

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 :

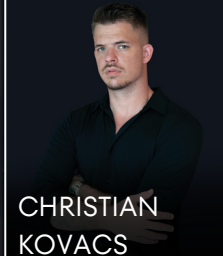
LinkedIn



**NAKHID  
SADYHOV**

Founder, President Director  
of Remarc Property Group

LinkedIn



**CHRISTIAN  
KOVACS**

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

LinkedIn



**LEV  
SOLODKIN**

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

LinkedIn



**USMON  
NORMIZAYEV**

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

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**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 light-colored panels and dark, reflective glass. The surrounding area includes lush greenery, palm trees, and a road with a few cars. The overall atmosphere is one of sophisticated luxury.

# ZEN LUXURY COMPLEX



# LOCATION

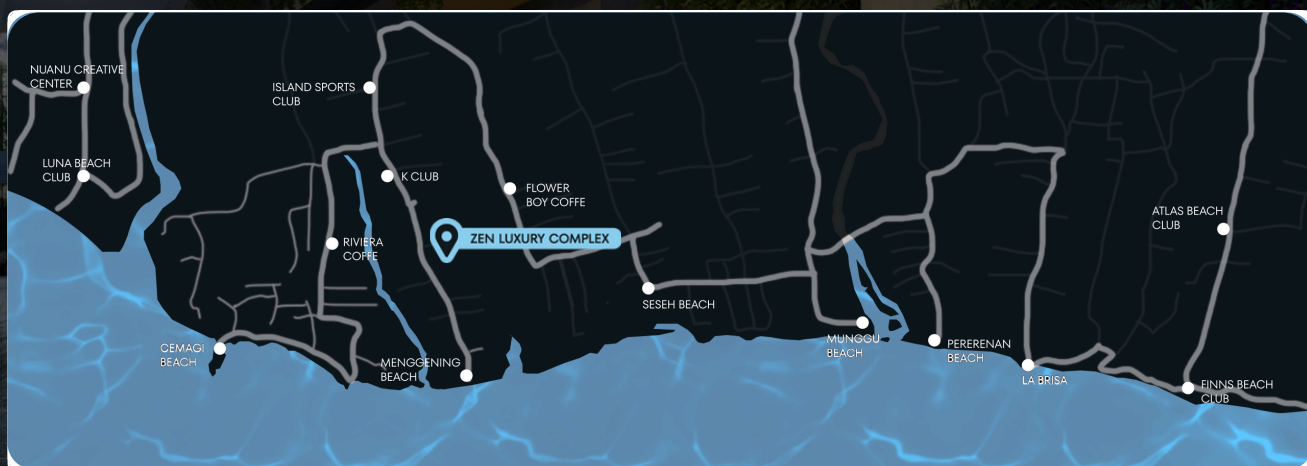
[CLICK HERE TO VISIT OUR LOCATION](#)



Located in Cemagi, Bali. Just 300 Meters From The Ocean. This Exclusive Development Offers Luxurious Apartments and Villas. Blending Sophisticated 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 MINUTES
- 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.

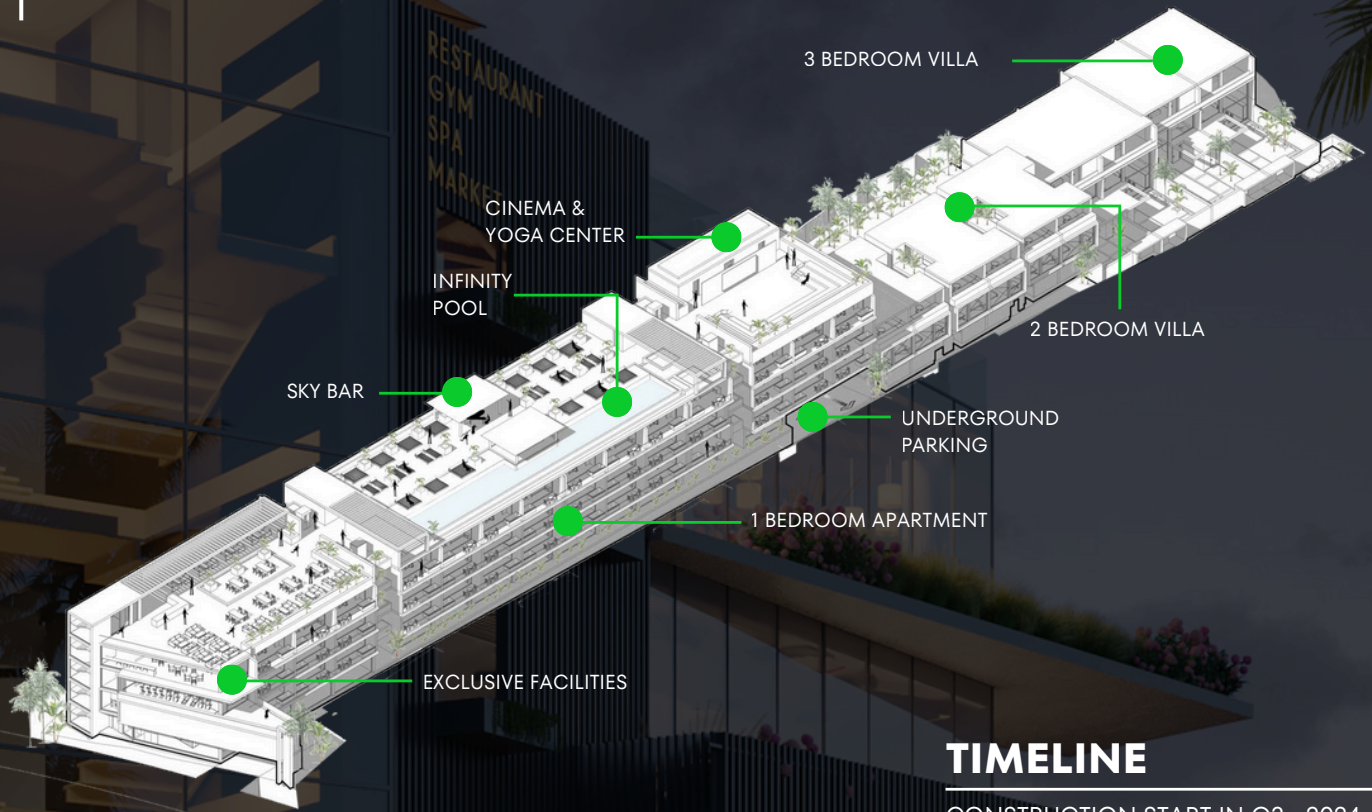
### BALI METRO PHASES CEMAGI STATION 2028

