

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 photograph of a modern, multi-story residential or commercial building complex at dusk. The building features a series of interconnected terraces and balconies, some of which are furnished with outdoor seating, umbrellas, and lounge furniture. A large, rectangular swimming pool is visible on one of the upper levels, surrounded by palm trees and other tropical vegetation. The building's facade is a mix of dark and light tones, with large glass windows reflecting the ambient light. In the foreground, there are more palm trees and a dark, modern-looking fence or wall. The overall atmosphere is one of luxury and modern design.

ZEN LUXURY COMPLEX

LOCATION

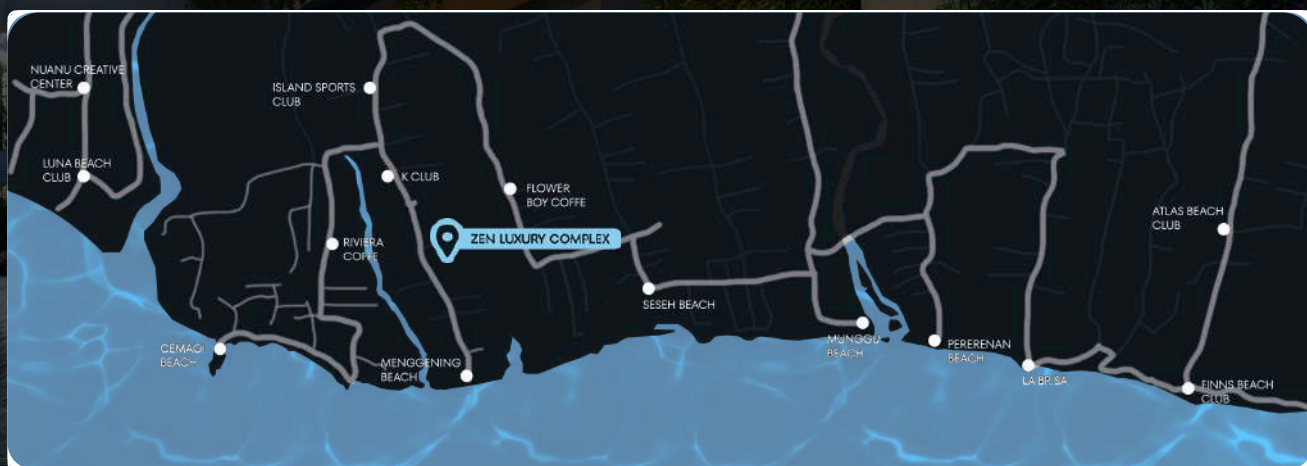
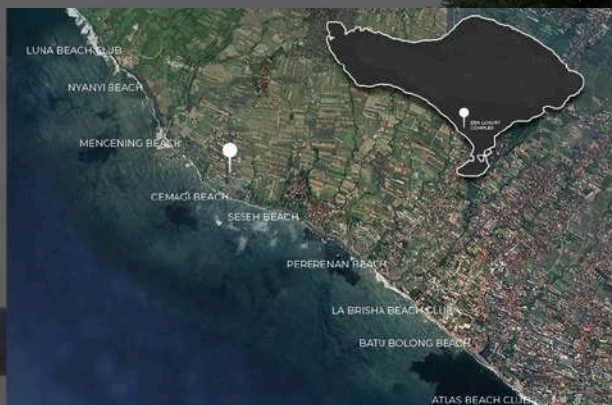
[CLICK HERE TO VISIT OUR LOCATION](#)

