

WE ARE LOCATED AT

*THE DESTINATION
WHERE
DREAMS
FIND A HOME*

RICE WAVES VILLAS

BALI DEVELOPMENT PRIVILEGE

Investment offer:
**REAL ESTATE
FOR PROFIT
ON BALI**

03 Who are we?

About us
Company philosophy

05 Where are we?

About Ubud

06 About our Villas

Real estate for profit
Our villas
Villa layout
Design & equipment
Villa features
Villa management
Client offering
Tour visit to Bali
Terms of work with us

This guide will reveal to you the world of life on a beautiful island. We are a large development company with international experience, we invite you to invest in real estate for profit on the unique island of Bali.

Offer from
Bali Development Privilege



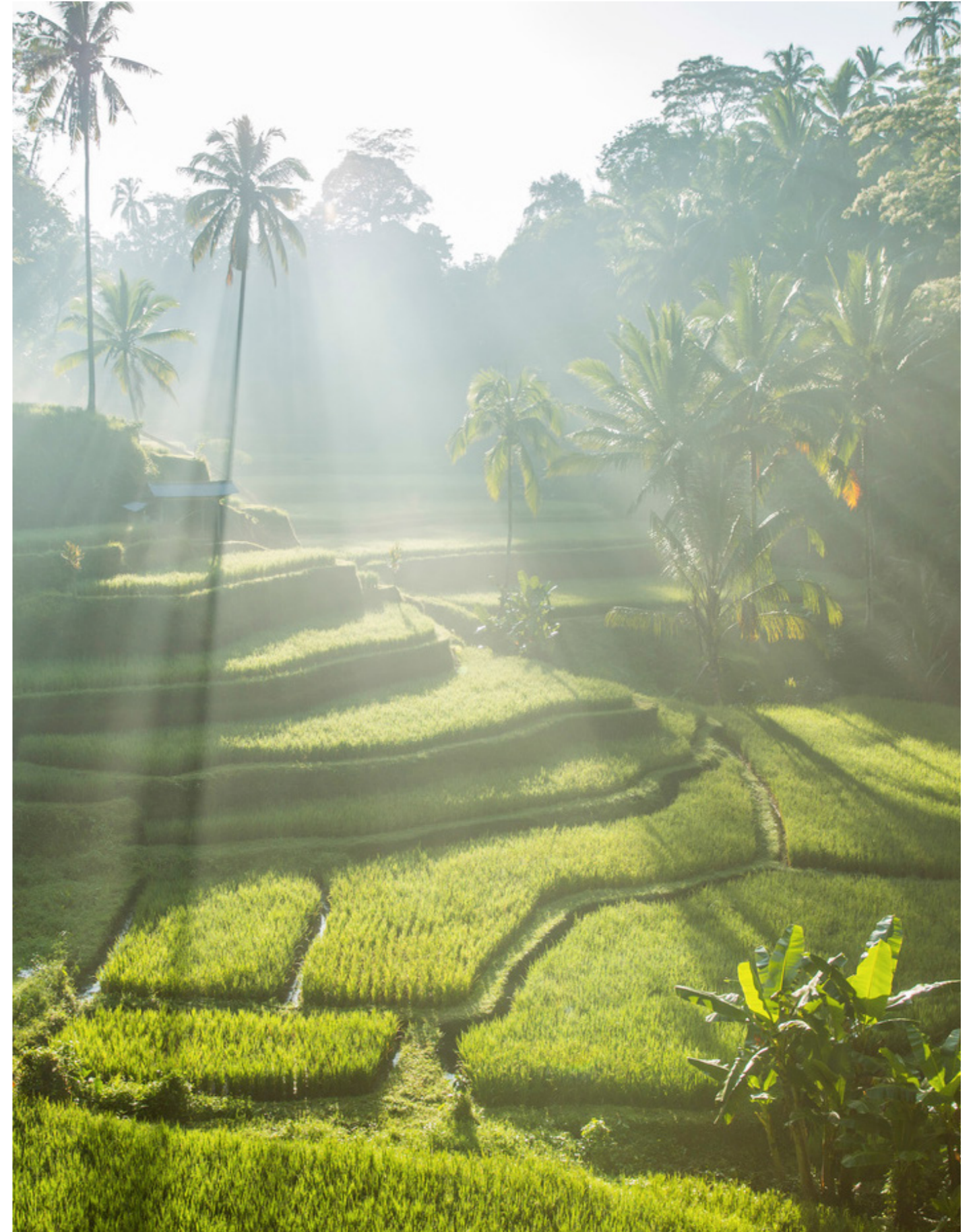
WHO ARE WE?



BALI DEVELOPMENT
PRIVILEGE

Discover *a reliable*
and *successful* company!

We are a large European development company with international experience. We invite you to invest in real estate for profit on the unique island of Bali, which boasts incredible and unique nature and culture, a variety of leisure and recreational spots, and is also one of the most hospitable, comfortable places to live, and, of course, one of the safest places in the world to save capital.



COMPANY *PHILOSOPHY*

Bali Development Privilege is a development company that, through a partnership with GoGroup, a large Estonian holding company, develops and creates large unique projects in Bali.

Bali Development Privilege, together with other large companies such as Ribas Hotel Group, UTG and Atmosphere, is part of Bali Privilege Partners is a group of companies united to create large-scale and innovative projects in the development of the island of Bali.



Oleksandr Pogorilyy

Real estate developer, representative of Go Group Estonia, co-founder and managing partner of Bali Privilege Partners, CEO of Bali Development Privilege.



Marcel Vichmann

Estonian investor and entrepreneur with one of the widest coverage of business areas in Estonia. His main areas of investment are transportation, real estate, manufacturing and finance.

He is the majority shareholder and Chairman of the Board of the largest Estonian travel and transportation concern AS GoGoup.

PLACE DISCOVERY

UBUD - CULTURAL CENTER OF THE ISLAND

Ubud is not just a place on the map; it's an experience that can change your life.

Ubud is a picturesque destination located on the island of Bali, Indonesia. Here, you'll find magnificent rice terraces, lush jungles, and traditional Balinese architecture. The city is renowned for its temples, craftsmanship in handmade goods, and spa centers. Ubud is the perfect place for those seeking solitude in natural beauty while still enjoying the comforts of modern life.

Our villas offer you a unique opportunity to become a part of this incredible sanctuary of nature and culture.



SUCCESS FACTORS

What makes our offer *super*?

The professionalism of our team, the stability of Indonesia and the uniqueness of Bali combined to form our **3 key strengths**, and we are ready to demonstrate all the advantages of our proposal in this presentation.



Safety of investment

Indonesia is in the top countries with the lowest level political instability.



Tourist attractiveness

Bali is one of the main tourist destinations of the world.



Financial attractiveness

The Indonesian rupiah (IDR) is one of the the most stable currencies in the region.

Why is this offer in the TOP-3 most unique?

We are confident that our offer is one of the top three unique offers in the world. We pay special attention to investing in profitable real estate - villas on Bali. 90% of tourists visiting the island prefer to relax in villas. These are independent properties, and you decide what to do with them.