#### INCREASING PROPERTY VALUE



# WHERE TRANQUILITY MEETS SOPHISTICATION

Zen Luxury Complex offers the perfect fusion of modern elegance and natural serenity. Designed for those who seek not just a place to live, but a sanctuary to thrive, every detail reflects harmony, privacy, and refined living.



## 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 : 10 OCTOBER 2025

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



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



## CONSTRUCTION CURRENT REPORT

**FROM EMPTY LAND TO 55% COMPLETED** — THIS IS THE JOURNEY OF ZEN LUXURY COMPLEX IN CEMAGI, BALI. OVER THE COURSE OF 324 DAYS OF CONSTRUCTION (NOVEMBER 2024 – OCTOBER 2025), OUR TEAM HAS BUILT UP TO 55% OF THE COMPLEX, WITH 237 DAYS OF CONTINUOUS CONCRETE WORKS SINCE MID-FEBRUARY 2025.

### CURRENT PROGRESS REPORT (AS OF OCTOBER 10, 2025):

**MAIN OFFICE BUILDING:** ALL CONCRETE WORKS COMPLETED; GAS BLOCK INSTALLATION ON 2ND FLOOR ONGOING; MEP WORKS IN PROGRESS ON GROUND & 1ST FLOORS.

**APARTMENT BLOCK 1 & 2:** ALL CONCRETE WORKS COMPLETED; GAS BLOCK INSTALLATION COMPLETED ON GROUND & 1ST FLOORS; ONGOING ON 2ND FLOOR; CERAMIC INSTALLATION IN PROGRESS ON GROUND, 1ST & 2ND FLOORS; MEP WORKS IN PROGRESS ON GROUND & 1ST FLOORS; GYPSUM BOARD WORKS STARTED.

**APARTMENT BLOCK 3:** CONCRETE WORKS ON 3RD FLOOR COMPLETED; GAS BLOCK INSTALLATION COMPLETED ON GROUND FLOOR; CERAMIC INSTALLATION ON GROUND FLOOR IN PROGRESS; MEP WORKS IN PROGRESS ON GROUND & 1ST FLOORS.

**2-BEDROOM VILLAS:** GROUND FLOOR SCAFFOLDING REMOVED; MEP INSTALLATION STARTED; GAS BLOCK WORKS STARTING SOON; WATERPROOFING & PIPING COMPLETED; POOL REINFORCEMENT WORKS STARTED.

**3-BEDROOM VILLAS:** BORE PILE WORKS NEARLY COMPLETED; UNDERGROUND PIPING STARTING TOMORROW.

**BASEMENT & MEP :** BACKFILLING COMPLETED; REINFORCEMENT WORKS STARTING SOON; CONCRETE POURING TO FOLLOW ON THE NEXT WEEK.