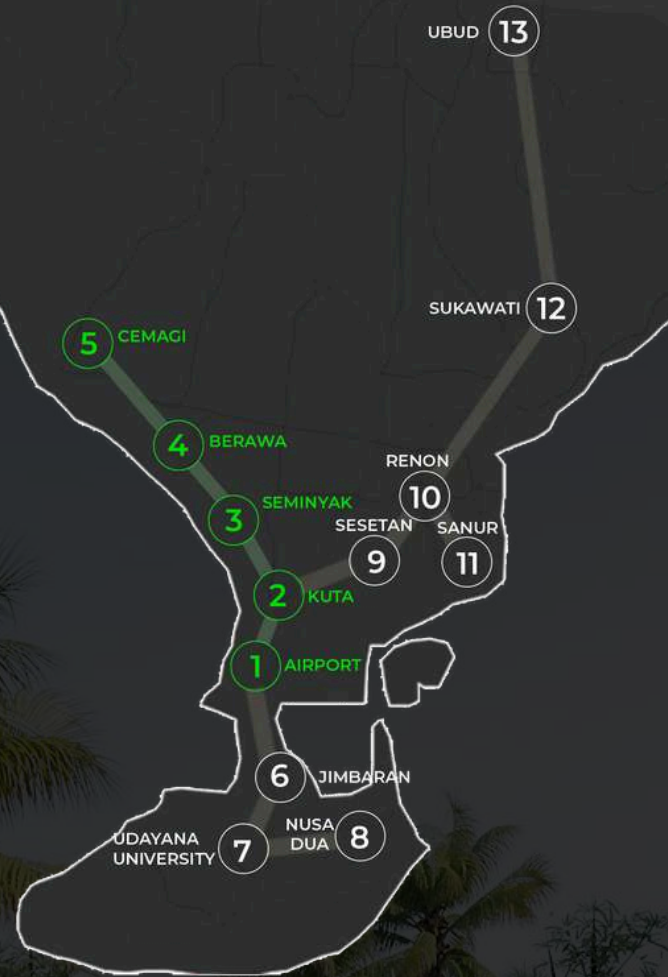


Located in Cemagi, Bali. Just 300 Meters From The Ocean. This Exclusive Development Offers Luxurious Apartments and Villas. Blending Modern Minimalist Design, Innovation and Financial Security.

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

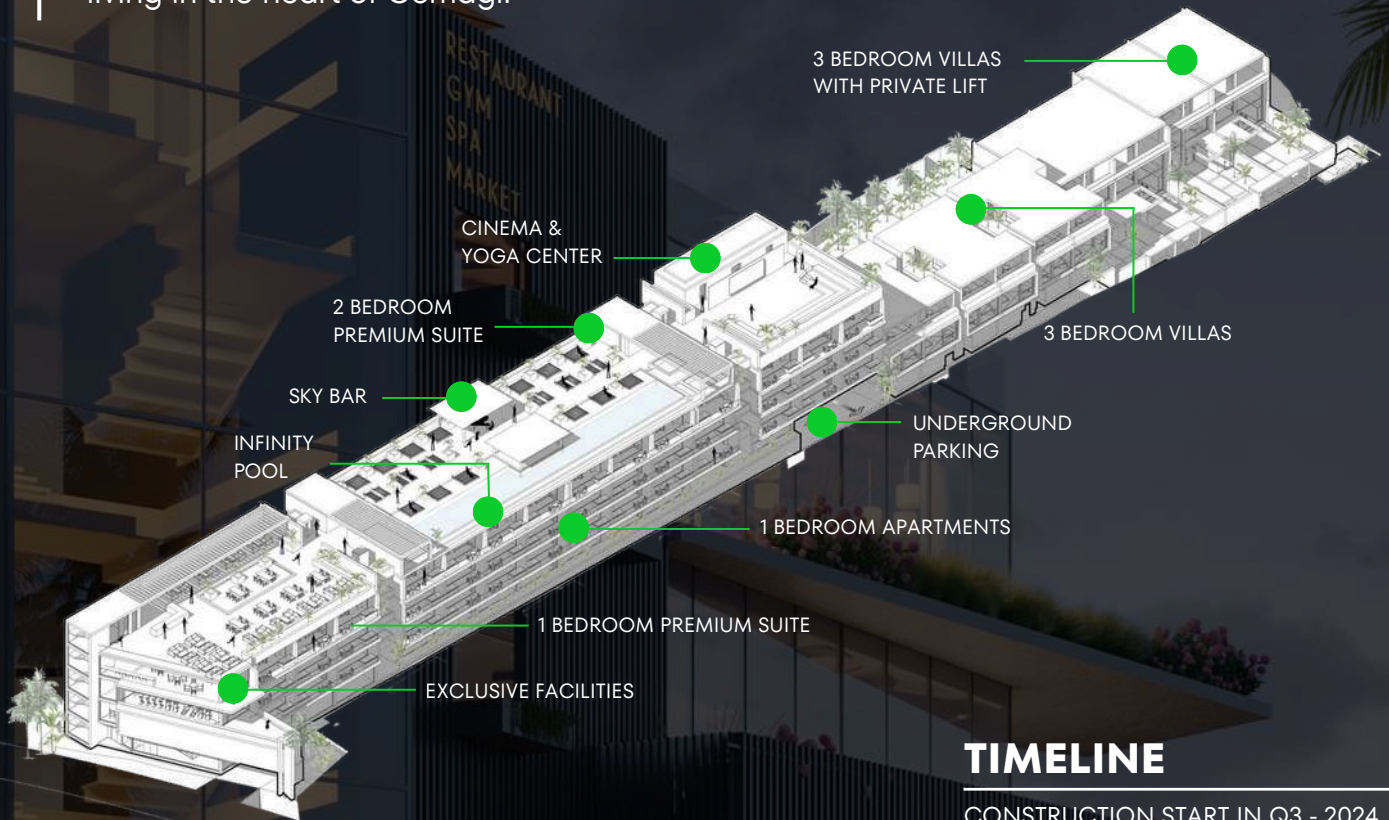
Cemagi is becoming Bali's new coastal gem: with the launch of the metro in 2028, it will host the terminal station of the island's first-ever metro line. A direct route from the international airport to Cemagi will take just minutes, giving the area a unique blend of natural harmony and modern infrastructure. 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	Available to foreigners legally without using a local nominee.	Only for Indonesian citizens. Foreigners cannot directly own.
INITIAL COST	40–60% cheaper than freehold ideal for lower entry investment.	Higher purchase price and taxes.
LEGAL SAFETY	100% legal and compliant 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: 10–15% net ROI/year in pink zone areas.	Long-term appreciation, but requires Indonesian partner/nominee to access.
MAINTENANCE	Usually defined in the lease agreement, giving flexibility in cost sharing .	Full responsibility for all land and building upkeep.
EXIT STRATEGY	Clear and flexible. You can sell, transfer, or sublease your remaining term.	Harder for foreigners to sell or hold through legal means.
WHY LEASEHOLD WINS 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 |



