ICONIC LIVING

SESEH BEACHFRONT

B|I

BALI ICONIC

BIG BALI GROUP

LEASEHOLD & FREEHOLD

ENG/01-230713

THE **PROJECT**

ICONIC LIVING SESEH BEACHFRONT is a new private exclusive villas collection located only 50 meters away from Seseh Beach. A high quality build with premium materials & finishes. Undoubtedly a perfect choice for those who'd like to invest in both their life quality and a sustainable high-yield income property.

Key Points:

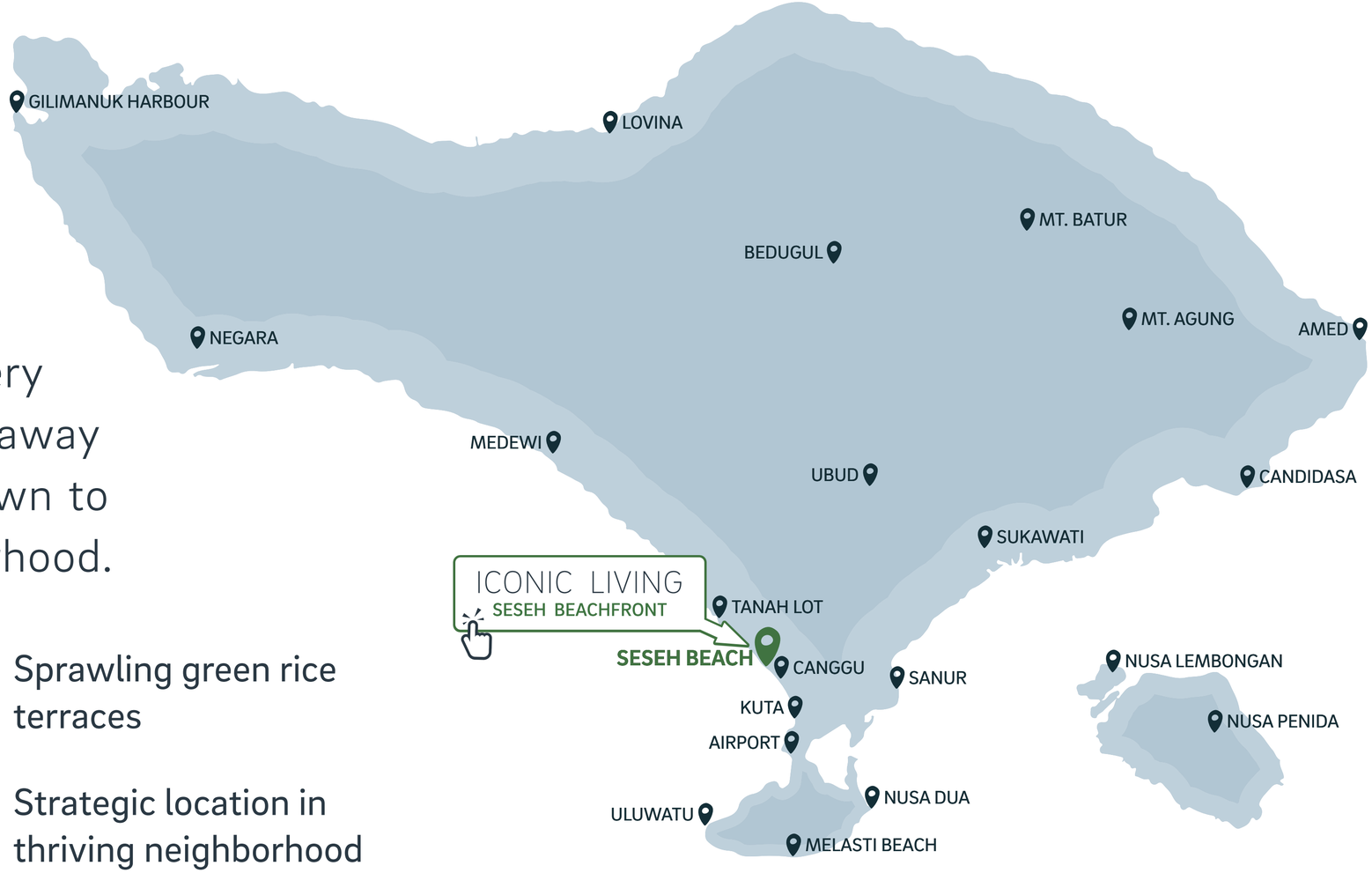
- Prime Location
- Unique Design
- Seaview
- Sunset Point
- High Quality Build
- Sustainable
- Quite Surroundings
- High Income Property

15 Private Exclusive Villas

1ST on the beach line

OUR **LOCATION**

ICONIC LIVING SESEH BEACHFRONT is perfectly located only a few steps away from the beautiful black sand beach, Seseh Beach. It is embedded in greenery and nature, yet only a glimpse away from the main road leading down to the renowned Canggu neighborhood.



