UNIT NUANU VILLAGE

HI-TECH HOMES IN BALI
AT AN APARTMENT PRICE - FROM $103,000

10+ YEARS OF EXPERIENCE

UNIT SPACE GROUP

CREATING A BETTER WORLD THROUGH SPACE

Steven Fedos

CEO & Founder

Management and development

Living in Bali for over 6 years, Steven is developing the Unit Space Group, which covers projects in real estate, construction, and electric mobility. Guided by the principle of "tech inside, green outside", Steven is actively integrating the latest technologies into his projects, while focusing on environmental preservation.

Steven is an expert in system management with over 13 years of experience. He organized more than 50 major events and implemented management systems in over 20 companies. Steven is a speaker at Synergy Business Territory, Accel Online Education Conference, and Business Youth Transformer.

Steven established a network of educational centers in Moscow and created a proprietary ERP system. He also managed Villa Carte, a real estate company in Thailand, and led it to a leading position.

Steven launched the "Business Environment" project for Sberbank, where within a few months he implemented the dasreda.ru platform. Entrepreneurs in Russia actively utilize this platform nowadays.

СБЕР БАНК Experum Coffee and the City Деловая среда СБЕР VLAD BLAD REVIZOR

Anna Orlova
Co-founder

Architecture and construction

Anna Orlova is an seasoned architect and designer with over 9 years of international expertise. Her portfolio encompasses a wide range of residential and commercial projects. Ann led projects for development companies such as Donstroy, Hutton Development, and initiated projects for MTS, Belaya Dacha, Mail.ru, and Pixonic.

Anna has designed numerous residential complexes, villas, and homes across Russia and France. She has also led the design projects for non residential properties - such as offices for "Belaya Dacha" and “Pixonic”. Anna played a key role in conceptualizing the "Kosmos" hotel on Novy Arbat and the coffee factory Stile di Vita.

Ann’s works have been recognized with numerous awards, including the Eurasian Prize in 2018, the Silver Diploma at Project Russia 2019, and accolades for "Best Office of the Year" and "Best Regional Project”.

Anna's profound architectural, design, and project experience enables her to deliver a high level of quality and create projects that meet the needs of our clients.

MTC · @mail.ru group · PIXONIC · ДОНСТРОЙ · Белая Дача · LIFEFORMS

Sergey Solonin
Major investor

Seasoned investor

Sergey is the major investor of Unit Naunu Village. He is also a founder and visionary behind the city of the future Nuanu.

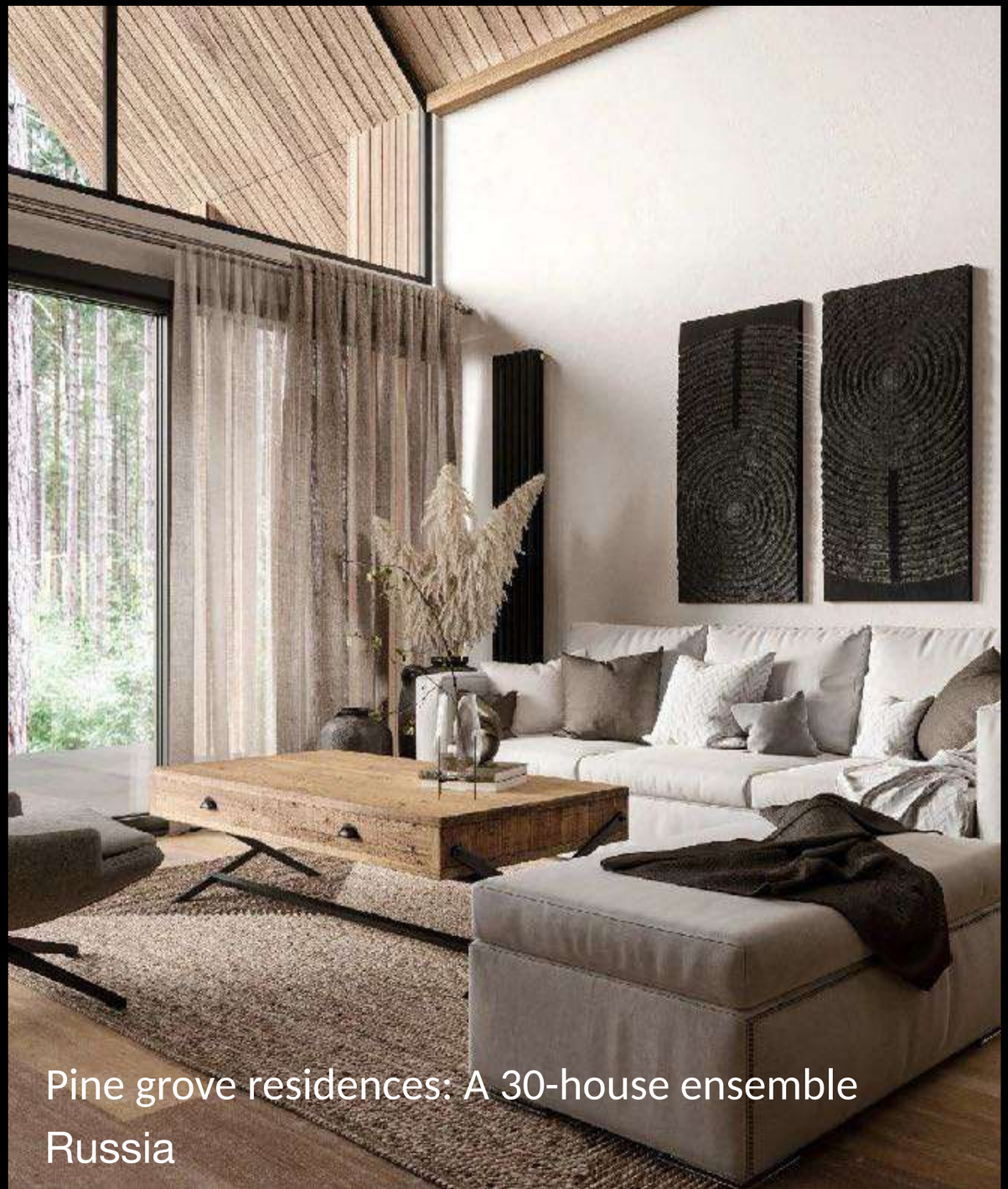
Sergey is an entrepreneur with over 15 years of experience in financial technology and banking.