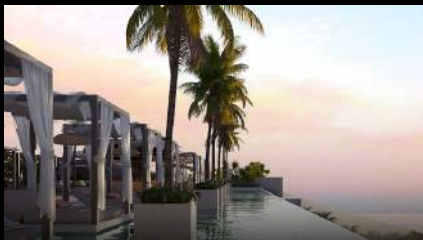
STEAK HOUSE |



HOOKAH BAR |



SKY BAR |



INFINITY POOL |



CINEMA & YOGA CENTER |



ROOFTOP RESTAURANT |



MIHARU PROPERTY GROUP | SALES

Gym and Spa

Main Building - 2nd & 3rd Floor Amenities

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



INFRASTRUCTURE OF THE COMPLEX



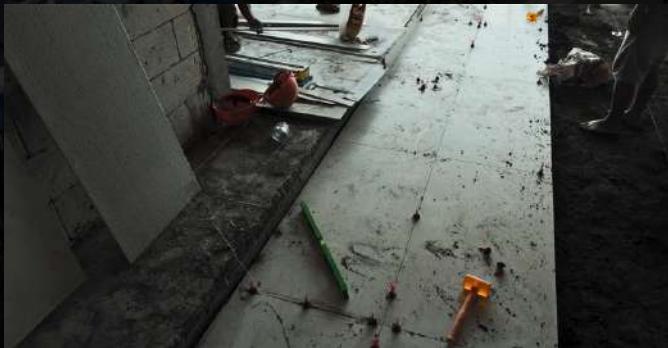
CONSTRUCTION UPDATE

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 M² 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

