

A man in a brown hoodie and khaki shorts stands on a rooftop terrace, looking out at the ocean during a vibrant sunset. The terrace features a large infinity pool, wicker lounge furniture, and a white canopy. The sky is filled with orange and yellow hues, and the sun is low on the horizon.

PREDMET.CONSTRUCTION

CHOOSE CEMAGI: INVESTMENT IN REAL ESTATE
FOR A FORWARD THINKING INDIVIDUALS.

PREDMET.CEMAGI

An aerial photograph of a modern, multi-story apartment building. The building features a series of horizontal concrete balconies and terraces, many of which are covered with lush green plants and small trees. The building is surrounded by a dense forest of palm trees and other tropical vegetation. In the foreground, there is a large, open green field. The sky is clear and blue.

95

APARTMENTS

65 APARTMENTS S-SIZE WITH 1BR
24 APARTMENTS M-SIZE WITH 1BR
6 APARTMENTS L-SIZE WITH 2BR



PREDMET.CEMAGI

LOCATION

CEMAGI, A COASTAL VILLAGE, WHICH IS LOCATED WEST OF THE POPULAR AREA - CANGGU. IT IS A UNIQUE DESTINATION, THAT COMBINES VIRGIN BEACHES WITH SECLUDED SHORES AND BEAUTIFUL BLUE WATERS, ALONG WITH PROXIMITY TO ENTERTAINMENT IN NEIGHBORING AREAS.

WITH DEVELOPMENT PROSPECTS EXPANDING FROM CANGGU TO CEMAGI, YOU CAN ANTICIPATE AN INCREASE IN LAND VALUE, HIGH OCCUPANCY RATES FOR APARTMENTS AND OTHER INVESTMENT BENEFITS



CEMAGI BEACH

YOU CAN CHOOSE APARTMENTS
WITH AN OCEAN VIEW FROM THE
3RD, 4TH, OR 5TH FLOORS.

BALI



– IS THE NUMBER ONE LOCATION FOR HIGH-YIELD REAL ESTATE INVESTMENT. IT'S FAMOUS FOR THE HIGHEST RETURN ON INVESTMENT (ROI) WORLDWIDE, AND HERE'S WHY:

RANKED **1ST** IN
TRIPADVISOR'S "BEST
TOURIST DESTINATION"

300% INCREASE IN
LAND VALUE OVER
THE PAST 5 YEARS

2% ANNUAL
INFLATION RATE

70-90% AVERAGE
PROPERTY OCCUPANCY
THROUGHOUT THE YEAR
year-round tourism season

20% AVERAGE
RENTAL PRICE
GROWTH PER YEAR

STABLE POLITICAL
ENVIRONMENT
LOW TAXATION





CEMAGI RESIDENCES: SITUATED ALONG THE COASTLINE OF THE FAMOUS CEMAGI BEACH WITH ITS VOLCANIC SAND. **CEMAGI** OFFERS A TRANQUIL HAVEN JUST 17 MINUTES AWAY FROM THE ACTIVE AND ECCENTRIC CANGGU.

OUR APARTMENTS PROVIDE COMFORTABLE LIVING WITH INTERNAL INFRASTRUCTURE AND CONVENIENT ACCESS TO POPULAR SPOTS FOR **YOUNG AND PROGRESSIVE INDIVIDUALS.**

THE DEVELOPMENT OUTLOOK FOR THE AREA IN THE NEXT 5 YEARS IS CLEAR: JUST LOOK AT THE POPULATION DENSITY IN CANGGU – THE PROGRESS IS HEADING WEST.



ROOFTOP





WELCOME TO A HAVEN OF COMFORT IN BALI

OUR UNIQUE COMPLEX IS MORE THAN JUST A RESIDENCE: IT'S AN **IMMERSION** INTO THE **ATMOSPHERE OF EUROPEAN LUXURY AND COZINESS.**

HERE, YOU HAVE EVERYTHING:



A COZY **COURTYARD** WITH A SECURE PLAYGROUND, DESIGNED ACCORDING TO EUROPEAN SAFETY STANDARDS.