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



# EXTERIORS OF THE COMPLEX





# INTERIOR OF THE COMPLEX





# APARTMENTS

[VIEW UNIT 3D TOUR](#)

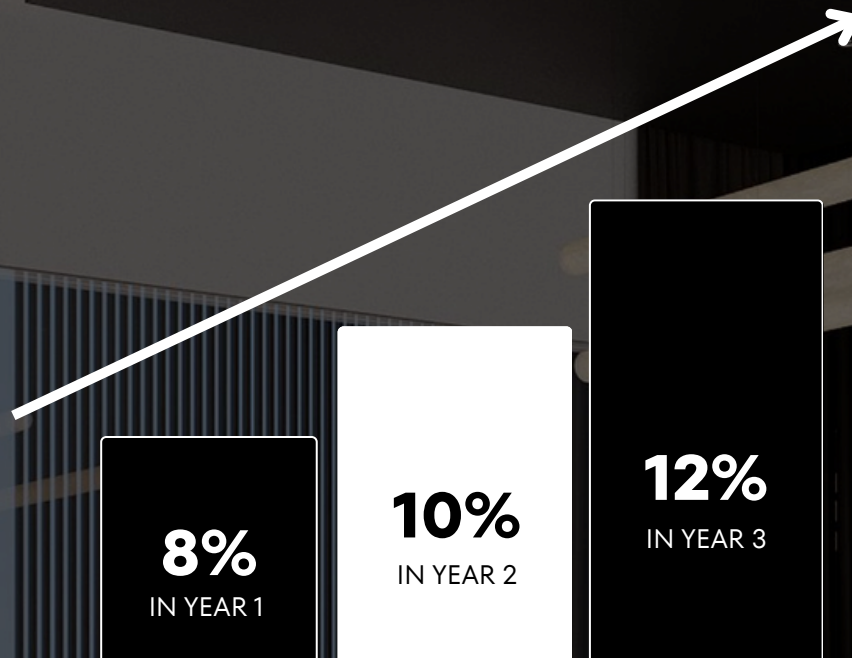
1 BEDROOM  
48.5 M<sup>2</sup> TOTAL AREA

