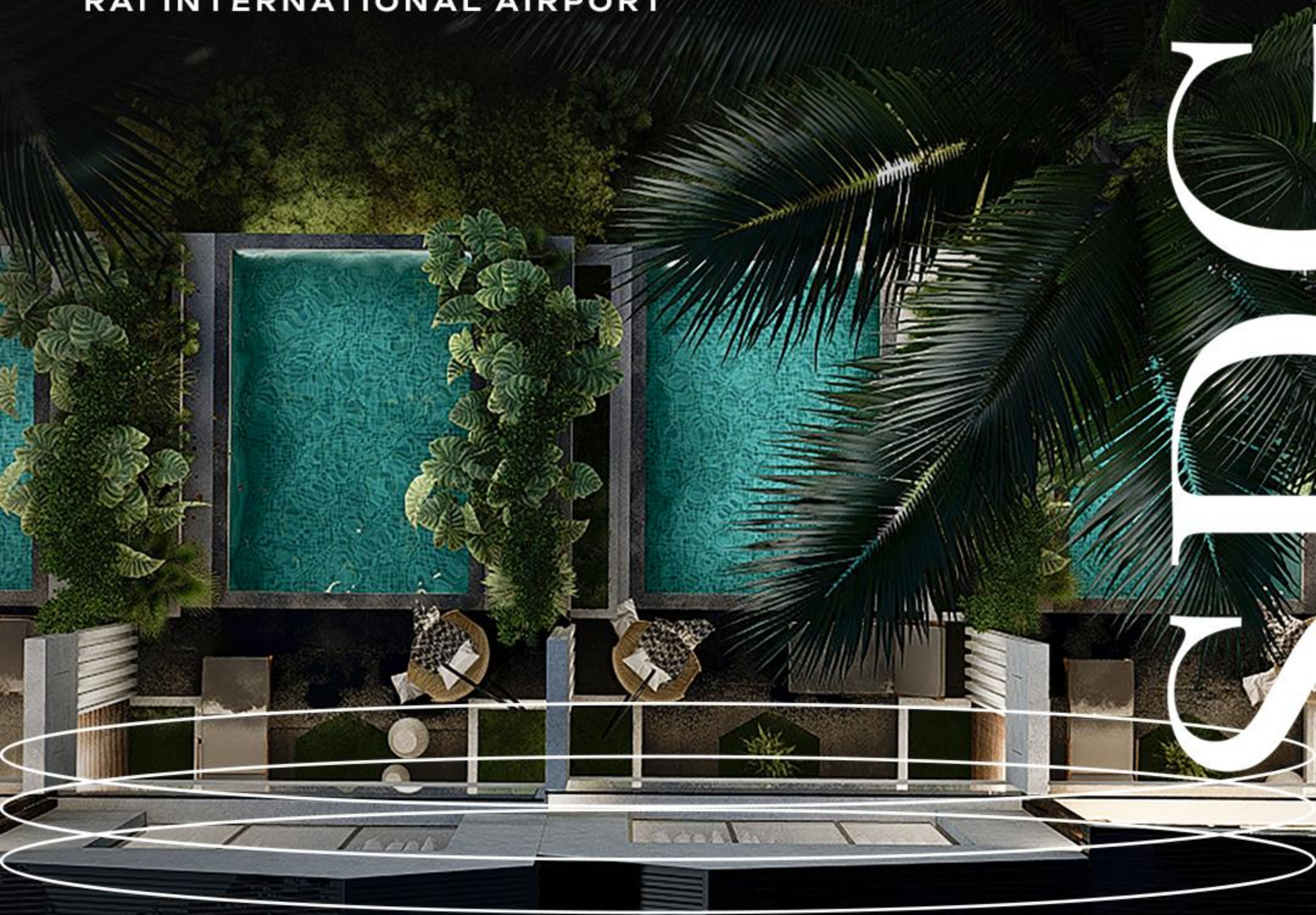


SUNNY DEVELOPMENT GROUP

IS A RELIABLE DEVELOPMENT
COMPANY OF PREMIUM
INVESTMENT PROPERTY IN BALI

OUR PROJECTS ARE LOCATED IN THE HEART OF THE
GREEN ISLAND WALKING DISTANCE TO THE MOST
FAMOUS BEACHES AND TRENDY PLACES

35 MINUTES BY CAR OR SCOOTER TO THE NGURAH
RAI INTERNATIONAL AIRPORT



@SDG_BALI
SUNNYDG.COM

+62 813 3851 6360



LEADER AND EXPERT IN THE CONSTRUCTION OF HIGH-YIELD INVESTMENT PROPERTY

IMPLEMENTATION OF PROJECTS OF HIGH
QUALITY AND WITHIN THE SET DEADLINES IS
GUARANTEED BY YEARS OF EXPERIENCE



IGOR
GROSU
CO-CEO OF THE SDG



VIKTORIA
HALITSKA
CO-CEO OF THE SDG

>12 YEARS OF
EXPERIENCE

>1 000 000 SQ.M.
PROJECTS

↗ EXCELLENT LOCATION
FOR RENTING AND LIVING

↗ HIGH YIELD
INVESTMENTS 12-23%

↗ NO RISKS

LARGE-SCALE PROJECTS OF
SUNNY DEVELOPMENT GROUP
IN 5 COUNTRIES

UKRAINE

MOLDOVA

ROMANIA

GEORGIA

INDONESIA

8

REASONS TO CHOOSE

BALI

01



20% AVERAGE INCREASE IN
RENTS PER YEAR

02



300% GROWTH IN LAND
VALUES OVER THE LAST 5
YEARS

03



60-80% AVERAGE
OCCUPANCY RATE PER YEAR

04



SEASON LASTS **365 DAYS** A YEAR

05



CALM POLITICAL ENVIRONMENT

06



2nd place IN 2022 AND
1st place IN 2021 ON
TRIPADVISOR'S "BEST DESTINATION
IN THE WORLD"

07



LOW TAXATION

08



2% ANNUAL INFLATION
RATE

5TH MOST POWERFUL ECONOMY IN THE WORLD

