

BERABAN

LUXURY LOFTS

PERTAMA
PROPERTY

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Geonet
PROPERTY & FINANCE GROUP

As seen in

Forbes

FINANCIAL
REVIEW



WELCOME TO

BERABAN
LUXURY LOFTS

BERABAN
LUXURY LOFTS

BERABAN

LUXURY LOFTS

128

LOFTS

64

UNDERGROUND
PARKING AREA

1

FITNESS GYM

1

WELNESS CENTER





BERABAN

LUXURY LOFTS

**A High-yield Investment
Opportunity in Seminyak, Bali**

LOCATION IN THE HEART OF SEMINYAK, BALI

The complex is strategically situated in the heart of Seminyak, providing each resident with quick access to the most popular beaches, clubs, and all amenities tourists would need to fully enjoy their stay on the Island of the Gods.

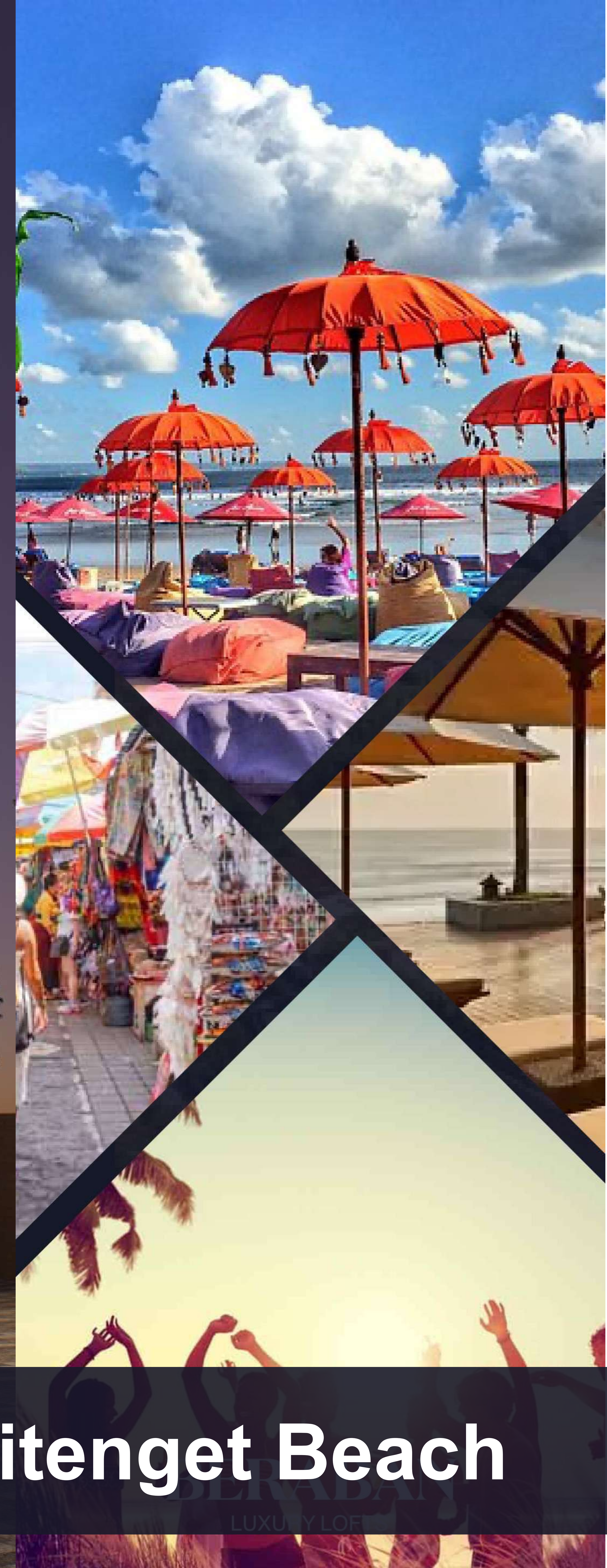


Located just 20 minutes away from Bali International Airport, Beraban Luxury Lofts are positioned in the trendiest and most popular area of the island.

BERABAN

LUXURY LOFTS

Mexicola, La Favela, Seminyak Village, Petitenget Beach





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LUXURY LOFTS

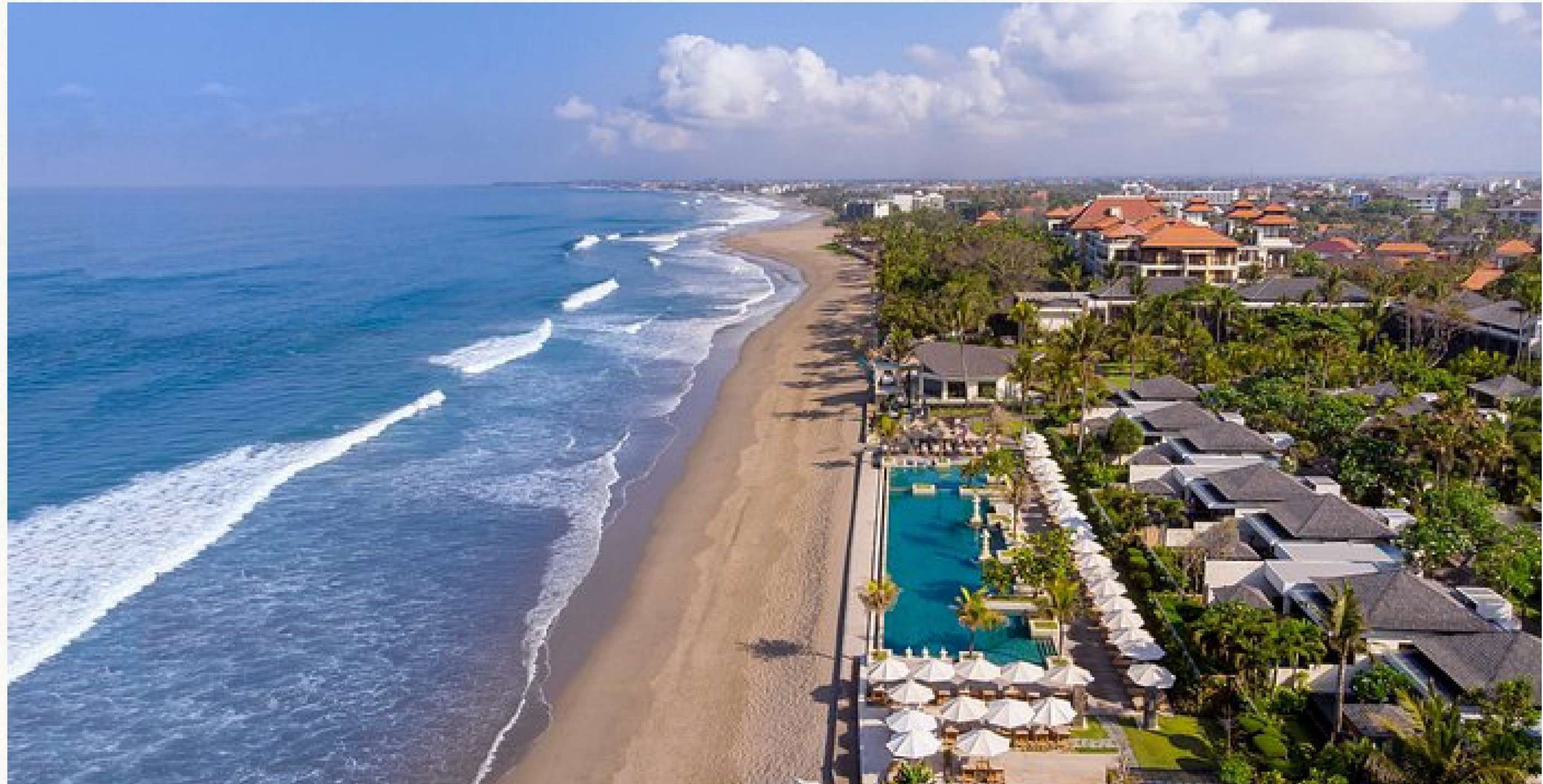
Pertama Investment & Development is proud to be a pioneer of luxury property development in Bali and across Indonesia. Right now, Pertama Investment & Development offers the best investment opportunities this year with its latest project, Beraban Luxury Lofts in Seminyak, Bali.

