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THE UMALAS SIGNATURE

The first high-tech
apartment complex

 Canggu, Bali

Premium class
apartment complex
for living and investing in a privileged
Canggu District locations





All the necessary infrastructure for life, work and entertainment inside the complex



Panoramic view of the ocean and volcanoes from the apartments



Maximum amenities for permanent and short-term accommodation



Modern design, high-quality finishes, furniture and accessories.



Smart technologies for real estate management



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The
complex is located in the area

UMALAS

THE JEWEL IN BALI'S TOURIST CROWN:

A quiet, idyllic area buried in greenery, with a meditative and private lifestyle. Ideal for living.

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THE UMALAS
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LOCATED IN THE HEART OF THE «TRENDY TRIANGLE»

OF SEMINYAK - KEROBOKAN - CANGGU
a 5-minute drive from the Indian Ocean.



UMALAS CHANGGU



SEMINYAK

BATU BELIG BEACH

BERAWA BEACH



Canggu community
school

BERAWA

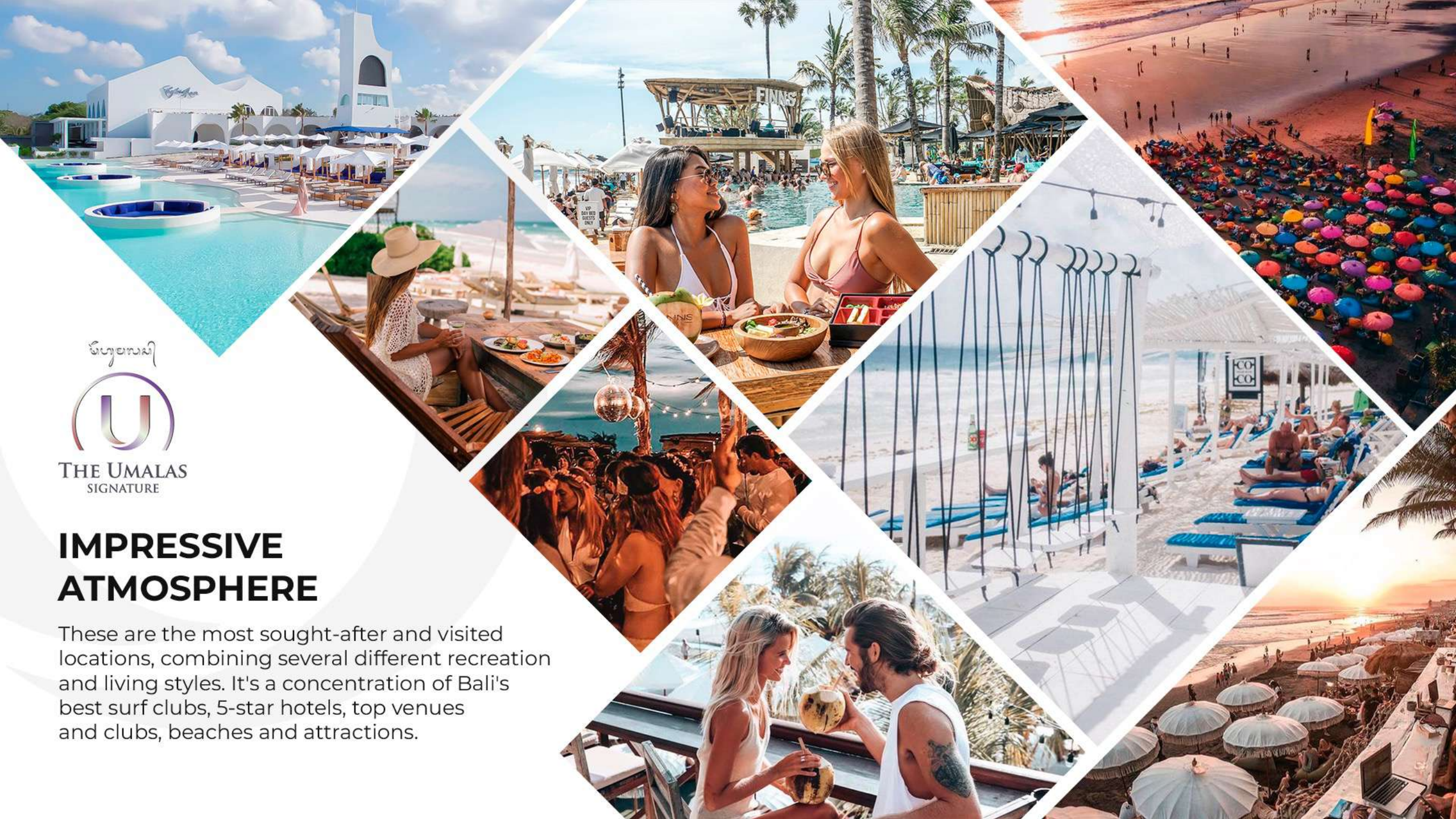
FINNS
— RECREATION CLUB —

900 m

1300 m

500 m





IMPRESSIVE ATMOSPHERE

These are the most sought-after and visited locations, combining several different recreation and living styles. It's a concentration of Bali's best surf clubs, 5-star hotels, top venues and clubs, beaches and attractions.