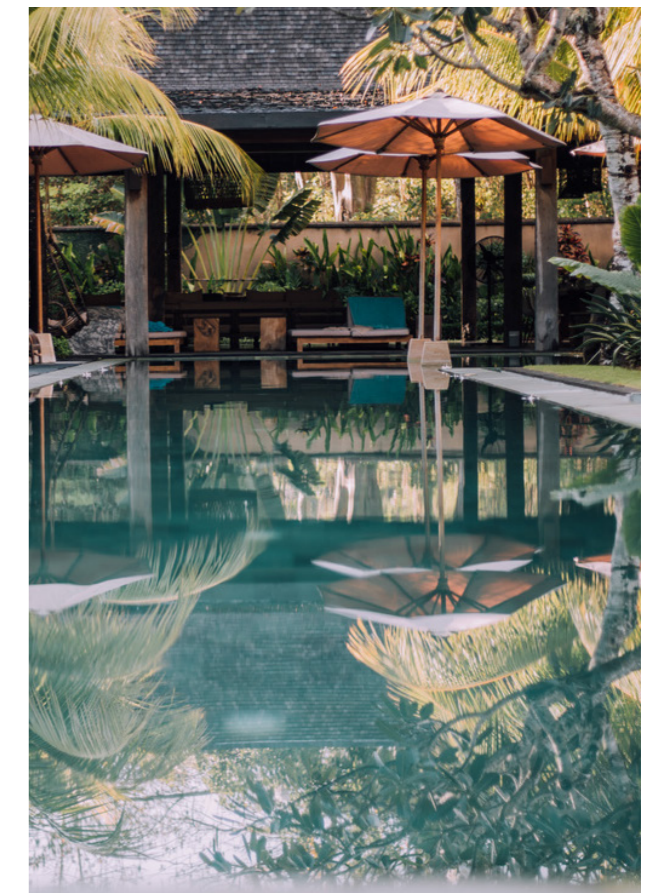
Moreover, villas on Bali are in high demand all year round. This means that your investment will be consistently profitable, bringing you a constant profit.



Indonesia is one of the top emerging economies in the world.



We are an international team of professionals.



Bali - a unique island and a constantly growing tourist destination.

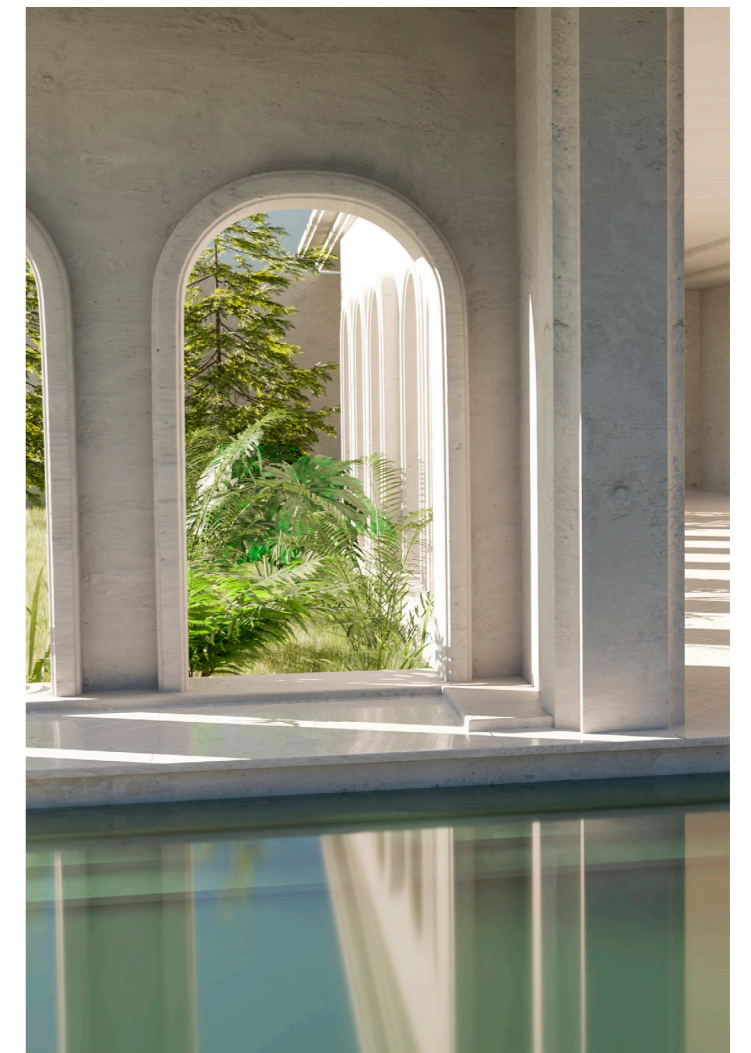
ABOUT BUSINESS

REAL ESTATE *FOR PROFIT*

Investing in rental properties in Bali not only presents an excellent alternative to similar ventures in Europe and the USA, but it also offers a unique blend of benefits that are hard to match elsewhere. Indonesia's economy is on an upward trajectory, and Bali, as one of its prime jewels, plays a significant role in this growth. The political climate in the country has been consistently stable for many years, a factor echoed by numerous international rankings.

Furthermore, Bali boasts a rich cultural heritage and breathtaking natural landscapes, making it a magnet for tourists year-round. This ensures a steady demand for rental properties, promising consistent occupancy rates for investors. Additionally, the cost of property maintenance is relatively low due to the affordable labor market, which translates into higher profit margins.

The island's eco-friendly initiatives and commitment to sustainability also add to its allure, attracting a growing segment of eco-conscious travelers.



SAFELY AND COMFORTABLY INVESTMENT

BALI-PRIVILEGE.COM

RICES WAVES VILLAS



We will create *your home* in a place where dreams *come true!*

Our villas in Bali are the epitome of luxury, privacy, and unparalleled natural beauty. Nestled amongst picturesque rice terraces, lush jungles, our retreats offer a one-of-a-kind living experience.

An artful blend of traditional Balinese design with modern comforts makes staying in our villas truly unforgettable. Whether you're seeking a romantic getaway or a family vacation spot, our Bali villas have something special to offer every traveler.

LOCATION

The place
where everything is about comfort!

Area:

0.12 hectares (1,200 m²)

Landscape:

Situated amidst rice fields

Access Roads:

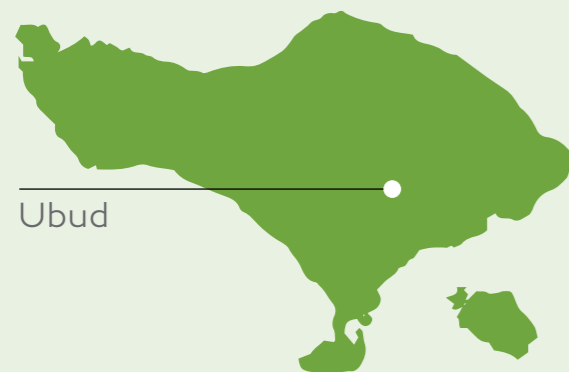
Direct asphalt road access to the site

Scenic Features

from the site: rice fields

Location:

Tampaksiring, Kabupaten Gianyar, Bali, Indonesia.



