

BESPOKE
BY

LOFTS

MAXON

UMALAS

BALI
DEVELOPMENT

Area 1

UMALAS

BALI

PROJECT SAFETY

01↓

THE PROPERTY IS LOCATED IN
A TOURIST AREA SUITABLE FOR
BOTH LONG-TERM STAYS AND
DAILY RENTALS

02↓

COMPLYING WITH
INDONESIAN
REGULATORY
REQUIREMENTS

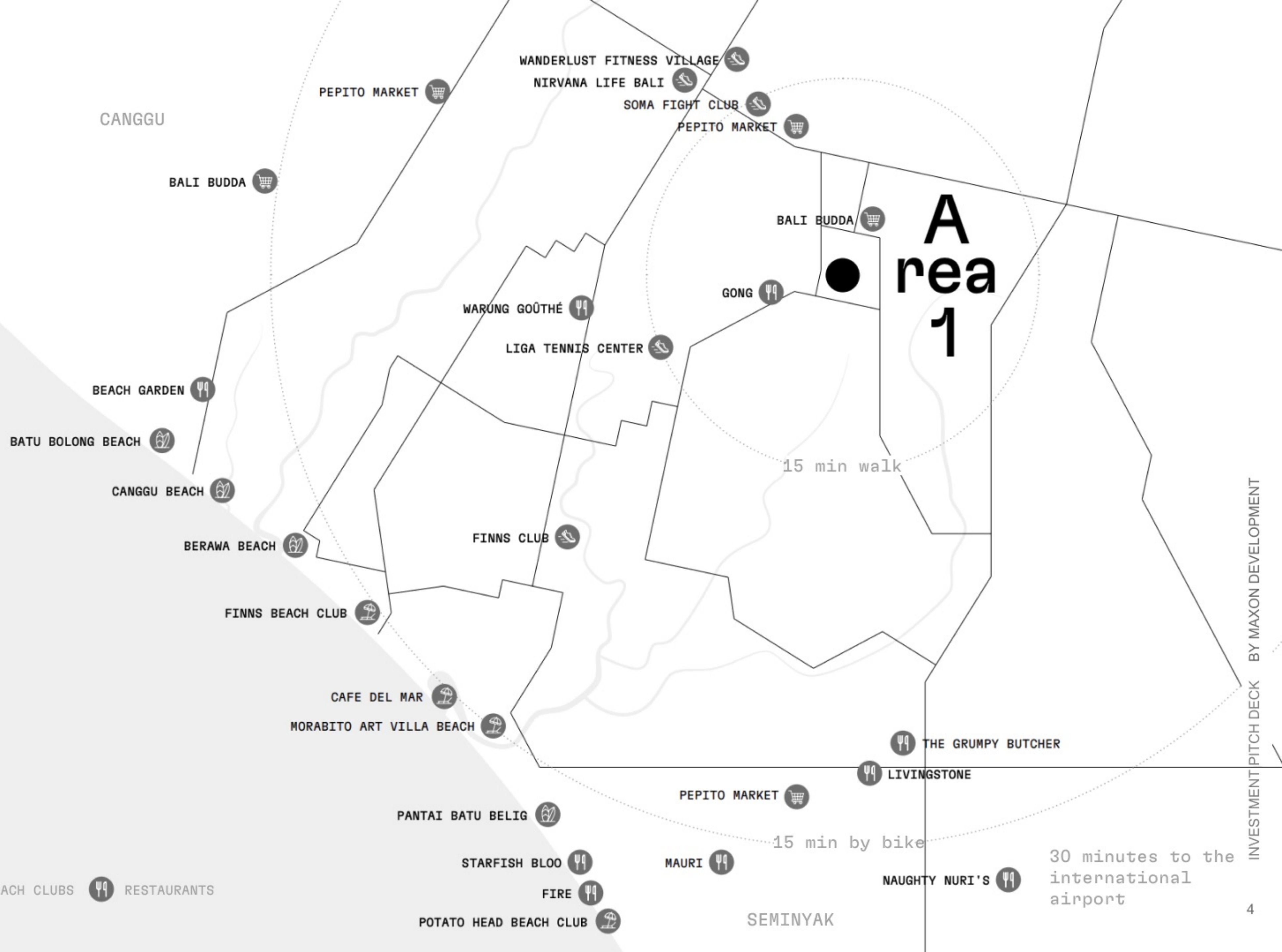
03↓

THE LAND PLOT HAS
ALREADY BEEN
FULLY PAID BY THE
INVESTOR IS SAFE



