

Elysium

The largest complex in Canggu,
2 minutes from the ocean



Canggu

Pererenan



Philosophy of the ELYSIUM complex

Realization of spirituality



yoga, retreats, meditations

Digital world



application of VR technology and equipment. Smart home system, multifunctional gadgets

The material world



financial model of profitability when purchasing investment property





ELYSIUM

architecture concept

Singapore style - modernism, city of the future, eco-futurism + authentic Bali

- Green oases with tropical trees, modern environmentally friendly technologies - solar panels, automatic irrigation systems and special equipment responsible for collecting and purifying rainwater
- Orderliness and regularity of each line of the building structure. The main design feature is glazing and covering the façade walls with greenery

ELYSIUM architecture concept

- A modern park on the territory of the complex with rice terraces, a river running along the site and a palm forest
- The buildings are connected to each other by bridges, so you can get to another block without leaving the building. For convenience and comfortable movement, the complex has two elevator areas, spiral staircases, spacious halls and corridors



Our competitive advantages

We know how to make money from rent:

- management experience in Bali since 2016
- own statistics in financial models



We know where to build:

- unique locations within walking distance to the ocean
- leasehold for 30 + years

We know how to build:

- construction experience in Bali since 2019
- 6 built complexes
- quality guarantee up to 7 years



We take risks responsibly:

- resistant to demand fluctuations
- were here before Coronavirus, during and after
- all objects are insured by Zurich
- integrated approach: construction, rent, resale, reporting/taxes



Recently completed projects



● **BALIWOOD I** **10 units**
Project area 3.720 sq.m.
Construction area 3.855 sq.m.



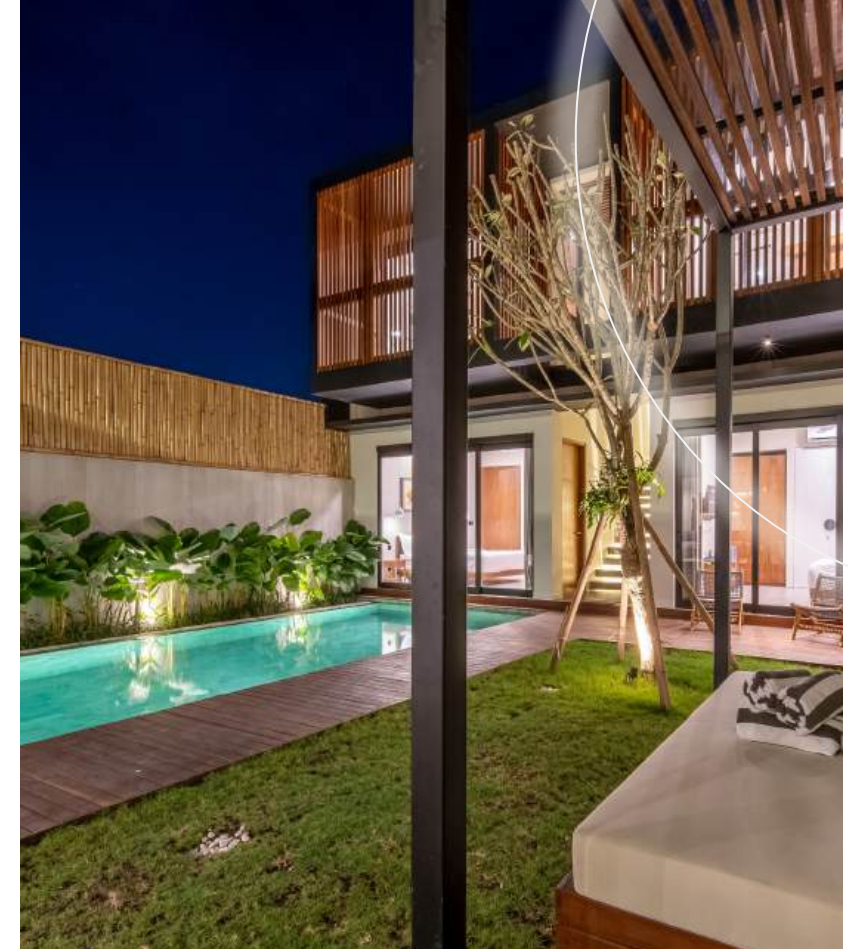
● **OASIS I** **10 units**
Project area 990 sq.m.
Construction area 1.044 sq.m.



● **VESNA** **11 units**
Project area 976 sq.m.
Construction area 944 sq.m.



● **AQUAMARINE I** **13 units**
Project area 2.954 sq.m.
Construction area 3.499 sq.m.



● **RED SUNSET II** **5 units**
Project area 1.246 sq.m.
Construction area 1.223 sq.m.

Projects with completion in 2024



● **BALIWOOD II** **4 units**
Project area 1.387 sq.m.
Construction area 1.287 sq.m.



● **OASIS II** **9 units**
Project area 820 sq.m.
Construction area 954 sq.m.



● **OASIS III** **14 units**
Project area 1.147 sq.m.
Construction area 1.274 sq.m.



● **AQUAMARINE II** **7 units**
Project area 1.684 sq.m.
Construction area 2.056 sq.m.



● **AQUAMARINE III** **7 units**
Project area 1.722 sq.m.
Construction area 1.977 sq.m.



● **GARDEN VILLA II** **4 units**
Project area 1.607 sq.m.
Construction area 455 sq.m.

Bali is a paradise for investors



Among the top 20 cities visited worldwide

+ 20 %

Annual increase in tourism

+ 10 %

Annual growth land value



+ 50 %

To the cost of rent after the borders open

+ 30 %

To the cost after completion of construction



+ 20 %

Rental cost annually

1

place

By return on investment in real estate

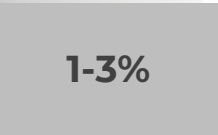
Property in Bali does not need to be declared

The best return on real estate investment

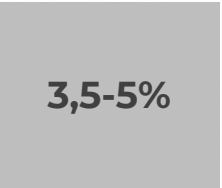


Bali is unique not only for tourism, but also for investment

In an unstable global economic situation, investing in real estate is an excellent solution for preserving and increasing capital



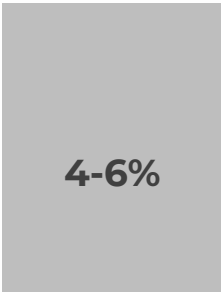
Singapore



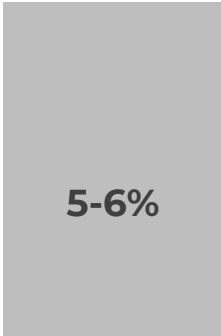
Turkey



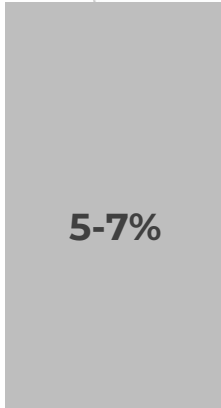
Greece



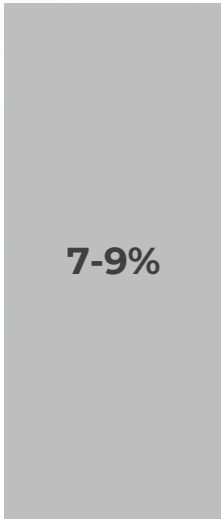
Russia



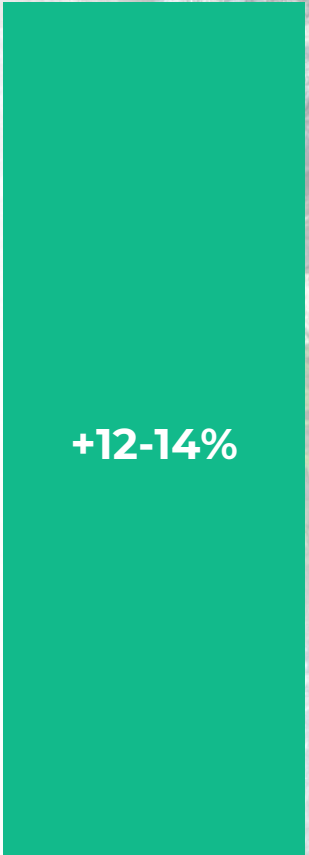
Spain



Dubai



Thailand



Bali

ELYSIUM complex

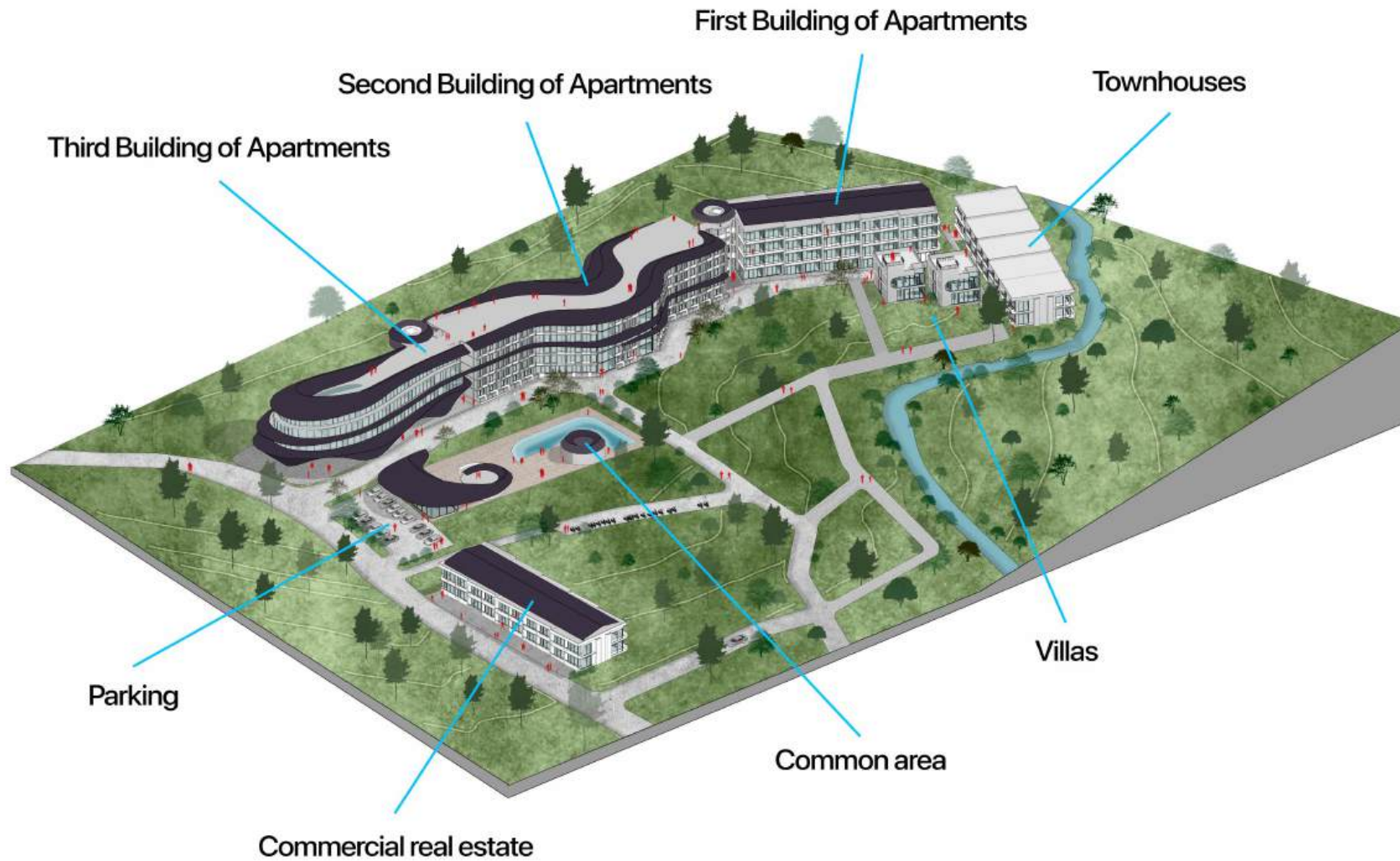


The largest project in Cangu, 2 ha with built-in infrastructure of a modern city

- The complex is located around a green area (rolling rice fields) and along a picturesque river
- Entry to the complex through a pass-through system with 24-hour security
- All properties with an individual pool, plus a common recreational area with a communal swimming pool, sun loungers, bar and restaurant