ON THE **ROOFTOP**, A PANORAMIC VIEW **RESTAURANT** WITH A BAR AND POOL, OFFERING BREATHTAKING SUNSET VIEWS ONTO THE INDIAN OCEAN.

A MODERN **GYM** TO CARE OF YOUR BODY, AND UNDERGROUND **PARKING** FOR THE SAFETY OF YOUR CAR.

This is more than just a home. It's a sanctuary, where every moment is filled with pleasure and comfort. Here you can truly feel care and security, just like at home.



PLAYGROUND







RESTAURANT





ROOFTOP POOL





CEMAGI

THE PLAN FOR AVAILABLE APARTMENTS:

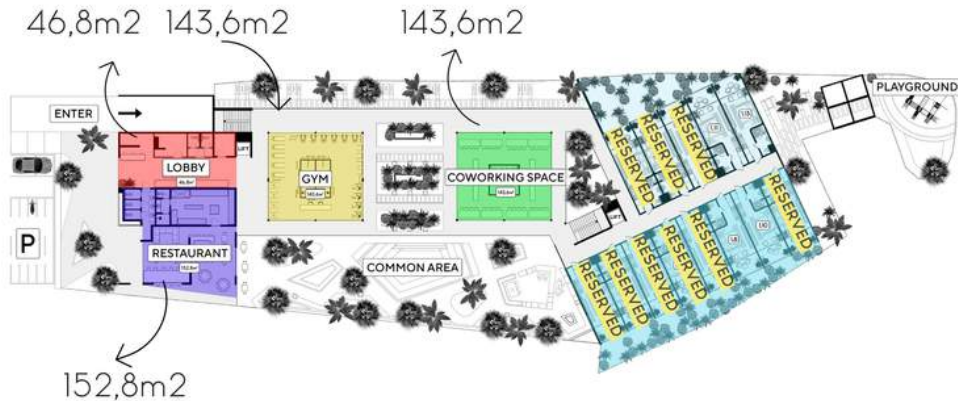
1

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CEMAGI

COMMERCIAL SPACES WITH **A TOTAL AREA OF 486.8 M²**

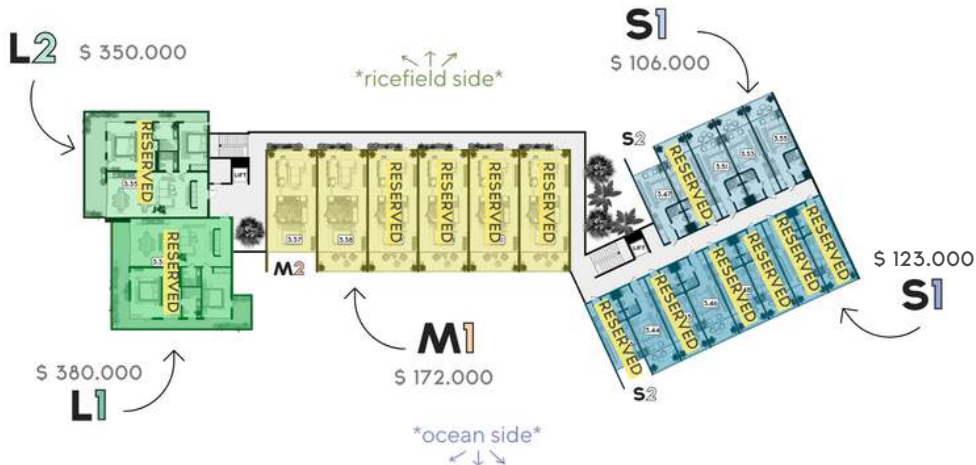


CEMAGI

THE PLAN FOR AVAILABLE APARTMENTS:

3

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L2 \$ 400.000

\$ 400.000

ricefield side

S1

\$ 113.000

S2

\$ 132.000

S1

M1

\$ 197.000

ocean side

\$ 430.000

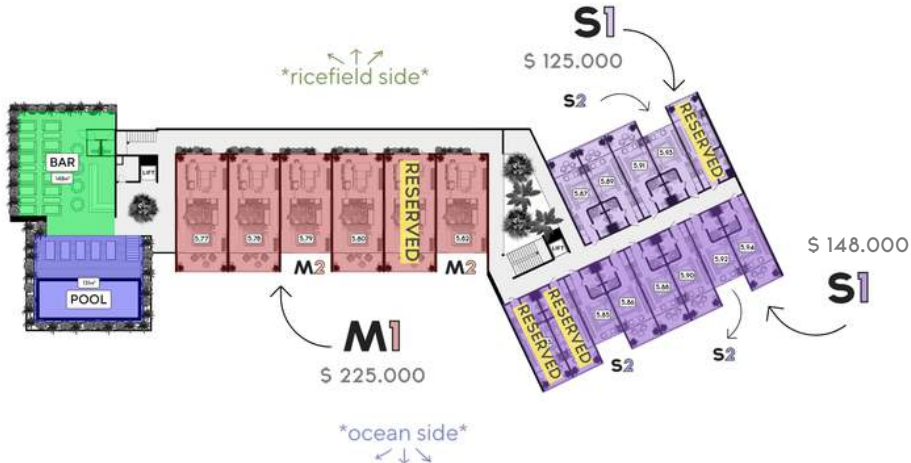
L1

CEMAGI

THE PLAN FOR AVAILABLE APARTMENTS:

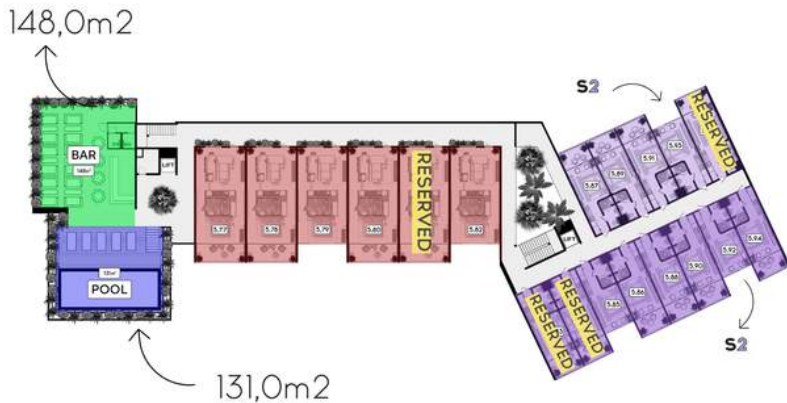
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CEMAGI

COMMERCIAL SPACES WITH **A TOTAL AREA OF 279.0 M²**





S-SIZE APARTMENT

1BR
STUDIO

33m²



TOTAL SIZE:
33M2

LIVING AREA SIZE:
25,7M2

TERRACE:
7,3M2

TYPE
S1



TYPE
S2



SPECIFICATION

1BR STUDIO

- Bed 200x180 cm
 - Bedside tables 2 pcs
 - Wardrobe
 - Fully equipped kitchen
 - Built-in refrigerator
 - Cooktop
 - Extractor hood
 - Dining table
 - Chairs 2 pcs
 - Air conditioner
 - Ceiling fan
 - 55-inch TV
 - TV stand
 - Mirror
 - LED lighting
 - WiFi
 - Shower
 - Wall hung toilet
 - Designer sink
- *S1-type with a balcony:**
- Outdoor furniture set: chairs with a coffee table









INFO

1ST FLOOR

starts from
\$104.000

2ND FLOOR

starts from
\$89.000

3RD FLOOR

starts from
\$106.000

4TH FLOOR

starts from
\$113.000

5TH FLOOR

starts from
\$125.000

1BR
STUDIO





M-SIZE APARTMENT

1BR

69,5m²



TOTAL SIZE:
69,5M2

LIVING AREA SIZE:
58,3M2

TERRACE:
11,2M2

TYPE
M1

TYPE
M2



SPECIFICATION

1BR

- Bed 200x200 cm
 - Bedside tables 2 pcs
 - Modular sofa
 - Coffee table
 - Fully equipped kitchen
 - Built-in refrigerator
 - Cooktop
 - Extractor hood
 - Microwave
 - Dining table
 - Chairs 4 pcs
 - Air conditioner 2 pcs
 - Ceiling fan
 - 55-inch TV
 - TV stand
 - Mirror
 - LED lighting
 - WiFi
 - Shower
 - Wall hung toilet
 - Designer sink
- *M1-type with a balcony:**
- Outdoor furniture set: chairs with a coffee table