START FROM  
**USD 135.000**  
DOWN PAYMENT 30% : USD 40.500



# 30% GUARANTEED ROI

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



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 THREE YEARS TOTAL : 30%**

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

**103 UNITS**  
OF APARTMENT

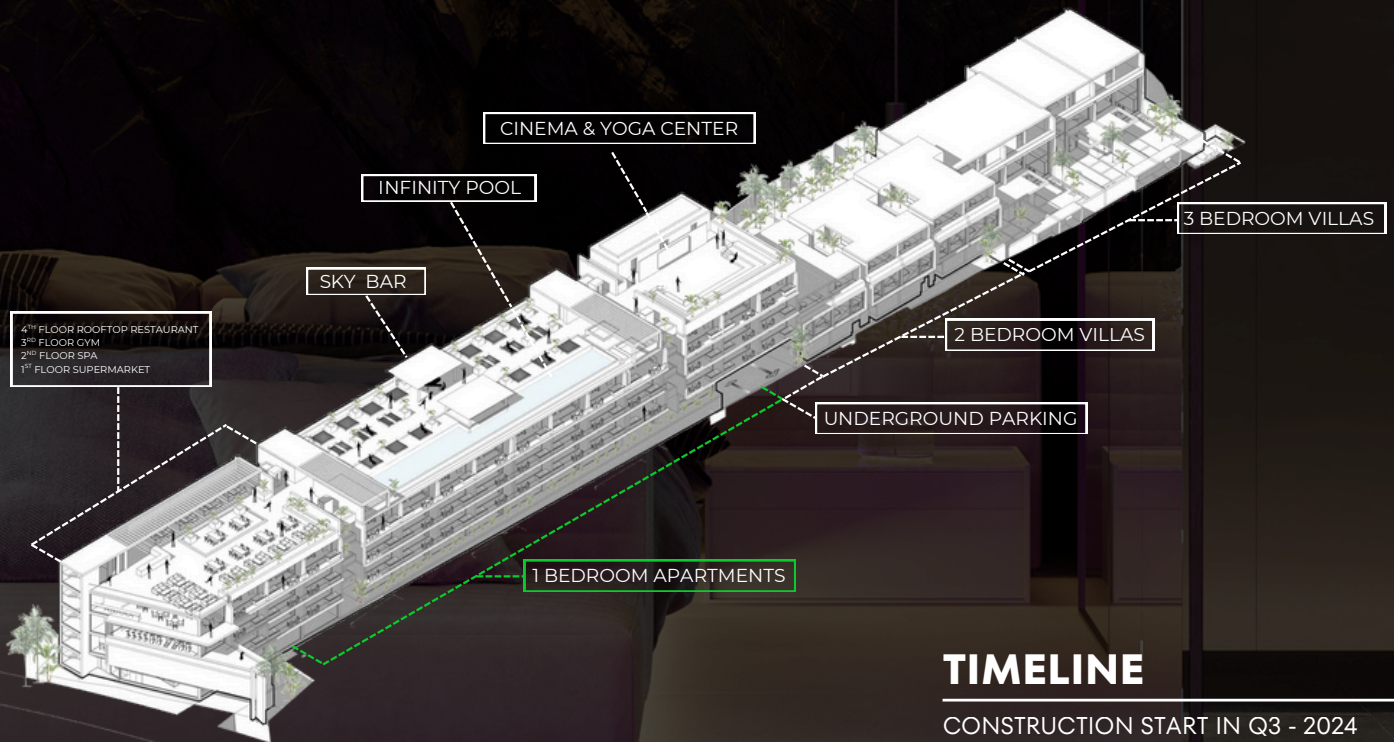
**4 FLOORS**  
OF APARTMENTS

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

**13.3% ROI**  
AVERAGE INCOME

**2783 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 - RICE FIELD VIEW





# 1 BEDROOM APARTMENT - **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 30%
1 <sup>ST</sup> FLOOR APARTMENT (39 M <sup>2</sup> ) WITHOUT JACUZZI (SOLD)	9	\$115.000	\$34.500
1 <sup>ST</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH PRIVATE BACKYARD	14	\$139.000	\$41.700
2 <sup>ND</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) BOTH SIDES	28	\$135.000	\$40.500
3 <sup>RD</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH RICE FIELD VIEW	14	\$138.000	\$41.400
3 <sup>RD</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) OCEAN SIDE (SOLD)	14	\$140.000	\$42.000
4 <sup>TH</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH RICE FIELD VIEW	14	\$145.000	\$43.500
4 <sup>TH</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH OCEAN VIEW (SOLD)	14	\$155.000	\$46.500

## 30% GUARANTEE ROI CALCULATION

	YEAR 1 ROI 8%	YEAR 2 ROI 10%	YEAR 3 ROI 12%	TOTAL ROI 3 YEARS
1 <sup>ST</sup> FLOOR APARTMENT (39 M <sup>2</sup> ) WITHOUT JACUZZI (SOLD)	\$9.200	\$11.500	\$13.800	\$34.500
1 <sup>ST</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH PRIVATE BACKYARD	\$11.120	\$13.900	\$16.680	\$41.700
2 <sup>ND</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) BOTH SIDES	\$10.800	\$13.500	\$16.200	\$40.500
3 <sup>RD</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH RICE FIELD VIEW	\$11.040	\$13.800	\$16.560	\$41.400
3 <sup>RD</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) OCEAN SIDE (SOLD)	\$11.200	\$14.000	\$16.800	\$42.000
4 <sup>TH</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH RICE FIELD VIEW	\$11.600	\$14.500	\$17.400	\$43.500
4 <sup>TH</sup> FLOOR APARTMENT (48.5 M <sup>2</sup> ) WITH OCEAN VIEW (SOLD)	\$12.400	\$15.500	\$18.600	\$46.500

## 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 \$ 2783 USD



# Financial Model

CALCULATION BASED ON  
2<sup>ND</sup> FLOOR UNIT (135.000 \$)



The price of the apartment  
with VAT

\$135 000

Area of apartment

48,5 sqm

Cost per sqm with VAT

\$2 783,5

DAILY RENT

MONTHLY RENT

PASSIVE ANNUAL PROFIT

\$41 486

\$31 114

ANNUAL ROI

13,3%

10,0%

NUMBER OF YEARS TO PAYBACK

7,5

10,0

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

\$111

\$124

\$143

DAILY PRICE  
(INCOME OF REMMAN )

\$85

\$95

\$110

MONTHLY INCOME

\$1 602

\$2 066

\$2 712

\$1 202

\$1 550

\$2 034

EXPENSES AND MAINTENANCE OF  
THE APARTMENT

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

15%

\$240

\$310

\$407

\$180

\$232

\$305

MANAGEMENT COMPANY

15%

\$204

\$263

\$346

\$153

\$198

\$259

MONTHLY PROFIT

\$1 158

\$1 493

\$1 959

\$868

\$1 120

\$1 469

PASSIVE ANNUAL PROFIT

\$13 892

\$17 914

\$23 509

\$10 419

\$13 436

\$17 632

ANNUAL ROI

10,3%

13,3%

17,4%

7,7%

10,0%

13,1%

NUMBER OF YEARS TO PAYBACK

9,7

7,5

5,7

13,0

10,0

7,7



LIMITED UNITS

[VIEW UNIT 3D TOUR](#)