Life by the sea



BERABAN

LUXURY LOFTS



Most people think of Bali as a tropical paradise, but it's also one of the most popular tourist destinations in the world. Recently, it was named the World's Top Destination by TripAdvisor. Bali is a beautiful island with a lot to offer investors. Thus, the recent tourism boom has made Bali one of the best places to invest, especially in real estate. The demand for high-end accommodations is surging, thanks to the 6.5 million visitors who come to Bali every year.



AMENITIES OF LIFE

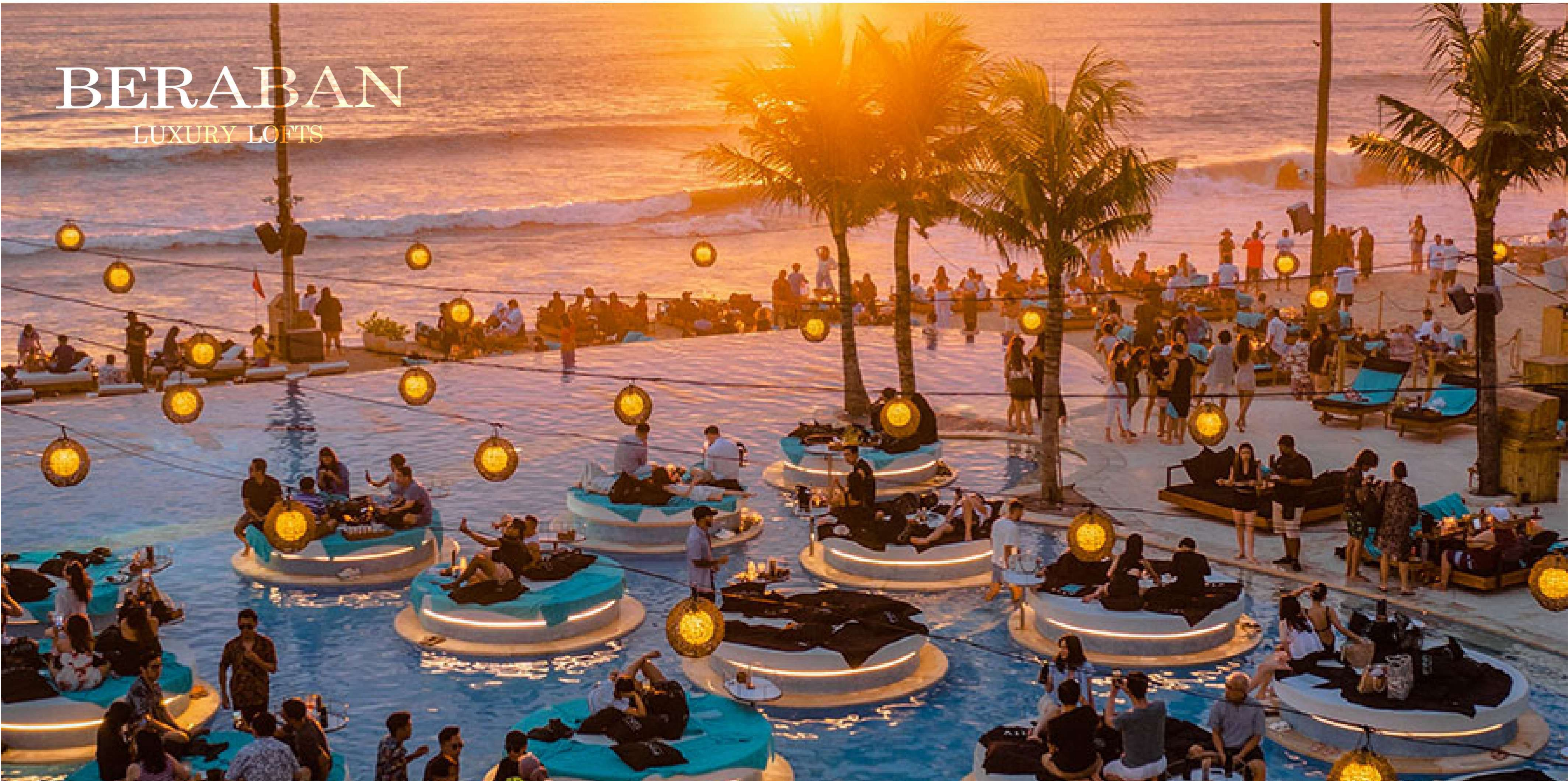
The area offers everything that anyone could want on a holiday, from stunning beaches to great shopping and dining experiences. Additionally, Seminyak serves as the center for nightlife activities, making it the perfect place to let loose and enjoy yourself. These factors attract an increasing number of people to invest in Bali, as the potential for a high return on investment is fairly significant.



