



M4VA ^{'24} RESIDENCES

By. PT VANYA ASSET MANAGEMENT (BALI)

TAX NO: 39.278.825.3-903.000

**PT VANVA
ASSET
MANAGEMENT**

Date
03/14/24



TOPICS

01

Introduction



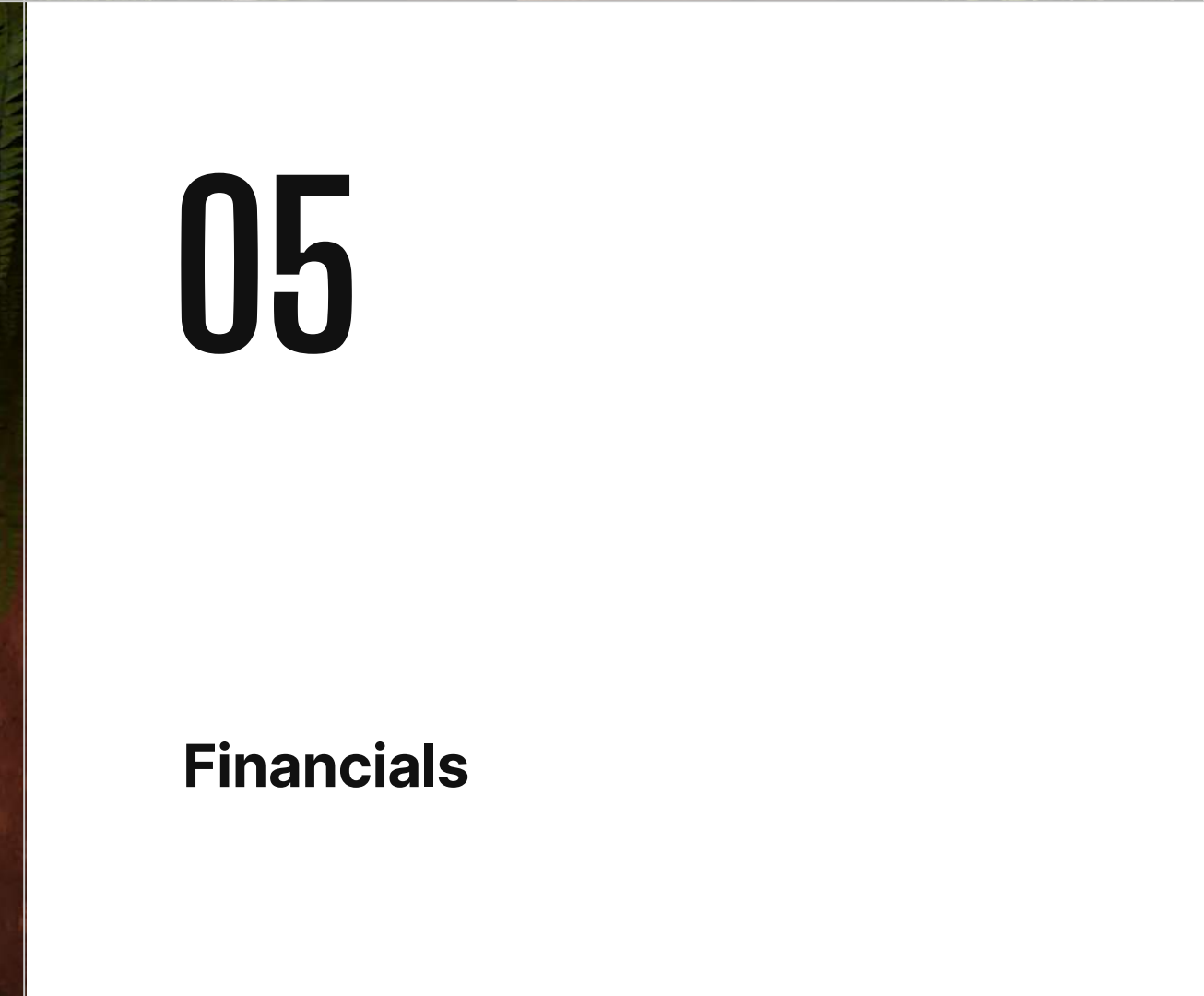
02

Property Details



04

Investment Highlights



05

Financials

03

Property 3D Renders

INTRODUCTION

M4YA Residences, Seminyak:

Experience unparalleled luxury at the heart of Seminyak. Introducing **the M4YA Residences**, our distinguished condotel boasting a total of 36 meticulously designed bedrooms. Nestled in a prime location, this opulent property is a mere 5 minutes away from the pristine sands of Seminyak beach, inviting you to bask in the sun and surf.

For those who thrive in the night, the vibrant nightlife and acclaimed dining venues of Seminyak are just 3 minutes away, ensuring endless entertainment and culinary delights. Our commitment to excellence is evident in our collaboration with industry giants. Partnering with **Sino-Bay Holding**, one of China's most esteemed construction companies, and **Fusion Design Singapore**, a frontrunner in 3D material supply in Asia, we've sculpted a masterpiece. **The M4YA Residences** stands as a testament to quality, sophistication, and class.

For the discerning buyer seeking a harmonious blend of elegance, convenience, and unmatched quality, **the M4YA Residences** is not just a home, but a **Statement**.

INTRODUCTION

PT Vanya Management:

Our business, **PT Vanya Asset Management**, aims to become the fastest growing property developer in Bali by delivering high-quality, innovative, and sustainable properties. We will achieve this through strategic market positioning, strong customer relationships, and efficient operations.

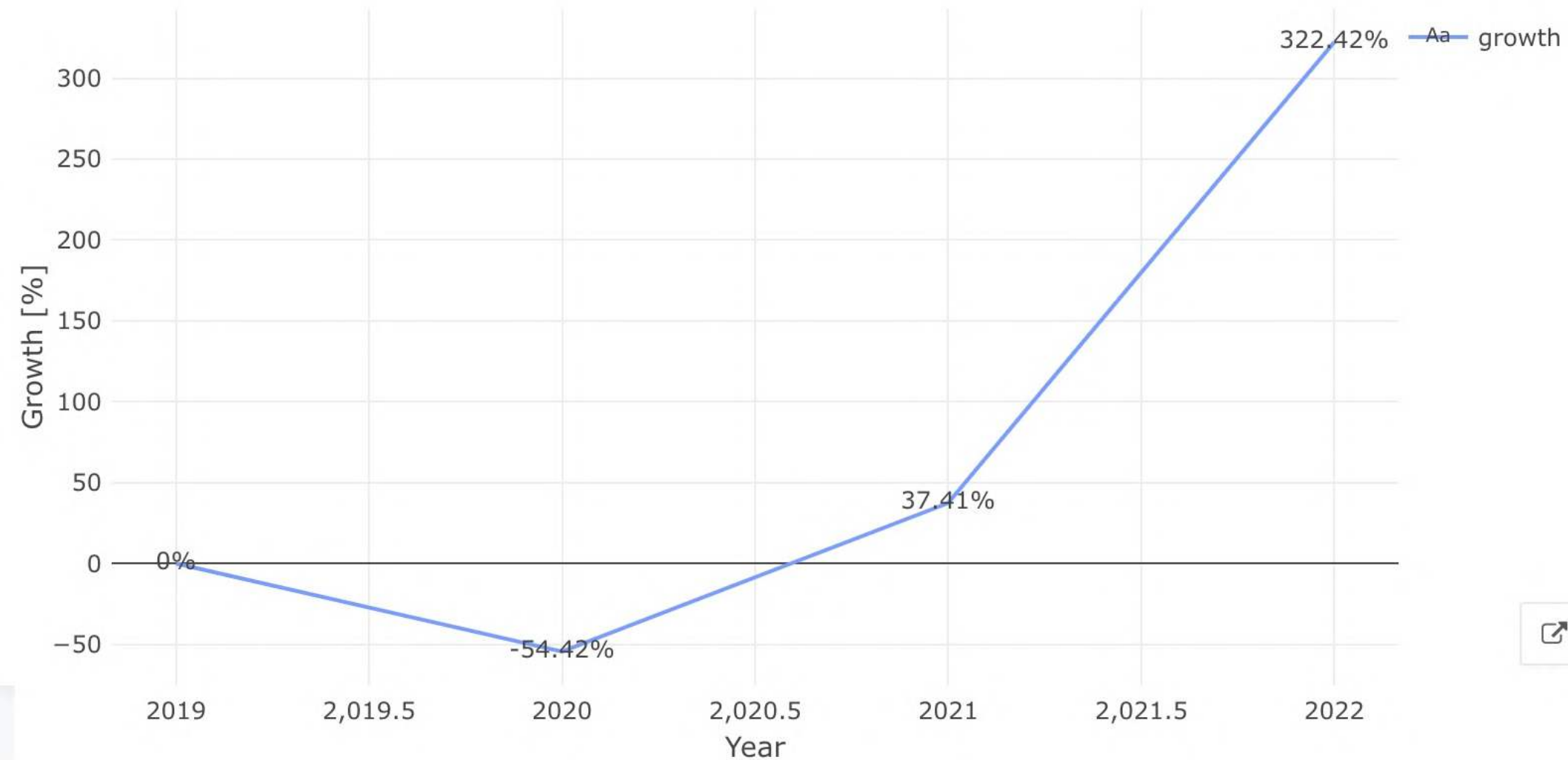
We specialising in property development projects in Bali, Indonesia. Our team consists of experienced professionals in real estate, architecture, construction, and marketing, who bring a wealth of knowledge and expertise to the table. Our primary focus is on developing residential properties, including villas, condos, and apartments, that cater to both local and international buyers.