# 1 BEDROOM PREMIUM SUITE

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

**USD 320.000**

DOWN PAYMENT 30% : USD 96.000



# 1 BEDROOM PREMIUM SUITE





# 1 BEDROOM PREMIUM SUITE









**LIMITED UNITS**

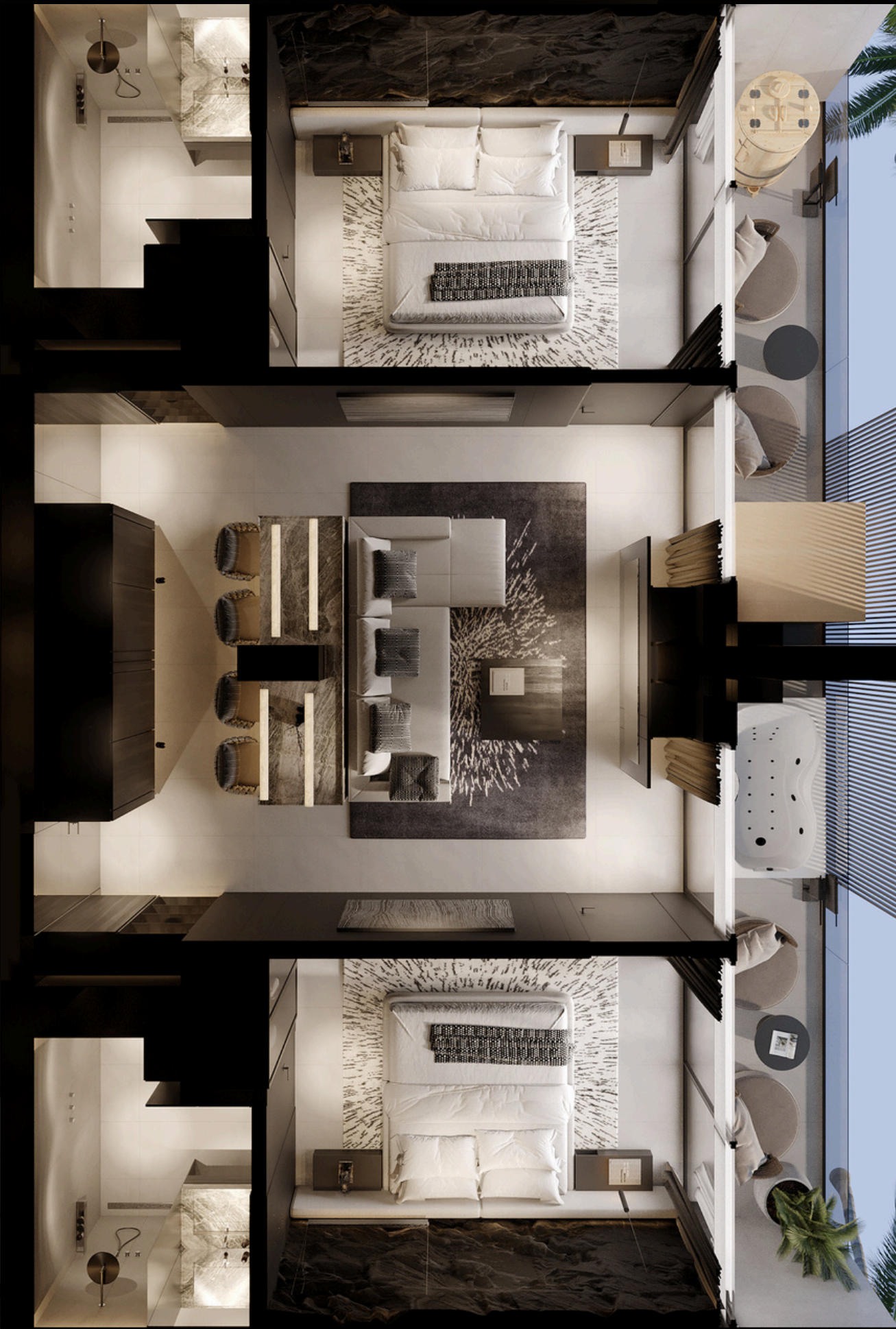
# 2 BEDROOM PREMIUM SUITE

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

**USD 320.000**

DOWN PAYMENT 30% : USD 96.000







## 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

## 30% GUARANTEED ROI

1st Year ROI 8%  
25.600 USD

2nd Year ROI 10%  
32.000 USD

3rd year ROI 12%  
38.400 USD

**TOTAL ROI OVER 3  
YEARS  
96.000 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>

## 96.000 USD

MIN. DOWN PAYMENT **30%**

## 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)  
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

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



# 2 BEDROOM VILLA

[VIEW UNIT 3D TOUR](#)

