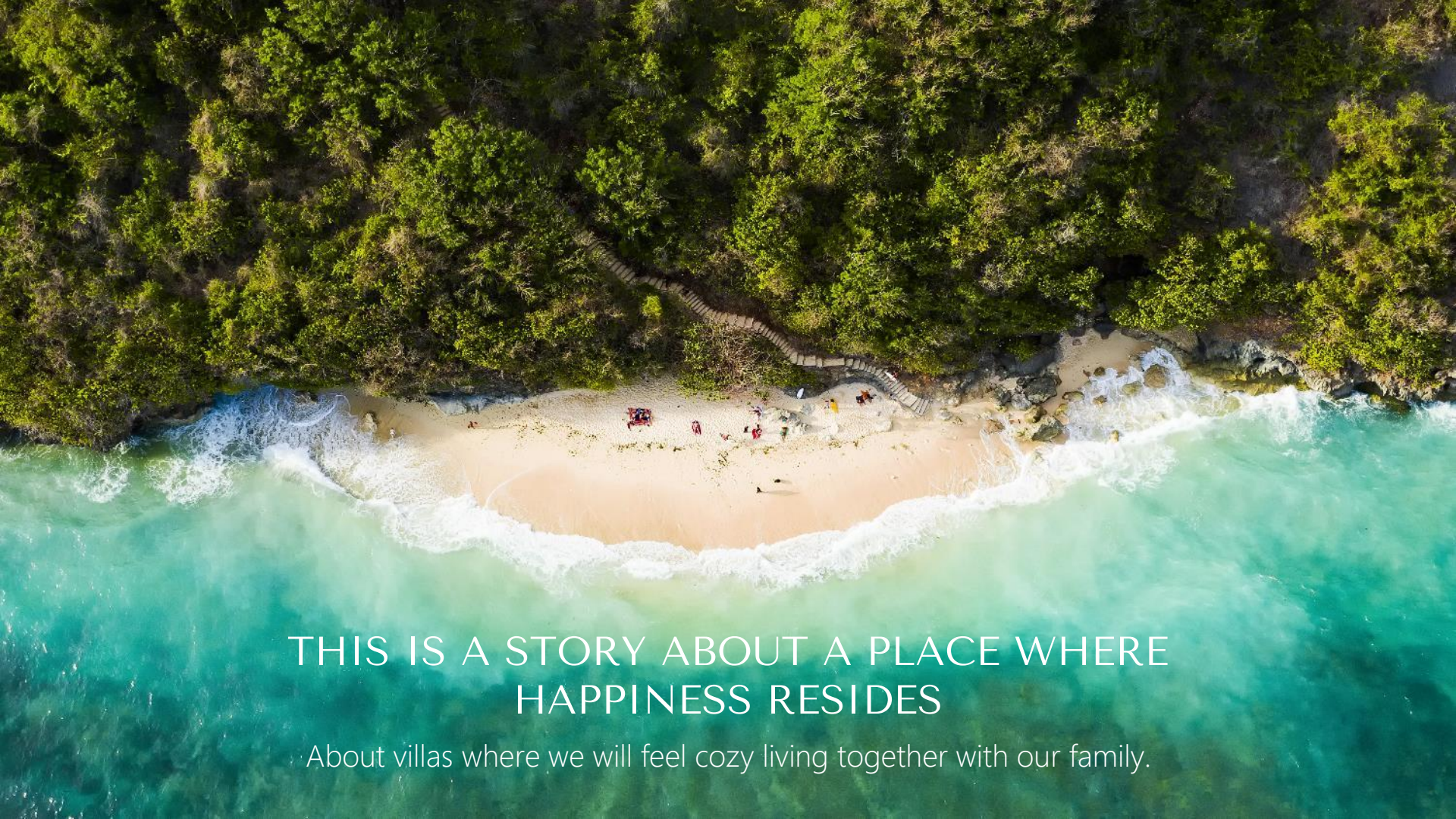
HAPPINESS

SETTLEMENT FOR COMFORTABLE LIVING

FOR A LARGE FAMILY.