AMENITIES OF LIFE

Supermarket - 50 metres
ATM - 50 meters
Fruit and vegetable shop - 1 minute
Rent bikes and cars - 1 minute
SPA, Balinese massage - 1 minute
Medical Centre - 1.5 min
Nursery - 2 minutes
International School - 3 minutes
Tamora Square Shopping Centre - 3 minutes





U

THE BEST CAFES AND RESTAURANTS

within walking distance:
Umalas is the leader in the number
of restaurants from around the world.



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Italian Restaurant "La Casetta", Top 1 in recommendations of Italian restaurants in Bali - 30 meters.

Bumbak Coffee, a trendy breakfast cafe with a high rating - 30 meters.

Monsieur Spoon - French restaurant with traditional croissants and coffee.

Umalas Breakfast Club - breakfast club. Traditional American, Asian, Modern, Indonesian breakfasts.

Usha - popular cafe with Russian cuisine and delicious desserts.

Gelato Factory Umalas - café with desserts and pastries, offering the best variety of homemade ice cream.

Tiflis - the most popular Georgian restaurant with traditional khachapuri in Oajarian style, delicious khinkali and excellent shashlik.





THE UMALAS SIGNATURE

Vedic Kitchen Garden Restaurant

- an atmospheric cafe with Indian, Lebanese and Mediterranean cuisine.

Nook Umalas

- Combination of Indonesian, Japanese, Thai and European cuisine in one place overlooking the rice fields.

Slippery Stone

- Mediterranean and Greek cuisine with ingredients sourced from Greece.

Tacos Aqui

- Traditional Mexican cuisine.

PHO HWITTA

- Vietnamese and Thai cuisine.

Olala Restaurant

- French restaurant.

Eko Cafe Bali

- trendy European cafe with amazing desserts.



The atmosphere in the establishments



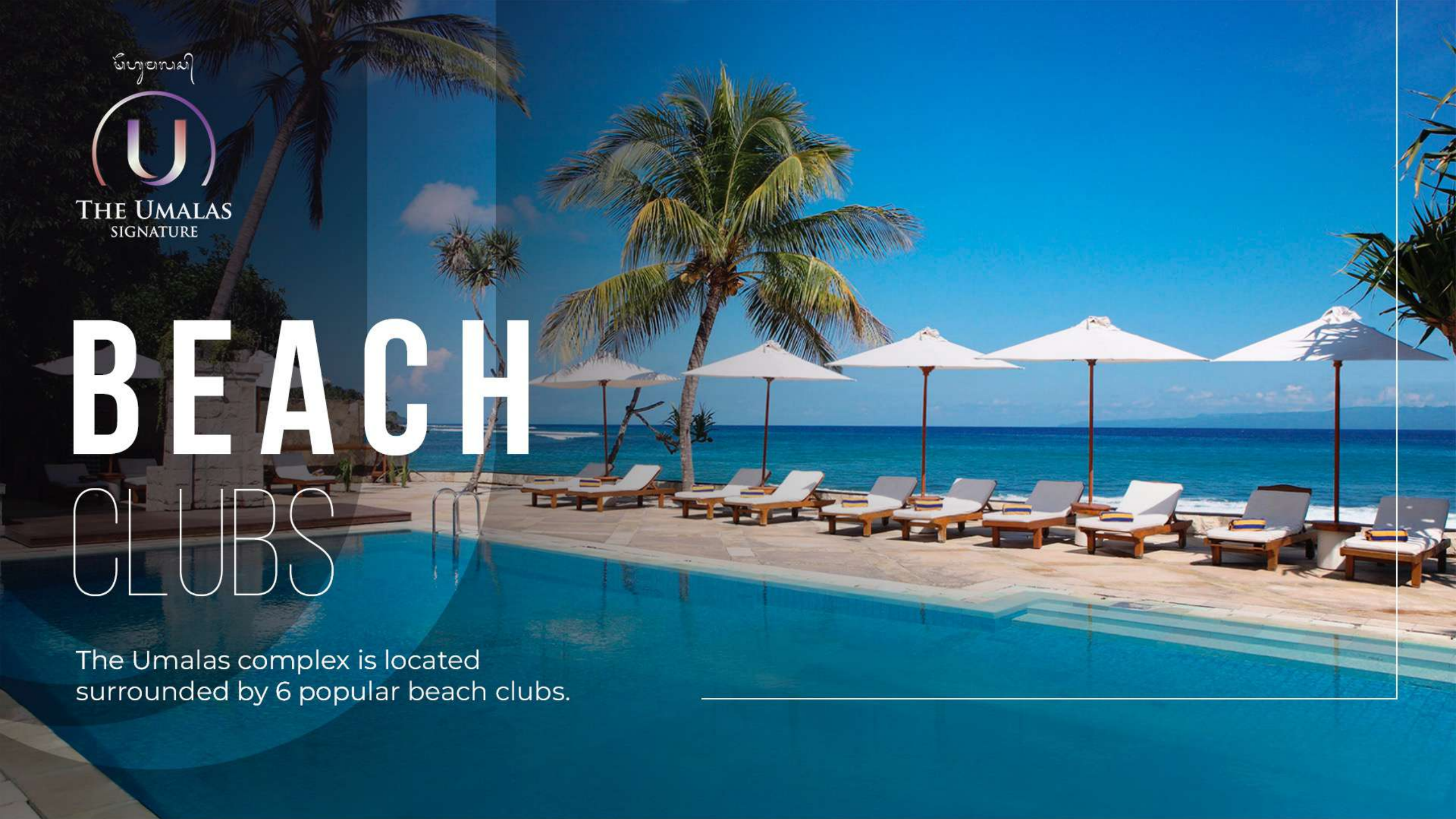
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BEACH CLUBS