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

**USD 450.000**

DOWN PAYMENT 30% : USD 135.000



# 2 BEDROOM PRIVATE VILLA

**2 BR VILLA ROI GUARANTEE**  
**FIRST THREE YEARS TOTAL : 30%**

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

**6 UNITS**  
OF 2 BR VILLA

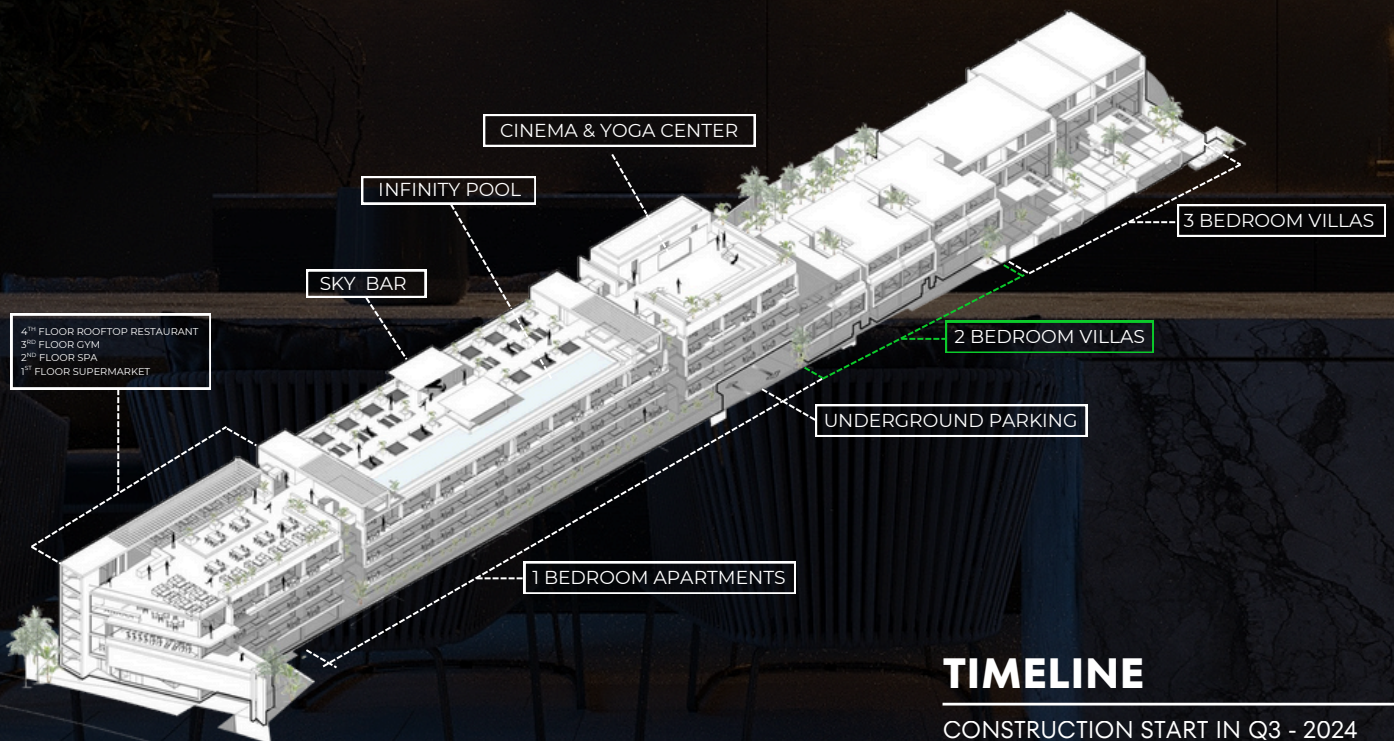
**3 FLOORS**  
EACH VILLA

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

**13.6% ROI**  
OPTIMAL FORECAST

**2263 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**



## 2 BEDROOM VILLA



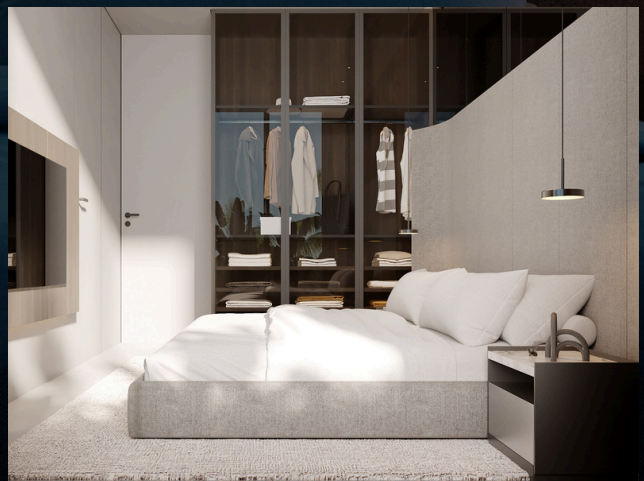


# 1<sup>ST</sup> FLOOR



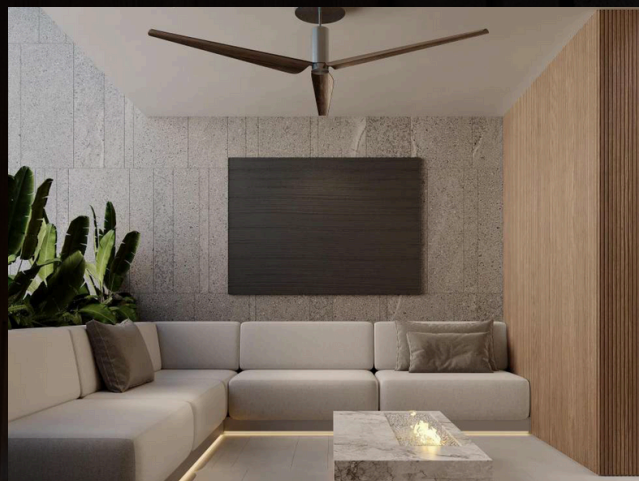
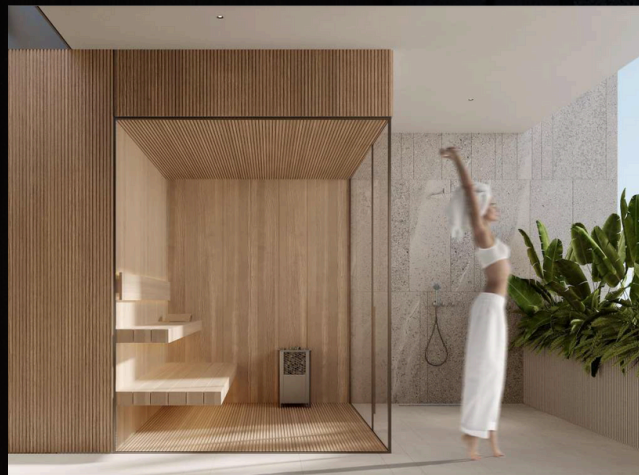


