

# SOHO SURFSIDE

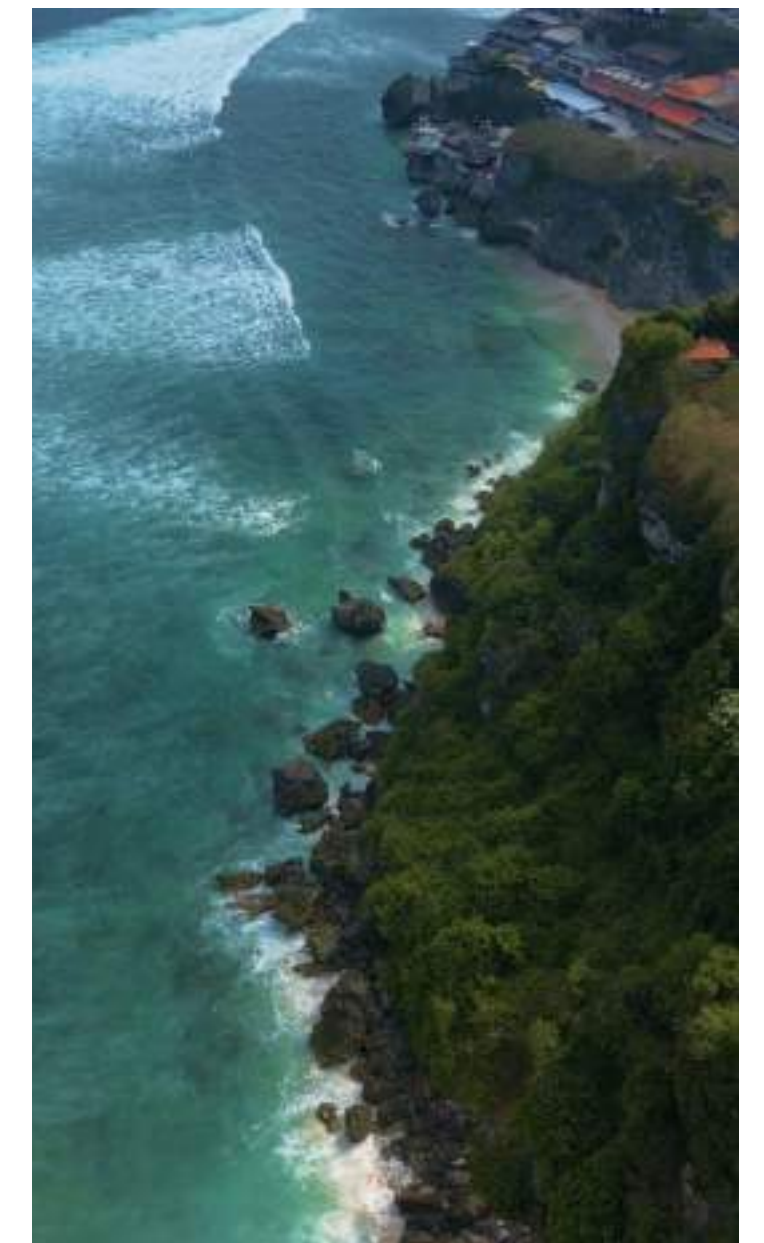
**LUXURY SURF VILLAS WITH PRIVATE ACCESS TO THE ULUWATU SPOT**





# 250 METERS TO YOUR VILLA

All photos in this presentation are taken in the immediate vicinity of SOHO SURFSIDE. This way you can get a full impression of the project and location, knowing exactly what you will see near your villa.







# SOHO SURFSIDE

This is a property next to the legendary surfing spot – Uluwatu, the most famous wave in Indonesia. This is the place where professional surfers strive for the most impressive videos and the most beautiful sunsets.

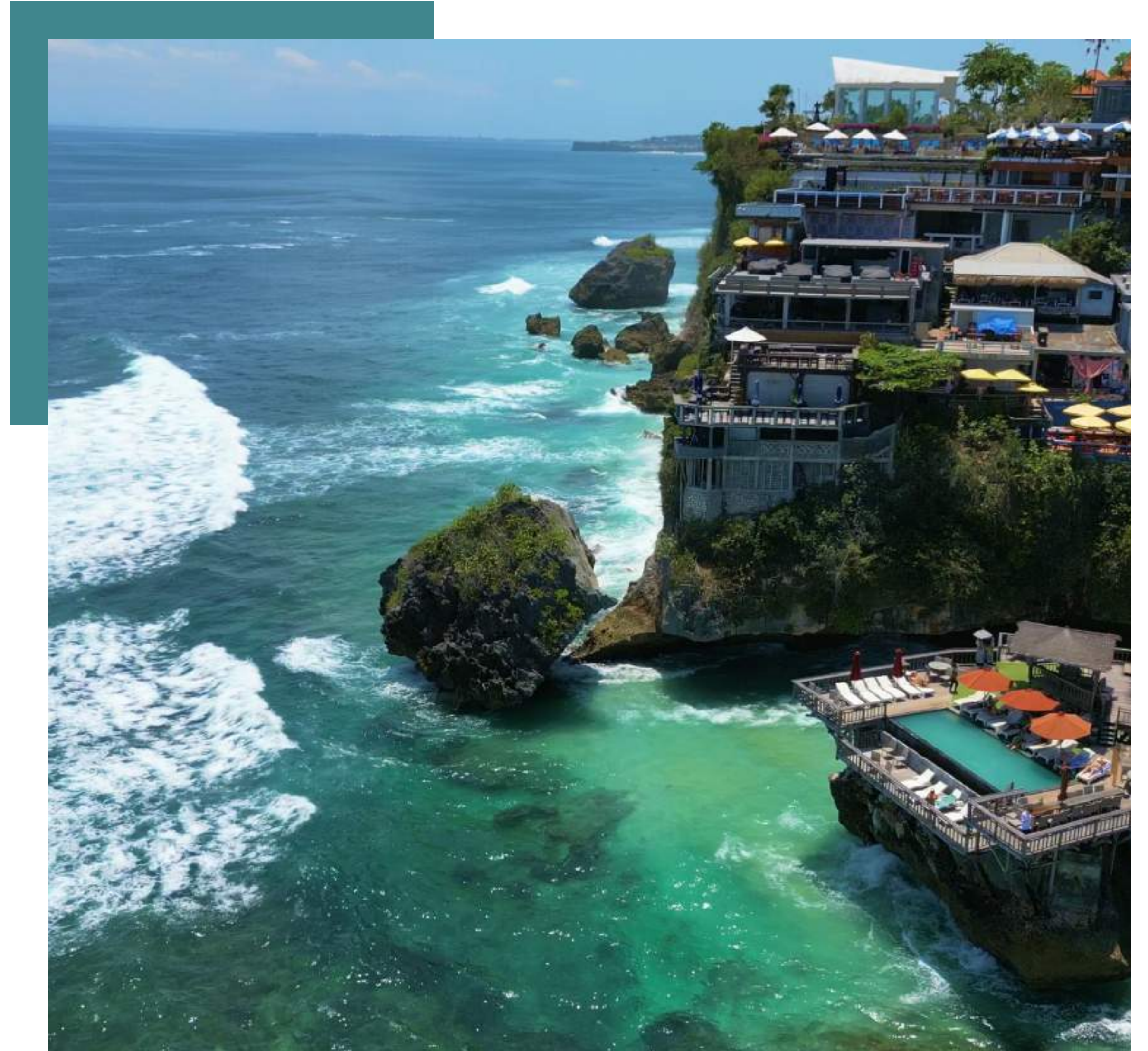
The project is designed specifically for surfers who own or rent villas with private access to Blue Point and Suluban beaches. From small apartments, townhouses and villas – only 250 meters to restaurants on the rocks with impressive views of the sunset ocean and the best peaks of the Uluwatu spot.



# BALI IS THE BEST PLACE FOR SURFERS

Today, Bali is a world-renowned resort that attracts with spiritual practices, incredible scenery, warm azure ocean and rich cultural traditions. But it all started with surfing.

In 1971, when the surf movie Earth Morning came out, the world discovered Bali with its year-round powerful swells and abundance of spots for beginners and professional surfers alike. The infrastructure built around surfing generates brings Bali more than \$580 million - approx. 10% of all island income from tourism. Epic rocky beaches with restaurants on the cliffs and powerful waves attract tens of thousands of surfers every month, and demand for real estate near the best spots is only growing.







# SULUBAN BEACH

Bali's best beach for professional surfers, Suluban, is just 250 meters from SOHO SURFSIDE. A rock staircase leading to an atmospheric grotto sets you up to enjoy the beauty and freedom of the beach.

This is a large spot for experienced athletes with a regular shaped wave and several peaks. On the picturesque cliff above the beach there are many cafes and restaurants. Tourists from all over the island come here daily to watch the island's most beautiful sunset over the ocean.





