

RESTAURANT  
GYM  
SPA  
MARKET



**REMARC PROPERTY  
GROUP | BALI**





# RemArc

LEADING COMMERCIAL ARCHITECTURAL DESIGN AND CONSTRUCTION FROM CONCEPT TO COMPLETION.



SUPPLYING TOP-TIER MATERIALS, MACHINERY, AND LOGISTICS FOR EFFICIENT PROJECT DEVELOPMENT.

# RemTech

IMPLEMENTING ADVANCED PROPERTY TECH AND SMART SYSTEMS FOR SECURE, SUSTAINABLE COMFORT.

# RemDecor

PROVIDING BESPOKE INTERIOR DESIGN AND FURNITURE FOR STYLISH, FUNCTIONAL SPACES.

# RemMan

OFFERING PROPERTY MANAGEMENT AND SUPPORT TO PROTECT INVESTMENTS AND MAXIMIZE RETURNS.

OPERATES AS AN ECOSYSTEM OF SPECIALIZED SERVICES. EACH DIVISION FOCUSES ON A KEY STAGE OF DEVELOPMENT, GUARANTEEING SEAMLESS COORDINATION FROM START TO FINISH

## FIVE IN-HOUSE DIVISIONS, INFINITE EXPERTISE :

LinkedIn



**NAKHID  
SADYHOV**

*Founder, President Director  
of Remarc Property Group*

LinkedIn



**CHRISTIAN  
KOVACS**

*Co-Owner of Remarc Property Group,  
Sales and Marketing Director*



**LEV  
SOLODKIN**

*Co-owner of Remarc Property Group,  
Shareholder in Remtech  
Technological Services*



**USMON  
NORMIZAYEV**

*Chief Builder, Co-owner of Remarc  
Property Group, Shareholder in  
RemDecor*

LinkedIn



**PUTU  
CINTIANA**

*Co-Owner of Remarc Property Group,  
Director & Shareholder of Remman  
Property Management*



An aerial, dusk-time rendering of a modern multi-story residential or commercial complex. The building features a series of interconnected terraces and rooftop areas. The top right terrace has a large swimming pool with lounge chairs and palm trees. Below it, several terraces are furnished with outdoor seating, including sofas, armchairs, and tables, some with large umbrellas. The building's facade is a mix of dark panels and glass. In the foreground, there's a lower level with a glass-enclosed area, possibly a lounge or restaurant. The background shows a dense, green forest. The overall atmosphere is sophisticated and luxurious.

# ZEN LUXURY COMPLEX



# LOCATION

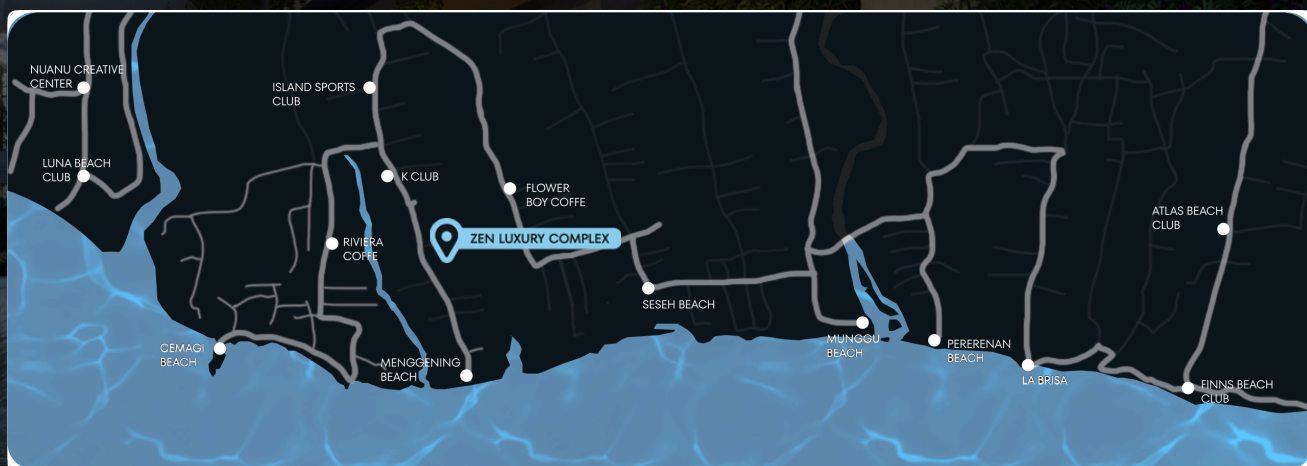
[CLICK HERE TO VISIT OUR LOCATION](#)



Located in Cemagi, Bali. Just 300 Meters From The Ocean. This Exclusive Development Offers Luxurious Apartments and Villas. Blending Modern Minimalist Design, Innovation and Financial Security.

## ACCESSIBILITY TO KEY LOCATIONS

- K CLUB - 1 MIN
- RIVIERA COFFEE - 3 MIN
- CEMAGI BEACH - 4 MIN
- ISLAND SPORT CLUB - 4 MIN
- MENGENING BEACH - 5 MIN
- FLOWER BOY COFFEE - 7 MIN
- PEPITO SUPERMARKET - 8 MIN
- SESEH BEACH - 9 MIN
- MUNGGU BEACH - 10 MIN
- LUNA BEACH - 15 MIN
- NUANU CREATIVE CENTER - 15 MIN
- PERERENAN BEACH - 19 MIN
- LABRISA BEACH CLUB - 20 MIN
- FINNS BEACH CLUB - 20 MIN
- ATLAS BEACH CLUB - 20 MIN







## BALI METRO 2028 – UNLOCKING A PROPERTY VALUE

Cemagi is becoming Bali's new coastal gem: with the launch of the metro in 2028, it will host the terminal station of the island's first-ever metro line. A direct route from the international airport to Cemagi will take just minutes, giving the area a unique blend of natural harmony and modern infrastructure. This makes it especially attractive for the development of luxury villas, boutique hotels, and high-yield short-term rental properties. Infrastructure growth will inevitably drive up property values, turning Cemagi into a strategic hub for premium tourism and long-term investments.