Master plan ELYSIUM



ELYSIUM complex

Present on site

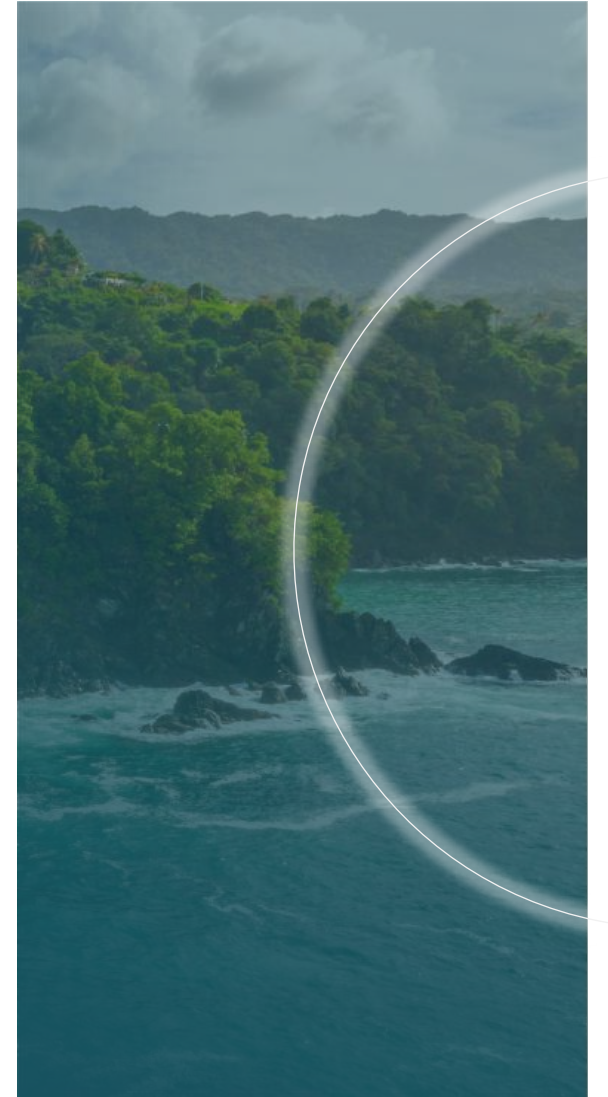


Pererenan District, Bali

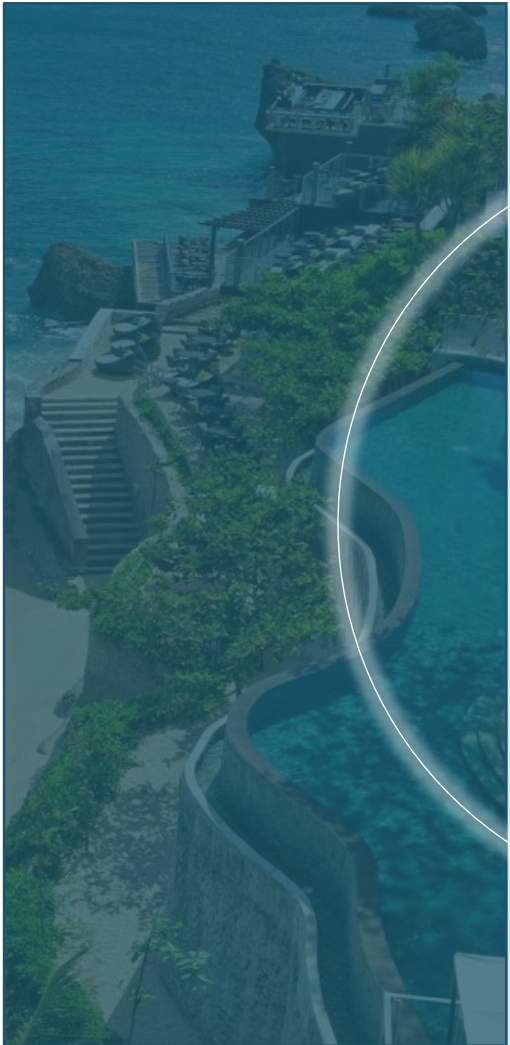
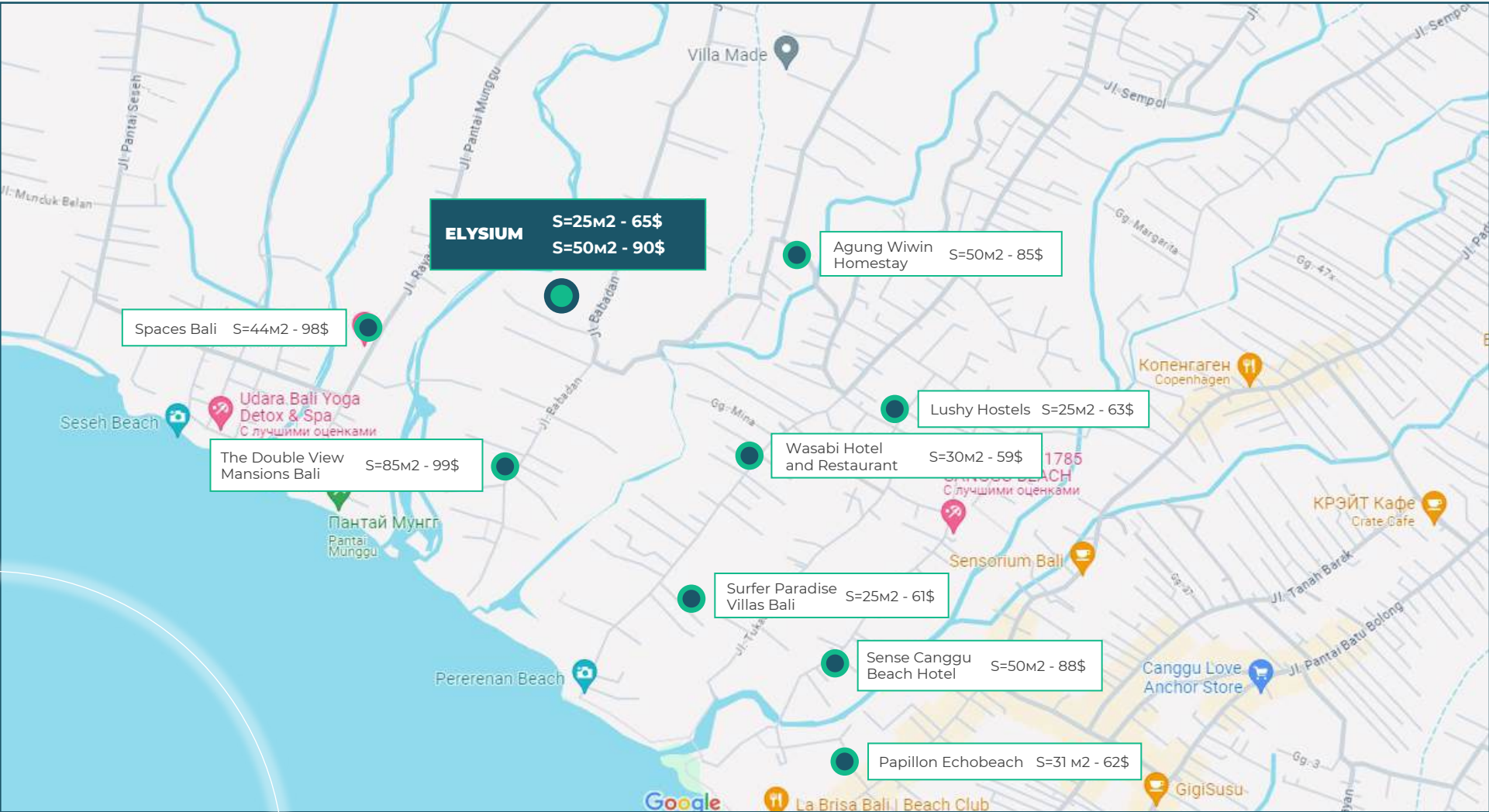
- An area located near Canggu. The visiting card of the Area is Pererenan Beach. It is the farthest beach in the Canggu area, a place for those looking for a calm and secluded holiday in Bali
- Pererenan is one of Bali's favorite surf spots along the west coast. There are many surf schools and clubs here
- The beach has dark gray and black sand that becomes flat and smooth at low tide. From the expanses of rice fields you can see the mountain ranges and mountains of Bali - Batur and Agung



Location



Examples of daily rental offers in the Pererenan area, compared to the ELYSIUM complex