Sergey is also an ex-CEO and Chairman of the Board of Directors of QIWI, a leading provider of payment and financial services in the CIS.

Sergey has previously invested in groundbreaking businesses like Rapyd, Copper, Aviasales, Realweb, Osome, Roistat, Amma, Wefox, IT Hub, Like Center, and the British School of Design, marking a series of strategic and successful ventures.

nuanu QIWI osome Rapyd nuanu QIWI osome Rapyd nuanu QIWI osome Rapy

COMPLETED PROJECTS



Pine grove residences: A 30-house ensemble

Russia

Responsible stay: Eco hotel

Russia

Lamb Weston manufacturing facility

Russia

Tech-infused Pixonic Office (Mail.ru Group))

Russia

MTS Hospitality suite in
Shekhtel Mansion

Russia

UNIT SPACE **VALUES**

Future-forward thinking

Embracing innovative ideas and technologies to build the groundwork for a sustainable future

Minimalism and attention to detail

Keeping focus on the core, thoughtfully crafting details, steering clear of unnecessary extras

Ecology

Committed to preserving the natural environment and minimizing our footprint

Community

Bringing together shared values, we believe in the power of partnerships, and value diversity

ECO-FRIENDLY ENVIRONMENT PRINCIPLES

Low-rise construction, preserving natural relief

In contrast to concrete high-rises, this scenario appears to be more environmentally sound. We preserve and enhance greenery around.

Reducing the footprint

We employ technologies and recycled materials with low ecological impact and less susceptibility to nature's influence. Despite high energy efficiency and excellent thermal and sound insulation, our homes are designed to be easily moved to any other location, should you decide to do so

Waste separation and recycling

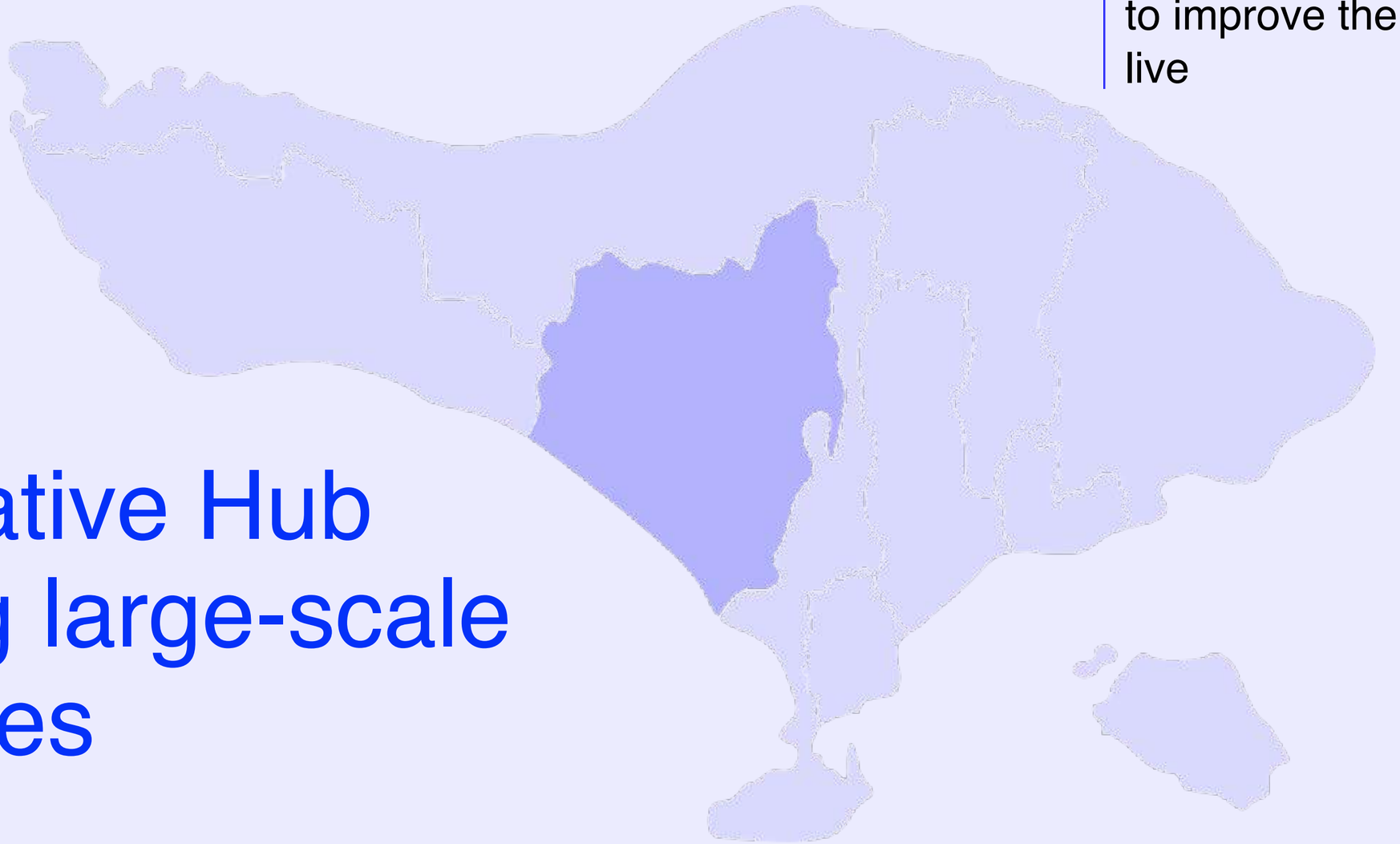
Both are implemented within the complex area. It's neither difficult nor costly—just a matter of habit.

Reducing noise and exhaust emissions

Parking spaces for bikes and cars are strategically placed along the outer perimeter of the complex.

Bali

We are building 1000 units to improve the way people live



Innovative Hub driving large-scale changes

Innovative inside, green outside.