The complex is situated on a plot of land nestled amidst picturesque expanses of rice fields, offering a magnificent view of Mount Agung, considered a sacred place on the island of Bali. It is a place for true nature enthusiasts, beauty admirers, and those seeking tranquility. The entrance to the property is planned to be adorned

with a traditional Balinese temple. Right from the first steps, guests of the complex will have the opportunity to immerse themselves in the rich culture and breathtaking atmosphere of Bali. The construction on this site comprises three standalone villas designed in a neo-modern architectural style. These villas are suitable for both short-

term and long-term rentals, with the possibility of permanent residence. The three types of two-story units are strategically arranged to provide an atmosphere of seclusion for each villa. Additionally, the villa terraces offer optimal panoramic views of the rice fields and the majestic volcano.

ABOUT BUSINESS

SITE SURROUNDINGS

Infrastructure:

Within a 2 km radius, you will find supermarkets, yoga studios, a children's playground, an elementary school, gas stations, cafes, and restaurants.

Medical Facilities:

- BIMC Ubud 24 Hour Medical Clinic: 9.2 km
- Hospital Ari Canti: 10.3 km

Restaurants and Cafes:

- Alam Sembuwuk: 0.2 km
- Anahata: 1.0 km
- Apéritif Restaurant, CasCades Restaurant: 7.5 km

Helipad

Helipad (helicopter landing area): 10.8 km

Attractions:

- Ubud Palace: 6.3 km
- Ubud Monkey Forest: 7.3 km
- Hiking area Campuhan Ridge Walk: 7.7 km
- Ubud Art Market: 6.2 km
- Museum Puri Lukisan: 6.6 km
- Tegenungan Waterfall: 15.3 km

Offer from
Bali Development Privilege



ABOUT BUSINESS

OUR VILLAS

Villa 1

Plot area: 0.12 ha (1,200 m²)

Villa area: 297 m²

- indoor: 188 m²

- outdoor: 109 m²

Bedrooms: 2

Lease term:

until 02.02.2048 + 25 years

priority extension.



Offer from
Bali Development Privilege

ABOUT BUSINESS

OUR VILLAS

Villa 2

Plot area: 0.12 ha (1,200 m²)

Villa area: 362 m²

- indoor: 210 m²

- outdoor: 152 m²

Bedrooms: 2

Lease term:

until 02.02.2048 + 25 years

priority extension.



Offer from
Bali Development Privilege

ABOUT BUSINESS

OUR VILLAS

Villa 3

Plot area: 0.12 ha (1,200 m²)

Villa area: 355 m²

- indoor: 237 m²

- outdoor: 118 m²

Bedrooms: 3

Lease term:

until 02.02.2048 + 25 years

priority extension.