Example of offers



Surfer Paradise Villas Bali



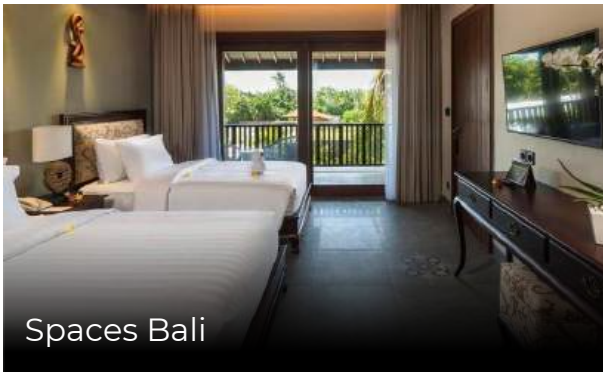
Agung Wiwin
Homestay & Restaurant



The Double View
Mansions Bali



Lushy Hostel Canggu



Spaces Bali



Papillon Echo Beach



Sense Canggu Beach Hotel



Wasabi



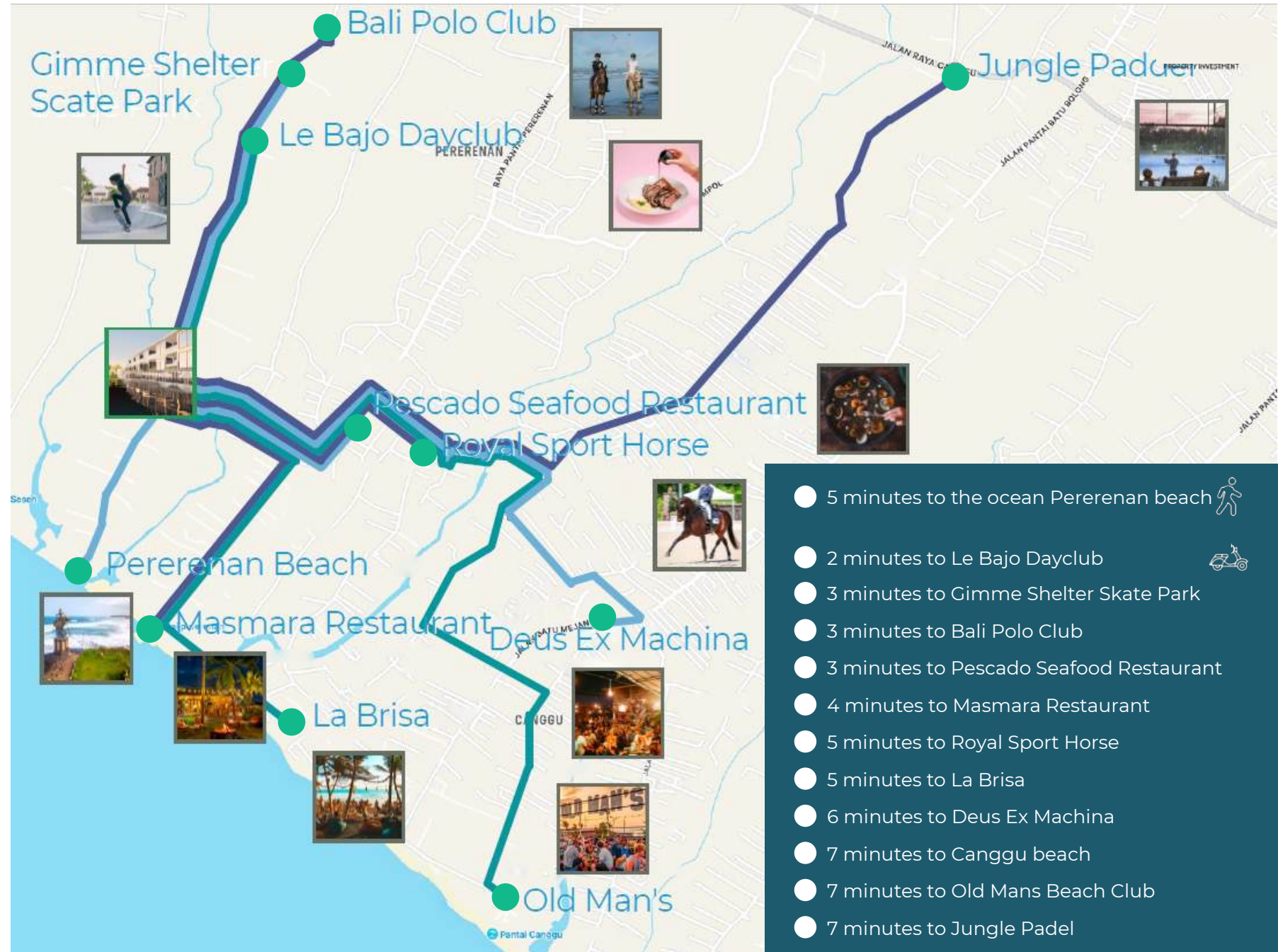
ELYSIUM



The development of the Canggu area is based on a chaotic type of development, blocks of apartments and villas of which often lack accessible and well-thought-out infrastructure.

Elysium space offers solutions to all your comfort needs at the most competitive pricing

Convenient location



ELYSIUM is the largest and most unique eco-city

- ELYSIUM is located in Pererenan, which occupies an area of 2 hectares 600 meters from Lyma Beach, embodied in the style of modern Singapore
- ELYSIUM has an extensive infrastructure: there are spacious yoga studios, modern co-working spaces and picturesque retail areas offering a variety of goods and services, 3 recreation areas with spacious swimming pools
- ELYSIUM is located 10 minutes from Nuanu City - the center of cultural events. Music festivals, art exhibitions and master classes are regularly held here.



View from the 4th floor

- For nature lovers, there are green parks and walking areas along the river.
- ELYSIUM has several restaurants with magnificent views from the fourth floor
- This is a place where modernity and nature intertwine, creating an environmentally friendly and sustainable living space
- The entire infrastructure is at your fingertips, the buildings are interconnected - this is convenient and comfortable for the residents of ELYSIUM



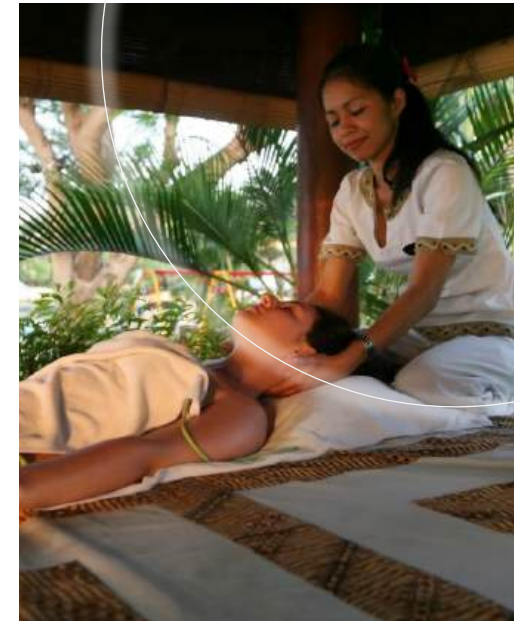
External appearance of the complex



2500 sq.m. commercial and public spaces

Infrastructure:

- Restaurant
- Several cafes
- Coworking
- Gym
- SPA



Apartments ELYSIUM

1st floor - 2 types of apartments:
S=25 m², S= 50.5 m². Each unit has
its own garden.

High ceilings 3.7 m. Privacy is
maintained in the complex, the
height of the fence is 2.2 m².

2,3,4 floor – 2 types of apartments
with balcony S=27 m², S=34 m², 26,5
m². Ceiling height 3.24 m.

View of the interior and mountains
from the even-numbered units. Odd
numbered ones have ocean views. On
the side of the end apartments there
is a corner panoramic glazing with
views of the mountains, ocean and
picturesque river.



Combined apartments 53 m2



There is an opportunity to purchase a combined spacious one-bedroom studio with high ceilings, measuring 53 m2, with a discount from \$2,000 to \$6,000

Combined apartments 79 m2



It is also possible to purchase a luxurious two-bedroom apartment, which is ideal for a family holiday on the island. When purchasing a combined apartment of 79 m2, the discount on the purchase will be from \$ 3,000 to \$ 9,000

ELYSIUM Block 2

4 floor

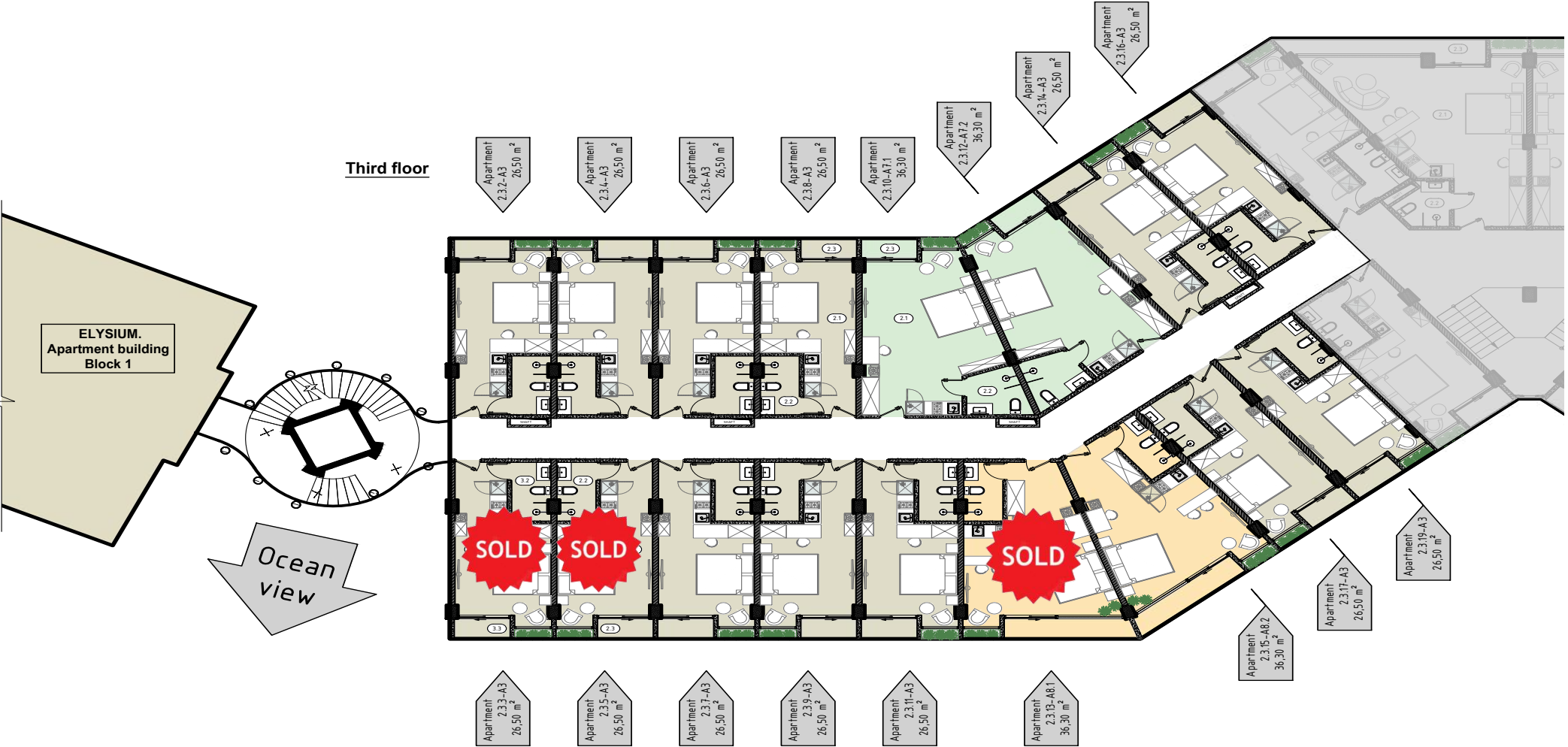
ELYSIUM. Block 2.



ELYSIUM Block 2

3 floor

ELYSIUM. Block 2.