1 UNIT SPACE DEVELOPMENT

Architectural and Design Studio, Project Management for Unit Space Village I Unit Nuanu Village I 5 Elements Villas for Mikhail Dashkiev

2 UNIT SPACE VILLAGE

Hi-tech Complex Surrounded by Untouched Nature.
Pantai Nyanyi 88 – 21

COMPLETED

UNIT SPACE
OUR PROJECTS

3 UNIT BIKE

Eco-friendly electric transport
for purchase or rent

UNIT SPACE
OUR PROJECTS

4 UNIT BUILD INDUSTRIES

An in-house construction company and factory specializing in foundations, frameworks, and concrete production

OUR 5th PROJECT IN BALI

TOGETHER WITH NUANU

UNIT NUANU VILLAGE

HI-TECH HOMES IN BALI
AT AN APARTMENT PRICE - FROM $103,000

UNIT SPACE GROUP

INFRASTRUCTURE X2
WITHIN THE COMPLEX AND ACROSS NUANU TERRITORY

UNIT SPACE
+ **NUANU**

Will become the largest infrastucture project in Bali by 2025

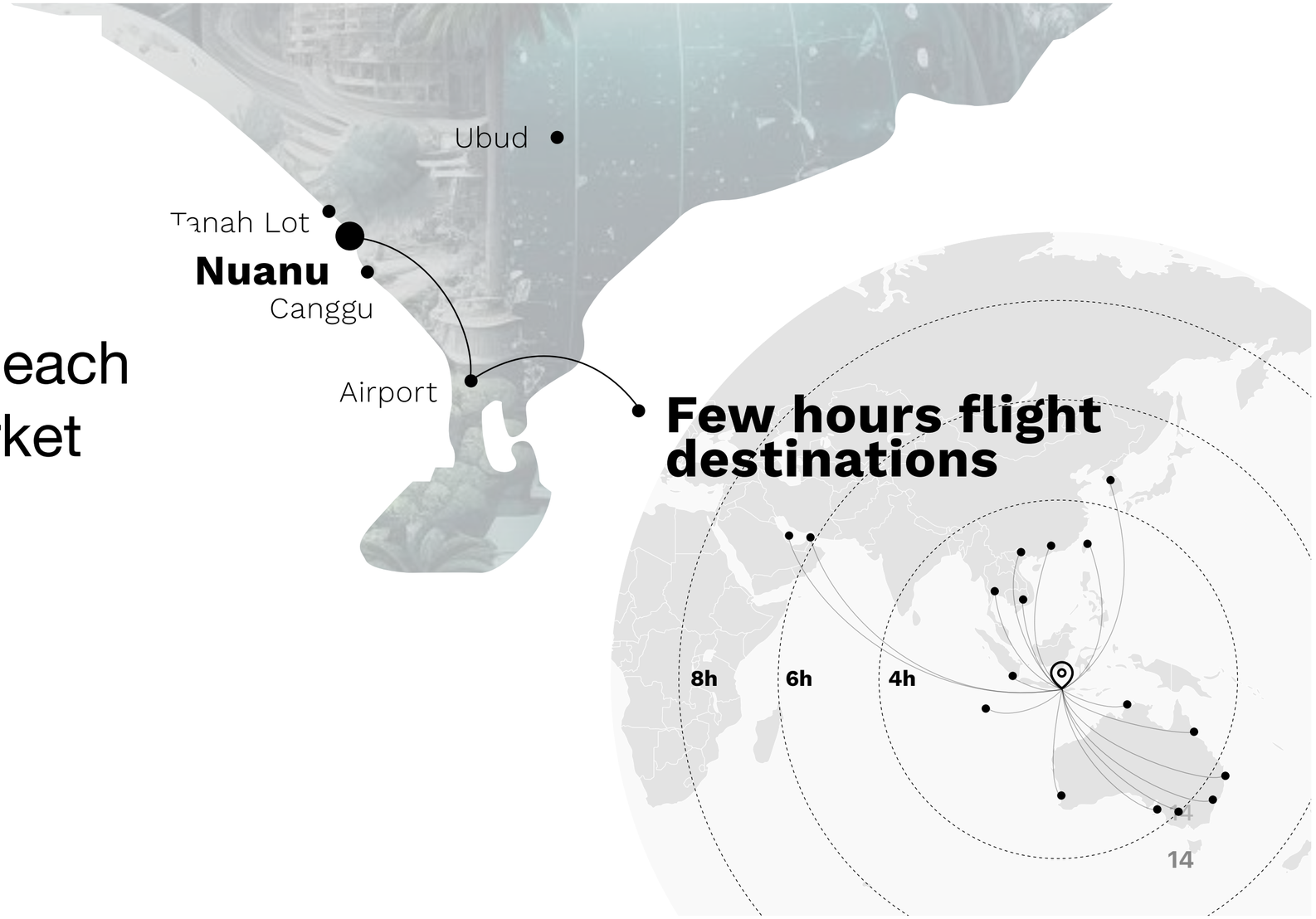
4M

Visitors/ year

UNIT SPACE GROUP

Strategic location of UNIT NUANU VILLAGE

0 min to Naunu
3 min to the black sand beach
6 min to Pepito supermarket
15 min to Canggu
10 min to Tanah Lot
60 min to the airport



UNIT NUANU VILLAGE

LARGEST INFRUSTRUCTURE PROJECT IN BALI

44 HA TERRITORY

Nuanu City

Facilities and areas already launched in the city of the future

44 ha

2023

Already launched

- Event Space 'La Fabrica'
- Magic Garden: A Serene Oasis
- Labyrinth: A Music Studio
- Community Spaces
- Luna Beach Restaurant
- Proeduction International School
- Kindergarten
- Art Village for Children