# SULUBAN BEACH

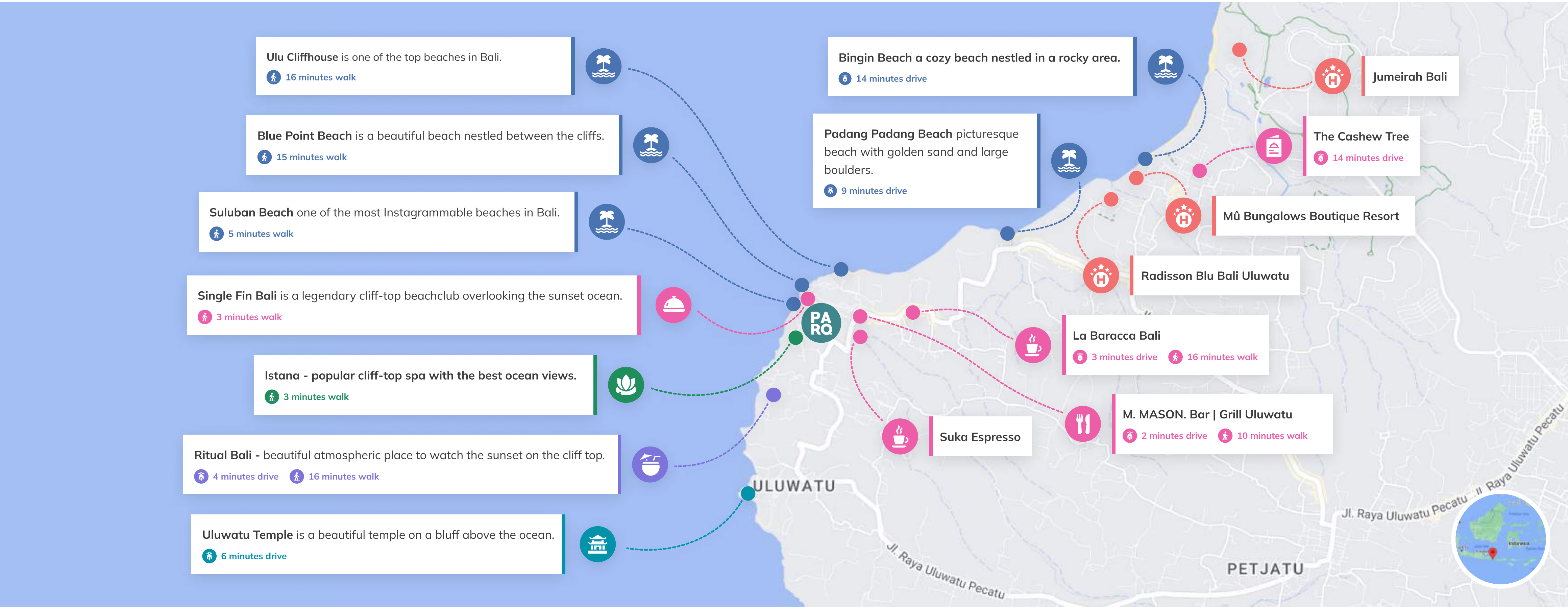




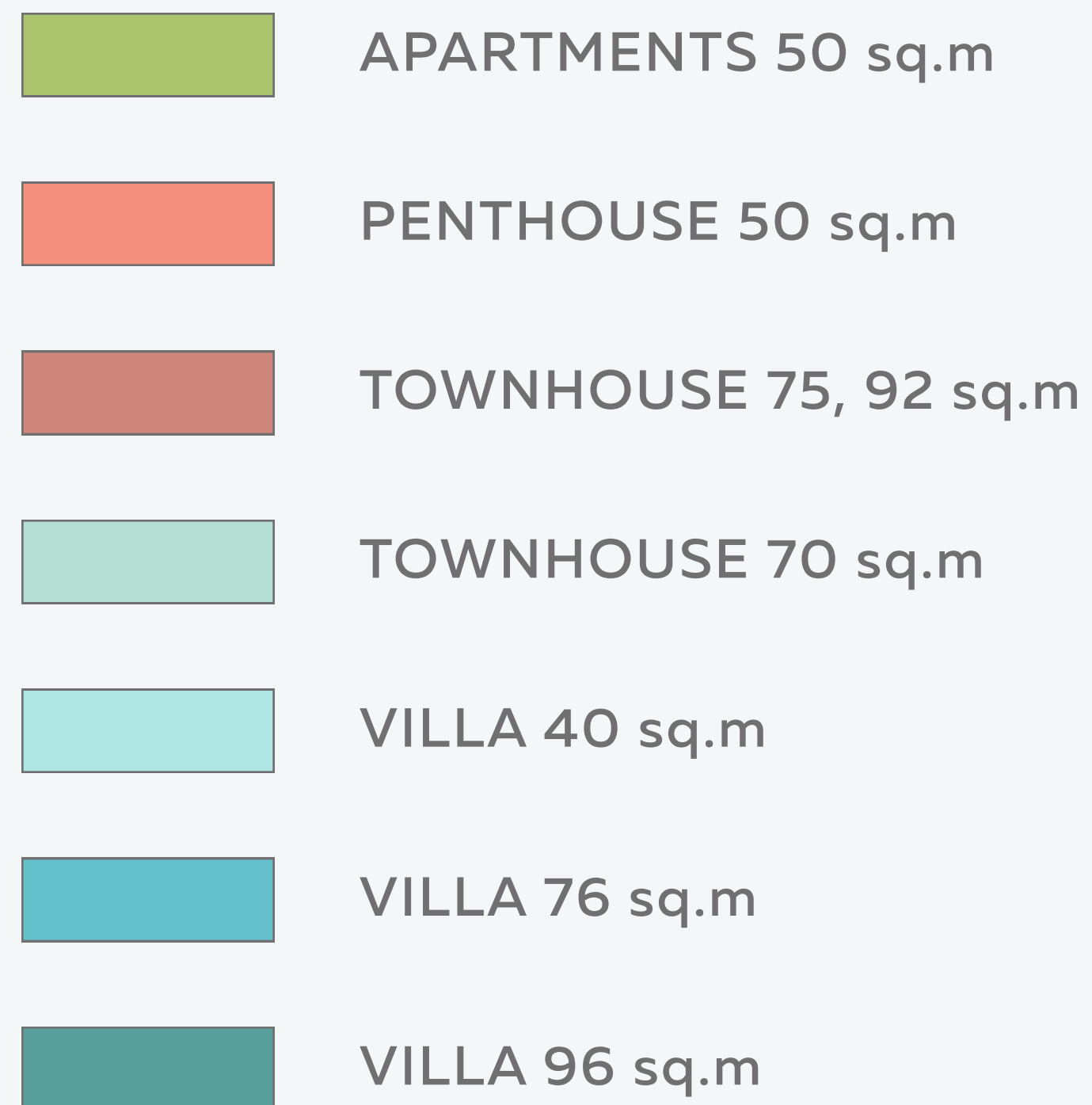
# MILLIONAIRE NEIGHBORHOOD

Nearby luxury villas, expensive hotels, top locations

SOHO SURFSIDE is being built in the most premium area of the island. It is home to Bali's most popular scenic viewpoints, numerous cafes, restaurants and spas. As well as one of the island's main attractions, the Uluwatu Temple



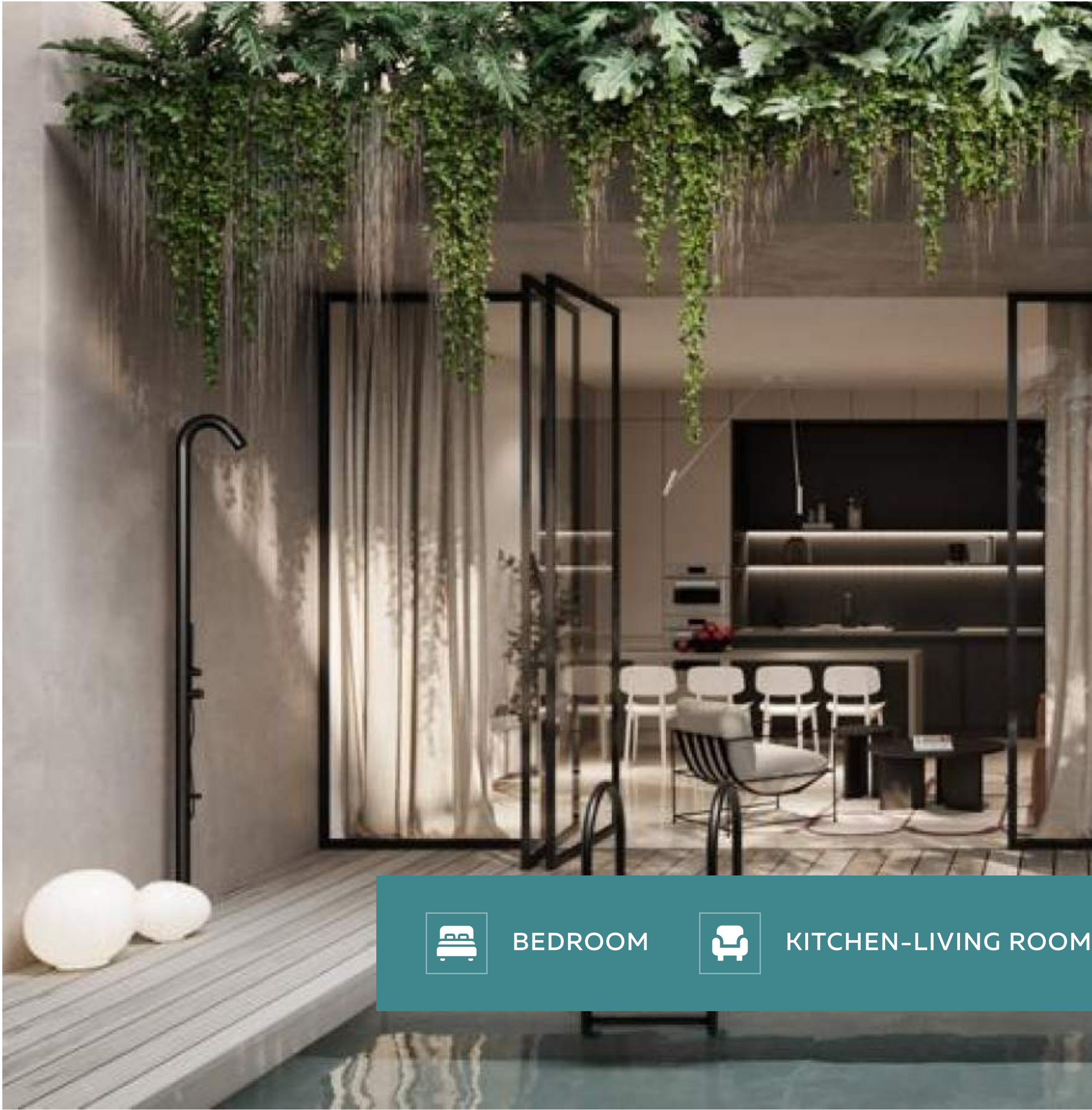




# MASTER PLAN SOHO SURFSIDE







**50**  
sq.m

# APARTMENTS

**\$ 200 000**

FIRST INSTALLMENT FROM 40%  
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian rupiah:  
3 200 000 000 IDR