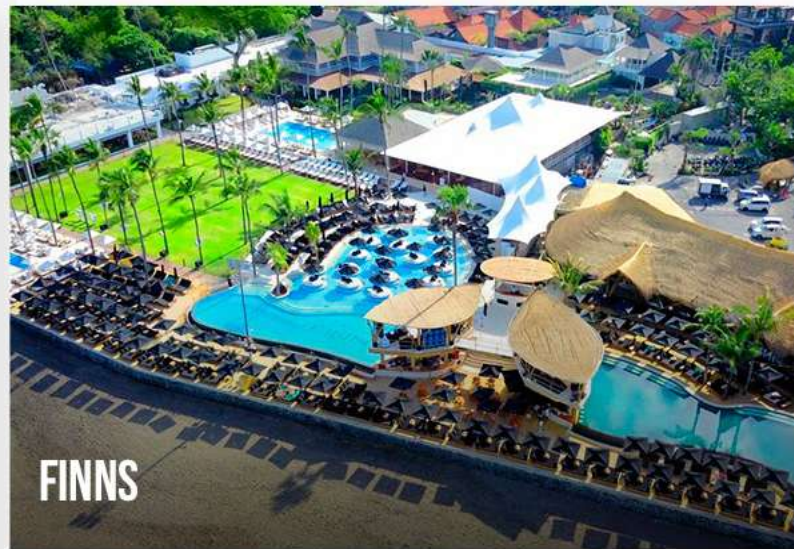
The Umalas complex is located
surrounded by 6 popular beach clubs.





TROPICOLA

Youth partying in the daytime and relaxing in the evening. Has its own unique atmosphere.



FINNS

The largest BeachClub in the world where you can party hard at night and relax in the daytime with your family on the sun loungers, sipping cocktails and enjoying five-star service.



CAFÉ DEL MAR

One of the best beach clubs in Bali, white and blue "Santorini" style, with delicious food and courteous service.



POTATO HEAD

Located on the territory of a modern hotel complex, with top marks for service. Two infinity pools, variety of food and drinks, large lounge area.



OLD MAN'S

A trendy open-air place where the youth of Changgu gather in the evening.

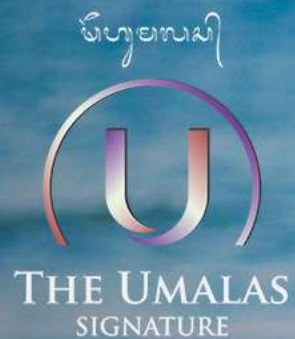


LA BRIZA

A picturesque restaurant that overlooks the sunset over the ocean. One of Bali's most important and best-known spots.