UNIT NUANU VILLAGE

COMPLEX INFRASTRUCTURE

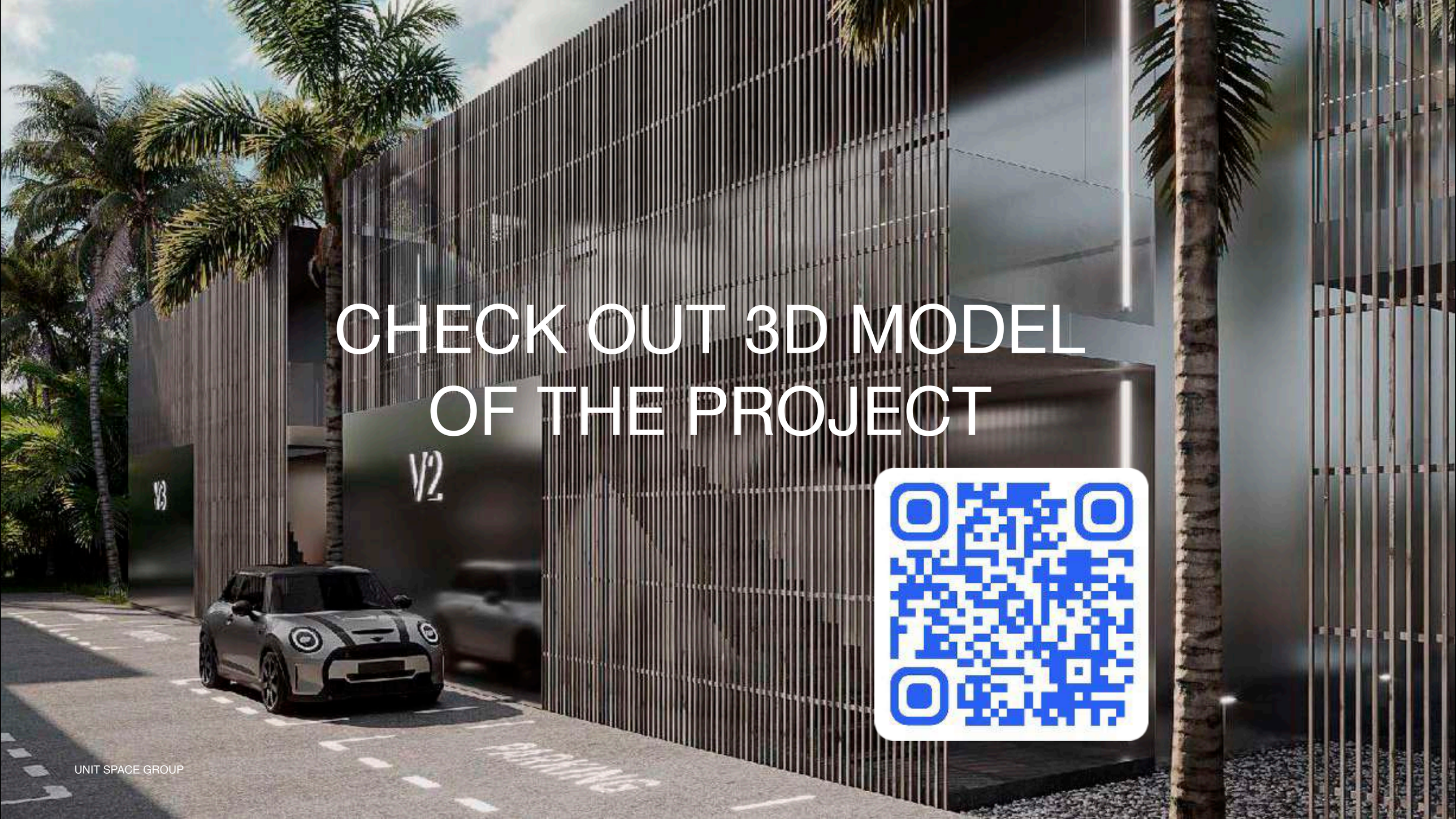
Swimming pool 25m, restaurant, events hall, kids playroom, library, yoga and sports facility, streaming room

COMPLEX INFRASTRUCTURE

Parking facilities for cars and bikes located along the external perimeter of the residential complex

UNIT NUANU VILLAGE

UNIT SPACE GROUP


CHECK OUT 3D MODEL
OF THE PROJECT
V2
V3
UNIT SPACE GROUP

MASTERPLAN

U

1 ЭТАЖ

2 ЭТАЖ

THOUGHTFULLY CRAFTED DESIGN
DOWN TO THE SMALLEST DETAILS

UNIT SPACE GROUP

OFFER PRICE

STUDIO	1BD HOUSE	2BD HOUSE	3BD VILLA
$82 000	$103 000	$161 000	$246 000

UNIT COMBINATIONS AVAILABLE:
1BR/ Studio + 2BR for investments within $250 000

КАК МЫ ОБЕСПЕЧИВАЕМ **КОМФОРТНЫЕ ЦЕНЫ**

VERTICAL INTEGRATION
OPERATING OUR OWN CONCRETE AND FRAME FACTORY

СОБСТВЕННЫЙ ПЕРСОНАЛ
EXPERIENCED CONSTRUCTION TEAM WITH 10+ YEARS OF EXPERTISE

UTILIZING NEW TECHNOLOGIES
LEVERAGING NEW TECH TO DRIVE DOWN PRODUCTION COSTS

LEASEHOLD 26 YEARS

LEASEHOLD 26 YEARS WITH GUARANTEED EXTENSION PRICE FROM NUANU CITY UP TO 90 YEARS

100% INCOME GUARANTEE

FIXED IN THE CONTRACT FOR YEAR 1

0% INSTALLMENT FOR 12 MONTHS

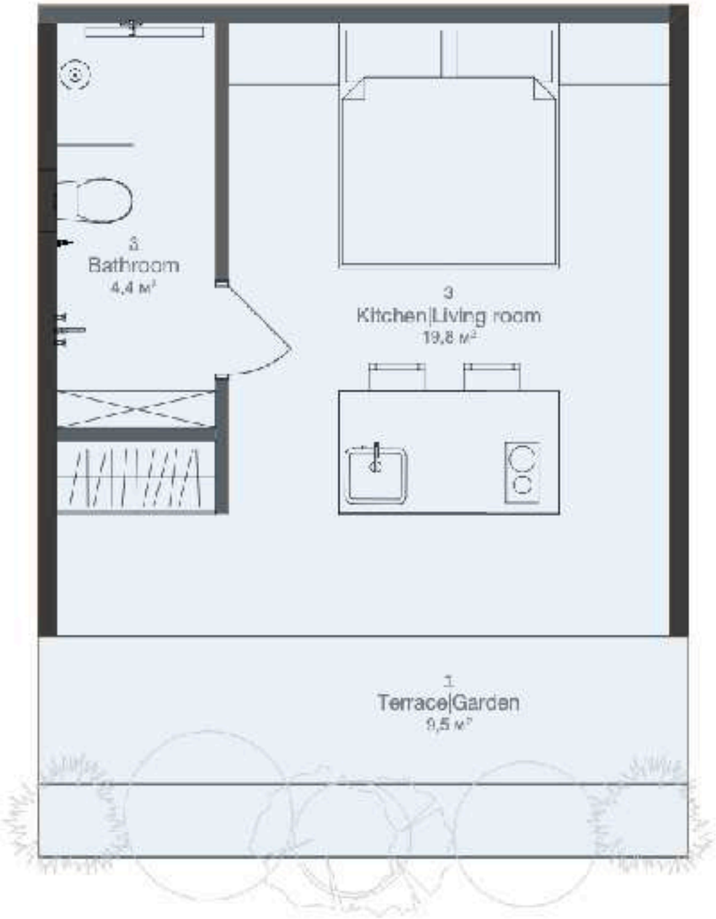
INITIAL PAYMENT - 30%, PROFIT FROM DECEMBER 2024