INFO

2ND FLOOR

starts from
\$159.500

3RD FLOOR

starts from
\$172.000

4TH FLOOR

starts from
\$197.000

5TH FLOOR

starts from
\$225.000

1BR





L-SIZE APARTMENT

2BR

138,4M² – 199,7M²

TOTAL SIZE 138,4 M²
LIVING AREA SIZE 113,3 M²
TERRACE 25,1M²

TYPE
L2



TYPE
L1

TOTAL SIZE: 199,7M²
LIVING AREA SIZE: 116,3M²
TERRACE: 83,4M²

SPECIFICATION

2BR

- Bed 200x200 cm 2 pcs
- Bedside tables 4 pcs
- Wardrobes 3 pcs
- Modular sofa
- Coffee table
- Fully equipped kitchen
- Built-in refrigerator
- Kitchen island
- Cooktop
- Extractor hood
- Microwave Oven
- Dining table
- Chairs 6 pcs
- Air conditioner 3 pcs
- Ceiling fan 2 pcs

- 55-inch TV 2 pcs
- TV stand
- Mirror

- LED lighting
- WiFi

- Shower 2 pcs
- Wall hung toilet 2 pcs
- Designer sink 2 pcs

***L1-type with a balcony:**

- Outdoor furniture set:
chairs with a coffee table



























INFO

2ND FLOOR

starts from
\$300.000

2BR

3RD FLOOR

starts from
\$350.000

4TH FLOOR

starts from
\$400.000



PREDMET.CONSTRUCTION

**CLEAR STYLE.
REAL QUALITY.**



PREMIUM QUALITY MATERIALS

WE UTILIZE GLOBALLY RENOWNED BRANDS IN CONSTRUCTION, AIMING FOR THE HIGHEST QUALITY IN ALL ASPECTS OF OUR WORK.

- WE EMPLOY CUTTING-EDGE PROFESSIONAL CONSTRUCTION TECHNOLOGIES FOR **MAXIMUM STRUCTURAL STABILITY**.
- SPECIAL ATTENTION IS GIVEN TO DETAILS AND A CONSCIOUS SELECTION OF CONSTRUCTION MATERIALS TO **GUARANTEE THE RELIABILITY** AND DURABILITY OF EACH PROJECT.
- **COMPREHENSIVE WATERPROOFING** IS IMPLEMENTED AT ALL LEVELS: FOUNDATION, ROOF, FLOORS, WALLS, AND CEILINGS, ENSURING A MOLD AND CONDENSATION-FREE ENVIRONMENT.



MANAGEMENT

THE PRIMARY GOAL OF OUR MANAGEMENT IS TO ENSURE OUTSTANDING PROFITS FOR OUR INVESTORS AND EXCEPTIONAL EXPERIENCES FOR OUR GUESTS. THIS SIGNIFIES THAT YOUR INVESTMENTS WITH US WILL BE BOTH STRAIGHTFORWARD AND GRATIFYING.

OUR PROPERTY MANAGEMENT SERVICES INCLUDE:

- VILLA PREPARATION FOR THE RENTAL MARKET, PROFESSIONAL PHOTOGRAPHY, **LISTING** PLACEMENT ON PLATFORMS AND THROUGH OUR PARTNERS. DEVELOPMENT OF MARKETING AND PRICING STRATEGIES.
- EFFICIENT **OPERATION MANAGEMENT**: SECURITY, CLEANING, POOL AND PLANT MAINTENANCE, RECRUITMENT, TRAINING, AND SUPERVISION OF STAFF.
- CALENDAR **BOOKING MANAGEMENT**, GUEST COMMUNICATION FOR RESERVATION INQUIRIES, AND COORDINATION OF CHECK-IN AND CHECK-OUT PROCESSES.

17%

OPERATING
EXPENSES
COMMISSION





thank you!