ELYSIUM Block 2

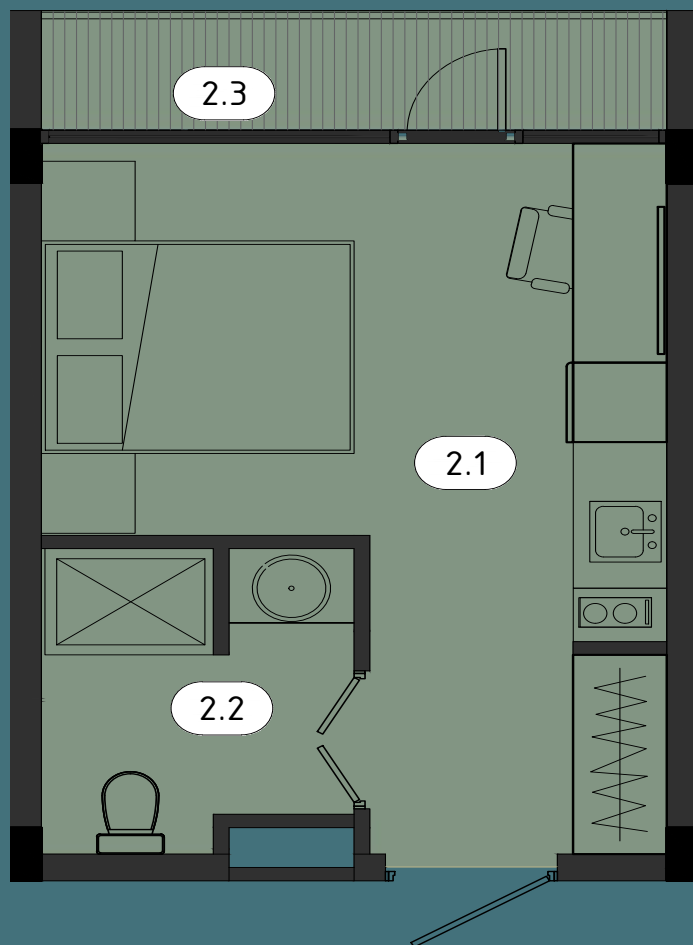
2 floor

ELYSIUM. Block 2.



Apartment with Balcony

Apartment Type A1



Apartment Type A1		
2.1	Living room	17,80
2.2	Bathroom	4,90
2.3	Balcony	3,80
	Total area (m ²)	26.50

- 30 years leasehold + 20 years guaranteed renewal right at market price + 10 priority renewal right