BEACH CLUBS

It only takes 5-15 minutes to visit the most popular places in Seminyak, such as the Ku De Ta beach club, Seminyak Village mall, Motel Mexicola, La Favela, Seminyak's beach communities, and many other recreational activities. Seminyak Oberoi is known for its magnificent ocean-view beaches, world-class beach clubs, and beautiful villas.

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La Favela

Situated in the heart of Seminyak and widely regarded as one of Bali's most exquisite hotspots, La Favela offers Mexican-influenced dishes such as tacos and tostadas served in a whimsical eatery with a bar and a patio



Potato Head

A bustling beachfront venue, Potato Head offers an infinity pool along with international cuisine, beers, and cocktails.

Ku De Ta

A chic restaurant with ocean views, Ku De Ta is renowned for its sushi, burgers, and pizza, all made with seasonal ingredients.



W Seminyak

Trade the ordinary for the extraordinary at Seminyak's luxury resort, W Bali - Seminyak. Sip refreshing cocktails, dine on tasty tapas, and enjoy gorgeous sunset views at Woobar, the beach club, and pool bar.

SPORTS ENTERTAINMENT

Enjoy the panoramic view at Potato Head Beach Club, indulge in a spa massage in Seminyak, shop at Nyaman Gallery, ride a horse on the beaches of Seminyak, visit the iconic Pura Petitenget Temple, party at Ku De Ta, detox in a yoga class, and experience many more activities.



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THE COMPLEX IS LOCATED

NEAR THREE COLORFUL AND POPULAR BEACHES:

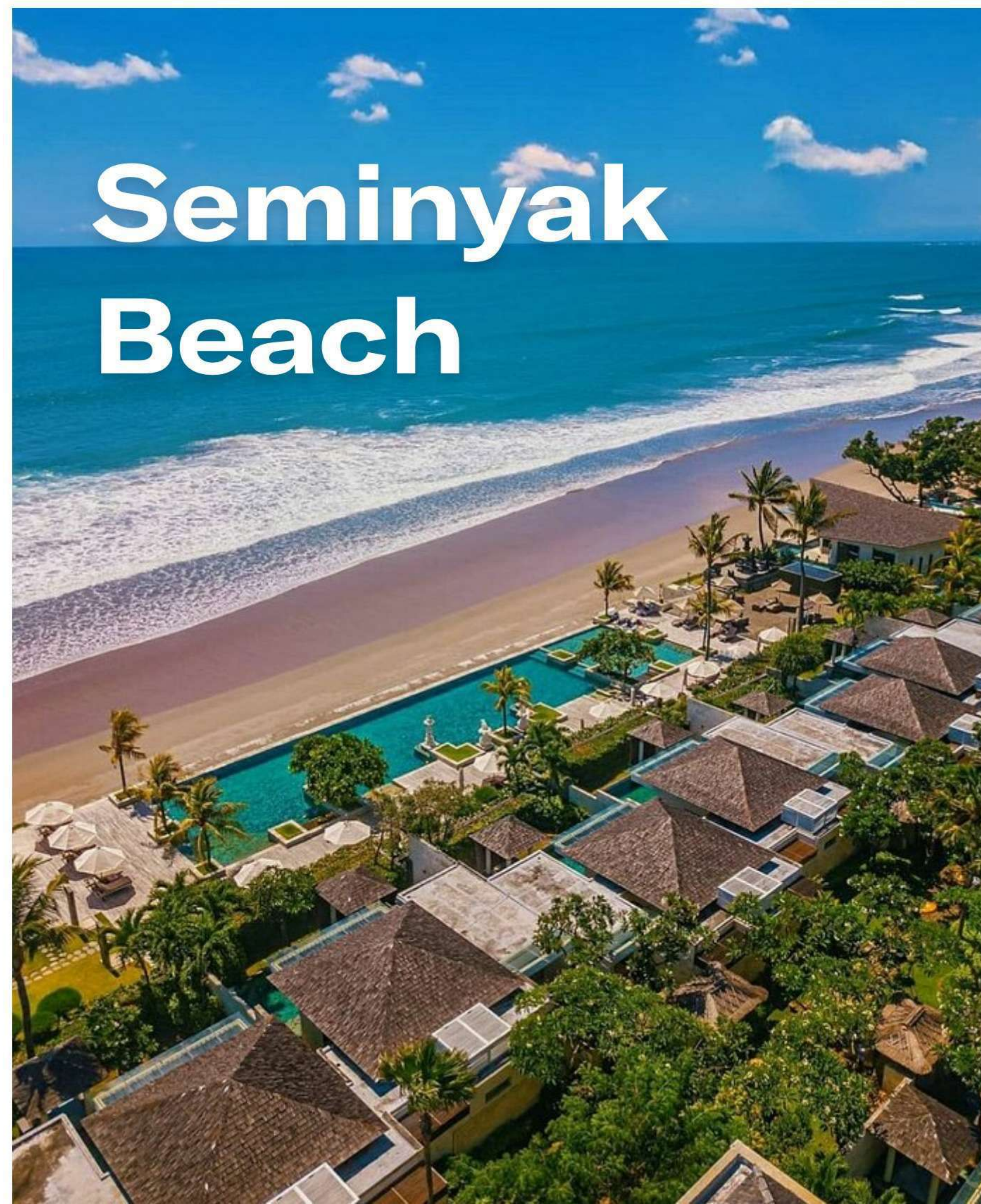
The beaches in Seminyak are nice, offering mesmerizing views of the sunset and the ocean. Additionally, Seminyak boasts some of the best resorts and bars in Bali. The most popular beaches are just a few minutes away from the complex.