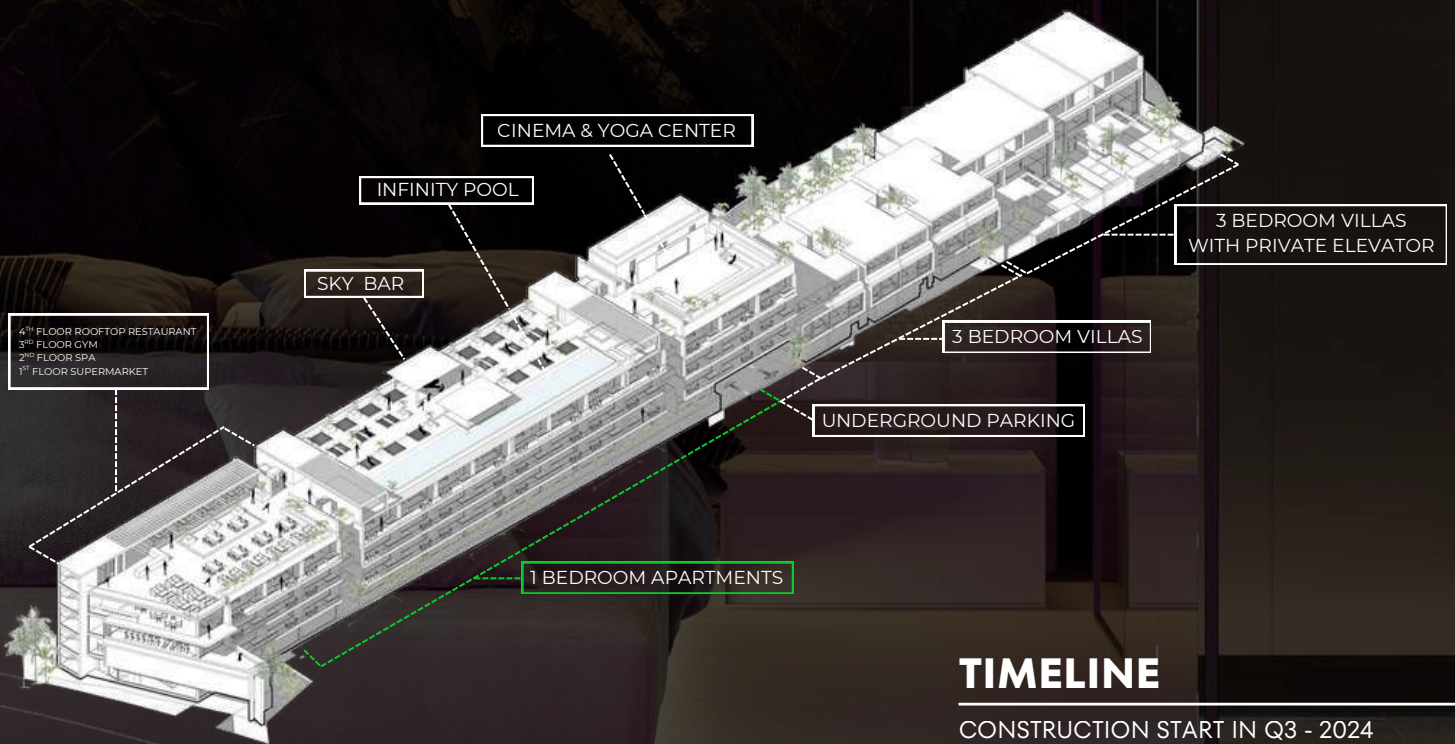
4 FLOORS
OF APARTMENTS

48.5 M²
L.A OF APARTMENT

12.7% ROI
AVERAGE INCOME

2989 USD
COST PER M²

300 M²
INFINITY POOL



TIMELINE

CONSTRUCTION START IN Q3 - 2024
COMPLETION IN Q1 - 2026

**THE CONSTRUCTION PERIOD IS
14 MONTHS**



1 BEDROOM APARTMENT 2ND FLOOR - RICE FIELD VIEW



1 BEDROOM APARTMENT 4TH 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 ST FLOOR APARTMENT (39 M ²) WITHOUT JACUZZI (SOLD)	9	\$125.000	\$62.500
1 ST FLOOR APARTMENT (48.5 M ²) WITH PRIVATE BACKYARD	14	\$149.000	\$74.500
2 ND FLOOR APARTMENT (48.5 M ²) BOTH SIDES	28	\$145.000	\$72.500
3 RD FLOOR APARTMENT (48.5 M ²) WITH RICE FIELD VIEW	14	\$150.000	\$75.000
3 RD FLOOR APARTMENT (48.5 M ²) OCEAN SIDE (SOLD)	14	\$150.000	\$75.000
4 TH FLOOR APARTMENT (48.5 M ²) WITH RICE FIELD VIEW (SOLD)	14	\$155.000	\$77.500
4 TH FLOOR APARTMENT (48.5 M ²) 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 ST FLOOR APARTMENT (39 M ²) WITHOUT JACUZZI (SOLD)	\$8.750	\$8.750	\$17.500
1 ST FLOOR APARTMENT (48.5 M ²) WITH PRIVATE BACKYARD	\$8.830	\$8.830	\$16.660
2 ND FLOOR APARTMENT (48.5 M ²) BOTH SIDES	\$10.150	\$10.150	\$20.300
3 RD FLOOR APARTMENT (48.5 M ²) WITH RICE FIELD VIEW	\$10.500	\$10.500	\$21.000
3 RD FLOOR APARTMENT (48.5 M ²) OCEAN SIDE (SOLD)	\$10.500	\$10.500	\$21.000
4 TH FLOOR APARTMENT (48.5 M ²) WITH RICE FIELD VIEW (SOLD)	\$10.850	\$10.850	\$21.700
4 TH FLOOR APARTMENT (48.5 M ²) 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 M²
START FROM \$ 2989 USD

