



PREMIUM RESIDENCE VILLAS



FARSIGHT
Villas & Hotels Management



OCEAN LOOK

VILLA COMPLEX FOR LIVING AND INVESTMENT

OBJECT PREPAREDNESS

90%





FREEHOLD

NUSA DUA **YELLOW ZONE**

THE PROPERTY IS INTENDED FOR COMMERCIAL USE WITH THE OPTION FOR DAILY RENTAL

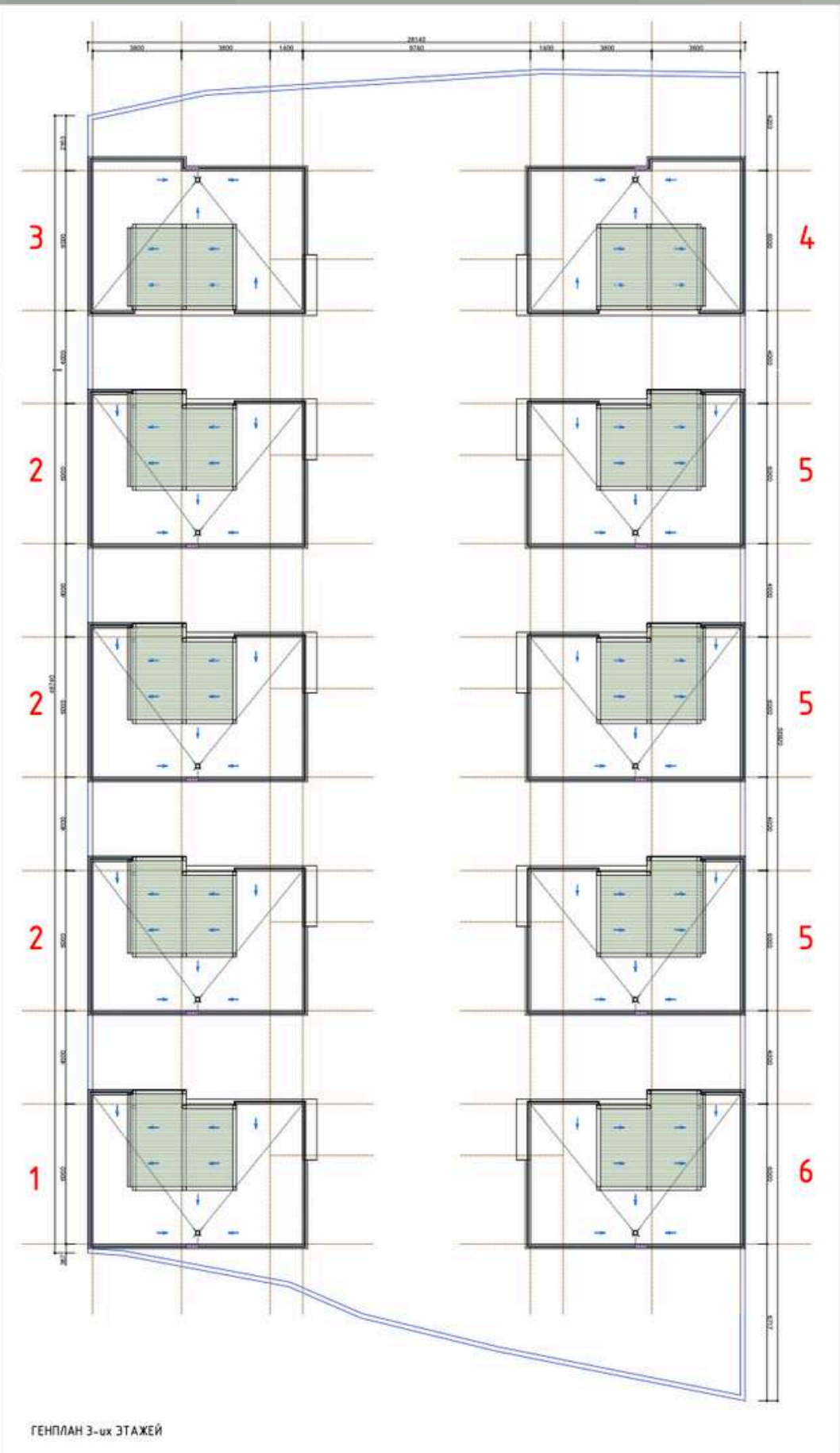


- On the territory of the **OCEAN LOOK complex** there are **10 villas** created for living and investment
- Modern aesthetics, abundant natural light, and open terraces with ***views of the ocean.***