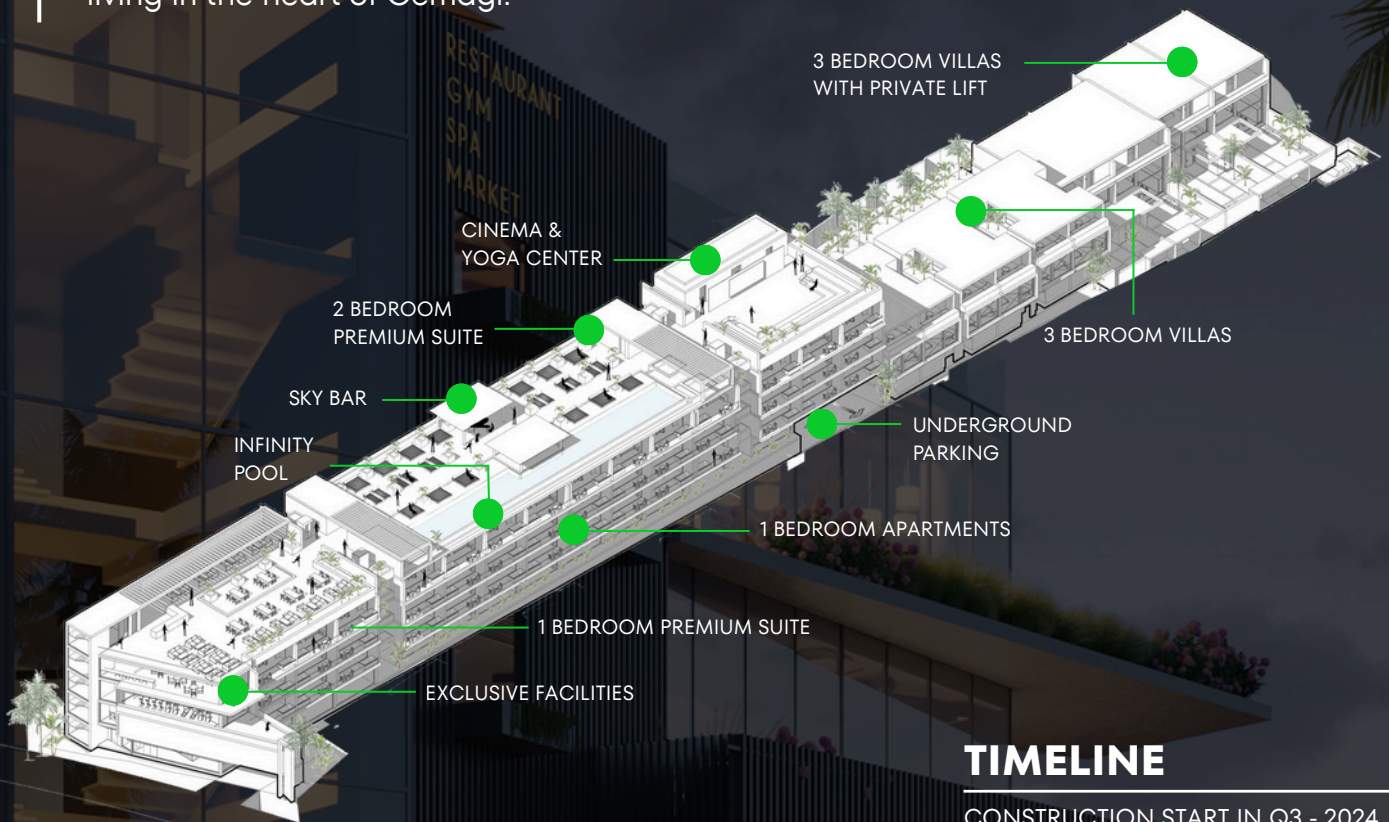
### BALI METRO PHASES CEMAGI STATION 2028

#### INCREASING PROPERTY VALUE



# WHERE TRANQUILITY MEETS SOPHISTICATION

Zen Luxury Complex embodies a modern, functional, and minimalist lifestyle. Designed for those who value simplicity and comfort, every space is thoughtfully crafted to provide balance, privacy, and effortless living in the heart of Cemagi.



## TIMELINE

CONSTRUCTION START IN Q3 - 2024  
COMPLETION IN Q1 - 2026

**THE CONSTRUCTION PERIOD IS  
14 MONTHS**

### EXCLUSIVE FACILITIES :

- Infinity pool with breathtaking views
- Nature-inspired spa & wellness center
- Private rooftop lounge and sky bar
- State-of-the-art fitness center
- Outdoor yoga & meditation area
- 24-hour concierge service
- Smart home automation
- Advanced security with 24/7 surveillance



# THE ADVANTAGES OF LEASEHOLD OVER FREEHOLD

Zen Luxury Complex offers investors a rare opportunity to enter Bali's booming property market through a secure and legal leasehold structure. Allowing investors to enjoy 10–15% net annual ROI without dealing with ownership risks or legal complications.

	LEASEHOLD	FREEHOLD
ELIGIBILITY	<b>Available to foreigners</b> legally without using a local nominee.	Only for Indonesian citizens. Foreigners cannot directly own.
INITIAL COST	<b>40–60% cheaper</b> than freehold ideal for lower entry investment.	Higher purchase price and taxes.
LEGAL SAFETY	<b>100% legal and compliant</b> for foreigners under Indonesian law.	Not legally available to foreigners (using nominees is risky and discouraged).
RETURN OF INVESTMENT	Excellent for short to mid-term rentals: <b>10–15% net ROI/year</b> in pink zone areas.	Long-term appreciation, but requires Indonesian partner/nominee to access.
MAINTENANCE	Usually defined in the lease agreement, giving flexibility in <b>cost sharing</b> .	Full responsibility for all land and building upkeep.
EXIT STRATEGY	<b>Clear and flexible.</b> You can sell, transfer, or sublease your remaining term.	Harder for foreigners to sell or hold through legal means.
<b>WHY LEASEHOLD WINS</b> 100% Legal and Secure for Foreigners   Lower Entry Cost, Higher ROI   Simple, Fast, and Transparent   Flexible and Extendable   Smart Exit Strategy		



# INFRASTRUCTURE OF THE COMPLEX



UNDERGROUND PARKING LOT |



RECEPTION |



SPA & WELLNESS CENTER |



GYM & FITNESS CENTER |



STEAK HOUSE |



HOOKAH BAR |



SKY BAR |



INFINITY POOL |



CINEMA & YOGA CENTER |



ROOFTOP RESTAURANT |



REHAB PROPERTY GROUP | BALI

## Gym and Spa

Main Building - 2<sup>nd</sup> & 3<sup>rd</sup> Floor Amenities

[CLICK HERE TO VIEW OUR GYM & SPA PRESENTATION](#)





# INFRASTRUCTURE OF THE COMPLEX





# CONSTRUCTION UPDATE

DATE : 24 NOVEMBER 2025

[CLICK HERE TO WATCH OUR  
LIVE CONSTRUCTION PROGRESS](#)



[CLICK HERE TO WATCH CURRENT  
CONSTRUCTION UPDATE VIDEO](#)



## CONSTRUCTION CURRENT REPORT

**CURRENT PROGRESS REPORT (AS OF NOVEMBER 24, 2025):**

**MAIN OFFICE BUILDING:** CORRIDOR GYPSUM FRAMES INSTALLED; ALL UNIT DRYWALL FRAMES COMPLETED; AWAITING SOUND-INSULATION TO PROCEED; FAÇADE METAL STRUCTURES INSTALLED AND ONGOING.