Financial Model

CALCULATION BASED ON
2ND FLOOR UNIT (145.000 \$)

					DAILY RENT		MONTHLY RENT	
The price of the apartment with VAT	\$145 000	PASSIVE ANNUAL PROFIT			\$18 480	\$13 860		
Area of apartment	48,5 sqm	ANNUAL ROI			12,7%	9,6%		
Cost per sqm with VAT	\$2 989,7	NUMBER OF YEARS TO PAYBACK			7,8	10,5		

		DAILY RENT			MONTHLY RENT		
		LOW SEASON	OPTIMAL	HIGH SEASON	LOW SEASON	OPTIMAL	HIGH SEASON
OCUPANCY	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 M² TOTAL AREA

USD 320.000

DOWN PAYMENT 50% : USD 160.000

1 BEDROOM PREMIUM SUITE



1 BEDROOM PREMIUM SUITE





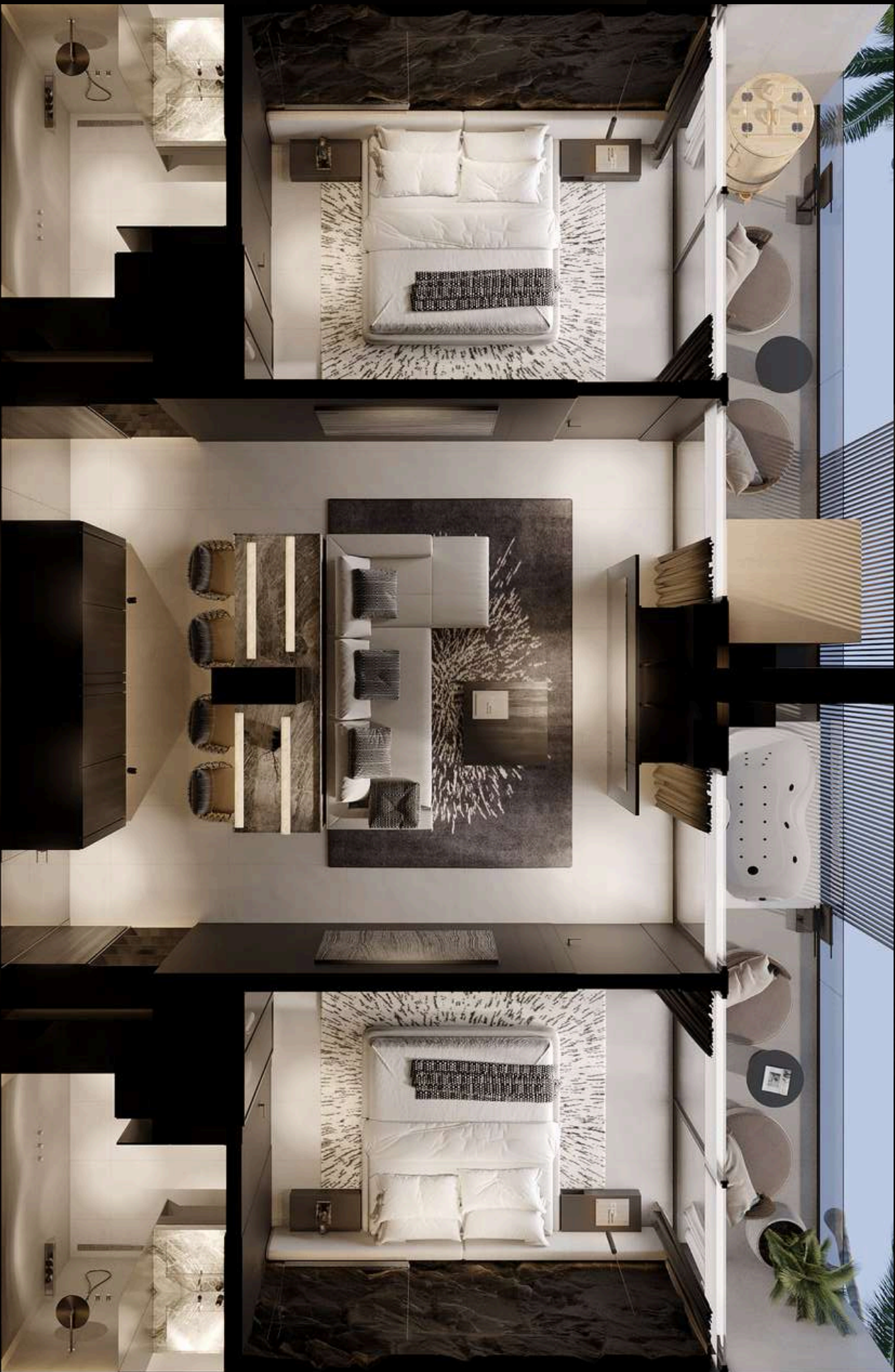
SOLD OUT

2 BEDROOM PREMIUM SUITE

110 M² 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 M²

\$ 2909 USD

6-8 YEARS

FULL INVESTMENT PAYBACK

UNIT SIZE

1 & 2 BEDROOM PREMIUM
SUITE - 110 M²

160.000 USD

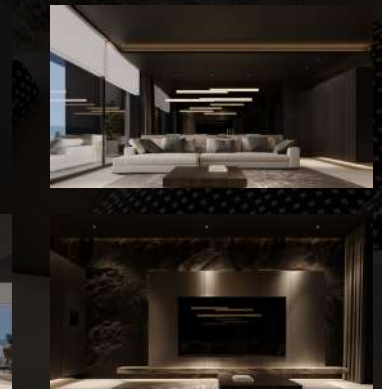
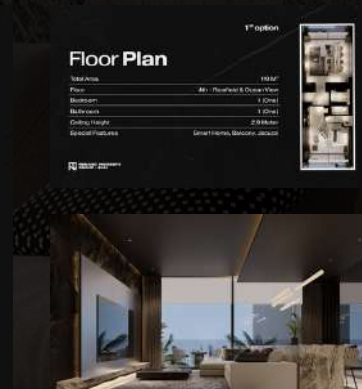
MIN. DOWN PAYMENT **50%**

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**



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 M² 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