Bedroom 1



USD: from 82 500



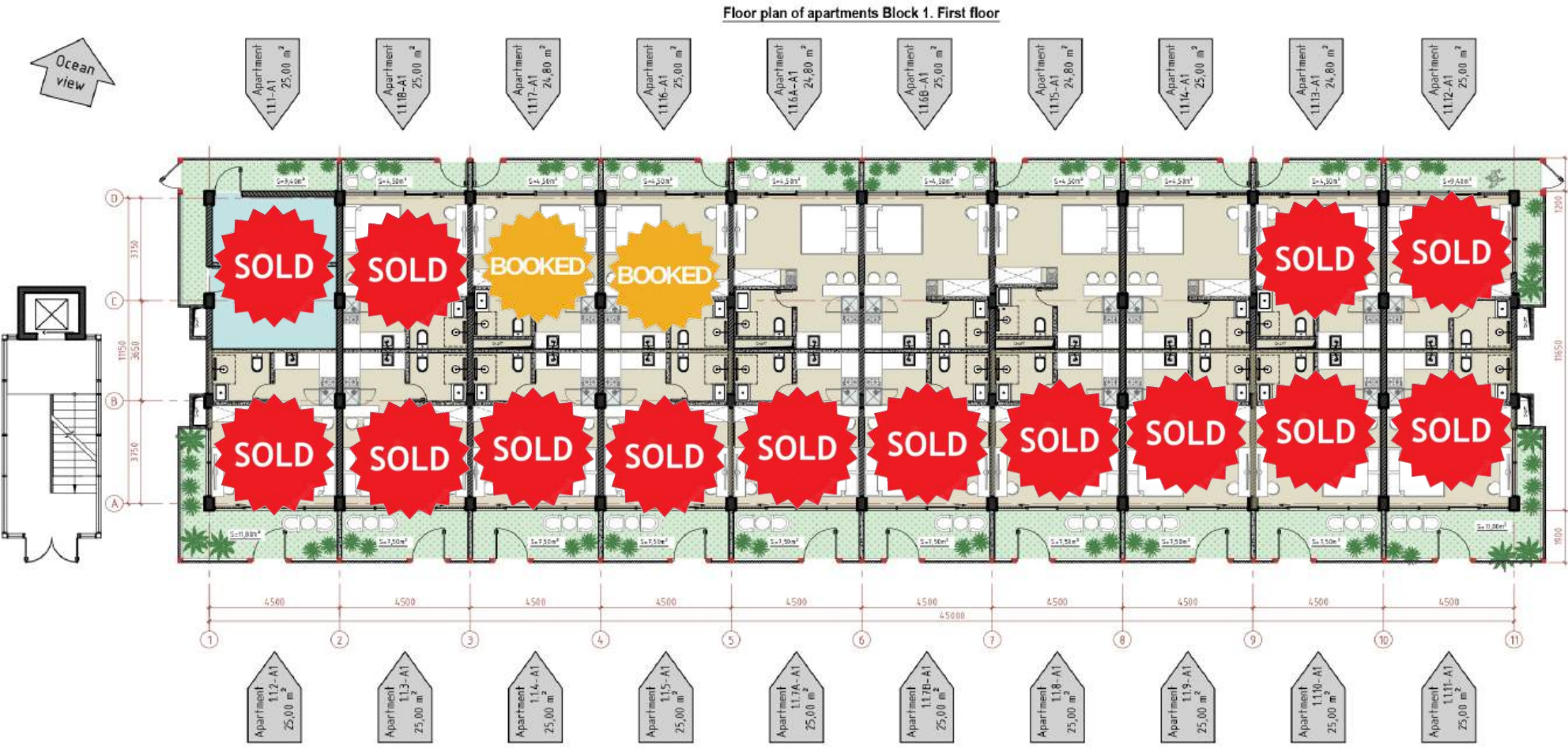
26,5 M2



Installment price:
USD from 90 000

ELYSIUM Block 1

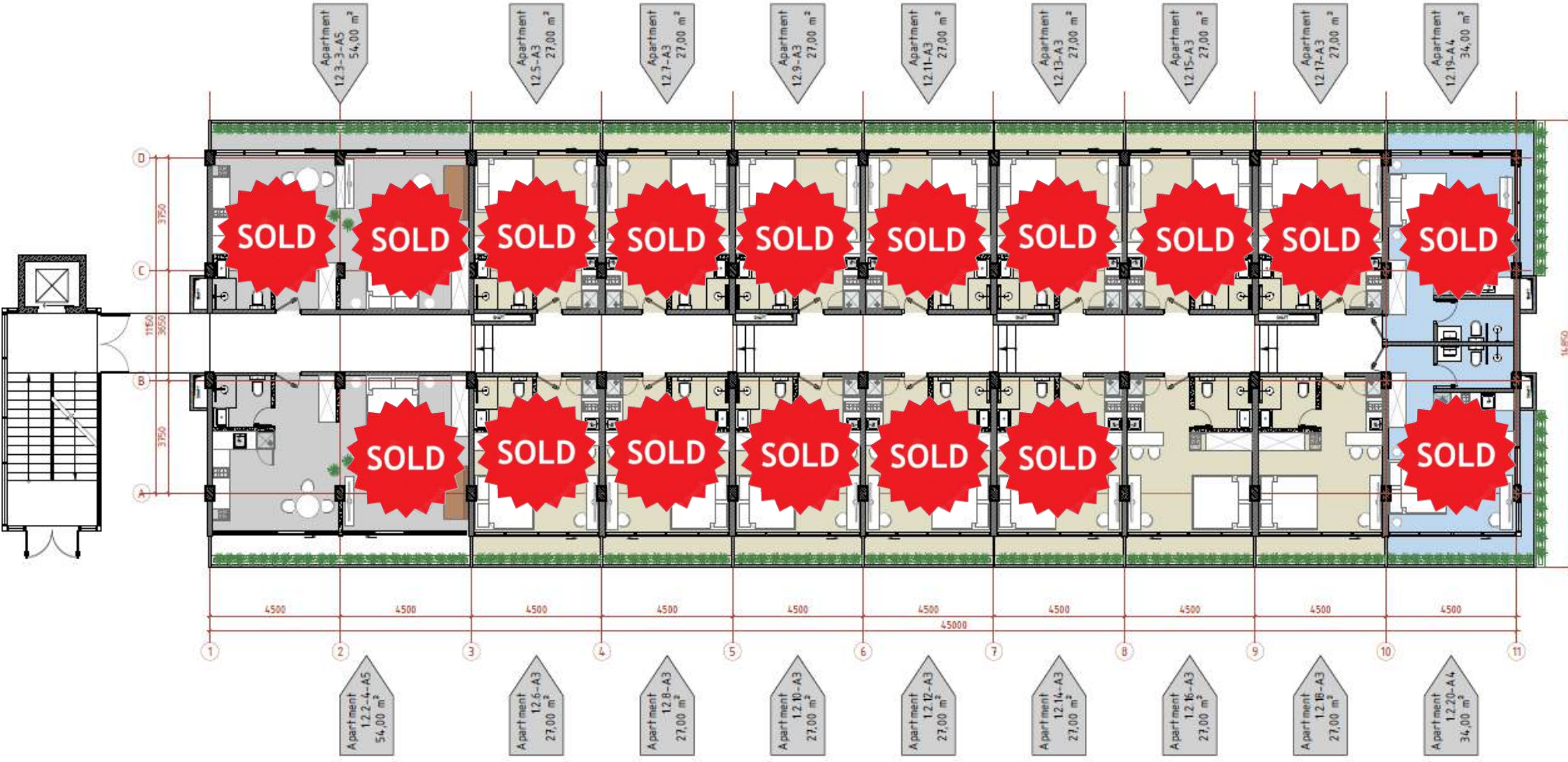
1 floor



ELYSIUM Block 1

2 floor

Floor plan of apartments Block 1. Second floor



ELYSIUM Block 1

3 floor

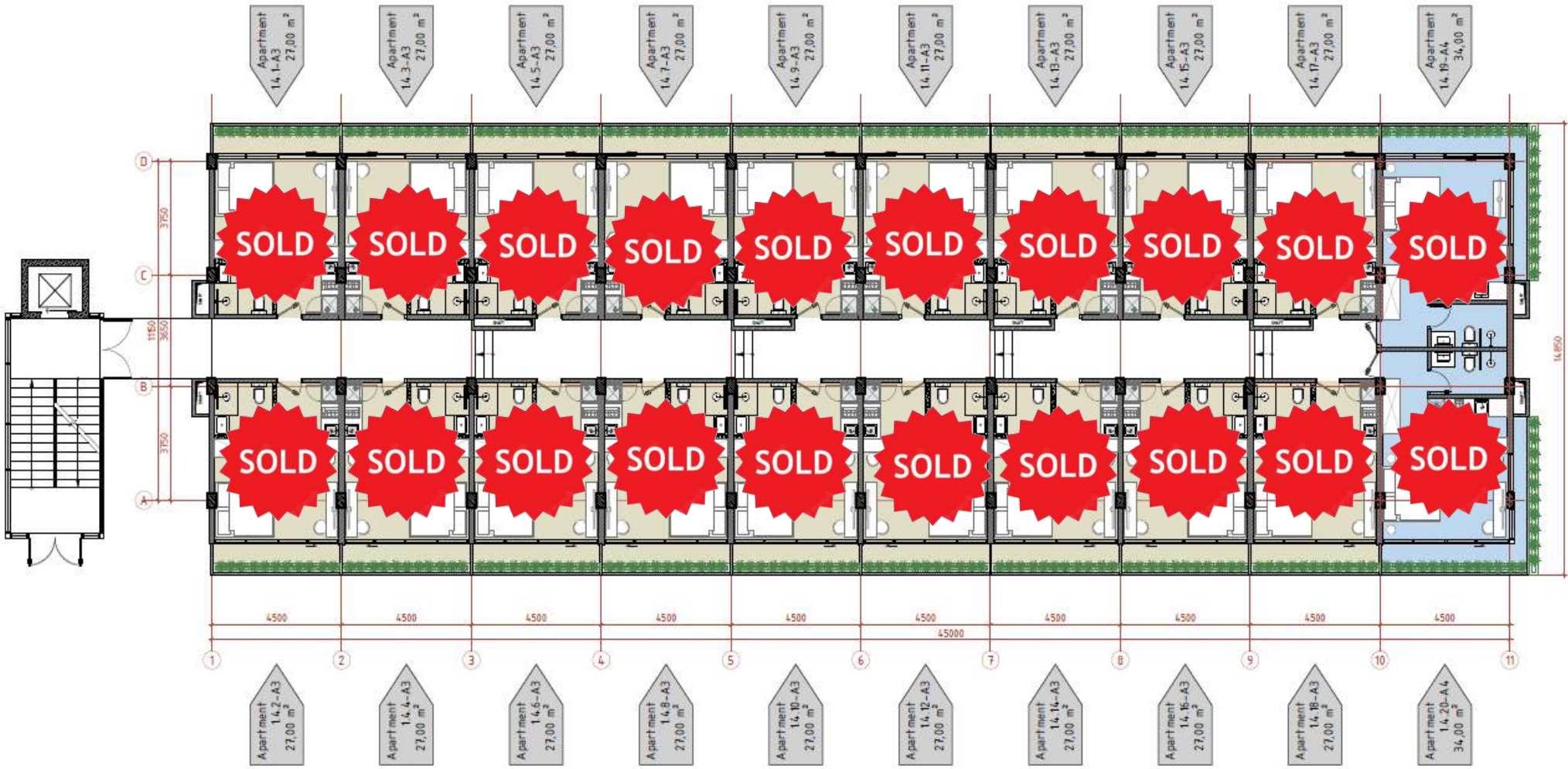
Floor plan of apartments Block 1. Third floor



ELYSIUM Block 1

4 floor

Floor plan of apartments Block 1. Fourth floor



Apartment type A1



Apartment with garden



1 bedroom



USD: 85 000



25 m²

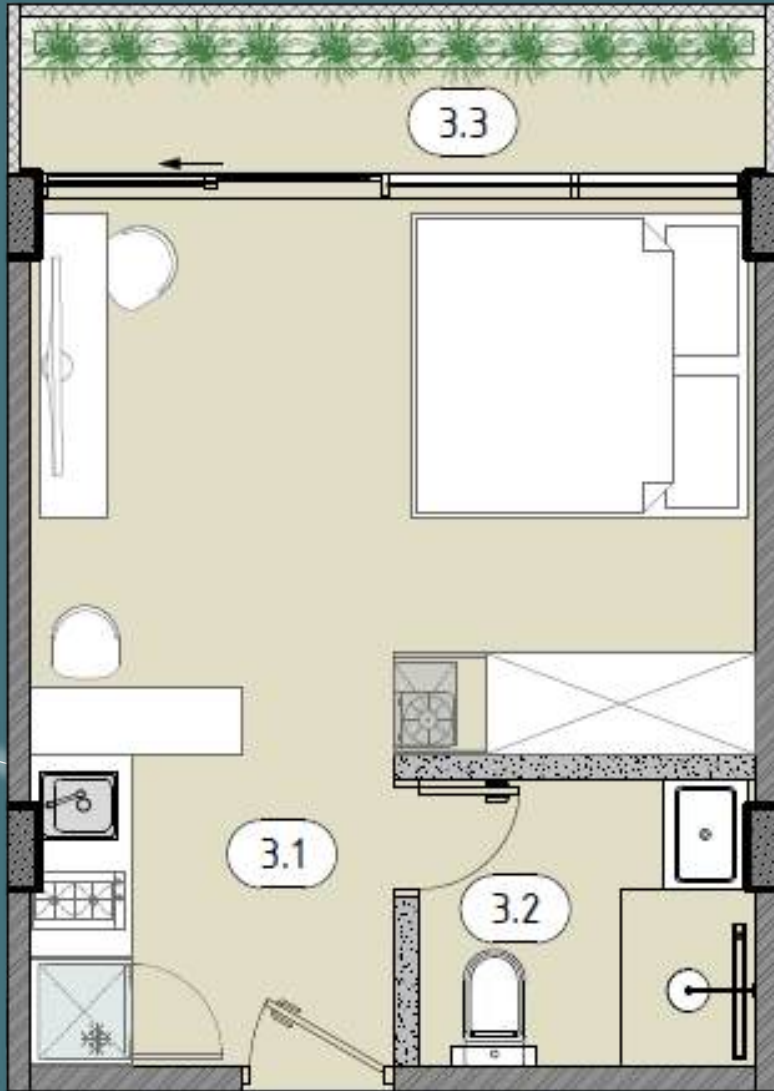


Installment price:
USD 90 000

- 30 years leasehold + 20 years guaranteed renewal right at market price + 10 priority renewal right

Apartment Type A1		
1.1	Living room	21,00
1.2	Bathroom	4,00
	Total area (m ²)	25.00
1.3	Garden	12,00

Apartment type A3



Apartment with Balcony



1 bedroom



USD: 85 000



27 m²



Installment price:
USD 90 000

- 30 years leasehold + 20 years guaranteed renewal right at market price + 10 priority renewal right

Apartment Type A3

Apartment Type A3		
3.1	Living room	19,00
3.2	Bathroom	4,00
3.3	Balcony	4,00
	Total area (m ²)	27.00

Apartment type A5



Apartment with Balcony



1 bedroom



USD: 170 000



54 M2



Installment price:
USD 180 000

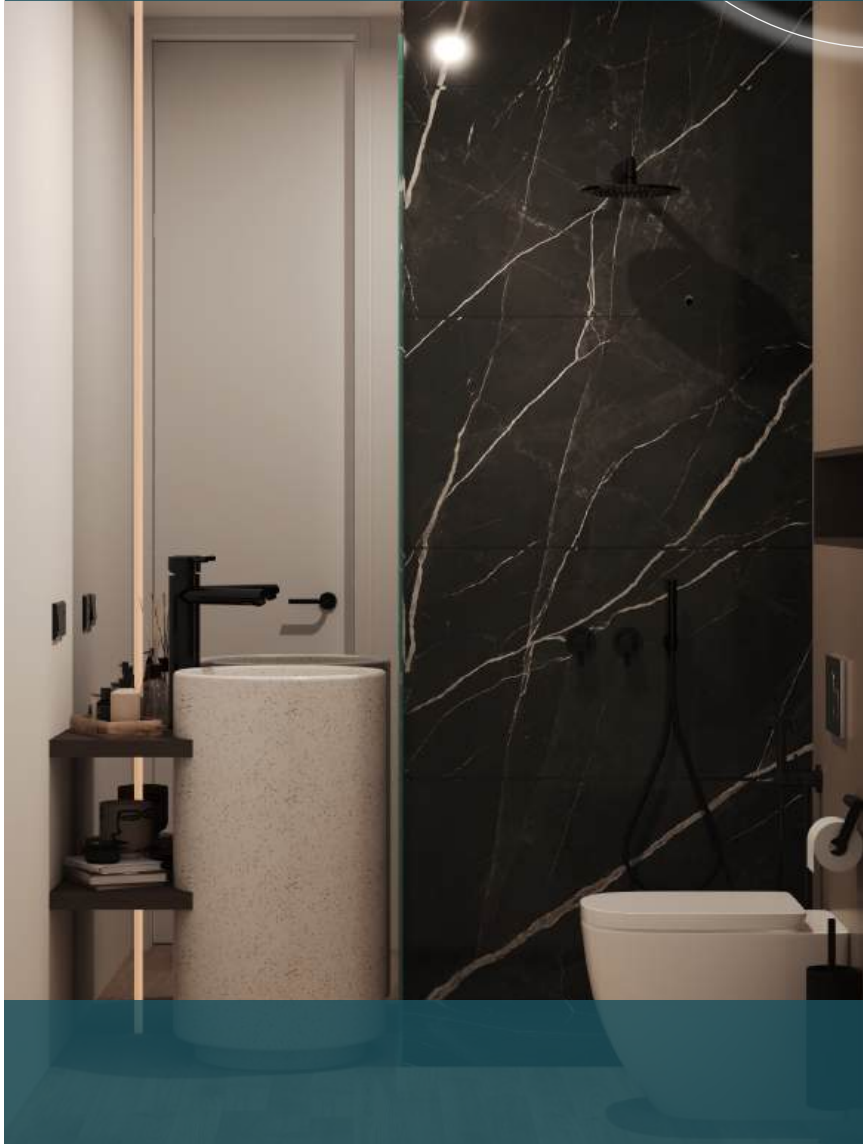
- 30 years leasehold + 20 years guaranteed renewal right at market price + 10 priority renewal right

Apartment Type A5		
2.1	Living room	42,50
2.2	Bathroom	4,00
2.3	Balcony	7,50
	Total area (m ²)	54.00

Interior in blue



Interior in brown







BREIG
PROPERTY INVESTMENT

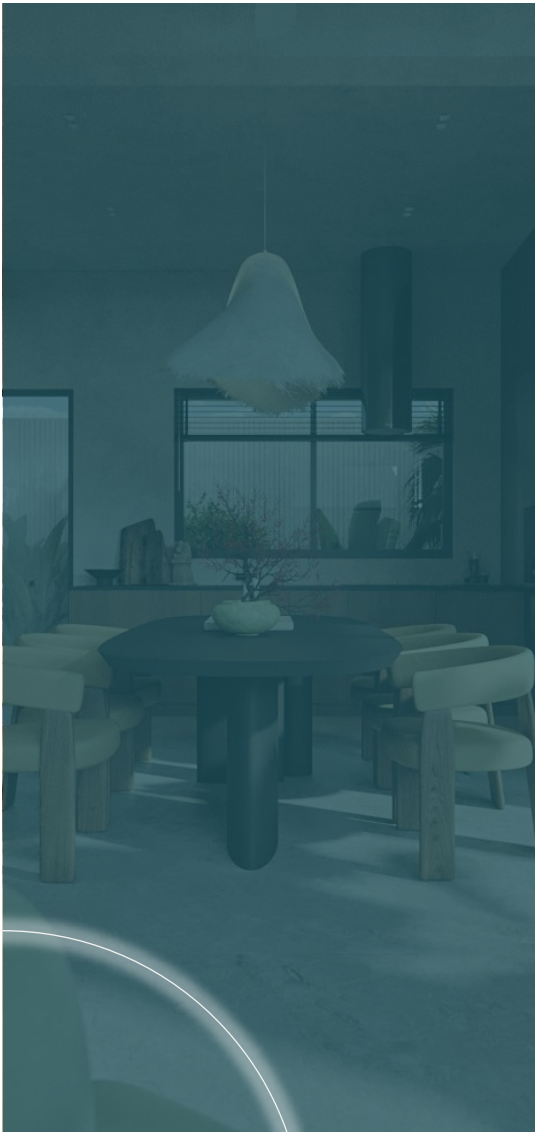
Promotion from BREIG

30 / 30

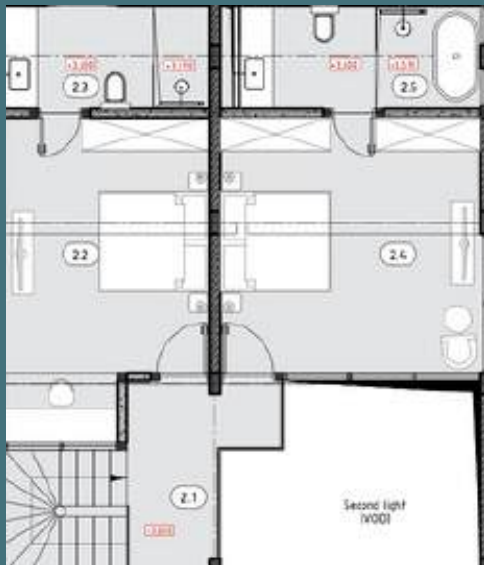
**Installment plan for 30 months,
first payment from 30%.**

Only in October 2024.