**APARTMENT BLOCK 1:** FINISHING WORKS STARTED; GYPSUM BOARD COMPLETED; CORRIDORS READY PENDING SOUND-INSULATION; FAÇADE METAL STRUCTURE ONGOING; TILE WORKS PROGRESSING; PREPARATION FOR FAÇADE PANELS; REMAINING FINISHING WORKS PENDING.

**APARTMENT BLOCK 2:** GYPSUM BOARD FULLY COMPLETED; WALL PANEL PREP FINISHED; AWAITING SOUND-INSULATION; CORRIDOR TILES DONE; CORRIDOR GYPSUM STARTED; BALCONY TILING DONE; OVERALL TILING IN PROGRESS; GAS-BLOCK INSTALLATION COMPLETED; FLOOR PREP ONGOING; FINAL ROOMS NEARING COMPLETION.

**APARTMENT BLOCK 3:** CONCRETE WORKS COMPLETED; PREPARING FOR GYPSUM INSTALLATION; MEP AND ENGINEERING WORKS ONGOING; ELECTRICAL PIPE INSTALLATION IN PROGRESS; GAS-BLOCK INSTALLATION ONGOING; FORMWORK INSTALLATION STARTED FOR NEXT CONCRETE STAGE.

**3 BEDROOM VILLAS (198 SQM):** GAS-BLOCK INSTALLATION COMPLETED; ELECTRICAL WORKS FULLY DONE; MEP ONGOING; UPPER-FLOOR ELECTRICAL AND ENGINEERING WORKS PROGRESSING; FAÇADE WORKS ONGOING.

**3 BEDROOM VILLAS WITH PRIVATE LIFT ( 264,5 SQM):** FOUNDATION COMPLETED; COLUMN REINFORCEMENT FOR FIRST FLOOR IN PROGRESS; FORMWORK FOR SECOND-FLOOR SLAB ONGOING.



[CLICK HERE TO VIEW  
OUR PROGRESS TIMELAPSE](#)



# EXTERIORS OF THE COMPLEX





# INTERIOR OF THE COMPLEX





# APARTMENTS

[VIEW UNIT 3D TOUR](#)

1 BEDROOM  
48.5 M<sup>2</sup> TOTAL AREA

START FROM  
**USD 145.000**  
DOWN PAYMENT 50% : USD 72.500



# 14% GUARANTEED ROI

**REMARC PROPERTY GROUP** A PROVIDES CONTRACTUAL  
GUARANTEE TO OUR INVESTORS OF MINIMUM ANNUAL PROFITS IN THE AMOUNT OF :

**7%**

FIRST YEAR ROI

+

**7%**

SECOND YEAR ROI

THIS IS NOT BASED ON A PROJECTED ROI OR FORECAST, BUT IS A FIXED AND  
GUARANTEED RETURN CALCULATED FROM THE UNIT'S PURCHASE PRICE, REGARDLESS  
OF MARKET FLUCTUATIONS OR OCCUPANCY PERFORMANCE.  
THE COMMITMENT IS CLEARLY OUTLINED IN THE SIGNED MANAGEMENT AGREEMENT,  
MAKING IT A LEGALLY BINDING OBLIGATION.



# 1 BEDROOM APARTMENT

**APARTMENT ROI GUARANTEE**  
**FIRST TWO YEARS TOTAL : 14%**

1 YEAR GUARANTEE FOR EVERYTHING  
25 YEARS WARRANTY ON CONCRETE CONSTRUCTION  
GUARANTEE FOR THE COMPLETION OF CONSTRUCTION