- Prime location
- 50 meters from the beach
- Very quite neighborhood
- Sprawling green rice terraces
- Strategic location in thriving neighborhood

THE **MASTERPLAN**

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THE **GRAND ICONIC VILLA**

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3 Bedrooms

Parking Lot

Swimming Pool
7m x 3m

TYPE 1 (5 ARE)

Start From
$749.000

ROI
17,2%

Plot Size
±500 M²

Living Area
191,5 M²

Remarks:

- Leasehold 25 Years++
- Exclusive Extension Option
- Freehold Option Possible

THE **GRAND ICONIC VILLA**

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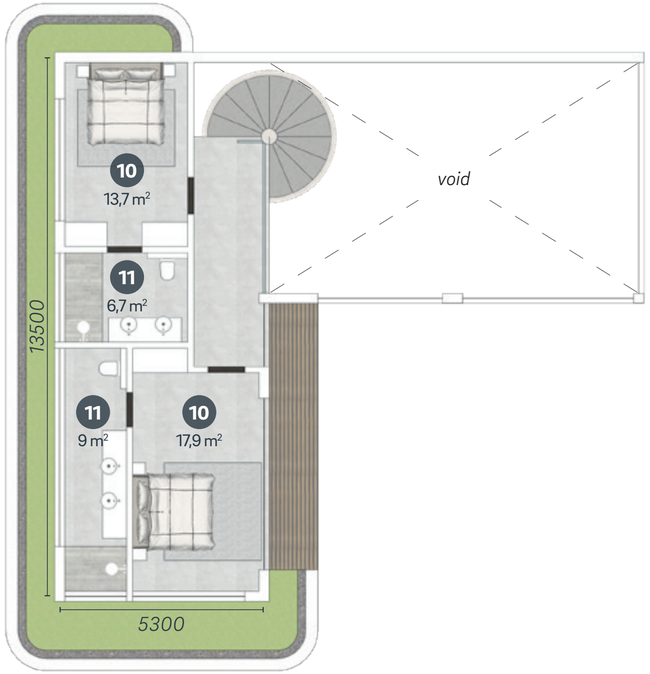
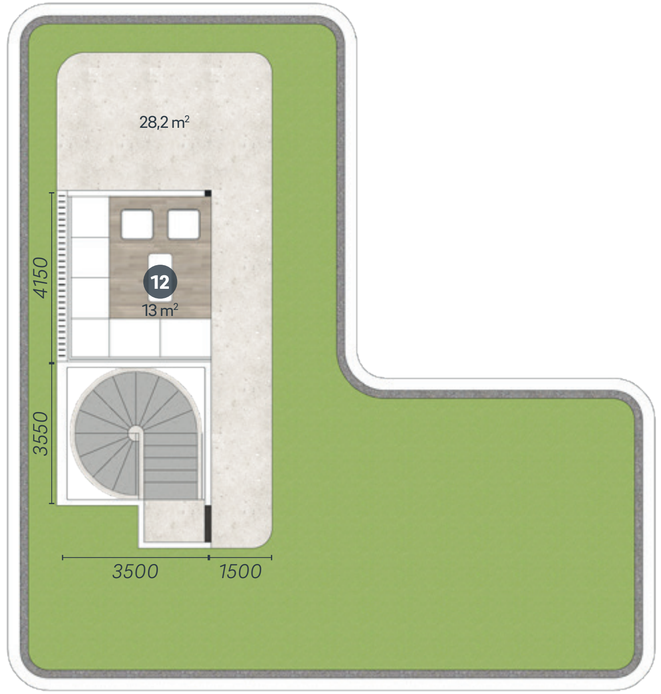
TYPE **1** (5 ARE)

GROUND FLOOR

1ST FLOOR



ROOF TOP *(ADDITIONAL)*



LEGEND

1. PARKING LOT
2. SWIMMING POOL
3. BBQ AREA
4. KITCHEN & LIVING ROOM
5. SUNKEN SOFA
6. LAUNDRY ROOM
7. POWDER ROOM
8. MASTER BEDROOM
9. MASTER BATHROOM
10. BEDROOM
11. BATHROOM
12. PATIO

THE **GRAND ICONIC VILLA**

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3 Bedrooms

Parking Lot

Swimming Pool
7m x 3m

TYPE 2 (4 ARE)

Start From
$599.000

ROI
18,3%

Plot Size
±400 M²

Living Area
158,4 M²

Remarks:

- Leasehold 25 Years++
- Exclusive Extension Option
- Freehold Option Possible

THE **GRAND ICONIC VILLA**

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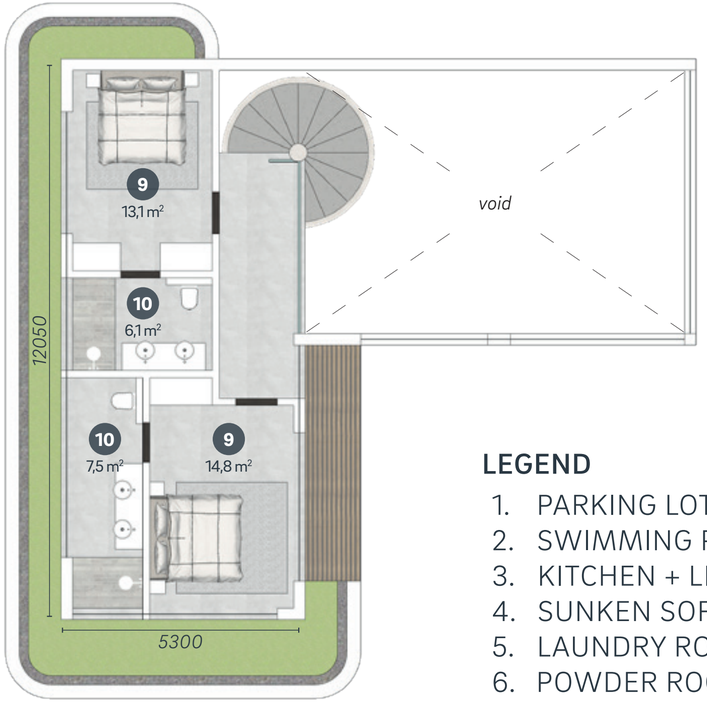
TYPE **2** (4 ARE)

GROUND FLOOR

1ST FLOOR



LEGEND

1. PARKING LOT
2. SWIMMING POOL
3. KITCHEN + LIVING ROOM
4. SUNKEN SOFA
5. LAUNDRY ROOM
6. POWDER ROOM
7. MASTER BEDROOM
8. MASTER BATHROOM
9. BEDROOM
10. BATHROOM

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GENERAL **INFORMATION**

- DEVELOPER: **PT. BALI ICONIC DEVELOPMENTS**
- LAND CERTIFICATES:
  1. **HAK: MILIK NO. 656**
     NIB: 22.03.05.19.00709
  2. **HAK: MILIK NO. 967**
     NIB: 22.03.05.19.01105
- TECHNICAL CONTROL: **PT. QUALITY CONTROL GROUP**
- PROJECT ENGINEER: **PT. QUALITY CONTROL GROUP**
- ARCHITECTS: **PT. REKA MASSA ARSITEK**
- BEGINNING OF CONSTRUCTION: **OCTOBER 2023**
- TIMELINE: **12 MONTHS**

OUR NEIGHBORHOOD, **SESEH**

Seseh is a small neighborhood located on the south western coast of Bali, Indonesia. It is known for its beautiful black sand beach, sprawling green rice terraces, and traditional villages.

It is growing increasingly popular with travelers who are looking for a peaceful and serene escape from the hustle and bustle of the larger neighborhoods in Bali.

WHAT'S IN THE **NEIGHBORHOOD**

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Top Beaches, e.g. **Seseh Beach**

credit: The Bali Bible

Renowned Beach Clubs
± 30 minutes away

credit: Resident Advisor

Aspiring Restaurants & Cafes
± 22 minutes away

Quality Spa & Recreation
± 15 minutes away

QUAILTY BUILD & FINISHES

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high-end terrazzo finish

quality build kitchen including dishwasher

high quality ceramics

durable anodized aluminium frames

real wood flooring

FINANCIAL PROJECTION EXAMPLE 1

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The calculation of the forecast is made by analyzing the market indicators for the past year, as well as demand data for future periods. These results are planned to be achieved through the introduction of a system of smart prices, which will take into account the dynamics of demand and the load of a particular accommodation facility and its competitors.