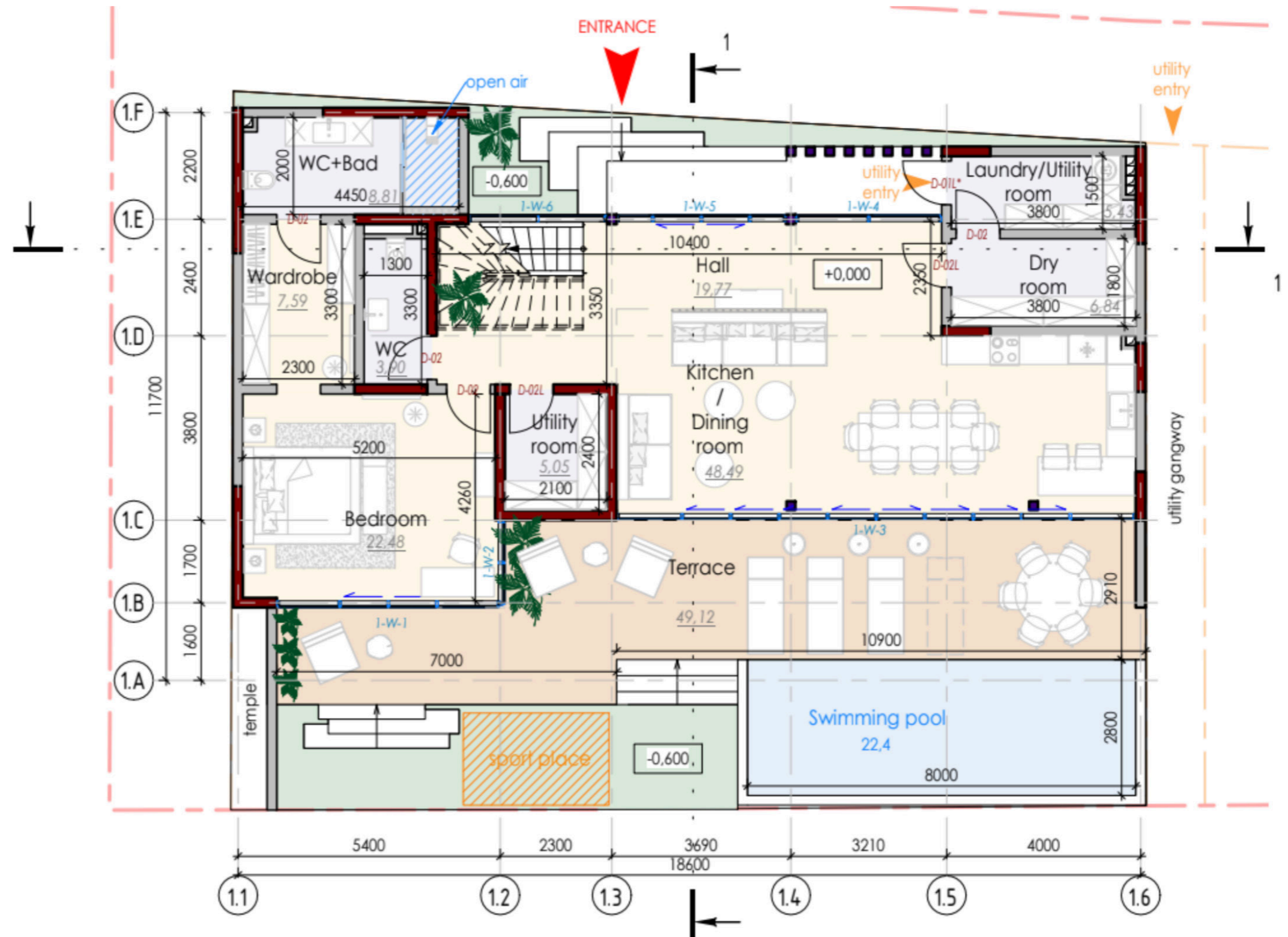


Offer from
Bali Development Privilege

VILLAS LAYOUT

Villa 1. Floor 1

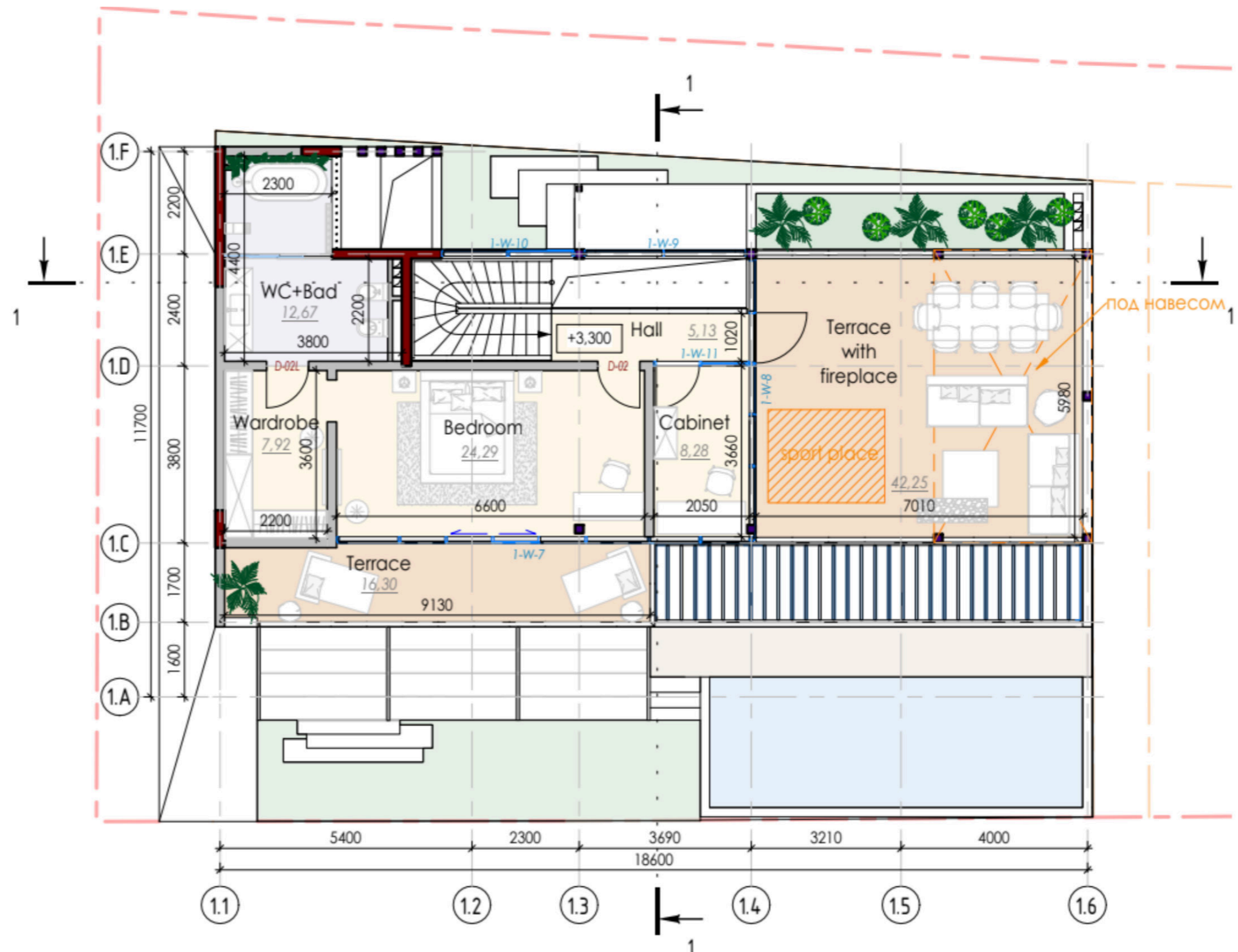
- Bedroom 1
- WC+Bed (near bedroom)
- WC (in the right corner)
- Kitchen / dining room
- Utility (near kitchen)
- Laundry/Utility
- Dry Room
- Wardrobe
- Terrace / Outdoor
- Swimming pool



VILLAS LAYOUT

Villa 1. Floor 2

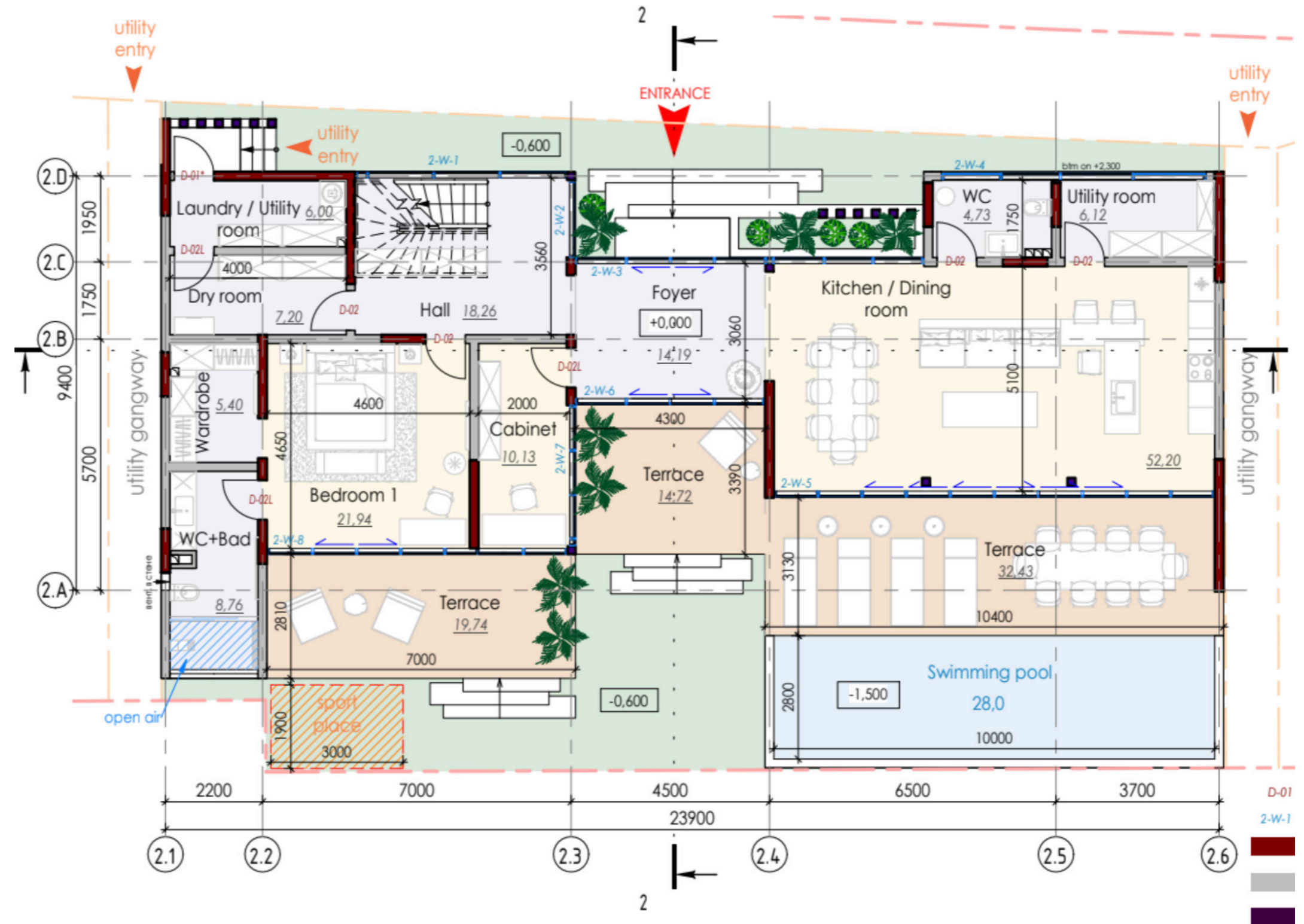
- Bedroom 2
- Cabinet
- WC+Bed
- Wardrobe
- Terrace 1
- Terrace with fireplace