**103 UNITS**  
OF APARTMENT

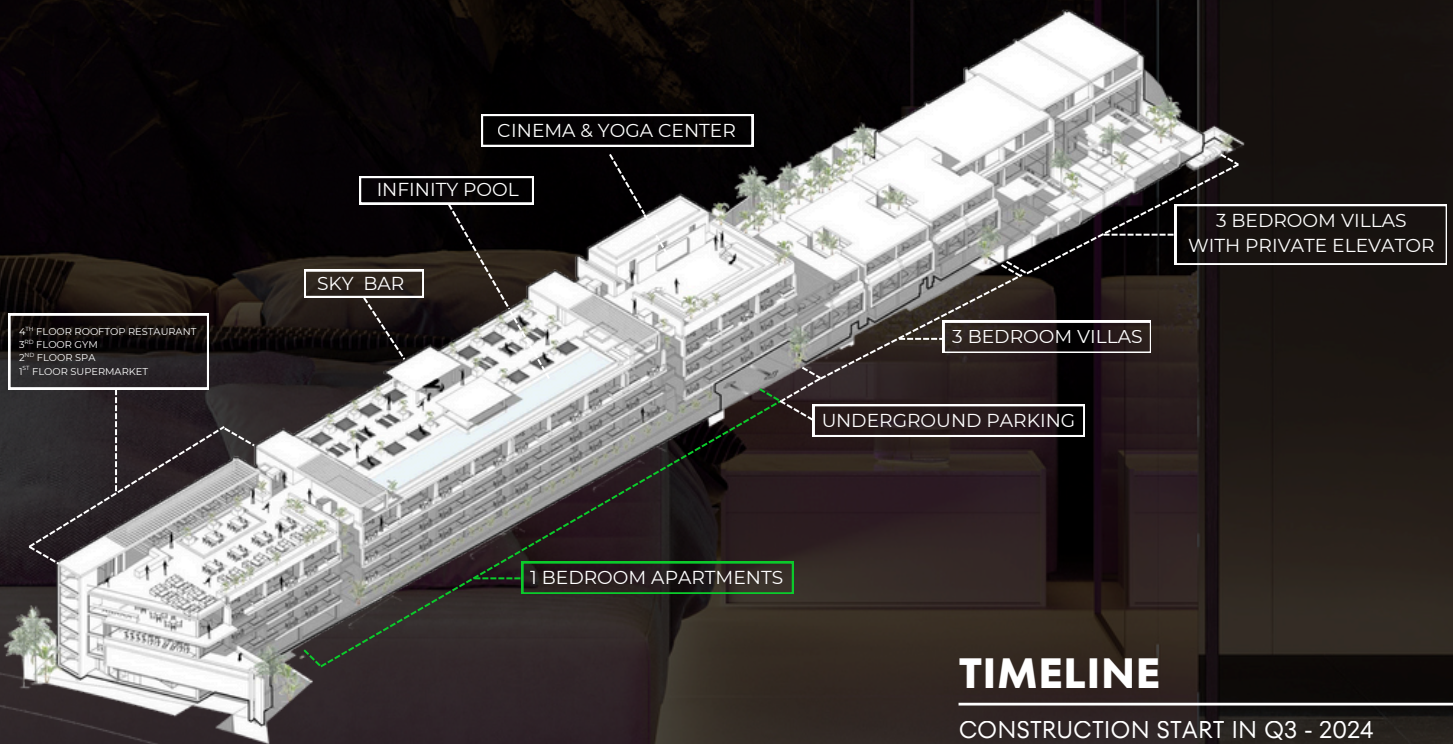
**4 FLOORS**  
OF APARTMENTS

**48.5 M<sup>2</sup>**  
L.A OF APARTMENT

**12.7% ROI**  
AVERAGE INCOME

**2989 USD**  
COST PER M<sup>2</sup>

**300 M<sup>2</sup>**  
INFINITY POOL



## TIMELINE

CONSTRUCTION START IN Q3 - 2024  
COMPLETION IN Q1 - 2026

**THE CONSTRUCTION PERIOD IS  
14 MONTHS**







# 1 BEDROOM APARTMENT 2<sup>ND</sup> FLOOR - RICE FIELD VIEW





# 1 BEDROOM APARTMENT 4<sup>TH</sup> FLOOR - OCEAN VIEW





# 1 BEDROOM APARTMENT - NIGHT MODE





# 1 BEDROOM APARTMENT - NIGHT MODE





# PRIVATE BACKYARD 1ST FLOOR APARTMENT





# 1 BEDROOM APARTMENT - **BATHROOM AREA**





## TYPE OF UNITS

	NUMBER OF UNITS	THE BASE PRICE OF EACH UNITS	MIN. DOWN PAYMENT 50%
1 <sup>ST</sup> FLOOR APARTMENT (39 M <sup>2</sup> ) WITHOUT JACUZZI (SOLD)	9	\$125.000	\$62.500
1 <sup>ST</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH PRIVATE BACKYARD	14	\$149.000	\$74.500
2 <sup>ND</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) BOTH SIDES	28	\$145.000	\$72.500
3 <sup>RD</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH RICE FIELD VIEW	14	\$150.000	\$75.000
3 <sup>RD</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) OCEAN SIDE (SOLD)	14	\$150.000	\$75.000
4 <sup>TH</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH RICE FIELD VIEW (SOLD)	14	\$155.000	\$77.500
4 <sup>TH</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH OCEAN VIEW (SOLD)	14	\$165.000	\$82.500

## 14% GUARANTEE ROI CALCULATION

	YEAR 1 ROI 7%	YEAR 2 ROI 7%	TOTAL ROI 2 YEARS
1 <sup>ST</sup> FLOOR APARTMENT (39 M <sup>2</sup> ) WITHOUT JACUZZI (SOLD)	\$8.750	\$8.750	\$17.500
1 <sup>ST</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH PRIVATE BACKYARD	\$8.830	\$8.830	\$16.660
2 <sup>ND</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) BOTH SIDES	\$10.150	\$10.150	\$20.300
3 <sup>RD</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH RICE FIELD VIEW	\$10.500	\$10.500	\$21.000
3 <sup>RD</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) OCEAN SIDE (SOLD)	\$10.500	\$10.500	\$21.000
4 <sup>TH</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH RICE FIELD VIEW (SOLD)	\$10.850	\$10.850	\$21.700
4 <sup>TH</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH OCEAN VIEW (SOLD)	\$11.550	\$11.550	\$23.100

## APARTMENT HIGHLIGHTS

Smart Home System  
High-End Appliances  
Built-in Kitchen with  
Hidden Door  
Private Balcony Jacuzzi

Full Manage by **RemMan**  
24/7 Secured & Gated Community  
Fully Insured units, A 25 Year Structural  
Guarantee on Concrete Construction

**COST PER M<sup>2</sup>**  
START FROM \$ 2989 USD



# Financial Model

CALCULATION BASED ON  
2<sup>ND</sup> FLOOR UNIT (145.000 \$)



The price of the apartment  
with VAT

\$145 000

Area of apartment

48,5 sqm

Cost per sqm with VAT

\$2 989,7

DAILY RENT

MONTHLY RENT

PASSIVE ANNUAL PROFIT

\$18 480

\$13 860

ANNUAL ROI

12,7%

9,6%

NUMBER OF YEARS TO PAYBACK

7,8

10,5

DAILY RENT

MONTHLY RENT

LOW SEASON

OPTIMAL

HIGH SEASON

LOW SEASON

OPTIMAL

HIGH SEASON

OCCUPANCY

65,00%

75,00%

85,00%

AVERAGE PLATFORM PRICE  
(AIRBNB /BOOKING.COM / TRAVELOKA,  
ETC...)+VAT+PLATFORM'S SERVICE FEE

\$114

\$127

\$147

DAILY PRICE  
(INCOME OF REMMAN )