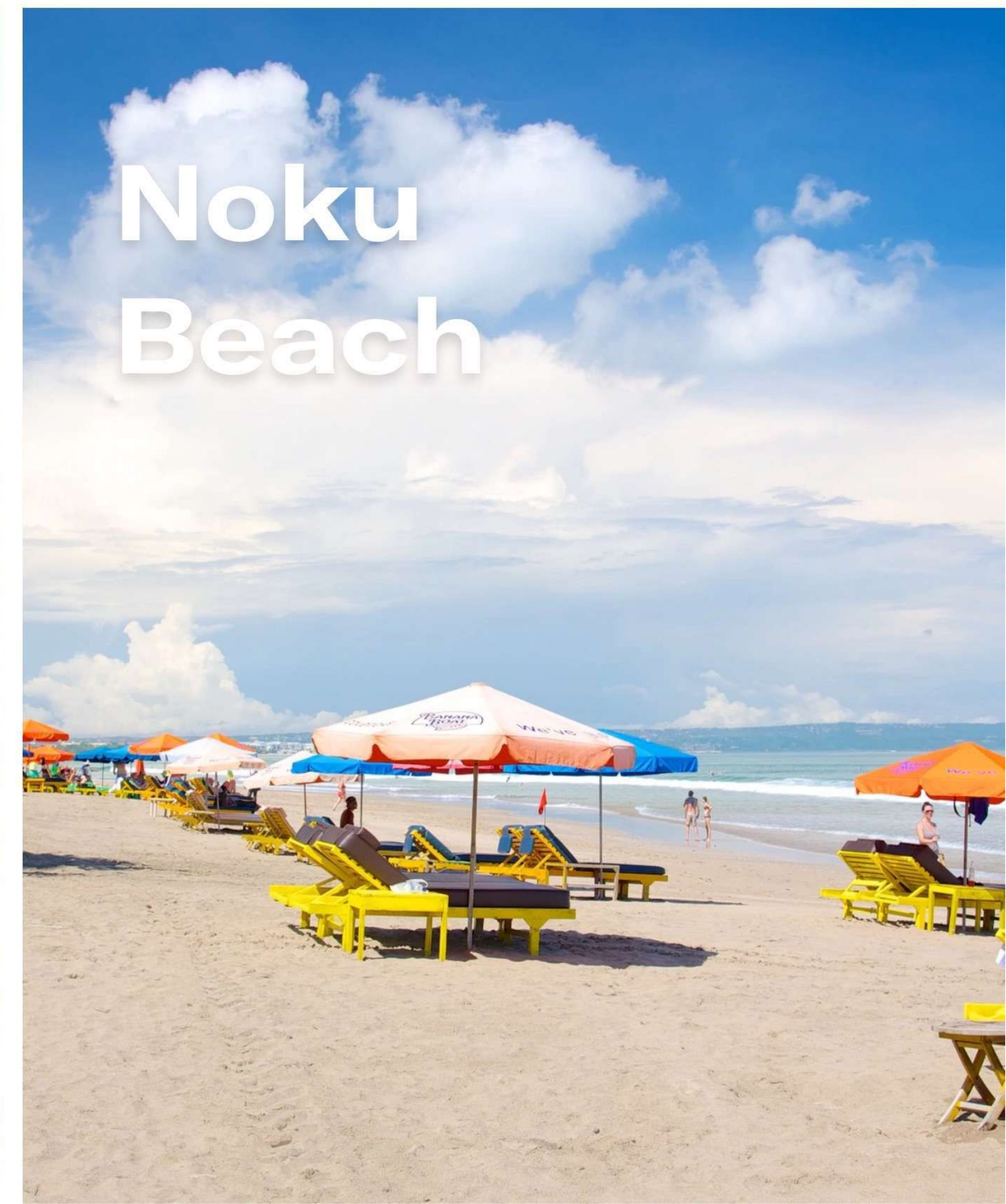
Oberoi Beach



Seminyak Beach



Noku Beach





BERABAN LUXURY LOFTS

The Home You've
Been Looking For!





BERABAN

LUXURY LOFTS

Experience The Future Today

Experience the future today. With an enviable reputation for combining luxury living with unmatched service and amenities, we are committed to delivering excellence for our residents. Our properties are designed to provide a sense of home away from home in a world-class environment.

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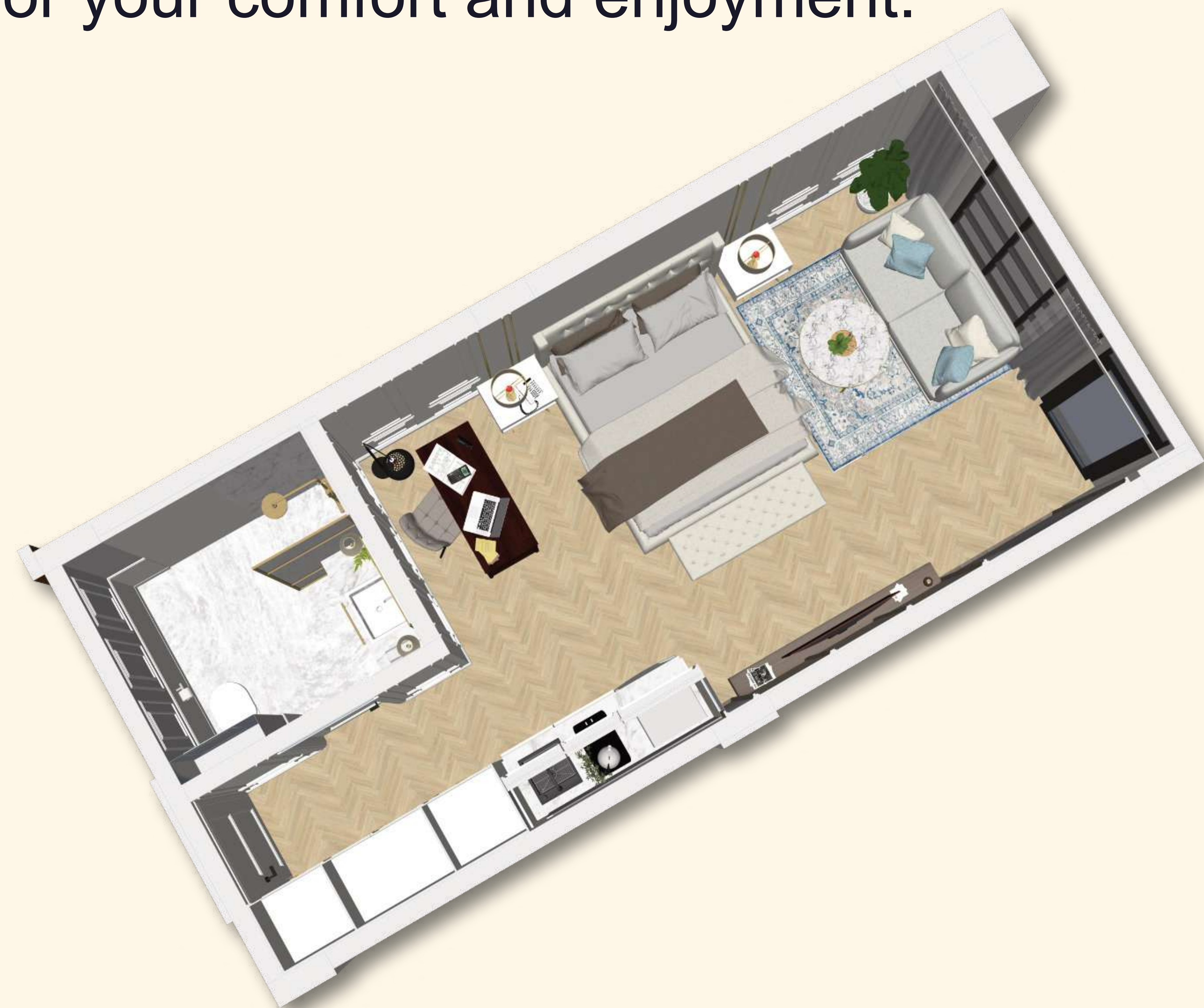
1 Bedroom Studio

