







6,04% Bali GDP growth in 2022

BALI, INDONESIA

Bali GDP has been growing at a faster pace than Indonesia at 6.04% last year, according to PwC.

The Indonesian Ministry of Tourism and Creative Economy launched an electronic Visa on Arrival (e-VOA) and Second Home Visa in November and December 2022. Boosting the tourist traffic.

“Bali is consistently awarded in the top destinations in world, and boasts ‘the prime choice for property investments in Asia”

- Forbes

Foreign tourist visits	
Year	Million tourist
2017	5.6
2018	6.1
2019	6.2
2020	1.2
2021	1.1
2022	2.1
2023	5.2

ECONOMICS

Economic indicators			
Year	GDP growth	Inflation	RP/USD
2017	5.1%	3.8	13,300
2018	5.2%	3.3	13,550
2019	5.0%	2.8	14,500
2020	-2.1%	2.0	14,050
2021	3.7%	1.6	14,200
2022	5.3%	4.2	14,300
2023	5.1%	3.6	15,500

280m

Indonesia population

\$4.57t

Real Indonesian GDP by 2027

INDONESIA

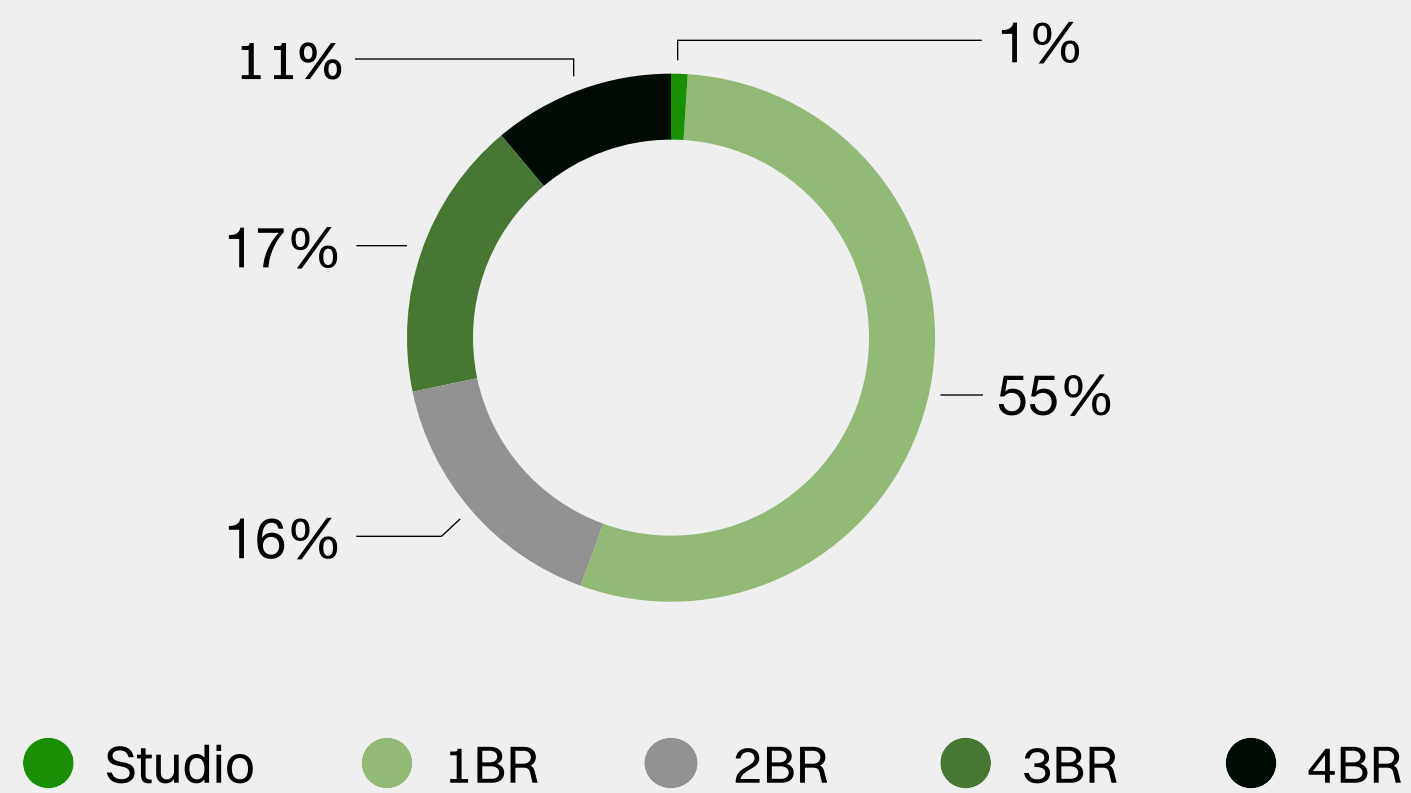
Indonesia 280m population is the 3rd largest democracy in the world with largest economy in South-East Asia.