\$88

\$98

\$113

MONTHLY INCOME

\$1 659

\$2 132

\$2 785

\$1 244

\$1 599

\$2 089

EXPENSES AND MAINTENANCE OF  
THE APARTMENT

(INCLUDING FULL OPERATIONAL SERVICES,  
STAFFING, UTILITIES, AND INFRASTRUCTURE  
UPKEEP) + REMMAN INCOME TAXES

15%

\$249

\$320

\$418

\$187

\$240

\$313

MANAGEMENT COMPANY

15%

\$211

\$272

\$355

\$159

\$204

\$266

MONTHLY PROFIT

\$1 198

\$1 540

\$2 012

\$899

\$1 155

\$1 509

PASSIVE ANNUAL PROFIT

\$14 382

\$18 480

\$24 150

\$10 786

\$13 860

\$18 112

ANNUAL ROI

9,9%

12,7%

16,7%

7,4%

9,6%

12,5%

NUMBER OF YEARS TO PAYBACK

10,1

7,8

6,0

13,4

10,5

8,0



**SOLD OUT**

**VIEW UNIT 3D TOUR**

# 1 BEDROOM PREMIUM SUITE

**110 M<sup>2</sup> TOTAL AREA**

**USD 320.000**

DOWN PAYMENT 50% : USD 160.000



# 1 BEDROOM PREMIUM SUITE





# 1 BEDROOM PREMIUM SUITE









**SOLD OUT**

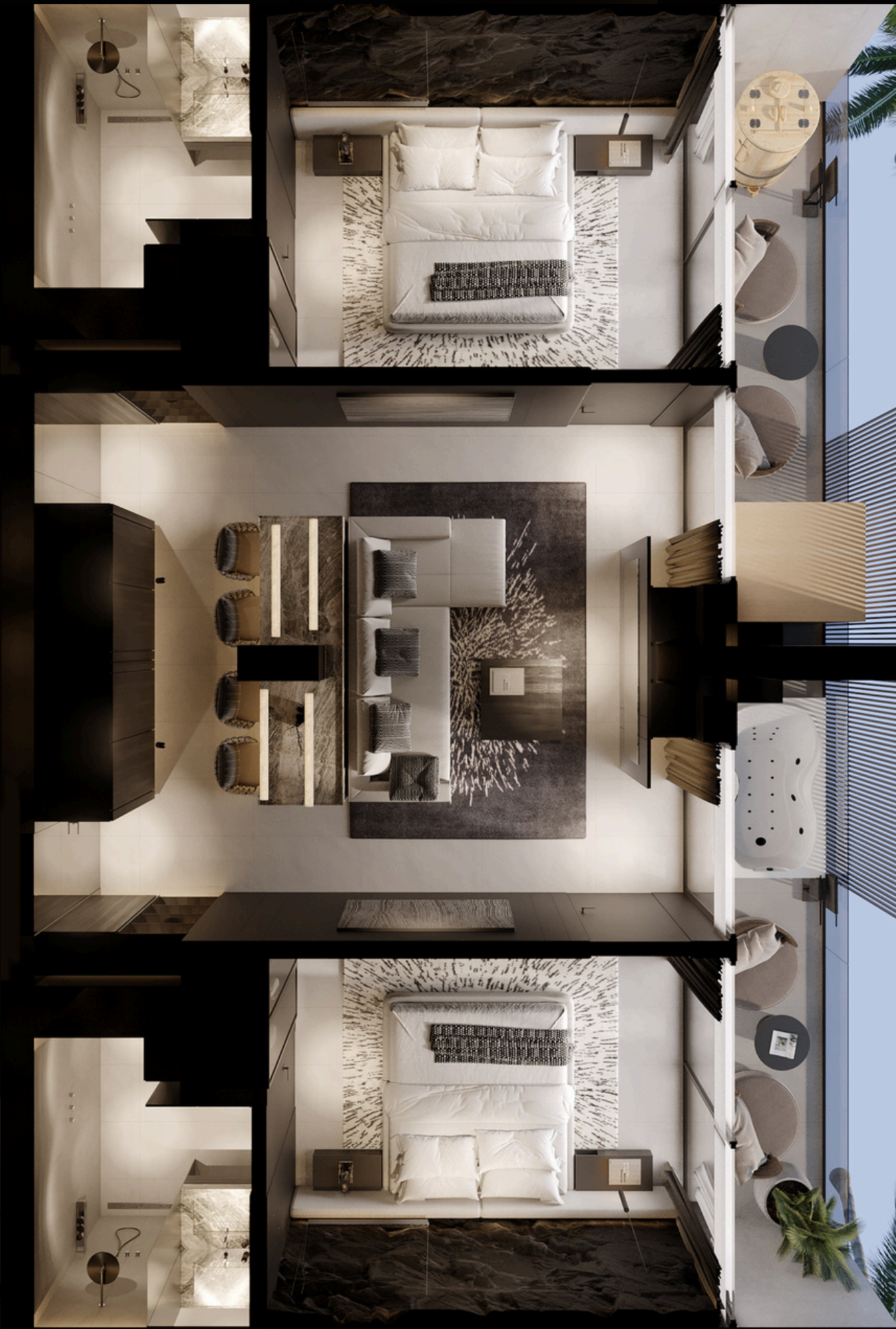
# 2 BEDROOM PREMIUM SUITE

110 M<sup>2</sup> TOTAL AREA

**USD 320.000**

DOWN PAYMENT 50% : USD 160.000







## 2 BEDROOM PREMIUM SUITE













# 1 & 2 BEDROOM PREMIUM SUITE HIGHLIGHTS

Smart Home System  
High-End Appliances  
Built-in Kitchen with  
Hidden Door  
Private Balcony Jacuzzi

Jacuzzi, Home Cinema,  
Beautiful Balcony with Ocean  
& Rice Field View, Private  
Parking Place for Car and  
Motorbike, High - Efficiency  
Hot Water Heating System

## 14% GUARANTEED ROI

1st Year ROI 7%  
22.400 USD

2nd Year ROI 7%  
22.400 USD

**TOTAL ROI OVER 2 YEARS**  
**44.800 USD**

## COST PER M<sup>2</sup>

\$ 2909 USD

## 6-8 YEARS

FULL INVESTMENT PAYBACK

## UNIT SIZE

1 & 2 BEDROOM PREMIUM  
SUITE - 110 M<sup>2</sup>

## 160.000 USD

MIN. DOWN PAYMENT **50%**

## 320.000 USD

TOTAL PRICE

## A HIGH-YIELD AND SECURE INVESTMENT

Fully Managed By **RemMan**  
24/7 Secured & Gated Community  
Fully Insured Units, A 25-year  
Guarantee on Concrete Construction  
Premium Investment Fundamentals  
Located in Bali's **Pink Zone**



REMANO PROPERTY  
GROUP | BALI

## Premium Suites

EXCLUSIVE 1 & 2 BEDROOM

### Floor Plan

Total Area 110 M<sup>2</sup>  
Floor 4th - Ricefield & Ocean View  
Bedroom 1 (Dvd)  
Bedroom 1 (Dvd)  
Bathroom 1 (Dvd)  
Ceiling Height 2.9 Meter  
Special Features Smart Home, Balcony, Jacuzzi

1<sup>st</sup> option



**PREMIUM SUITES EXCLUSIVE**  
**1 & 2 BEDROOM PRESENTATION**

**CLICK HERE  
FOR PREVIEW**





# Financial Model

1 BR & 2 BR PREMIUM SUITES



The price of the apartment with VAT

\$320 000

Area of apartment

110,00 sqm

Cost per sqm with VAT

\$2 909,1

PASSIVE ANNUAL PROFIT

\$41 486

\$31 114

ANNUAL ROI

13,0%

9,7%

NUMBER OF YEARS TO PAYBACK

7,7

10,3

DAILY RENT

MONTHLY RENT

LOW SEASON

OPTIMAL

HIGH SEASON

LOW SEASON

OPTIMAL

HIGH SEASON

OCCUPANCY

65,00%

75,00%

85,00%

AVERAGE PLATFORM PRICE

\$260

\$286

\$312

(AIRBNB /BOOKING.COM / TRAVELOKA, ETC...)+VAT+PLATFORM'S SERVICE FEE

DAILY PRICE

\$200

\$220

\$240

(INCOME OF REMMAN )

MONTHLY INCOME

\$3 770

\$4 785

\$5 916

\$2 828

\$3 589

\$4 437

EXPENSES AND MAINTENANCE OF THE APARTMENT

(INCLUDING FULL OPERATIONAL SERVICES, STAFFING, UTILITIES, AND INFRASTRUCTURE UPKEEP) + REMMAN INCOME TAXES

15%

\$566

\$718

\$887

\$424

\$538

\$666

MANAGEMENT COMPANY

15%

\$481

\$610

\$754

\$361

\$458

\$566

MONTHLY PROFIT

\$2 724

\$3 457

\$4 274

\$2 043

\$2 593

\$3 206

PASSIVE ANNUAL PROFIT

\$32 686

\$41 486

\$51 292

\$24 514

\$31 114

\$38 469

ANNUAL ROI

10,2%

13,0%

16,0%

7,7%

9,7%

12,0%

NUMBER OF YEARS TO PAYBACK

9,8

7,7

6,2

13,1

10,3

8,3



LAST UNIT

# 3 BEDROOM VILLA

[VIEW UNIT 3D TOUR](#)