BE HAPPY IN THIS MOMENT.
THIS MOMENT IS YOUR LIFE.

Omar Khayyám



THIS IS A STORY ABOUT A PLACE WHERE HAPPINESS RESIDES

About villas where we will feel cozy living together with our family.

OUR SETTLEMENT IS LOCATED IN THE MOST HEAVENLY PLACE ON EARTH

Indonesia is one of the fastest-growing regions, attracting a significant amount of investment.

the latest data on foreign direct investments in Indonesia (in IDR trillion)

BALI IS THE MOST POPULAR DESTINATION FOR RUSSIAN SPEAKERS IN INDONESIA

Here is the top 10
list of the most popular destinations in 2023.

Dubai, UAE
Bali, Indonesia
London, United Kingdom
Rome, Italy
Paris, France
Cancun, Mexico
Crete, Greece
Marrakech, Morocco
Dominican Republic
Istanbul, Turkey

UBUD IS THE SPIRITUAL AND CULTURAL CENTER OF THE ISLAND

Ubud is a place where a large number of Russian speakers and Europeans reside for an extended period. The climate in Ubud is mild, ranging from around +28 to +30 degrees Celsius (±2 degrees), throughout the year."

THE KEYS TO HAPPINESS ARE DREAMS

THAT HAVE COME TRUE IN LIFE

Nicholas Sparks

HAPPINESS IS ...

There are 24 villas in total:

17 villas have been sold.

12 villas have been constructed.

5 villas are being prepared for occupancy in the next month.

The area is well-maintained and includes walking paths for leisurely strolls.

HAPPINESS IS TO LOOK AT THE WORLD FROM THE HEIGHTS OF A BIRD'S FLIGHT

The territory covers 2 hectares and is surrounded by accessible infrastructure.

There is a reliable property management company involved.

The lease is for 25 + 15 years, until 2061, with the possibility of extension.

You can open it on Google Maps.

HAPPINESS IS WHEN THERE IS A PLACE WHERE YOU CAN UNWIND AND RELAX

The settlement will have the following amenities on its premises:

- Children's playground
- Park
- Rest area near the waterfall
- Walking and jogging track spanning 1.5 km in length.

THE SETTLEMENT IS EQUIPPED WITH EVERYTHING NECESSARY FOR A COMFORTABLE LIFE FOR A LARGE FAMILY WITH CHILDREN

- The territory is safe and secure.
- It features a two-level parking area for convenience.
- The settlement provides comfortable walks without stairs throughout its premises.
- There is an amphitheater available for celebrations or movie screenings.
- Wide 5-meter roads are present within the settlement for easy navigation.

HAPPINESS IS WHEN EVERYTHING IS NEARBY

Everything necessary for a comfortable life is located nearby, within a 15-minute distance.

- Preschool Park
- Ocean (30 minutes away)
- Fruit orchard
- School
- Cafes, Restaurants, Coffee
- Shops
- Stores
- Stream
- Fitness gym

HAPPINESS IS WHEN THE RIGHT PEOPLE ARE NEARBY

The main feature of Bali, and specifically Ubud, is its supportive community.

Ubud is often referred to as the artistic center of the island. It is here that you can find the highest concentration of successful and creative individuals.

It is easy to conduct remote business or start a new venture here. You can find new valuable connections and establish new business relationships. The right people naturally find each other in Ubud.

HAPPINESS IS WHEN EVERYTHING IS DONE ON TIME

The first residents will move into their new villas in the autumn of 2023.