Atmosphere of beach establishments





SPORTS

ENTERTAINMENT





Liga.Tennis
(the biggest tennis court
in Bali) - 1 minute



Waterpark - 3 minutes



The main sports and
entertainment
complex in Bali) - 3 minutes



Fitness Center - 1.5 minutes



Best surfing spots
- 5 minutes

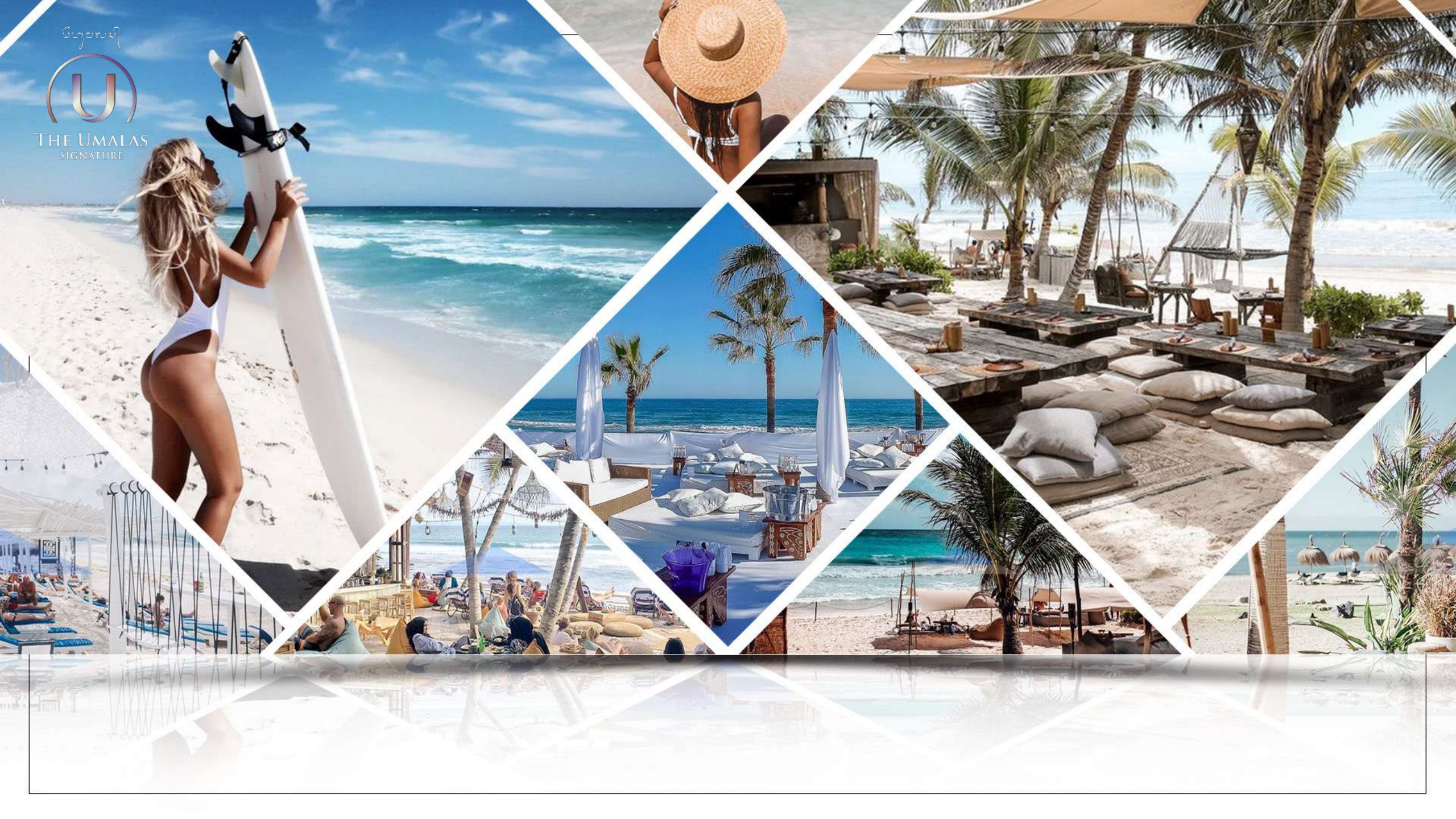
THE COMPLEX IS LOCATED

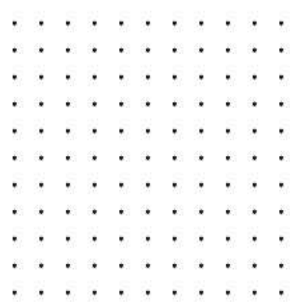
NEAR THREE COLORFUL
AND POPULAR BEACHES:

Batu Belig is a beautiful and spacious beach between Seminyak and Berawa. There are luxury hotels and beach cafes on the first line. The perfect beach for sunsets.

Berawa Beach - here is one of the best surf spots, it attracts many surfers from all over the world. There are also many places where you can watch the sunset and watch the surfers.

Batu Bolong Beach is a trendy beach with its own surf spot, there is a large number of fashionable establishments and all the young people flock here for entertainment.





Canggu

the best location

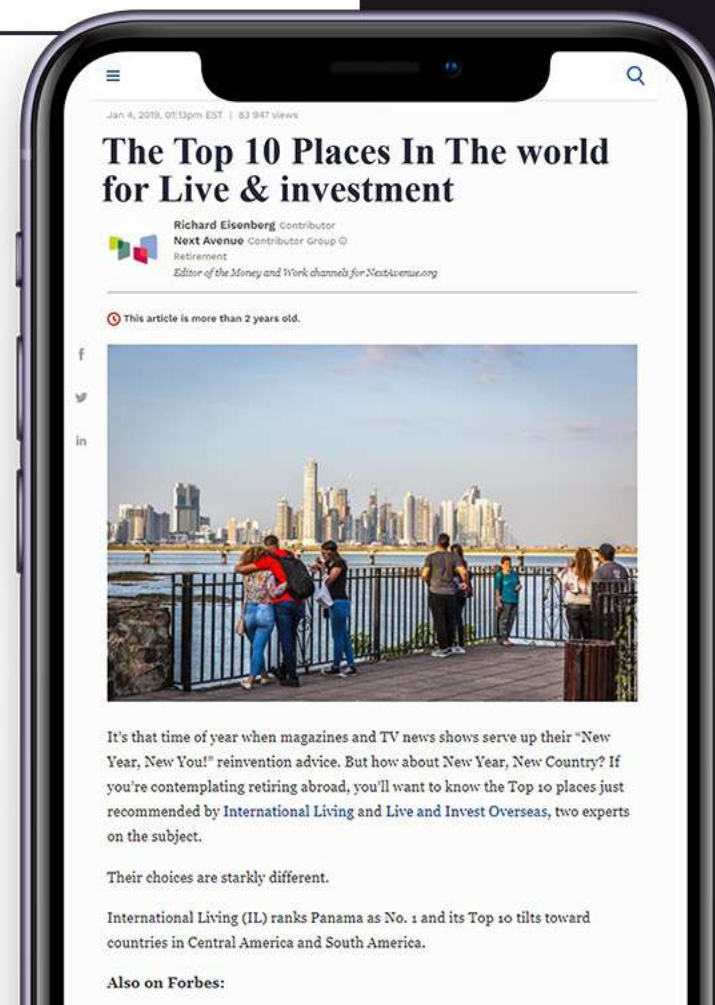
for investment in Bali.