198 M<sup>2</sup> TOTAL AREA

**USD 499.000**

DOWN PAYMENT 50% : USD 249.500



# 3 BEDROOM PRIVATE VILLA

**3 BR VILLA ROI GUARANTEE**  
**FIRST TWO YEARS TOTAL : 14%**

1 YEAR GUARANTEE FOR EVERYTHING  
25 YEARS WARRANTY ON CONCRETE CONSTRUCTION  
GUARANTEE FOR THE COMPLETION OF CONSTRUCTION

**6 UNITS**  
OF 3 BR VILLA

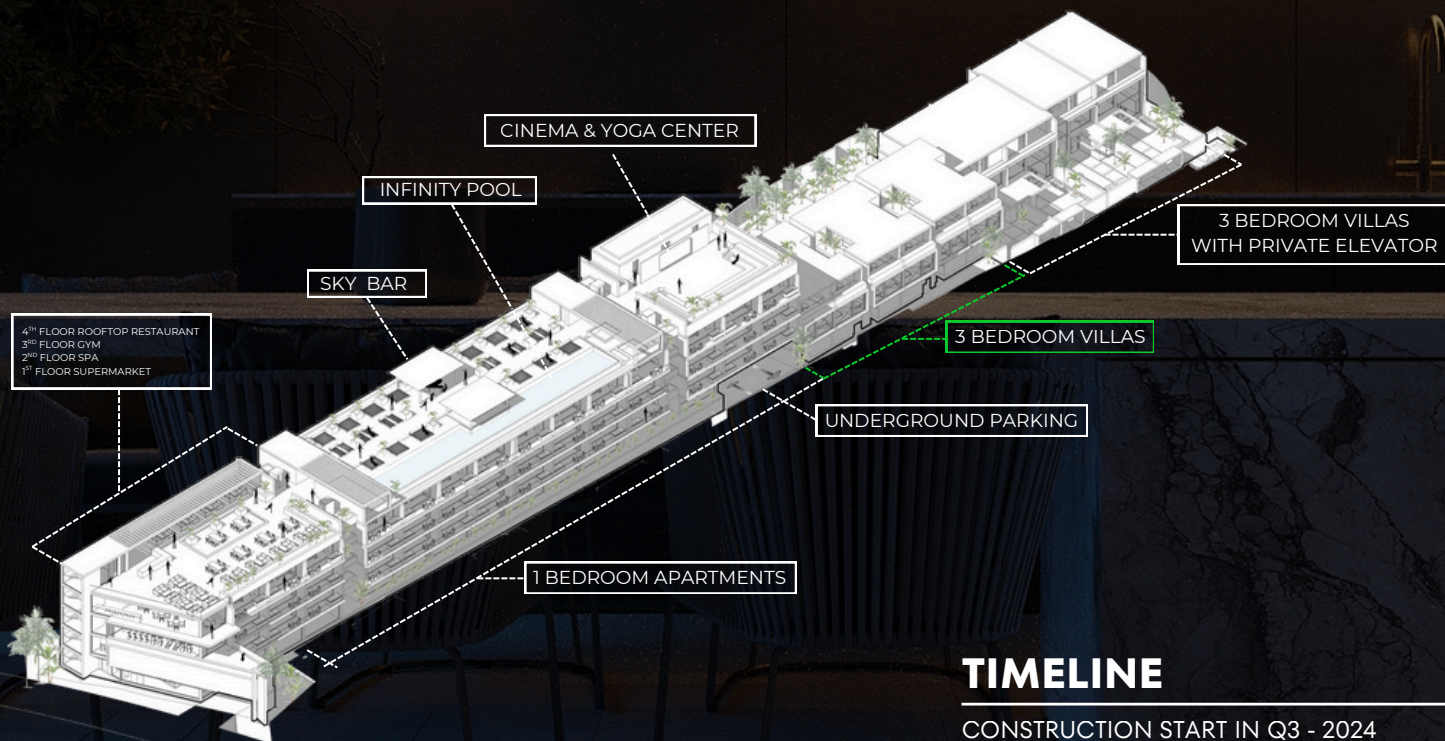
**3 FLOORS**  
EACH VILLA

**198 M<sup>2</sup>**  
L.A OF VILLA

**13.2% ROI**  
OPTIMAL FORECAST

**2510 USD**  
COST PER M<sup>2</sup>

**15.9 M<sup>2</sup>**  
POOL



## TIMELINE

CONSTRUCTION START IN Q3 - 2024  
COMPLETION IN Q1 - 2026

**THE CONSTRUCTION PERIOD IS  
14 MONTHS**



# 3 BEDROOM VILLA



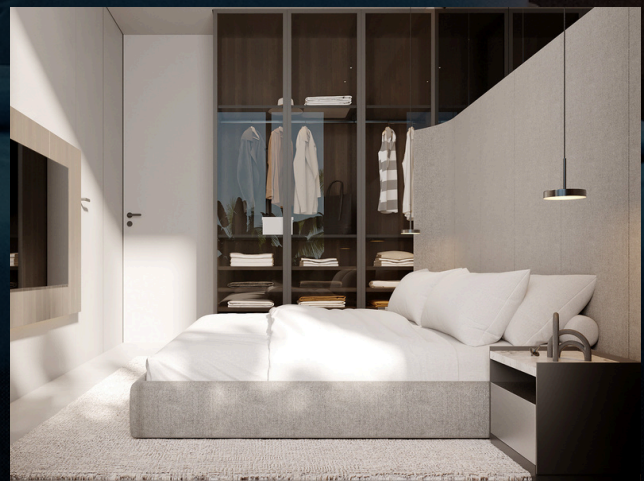


# 1<sup>ST</sup> FLOOR





# 2<sup>ND</sup> FLOOR





# ROOFTOP WITH BEDROOM





# 3 BR VILLA EXCLUSIVE ROOFTOP HIGHLIGHTS

**Pool - 15.9 M<sup>2</sup>**  
**High-End Appliances**  
**Private Rooftop**  
**Smart Home System**  
**Washing Machine**

Jacuzzi, Sauna, Bonfire, Home Cinema  
Beautiful Rooftop with Ocean &  
Rice Field View  
Private Parking Place for Car  
and Motorbike  
High - Efficiency Hot Water  
Heating System

## 14% GUARANTEED ROI

**1st Year ROI 7%**  
34.930 USD

**2nd Year ROI 7%**  
34.930 USD

**TOTAL ROI OVER 3 YEARS**  
**69.860 USD**

## COST PER M<sup>2</sup>

\$ 2510 USD

## 6-8 YEARS

FULL INVESTMENT PAYBACK

## UNIT SIZE

3 BEDROOM VILLA - 198 M<sup>2</sup>

## 249.500 USD

MIN. DOWN PAYMENT **50%**

## 499.000 USD

TOTAL PRICE

## A HIGH-YIELD AND SECURE INVESTMENT

Fully Managed By **RemMan**  
24/7 Secured & Gated Community  
Fully Insured Units, A 25-year  
Guarantee on Concrete Construction  
Premium Investment Fundamentals  
Located in Bali's **Pink Zone**