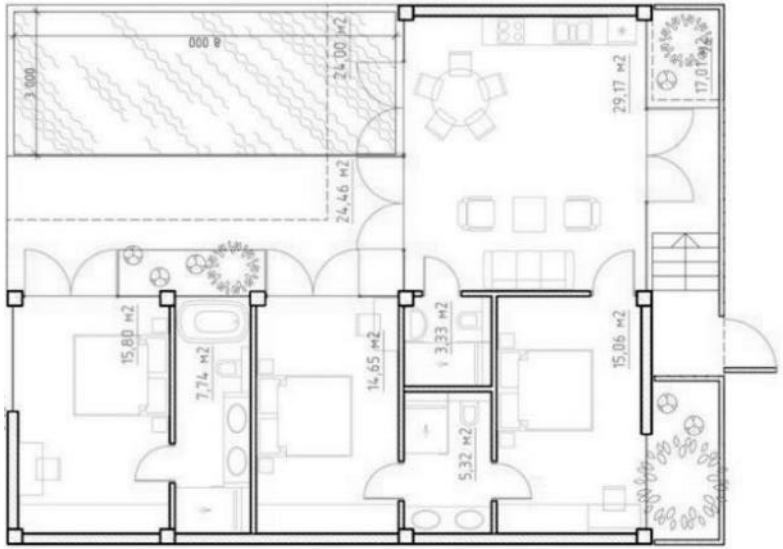
The planned completion date is the fourth quarter of 2023.

HAPPINESS IS A CHARACTER TRAIT. FOR SOME, IT IS ALWAYS WAITING IN THEIR CHARACTER, FOR OTHERS, IT IS CONSTANTLY SOUGHT AFTER, AND FOR A FEW, IT IS FOUND EVERYWHERE.

HAPPINESS LIES IN THE BEAUTY THAT SURROUNDS US

HAPPINESS IS WHEN THERE IS HARMONY WITHIN

The villa project "X150"



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HAPPINESS IS WHEN MORE GROWS OUT OF MONEY

The villa's capitalization immediately after completion is up to 20%.

Passive income from villa rental ranges from $4,000 to $6,000 per month.

Return on investment ranges from 16% to 20% per year.

The payback period is estimated to be 5-7 years.

HAPPINESS IS WHEN EVERYTHING GOES IN ITS OWN TIME

STEP 1
Coordination of the project with the architect.

STEP 2
Contract signing

STEP 3
Payment for the first stage

STEP 4
Completed foundation and framework

STEP 5
Payment for the second stage

STEP 6
Finishing works have been completed

STEP 7
Payment for the third stage

STEP 8
Villa handover

WHO CAN IT BE RENTED OUT TO?

- The villas are located near a cultural and entertainment center where most Russian-speaking events take place.
- Ubud attracts daily visitors from various parts of the island for cultural and entertainment programs, as well as for business meetings.
- Moreover, Ubud is comfortable for living with a family. The advantages and values of our settlement will be a huge plus when choosing a place to live.
- It is precisely for these people that comfortable and conveniently located villas are needed.

	Realistic	Optimistic
The average rental cost per day (according to the property management company)	250	300
Occupancy rate	80	80
Income tax rate of 11%	$8 030	$9 636
Property management commission of 25%	$16 242	$19 491
Total annual income	$48 727	$58 473
Income as a percentage of the cost	16.1%	19.4%
Payback period	6 years	5.1 years

X150 - MODEL

The price starts from $300,000 ($2,000 per square meter when purchasing now).

The villa can be sold after completion for at least $2,500 per square meter, according to UBUD PROPERTY MANAGEMENT data.

HAPPINESS IS WHEN THERE IS SOMEONE WHO PROTECTS YOU FROM UNNECESSARY WORRIES

Farsight Management, the property management company that can handle the rental of your villa, is one of the market leaders in Bali