In 2019, Forbes ranked Canggu at No. 4 Top places on the planet that are ideal for living and investing.

**CANGGU: A PIECE OF PARADISE
NOT ONLY FOR TOURISTS AND EXPATS,
BUT ALSO FOR INVESTORS.**

- ✓ Canggu is one of the top investment opportunities on the Bali resort real estate market.
- ✓ The average occupancy rate in Canggu is 70%.
- ✓ The average annual increase in property values in the area is 20%.
- ✓ Over 4 years land values have increased by more than 300%.
- ✓ The average annual rental value grows by 15% per year.
- ✓ The number of requests to buy property in Canggu increases by 30-40% per year.

Forbes



Everything you
DREAMED OF
IMAGINING REAL ESTATE FOR LIVING
AND INVESTMENT

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THE UMALAS
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HI-TECH APARTMENTS

Design and amenities that delight
Designed for comfortable living

**ONE BEDROOM
APARTMENT**
Area 60.58 m² (Semi Gross)









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APARTMENT EQUIPMENT

 CAPACITY
4 PEOPLE

- Bed 180x200 cm
- Sofa bed
- Table near the sofa
- Clothes closet
- Extra space for things beside the bed
- Fully equipped kitchen for full cooking, with utensils
- Refrigerator
- Sound system in the bedroom and bathroom
- 58 inch television that swivels 180
- Bar counter with two chairs
- Shower stall with functional blackout Smart Glass
- Additional storage room
- Balcony with panoramic views
- Hanging Chair on Balcony





ONE BEDROOM APARTMENT

Area 60.58 m² (Semi Gross)



USED MATERIALS

Foundation

Bored piles

Structure

Reinforced Concrete Structural Elements

Walls

Celcon Block (Interior)

Celcon Block with plaster and paint (Exterior)

Ceiling

Painted Drywall

Wall Finish

Paint for walls and wallpaper

Floor Finishing

Uniform tiles

Doors

Painted wood for the main entrance

And Smart glass door for the bathroom

Windows

Black aluminum YKK

Balconies

Black Painted Steel Railings With wooden handles

Bathroom

Toto cabinets, hot and cold shower,

Dressing table and washbasin from IKEA

Electric and mechanical installation

Smart System

TWO BEDROOM
APARTMENT
Area 121.16 m² (Semi Gross)



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Area 121.16 m² (Semi Gross)



USED MATERIALS

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Toto cabinets, hot and cold shower,

Dressing table and washbasin from IKEA

Electric and mechanical installation

Smart System

APARTMENT EQUIPMENT

 CAPACITY
4 PEOPLE

- 2 bedrooms with private bathrooms
- 2 beds 180x200 cm
- Shower cubicle with functional blackout Smart Glass
- Clothes closet in each bedroom
- Extra storage space next to each bed
- Table and Chair in one bedroom
- Full living room
- Sofa bed
- Dining area with dining table for 4
- Fully equipped kitchen for full cooking, with utensils
- Refrigerator
- Sound system in each bathroom
- 58 inch television with cabinet
- Extra storage room
- Balcony with panoramic views
- 2 hanging chairs on the balcony



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Panoramic

view from the
apartments

Enjoy the views of Bali from
the comfort of your own
home.

Apartments have views of the
ocean, mountains, rice terraces,
and a volcano.



Panoramic view





COMPLEX INFRASTRUCTURE

**DESIGNED SPECIFICALLY FOR COMFORTABLE PERMANENT
RESIDENCE AND FULL RELAXATION.**

Umalas Signature is designed so that guests and residents
can fully enjoy their holidays and all the amenities
without having to leave the complex.