Our vision is to become the leading property developer in Bali, recognized for our commitment to excellence, innovation, and sustainability. We strive to contribute to the growth and development of Bali's real estate market while maintaining the cultural integrity of the island.

INTRODUCTION

Yearly Growth – Yearly Revenue Year on Year Growth

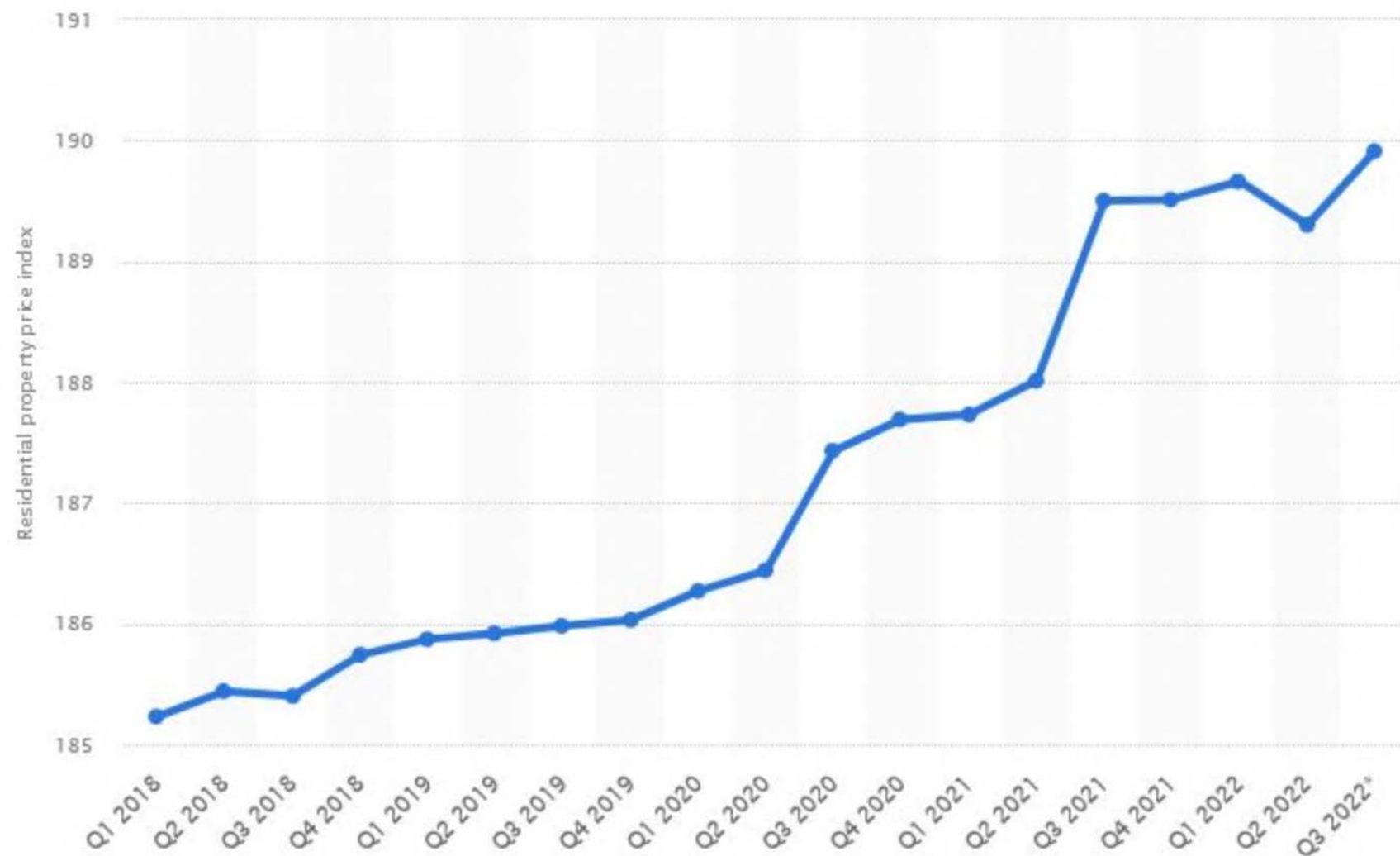
Area Name: Canggu
Property Name: All
year_start: 2019
year_end: 2022



As you can see in the graph based on our own properties data, just in the last 3 years alone have seen significant change on the rental property market here in Bali. With declining rental revenues during the pandemic to an exponential growth following it much has changed in Bali property market.

INTRODUCTION

Residential property price index in Bali



Residential Property Price Indices (RPPi), also called House Price Indices (HPIs), are index numbers measuring the rate at which the prices of residential properties (flats, detached houses, terraced houses, etc.) purchased by households are changing over time.

As of 2022, Bali property market has seen a tremendous growth, with many investors seeing the potential of the island's property market. However, concerns about overdevelopment and a lack of infrastructure to support the growing number of tourists still persist. The island's property market is also affected by the global economic situation, and it's expected that the market will continue to be affected by the pandemic in the short term. Nevertheless, the long-term outlook for Bali's property market remains positive, driven by the island's popularity as a tourist destination and the increasing number of foreign investors looking to purchase properties on the island.