# 2<sup>ND</sup> FLOOR





# 3<sup>RD</sup> FLOOR





# 2 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

**30% GUARANTEED ROI**

<b>1st Year ROI 8%</b> 36.000 USD	<b>2nd Year ROI 10%</b> 45.000 USD
<b>3rd year ROI 12%</b> 54.000 USD	<b>TOTAL ROI OVER 3 YEARS</b> <b>135.000 USD</b>

**COST PER M<sup>2</sup>**  
\$ 2263 USD

**6-8 YEARS**  
FULL INVESTMENT PAYBACK

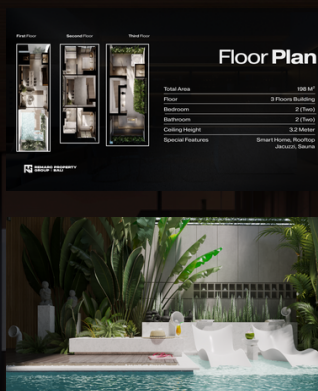
**A HIGH-YIELD  
AND SECURE  
INVESTMENT**

**UNIT SIZE**  
2 BEDROOM VILLA - 198 M<sup>2</sup>

**135.000 USD**  
MIN. DOWN PAYMENT **30%**

**450.000 USD**  
TOTAL PRICE

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**



**2 BEDROOM VILLA & PREMIUM  
EXPANSION PRESENTATION**

**CLICK HERE  
FOR PREVIEW**





# Financial Model

2 BR VILLA

REMARC PROPERTY  
GROUP | BALI



The price of the apartment  
with VAT

\$450 000

Area of apartment

198,80 sqm

Cost per sqm with VAT

\$2 263,6

PASSIVE ANNUAL PROFIT

DAILY RENT

MONTHLY RENT

\$61 286

\$45 965

ANNUAL ROI

13,6%

10,2%

NUMBER OF YEARS TO PAYBACK

7,3

9,8

DAILY RENT

MONTHLY RENT

LOW SEASON

OPTIMAL

HIGH SEASON

LOW SEASON

OPTIMAL

HIGH SEASON

OCCUPANCY

65,00%

75,00%

85,00%

AVERAGE PLATFORM PRICE

\$390

\$423

\$455

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

DAILY PRICE

\$300

\$325

\$350

(INCOME OF REMMAN )

MONTHLY INCOME

\$5 655

\$7 069

\$8 628

\$4 241

\$5 302

\$6 471

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

\$4 086

\$5 107

\$6 233

\$3 064

\$3 830

\$4 675

PASSIVE ANNUAL PROFIT

\$49 029

\$61 286

\$74 800

\$36 772

\$45 965

\$56 100

ANNUAL ROI

10,9%

13,6%

16,6%

8,2%

9,9%

11,8%

NUMBER OF YEARS TO PAYBACK

9,2

7,3

6,0

12,2

9,8

8,0



A modern bedroom interior featuring a large bed with white linens and a brown headboard. The room has dark wood paneling on the walls and ceiling, with recessed lighting. A large window with dark curtains provides a view of palm trees. A wall-mounted TV is visible on the left side of the room.

# UPGRADE TO 3 BEDROOM

AVAILABLE BY REQUEST



# PREMIUM EXPANSION





# 3<sup>RD</sup> FLOOR





**EXCLUSIVE**

[VIEW UNIT 3D TOUR](#)