VILLAS LAYOUT

Villa 2. Floor 1

- Bedroom 1
- Cabinet (near bedroom)
- WC+Bed (near bedroom)
- WC (in the right corner)
- Kitchen / dining room
- Utility (near kitchen)
- Laundry/Utility
- Dry Room
- Wardrobe
- Terrace 1/2/3
- Swimming pool

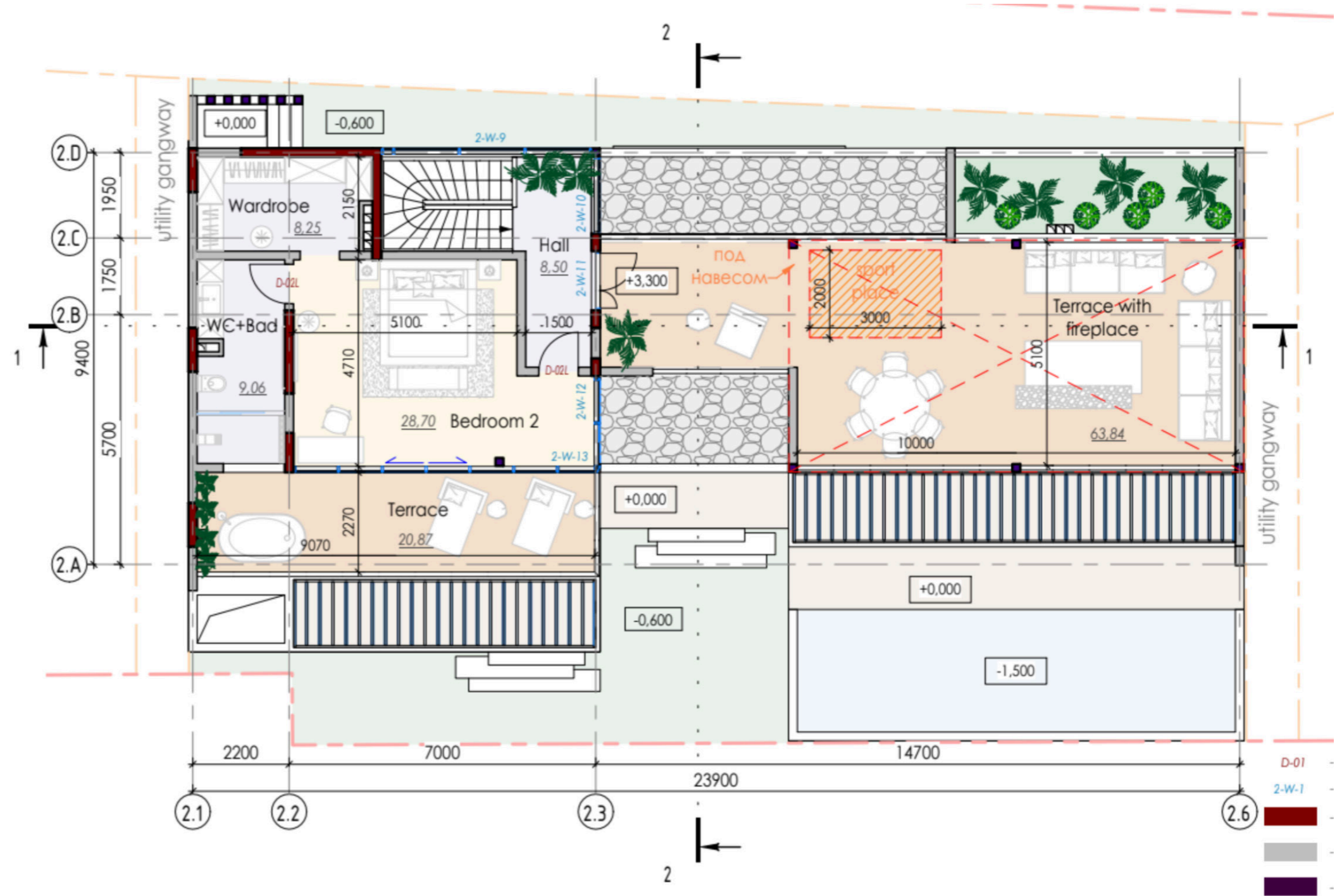


Offer from
Bali Development Privilege

VILLAS LAYOUT

Villa 2. Floor 2

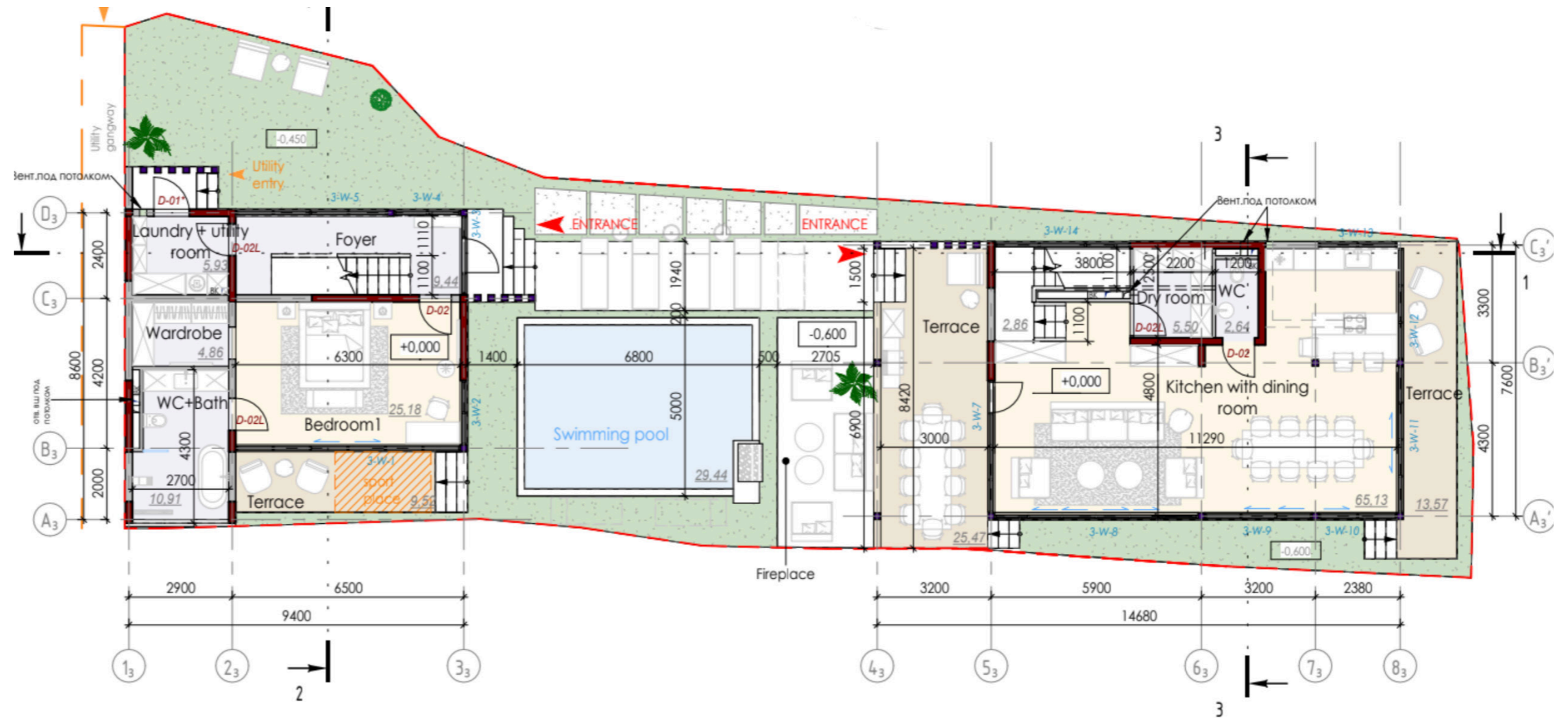
- Bedroom 2
- WC+Bed
- Wardrobe
- Terrace 2
- Terrace with fireplace