**JL. LB. SARI, SEMINYAK, KEC. KUTA,
KABUPATEN BADUNG, BALI**

PROPERTY DETAILS



M4YA RESIDENCES

bal land

LAND SIZE: 3191 M2
25 YEARS + 25 YEARS

EXTERIOR









203 204
205 206





















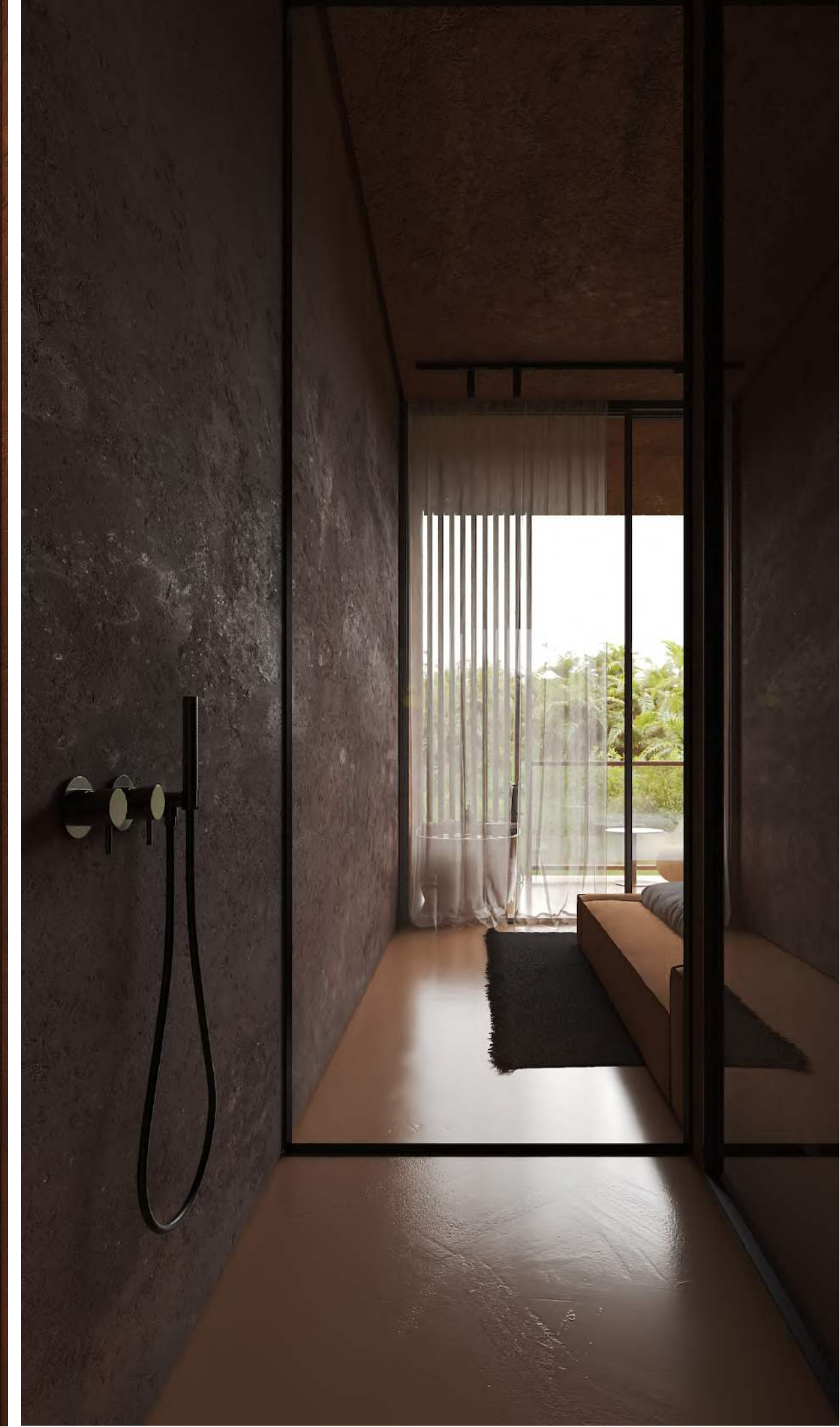


