



# NEW PROJECT A COMPLEX OF 30 MODERN VILLAS IN A PICTURESQUE AREA OF BALI — UMALAS

THE COMPLEX IS LOCATED 5 MINUTES FROM CANGGU, BETWEEN THE DISTRICTS OF CANGGU AND SEMINYAK WITH GROWING POPULARITY AMONG TOURISTS AND EXPATS.

CO-WORKING



PRIVATE POOL  
EXTRA LARGE



# UMALAS

ITS DISTINCTIVE FEATURES ARE RAMPANT GREENERY AND A QUIET, CALM ATMOSPHERE. THERE IS LESS TRAFFIC THAN IN NEIGHBORING AREAS, MANY COZY CAFES AND RESTAURANTS. IDEAL FOR THOSE WHO WANT TO LIVE IN A PICTURESQUE, QUIET PLACE, WHILE BEING 5-10 MINUTES FROM THE MOST FAMOUS BEACHES.

**8-10 MINUTES**

BERAWA, BATU BOLONG, NELAYAN BEACH

(NEXT TO CANGGU, SEMINYAK)

INTERNATIONAL SCHOOL, INTERNATIONAL KINDERGARTEN - 5 MIN

SUPERMARKET - 1 MIN

THE BIGGEST TENNIS CENTER IN BALI - 4 MIN.





# 2 BEDROOM TOWNHOUSE

ELEGANT INTERIOR WITH  
SOPHISTICATED VIEW  
TO THE OCEAN

112 m<sup>2</sup>

> 260 000 \$

STARTING PRICE

> 150 \$

DAILY RENT

**ROI**  
**13,08%**

PAYBACK IN 4,5-6 YEARS







MINIMALIST



BRIGHT

## 2 DESIGN OPTIONS

MODERN PROFESSIONAL CONSTRUCTION TECHNOLOGIES WITH  
MAXIMUM STRUCTURAL STABILITY.



# PAYBACK CALCULATION UMALAS:

112 m<sup>2</sup>

SCENARIO	CONSERVATIVE	REALISTIC	2 BEDROOM TOWNHOUSE  *INCLUDING ACTUAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 20%  AND MANAGEMENT COMPANY COMMISSION OF 10%
DAILY RENT	130 \$	150 \$	
AVERAGE MONTHLY RENTAL INCOME	3 120 \$	4 050 \$	
OCCUPANCY	80 %	90 %	
AVERAGE ANNUAL INCOME FROM RENTAL	37 440 \$	48 600 \$	
OPERATING EXPENSES FOR THE VILLA*	11 232 \$	14 580 \$	
NET INCOME	26 208 \$	34 020 \$	
ANNUAL ROI	10,08%	13,08%	

# PREMIUM QUALITY MATERIALS

WE USE WORLD CLASS BRANDS

**5 YEARS** CONSTRUCTION WARRANTY

- > VENTILATION AND AIR CONDITIONING SYSTEMS **DAIKIN**
- > MATTRESSES FROM **KING KOIL** (USA)

- > FURNITURE FROM **TEAK WOOD**
- > FITTINGS FROM **BLUM** (AUSTRIA)

 **DAIKIN**

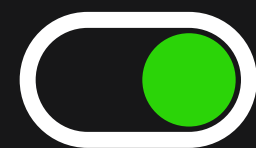
 **blum**

 **KING  
KOIL**

SWISS **1-YEAR** EXTENDABLE VILLA INSURANCE  
(WITH THE POSSIBILITY OF EXTENSION)

MODERN AND PROFESSIONAL CONSTRUCTION TECHNOLOGY  
WITH MAXIMUM STRUCTURAL STABILITY.