VILLAS LAYOUT

Villa 3. Floor 1

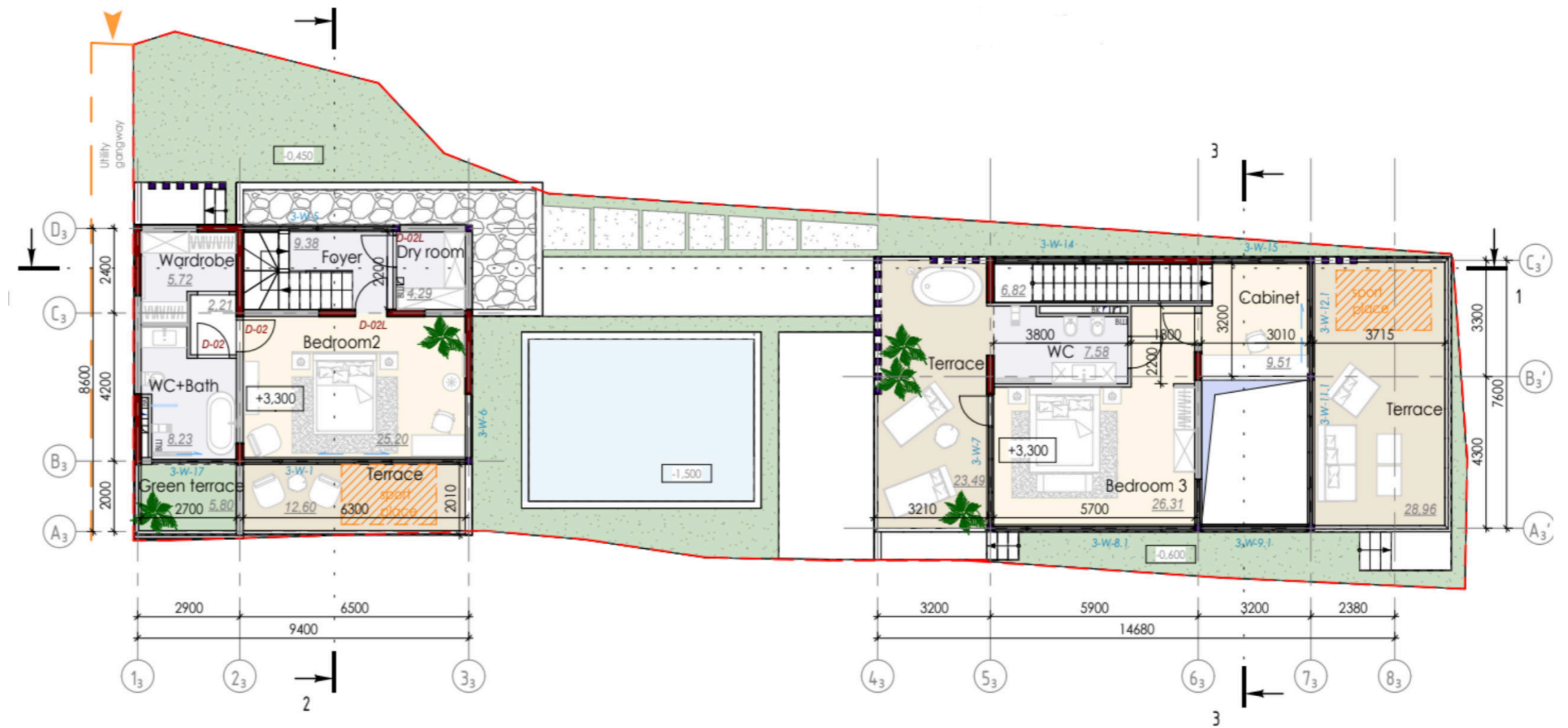
- Bedroom 1
- WC+Bed (near bedroom)
- WC (in the right corner)
- Kitchen / dining room
- Utility (near kitchen)
- Laundry/Utility
- Dry Room
- Wardrobe
- Terrace 1/2/3
- Fireplace
- Swimming pool



VILLAS LAYOUT

Villa 3. Floor 2

- Bedroom 2
- WC+Bed
- Wardrobe
- Dry room
- Terrace 1
- Green terrace
- Bedroom 3
- Cabinet
- WC
- Terrace 2/3



DESIGN & EQUIPMENT

Eco-Modern Aesthetic

Our villa's design ethos revolves around eco-modern principles: the use of natural materials, clean lines, and innovative architecture sets the stage for an unforgettable experience.

A Symphony of Textures

The villa's design is a harmonious blend of textures. Stone, different types of wood and other local materials converge to create a tactile and visual feast.