OCEAN LOOK

- TOTAL DEVELOPMENT AREA FROM **200 m²**
- AREA OF PLOTS FROM **100 m²**
- VILLA AREA FROM **150 m²**





4 BEDROOM HOUSE



HOUSE NUMBER

1,4,7,8,9

PLOT – 100 m²

HOUSE – 150 m²

\$ 290.000



3 BEDROOM HOUSE

HOUSE NUMBER: 2,3

PLOT – 100 m²

HOUSE – 150 m²

\$ 290.000



4 BEDROOM HOUSE + POOL



HOUSE NUMBER 5,6

PLOT – 135.3 m², 146.8 m²

HOUSE – 150 m²

POOL – 10 M²

\$ 350.000 \$ 360.000



4 BEDROOM HOUSE

HOUSE NUMBER: 10

PLOT – 153 m²

HOUSE – 150 m²

\$ 330.000



ALL VILLAS ARE EQUIPPED WITH PREMIUM APPLIANCES



xiaomi

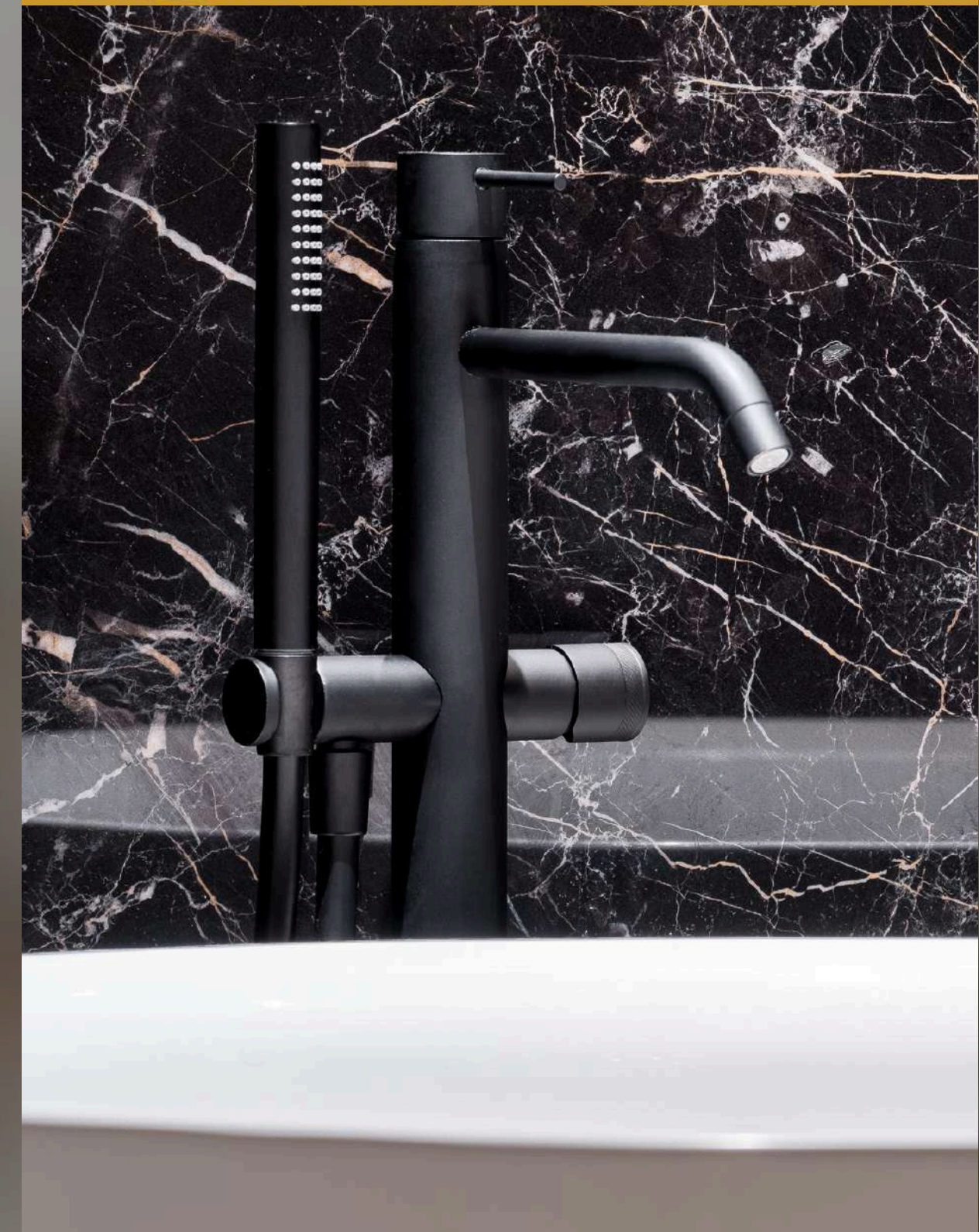
HÄFELE

- Cooking surface
- The oven
- A microwave
- Fridge
- TV, air conditioner



Germany Brilliant

UPGRADE YOUR HOME LIFESTYLE





FARSIGHT MANAGEMENT COMPANY



FOR OUR PROJECTS, **WE PARTNERED WITH BALI'S LEADING MANAGEMENT COMPANY.** THEY OFFER A SEAMLESS AND **TRANSPARENT SERVICE TO MAXIMIZE RENTAL INCOME USING INNOVATIVE TECHNOLOGIES.** ENJOY PROFESSIONAL MULTI-CHANNEL MARKETING, DYNAMIC PRICING, CRM, AND REVENUE MANAGEMENT—ALL INTEGRATED INTO A SIMPLE, READY-TO-USE SYSTEM.