1 Bedroom Studio

Area 31m2

Discover the charm of our 1 Bedroom Studio, where modern living meets style in a compact 31 square meter space. With 32 units available, each studio is thoughtfully arranged to optimize both comfort and functionality.

Step inside to discover a fully furnished haven featuring a well-equipped kitchen, a cozy living room, and a spacious closet. Whether you're a leisure traveler or a business enthusiast, our 1 Bedroom Studio is designed to cater to diverse preferences. Enjoy the convenience of a modern bathroom, and step out onto your private terrace for a breath of fresh air. Immerse yourself in the charm of this compact yet stylish living space, where every detail is curated for your comfort and enjoyment.



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LUXURY LOFTS

1 Bedroom Apartment



1 Bedroom Apartment

Area 62m2

Discover modern living in our 1 Bedroom Apartments, comprising 12 exclusive units. With a spacious 62 square meters, each residence seamlessly integrates a bathroom, kitchen area, living room, large closet, and private terrace. Fully furnished and fitted, these apartments provide a turnkey solution, blending comfort and sophistication for a stylish living experience.

The well-equipped kitchen and thoughtfully designed living room create a harmonious space for daily activities, while the private terrace offers a retreat for relaxation. Embrace a lifestyle where meticulous design meets modern convenience in these 1 Bedroom Apartments.





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LUXURY LOFTS

1 Bedroom Loft

1 Bedroom Loft

Area 64m2

Our elegant one-bedroom unit spans a beautiful 64 m², featuring luxurious shots of a spacious walk-in closet. It is designed in warm natural tones and tailored to meet the needs of both private and business travelers.

Upon entering, you'll notice that all details are sophisticatedly designed to ensure your comfort. Starting from the extra cozy sofa to the long table that combines accessibility with the charm of colonial design. The units are intelligently planned to promote everyday wellness, equipped with a modern, fully equipped kitchen for cooking, complete with utensils, and a refrigerator for optimal convenience.



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LUXURY LOFTS

2 Bedroom Loft



2 Bedroom Loft

Area 127m2

Experience ample space to relax and enjoy your stay in our two-bedroom units, which aesthetically create an atmosphere reflecting the tranquility of the environment. Starting with the stylish sofa and a unique table that complements its luxurious ambiance.

The carefully crafted design incorporates two bathrooms, a fully equipped kitchen with a convenient breakfast bar, a spacious living room, and a walk-in closet for added convenience. Ascend the elegant spiral staircase to discover a balcony that invites you to unwind with its tranquil atmosphere. Every unit is meticulously furnished and fitted, ensuring a seamless blend of luxury and functionality throughout your stay



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LUXURY LOFTS

COMPLEX FACILITIES GYM & WELLNESS



Relaxation at your doorstep

SPA

We are committed to providing the best services for residents' comfort. That's why we have a spa available in our complex to give residents the ultimate relaxation and wellness experience.

BERABAN

LUXURY LOFTS



Keep Fit & Healthy

GYM

Beraban Luxury Lofts is home to an onsite gym with all the latest equipment and facilities, allowing residents to stay fit no matter what their schedule is. We provide a place where residents can exercise anytime, day or night; it's all here.