UNIT LITE STUDIO

WITH A TERRACE AND GARDEN

FROM $82 000

33.5 m2



UNIT SPACE GROUP

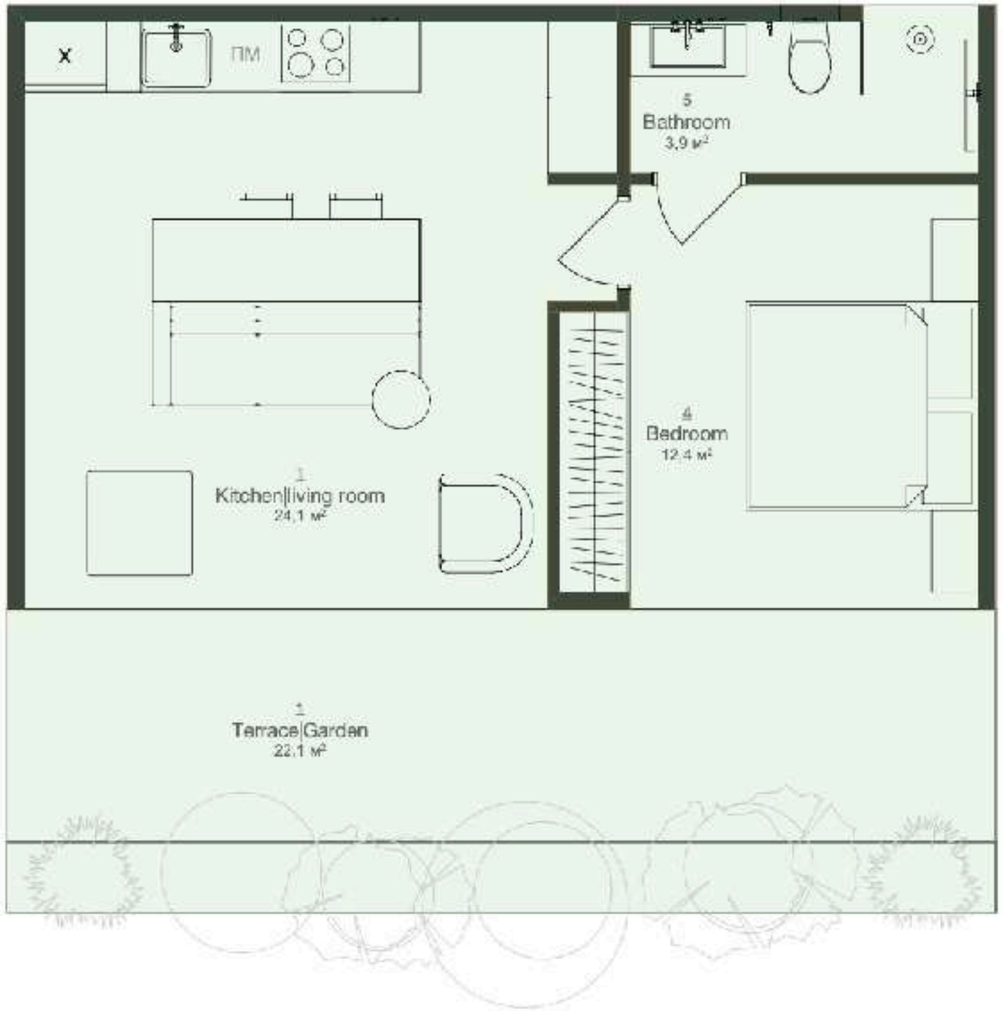
UNIT SPACE GROUP

UNIT SPACE 1BD

WITH A LARGE TERRACE, GARDEN, AND LIVING ROOM WITH A HOME CINEMA

FROM $103 000

62 m2



UNIT SPACE GROUP

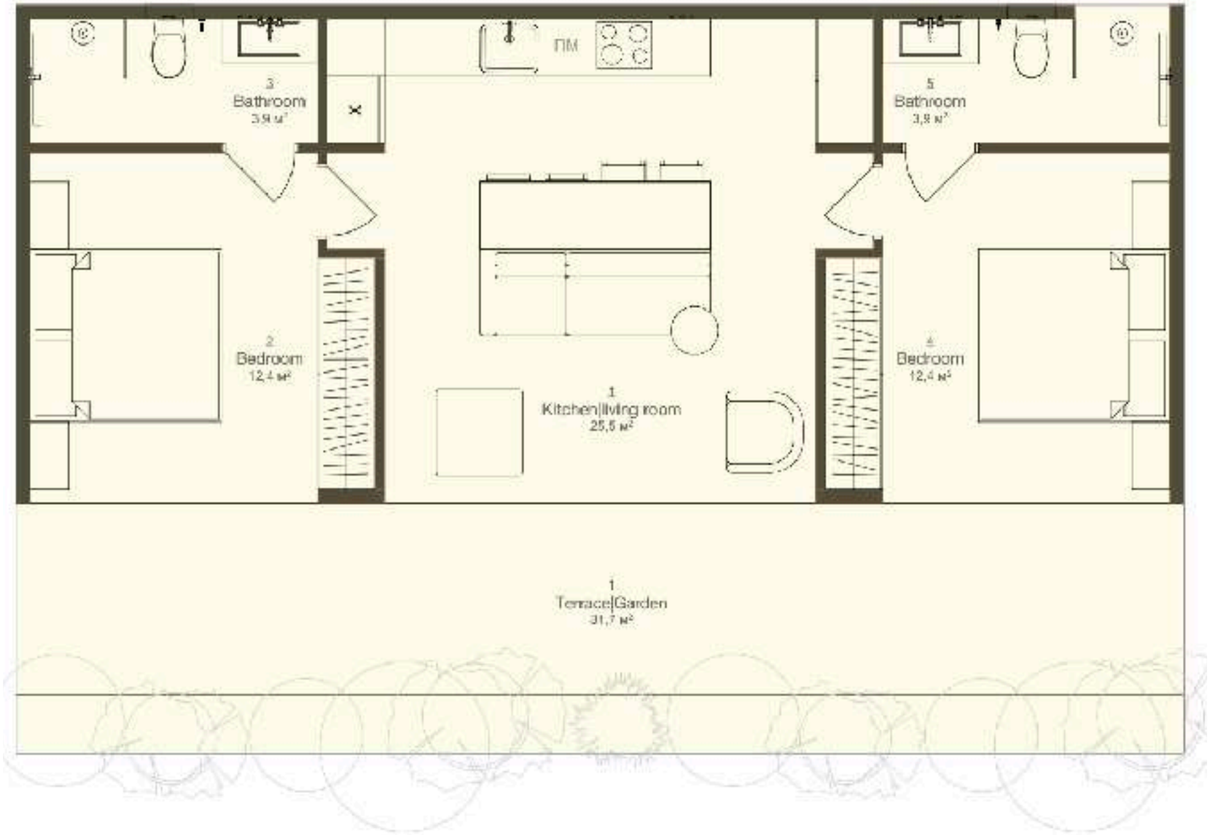
UNIT SPACE GROUP

UNIT SPACE **MAX** 2BD

89 m2

WITH A HUGE TERRACE, GARDEN, AND LIVING ROOM WITH A HOME CINEMA

FROM $161 000



UNIT SPACE GROUP

UNIT VILLA 3BD

WITH A HUGE TERRACE AND BALCONY,
LIVING ROOM WITH A HOME CINEMA,
JUNGLE VIEW PRIVATE SWIMMING POOL

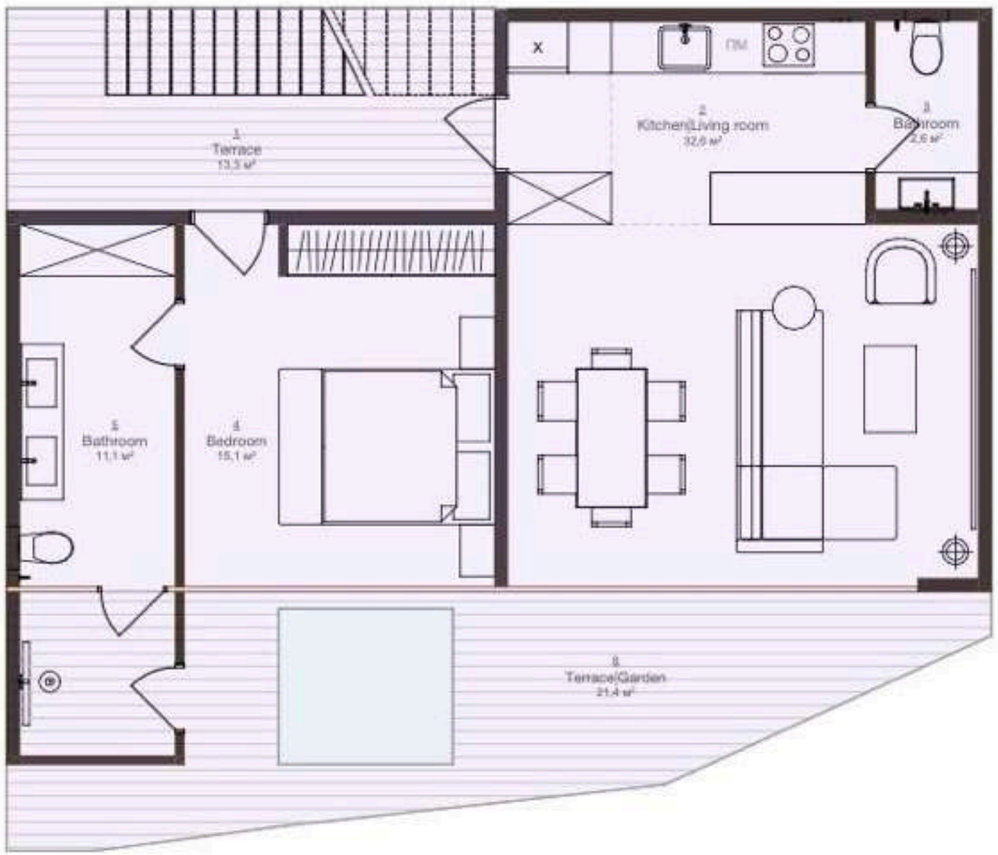