LOUNGE BAR





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PANORAMIC ROOF
WITH LOUNGE AREA
FOR 300 PEOPLE

LARGE GYM

YOGA AREA

CONQUER YOUR GOAL

IMPOSSIBLE IS NOTHING

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CO-WORKING AREA



BUSINESS AREA:
**A CO-WORKING
AND CONFERENCE ROOM**



ROOFTOP INFINITY POOL WITH PANORAMIC VIEWS



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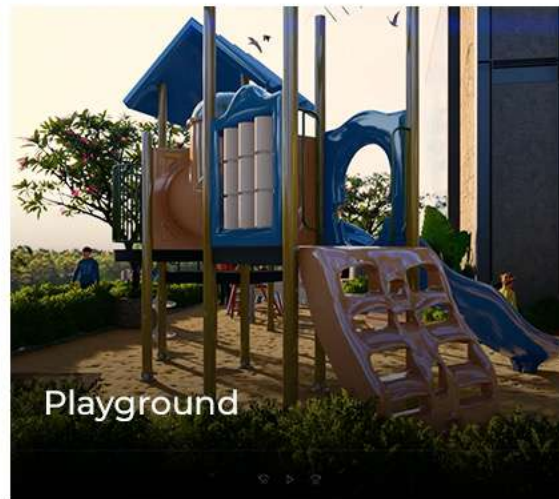
CINEMA

GOLF SIMULATOR

A FULL-FLEDGED
GOLF GAME



COMPLEX INFRASTRUCTURE





IMAGINE LIVING IN A HOME,

that knows your needs
and lets you solve them
in the easiest way possible.



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BALI'S FIRST REAL

SMART HOME

Smart control

A unique home control system
from Digitels



OPTIONS FOR USING YOUR PROPERTY

ACCOMMODATION

Stay for any amount of time with no restrictions. You, your family or friends. Ability to remotely manage access to your property through the app.

RENTING ON YOUR OWN

You can rent out your property yourself through online marketplaces, or you can personally search for clients.

RENTING THROUGH A MANAGEMENT COMPANY

You entrust the rental of your property to a management team for more efficient management with higher returns.

SERVICE

AND MANAGEMENT

My name is Jeremy Fang and I am the Director of Management at Samahita Group. I have worked in the hospitality, travel and tourism industry for over 25 years. During that time, I have developed many projects in Singapore, Philippines and Indonesia, building service to 5* hotels as General Manager: Garden Hotel & Mandarin Regency Hotel, Resort Sentosa & Batam, Novotel Medan(Accor Hotels), Nusa Capital Group and many more.

In 2019, we created Digitels, where I am the Chief Operating Officer today. We are already revolutionizing the hospitality industry by creating the world's first full operational ecosystem for hotels based on IOT.

The property management at The Umalas Signature is based on the individual needs of apartment owners. We provide flexible terms for both private use and return on investment, and you can also combine these options with ease.



Jeremy
Fang

The management system

includes:

- Cleaning of apartments, change of linen
- Complex territory cleaning
- 24/7 Security
- Property maintenance: running repairs and overhauls
- Maintenance of all systems
- Renting out the apartments
- Accrual of income
- Taxes payment
- Financial reporting



Terms for the investor



To receive income, you do not need to open a company and obtain a license



Sees full transparency of the management company.



Gets a buyback guarantee after 5 years.



Receives a net profit to any current account.



Does not incur operational risks - all real estate is insured.



Receives income every three months.

11-15.3% is the net average annual return in the first three years after deducting all expenses.

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Rental income

Our company takes care of all issues related to the maintenance and management of your property. You receive passive income and you do not need to participate in the management and tax payment processes.

Independent Management

You can rent out your property yourself, through our Digitels mobile app, which connects to the most popular specialized markets. The process is fully automated. All you have to do is click a button and put the property up for rent. All other matters are taken care of by our company.

Rental Pool

You can also rent out your property through our management company. It is a pool system, which distributes all income to all participants in this system. You get a net profit of 70% less taxes of 10%. The distribution of profits takes place every three months.

Main

INVESTMENT OFFER

in Bali 2021

with unlimited accommodation

Average annual
occupancy rate

83%

Investment from

OT \$160 000

ARR (average price
per night)

101 USD

ROI in the first
year

11.67%

ROI in the third
year

15,7%

Installment 0%

12 months

Terms of ownership

43 years + 30 years

Payback period

6 - 7 years

Average net profit
per year

\$21,000

A man with a beard, wearing a dark suit and tie, is seated in the driver's seat of a car. He is smiling and looking down at a credit card he is holding in his right hand. The car's interior is visible, including the leather seats and the window. The background is slightly blurred, showing a city street.

MANAGE YOUR INVESTMENTS

and control the rental process
from anywhere in the world using
the mobile app. Transparent reporting system.

Yield Report

Every month you receive a detailed report on your income.

| Monthly Owner Revenue Report | | |
|------------------------------|--|------------|
| Property | The Umalas Signature 4.0 Smart Serviced Apartments | |
| Owner | John Doe | |
| Unit | #03-01 | |
| Unit Module Factor | 1,3 | |
| Month | Oct-23 | |
| | | |
| Available Units in Pool | 200 | |
| No. of Nights Available | 6.200 | |
| No. of Nights Sold | 4.875 | |
| Occupancy | 78,63% | |
| Average Daily Rate | \$136,25 | |
| Total Nett Revenue | \$664.218,75 | |
| | | |
| Total Module Factor | 288 | |
| Value per Module Factor | \$2.306,32 | |
| Total Revenue | \$2.998,21 | |
| To Owner | 70% | \$2.098,75 |
| To Management | 30% | \$629,62 |

Buying property

Scheme to profit

In order to purchase real estate, you do not need to come in person - 99% of all transactions now take place remotely.