Villas ELYSIUM



Villa



3 bedrooms



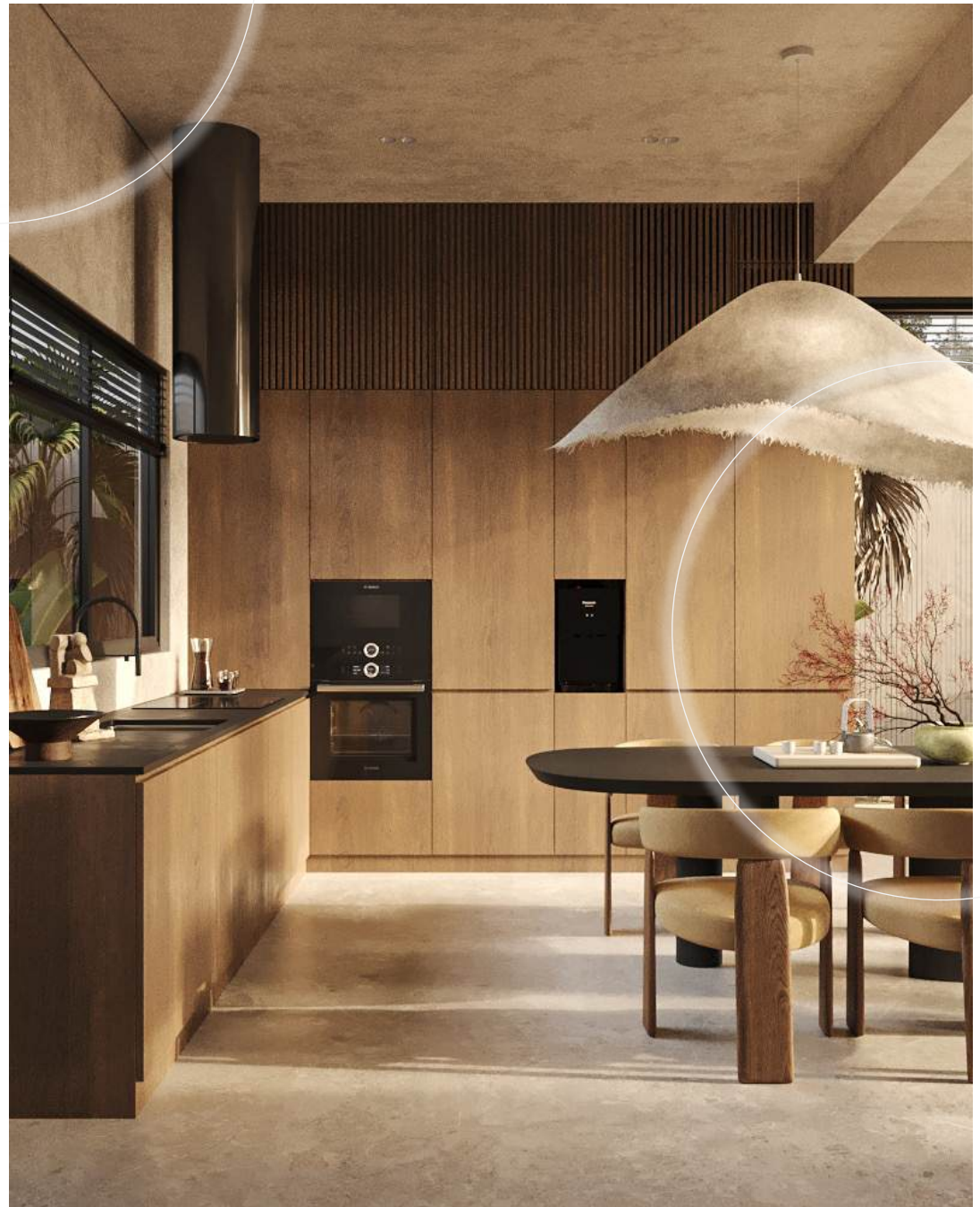
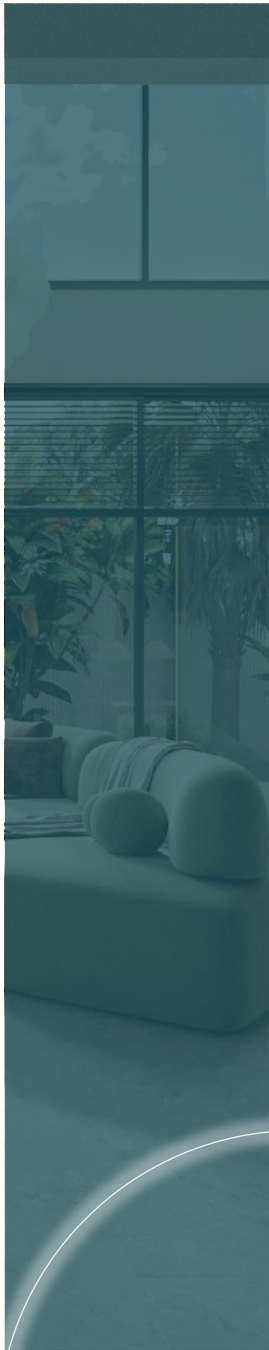
225 m2



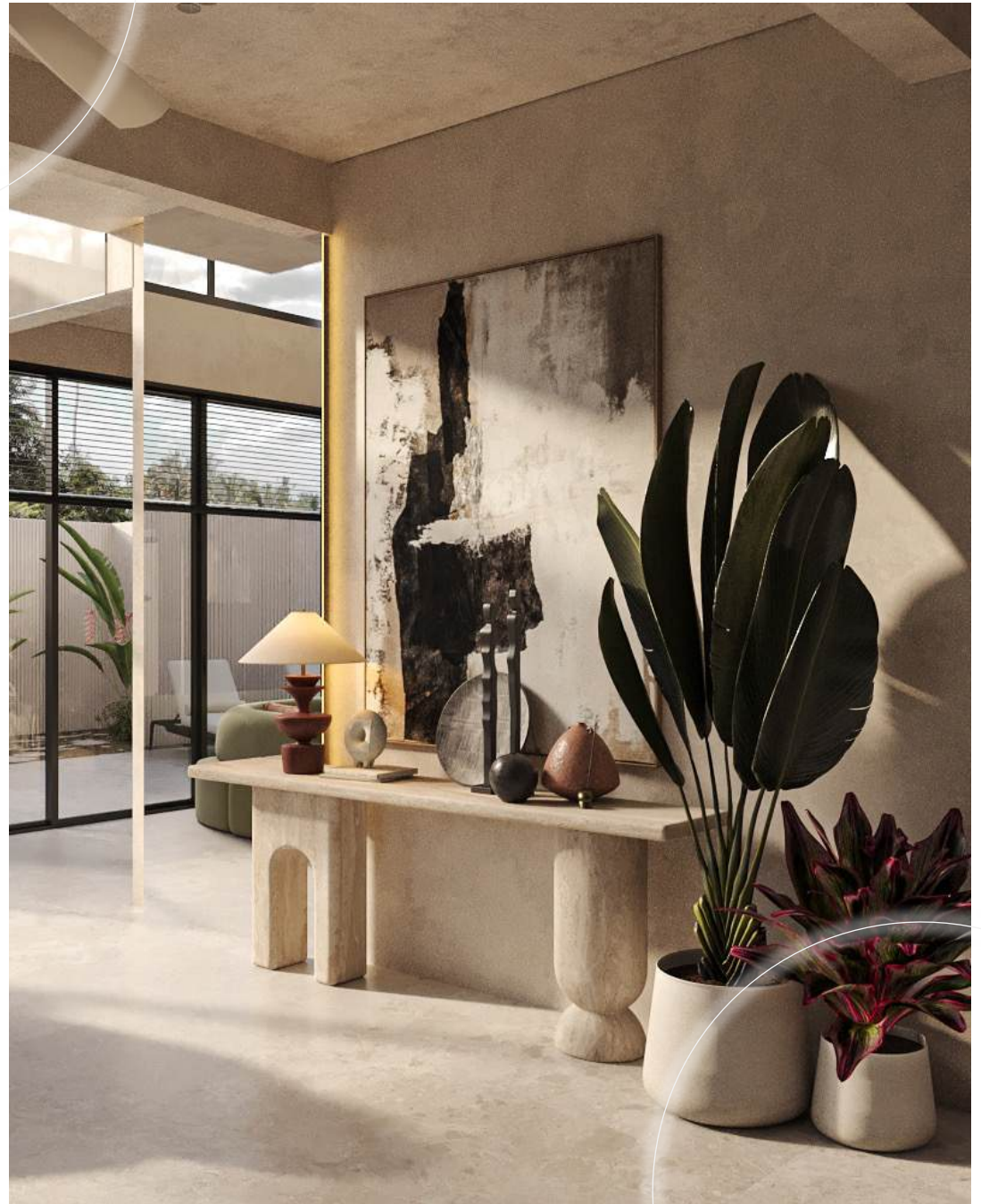
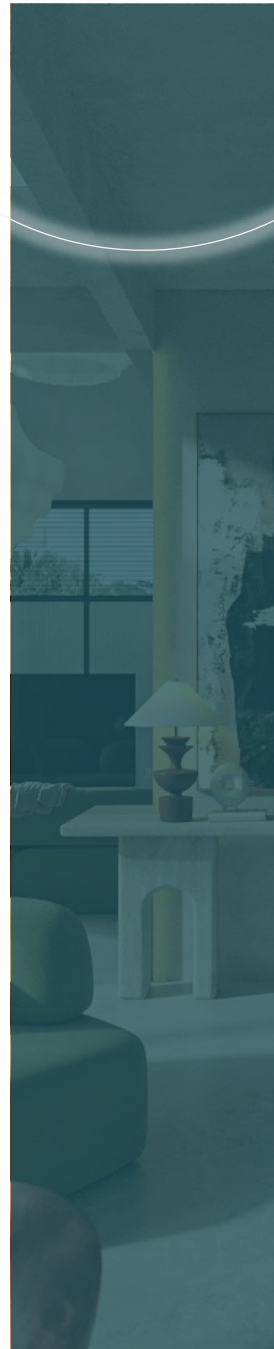
USD: 590 000/ 570 000
with rooftop/without rooftop