THE GRAND ICONIC VILLA TYPE 1	1 Year Forecast		5 Years Forecast	
	Base	Top	Base	Top
Occupancy	70%	75%	70%	75%
Average Daily Rate (USD)	$671	$805	$771	$926
Revenue (USD)	$173.829	$220.809	$979.672	$1.269.655
Marketing & Management Fees	$65.707	$83.446	$328.537	$417.330
Utilities & Staff Cost	$8.785	$8.585	$43.925	$42.925
PAYOUT to OWNER (USD)	**$99.337**	**$128.759**	**$607.210**	**$809.400**
ROI %	13,26%	17,19%	–	–
ROI, years	7,54	5,82	–	–
Sales Price (USD)	$749.000	$749.000	–	–

Provided by FARSIGHT MANAGEMENT

Full management fee is 23% excluding taxes

FINANCIAL PROJECTION EXAMPLE 2

BALI ICONIC

BIG BALI GROUP

The calculation of the forecast is made by analyzing the market indicators for the past year, as well as demand data for future periods. These results are planned to be achieved through the introduction of a system of smart prices, which will take into account the dynamics of demand and the load of a particular accommodation facility and its competitors.

THE GRAND ICONIC VILLA TYPE 2	1 Year Forecast		5 Years Forecast	
	Base	Top	Base	Top
Occupancy	68%	73%	68%	73%
Average Daily Rate (USD)	$594	$713	$683	$820
Revenue (USD)	$149.523	$189.979	$841.730	$1.092.378
Marketing & Management Fees	$56.520	$71.812	$282.598	$359.060
Utilities & Staff Cost	$8.635	$8.435	$43.175	$42.175
PAYOUT to OWNER (USD)	**$84.368**	**$109.732**	**$515.956**	**$691.143**
ROI %	14,08%	18,32%	–	–
ROI, years	7,10	5,46	–	–
Sales Price (USD)	$599.000	$599.000	–	–

Provided by FARSIGHT MANAGEMENT

Full management fee is 23% excluding taxes

WHY **BALI**?

Bali is considered as one of the best tourist destinations in the world. Its nature, its culture, its people and its atmosphere make it so unique and attractive to travellers. It's a great and safe place to live and invest.

Ultimately, Bali displays a very attractive place for the young, inspiring digital nomad movement that is positively impacting the island.

From The Media:

Forbes
Bucket List Travel: The Top 50 Places in The World
TOP 1

DOLLAR FLIGHT CLUB
Best Cities for Digital Nomads to Work Remotely
TOP 2

Nomad List
Best Places to Live for Digital Nomads
TOP 2

THE TIMES
Best Luxury Holiday Destinations
TOP 3

Tripadvisor
Best Destination in The World
TOP 4

THE BALI SUN
Most Viral Travel Destinations in 2022
TOP 5

INVESTING IN **INDONESIA**

Indonesia is one the best countries to invest. It has recovered very quickly from the Covid-19 challenges. Indonesia is considered as one of the fastest growing economies in the world with a large, young population and a strong domestic demand.

Key Points:

GDP

Growth Rate

5,51%

(Avrg. Prospect for 2022-2027)

GDP

Global Rank *(PPP)*

7th → 4th

(Projection for 2022-2030)

New Stay Permit

Second Home Visa

Population

280M+

(Large Population)

Average Age

30 Y.O.

(Young & Productive Population)

Rich in Resources

Natural Supplies, Biofuels, etc.

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ICONIC LIVING **SESEH BEACHFRONT**

INVESTING IN **INDONESIA**

Indonesia is very rich in natural resources that promote the country's independence. As an oil-exporting country, Indonesia has a secure energy supply and the country's inflation is at 5,71%. In addition, Indonesia just issued a new Second Home Visa that attracts foreigners to settle in the country that will ultimately leads to further prosperity.

From The Media:

CNBC INDONESIA
Best COVID-Recovery Countries in ASEAN
TOP 1

money.co.uk
World's Most Naturally Beauty Countries
TOP 1

LONDON Post
Best Countries to Invest in 2020
TOP 4

CEO MAGAZINE
INSPIRING THE BUSINESS WORLD
10 Best Countries to Invest in Post-COVID
TOP 4

SUSTAINABILITY

Our projects are designed to balance between economic growth, environmental care and social well-being. We try to create a positive and healthy impact onto the environment and business.

Key Points:

- **CO_2 Friendly Impact**
- **Domestic Materials**
- **Recycle Management**
- **Solar Power**

TURNKEY **MANAGEMENT**

FARSIGHT MANAGEMENT

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Providing an excellent income for the investors and a great experience for the guests are our management's top priority. We offer an option where we manage everything with our strategic partner, **Farsight Management**, so you can enjoy a hassle-free investment with us.

Key Points:

- **+15 Years of Experience**
- **Artificial Intelligence**
- **Daily Cleaning & Maintenance**
- **Property Maintenance**
- **24/7 Security System**
- **Legal Documents**
- **+250 Properties Under Management**
- **Monthly Financial Reports**
- **Overall Property Management**
- **Public Relations & Marketing**
- **Staff Training & Developments**
- **Broad Market Coverage**