BEDROOM



KITCHEN-LIVING ROOM



PRIVATE POOL



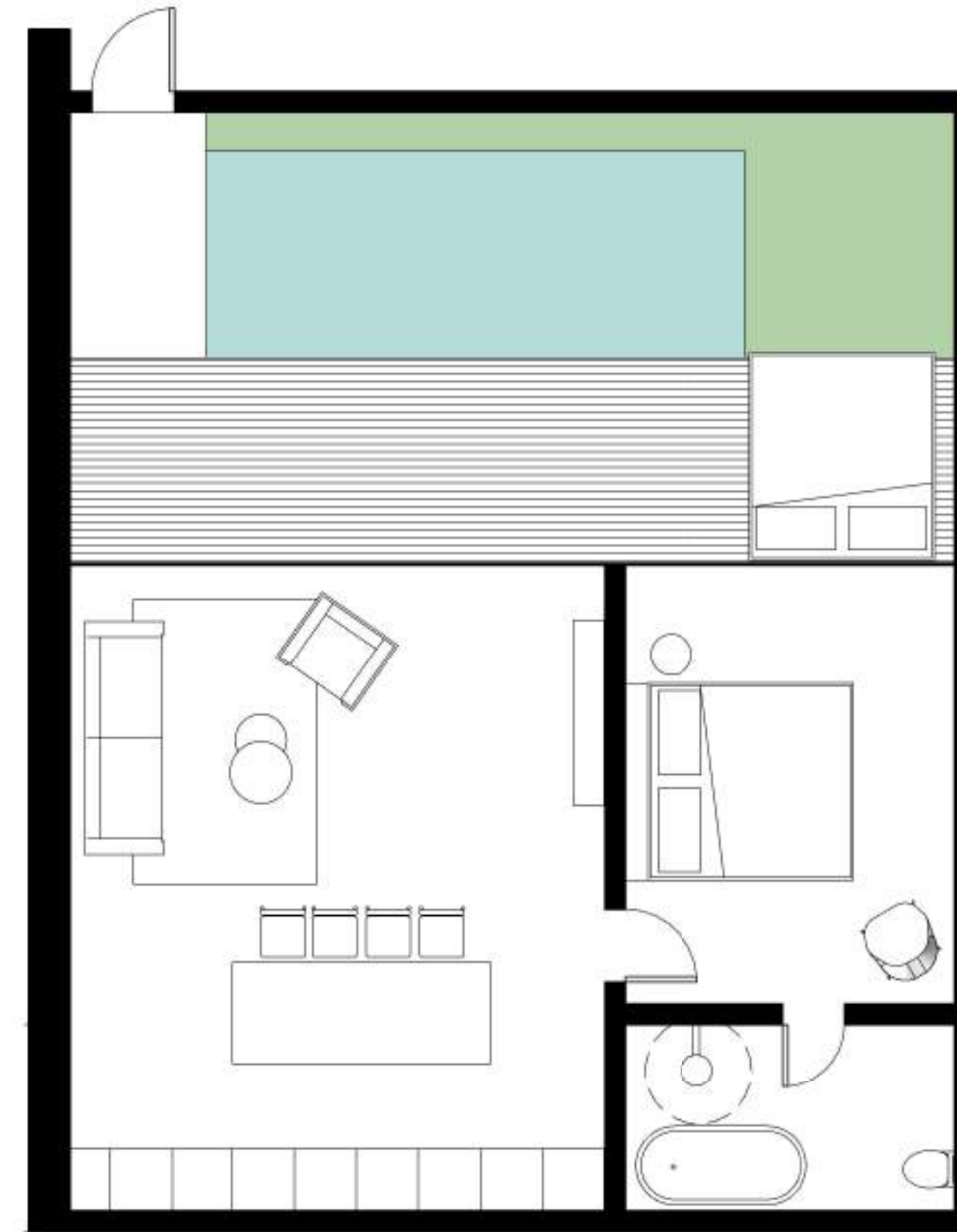
TERRACE



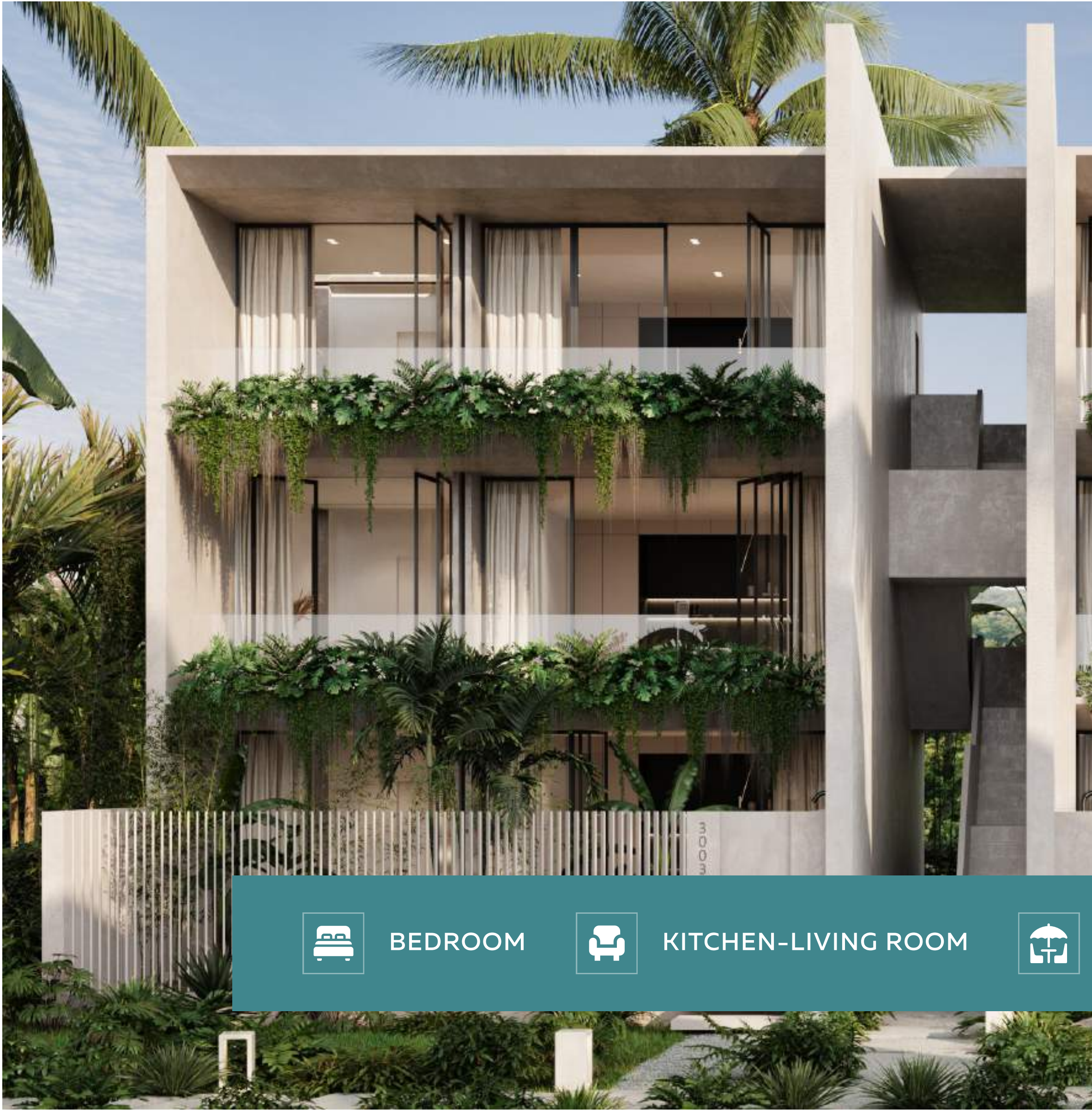
1ST FLOOR



# APARTMENTS 50 sq.m







**50**  
sq.m

# APARTMENTS

**\$ 190 000**

FIRST INSTALLMENT FROM 40%  
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian rupiah:  
2 755 000 000 IDR