Registration of real estate takes place according to international standards with the receipt of all original documents on hand.

1

Selecting and booking of apartments

2

Signing the MOU contract with interest-free installments

3

Paying the first installment payment 30%

4

payment of installment payments 18 month

8

Attracting tourists at the expense of our own management company

7

Launch of the complex and management system September 1, 2023.

6

Registration of the lease contract for 43 years with an option to extend it for 30 years

5

Completion of construction of the complex

9

Renting out your property

10

Payment of net profit to investors - once a quarter

As the complex develops, the real estate value increases.

You have the opportunity to resell the property more expensive at any stage.

Permissive documentation



the right to build on the land



the decision of the meeting on the appointment of executives



land ownership certificates



legal review



notarial audit



building permit for residential area



building permit for commercial area



MOU agreement



Company project

MAGNUM

E S T A T E

By Samahita Group

A major Indonesian developer with many years of experience in the Indonesian market.

Our company specializes in the construction and management of premium properties: 5* hotels, investment properties, residential complexes of villas and apartments. For our projects, we choose the best locations in demand among tourists.

Company founders



**Tiandy Budiman -
Co-founder**

Thiandi has more than 20 years of experience in information technology and real estate development. He is the co-owner of several successful hotels and resorts such as Agra Nusa Villas, The Nest in Benoa, Bali and The Sapphire Cliff Resort, Uluwatu. One of the key shareholders of the Samahita Group.



**Herman Sugiarto -
Co-founder**

Herman Sugiarto is a member of the Samahita Group's board committee. Graduated in Monash University of Melbourne, he started his own business as an entertainment entrepreneur in his early stage of his age. The peak is the establishment of Sun City Luxury Entertainment club in Jakarta, known as the largest in the country.



**Jeremy Fang -
Management**

Jeremy's career in the hospitality, travel & tourism industry spans over 25 years. He has led numerous projects in this segment in the Philippines, Singapore and Indonesia. Garden Hotel & Mandarin Regency Hotel, Resort Sentosa & Batam, Novotel Medan (Accor Hotels), Nusa Capital Group.



**Jimmy Kurniawan -
Director**

For over 7 years I have been professionally involved in launching projects in the field of investment real estate. During this time, I have launched more than 10 large projects and today I am an expert in this area.

CONSTRUCTION AND MANAGEMENT

by TD Construction Management

TD Construction Management is a leading development and construction company. Innovative approach, attention to detail and experience in developing large-scale progressive projects: hotels, complexes, restaurants with a capacity of over 1000 people. The company's projects become a trademark and landmark of the city.

The company has extensive experience in construction in Indonesia.



Here are some of the projects that the company has implemented:

- Serenia Hills (Intiland Group).
- Pancoran chinatown
- Kempinski Bali (Wings Group)
- Garment Factory (Star Alliance Group)
- Ismaya Central Kitchen (Ismaya Group)
- Tambak Ikan Laut (Japfa Group)
- Kem Tower (Interworld Steel Group)





Construction plan



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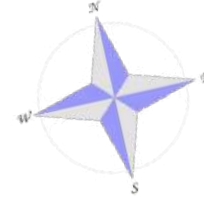
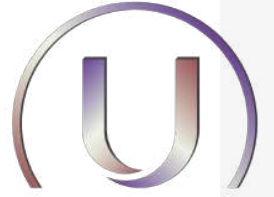


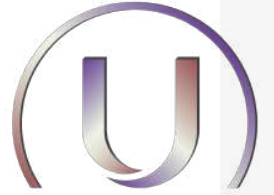
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MASTER PLAN