OT $246 000

UNIT SPACE GROUP

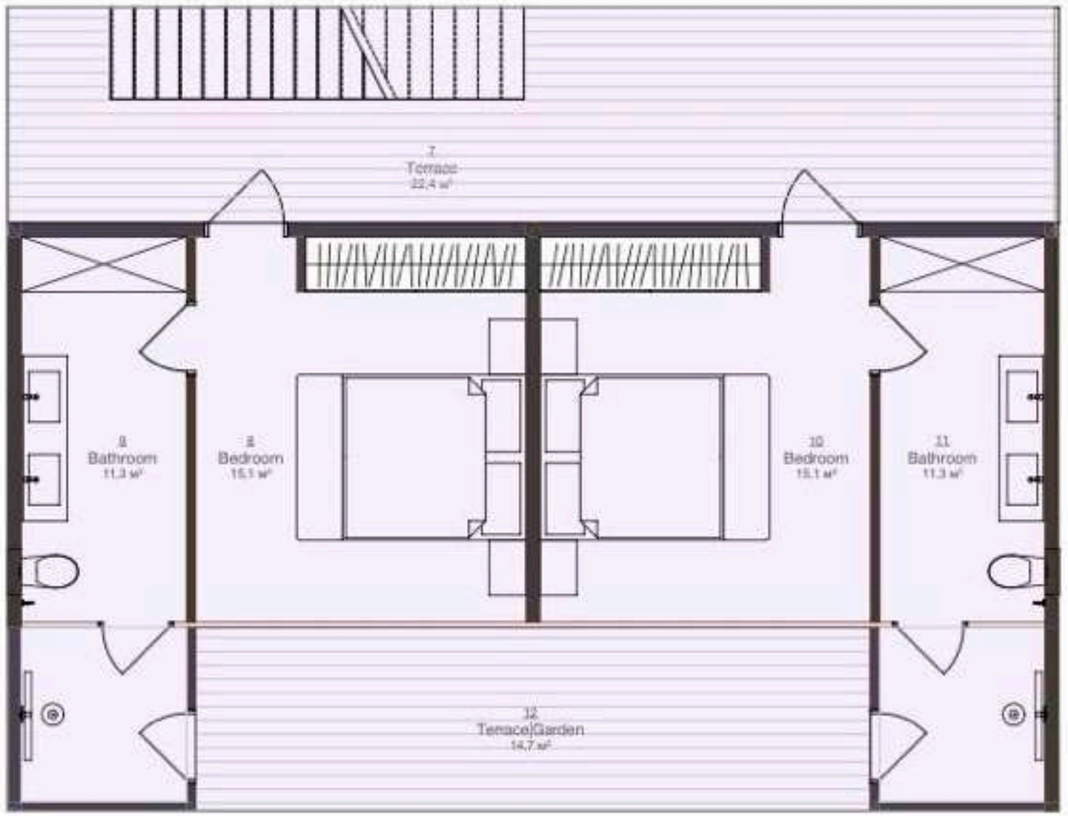
UNIT SPACE GROUP

UNIT SPACE VILLA 3BD

186 m2



UNIT VILLA 1 floor - 61,4 m2
Terrace and garden - 34,7 m2



UNIT VILLA 2 floor - 52,8 m2
Terrace - 37,1 m2

UNIT SPACE GROUP

UNIT SPACE GROUP

UNIT SPACE GROUP

UNIT SPACE GROUP

PROFITABILITY SCENARIOS **WITH UNIT NUANU VILLAGE**

BASED ON 1BR UNIT FOR $103, 000

Pessimistic

9 years
Payback period

217,69%
Profit after sale

11,56%
Rental income

75%
Occupancy rate

Realistic

6 years
Payback period

277,54%
Profit after sale

16,02%
Rental income

85%