FARSIGHT



80-90% OBJECT LOAD

WITH FULL FORESIGHT MANAGEMENT

13 YEARS ON THE MARKET

Real estate management

+1000 PARTNERS

Offline

127 EMPLOYEES

In the state

200 OBJECTS

REAL ESTATE IN MANAGEMENT

24/7 DEPARTMENT

ON WORKING WITH CLIENTS

14 DAYS

BEFORE THE FIRST BOOKINGS



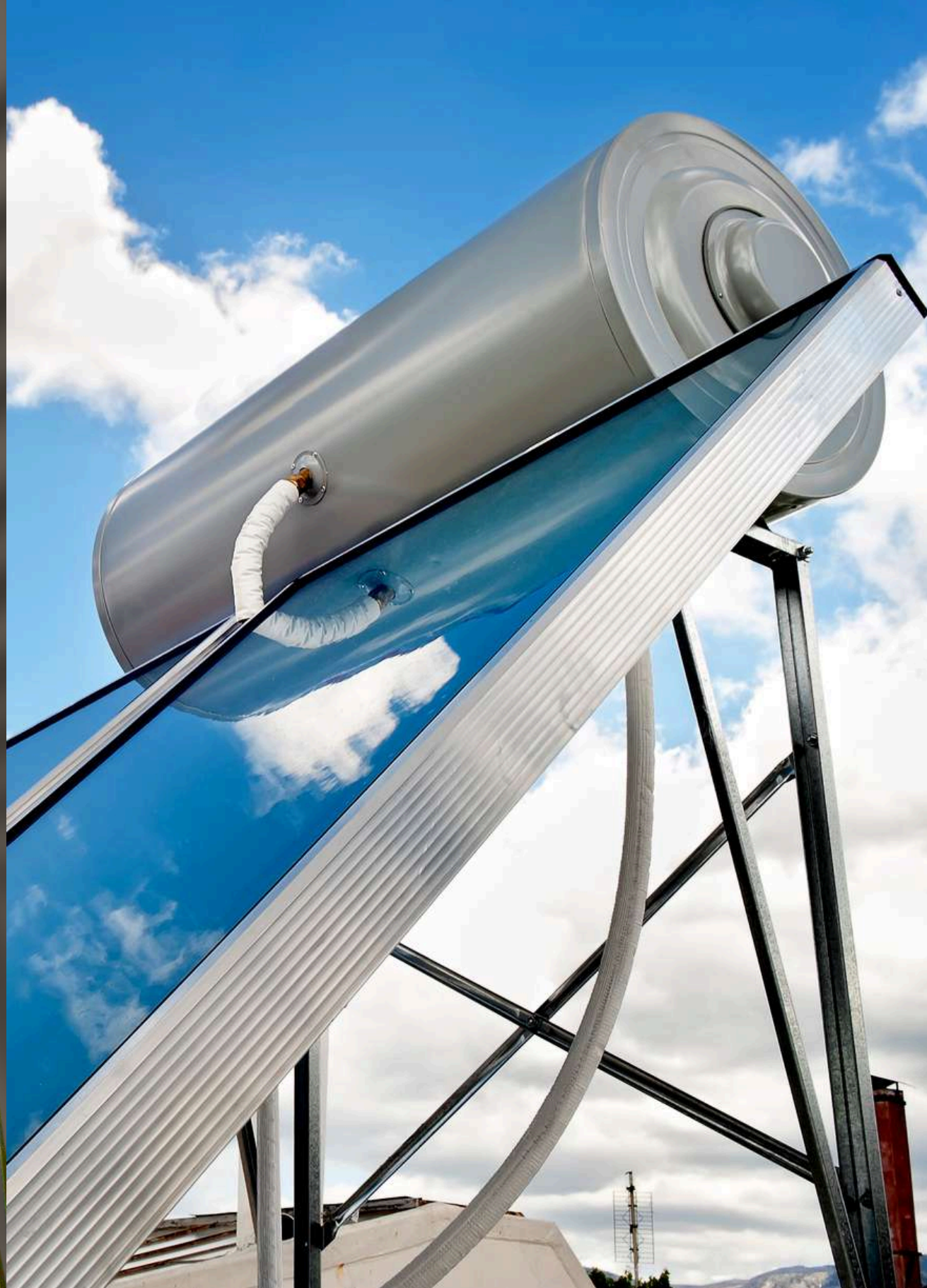
Tripadvisor



airbnb

+50 online booking systems

ALREADY INCORPORATED IN THE COST



- SOLAR WATER HEATING SYSTEMS
- UNINTERRUPTED WATER SUPPLY SYSTEM AND NICKEL-PLATED STORAGE TANKS
- DISHWASHER
- LAUNDRY MACHINE



SAFETY

THE VILLA PROJECT IS DESIGNED WITH SEISMIC ACTIVITY IN MIND AND PROVIDES A SENSE OF SECURITY



- **ENERGY SECURITY** IS GUARANTEED BY A DEDICATED TRANSFORMER.
- **LIGHTNING RODS.** EVERY VILLA IS OUTFITTED WITH LIGHTNING RODS.
- **THE HEIGHT OF THE LOCATION 56 METERS ABOVE OCEAN LEVEL** EXCLUDES THE POSSIBILITY OF A TSUNAMI IMPACT.



CONSTRUCTIVE

- **THE FOUNDATION** IS BASED ON REINFORCED CONCRETE SUPPORTS WITH LOAD-BEARING REINFORCED GRILLAGES
- **REINFORCED CONCRETE COLUMNS** SUPPORTING REINFORCED CONCRETE FLOOR BEAMS, WITH A 20 CM THICK DOUBLE-REINFORCED FLOOR SLAB
- **THE THICKNESS OF THE SURROUNDING WALLS IS 20 CENTIMETERS**