Relaxation at your doorstep

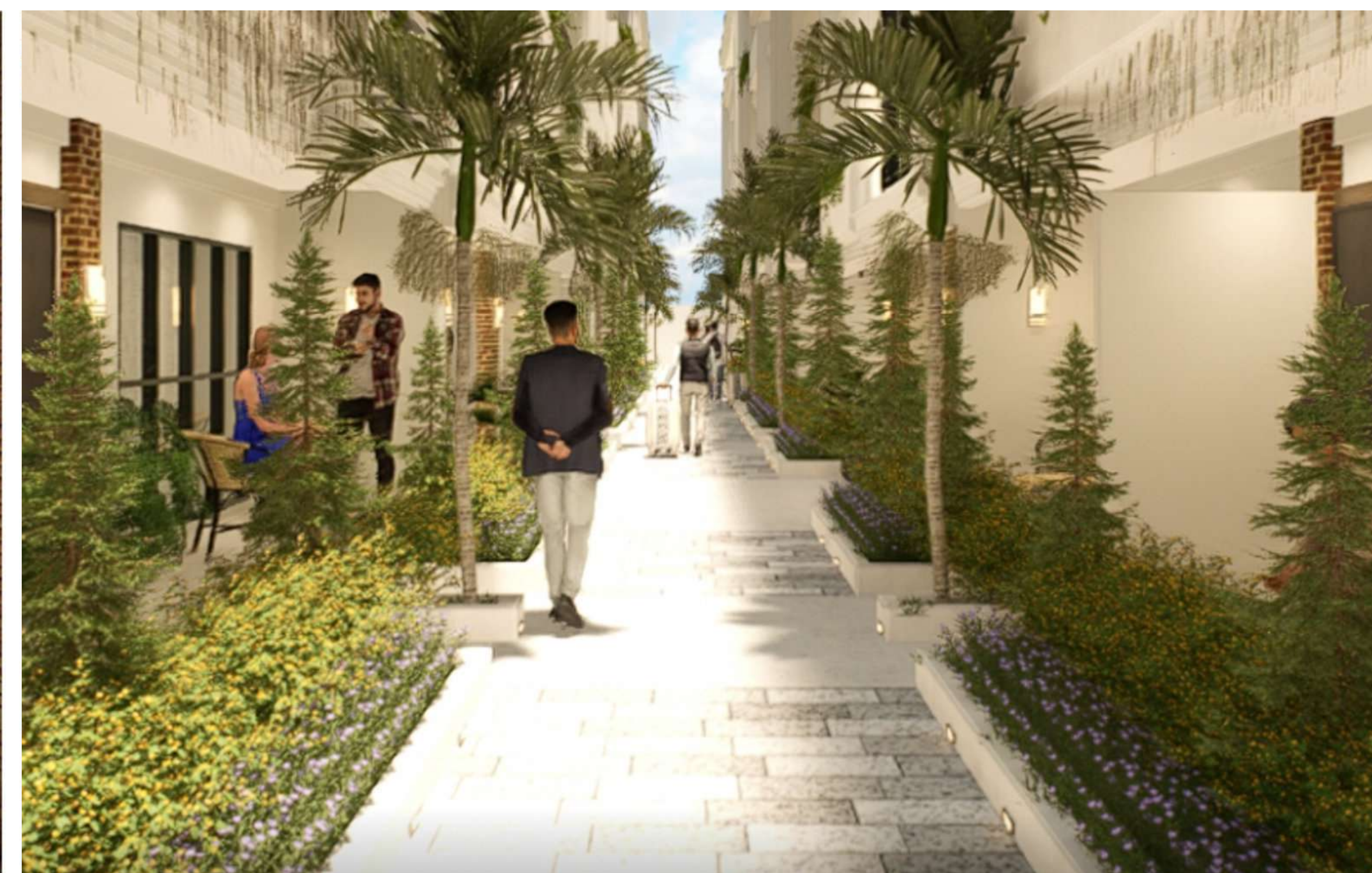
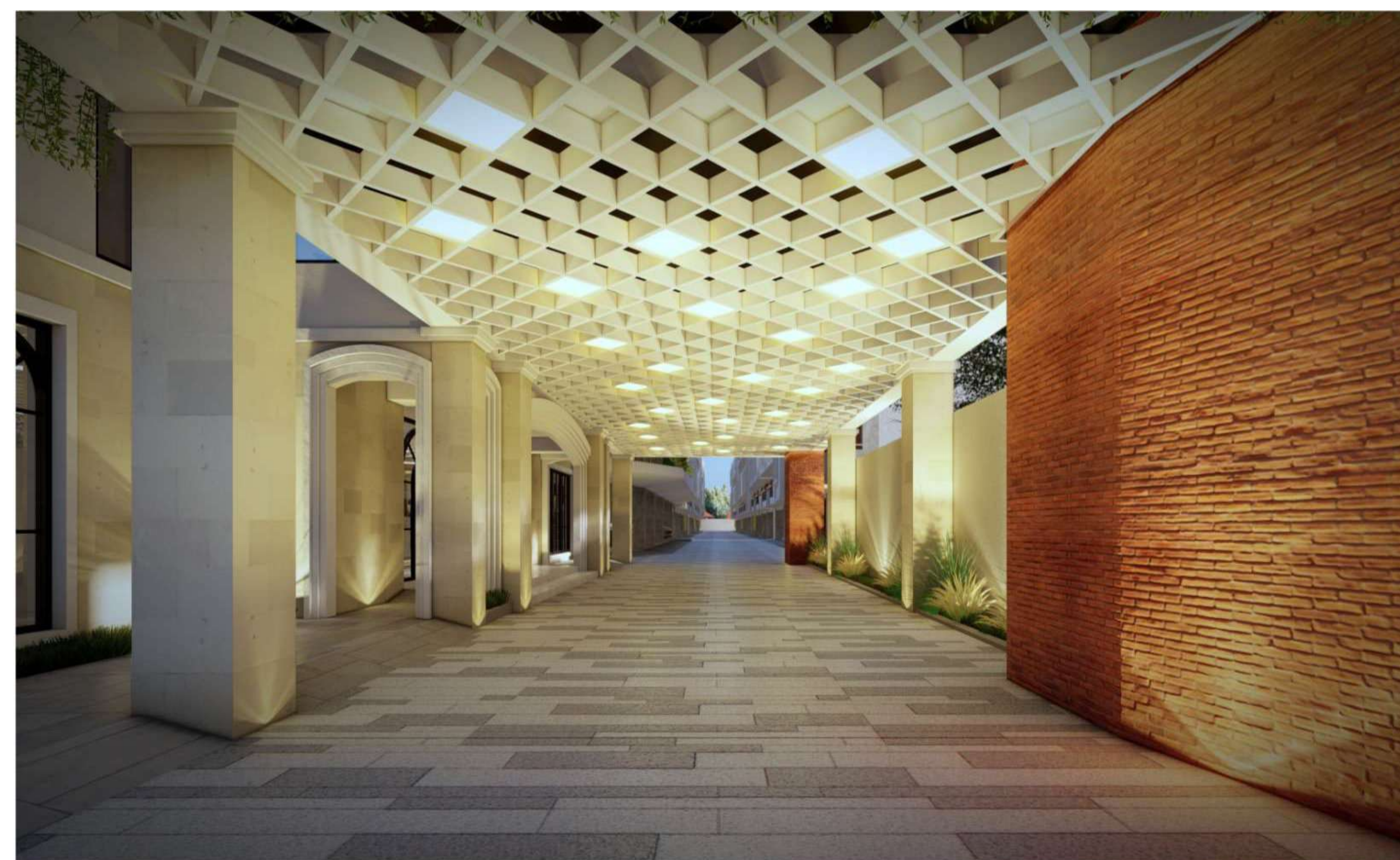
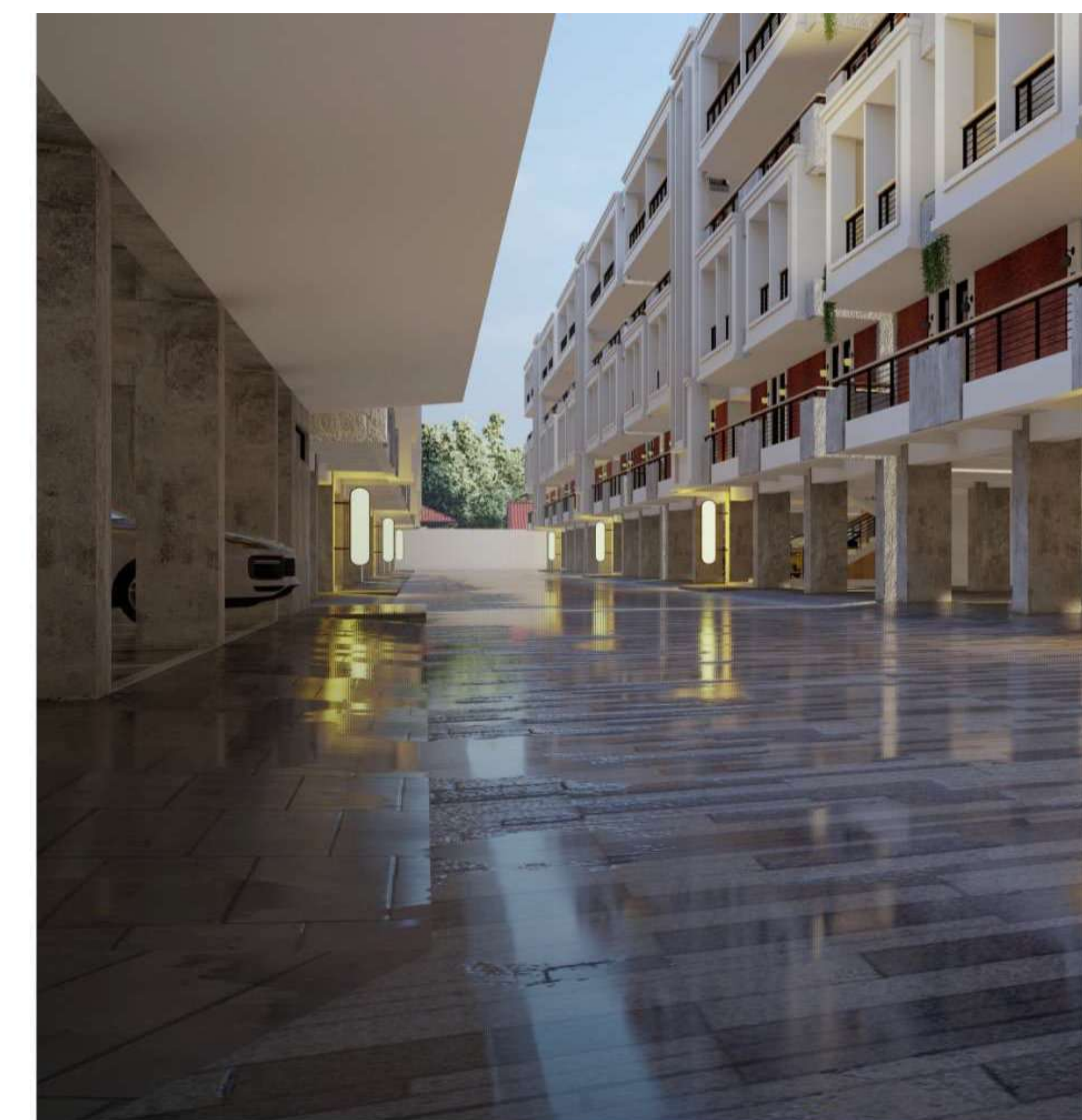
LIFESTYLE