SPORT SUPERMARKETS SURFING BEACH CLUBS RESTAURANTS

INDIAN OCEAN



AREA 1 → PROFITABILITY →

FINANCIAL MODEL

LOFT



75 M2



PROFITABILITY

\$18217

INVESTOR'S
ANNUAL RETURN

\$1656

INVESTOR'S
MONTHLY
RETURN

7 years

PAYBACK OF 14,5%
WITH THE COST
\$125k

Entry from
125k

12 months
installment
without %

5 year building
warranty



FINANCIAL MODEL

LOFT



75 M2



PROFITABILITY

10%

\$2300

35 MILLION(RP)

TAX
RATE

RENTAL PRICE
PER MONTH

Occupancy rate
per year 11
months

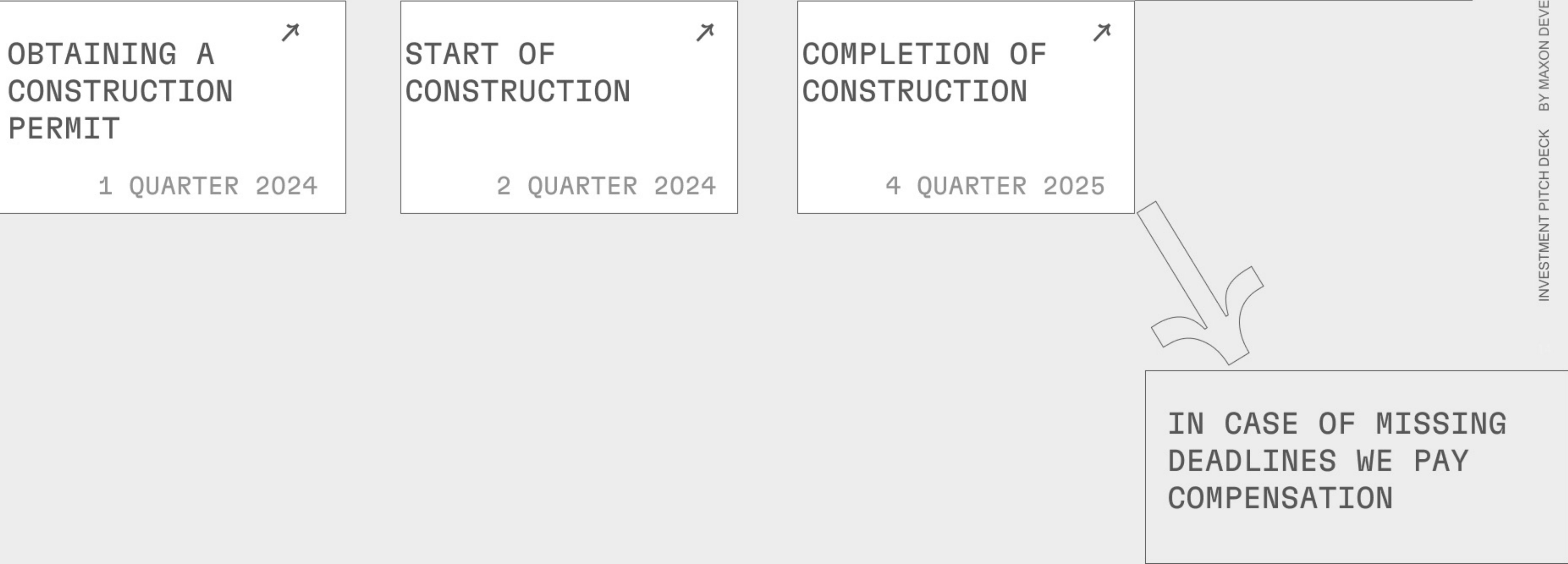
Monthly rental



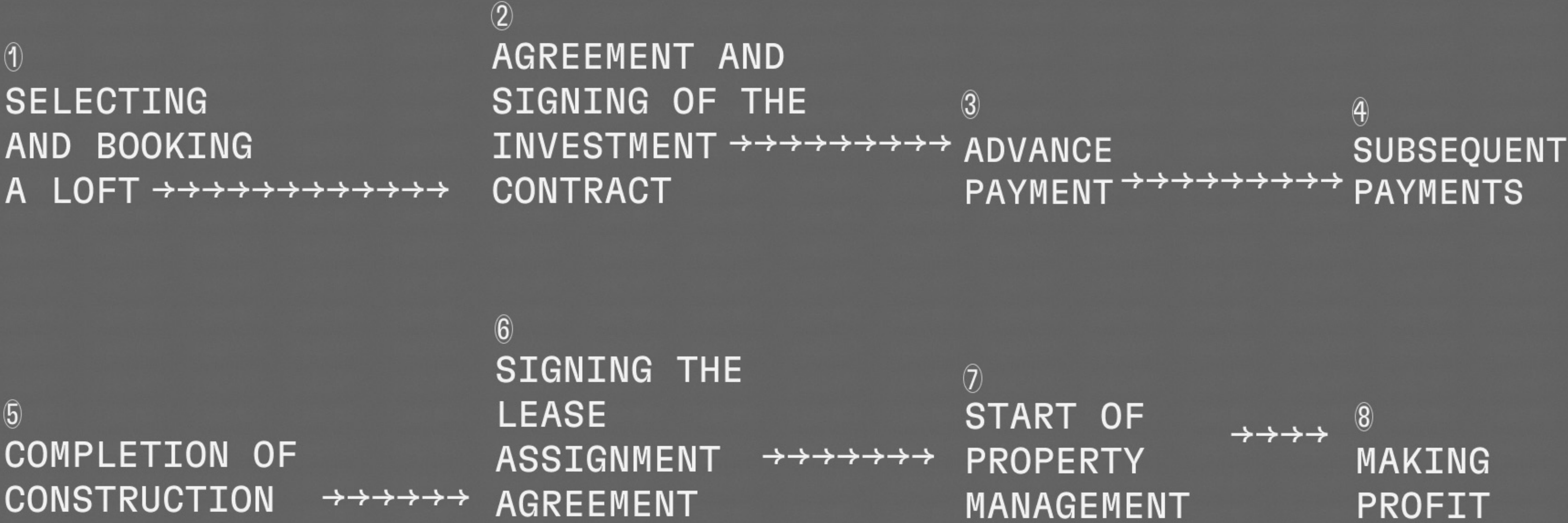
20%

MANAGEMENT | COMPLEX
MAINTENANCE | CLEANING
6 DAYS/WEEK

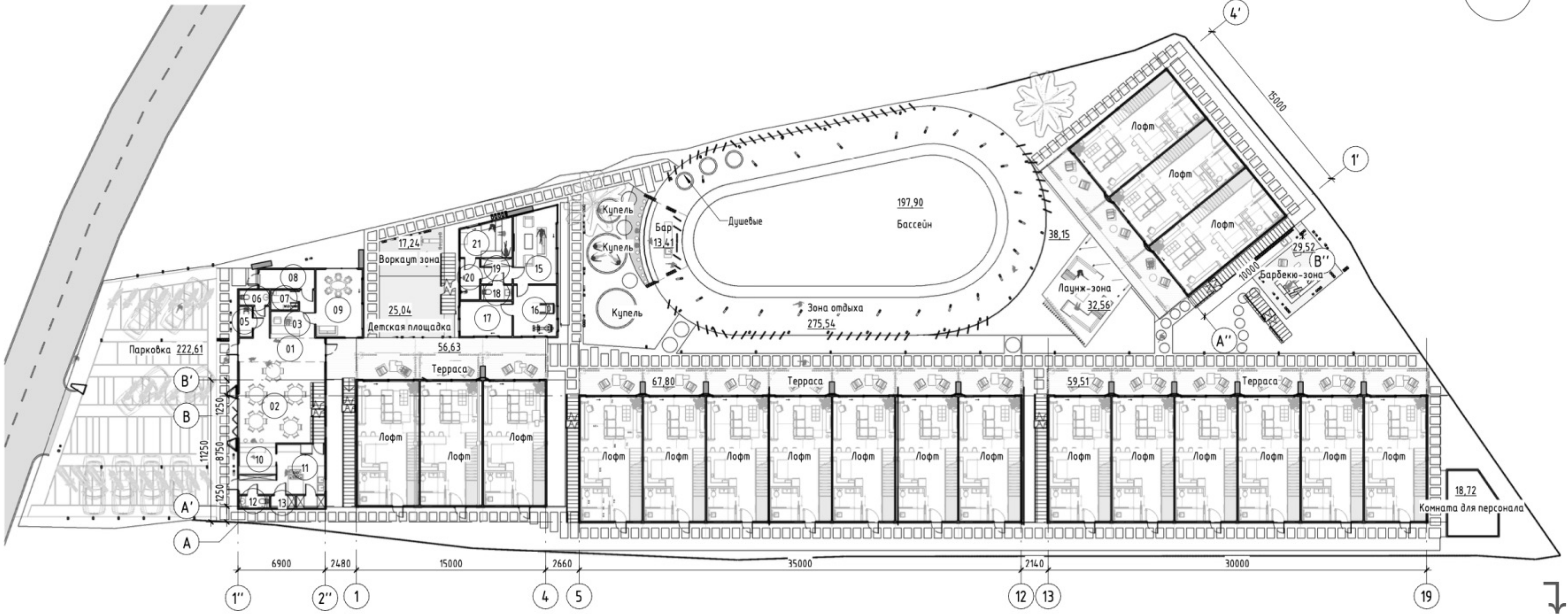
SCHEDULE
DIAGRAM



AREA 1 THE PROCESS OF CUTTING A DEAL



TERRITORY
AREA 1



- ↗ GYM
- ↗ KIDS ROOM