Occupancy rate

Optimistic

5 years
Payback period

348,84%
Profit after sale

21,62%
Rental income

95%
Occupancy rate

WHAT ARE WE DOING **TO BOOST PROFITABILITY?**

ANALYTICAL SERVICE ULA ZONE

WE ANALYZED THE PROPERTY MARKET IN BALI BASED ON A VAST DATASET TO CHOOSE THE BEST LOCATION AND CONCEPT

85 %
Average load

168 $
Average cost

238 392 $
Market size

1 419
Units

FOCUS ON INFRASTRUCTURE

CREATING BEAUTIFUL AND COMFORTABLE SPACES THAT PEOPLE WILL WANT TO RETURN TO

DEVELOP UNIT SPACE AS A BRAND

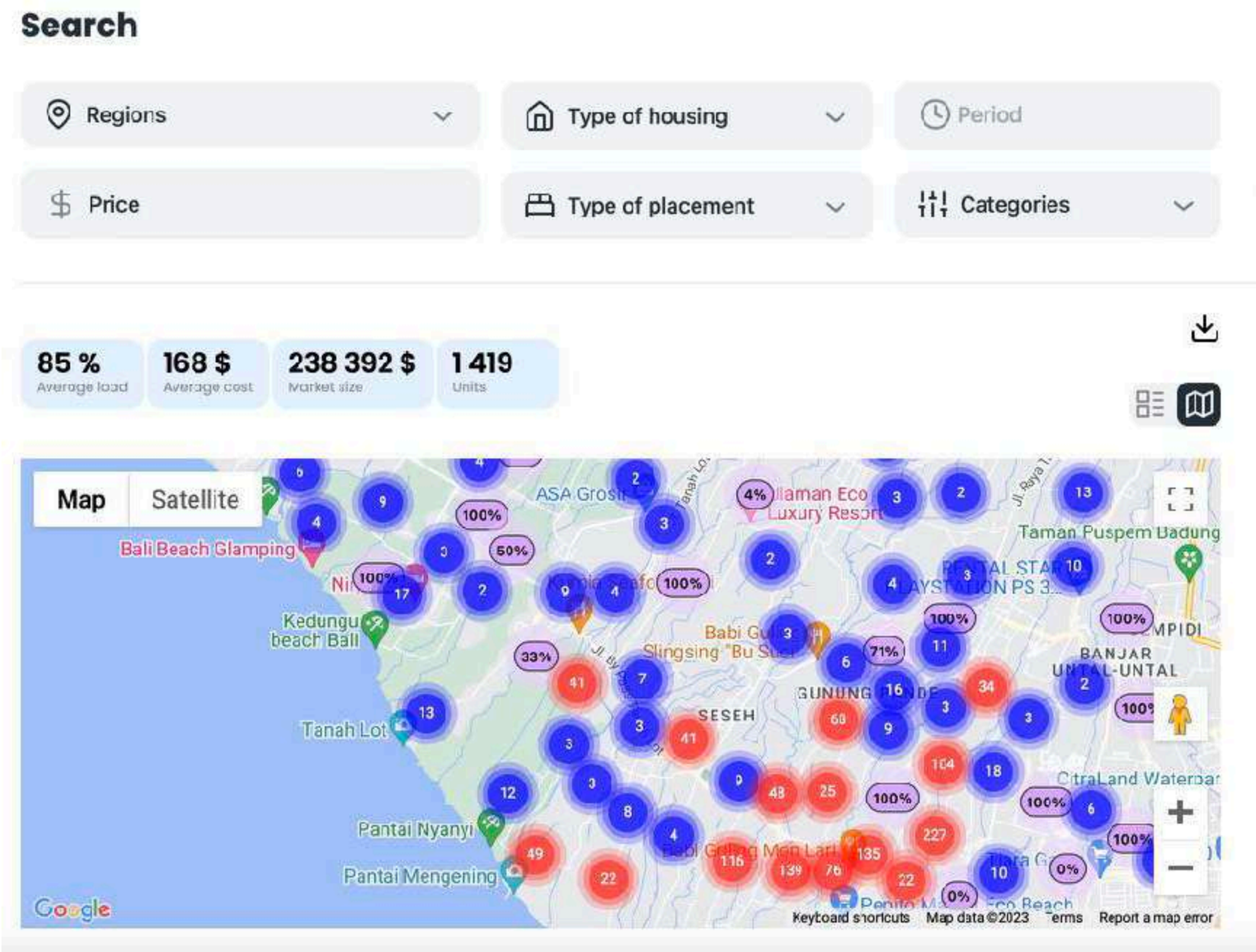
TO INCREASE RECOGNITION AND ATTRACT NEW GUESTS"