Beraban Luxury Lofts is an exclusive residential complex with an on-site cafe, kiddies play area, lift access, a shared pool, rooftop space, underground parking, and a 24/7 concierge. Elevate your lifestyle at Beraban, where modern amenities and convenience redefine residential living.



Underground **PARKING**

Experience the best in luxury living with our underground parking! It's all about making life easy for our residents. Our priority is keeping your vehicle safe and making your daily drives hassle-free. Whether you're concerned about security or simply want a more convenient parking experience, we've got you covered. It's all part of our commitment to providing a comfortable and secure home for our residents.



Returns On Investment Forecast
1-Bedroom Apartment

Days in Years : 365
Sinking Fund : 4%
Management Deduction : 50%
Investor Share : 50%
Yearly ADR Increase : 5%

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 |
|----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Occupancy | 75% | 75% | 75% | 75% | 75% | 75% | 75% |
| Daily Rate | Rp. 4,700,000 | Rp. 4,935,000 | Rp. 5,181,750 | Rp. 5,440,838 | Rp. 5,712,879 | Rp. 5,998,523 | Rp. 6,298,450 |
| Gross Revenue | Rp. 1,286,625,000 | Rp. 1,350,956,250 | Rp. 1,418,504,063 | Rp. 1,489,429,266 | Rp. 1,563,900,729 | Rp. 1,642,095,765 | Rp. 1,724,200,554 |
| Sinking Fund (4%) | Rp. 51,465,000 | Rp. 54,038,250 | Rp. 56,740,163 | Rp. 59,577,171 | Rp. 62,556,029 | Rp. 65,683,831 | Rp. 68,968,022 |
| NET Revenue | Rp. 1,235,160,000 | Rp. 1,296,918,000 | Rp. 1,361,763,900 | Rp. 1,429,852,095 | Rp. 1,501,344,700 | Rp. 1,576,411,935 | Rp. 1,655,232,531 |
| Management Deduction (50%) | Rp. 617,580,000 | Rp. 648,459,000 | Rp. 680,881,950 | Rp. 714,926,048 | Rp. 750,672,350 | Rp. 788,205,967 | Rp. 827,616,266 |
| Revenue Share for Investor (50%) | Rp. 617,580,000 | Rp. 648,459,000 | Rp. 680,881,950 | Rp. 714,926,048 | Rp. 750,672,350 | Rp. 788,205,967 | Rp. 827,616,266 |
| ROI | 15,87% | 16,67% | 17,50% | 18,37% | 19,29% | 20,26% | 21,27% |