- ↗ PARKING
- ↗ WORKOUT PLAYGROUND
- ↗ BBQ ZONE
- ↗ POOL
- ↗ CAFE
- ↗ SAUNA
- ↗ BASINS

LOFT AREA 1

LAYOUT

ONE BEDROOM LOFT ↓

1 KITCHEN + LIVING ROOM

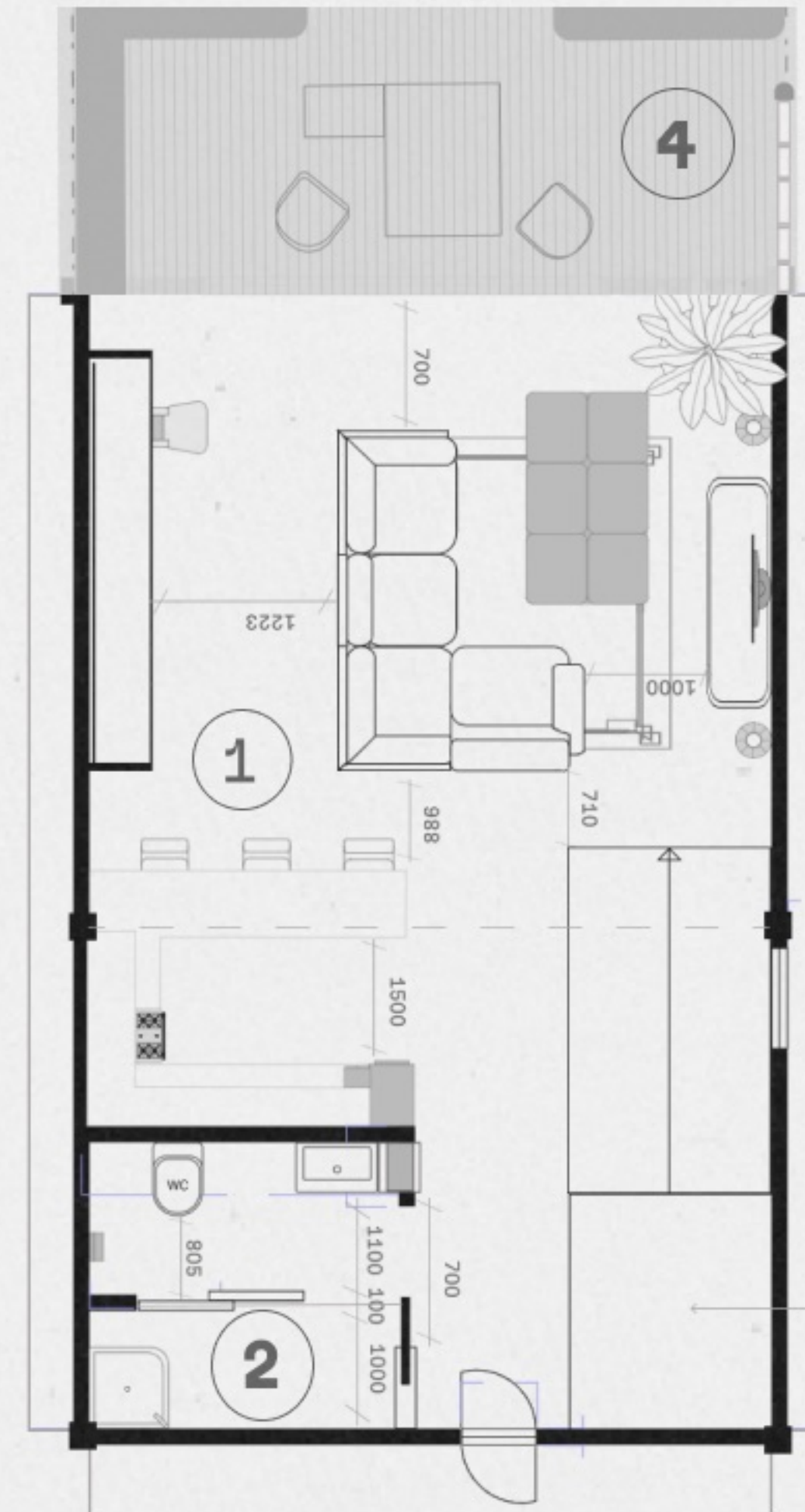
2 BATHROOM

3 BEDROOM

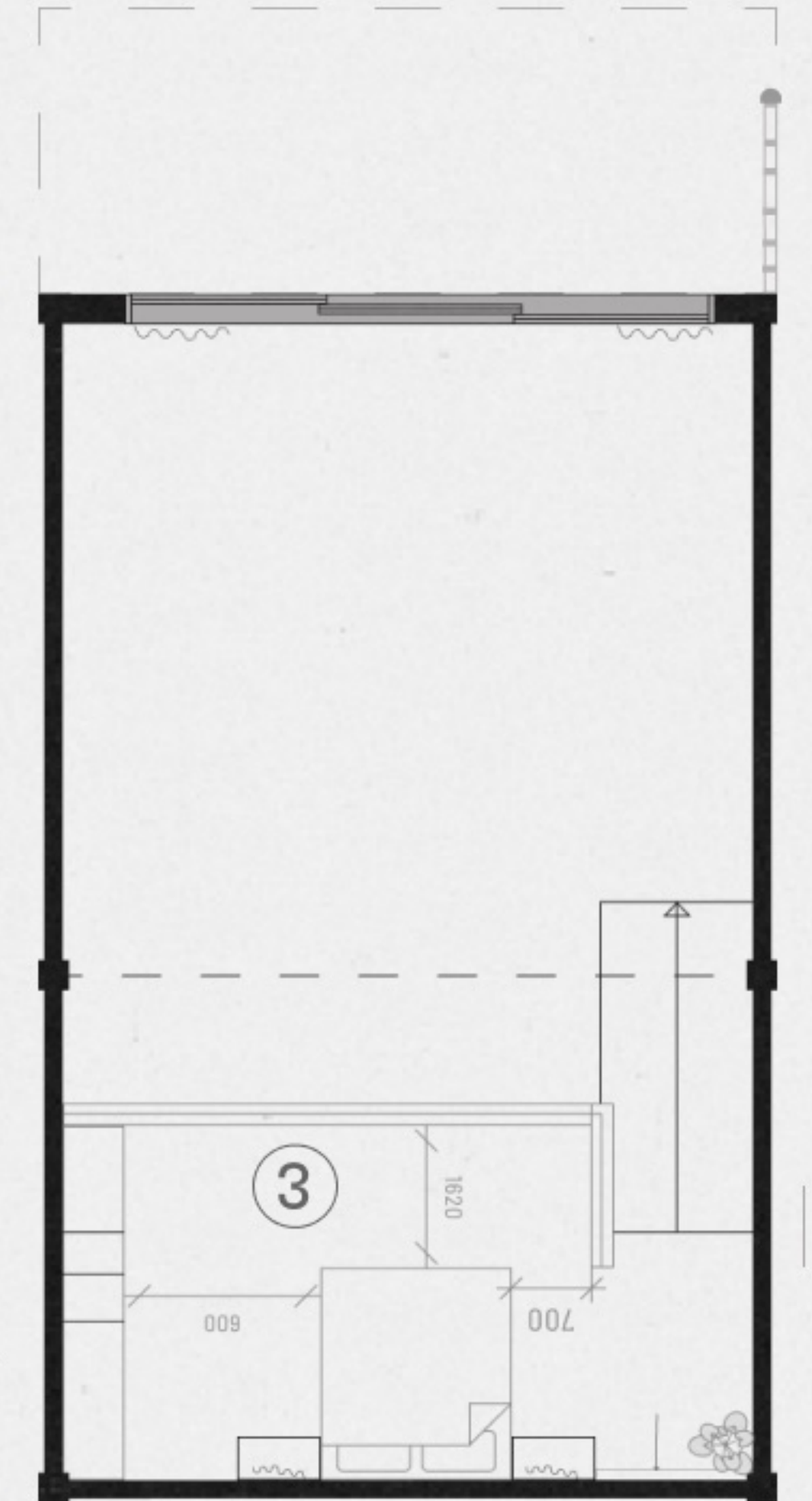
4 TERRACE

PRICE STARTING FROM \$1700 M2

75M2

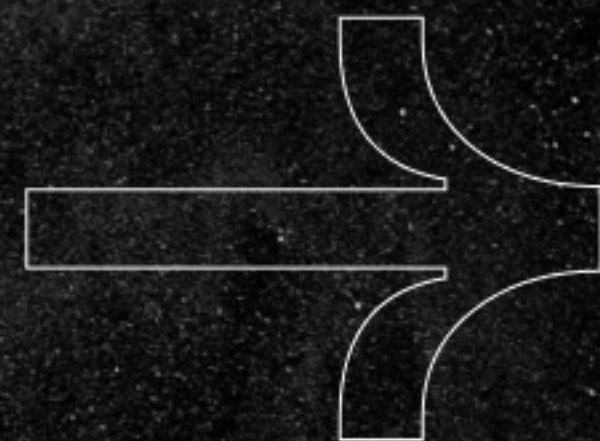


1 FLOOR



2 FLOOR

RENDERS



FACADE