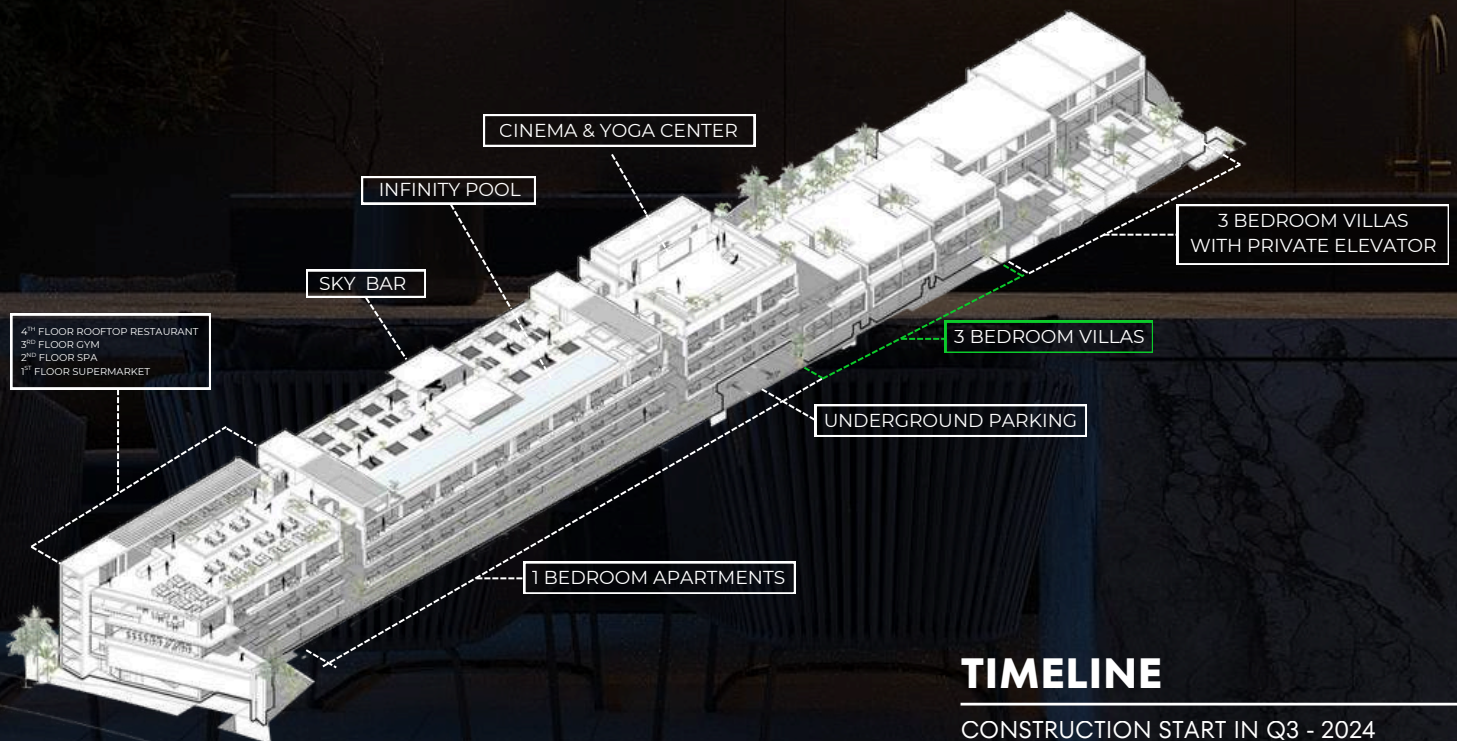
3 FLOORS
EACH VILLA

198 M²
L.A OF VILLA

13.2% ROI
OPTIMAL FORECAST

2510 USD
COST PER M²

15.9 M²
POOL



TIMELINE

CONSTRUCTION START IN Q3 - 2024
COMPLETION IN Q1 - 2026

**THE CONSTRUCTION PERIOD IS
14 MONTHS**

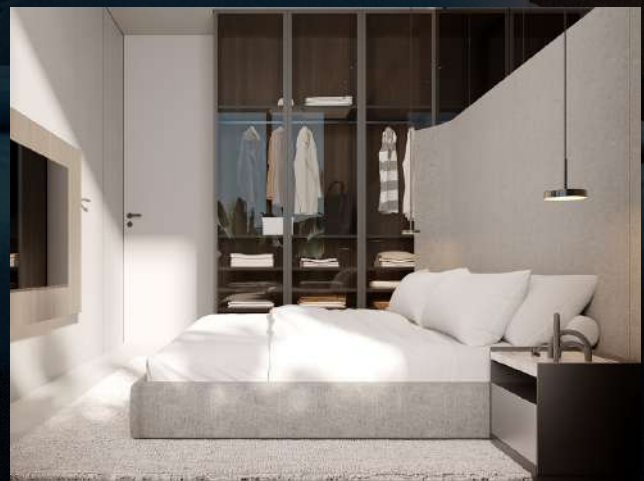
3 BEDROOM VILLA



1ST FLOOR



2ND FLOOR



ROOFTOP WITH BEDROOM



3 BR VILLA EXCLUSIVE ROOFTOP HIGHLIGHTS

Pool - 15.9 M²
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 M²

\$ 2510 USD

6-8 YEARS

FULL INVESTMENT PAYBACK

UNIT SIZE

3 BEDROOM VILLA - 198 M²

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

REMARCO 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 M² 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