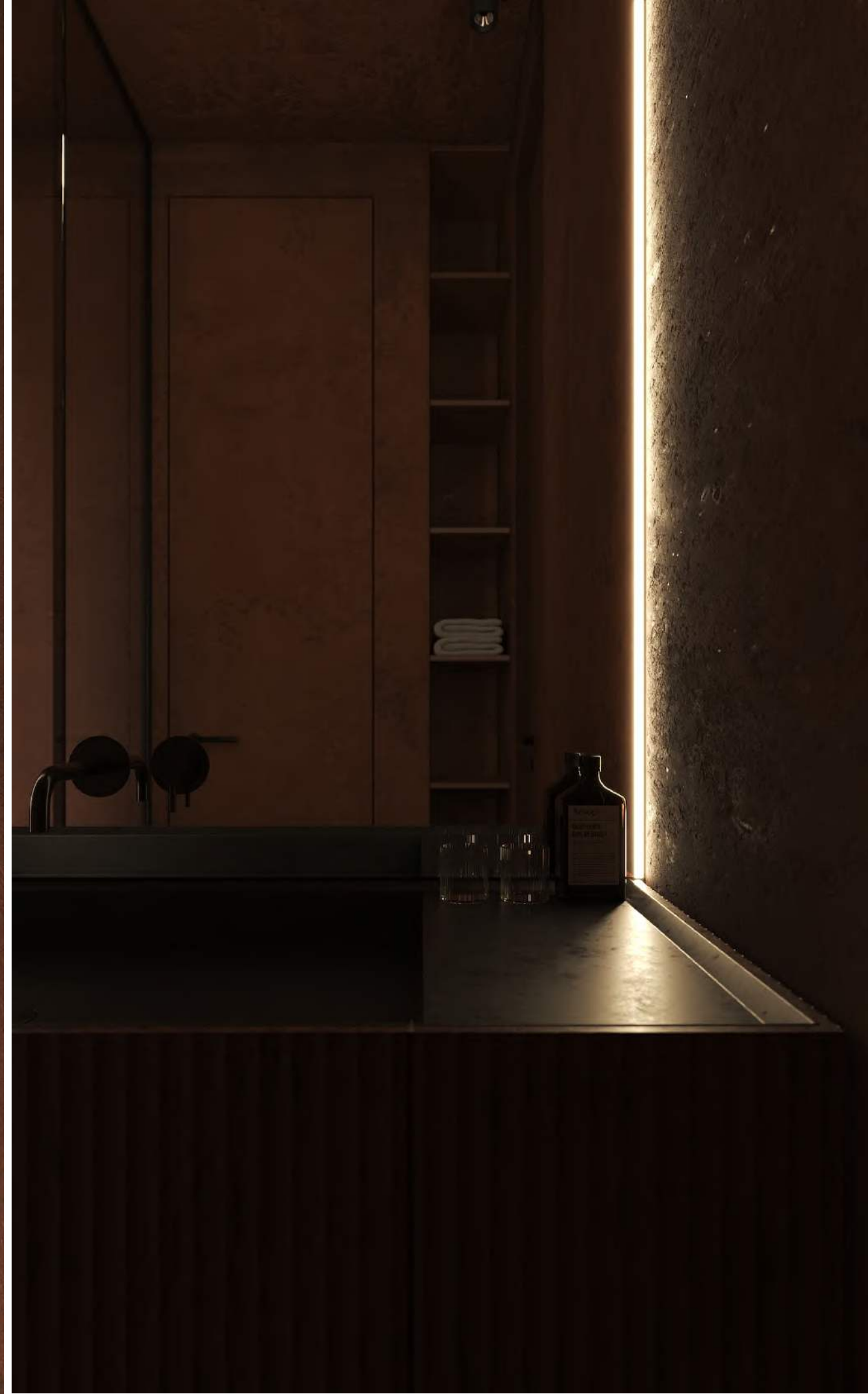
(S) ROOM

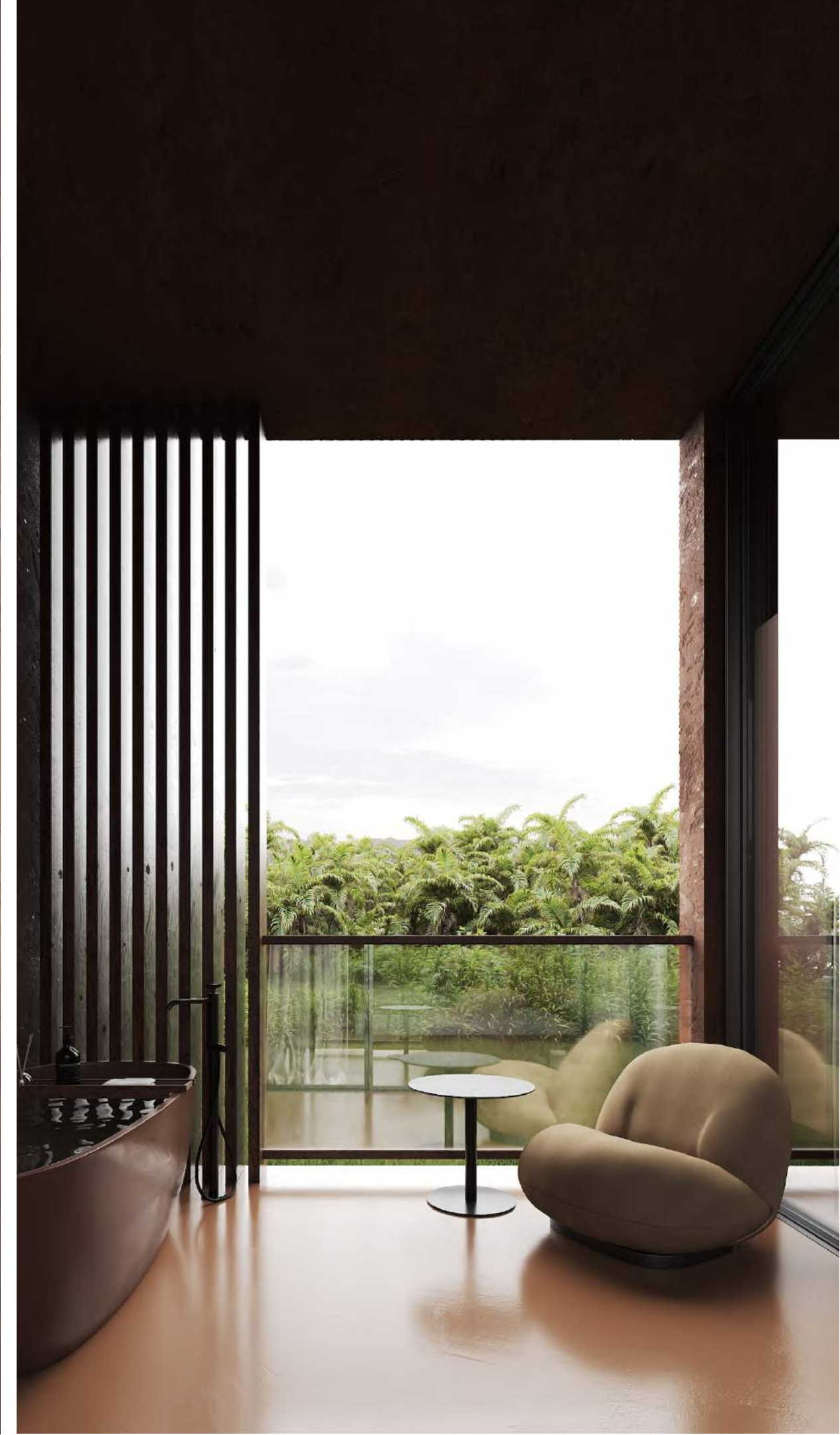
**24 ONE-BEDROOM
57.6 SQM**

\$150,000

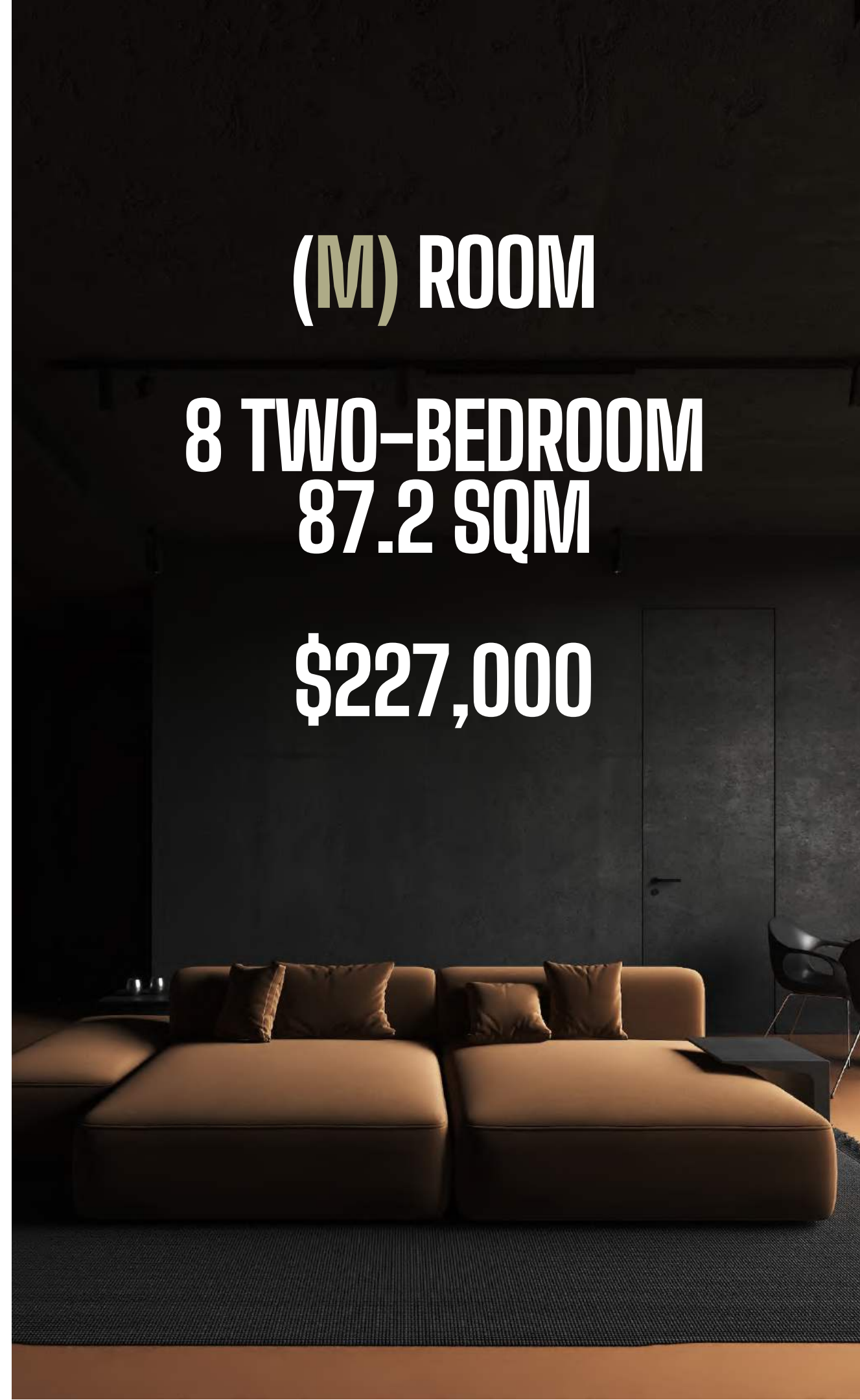




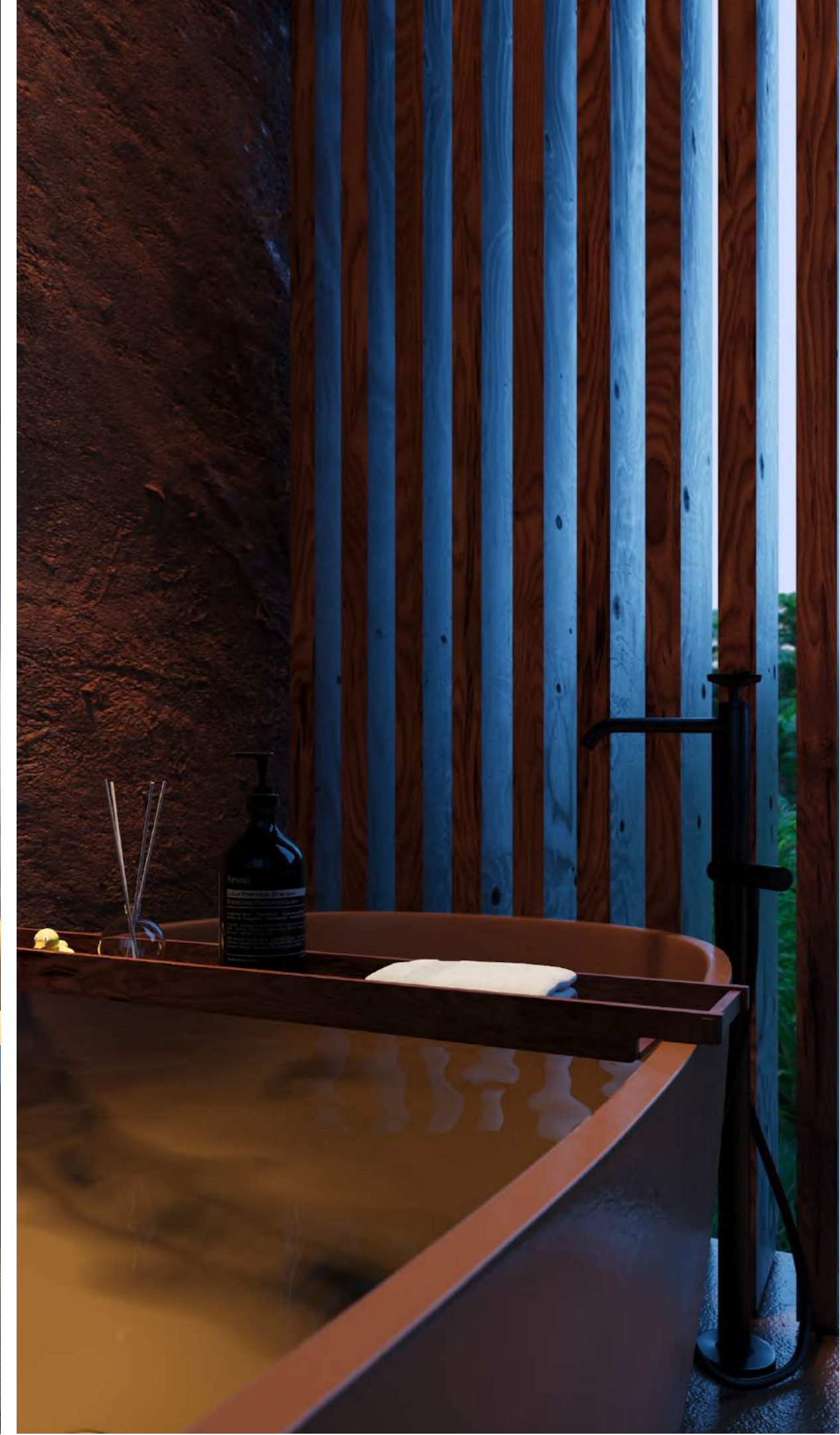
