# 3 BEDROOM VILLA WITH PRIVATE LIFT

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

**USD 640.000**

DOWN PAYMENT 30% : USD 192.000



# 3 BEDROOM PRIVATE VILLA

**3 BR VILLA ROI GUARANTEE**  
**FIRST THREE YEARS TOTAL : 30%**

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

**4 UNITS**  
OF 3 BR VILLA

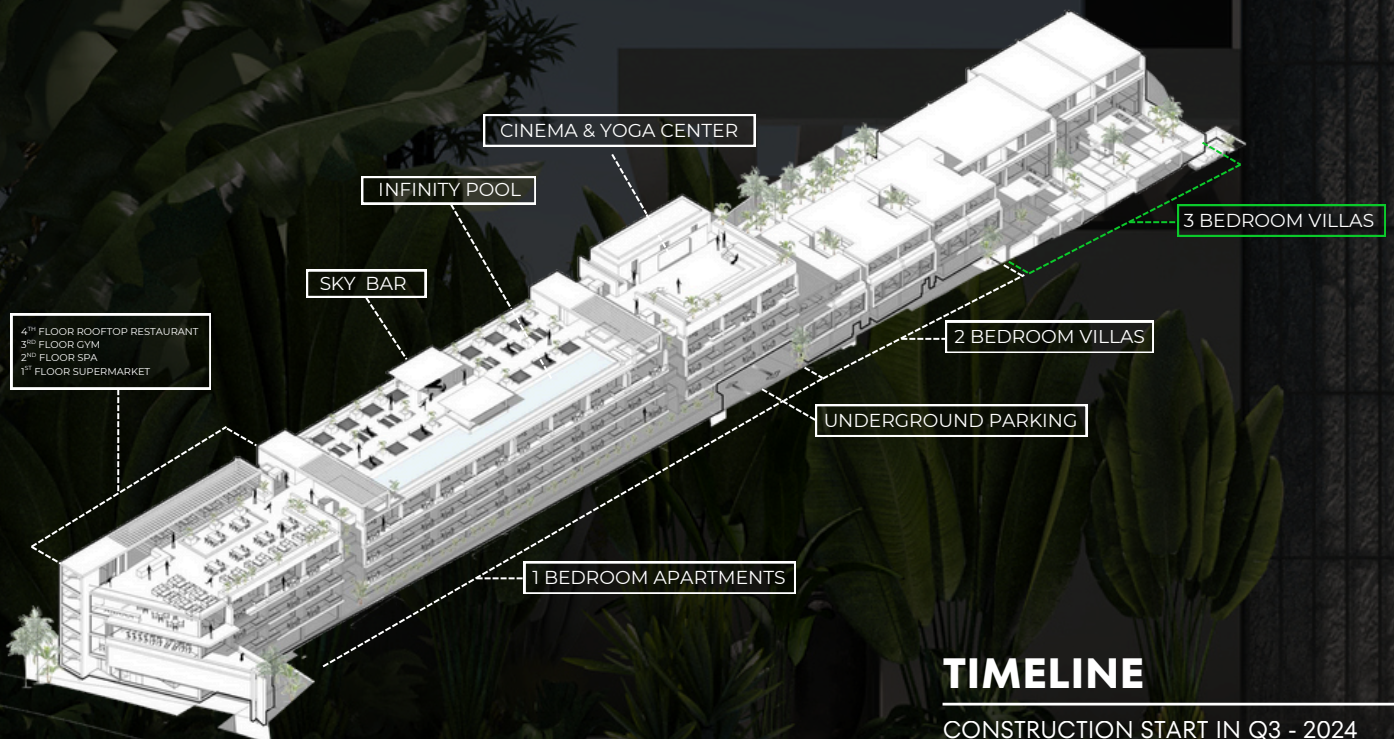
**3 FLOORS**  
EACH VILLA

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

**13.3% ROI**  
OPTIMAL FORECAST

**2419 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 VILLA





# 1<sup>ST</sup> FLOOR





# 2<sup>ND</sup> FLOOR





# 2<sup>ND</sup> FLOOR





# 3 BR VILLA EXCLUSIVE ROOFTOP 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

## 30% GUARANTEED ROI

**1st Year ROI 8%**  
51.200 USD

**2nd Year ROI 10%**  
64.000 USD

**3rd year ROI 12%**  
76.800 USD

**TOTAL ROI OVER 3  
YEARS  
192.000 USD**

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

\$ 2419 USD

## 6-8 YEARS

FULL INVESTMENT PAYBACK

## UNIT SIZE

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

## 135.000 USD

MIN. DOWN PAYMENT **30%**

## 640.000 USD

TOTAL PRICE

## PRIVATE LIFT

UNIQUE FEATURE

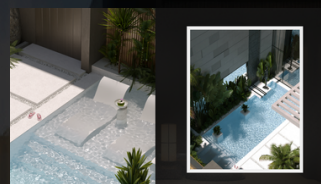
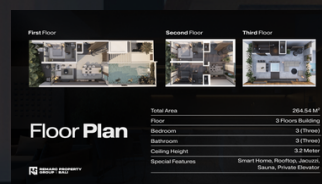
## A HIGH-YIELD AND SECURE INVESTMENT

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

\$640 000

Area of apartment

264,50 sqm

Cost per sqm with VAT

\$2 419,7

PASSIVE ANNUAL PROFIT

\$84 858

\$63 643

ANNUAL ROI

13,3%

9,9%

NUMBER OF YEARS TO PAYBACK

7,5

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

\$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

11,0%

13,3%

15,7%

8,2%

9,9%

11,8%

NUMBER OF YEARS TO PAYBACK

9,1

7,5

6,4

12,1

10,1

8,5





**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



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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