By 2027 Indonesia is set to become 6th largest economy in the world with \$4.57 trillion of Real GDP. Economic growth due to rich resources like nickel, copper, palm oil and etc with total exports worth \$292 billion in 2022 and with \$1.3B trade balance surplus.

BALI IN COMPARISON

According to data from Knight Frank's Global Residential Cities Index, the average price per square meter for prime residential properties in Bali was USD 4,800 in Q4 2020, which is significantly lower than other popular vacation home destinations in the region such as Phuket (USD 8,200) and Koh Samui (USD 6,400).

MARKET SEGMENTATION



MARKET

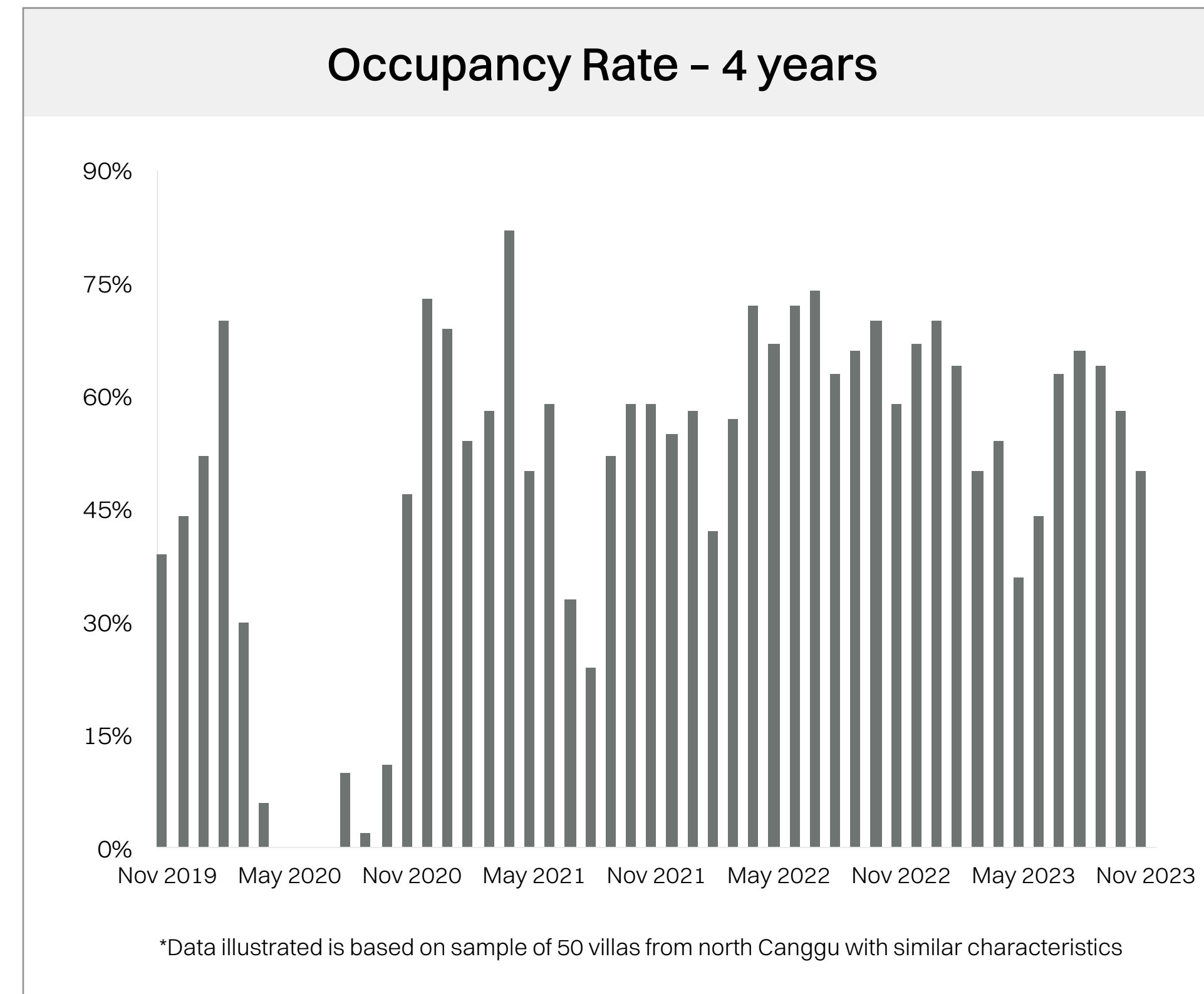
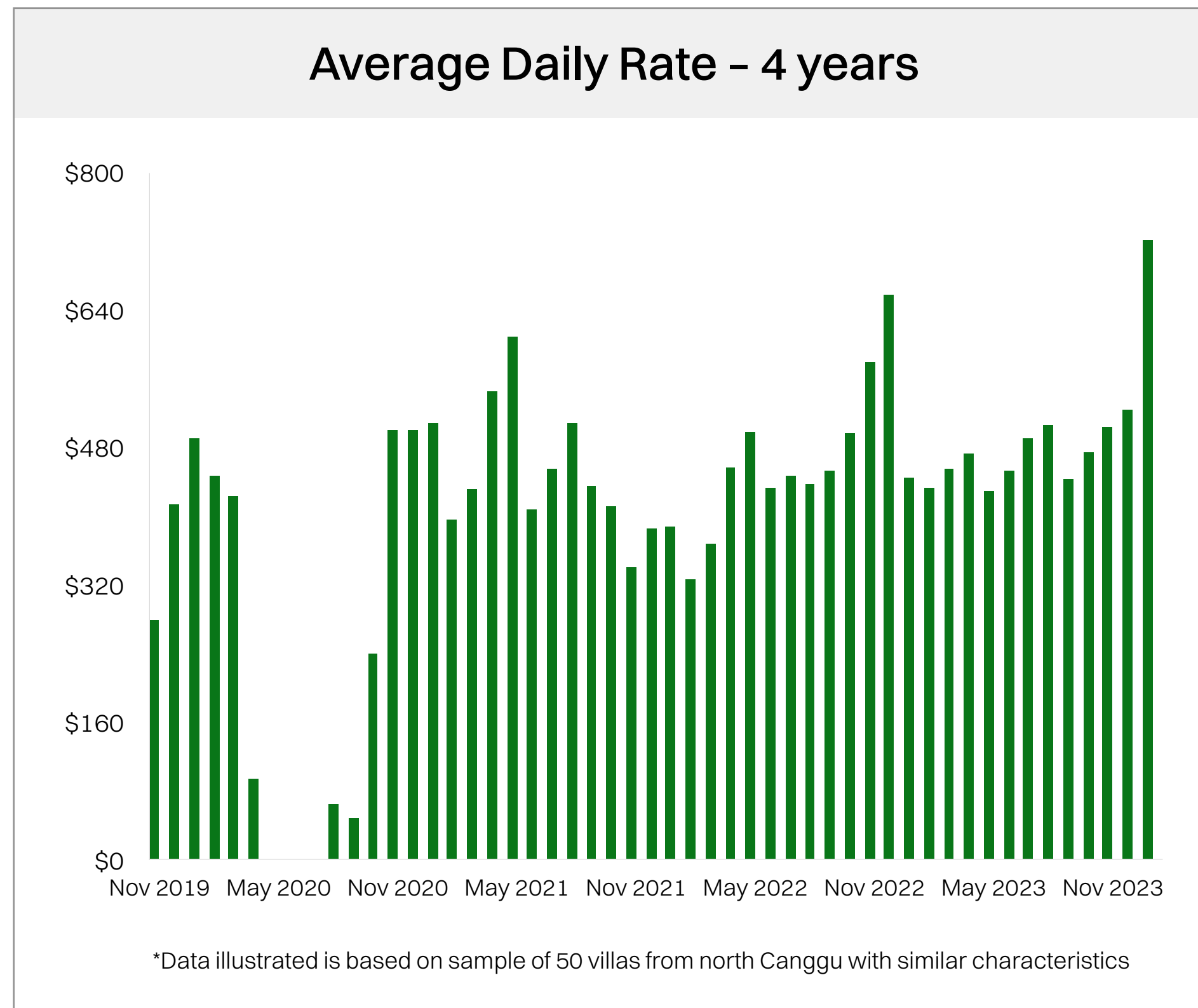
Villa sales: According to data from Bali Realty, there were approximately 2,800 villa transactions in Bali in 2019, with a total value of around IDR 15 trillion (approximately USD 1 billion). This represents an increase of around 13% compared to the previous year.