Prices are listed in Indonesian Rupiah and may vary depending on exchange rate fluctuations.
ROI is calculated by dividing the investor's profit by the net retained capital after IPDC

Returns On Investment Forecast
1-Bedroom Studio Apartment

Days in Years : 365
Sinking Fund : 4%
Management Deduction : 50%
Investor Share : 50%
Yearly ADR Increase : 5%

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 |
|----------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Occupancy | 75% | 75% | 75% | 75% | 75% | 75% | 75% |
| Daily Rate | Rp. 2,500,000 | Rp. 2,625,000 | Rp. 2,756,250 | Rp. 2,894,063 | Rp. 3,038,766 | Rp. 3,190,704 | Rp. 3,350,239 |
| Gross Revenue | Rp. 684,375,000 | Rp. 718,593,750 | Rp. 754,523,438 | Rp. 792,249,609 | Rp. 831,862,090 | Rp. 873,455,194 | Rp. 917,127,954 |
| Sinking Fund (4%) | Rp. 27,375,000 | Rp. 28,743,750 | Rp. 30,180,938 | Rp. 31,689,984 | Rp. 33,274,484 | Rp. 34,938,208 | Rp. 36,685,118 |
| NET Revenue | Rp. 657,000,000 | Rp. 689,850,000 | Rp. 724,342,500 | Rp. 760,559,625 | Rp. 798,587,606 | Rp. 838,516,987 | Rp. 880,442,836 |
| Management Deduction (50%) | Rp. 328,500,000 | Rp. 344,925,000 | Rp. 362,171,250 | Rp. 380,279,813 | Rp. 399,293,803 | Rp. 419,258,493 | Rp. 440,221,418 |
| Revenue Share for Investor (50%) | Rp. 328,500,000 | Rp. 344,925,000 | Rp. 362,171,250 | Rp. 380,279,813 | Rp. 399,293,803 | Rp. 419,258,493 | Rp. 440,221,418 |
| ROI | 15,01% | 15,76% | 16,55% | 17,38% | 18,25% | 19,16% | 20,12% |

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ROI is calculated by dividing the investor's profit by the net retained capital after IPDC

Returns On Investment Forecast
1-Bedroom Loft

Days in Years : 365
Sinking Fund : 4%
Management Deduction : 50%
Investor Share : 50%
Yearly ADR Increase : 5%

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 |
|----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Occupancy | 75% | 75% | 75% | 75% | 75% | 75% | 75% |
| Daily Rate | Rp. 4,700,000 | Rp. 4,935,000 | Rp. 5,181,750 | Rp. 5,440,838 | Rp. 5,712,879 | Rp. 5,998,523 | Rp. 6,298,450 |
| Gross Revenue | Rp. 1,286,625,000 | Rp. 1,350,956,250 | Rp. 1,418,504,063 | Rp. 1,489,429,266 | Rp. 1,563,900,729 | Rp. 1,642,095,765 | Rp. 1,724,200,554 |
| Sinking Fund (4%) | Rp. 51,465,000 | Rp. 54,038,250 | Rp. 56,740,163 | Rp. 59,577,171 | Rp. 62,556,029 | Rp. 65,683,831 | Rp. 68,968,022 |
| NET Revenue | Rp. 1,235,160,000 | Rp. 1,296,918,000 | Rp. 1,361,763,900 | Rp. 1,429,852,095 | Rp. 1,501,344,700 | Rp. 1,576,411,935 | Rp. 1,655,232,531 |
| Management Deduction (50%) | Rp. 617,580,000 | Rp. 648,459,000 | Rp. 680,881,950 | Rp. 714,926,048 | Rp. 750,672,350 | Rp. 788,205,967 | Rp. 827,616,266 |
| Revenue Share for Investor (50%) | Rp. 617,580,000 | Rp. 648,459,000 | Rp. 680,881,950 | Rp. 714,926,048 | Rp. 750,672,350 | Rp. 788,205,967 | Rp. 827,616,266 |
| ROI | 15,87% | 16,67% | 17,50% | 18,37% | 19,29% | 20,26% | 21,27% |

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Returns On Investment Forecast
2-Bedroom Loft

Days in Years : 365
Sinking Fund : 4%
Management Deduction : 50%
Investor Share : 50%
Yearly ADR Increase : 5%

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 |
|----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Occupancy | 75% | 75% | 75% | 75% | 75% | 75% | 75% |
| Daily Rate | Rp. 8,500,000 | Rp. 8,925,000 | Rp. 9,371,250 | Rp. 9,839,813 | Rp. 10,331,803 | Rp. 10,848,393 | Rp. 11,390,813 |
| Gross Revenue | Rp. 2,326,875,000 | Rp. 2,443,218,750 | Rp. 2,565,379,688 | Rp. 2,693,648,672 | Rp. 2,828,331,105 | Rp. 2,969,747,661 | Rp. 3,118,235,044 |
| Sinking Fund (4%) | Rp. 93,075,000 | Rp. 97,728,750 | Rp. 102,615,188 | Rp. 107,745,947 | Rp. 113,133,244 | Rp. 118,789,906 | Rp. 124,729,402 |
| NET Revenue | Rp. 2,233,800,000 | Rp. 2,345,490,000 | Rp. 2,462,764,500 | Rp. 2,585,902,725 | Rp. 2,715,197,861 | Rp. 2,850,957,754 | Rp. 2,993,505,642 |
| Management Deduction (50%) | Rp. 1,116,900,000 | Rp. 1,172,745,000 | Rp. 1,231,382,250 | Rp. 1,292,951,363 | Rp. 1,357,598,931 | Rp. 1,425,478,877 | Rp. 1,496,752,821 |
| Revenue Share for Investor (50%) | Rp. 1,116,900,000 | Rp. 1,172,745,000 | Rp. 1,231,382,250 | Rp. 1,292,951,363 | Rp. 1,357,598,931 | Rp. 1,425,478,877 | Rp. 1,496,752,821 |
| ROI | 16,05% | 16,85% | 17,70% | 18,58% | 19,51% | 20,49% | 21,51% |

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