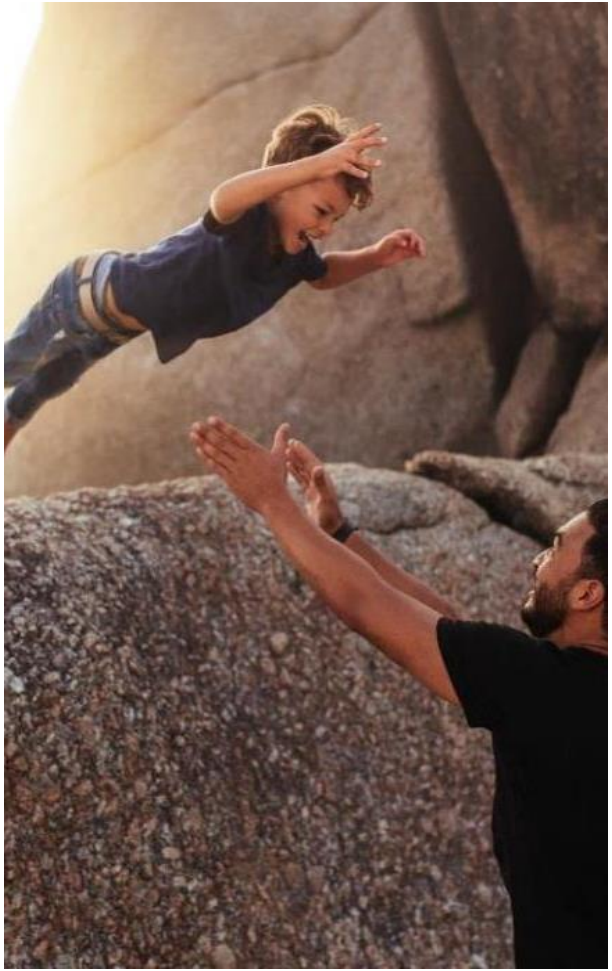
Farsight Management has been operating in the property management industry for 13 years.

With a team of 127 employees, including specialists located worldwide, they have the expertise to manage various properties.

They currently manage 208 properties worldwide.

Their reservation department is available 24/7 to handle any inquiries and requests from guests.

With their full management services, they maintain a high occupancy rate of 90%.



HAPPINESS IS WHEN YOU HAVE SOMEONE TO TRUST

Guarantees for construction timelines and quality are provided by the Indonesian company PT High Flying Birds, established by Russian investors.

The architectural design is carried out by the Russian architectural company "Arhip"

There is a 3-year guarantee for the villa's structural components and a 1-year guarantee for technological and engineering equipment.

The team consists of Russian, Ukrainian, and Indonesian engineers.

HAPPINESS IS INDIVIDUAL FOR EACH PERSON

ALEXANDER ILYIN

INVESTOR AND CHIEF ARCHITECT OF THE PROJECT

Alexander Ilyin has been involved in architecture for 18 years and owns an architectural and design bureau. He has also been involved in commercial development projects, including network stores such as Pyaterochka, Magnit, and Monetka.

"In Russia, I have a clear and well-established business. I have passive income, but the capitalization is not growing, and due to the depreciation of the currency, I am even losing money. I started looking for investments with high dollar-based returns. Through the Krestyannikovs, I met Dima and Katya and realized that high dollar income can also be associated with pleasant emotions and surroundings. I am also building my villa in Happiness and relocating my family here. The Balinese sun, the nearby sea, quality products, and the opportunity for dollar-based income make me a truly happy person."

DMITRY AND NATALIA KRESTYANNIKOV

ARE INVESTORS IN THE PROJECT

Dmitry and Natalia Krestyannikov have 20 years of experience in real estate development and investments in Russia

"Bali is ideal for us because it is closely associated with people. Here, we have found new friends, partners, and acquaintances. We realized that we want to be a part of it, influence the world, and create our own game. Currently, we are actively involved in the development of the settlement."

YURCHENKO DMITRY AND EKATERINA INOZEMTSEVA

INVESTORS OF THE PROJECT

Co-founders of ACCEL Group of Companies, online school FreePublicity, Button of Life, and Insight House coworking in Sochi

"Happiness Village is the only residential development in Bali that is designed for long-term living and daily rentals. The presence of infrastructure creates conditions where there is no need to spend time on commuting."