UNIT SPACE CITY

Recent data on **occupancy in the area**

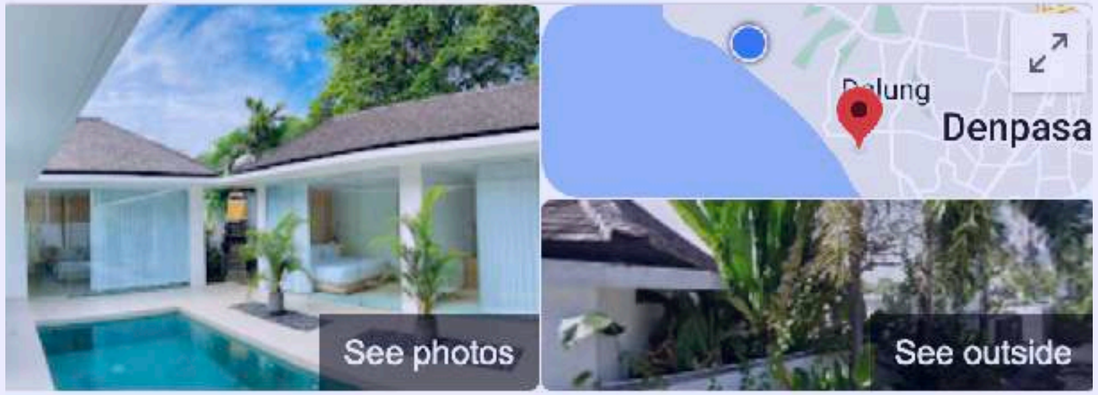
BALI, NYANYI

DATASET BY ANALYTICAL SERVICE ULA.ZONE
SEPT-OCT 2023

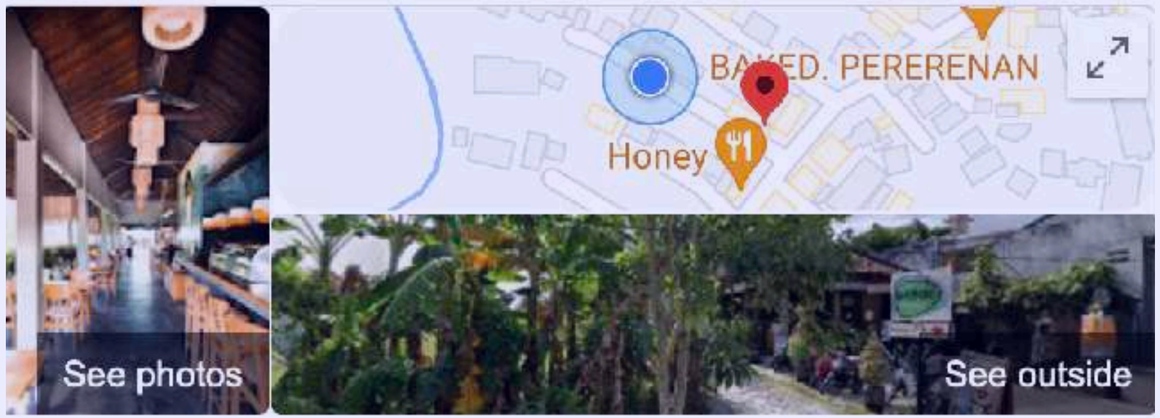


UNIT SPACE GROUP

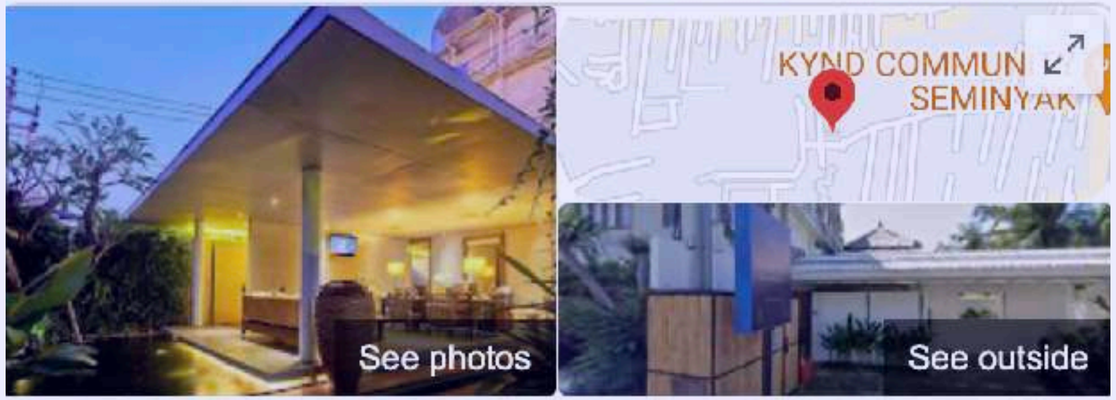
OUR PROPERTY MANAGEMENT PARTNER IN BALI



Alami Luxury Villa



Wasabi Hotel and Restaurant



Calm Villa

Eco Tree House Amed

10+ YEARS OF **PROPERTY MANAGEMENT** EXPERIENCE

Most recent data:

OCCUPANCY REPORT HOTEL/VILLA IN BALI 2022

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVERAGE BY PROPERTY
ALAMI LUXURY VILLAS	76,83%	83,84%	90,86%	89,02%	96,44%	92,68%	90,88%	89,09%	83,13%	86,21%	93,03%	84,46%	88,04%
CALM VILLAS	—	—	63,50%	98,09%	93,12%	77,04%	92,10%	88,69%	88,51%	96,04%	92,22%	93,91%	88,32%
WASABI HOTEL &	92,76%	95,64%	96,96%	96,88%	98,92%	94,00%	98,06%	98,06%	95,98%	97,82%	97,54%	98,26%	96,74%
RESTO	68,80%	58,24%	89,35%	89,37%	89,56%	94,23%	90,10%	81,64%	79,88%	79,96%	91,79%	81,27%	82,85%
ECO-TREE OTEL	59,60%	59,43%	85,17%	93,34%	94,51%	89,49%	92,79%	89,37%	86,88%	90,01%	93,65%	89,48%	
AVERAGE OR													

OCCUPANCY REPORT HOTEL/VILLA IN BALI 2023

MONTH	JAN	FEB	MAR	APR	MAY	AVERAGE BY PROPERTY
ALAMI LUXURY VILLAS	94,72%	95,45%	94,13%	93,64%	92,08%	94,00%
CALM VILLAS	96,77%	93,65%	94,62%	92,22%	95,34%	94,52%
WASABI HOTEL &	100,22%	101,90	99,78%	100,00%	98,70%	100,12%
RESTO	83,86%	%	89,58%	85,18%	91,83%	88,52%
ECO-TREE OTEL	93,89%	92,17%	94,53%	92,76%	94,49%	
AVERAGE OR		95,79%				