(L) ROOM

**2 THREE-BEDROOM
177.1 SQM**

\$460,000





(XL) ROOM

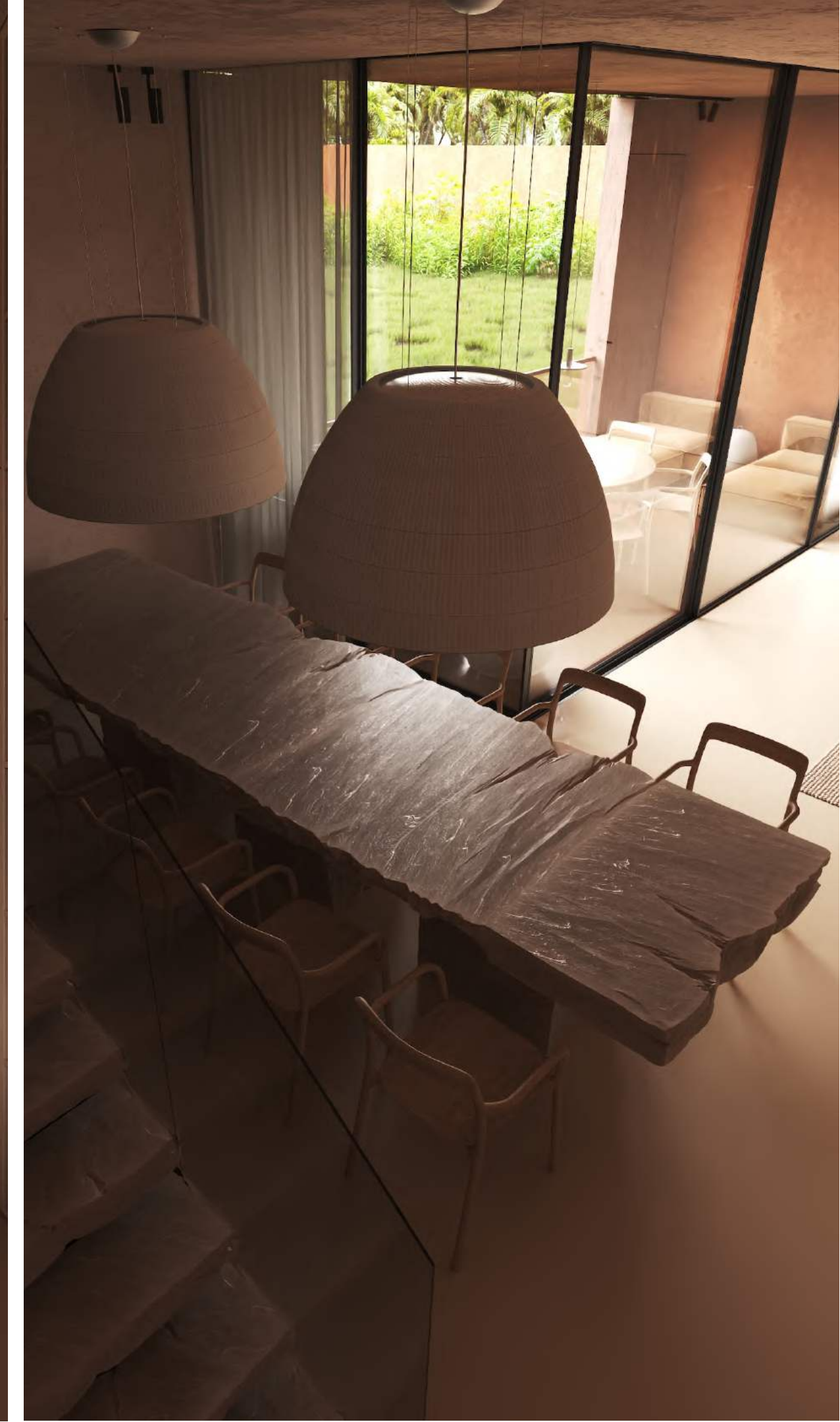
**2 FOUR-BEDROOM
269.2 SQM**

\$699,000

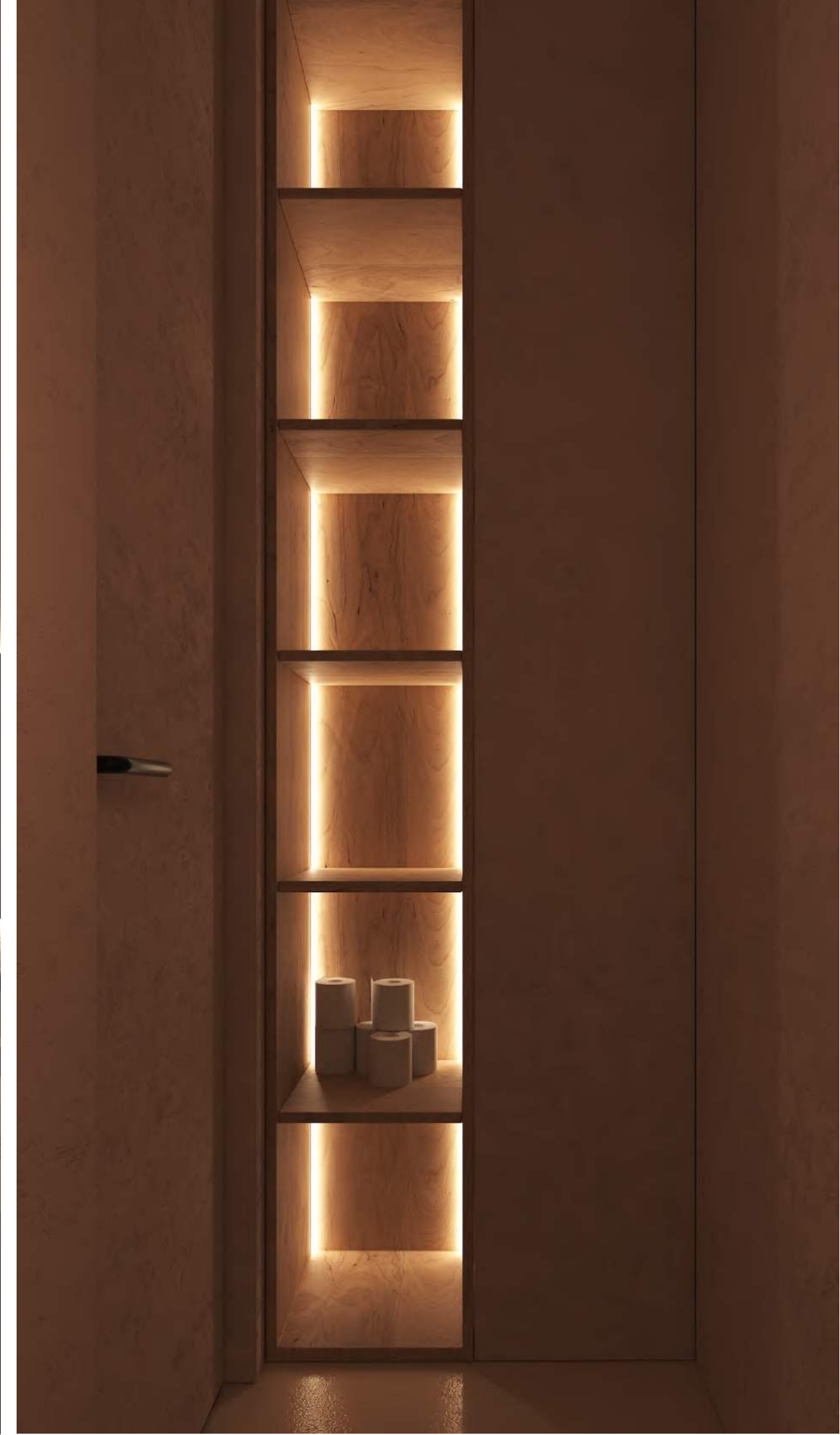
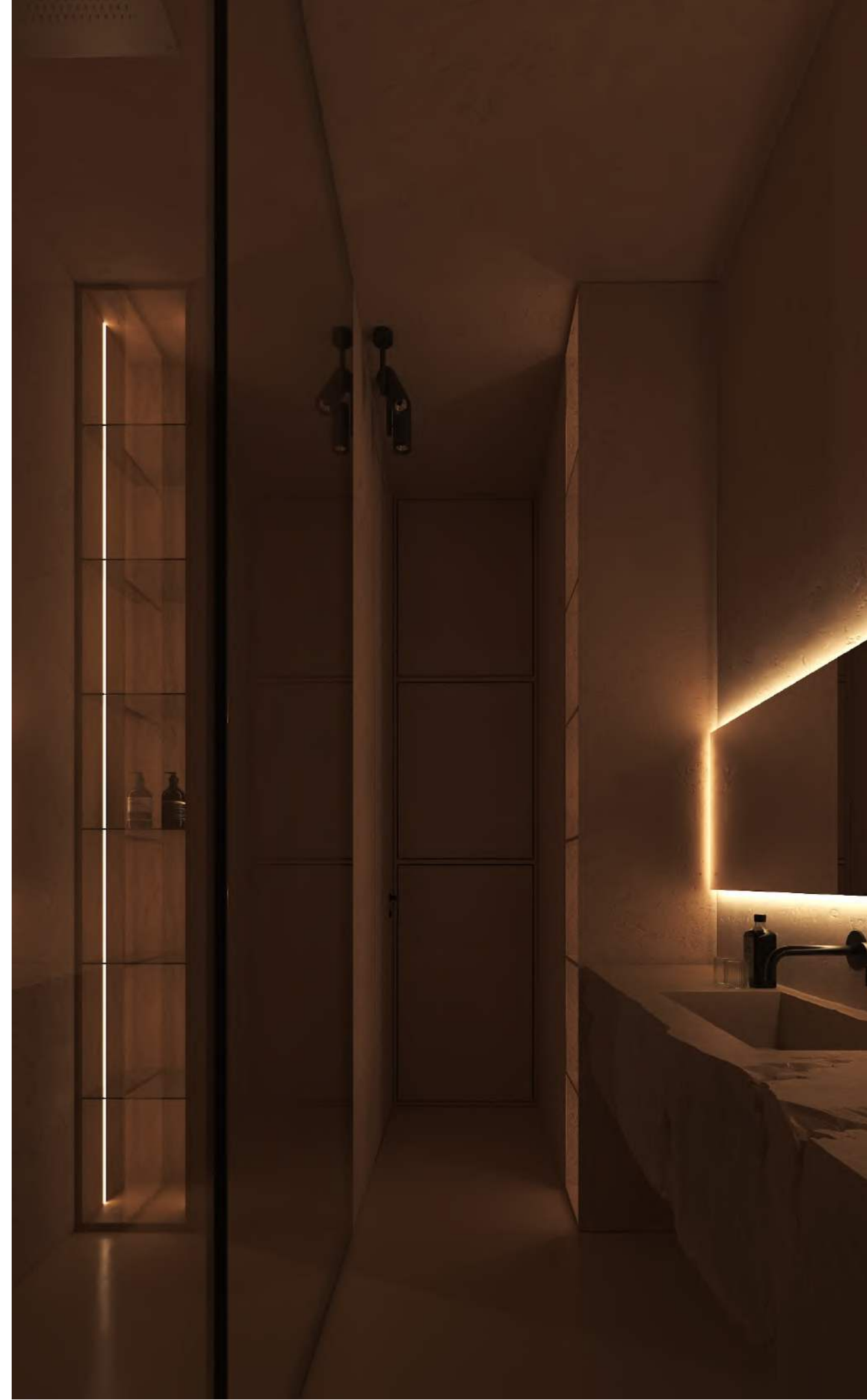