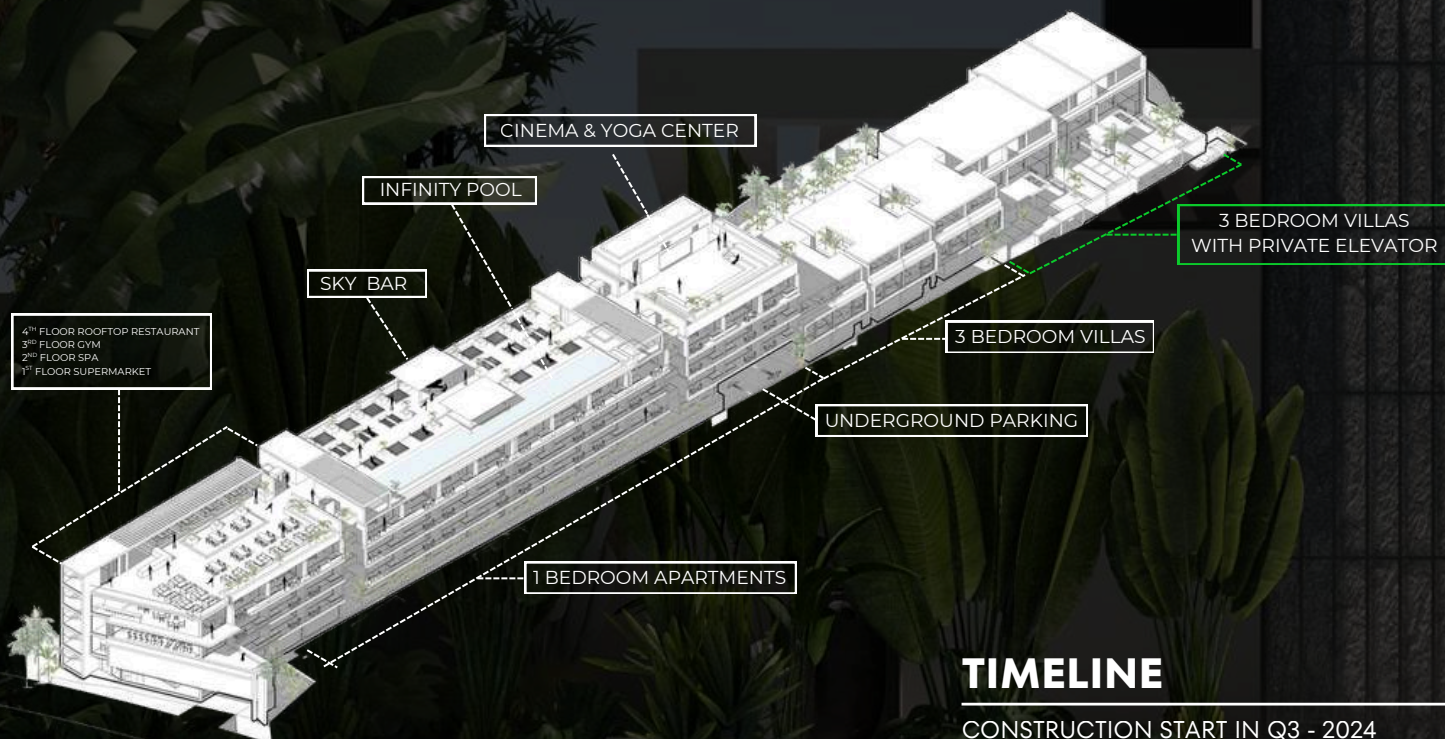
3 FLOORS
EACH VILLA

264.54 M²
L.A OF VILLA

13.1% ROI
OPTIMAL FORECAST

2457 USD
COST PER M²

34.2 M²
POOL



TIMELINE

CONSTRUCTION START IN Q3 - 2024
COMPLETION IN Q1 - 2026

**THE CONSTRUCTION PERIOD IS
14 MONTHS**

3 BEDROOM VILLAS WITH PRIVATE ELEVATOR



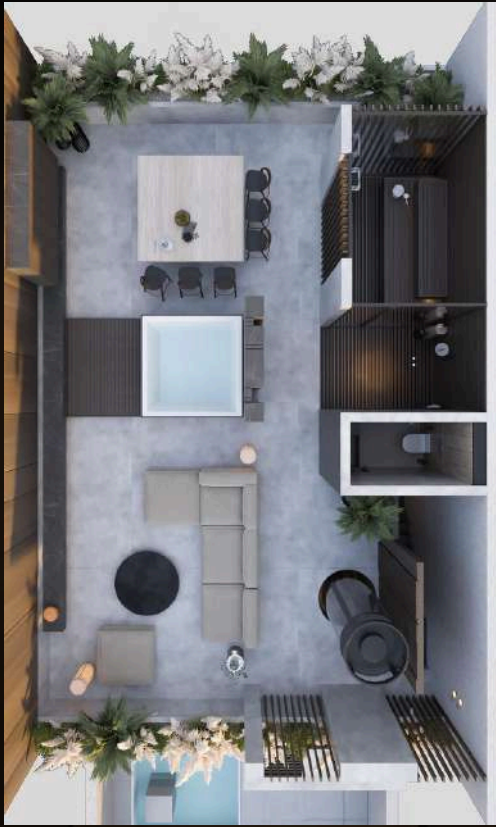
1ST FLOOR



2ND FLOOR



3RD FLOOR



3 BR VILLA WITH PRIVATE LIFT HIGHLIGHTS

Pool - 34.2M²
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 M²

\$ 2457 USD

6-8 YEARS

FULL INVESTMENT PAYBACK

UNIT SIZE

3 BEDROOM VILLA - 264,54 M²

325.000 USD

MIN. DOWN PAYMENT **50%**

650.000 USD

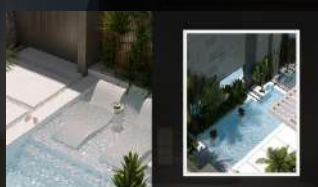
TOTAL PRICE

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 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



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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