BEDROOM



KITCHEN-LIVING ROOM



TERRACE



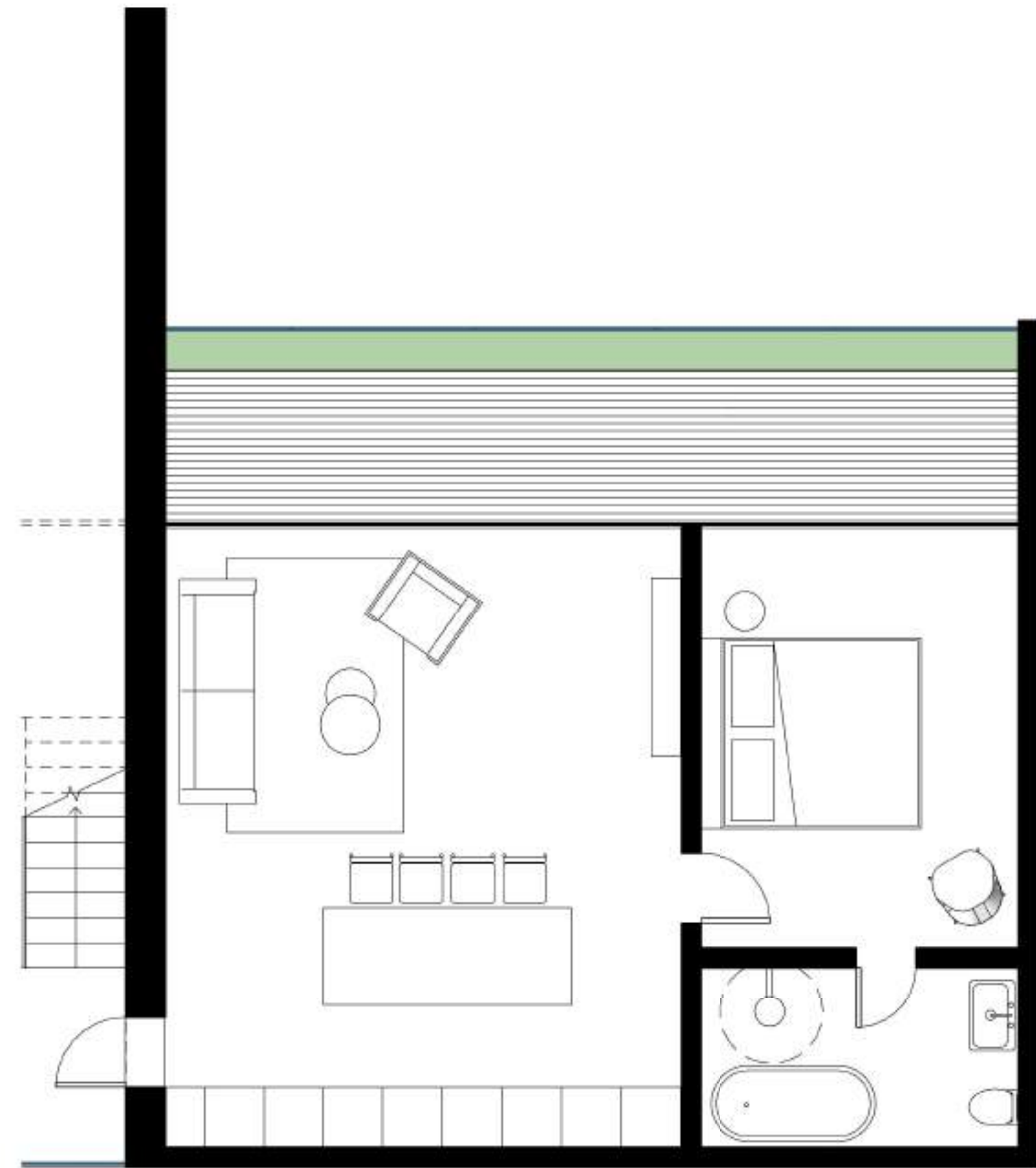
SEPARATE ENTRANCE



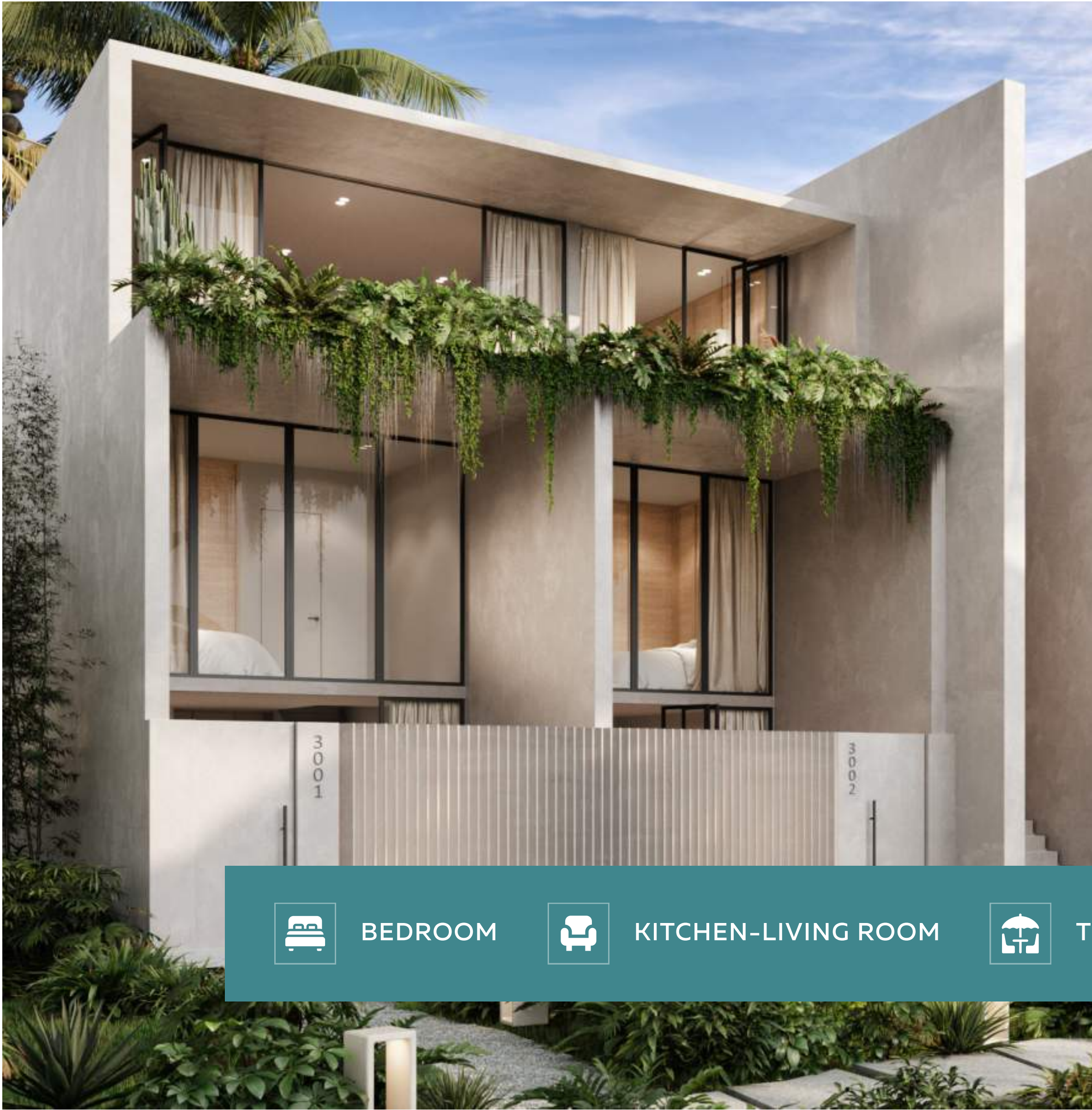
2ND FLOOR



# APARTMENTS 50 sq.m







**50**  
sq.m

# PENTHOUSE

## \$ 200 000

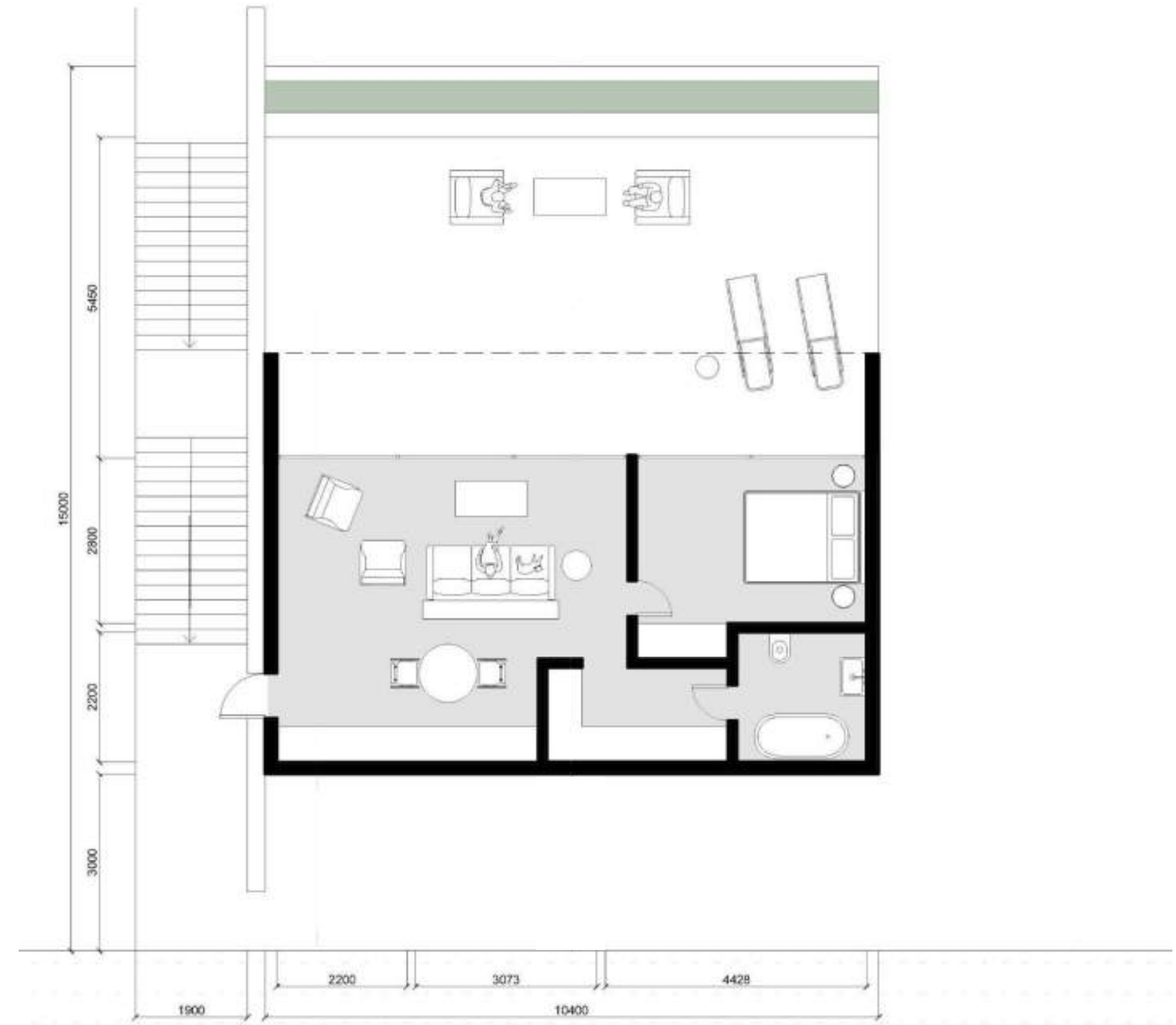
FIRST INSTALLMENT FROM 40%  
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian rupiah:  
3 200 000 000 IDR

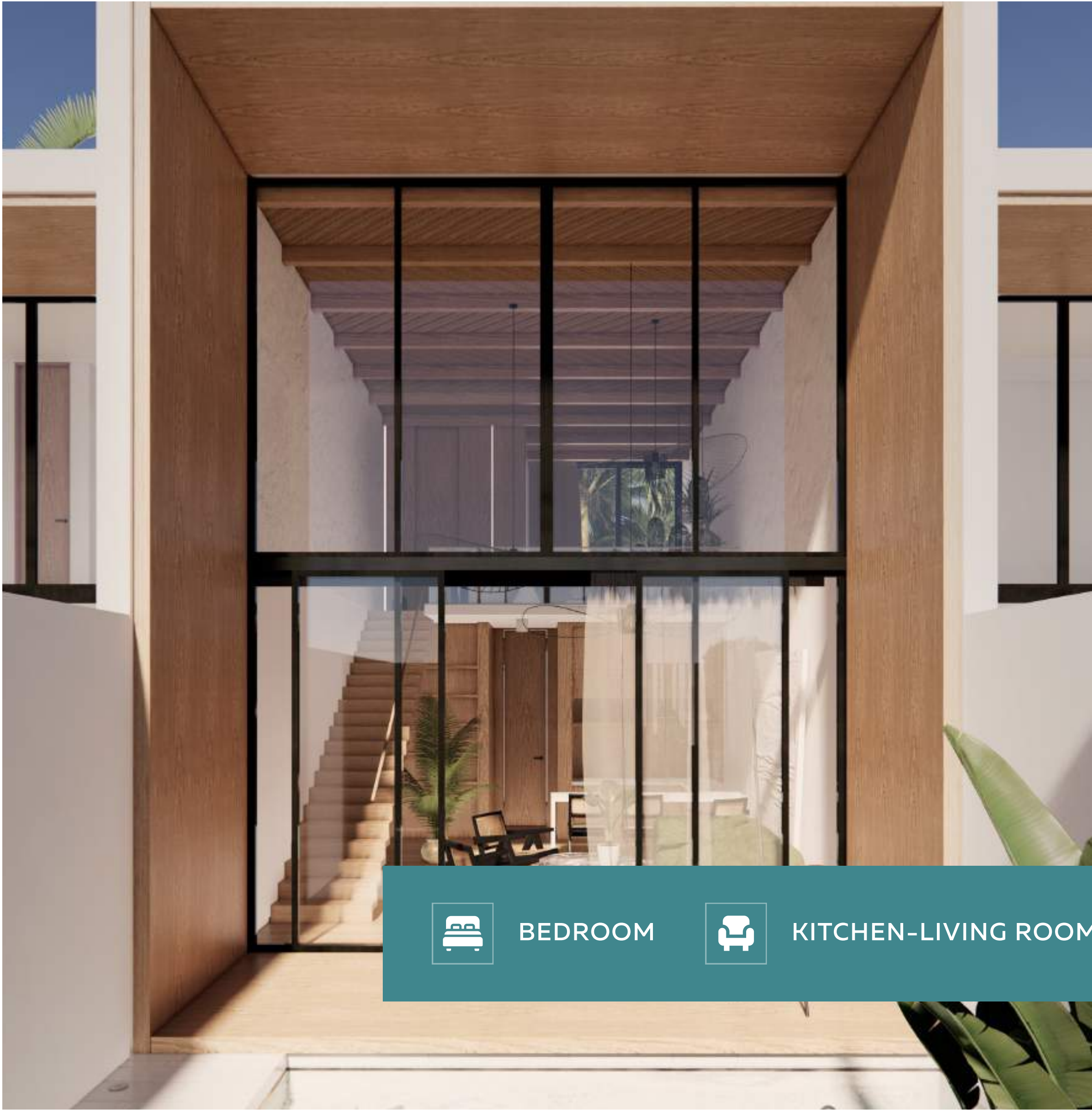
-  **BEDROOM**
-  **KITCHEN-LIVING ROOM**
-  **TERRACE**
-  **SEPARATE ENTRANCE**
-  **3 FLOORS OF 3**