COMPARATIVE ANALYSIS OF ECONOMIC GROWTH IN 2023

GDP growth in 2023



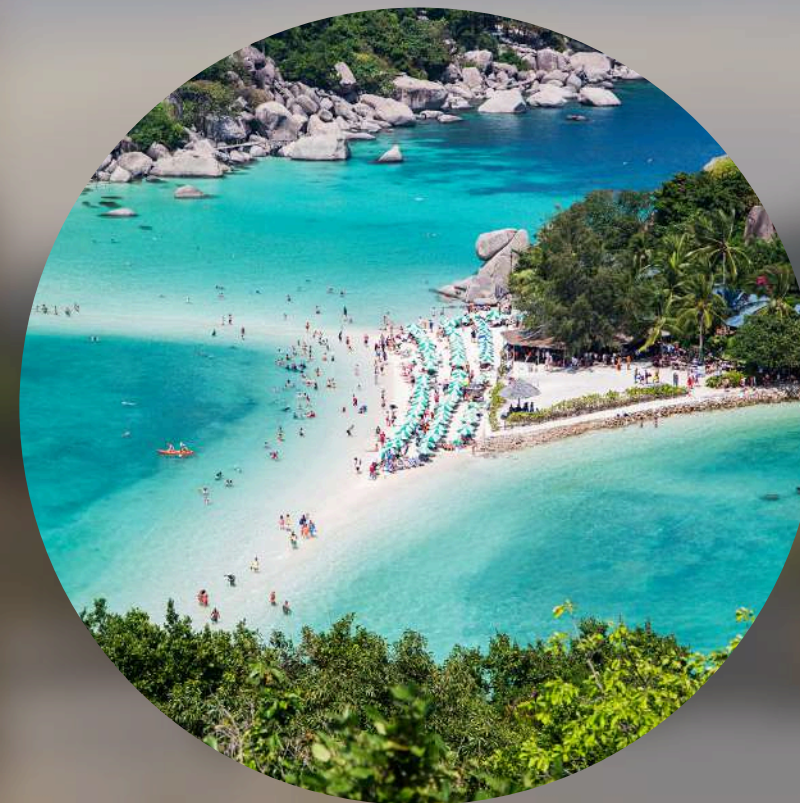
2.5%

SPAIN



3.3%

DUBAI



3.9%

THAILAND



5%

INDONESIA, BALI



Forbes

ACCORDING TO FORBES MAGAZINE, THE ISLAND IS RANKED FIFTH GLOBALLY AS AN "INVESTMENT-ATTRACTIVE LOCATION."



IN 2023, BALI WELCOMED OVER 5.2 MILLION INTERNATIONAL TOURISTS AND APPROXIMATELY 9.4 MILLION DOMESTIC VISITORS. ACCORDING TO TRIPADVISOR'S 'TRAVELER' RATING, BALI SECURED THE SECOND POSITION GLOBALLY AMONG THE MOST SOUGHT-AFTER TOURIST DESTINATIONS, TRAILING ONLY BEHIND DUBAI.



TRIPADVISOR TRAVELERS' CHOICE AWARD 2017 RECOGNIZED BALI AS THE BEST PLACE IN THE WORLD; TODAY, IT HAS ONCE AGAIN BEEN SELECTED AS THE MOST POPULAR DESTINATION.

MEDIA COVERAGE OF BALI

- **ECONOMIC GROWTH:** INDONESIA HAS EXHIBITED CONSISTENT ECONOMIC GROWTH, WHICH HAS ENHANCED THE PURCHASING POWER OF LOCALS AND TOURISTS
- **CURRENCY STABILITY:** THE INDONESIAN RUPIAH HAS DEMONSTRATED STABILITY IN RECENT YEARS, MITIGATING CURRENCY RISKS FOR FOREIGN INVESTORS.
- **AVAILABILITY OF TAX INCENTIVES:** INDONESIAN LEGISLATION PROVIDES TAX INCENTIVES FOR FOREIGN INVESTORS, ENHANCING THE PROFITABILITY OF INVESTMENTS.

NUSA DUA LOCATION



- The residential complex is located in the most picturesque area of Bali, Nusa Dua. It was here that the G20 2022 summit was held. Nusa Dua has all the best hotels and beaches on the island.
- This area is a place of attraction for golf and surfing enthusiasts.
- The main advantages of the Nusa Dua area for living are wide roads and convenient transport interchanges.
- 10 minutes from the villa, The Apurva Kempinski Hotel with a gorgeous beach, swimming pools and a fitness club
- A hypermarket and a Pepito store are within walking distance.





The Apurva Kempinski

One of the best hotels in the world

UNLIMITED ACCESS TO INFROSTRUCTURE, PREMIUM SPA COMPLEXES, BEACH AREAS, FITNESS AND RESTAURANTS
SPECIAL OFFERS AND LOYALTY PROGRAM FOR BALI RESIDENTS

10 minutes 



The Apurva
Kempinski

BALI



The Apurva
Kempinski

BALI

GASTRONOMIC DELIGHTS


The Apurva Kempinski boasts a team of renowned chefs.

Chef Koral Restaurant Jean-Baptiste Nathalie, awarded with a Michelin star



KORAL RESTAURANT
PALA RESTAURANT & ROOFTOP BAR
L'ATELIER BY CYRIL KONGO
BAI YUN



10 minutes 

SPA, FITNESS AND SWIMMING POOLS



The Apurva
Kempinski

BALI



The Apurva Kempinski offers a wide range of activities to support a healthy lifestyle

FITNESS CENTRE

The cost of a monthly subscription is \$45.