Economic contribution: Real estate and construction are important contributors to Bali's economy. According to data from the Bali Provincial Statistics Agency, the real estate and construction sector accounted for around 8.8% of Bali's GDP in 2019.

Foreign investment: Bali has become an attractive destination for foreign property investors in recent years, with buyers from countries such as Australia, China, and Singapore accounting for a significant portion of the market. According to data from the Indonesian Investment Coordinating Board, foreign investment in the Indonesian property sector increased by 26% in 2019, with Bali being one of the main destinations for foreign investment

CHANGGU, BALI

Discover the premier destination in Bali, encompassing top-tier restaurants, beach clubs, boutique shops, and world-class hotels and resorts. Renowned for its exceptional surfing spots, this locale stands as the ultimate magnet for tourists exploring Bali. Over the past four years, it has consistently delivered an average ADR of \$408 and maintained a 49% occupancy rate, with recent figures reflecting resilience even during lockdown.









N618 managed by Oxo

618 Development thrilled to present you with an exceptional investment opportunity in a luxurious villa complex with stunning sea views, situated in one of Bali's most picturesque locations.

Introducing a harmonious blend of Japandi architecture and the breathtaking beauty of Bali's nature, our exclusive villa complex offers a unique and luxurious living experience. Nestled amidst the stunning landscapes of black sand beaches, each villa is meticulously crafted to capture the essence of tranquility and modern elegance.

With a close location to Nuanu, you have convenient access to cultural attractions, bustling markets, and a plethora of dining and entertainment options. Retreat to your sanctuary after a day of exploration, finding solace in the peaceful ambiance of your villa.





BENEFITS

Coastal Paradise

Just 300 meters from the beachfront, our villas offer exclusive access to black sand beaches and surf spots, defining the essence of coastal living.

Ocean Views

Enjoy stunning ocean views from the upper terrace, turning each moment into a breathtaking spectacle of sea beauty.

Changu Convenience

Only 10 minutes from Changu, Bali's hotspot, our residences provide a perfect blend of tranquility and easy access to all vacation essentials.

Nuanu City Neighbours

Adjacent to Nuanu City, a 44-hectare oceanfront community, revel in private beaches, schools, restaurants, entertainment, and cutting-edge wellness, creating a lifestyle beyond compare.