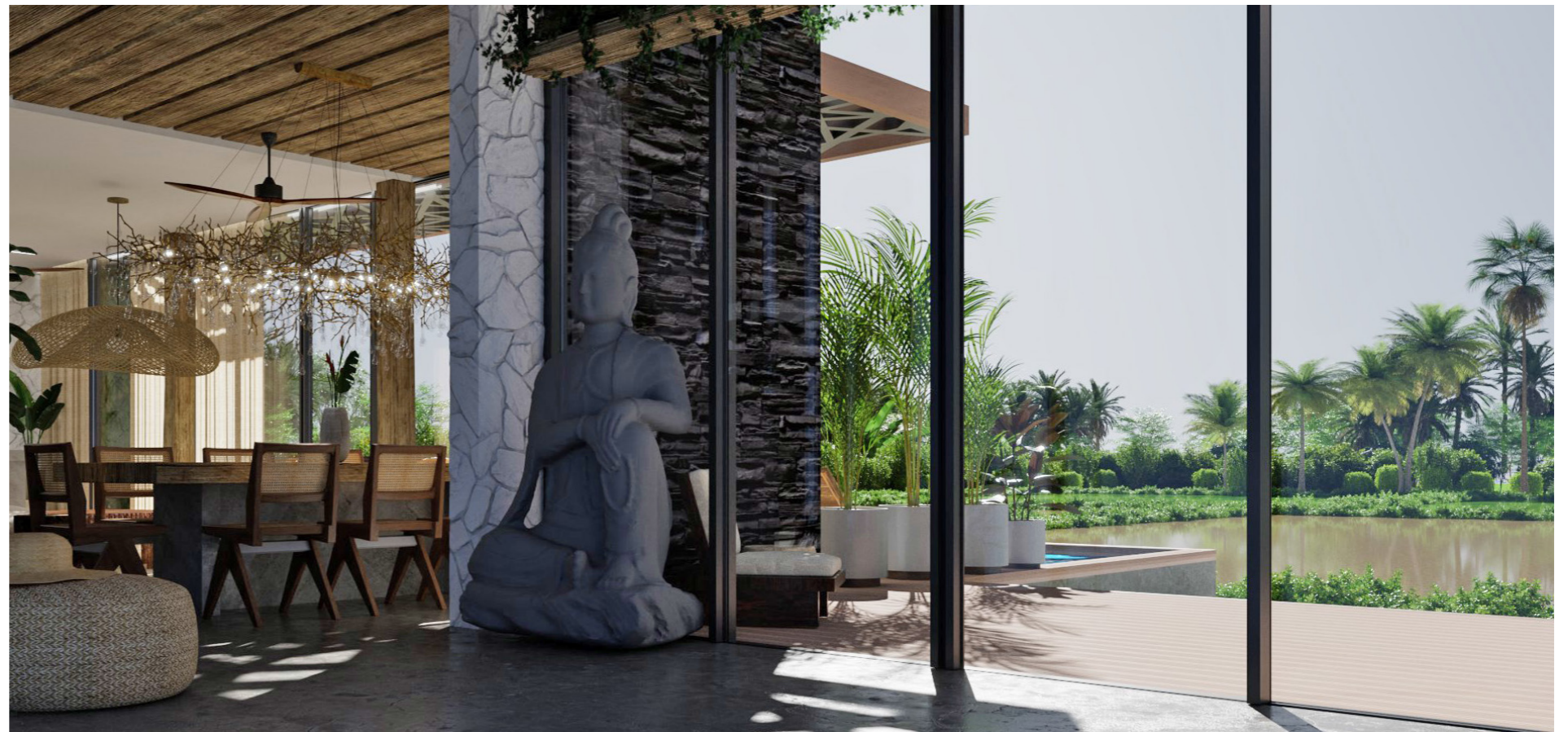
ABOUT BUSINESS

DESIGN & EQUIPMENT

The place
*where everything
is about beauty!*

Craftsmanship and Individuality

What truly sets our villa apart is the individuality of each piece, crafted by the skilled hands of Indonesian artisans. From the meticulously hand-carved wooden furnishings to the intricate details in the textiles, you'll find a unique story in every corner of this villa.



Offer from
Bali Development Privilege

VILLA FEATURES

In our villa complex, we strive to create an atmosphere of maximum comfort for both permanent residence and temporary stays.

Interior Design

Each villa is equipped with a dry room, a modern spacious kitchen, a living-dining area with an equipped guest bathroom on the first floor, as well as a utility room with a washing and drying machine. All bedrooms in our villas have individual bathrooms and wardrobes. Additionally, each villa has a designated area for work or study.

Terraces

On the first floor, each villa boasts a spacious view terrace with a dining area, sun loungers, an individual pool, and a barbecue grill. The second floor includes a terrace with breathtaking panoramic views, a cozy fire pit area for relaxation, and a dining group

Modern Amenities

Our villas are equipped with all the necessary household appliances, IPTV networks, and Wi-Fi.

Offer from
Bali Development Privilege

Parking Spaces

Our clients also receive individual parking spaces for bikes, ensuring the utmost convenience for their transportation needs close to their place of residence.

Autonomy

The villa complex is equipped with a generator to provide emergency lighting for the entire complex, as well as to ensure the uninterrupted operation of water supply and drainage systems.



ABOUT BUSINESS

VILLA CONSTRUCTION

Our project embody unique interior solutions that set us apart from others. We pay meticulous attention to quality, utilizing only the most exquisite materials. Every interior element - from furniture to finishing - is carefully chosen with a keen eye for detail to create an unparalleled atmosphere of luxury.

Employing premium solutions is our standard. We aspire to excellence in every detail, selecting meticulously crafted furniture pieces, exclusive finishing materials, and distinctive accents that render each 'Agung Villa' unique and one-of-a-kind.

Our team constantly seeks innovative design approaches to offer our clients exclusive options. We closely follow the latest trends in interior design, integrating cutting-edge technologies and concepts into our projects.

Each villa is a canvas of style, luxury, and sophistication. We never compromise on quality, ensuring an unsurpassed level of comfort and aesthetics in every one of our projects.



Offer from
Bali Development Privilege

VILLA MANAGEMENT

The international hotel and restaurant management company, Ribas Hotels Group, was founded by Arthur Lupashko in 2014. The company's projects are represented in many countries around the world, including Italy (Dolomites), Armenia (Yerevan), Kazakhstan (Almaty), and Warsaw.

Company figures

10

hotel properties designed, constructed, and launched.

5

proprietary hotel brands

> 1 000

total hotel rooms

28

properties united in the network

\$ 120 million

in investments attracted

570

company employees

Management Services Portfolio:

Financial Department:

- Annual increase in net profit by 5%
- Preparation of revenue and expense budgets for the upcoming year
- Asset capitalization increase up to 30%

Legal Department:

Creation of contracts to support business activities.

Marketing, Advertising, and PR Department:

Development of marketing strategy 20% increase in Average Daily Rate (ADR) Enhancement of booking numbers.

Sales and Reservation Department:

Revenue management and dynamic pricing Collaboration with all partners: OTAs, TOs, and TAs Implementation of software for hotel automation (PMS, CRM, and IP telephony)

Guest Care Department:

Guest satisfaction level control Monitoring and maintenance of high OTA ratings 24/7 premium concierge service.