**3 Bedroom  
Private Villa**



**3 BEDROOM PRIVATE VILLA  
PRESENTATION**

**CLICK HERE  
FOR PREVIEW**





# Financial Model

3 BR VILLA

REMARC PROPERTY  
GROUP | BALI



The price of the apartment  
with VAT

\$499 000

Area of apartment

198,80 sqm

Cost per sqm with VAT

\$2 510,1

PASSIVE ANNUAL PROFIT

DAILY RENT

MONTHLY RENT

\$66 000

\$49 500

ANNUAL ROI

13,2%

9,9%

NUMBER OF YEARS TO PAYBACK

7,6

10,1

DAILY RENT

MONTHLY RENT

LOW SEASON

OPTIMAL

HIGH SEASON

LOW SEASON

OPTIMAL

HIGH SEASON

OCCUPANCY

65,00%

75,00%

85,00%

AVERAGE PLATFORM PRICE

\$423

\$455

\$488

(AIRBNB /BOOKING.COM / TRAVELOKA,  
ETC...)+VAT+PLATFORM'S SERVICE FEE

DAILY PRICE

\$325

\$350

\$375

(INCOME OF REMMAN )

MONTHLY INCOME

\$6 126

\$7 613

\$9 244

\$4 595

\$5 709

\$6 933

EXPENSES AND MAINTENANCE OF  
THE APARTMENT

(INCLUDING FULL OPERATIONAL SERVICES,  
STAFFING, UTILITIES, AND INFRASTRUCTURE  
UPKEEP) + REMMAN INCOME TAXES

15%

\$919

\$1 142

\$1 387

\$689

\$856

\$1 040

MANAGEMENT COMPANY

15%

\$781

\$971

\$1 179

\$586

\$728

\$884

MONTHLY PROFIT

\$4 426

\$5 500

\$6 679

\$3 320

\$4 125

\$5 009

PASSIVE ANNUAL PROFIT

\$53 115

\$66 000

\$80 143

\$39 836

\$49 500

\$60 107

ANNUAL ROI

10,6%

13,2%

16,1%

8,0%

9,9%

12,0%

NUMBER OF YEARS TO PAYBACK

9,4

7,6

6,2

12,5

10,1

8,3



**EXCLUSIVE**

[VIEW UNIT 3D TOUR](#)

# 3 BEDROOM VILLA WITH PRIVATE LIFT

264.54 M<sup>2</sup> TOTAL AREA

**USD 650.000**

DOWN PAYMENT 50% : USD 325.000



# 3 BEDROOM PRIVATE VILLA

**3 BR VILLA ROI GUARANTEE**  
**FIRST TWO YEARS TOTAL : 14%**

1 YEAR GUARANTEE FOR EVERYTHING  
25 YEARS WARRANTY ON CONCRETE CONSTRUCTION  
GUARANTEE FOR THE COMPLETION OF CONSTRUCTION

**4 UNITS**  
OF 3 BR VILLA

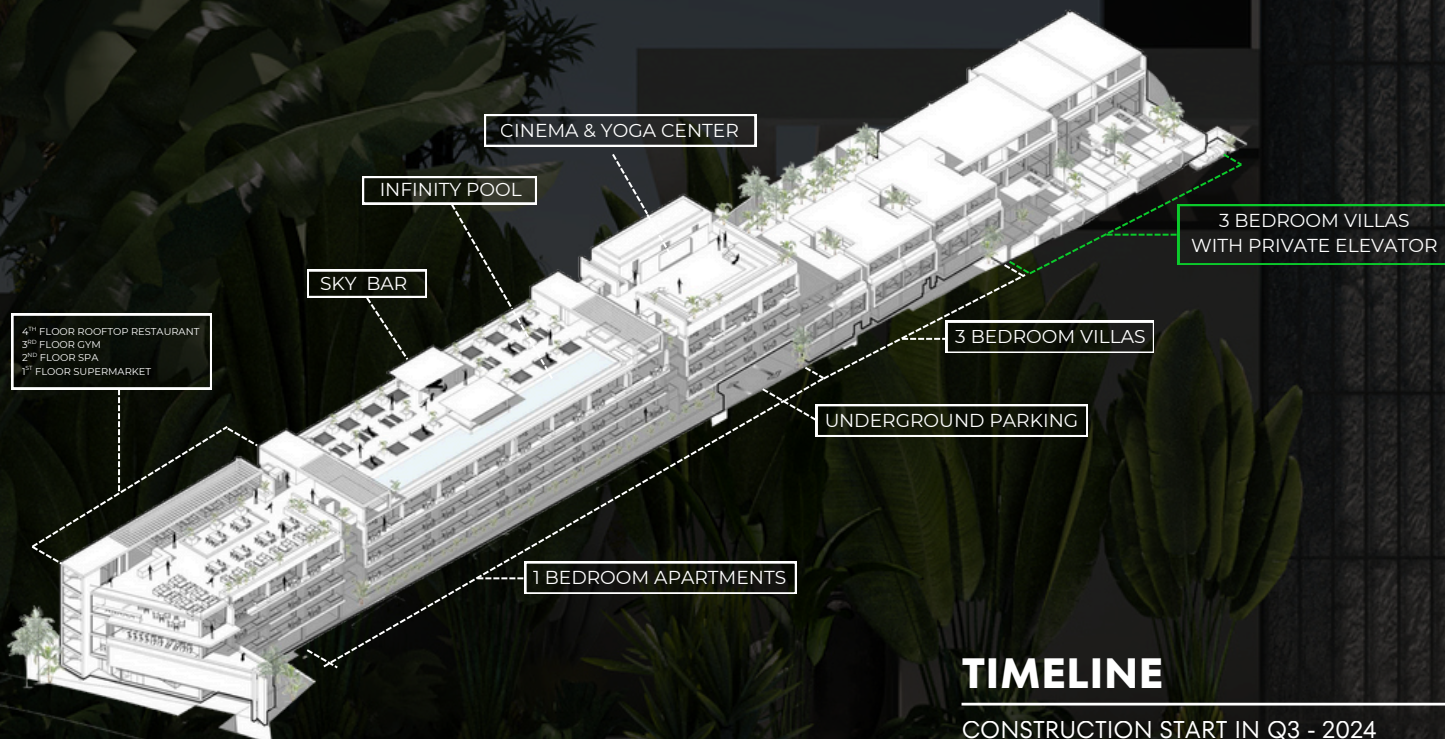
**3 FLOORS**  
EACH VILLA

**264.54 M<sup>2</sup>**  
L.A OF VILLA

**13.1% ROI**  
OPTIMAL FORECAST

**2457 USD**  
COST PER M<sup>2</sup>

**34.2 M<sup>2</sup>**  
POOL



## TIMELINE

CONSTRUCTION START IN Q3 - 2024  
COMPLETION IN Q1 - 2026

**THE CONSTRUCTION PERIOD IS  
14 MONTHS**



# 3 BEDROOM VILLAS WITH PRIVATE ELEVATOR





# 1<sup>ST</sup> FLOOR





# 2<sup>ND</sup> FLOOR





# 3<sup>RD</sup> FLOOR





# 3 BR VILLA WITH PRIVATE LIFT HIGHLIGHTS

**Pool - 34.2M<sup>2</sup>**  
**High-End Appliances**  
**Private Rooftop**  
**Smart Home System**  
**Washing Machine**