4 villas

3 bedroom villas

3,9 are

Land for each villa

490m²

With 250m living area

26 years

Leasehold with 25y extension

Q2 '25

Construction completion

Price

From \$790,000 +VAT



RESIDENCE MASTER PLAN

VILLA №1

VILLA №2

VILLA №3

VILLA №4

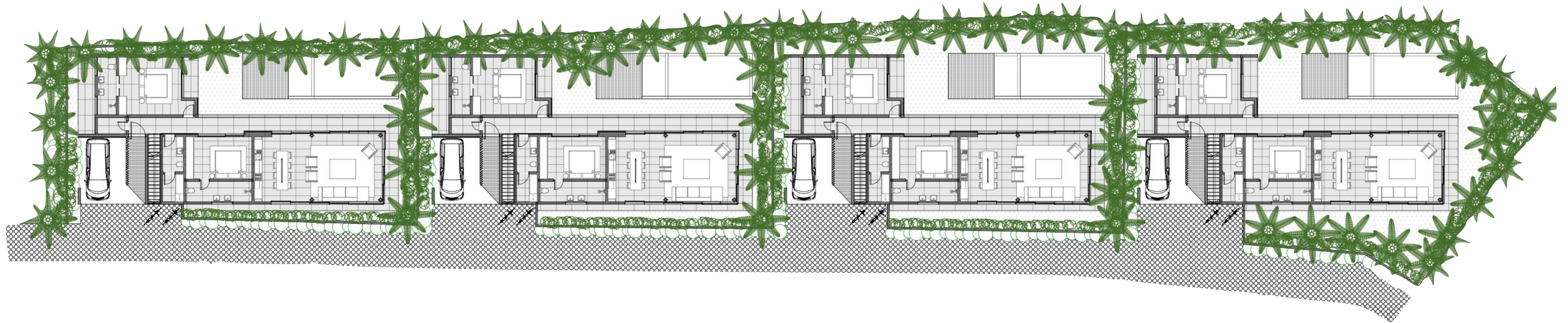
Land plot - 3,85 Are

Land plot - 4,26 Are

Land plot - 4,55 Are

Land plot - 5,01 Are

N618



VILLA PLANNING

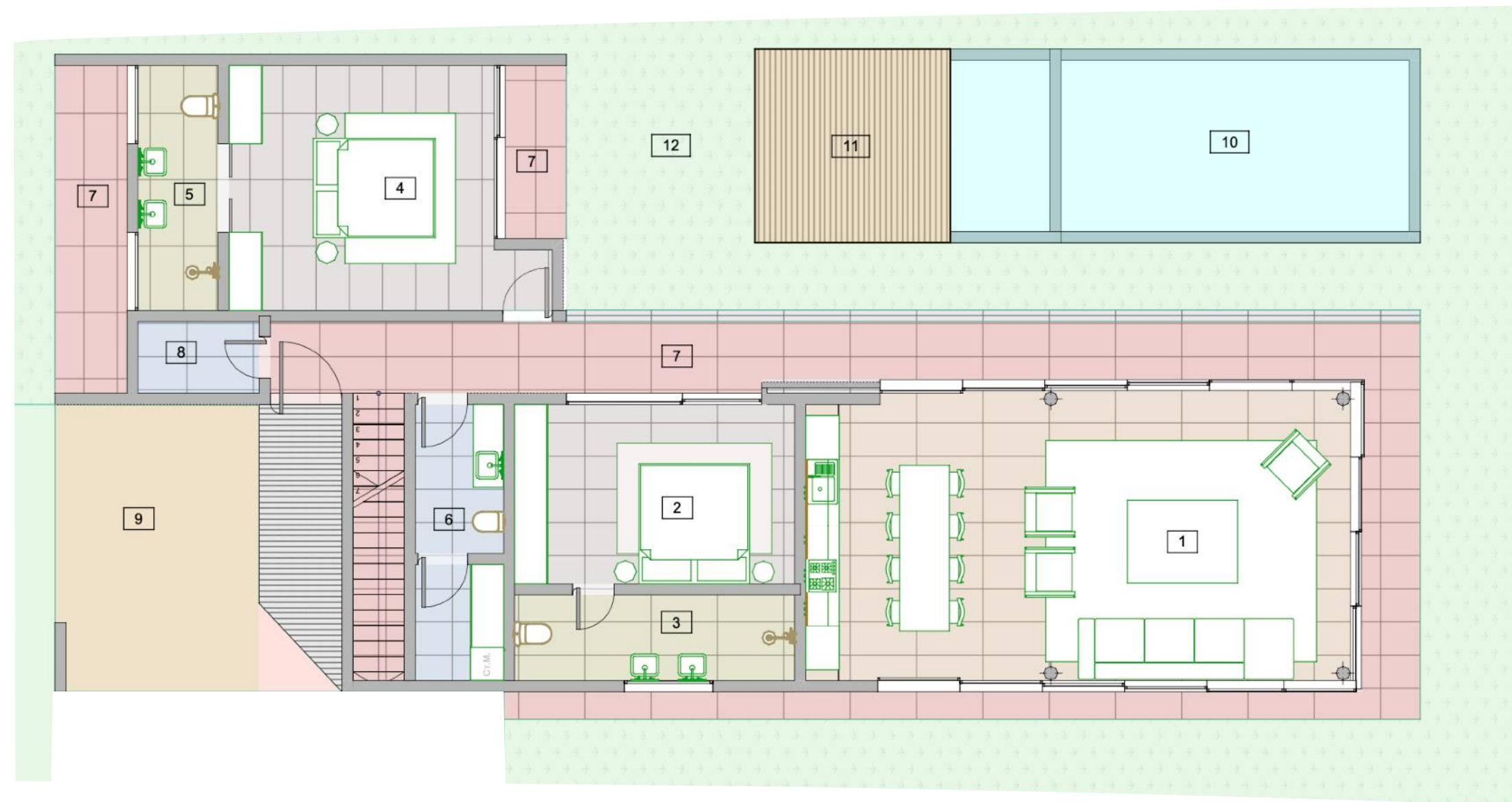
In the centre of design each villa has a large living room with 3-side glass walls that would like out creating a large open space with lounge area and dining zone directly facing a swimming pool with sun-beds. The first floor also includes two guest bedrooms with bathrooms and a single balcony with outdoor bath. The second floor is dedicated to master-bedroom with walk-in closet, bathroom and a private terrace. Next to it each villa has a common lounge facing the sunset at the ocean.