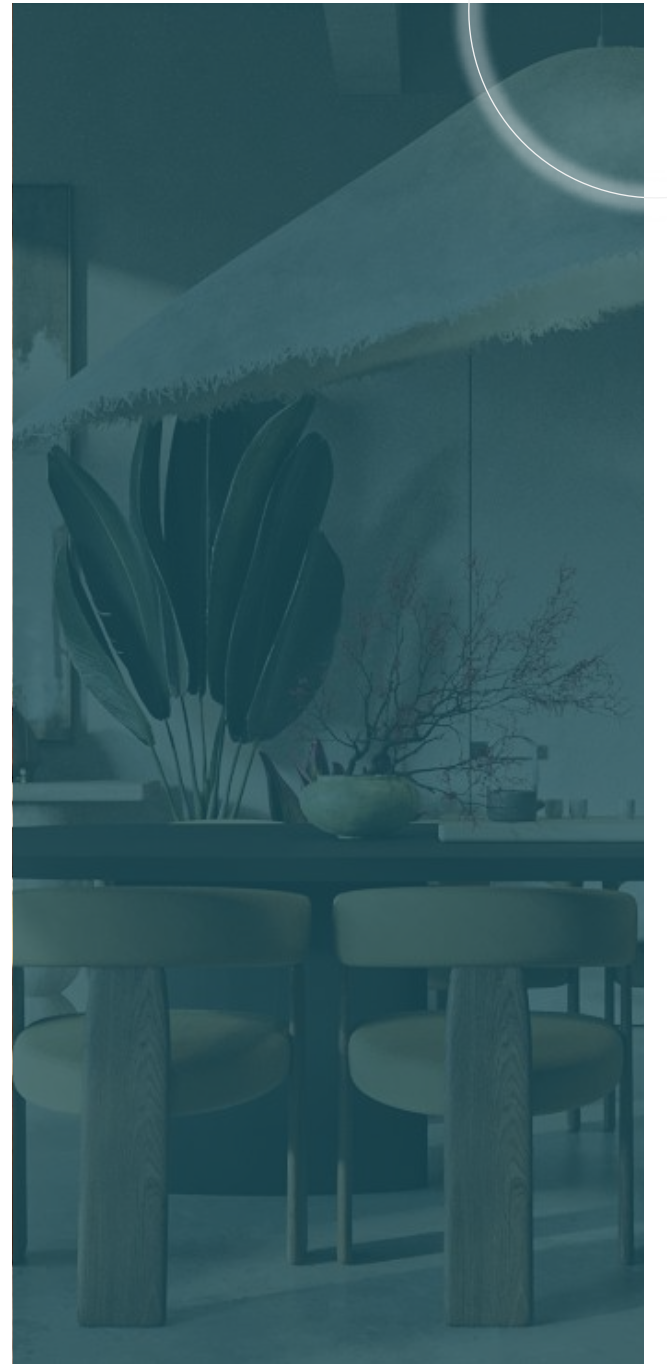
Installment price:
USD 619 000/ 599 000
with rooftop/without rooftop



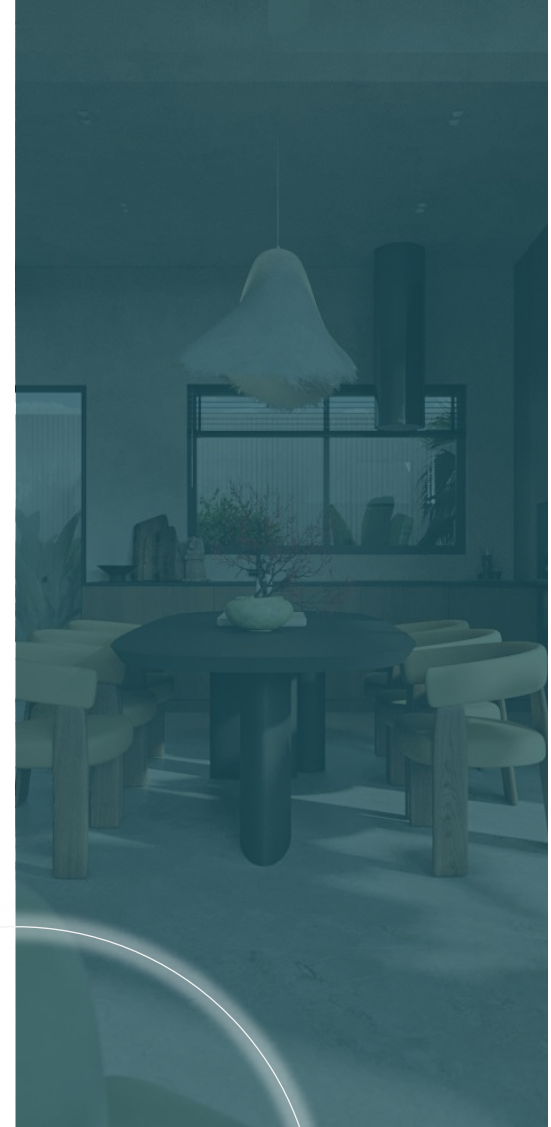




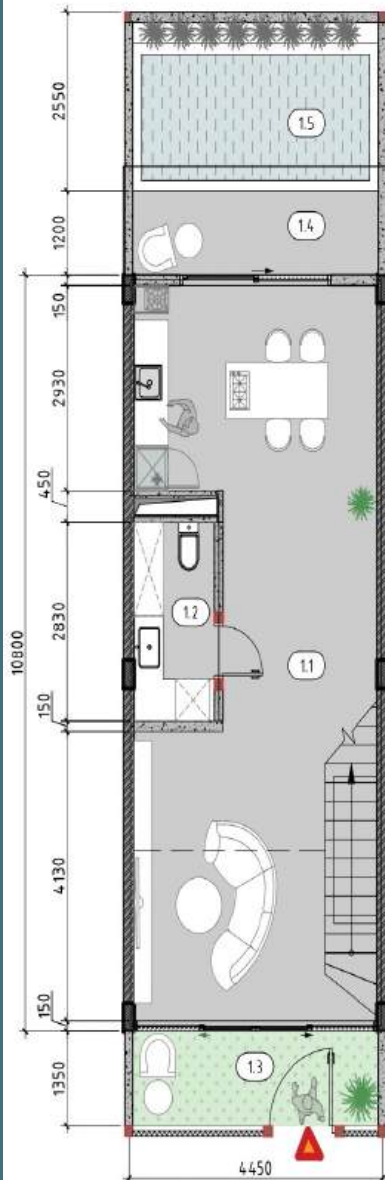




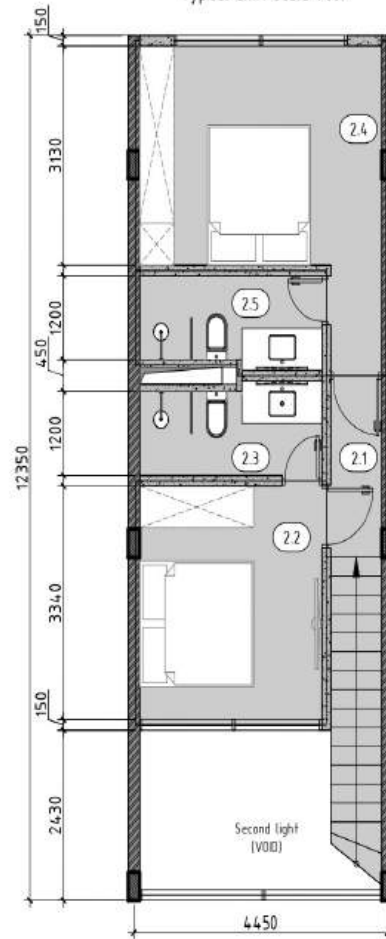
Townhouses ELYSIUM



First floor plan.
Typical unit. Scale 1:60.



Second floor plan.
Typical unit. Scale 1:60.



Explication of typical unit

Legenda	Name	Area, m ²
1.1	Living room	41,70
1.2	Bathroom	4,60
1.3	Garden	5,80
1.4	Terrace	5,10
1.5	Pool	7,20
2.1	Corridor and stairs	6,70
2.2	Bedroom 1	11,60
2.3	Bathroom 1	4,70
2.4	Bedroom 2	16,00
2.5	Bathroom 2	4,70
Total room area of 1 floor		46,30
Total room area of 2 floor		43,70
Total room area of 1&2 floors		90,00
Total of one unit (whith pool, garden, terrace)		108,10

Townhouse



Bedrooms 2



108 m²



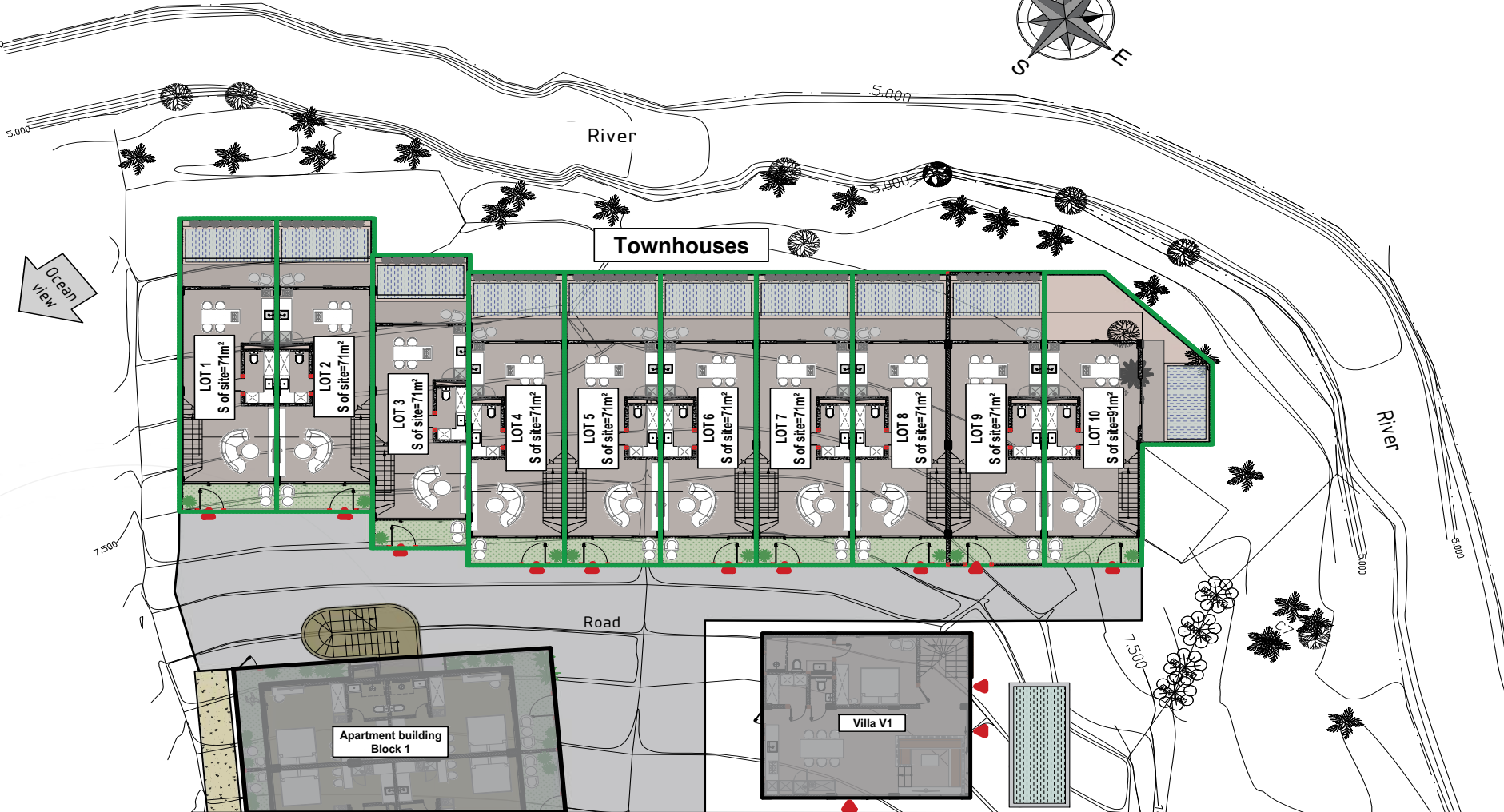
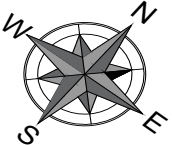
Full payment:
USD: 280 000