# PENTHOUSE 50 sq.m







**70**  
sq.m

# TOWNHOUSE

**\$276 500**

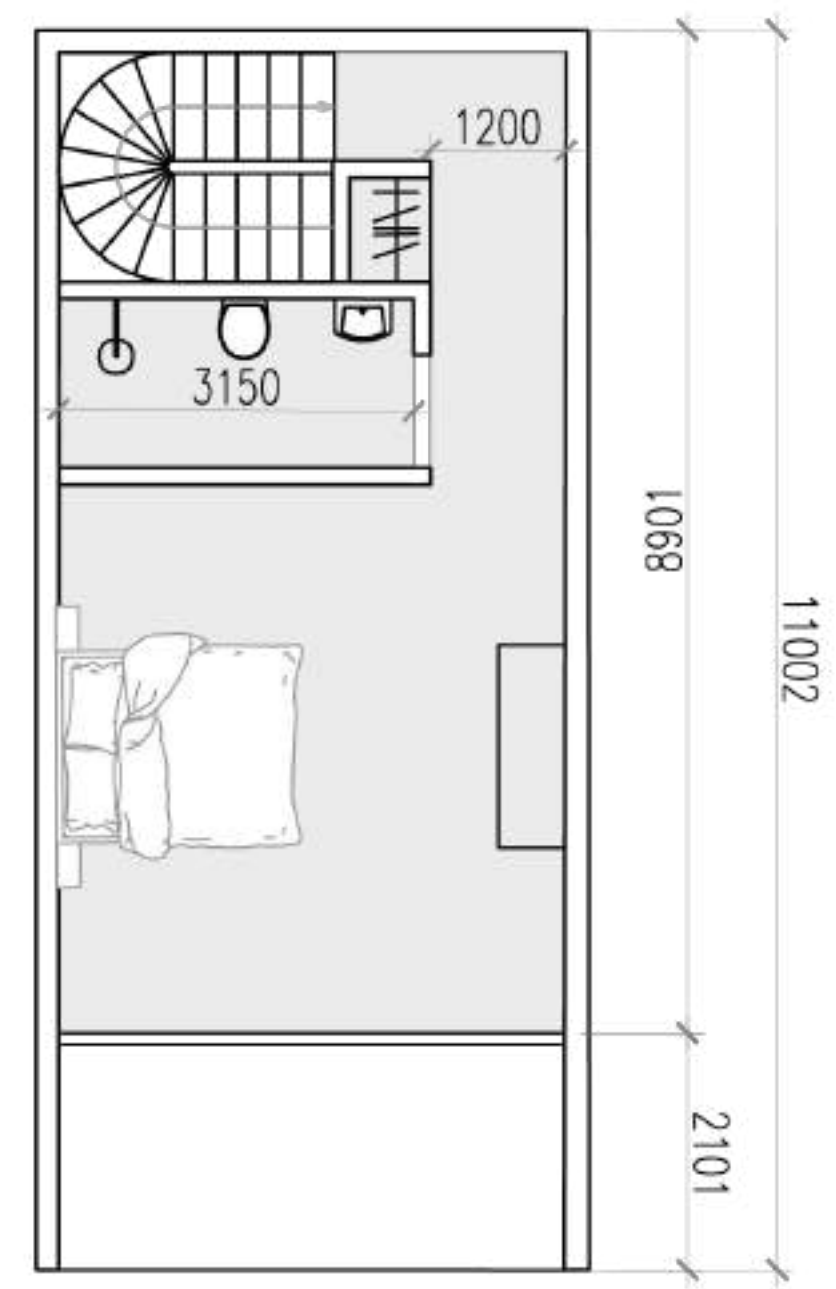
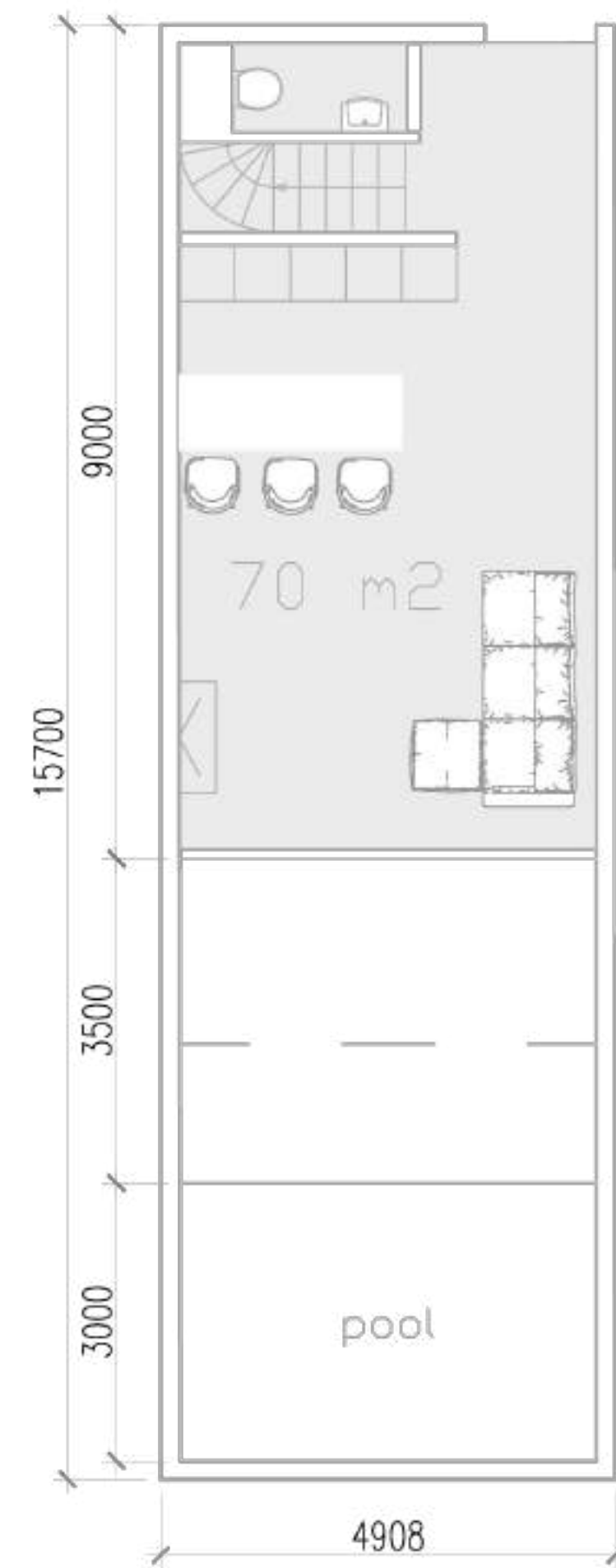
FIRST INSTALLMENT FROM 40%  
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian  
rupiah: 4 424 000 000 IDR

-  **BEDROOM**
-  **KITCHEN-LIVING ROOM**
-  **PRIVATE POOL**
-  **TERRACE**
-  **2 FLOORS**



# TOWNHOUSE 70 sq.m







92  
sq.m

# TOWNHOUSE

\$ 340 400

FIRST INSTALLMENT FROM 40%  
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian rupiah:  
5 446 400 000 IDR