# OUR MANAGEMENT COMPANY **WILL PROVIDE YOU:**



GUEST SERVICE,  
CONCIERGE  
SERVICE



24/7 SECURITY  
GUARANTEE



VILLA AND  
TERRITORY  
MAINTENANCE



OCCUPANCY  
80-90%



INCOME  
REPORTING

TAX PAYMENT

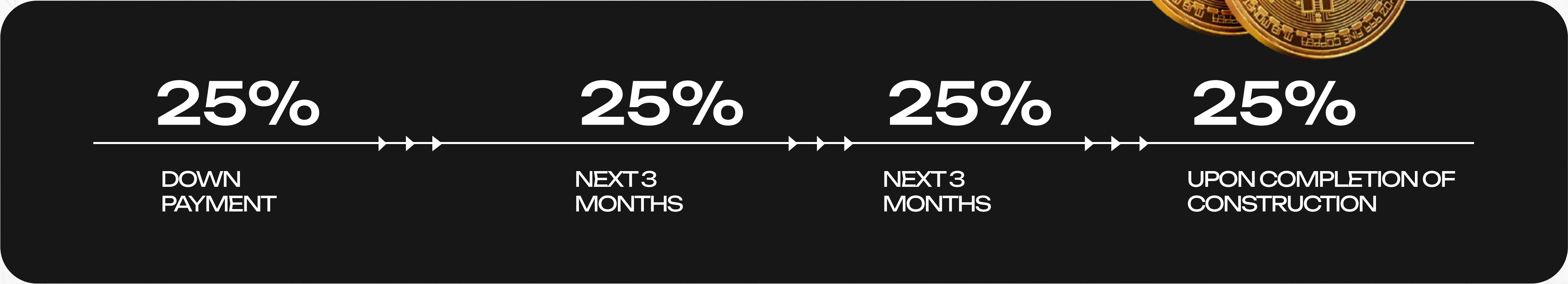
**12-18% ROI\***  
STABLE ANNUAL INCOME

\* 10% OF INCOME - PAYMENT FOR  
MANAGEMENT SERVICES



# INVESTMENT PLAN:

AFTER SIGNING THE INVESTMENT CONTRACT WITH SUNNY  
DEVELOPMENT GROUP YOU PAY A DOWN PAYMENT OF 25%



## INDIVIDUAL CONDITIONS OF THE INVESTMENT PLAN FOR THE CLIENT



DURING THE ENTIRE PERIOD YOU WILL BE PROVIDED WITH REPORTS  
ON ALL THE STAGES OF CONSTRUCTION WITH UP-TO-DATE PHOTOS



YOU WILL GET KEYS AND DOCUMENTS ON  
COMPLETION OF CONSTRUCTION





# WITH SUNNY DEVELOPMENT GROUP ALL RISKS ARE MINIMIZED



IF THERE IS A DELAY IN THE CONSTRUCTION SCHEDULE, A WRITTEN EXPLANATION OF THE REASONS FOR THE DELAY WILL BE PROVIDED AND THE INVESTOR WILL BE COMPENSATED AT A RATE OF 1% PER MONTH OF THE AMOUNT OF FUNDS CONTRIBUTED BY THE INVESTOR.



HIGH RENTAL YIELDS. WE GUARANTEE 10% OF ANNUAL RENTAL YIELD



MANY YEARS OF EXPERIENCE IN CONSTRUCTION HELP US TO COMPLETE ALL THE PROJECTS ON TIME AND WITH PROVEN QUALITY.



WE TAKE CARE OF ALL PROPERTY MANAGEMENT ISSUES.



OUR OWN INVESTMENT FUNDS ALLOW US TO START AND IMPLEMENT PROJECTS SEAMLESSLY.



# OUR SOCIAL PROJECTS INCLUDE:

WE AIM TO MAKE THE WORLD A BETTER PLACE!



**SOCIAL  
RESPONSIBILITY**

IS AN INTEGRAL PART OF THE CORPORATE CULTURE AT  
SUNNY DEVELOPMENT GROUP.

01

PROVIDING ASSISTANCE  
TO CHILDREN'S SOCIAL  
ORGANIZATIONS ON THE  
ISLAND OF BALI

02

PLACING GARBAGE  
CONTAINERS ON THE  
STREETS OF THE  
CHANGGU DISTRICT

03

CONSTRUCTING A  
MODERN CHILDREN'S  
PLAYGROUND IN  
CHANGGU

04

PLANTING TREES AS A  
TRIBUTE TO THE  
ISLAND'S ENVIRONMENT.

05

BUILDING OF AN  
ORPHANAGE FOR  
90 KIDS





# SUNNY DEVELOPMENT GROUP

UNIQUE PROFITABLE OFFERS  
FOR INVESTMENT

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