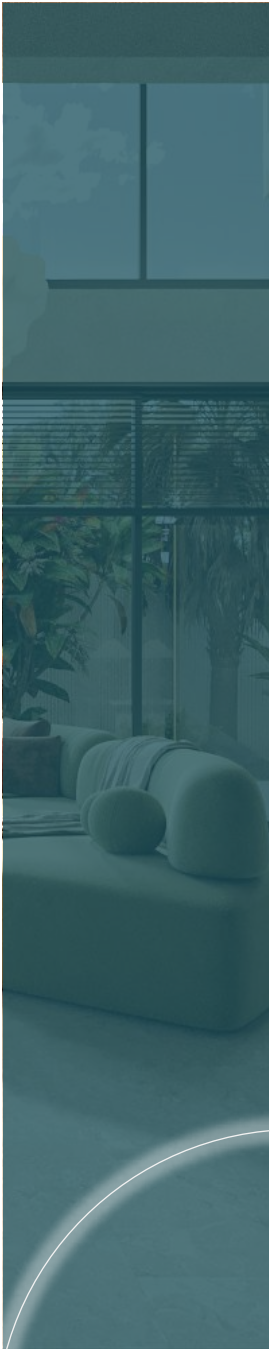


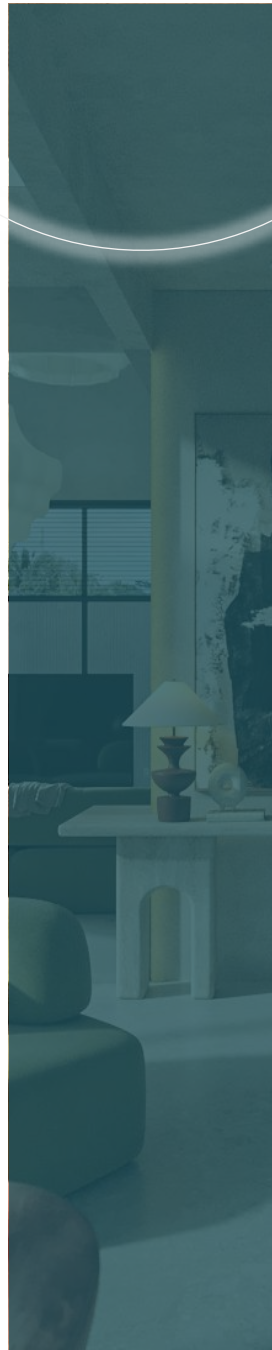
Instalment plan:
USD 295 000

Townhouses master plan

ELYSIUM. Masterplan.
Block R

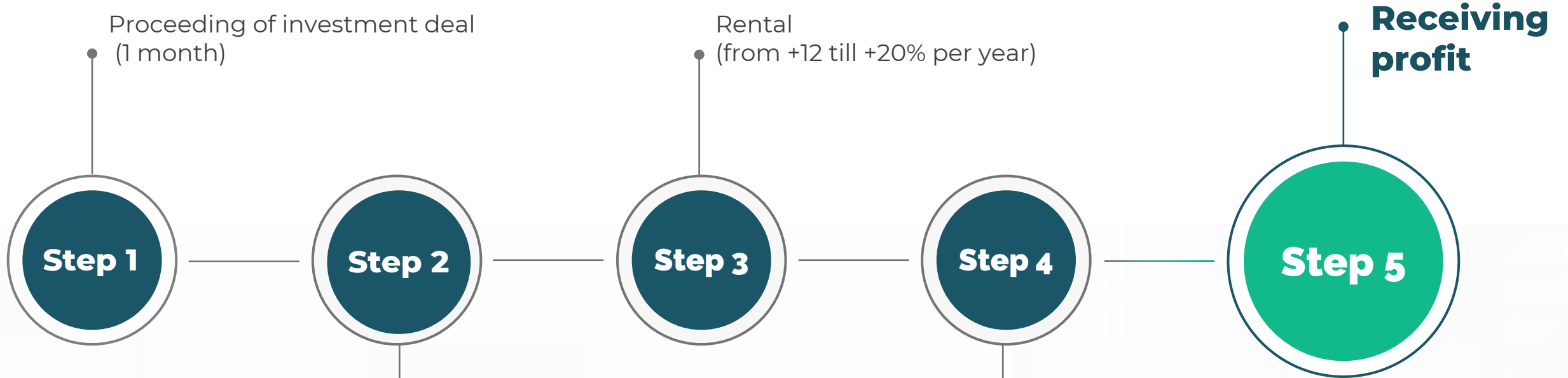








Investment plan



Payment steps

01

1500\$

booking

02

35%

first payment

03

0%

Installment plan for the whole period of building

Payment methods

\$

€

₹

₿

Managing company

What is included in the price:

- Preparing villa for rental market + doing a photo shoot
- Placement of rental offers on our platforms and platforms of our partners
- Organization of effective work of the whole complex
- Development of pricing and marketing promotion strategies
- Work with booking calendar
- Dealing with guests on bookings
- Organization of check in - check out process
- Hiring, training and control of employees
- Posting rental offers on social media, Facebook/Instagram



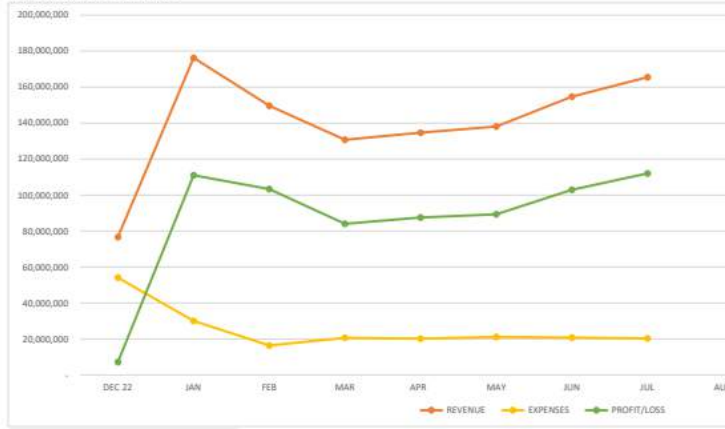
Reporting for owners

You always know how your investment works

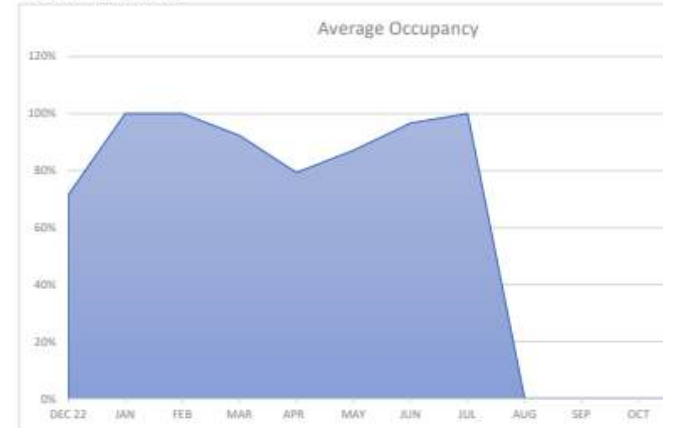
The management company provides a complete report on the flow of money for your property every month

SUMMARY

Property Performance



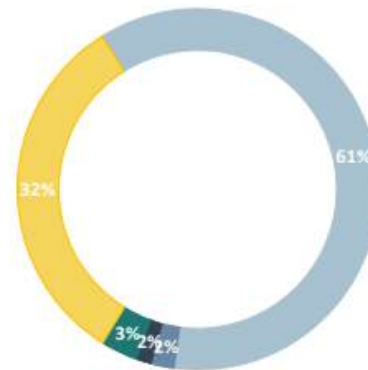
OCCUPANCY



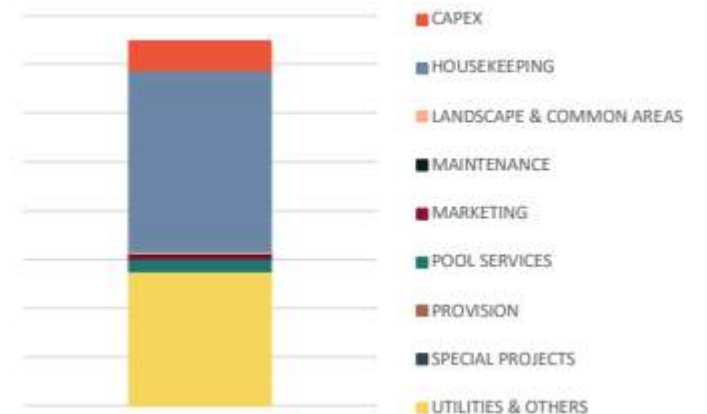
EXPENSE SUMMARY

Property Expenses

- HOUSEKEEPING
- LANDSCAPE & COMMON AREAS
- MAINTENANCE
- POOL SERVICES
- UTILITIES & OTHERS



Property Expenses YTD



Our objects on the map



Our team



Contacts



Choose a convenient communication option :



[WA. Link/m76xri :
+62 853-3373-5583](https://wa.me/6285333735583)



[Breig-property.com](https://www.breig-property.com)



[Instagram.com/breig_property](https://www.instagram.com/breig_property)



[Office on google maps](#)



sales@breig-property.com