PILATES

V2 Max Plus Reformer


APURVA SPA

Apurva Spa with Ocean View

MASSAGES

based on traditional healing wisdom of Indonesia




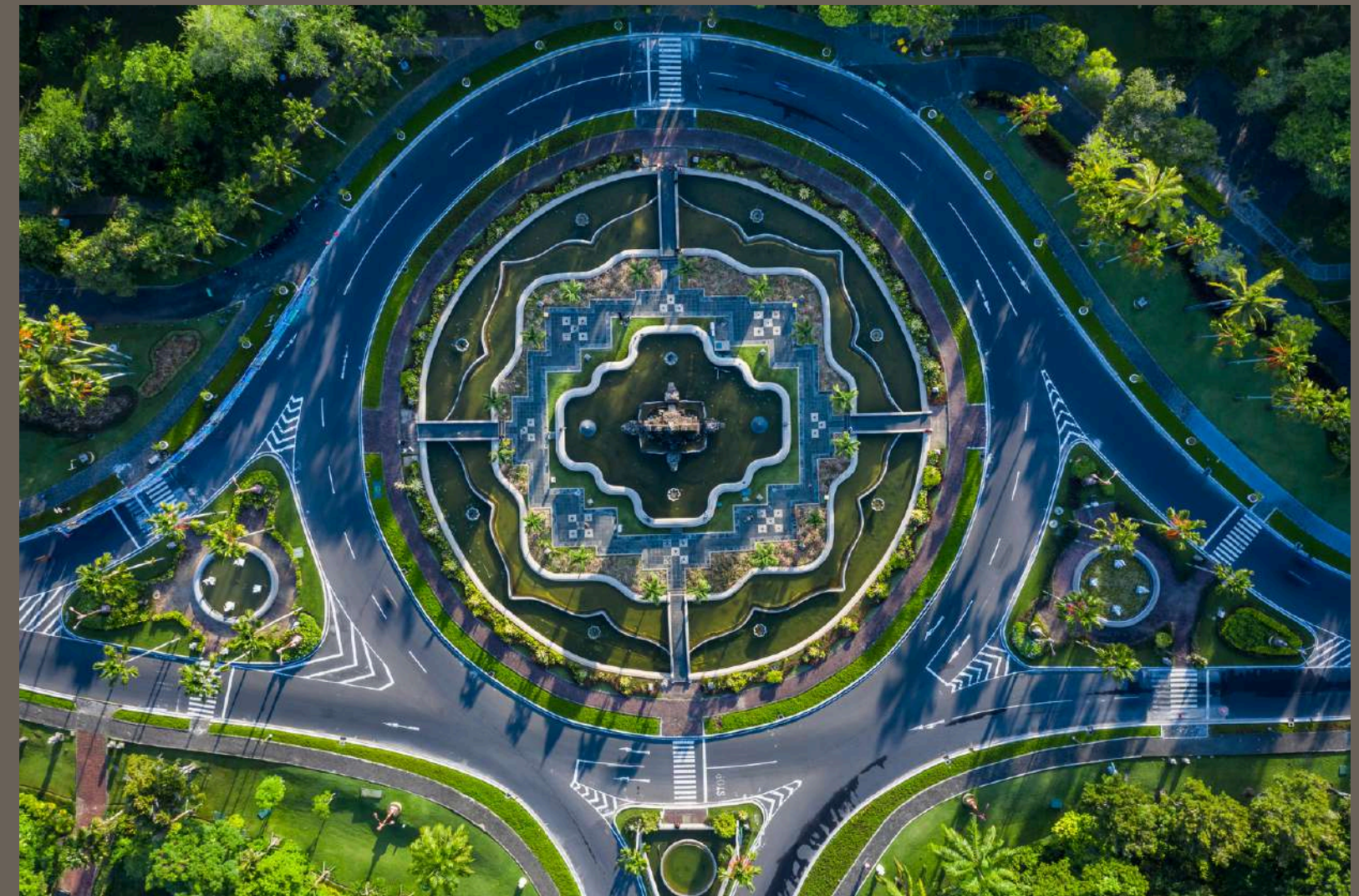
10 minutes 

EXTREMELY NEAR

NUSA DUA COMPLEX

- PARK AREA FEATURING CYCLING PATHS
- NUMEROUS BOUTIQUES AND RESTAURANTS
- BEACHES AND BEACH CLUBS OF THE FINEST FIVE-STAR HOTELS GLOBALLY WITH UNRESTRICTED ACCESS