3 BEDROOMS



KITCHEN-  
LIVING ROOM



PRIVATE  
POOL



TERRACE



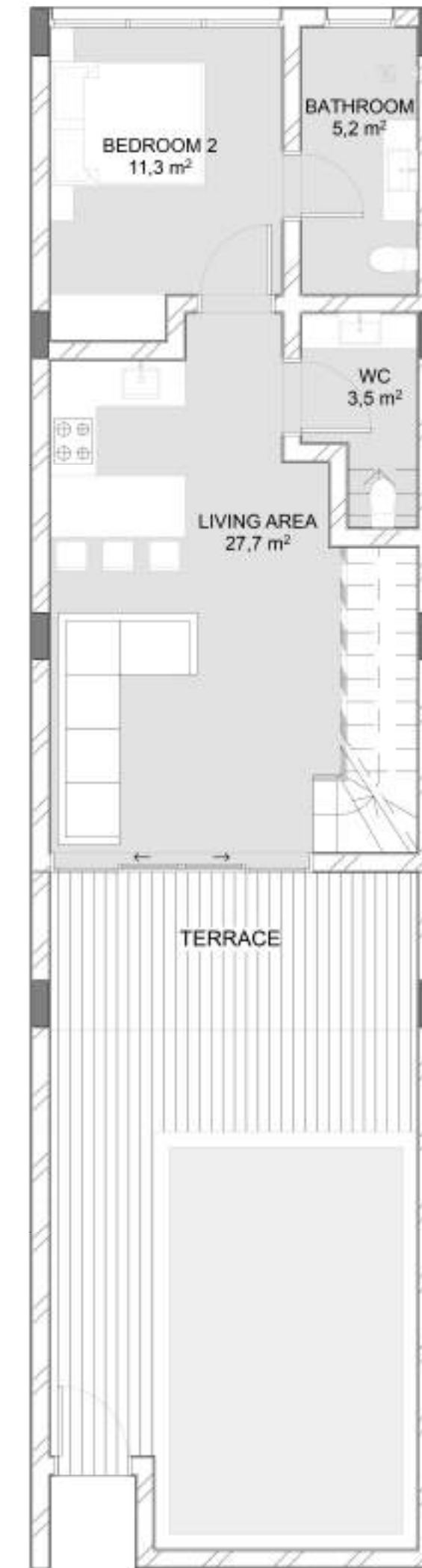
SEPARATE  
ENTRANCE



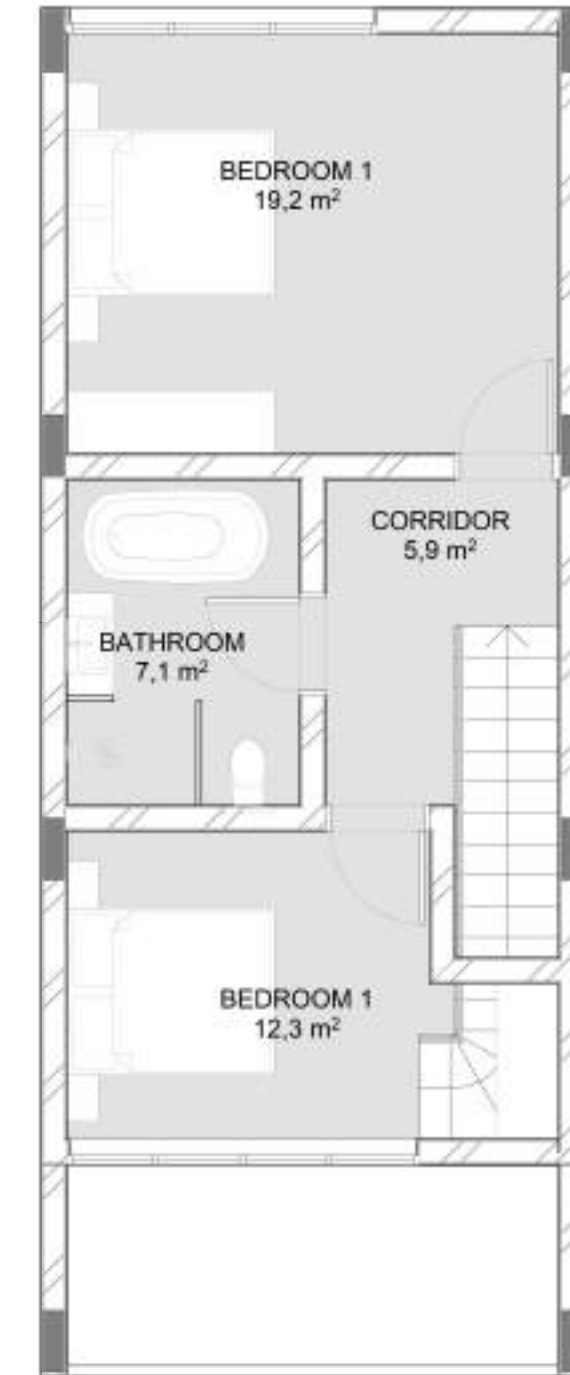
2 FLOORS



# TOWNHOUSE 92 sq.m



— 1ST FLOOR



— 2ND FLOOR



# APARTMENTS, PENTHOUSES, TOWNHOUSES

**40%**

down payment upon signing the contract

**30%**

after apartments (penthouses, townhouses) framework  
has been erected

**20%**

after finishing

**10%**

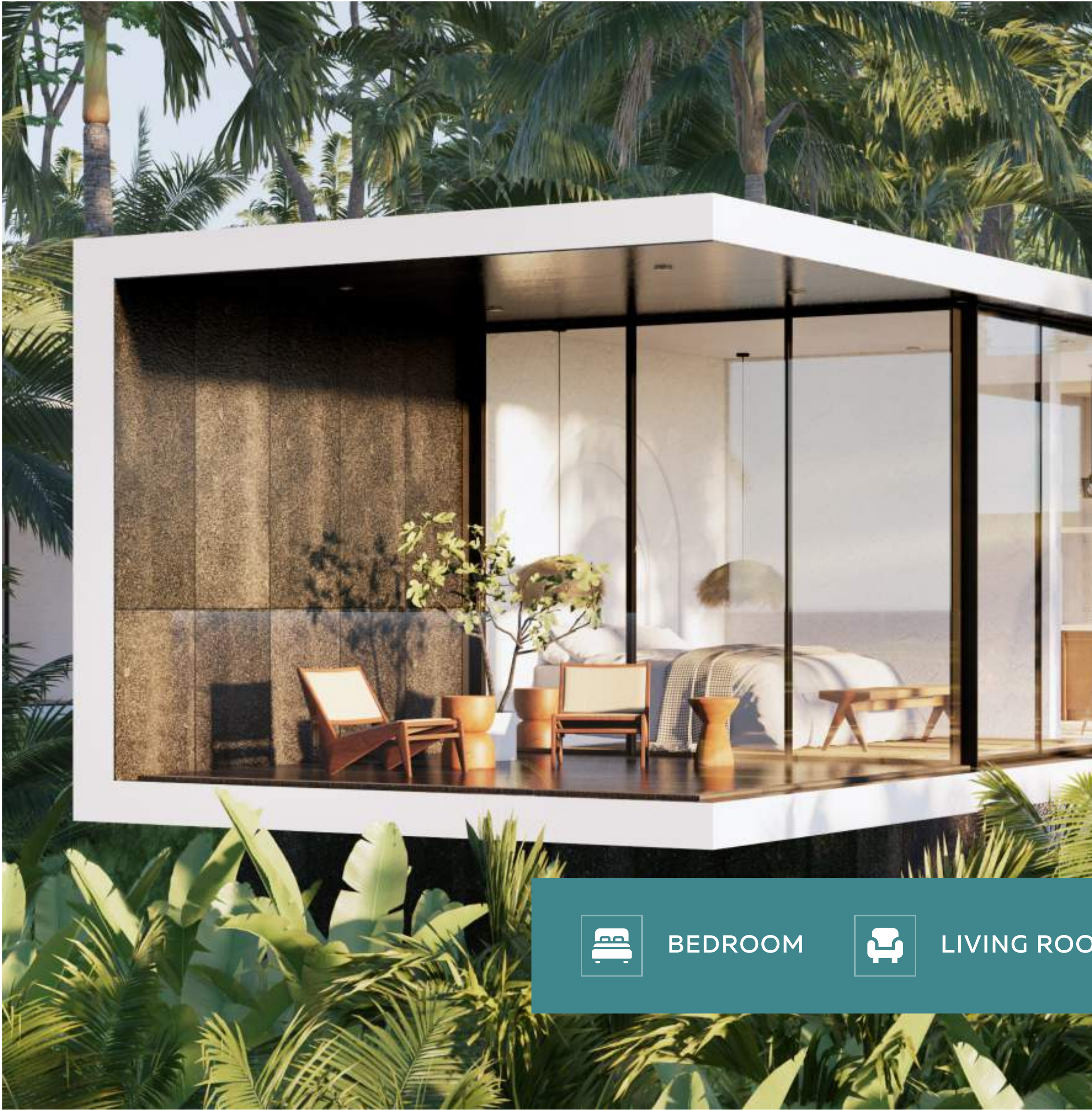
upon receiving the keys



# PAYMENT SCHEME

Prices are final, 11% VAT is included  
in the price of units.





**40**  
sq.m

# VILLA

**\$ 172 000**

FIRST INSTALLMENT FROM 30%  
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian rupiah:  
2 752 000 000 IDR