BASEMENT FLOOR

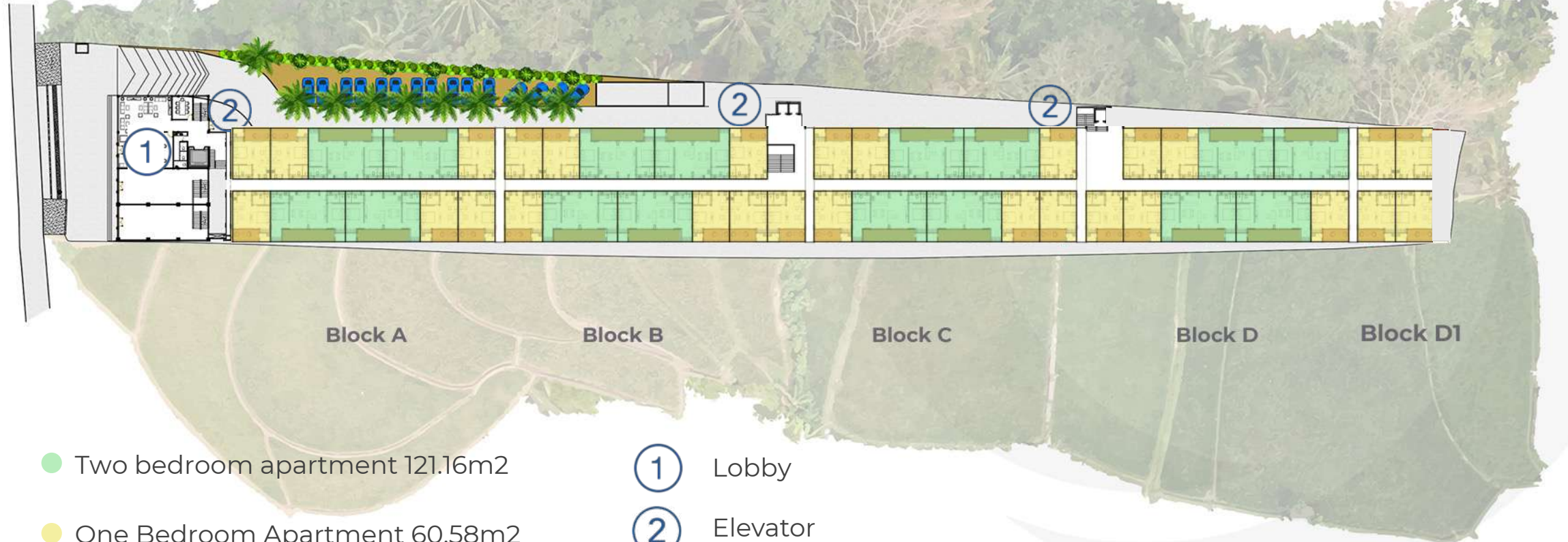
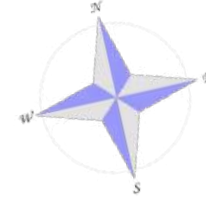
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Apartment Location

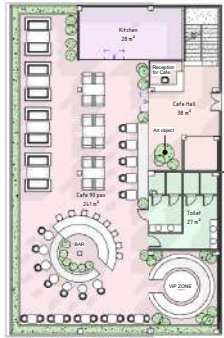
1 - 4 floor



Infrastructure area on the rooftop

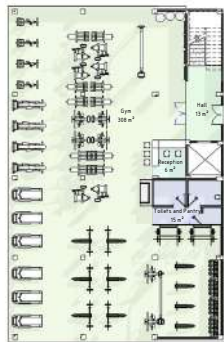
With an area of more than 4,000 m²

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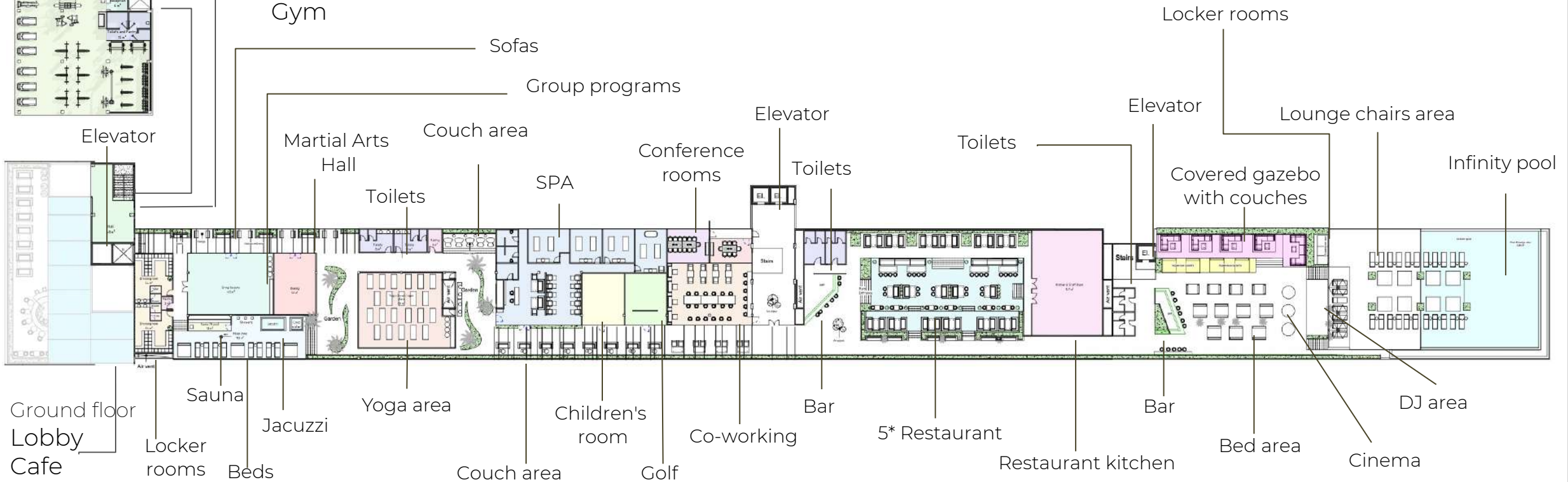
3rd floor

Lounge Cafe
with a panoramic view of the ocean



2nd floor

Gym



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