490m² Total building area

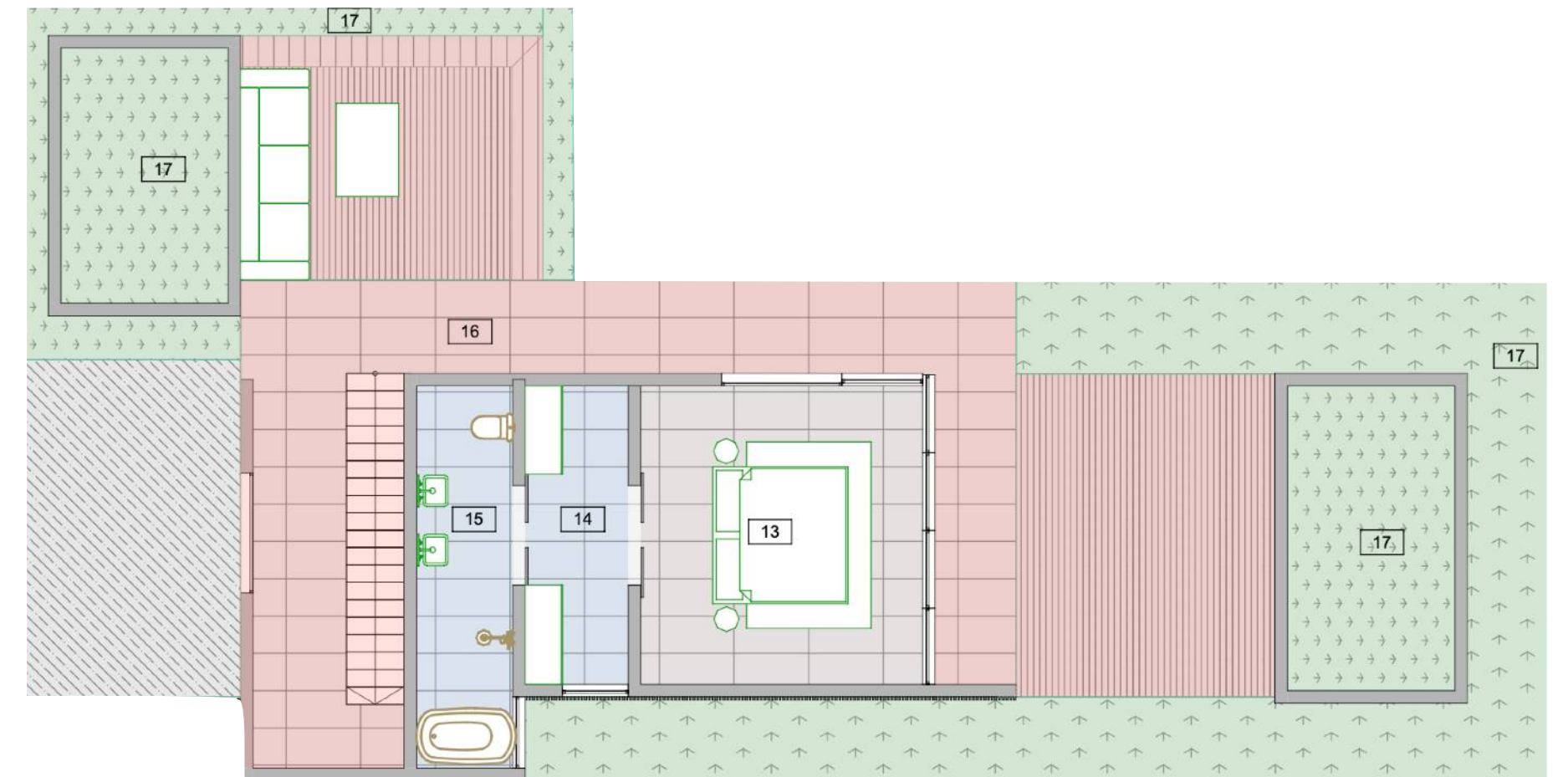
250m² Total inside living area

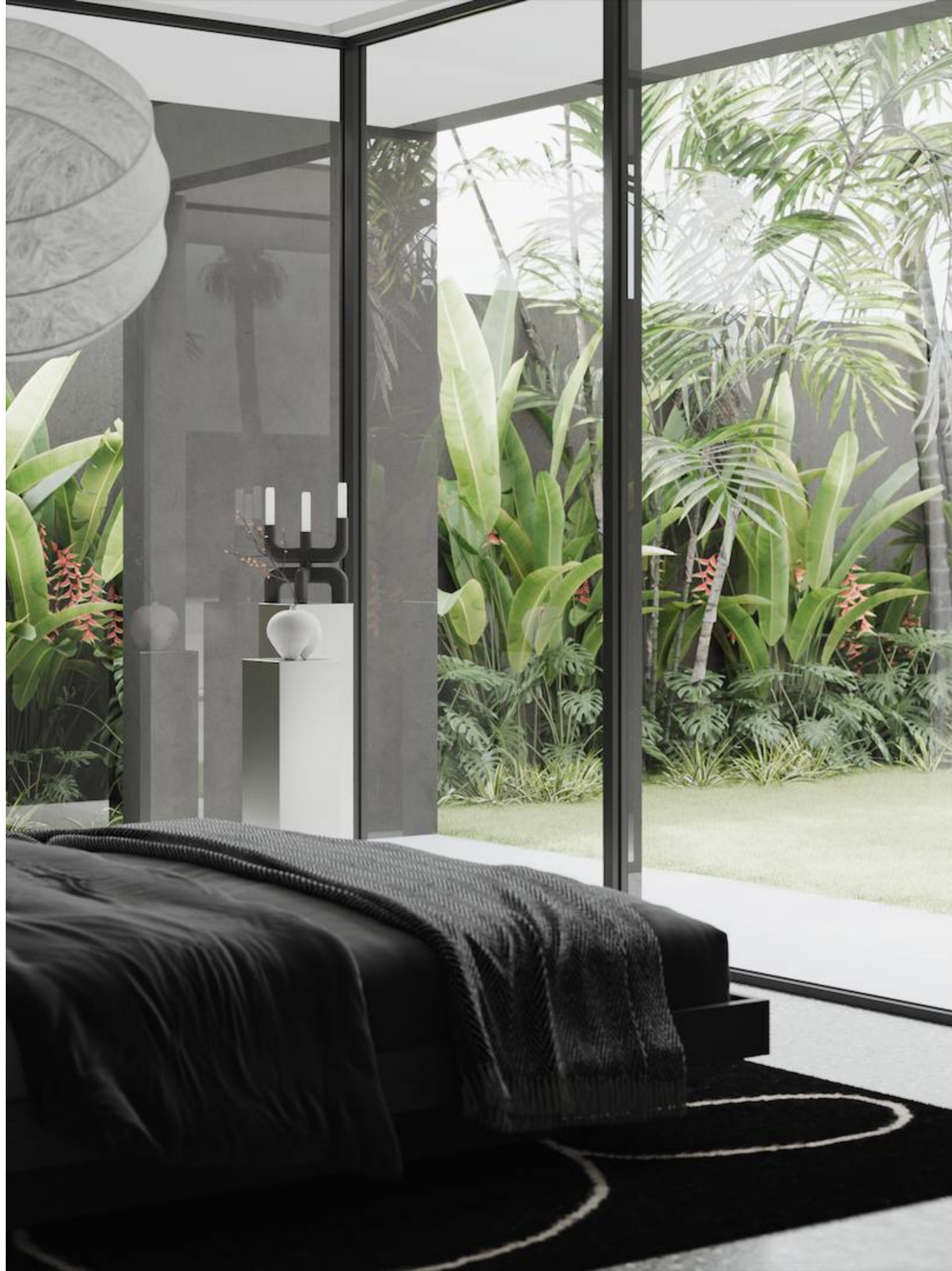
42m² Swimming pool w a deck

GROUND FLOOR



FIRST FLOOR





CRAFTED WITH NATURE'S BEST

Commitment to nature is reflected in every aspect of our construction

- Load-bearing structures are meticulously crafted from durable concrete and brick.