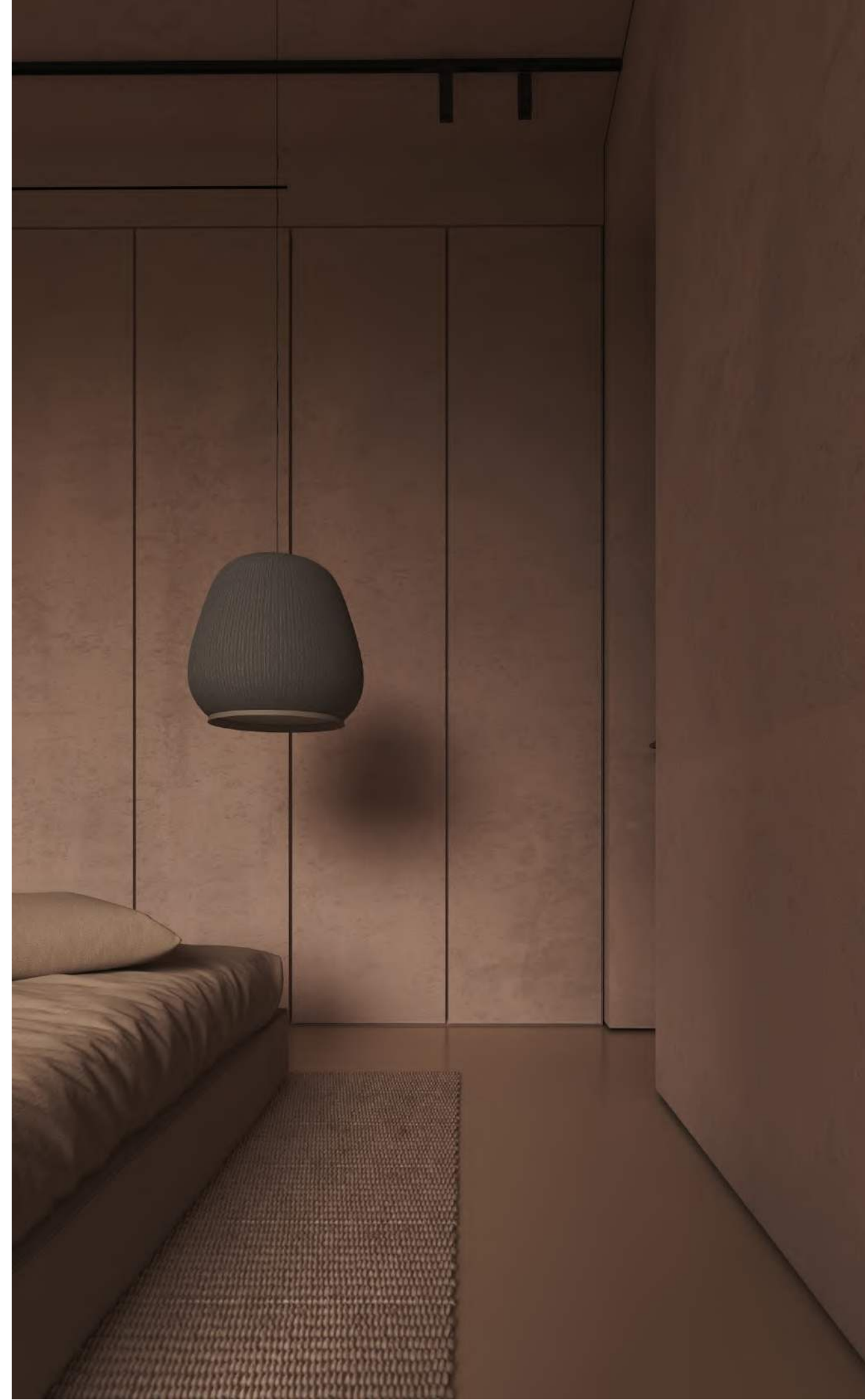




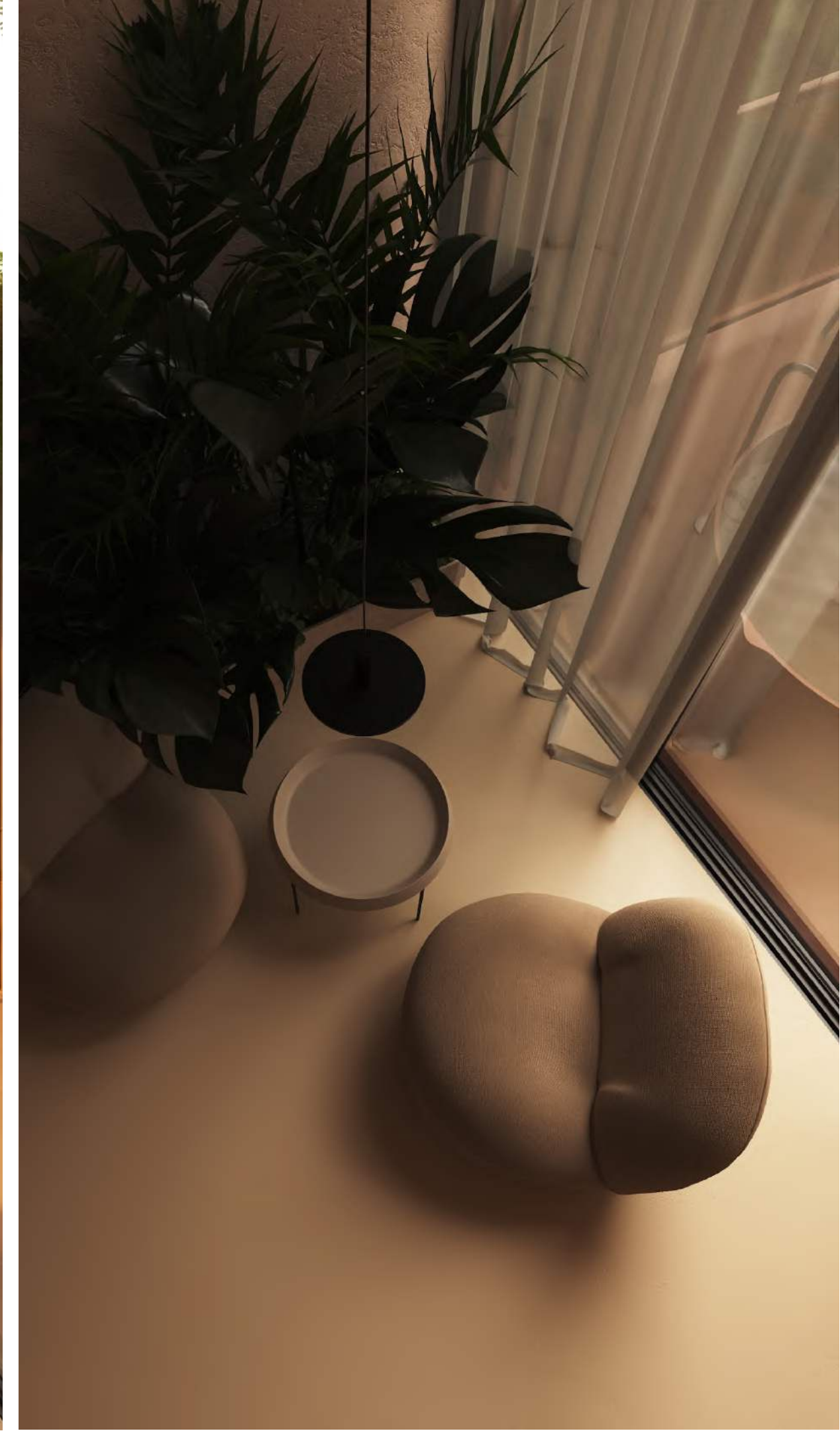


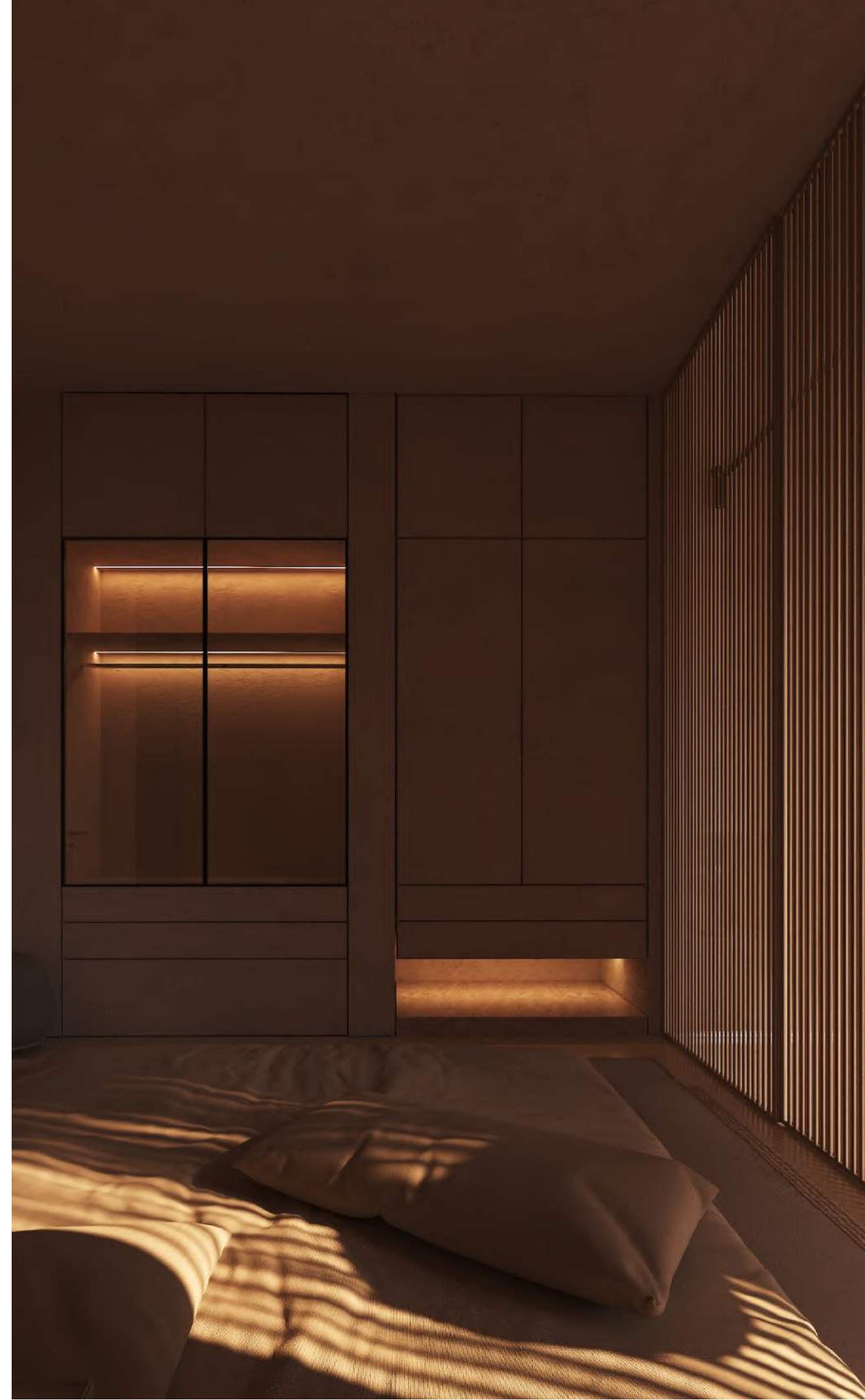


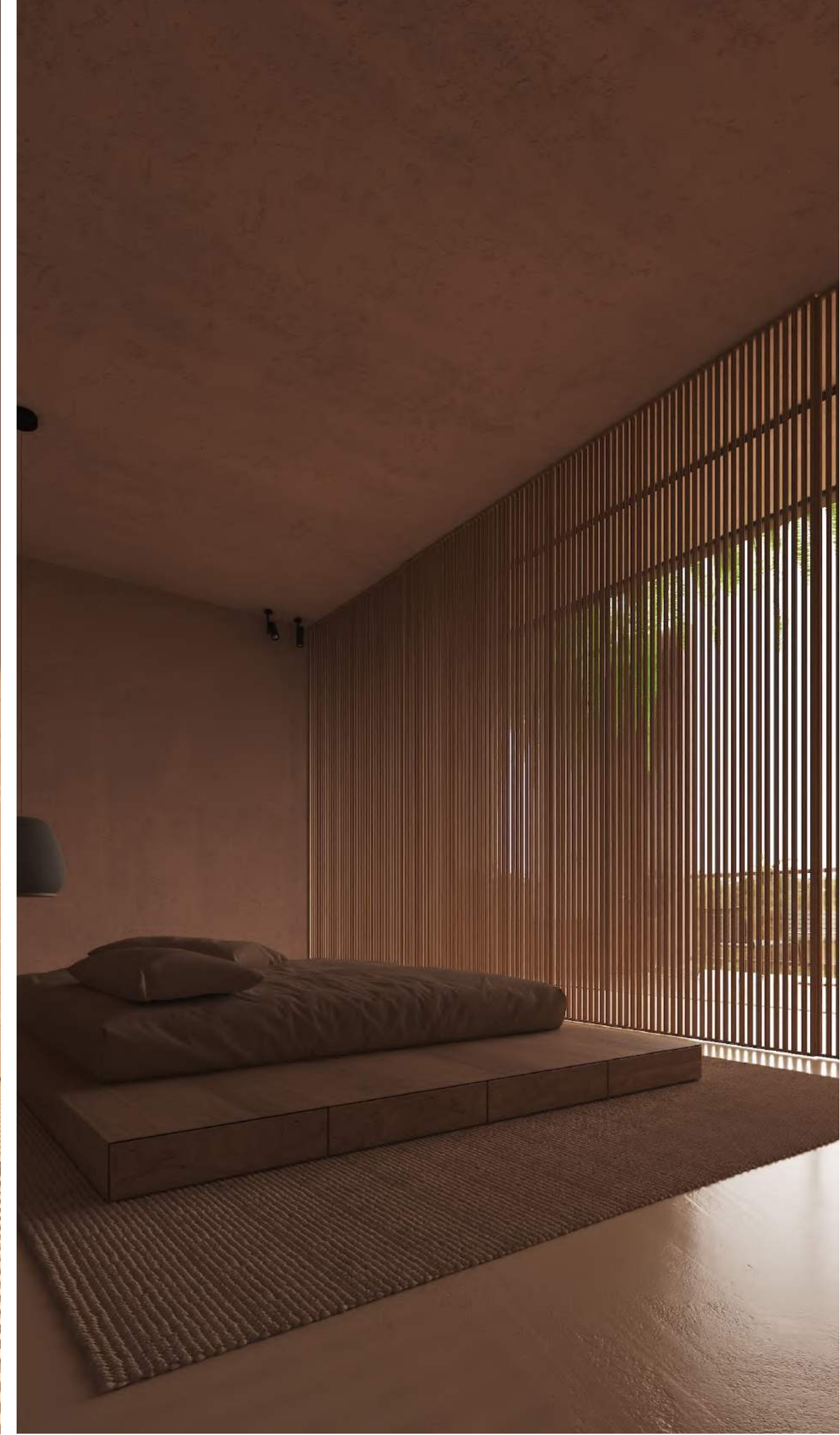


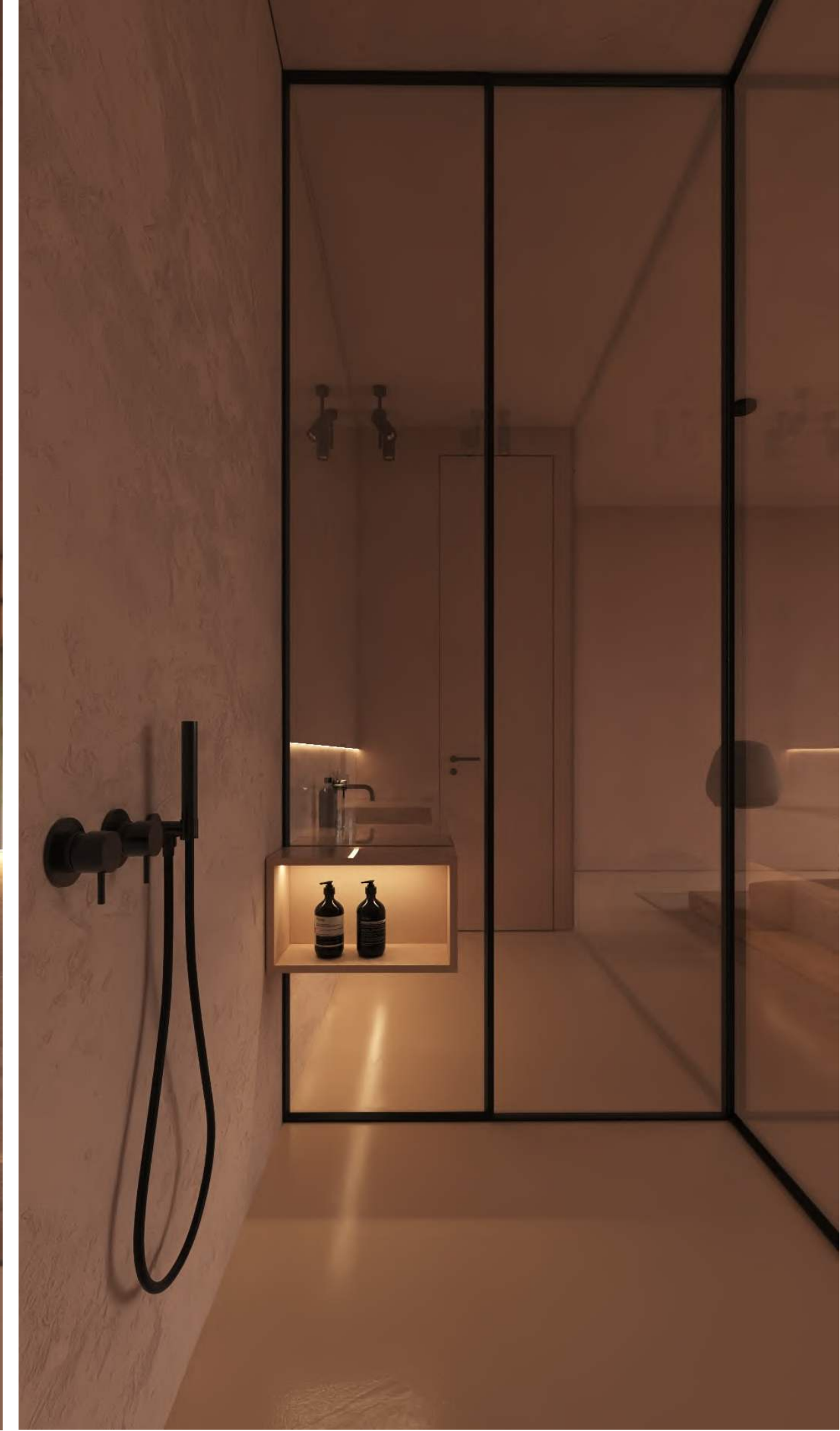






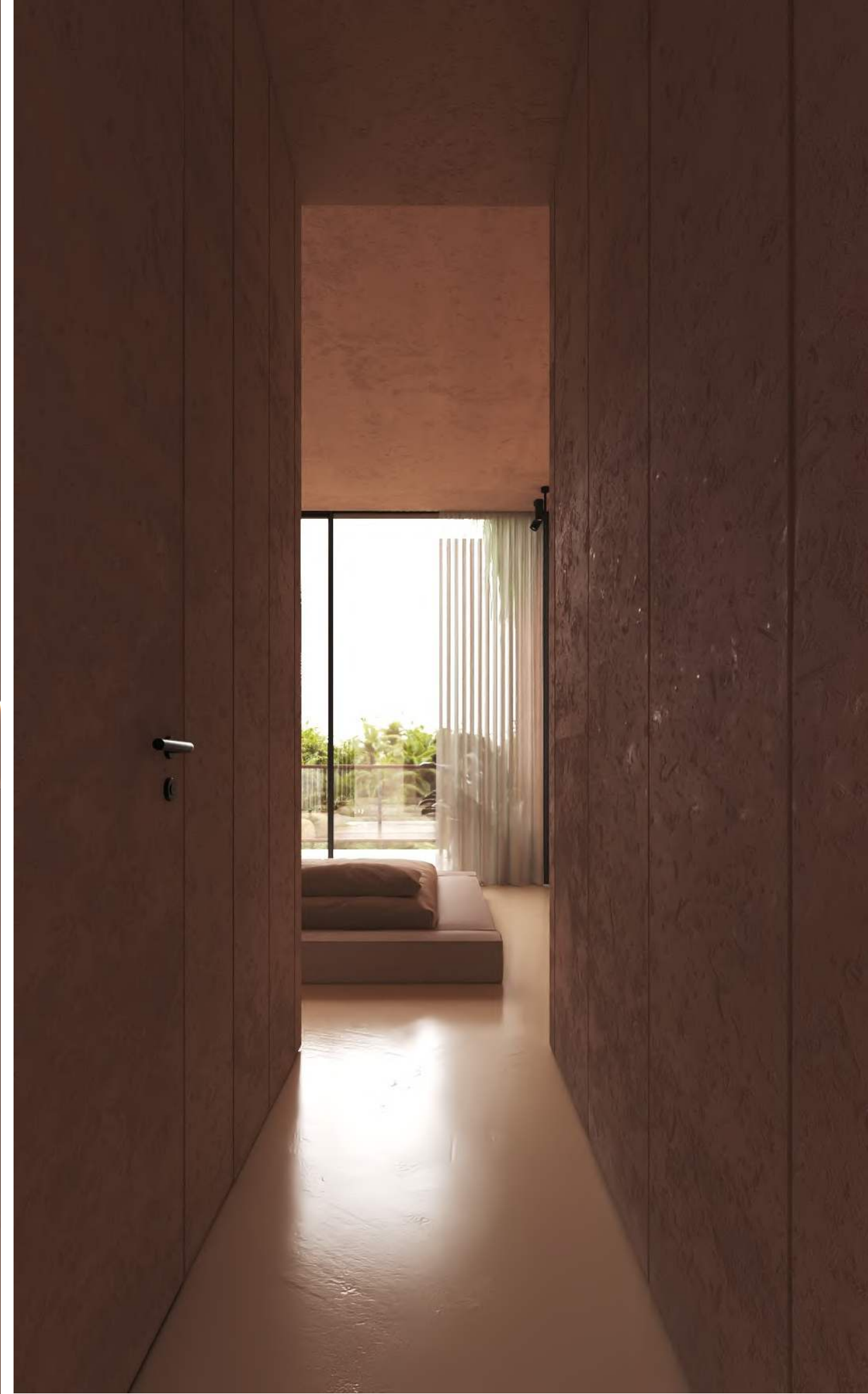


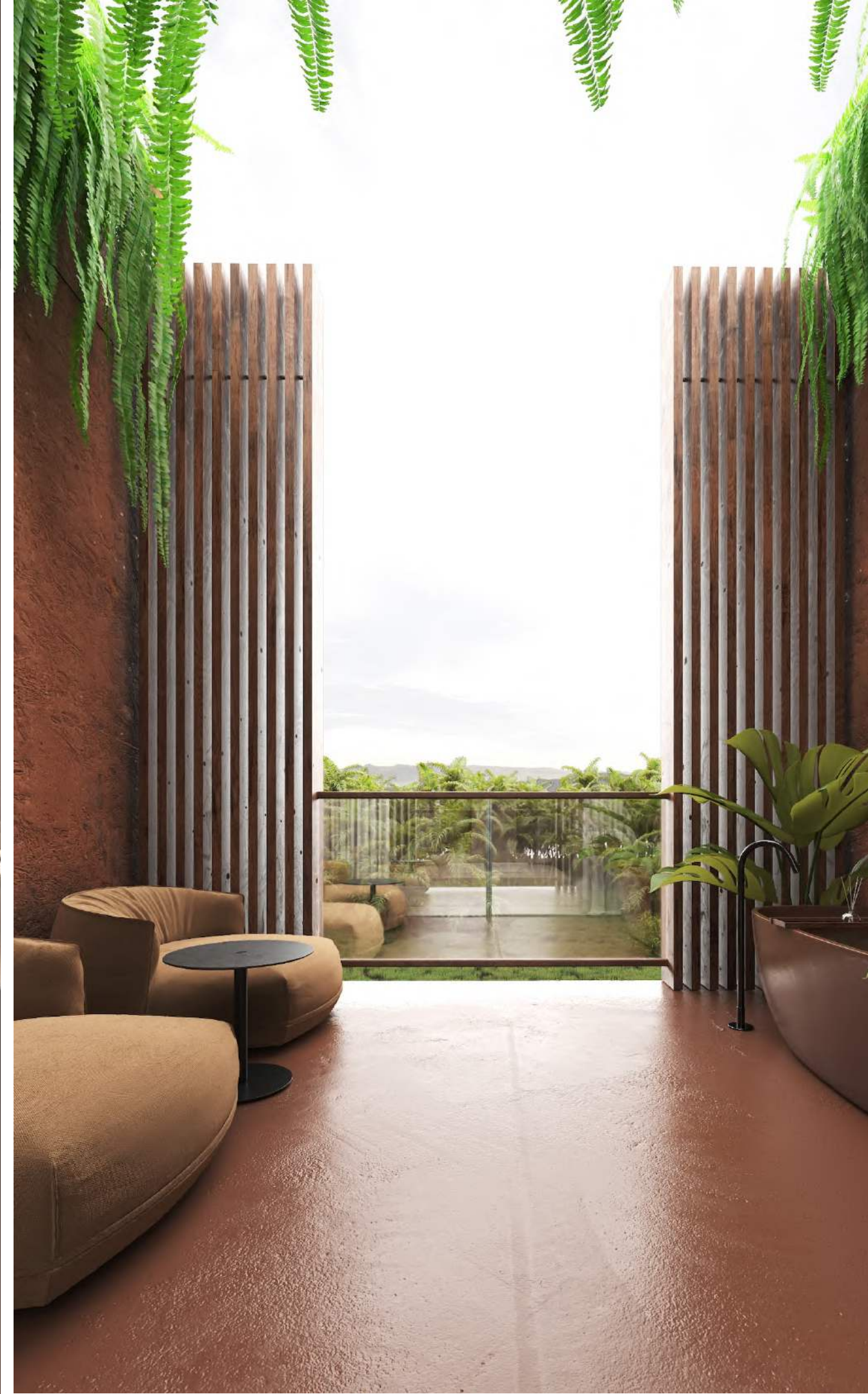












SALES PROCESS

Clients can seamlessly sign contracts and process payments from any location worldwide. We accommodate a diverse range of payment methods, emphasizing Cryptocurrency among our accepted options.

1 Initiation:

To ensure a successful booking, please follow these steps:

1. We will send you a booking fee form that requires your completion and signature.
2. Once you have filled out the form, please send it back to us.
3. Additionally, we kindly request that you attach a copy of your ID and passport to the email.
4. Please send the completed form and the document copies to hi@vanyaasset.com.

2 Booking Fee:

Once the payment of **\$2000 USD** for the reservation has been successfully made, we will promptly issue a receipt and send it to you.

Subsequently, we will forward the 'MOU' documents to your email address. It is required that you download, print, and sign the aforementioned documents, and subsequently send the signed copies back to us in physical form.

3 Notarisation:

The document will undergo notarization at a Independent legal establishment.

Both the Memorandum of Understanding (MOU) and the management agreement will be formally notarized under the authority of **I GUSTI AYU AGUNG PUTRI INDRAYANTI, SH. M.KN.**



24"

THE END

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General Manager