Room Inventory Management Department:

Provision of villa operation standards Development of checklists Full-cycle housekeeping service (villa and area cleaning, technical and engineering maintenance)

Advantages of the Management Company:

- WOW-сервис
- Villa Ergonomics
- Digital Trends
- Instagrammability
- Specialized Software
- Investor Application
- Privacy and Security
- Guest Care Department
- Annual Net Profit Increase of 5%
- Asset Capitalization Increase up to 30%
- 20% ADR (Average Daily Rate) Increase
- Control and Maintenance of High OTA Ratings
- Villa Equipping Based on Target Audience Research
- Full Housekeeping Service

CLIENT *OFFERING*

Comples of Villas

Payback, years - **6.4**

Rate of return - from **15%**

Average rental cost per day - **568 \$**

Average occupancy per month - **80%**

* Depending on the villa's construction stage, an individual cost calculation, initial payment percentage, and installment period are possible.

Construction Timelines:

17 months

total project timeline starting from site selection.

11 months

total turnkey construction timeline.



CLIENT OFFERING

Together *we will create* a perfect *future!*

Villa 1

Price - \$534,600 (\$ 1,800 per m²)

Sale at the beginning of final finishing stage.

Initial payment - 50%

Installment duration - 3 months (evenly without increase).

Villa 2

Price - \$615,400 (\$1,700 per m²)

Sale at the beginning of final finishing stage.

Initial payment - 50%

Installment duration - 3 months (evenly without increase).

Villa 3

Price - \$685,150 (\$1,930 per m²)

Sale at the beginning of final finishing stage.

Initial payment - 40%

Installment duration - 4 months (evenly without increase).



Payback, years - **6.2**

Rate of return - from **15%**

Average rental cost per day, **512 \$**

Average occupancy per month - **80%**

Payback, years - **6.3**

Rate of return - from **15%**

Average rental cost per day - **563 \$**

Average occupancy per month - **80%**

Payback, years - **6.6**

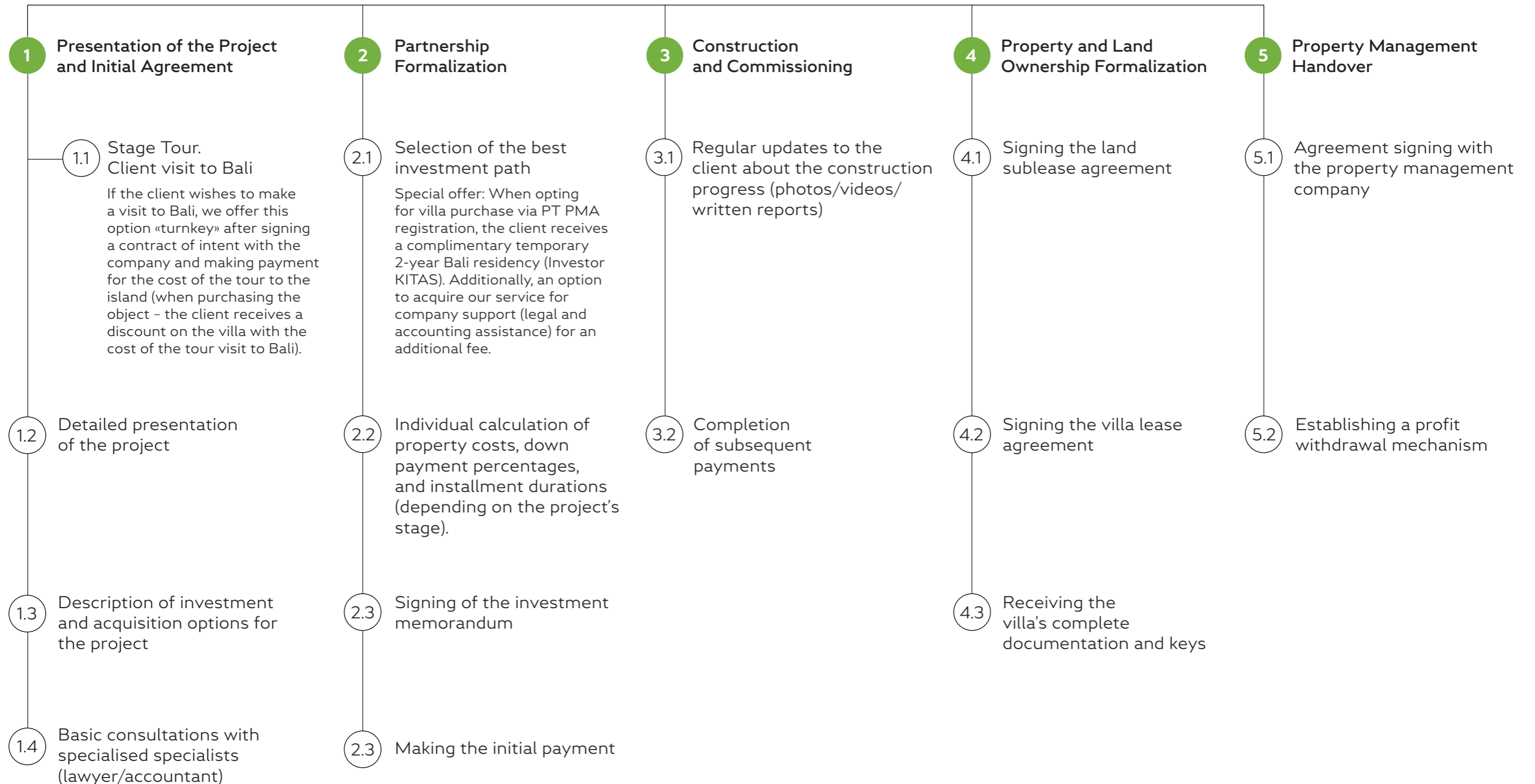
Rate of return - from **15%**

Average rental cost per day - **630 \$**

Average occupancy per month - **75%**

TERMS OF WORK WITH US

Implementation



TOUR VISIT *TO BALI*

We are eager to offer our clients (buyers and villa investors) a unique service - tours to Bali to showcase our properties and the beauty of this island. We will take care of all the arrangements, from accommodation and transportation to guided tours, ensuring our clients can fully immerse themselves in the enchantment of Bali while also appreciating the advantages of our business offerings.

This experience will not only allow our clients to see, maybe, the future home or investment project but also to connect with the island's spirit and its breathtaking natural beauty.

Our goal is to make this tour unforgettable and comfortable, enabling our clients to make an informed decision and be inspired by all that Bali have to offer.



Offer from
Bali Development Privilege

ADVANTAGES *of WORKING WITH US*



LegalNext
law and finance



Bali Privilege
Ribas Management



Seven Stones Indonesia
law and finance



Trading house Indonesia
furnishing, fixtures,
sanitary and equipment



Bali Atmospha
Construction

We are proud to collaborate with a select group of strategic partners who share our vision and values. Together, we form a formidable alliance, strengthening our expertise in construction, real estate

management, and beyond. Our synergistic partnerships allow us to deliver unparalleled quality and innovation to our clients, ensuring their investment in us is an investment in excellence.

Offer from
Bali Development Privilege

WE CREATE

EUROPEAN
RELIABILITY
AND QUALITY
on a TROPICAL
ISLAND

Contacts:

e-mail:	sales@bali-privilege.com
phone:	+6281 237 54 04 04
instagram:	bali_development_privilege
site:	bali-privilege.com