	\$5,400	\$3,000	\$8,400	42,00%
WOW TENNIS – 1%	\$67,000	\$67,000	-	\$30,150	\$23,450	\$53,600	80,00%
TOTAL	\$607,000	\$217,000	\$151,960	\$134,398	\$137,080	\$271,478	73,58%

Investment portfolio example 3

\$331,500							3 YEARS
	PRICE	ENTRY AMOUNT	MONTHLY PAYMENTS	RENTAL RETURN	CAPITALIZATION	TOTAL RETURN	RETURN IN 3 YEARS, %
KANTI SUITES — APARTMENT	\$322,000	\$80,500	\$94,098	\$36,289	\$105,697	\$141,986	81,32%
LULU VILLA — FRACTIONAL 5	\$50,000	\$50,000	-	\$13,500	\$7,500	\$21,000	42,00%
WOW TENNIS — 3%	\$201,000	\$201,000	-	\$90,450	\$70,350	\$160,800	80,00%
TOTAL	\$573,000	\$331,500	\$94,098	\$140,239	\$183,547	\$323,786	76,08%

Investment portfolio example 4

\$426,000							3 YEARS
	PRICE	ENTRY AMOUNT	MONTHLY PAYMENTS	RENTAL RETURN	CAPITALIZATION	TOTAL RETURN	RETURN IN 3 YEARS, %
KAMMORA LIVING – APARTMENT	\$180,000	\$45,000	\$62,750	\$40,189	\$18,563	\$58,752	54,53%
TALIA UBUD – VILLA	\$520,000	\$130,000	\$151,960	\$98,848	\$110,630	\$209,478	74,29%
LULU VILLA – FRACTIONAL 5	\$50,000	\$50,000	-	\$13,500	\$7,500	\$21,000	42,00%
WOW TENNIS – 3%	\$201,000	\$201,000	-	\$90,450	\$70,350	\$160,800	80,00%
TOTAL	\$951,000	\$426,000	\$214,710	\$242,987	\$207,043	\$450,030	70,24%

Transaction process

02

INVESTMENT AGREEMENT

SIGNED AT THE TIME
OF THE INITIAL PAYMENT

04

AGREEMENT WITH THE MANAGEMENT COMPANY

01

BOOKING AGREEMENT

REFUNDABLE \$3,000 DEPOSIT

03

ACCEPTANCE CERTIFICATE

UPON COMPLETION
OF CONSTRUCTION

05

NOTARIZED LONG-TERM LEASE AGREEMENT WITH THE INDONESIAN LEASEHOLDER

AFTER THE COMPLETION
OF CONSTRUCTION AND FULL
PAYMENT OF THE PURCHASE PRICE

THROUGHOUT THE ENTIRE PROCESS, OUR LEGAL FIRM PROVIDES COMPREHENSIVE SUPPORT FREE OF CHARGE, INCLUDING THE EXECUTION OF THE NOTARIZED TRANSACTION

Q&A — Legal Aspects of Property Ownership

01

Q: HOW CAN FOREIGNERS OWN PROPERTY?

A: In Bali, Leasehold is available — a form of long-term land lease for 25 to 90 years. There is also Freehold — ownership of land, which can be arranged under an Indonesian nominee or through a legal structure

02

Q: HOW CAN I TRANSFER MONEY?

A: **All methods** are available — international transfers, cryptocurrency, Indonesian bank accounts, and more

03

Q: HOW IS THE SECURITY OF THE TRANSACTION GUARANTEED?

A: Full **due diligence**, notarization and legal support at every stage of the process

04

Q: HOW CAN I EARN INCOME?

A: All methods are available, plus assistance in setting up an Indonesian bank account, even with a visa on arrival

Revolt Group is part of a charitable foundation

— AIMED AT IMPROVING THE LIVES OF CHILDREN FROM ORPHANAGES
ON THE ISLAND OF BALI

**A portion of all sales is directed towards the completion
of an orphanage on Bali — a place where children find warmth, care,
and a family!**

By investing with us, you not only create a stable passive income but also
make a meaningful impact by helping those in need



Our properties



Got any questions?



FOR A MORE DETAILED CONSULTATION
ON PROPERTIES AND SELECTING AN INVESTMENT STRATEGY,
PLEASE CONTACT US THROUGH YOUR BROKER