10 minutes 



BALI COLLECTION

SHOPPING AND RESTAURANTS



10 minutes 



POLO
RALPH LAUREN



NUSA



BALI COLLECTION CULTURAL CENTER



PACIFICA MUSEUM



AUDITORIUM

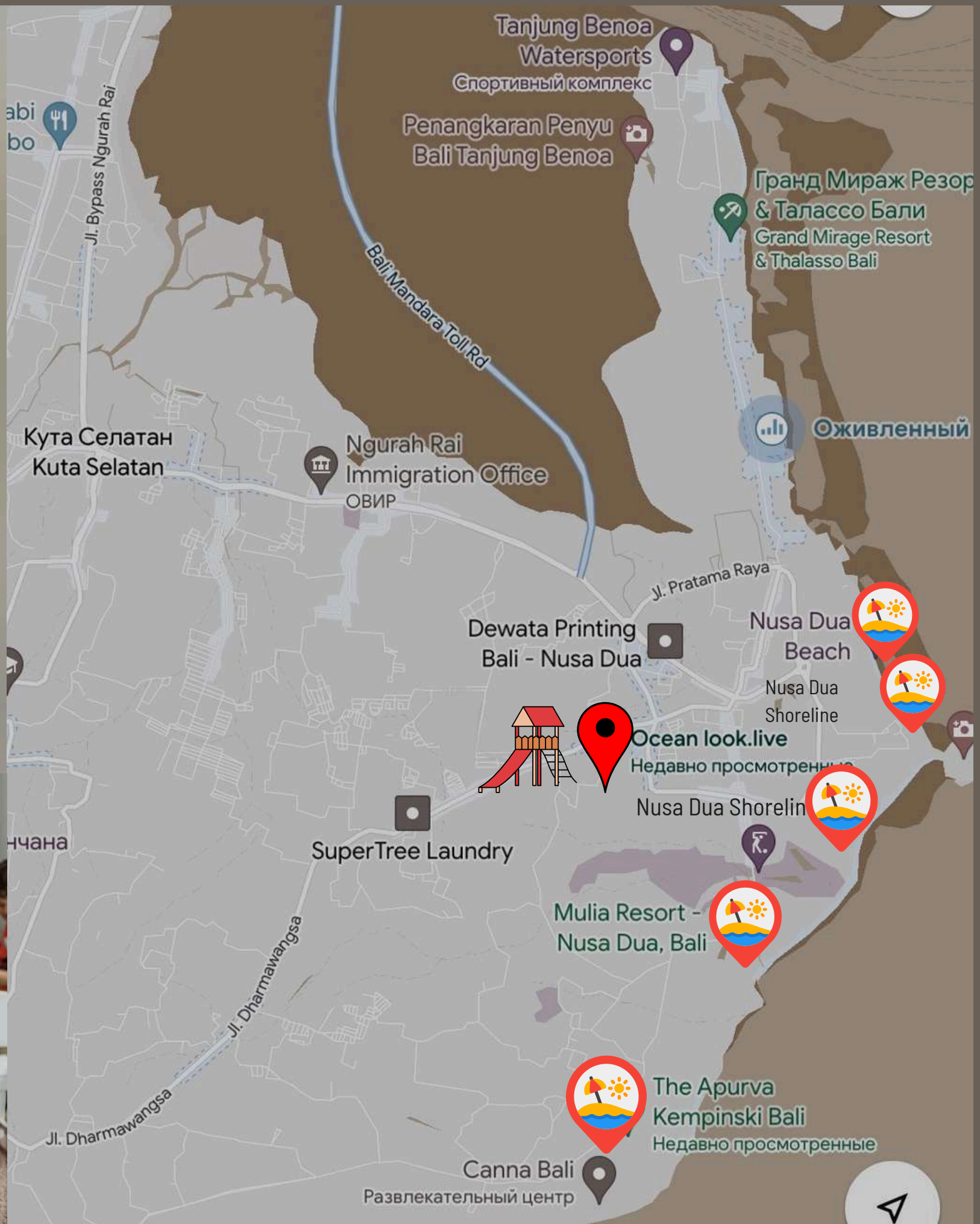


**BALI NUSA DUA
THEATRE**

10 minutes 

REST NEARBY

- NUSA DUA BEACH - 10 MINUTES
- GEGER BEACH - 8 MINUTES
- CHILDREN'S ENTERTAINMENT CLUB - 1 MINUTE
- THE APURVA KEMPINSKI - 8 MINUTES