Jacuzzi, Sauna, Bonfire, Home Cinema  
Beautiful Rooftop with Ocean &  
Rice Field View  
Private Parking Place for Car  
and Motorbike  
High - Efficiency Hot Water  
Heating System

## 14% GUARANTEED ROI

**1st Year ROI 7%**  
45.500 USD

**2nd Year ROI 7%**  
45.500 USD

**TOTAL ROI OVER 2 YEARS**  
**91.000 USD**

## COST PER M<sup>2</sup>

\$ 2457 USD

## 6-8 YEARS

FULL INVESTMENT PAYBACK

## UNIT SIZE

3 BEDROOM VILLA - 264,54 M<sup>2</sup>

## 325.000 USD

MIN. DOWN PAYMENT **50%**

## 650.000 USD

TOTAL PRICE

## PRIVATE LIFT

UNIQUE FEATURE

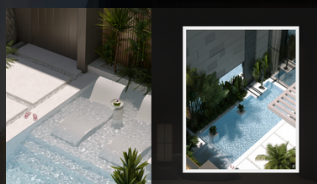
## A HIGH-YIELD AND SECURE INVESTMENT

Fully Managed By **RemMan**  
24/7 Secured & Gated Community  
Fully Insured Units, A 25-year  
Guarantee on Concrete Construction  
Premium Investment Fundamentals  
Located in Bali's **Pink Zone**



### 3 Bedroom Private Villa

With A Private Elevator



**3 BEDROOM VILLA WITH PRIVATE  
ELEVATOR PRESENTATION**

**CLICK HERE  
FOR PREVIEW**





# Financial Model

3 BR VILLA

REMARC PROPERTY  
GROUP | BALI



The price of the apartment  
with VAT

\$650 000

Area of apartment

264,50 sqm

Cost per sqm with VAT

\$2 457,5

DAILY RENT

MONTHLY RENT

PASSIVE ANNUAL PROFIT

\$84 858

\$63 643

ANNUAL ROI

13,1%

9,9%

NUMBER OF YEARS TO PAYBACK

7,7

10,2

DAILY RENT

MONTHLY RENT

LOW SEASON

OPTIMAL

HIGH SEASON

LOW SEASON

OPTIMAL

HIGH SEASON

OCCUPANCY

65,00%

75,00%

85,00%

AVERAGE PLATFORM PRICE

\$559

\$585

\$611

(AIRBNB /BOOKING.COM / TRAVELOKA,  
ETC...)+VAT+PLATFORM'S SERVICE FEE

DAILY PRICE

\$430

\$450

\$470

(INCOME OF REMMAN )

MONTHLY INCOME

\$8 106

\$9 788

\$11 586

\$6 079

\$7 341

\$8 689

EXPENSES AND MAINTENANCE OF  
THE APARTMENT

(INCLUDING FULL OPERATIONAL SERVICES,  
STAFFING, UTILITIES, AND INFRASTRUCTURE  
UPKEEP) + REMMAN INCOME TAXES

15%

\$1 216

\$1 468

\$1 738

\$912

\$1 101

\$1 303

MANAGEMENT COMPANY

15%

\$1 033

\$1 248

\$1 477

\$775

\$936

\$1 108

MONTHLY PROFIT

\$5 856

\$7 071

\$8 371

\$4 392

\$5 304

\$6 278

PASSIVE ANNUAL PROFIT

\$70 275

\$84 858

\$100 446

\$52 706

\$63 643

\$75 335

ANNUAL ROI

10,8%

13,1%

15,5%

8,1%

9,8%

11,6%

NUMBER OF YEARS TO PAYBACK

9,2

7,7

6,5

12,3

10,2

8,6





**CLICK HERE TO VIEW OUR MASTER  
PLAN & UNIT PLAN PRESENTATION**



**CLICK HERE TO VIEW OUR COMPLEX  
ENGINEERING PRESENTATION**





# COMPLETED PROJECTS



## TEGAL CUPEK COMPLEX

MODERN MINIMALISM AND PREMIUM QUALITY

Premium villa complex offering the perfect combination of comfort and modern luxury.

[WATCH VIDEO](#)

- 4 Villas
- 3 story building
- Private swimming pool
- Smarthome system



## DREAM VILLA COMPLEX

THE ESSENCE OF MODERN MINIMALISM AND LUXURY QUALITY

The Dream Villas Complex, which overlooks the pool, is located in cozy corner of Bali, Umalas.

[WATCH VIDEO](#)

- 4 Villas
- Private swimming pool
- Private parking
- 3 Bedroom Villa - 2 Units
- 2 Bedroom Villa - 2 Units
- Smarthome system



## VILLA MAYA

THE ESSENCE OF MODERN MINIMALISM AND LUXURY QUALITY

Villa Maya combines luxury and cutting edge technology, offering a unique Bali living experience.

[WATCH VIDEO](#)

- 220 sqm2
- 3 bedrooms
- Private swimming pool
- Smarthome system



## REMARC OFFICE

Remarc Group office manages various aspects of development, such as planning, construction management, marketing, and property sales.

[WATCH VIDEO](#)

- 560 sqm building size
- 3 story building
- Rooftop
- Smarthouse system



# CONSTRUCTION VLOG

WITH OUR DIRECTORS

FOLLOW US ON :



VOL. I

NAKHID SADYHOV  
FOUNDER & PRESIDENT DIRECTOR

CHRISTIAN KOVACS  
CO-OWNER AND SALES DIRECTOR

CLICK HERE TO WATCH OUR FIRST CONSTRUCTION VLOG WITH OUR DIRECTORS | MARCH 20 2025



VOL. II

CHRISTIAN KOVACS  
CO-OWNER AND SALES DIRECTOR

NAKHID SADYHOV  
FOUNDER & PRESIDENT DIRECTOR

CLICK HERE TO WATCH OUR NEW CONSTRUCTION VLOG WITH OUR DIRECTORS | AUGUST 15 2025



## OUR COLABORATIONS



CHRISTIAN KOVACS

MENTOR MIND

SZABÓ PÉTER

SZABÓ PÉTER  
X CHRISTIAN KOVÁCS

WATCH VIDEO



SAUDI ARABIA  
25.55 X REMARC

WATCH VIDEO



SHANGHAI  
EXPO 2024

WATCH VIDEO



2555



HOMES IN ASIA  
WEALTH IN EVERY WAY

IREX INTERNATIONAL  
REAL ESTATE  
EXPO

IQI



SECOND  
HOME  
EXPO



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