- We integrate top-of-the-line glass systems, ensuring optimal performance.
- Villas boast exquisite finishes using natural materials like ironwood and teak for a touch of timeless elegance.
- Decor elements include natural stones such as granite, marble, and black lava, enhancing the aesthetic appeal.

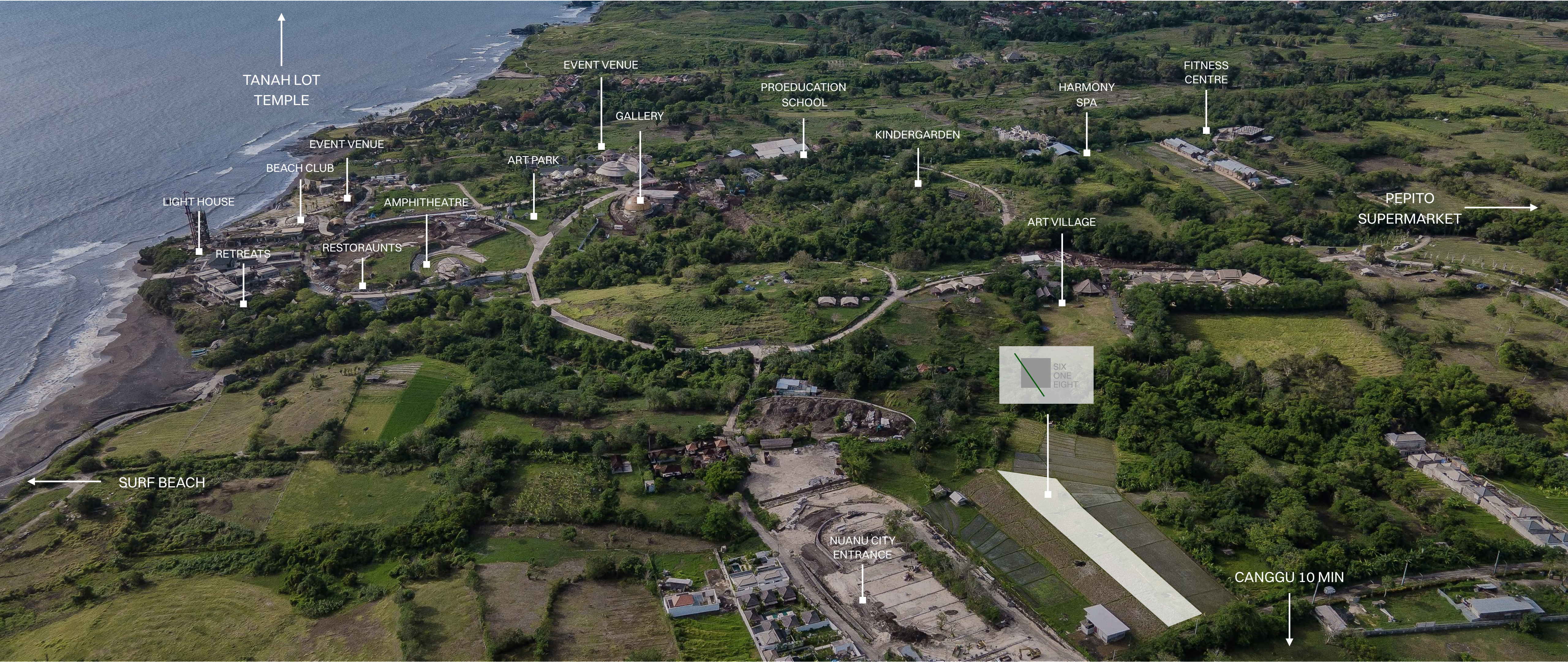
To elevate the experience further:

- The second floor features a sliding wooden frame, effortlessly revealing a panoramic ocean view.
- Our construction techniques address Bali's humid climate, prioritising waterproofing for foundations, walls, and roofs.
- German-engineered three-layer waterproofing ensures moisture resilience.
- Robust thickness in walls, foundation, and reinforced concrete columns, fortified with reinforcement ties, attest to the strength and longevity of our residences—essential in a high seismic activity zone.



BP 1087 FZ





TANAH LOT
TEMPLE

EVENT VENUE

PROEDUCATION
SCHOOL

HARMONY
SPA

FITNESS
CENTRE

PEPITO
SUPERMARKET

LIGHT HOUSE

EVENT VENUE

ART PARK

GALLERY

KINDERGARDEN

BEACH CLUB

AMPHITHEATRE

ART VILLAGE

RESTORAUNTS

RETREATS

SURF BEACH

NUANU CITY
ENTRANCE

SIX
ONE
EIGHT

CANGGU 10 MIN

SIX
ONE
EIGHT

PROPERTY APPRECIATION

15%

By project
handover

30%

By year 3 of
operation

By the time of completion, prices will increase by more than 15%

Resell value after 3 years of operation will be 30% higher than off-plan prices

With a growth of Nuanu area and villa revenue stream, property appreciation of close to 50% is expected by year 5 of operation

CONSERVATIVE RENTAL YEILD OVER 10 YEAR

13.7%

Annual rental
yield

Comprehensive and premium hospitality management and investor services.

Professional marketing, distribution and yield management.

Asset protection and complete property maintenance.

Monthly reporting and earnings distribution.

INVESTOR BENEFIT SUMMARY

18.7%

Total average ROI
Over 10 years

Property is on its own title offering 100% control and flexibility for investment or personal use.

Optional investor residency, stays, maintenance or full investment management.

Visa, tax and resident advice and services via OXO Concierge and partner network.

INVESTMENT PROPOSITION

	Monthly	Annually
Average Daily Rate	\$579	\$579
Average Occupancy	77%	77%
Operating Revenue	\$13,611	\$163,332
Operating Cost	\$5,028	\$60,331
Manpower Housekeeping Gardening Maintenance	\$1,089	\$13,067
Utilities Electricity Internet Water Waste Shared Facilities Land tax	\$1,489	\$17,864
Management Fees (20%) Sales and marketing Property Management	\$2,450	\$29,400
Operating Profit	\$8,583	\$103,001

	Monthly	Annually
Rental Yield in \$	\$8,538	\$103,001
Rental Yield in %	1.08%	13.03%
Asset Appreciation in \$	\$3,291	\$39,500
Asset Appreciation in %	0.4%	5%
Total ROI in \$	\$11,829	\$142,501
Rental Yield in %	1.50%	18.03%

- The investment model has been based on moderate: assumptions on 10 year averages.
- Calculations are based on purchase price of USD 790K.
- Revenues and occupancy is projected based on actual historical data for the Canggu area between 2022 and 2023.
- ADR is net after Local Government Taxes, Agent Fees (such as OTAs) and any Service Charges that may apply.



618 DEVELOPMENT

Crafting Luxury Residences in Bali

Meet the visionary team at 618 Development, bringing five years of expertise in residential real estate development and a track record of successful industrial real estate construction both in Saint Petersburg. Our focus is now on Bali, where we redefine luxury in residential real estate.

Commitment to Excellence

With an unwavering dedication to image, quality, and sophistication, each project is a testament to our commitment to creating timeless, opulent living spaces.

Building Legacies

Beyond development, we are creators of enduring legacies. In the luxury segment, we weave together craftsmanship and vision, crafting residences that transcend boundaries and embody a lifestyle. Welcome to 618 Development, where every detail matters, and every home is an enduring legacy.

OUR PARTNERS

OBRAZ - [portfolio](#)

Obraz team has a long standing experience in designing vocational real estate around the world, including Bali, Panama and Sri-Lanka. Working on N618 they are responsible for architecture and design as well as construction supervision.

TRI LOKA - [portfolio](#)

Tri Loka has deep understanding of Bali real estate construction process as a project manager since 2002. The broad experience is including project of private villas, award winning spa resorts, hotels and commercial estate.

OXO living - [portfolio](#)

OXO Group Indonesia is a boutique property development and management company. OXO embraces over 20 properties in Bali including private residences, villas, townhouses, studios and a 20m pleasure yacht in Komodo National Park.





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