BEDROOM



LIVING ROOM



PRIVATE POOL



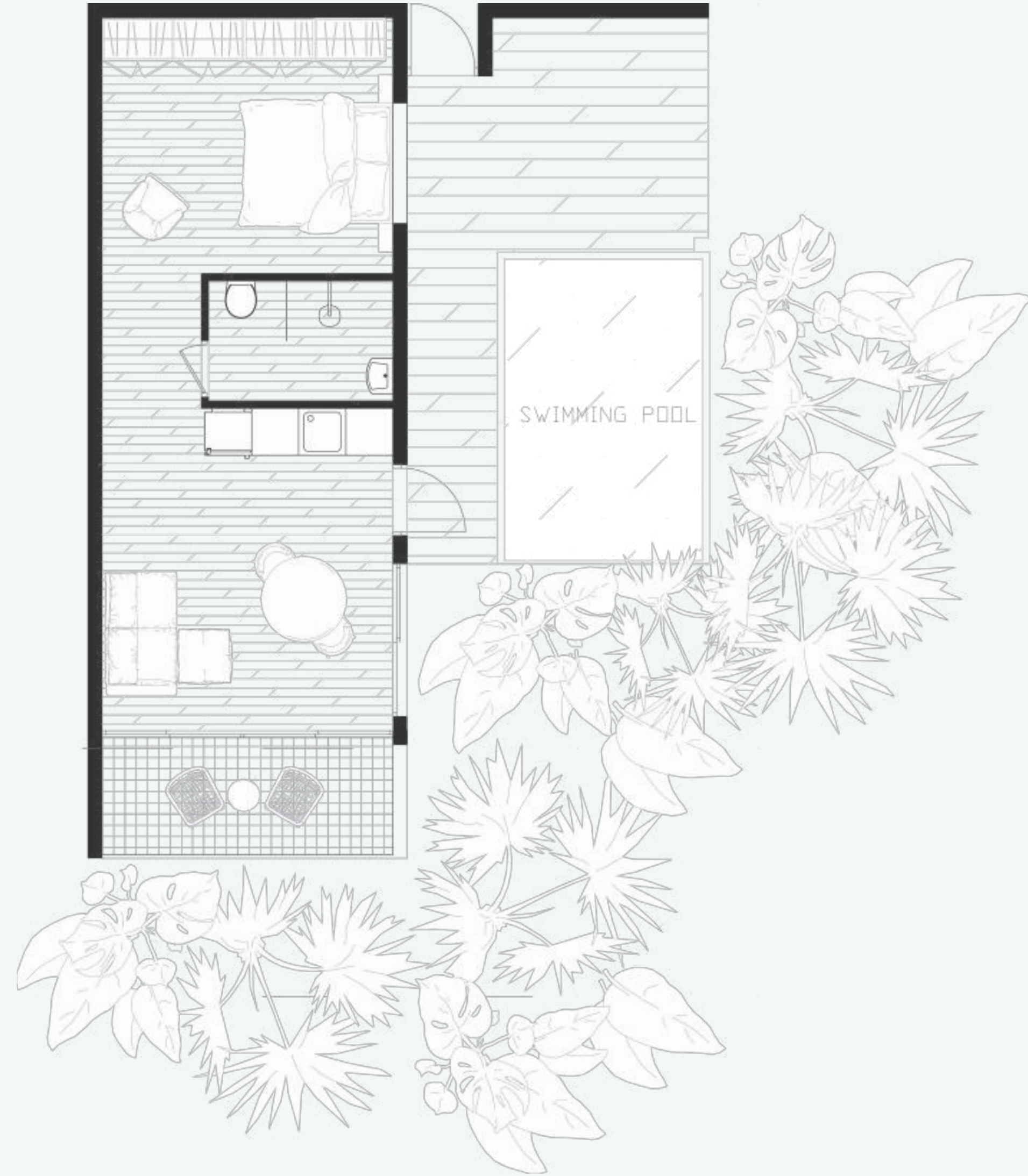
TERRACE



1 FLOOR



# VILLA 40 sq.m



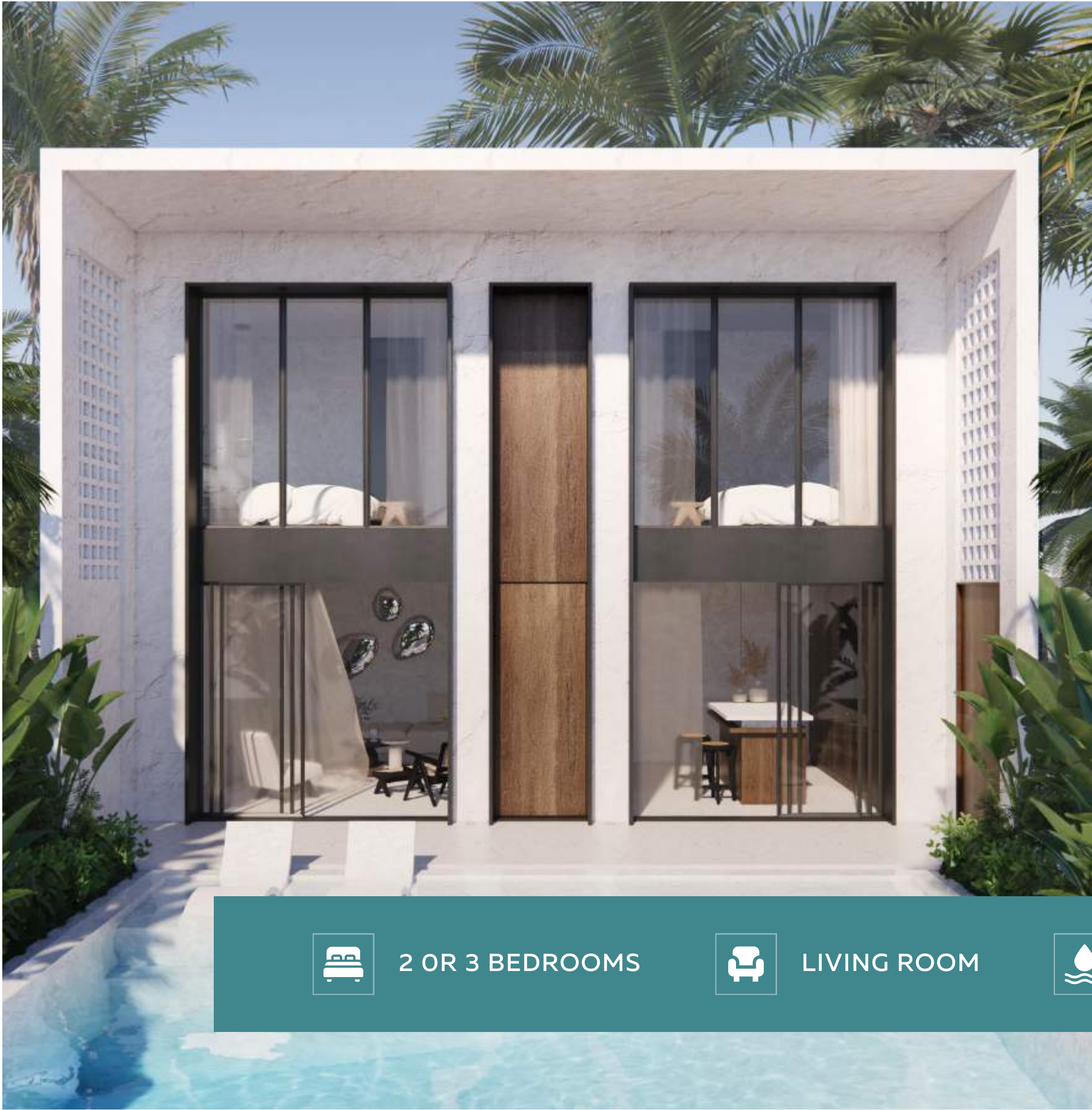




# VILLA 40 sq.m







**96**  
sq.m

# VILLA

**\$ 374 400**

FIRST INSTALLMENT FROM 30%  
PAYMENT BY INSTALLMENTS 0%

Payment is made in Indonesian  
rupiah: 5 990 400 000 IDR



2 OR 3 BEDROOMS



LIVING ROOM



PRIVATE POOL



TERRACE



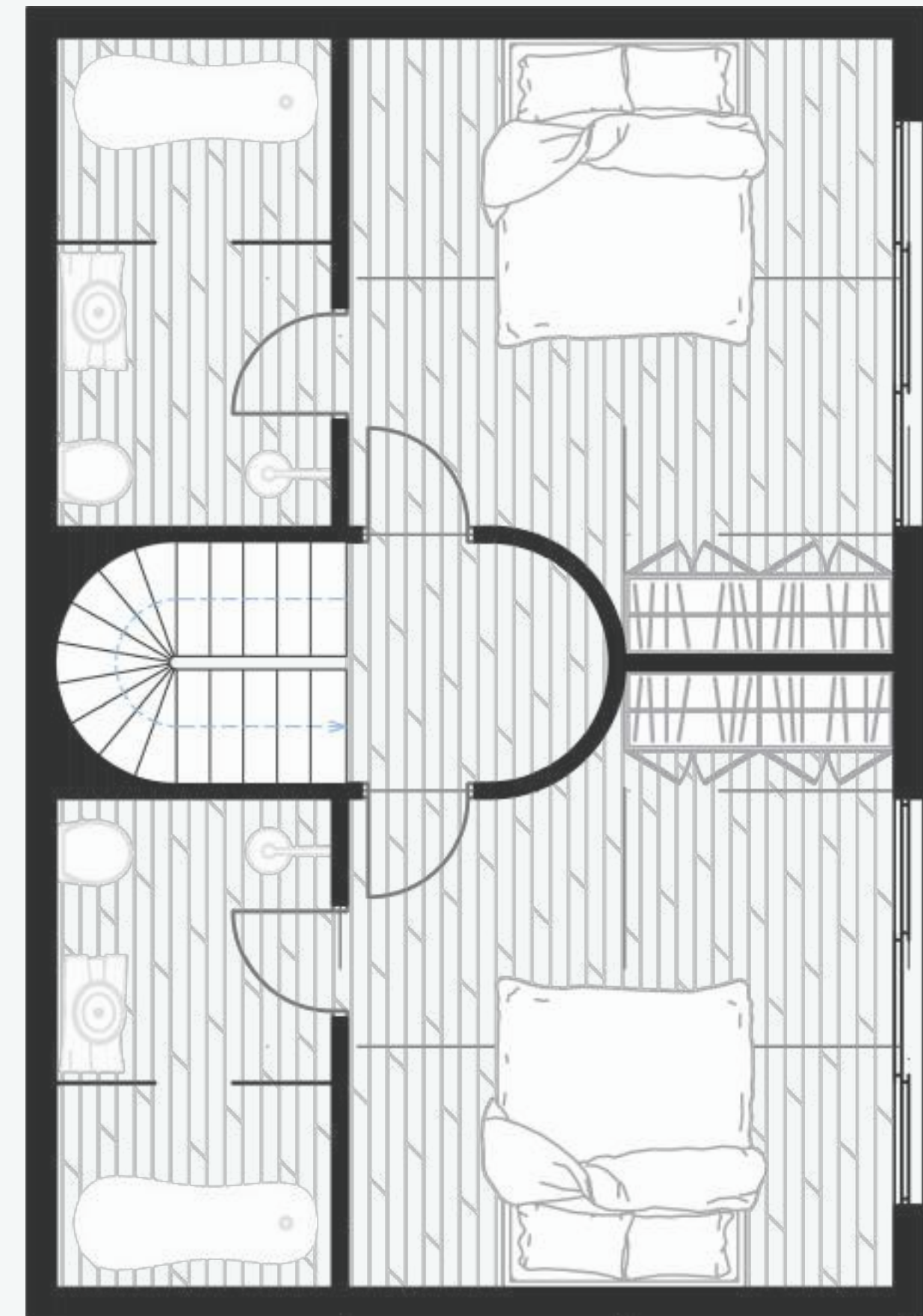
2 FLOORS



# VILLA 96 sq.m



—— 1ST FLOOR



—— 2ND FLOOR



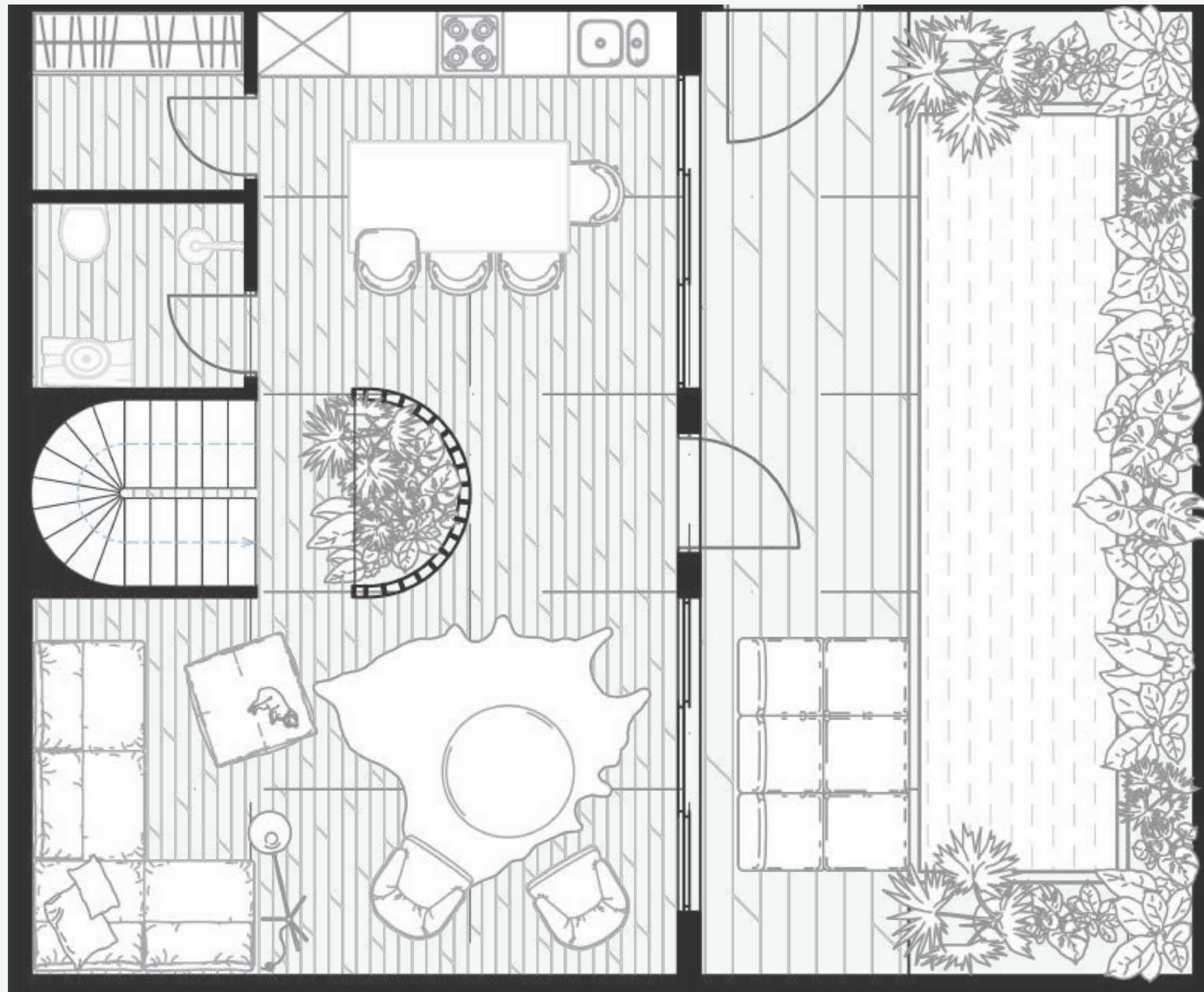


# 3 bedrooms

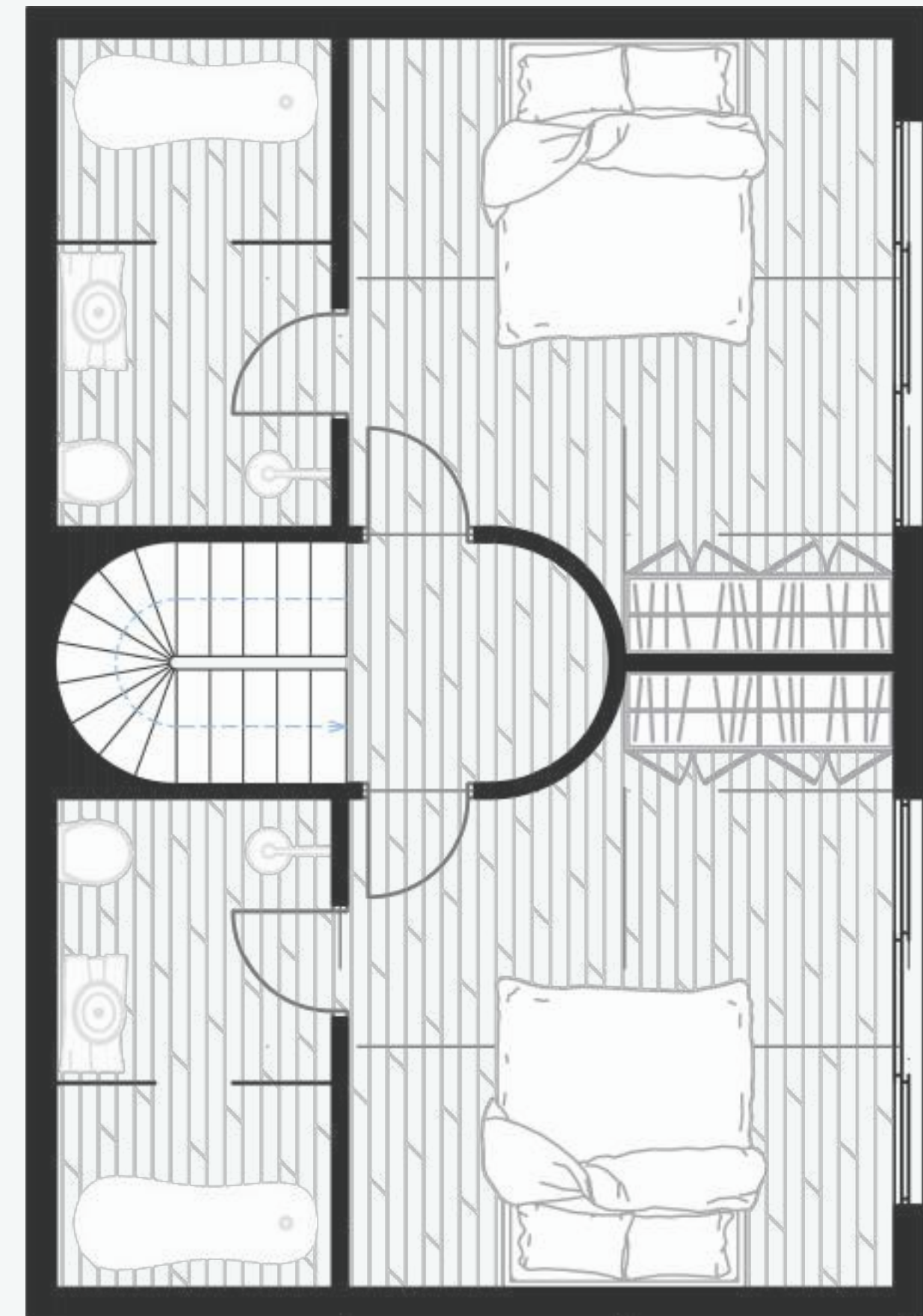




# VILLA 96 sq.m



—— 1ST FLOOR

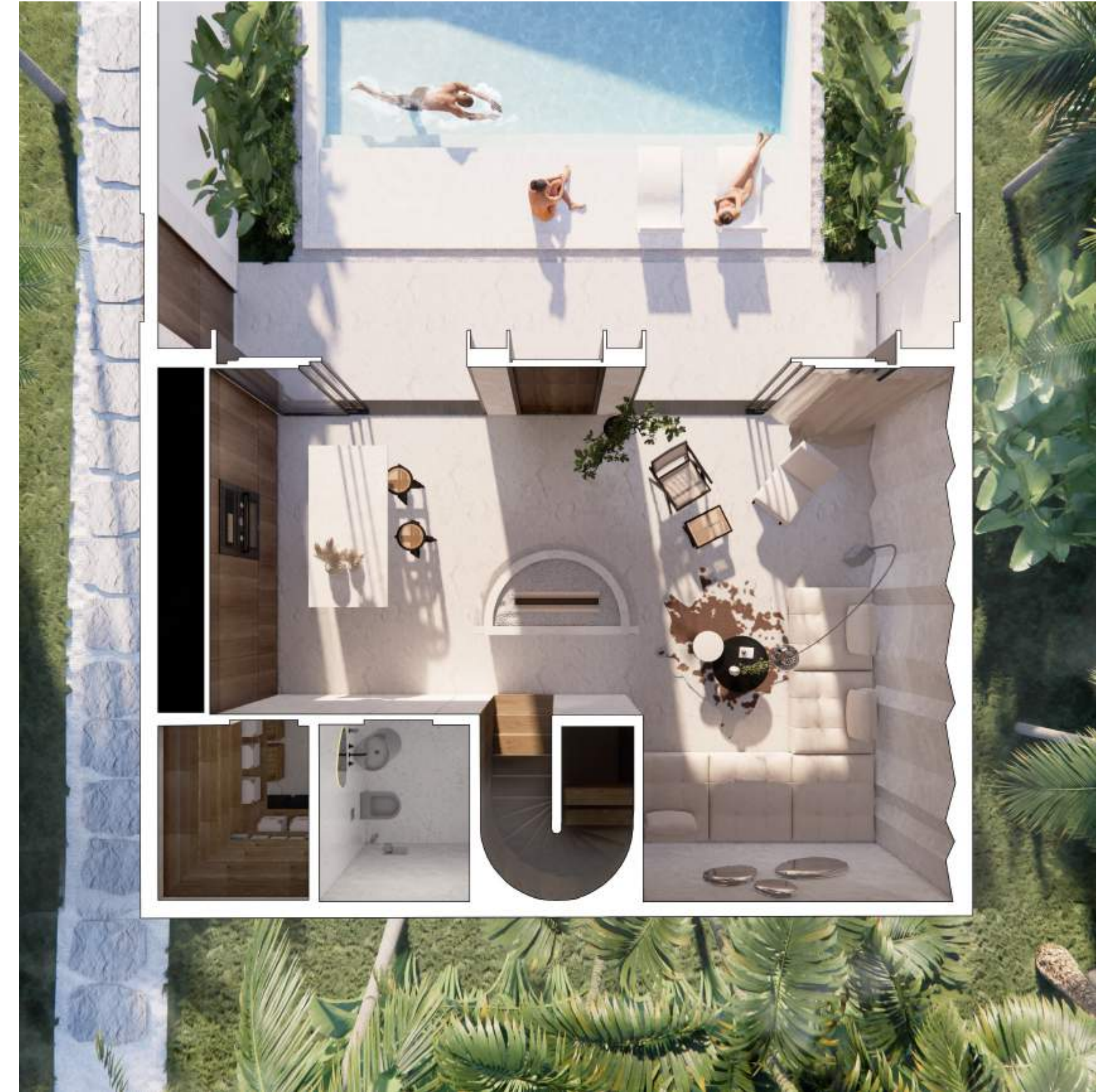


—— 2ND FLOOR





# 2 bedrooms







# VILLA 96 sq.m





# VILLAS

**30%**

down payment upon signing the contract

**30%**

after the villa framework has been erected

**30%**

after finishing

**10%**

upon receiving the keys



# PAYMENT SCHEME

Prices are final, 11% VAT is included  
in the price of units.



**14%**

p.a. passive income  
from long-term rentals

**20%**

p.a. passive income  
from daily rentals

**40%**

expected price increase  
after the construction is completed



INVEST AND EARN

**PASSIVE INCOME**



WHY INVESTORS CHOOSE

# SOHO SURFSIDE

1

**PASSIVE INCOME ON FULL AUTOPILOT**

PARQ Development Management Company takes care of all matters relating to the lease of your villa.

2

**MAXIMIZATION OF PROFIT**

When renting out properties, we do not use third-party aggregators or rental services to preserve investor income. Aggregators' commissions can be as high as 25%.

3

**HIGH LIQUIDITY**

We select the best locations in Bali where there are sustainable natural drivers of attraction. Proximity to one of the world's top surf spots allows for a projected 40% increase in property values upon completion.

4

**A CONVENIENT AND FAST PAYMENT SYSTEM**

The investor receives a net profit into any account and in any currency that is convenient for them. We transfer money once every three months.

5

**NO NEED TO DEAL WITH TAXES**

The management company deals with accounting, optimization, and payment of taxes. We take care of everything, you get the money deposited into your account.

6

**6. QUICK PAYBACK**

Villas near the most popular surf spots are in huge demand in Bali. From April through October, the expected occupancy rate for short-term rentals is 90%, providing a 20% yield.