BEACHES JUST MINUTES AWAY



Geger Beach - 8 MINUTES



Karma Kandara Beach - 23 MINUTES



Melasti Beach - 25 MINUTES



Pandawa Beach - 19 MINUTES



Uluwatu Beach - 40 minutes



Dreamland Beach - 33 MIN

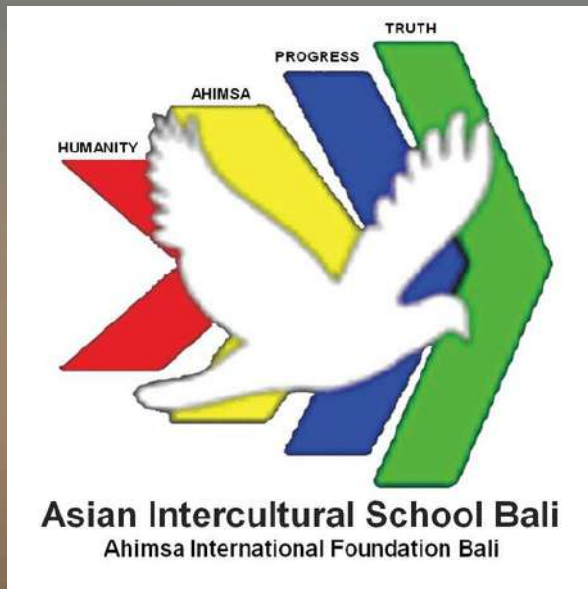


- BIMC Siloam Nusa Dua serves as a premier facility for medical services of the highest quality, adhering to international standards.



The property is conveniently located within walking distance of luxury five-star hotels and villas, the Bali Golf and Country Club, the Nusa Dua Convention Centre, and the Bali Collection Store.

10 minutes 



ASIAN INTERCULTURAL SCHOOL BALI



Cambridge Assessment
International Education

Cambridge International School

ASIAN INTERCULTURAL SCHOOL BALI

One of the most esteemed international schools in Indonesia, utilizing the Cambridge education system. The institution provides a world-class education with a particular focus on essential human values.

25 minutes 



ACTIVE RECREATION NUSA DUA



TENNIS



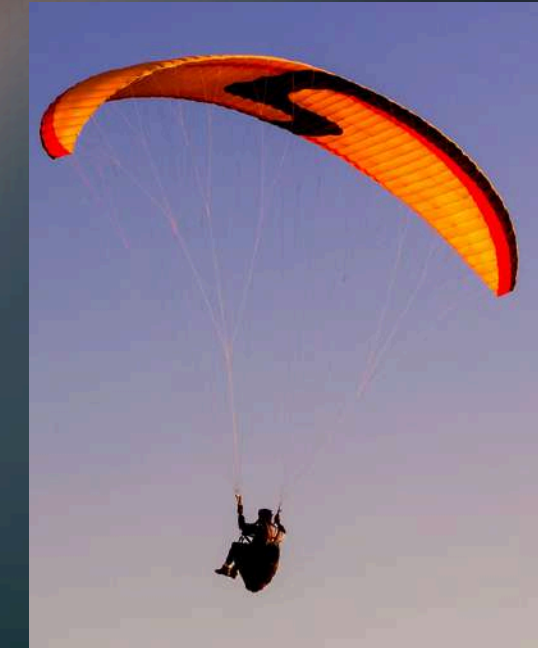
GOLF



SNORKELING



HYDROCYCLE



PARAGLIDING



SURFING

CONTACT US AND WE WILL SEND YOU THE FINANCIAL MODEL OF THE FACILITY



 [bali.star.invest](https://www.instagram.com/bali.star.invest)

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OUR PROJECTS

VILLA AZURE MIAMI. FREEHOLD. NUSA DUA.

A luxurious villa featuring a functional minimalist design, located just three minutes from The Apurva Kempinski.

Total development area - 464 m²

Object preparedness

99%



OUR PROJECTS

DREAM SUNRISE. FREEHOLD. NUSA DUA.

Villa with a view of the Agung volcano, the ocean, and the majestic bridge linking the Bukit Peninsula to the island of Bali

Total building area - 536 m²

Object preparedness

50%