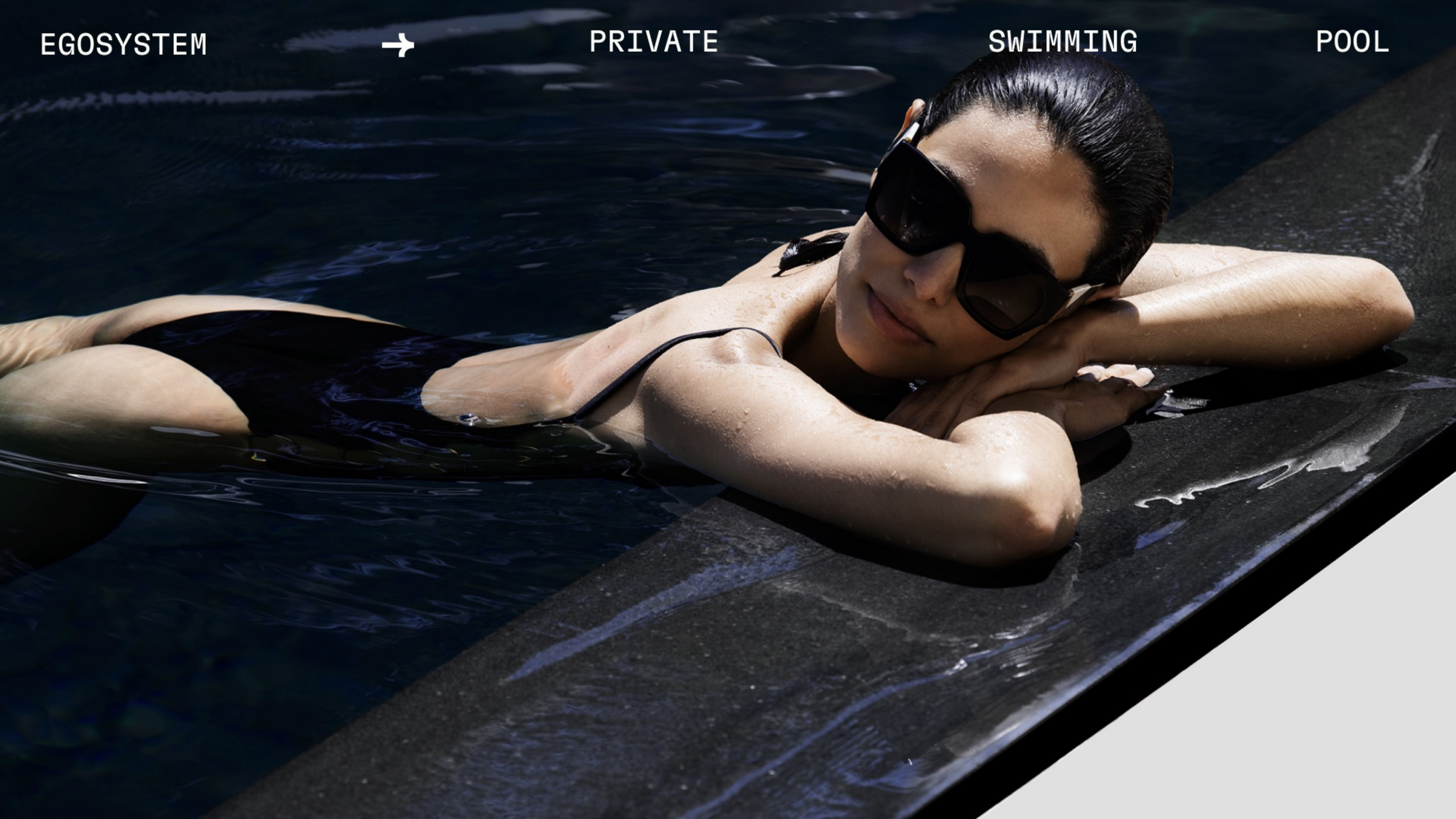
EGOSYSTEM



PRIVATE

SWIMMING

POOL





SPA



SAUNA



BREATHTAKING

VIEWS

ON

THE RICE

TERRACES

BOUTIQUE GYM



RICE TERRACES VIEWS



TREADMILLS



GYM MACHINES



YOGA & DANCE STUDIO



COMFORTABLE SLEEPING AREA ↴





OPEN PLAN KITCHEN LIVING ROOM ↻ MODERN DECISION





SPACIOUS LIVING ROOM WITH ACCESS TO A PRIVATE TERRACE ↴





↑ **ERGONOMIC BATHROOM WITH SHOWER ENCLOSURE** ↓



MAXON DEVELOPMENT: FOUNDER, DEVELOPER & INVESTOR



MAXIM KOLOSOV

CO-FOUNDER & MANAGING PARTNER

MAXIM POKATILOV



WE HAVE AN EXTENSIVE EXPERIENCE IN THE LUXURY REAL ESTATE HAVING DEVELOPED, IMPLEMENTED AND MANAGED OVER 30 PROJECTS.

AREA 1 - IS OUR NEW PROJECT, CREATED WITH THE PARTICIPATION OF A STRONG TEAM OF PROFESSIONALS AND LIKE-MINDED PEOPLE.

THIS IS A NEW STANDARD OF MODERN LIFE: THE HIGHEST QUALITY OF CONSTRUCTION AND ENGINEERING IS COMBINED WITH A COMPREHENSIVE INFRASTRUCTURE AND FLAWLESS SERVICE.

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BY

LOFTS

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DEVELOPMENT

AREA 1

IMMACULATE LOFTS

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