THE PROJECT IS IMPLEMENTED BY

# PARQ DEVELOPMENT



1

**100 000 m<sup>2</sup>**

we have already built in Bali.  
Of these, 65 000 square meters is the  
multifunctional center PARQ UBUD.

2

**100 000 m<sup>2</sup>**

we're building right now in the  
best locations in Bali.

3

**до 2000**

people visit the center daily.  
All the momentous events in Bali take  
place here.



# PARQ UBUD



At PARQ UBUD, we have created a new point of attraction for entrepreneurs, investors, tech, and creative people from around the world. **Top events with the best speakers take place here.**

Like a magnet, **the center draws all the interesting, popular, and successful people.** At breakfast in one of **PARQ UBUD'S** ten restaurants, you can easily encounter celebrities, artists, and top business leaders.

At PARQ Ubud, the demand for housing is so high that **tenants sign up many months** in advance. And the land value next to PARQ Ubud has tripled since the complex opened.

**WE DO NOT BUILD SQUARE METERS, BUT UNLOCK AND BUILD UP THE POTENTIAL OF LOCATIONS WHERE NATURAL DRIVERS OF ATTRACTION ALREADY EXIST. SOHO BY PARQ CREATES THE CONDITIONS FOR ONE OF THE BEST SURF SPOTS IN THE WORLD, ULUWATU, TO REACH A NEW LEVEL OF COMFORT AND QUALITY OF LIFE.**



# ANDRE FREY



**The creator of PARQ Development** is German developer and architect, serial entrepreneur Andre Frey.

**Launched more than 30 successful businesses** in Germany and Indonesia. **Andre has already created in Bali a 65,000 m<sup>2</sup> complex** that uniquely combines the largest infrastructure on the island with designer villas and penthouses and the largest Russian-speaking community in Southeast Asia.

**This is where all the iconic events take place.** Island events: conferences, concerts, festivals, fairs, clubs and exhibitions.

**Today Andre puts his 15 years of development experience to work in Bali to create a network of new format projects in several key locations on the island.**

**Personal involvement of the founder from concept and architecture to control of construction nuances** and experience in implementing more than 200,000 m<sup>2</sup> allow you to create holistic, comfortable spaces in which you want to live, create and realize yourself. **Here you can simultaneously feel belonging, care and the spirit of freedom.**



**LET'S TALK DETAILS!**