ACCORDING TO THE INTERNATIONAL
MONETARY FUND, INDONESIA IS THE 5TH
MOST POWERFUL ECONOMY IN THE WORLD
UNTIL 2030

IN THE CATEGORY OF THE MOST
ECONOMICALLY PROMISING DEVELOPING
COUNTRIES.

AFTER INDONESIA RESUMED
DIRECT AIR LINKS
WITH OTHER COUNTRIES,
SINCE MARCH 14, 2022

RENTAL PRICES **HAVE INCREASED BY
MORE THAN 50%** AND THERE IS
STILL A STEADY GROWTH TREND.



WITH US YOU GET:



A HIGHLY PROFITABLE OBJECT WITH A
PAYBACK PERIOD IN THE SHORTEST
POSSIBLE TIME - ONLY 5 YEARS



A MODERN VILLA WITH QUALITY
FINISHING, APPLIANCES AND
FURNITURE



SWISS 1-YEAR EXTENDABLE VILLA
INSURANCE



PREMIUM QUALITY COOKWARE,
TEXTILES, APPLIANCES





PREMIUM QUALITY MATERIALS

WE USE WORLD CLASS BRANDS:

- > FURNITURE FROM TEAK WOOD
- > FITTINGS FROM BLUM (AUSTRIA)
- > VENTILATION AND AIR CONDITIONING SYSTEMS DAIKIN
- > BATHROOM FIXTURES FROM GROHE
- > MATTRESSES FROM KING KOIL (USA)

blum

DAIKIN

GROHE

**KING
KOIL**

OUR MANAGEMENT COMPANY WILL PROVIDE YOU:



GUEST SERVICES



RENTAL SERVICE



24/7 SECURITY GUARANTEE



FULL RANGE OF VILLA MAINTENANCE



INCOME REPORTING



THE HIGHEST QUALITY SERVICE

13-20% ROI*

STABLE ANNUAL INCOME

* 10% OF INCOME - PAYMENT FOR MANAGEMENT SERVICES.



OUR PROJECTS

SUNNY APART

MODERN 4 LEVEL COMPLEX OF
PREMIUM APARTMENTS



300m
FROM THE BEACH

1 BEDROOM APARTMENTS

2 INTERIOR DESIGNS OPTIONS



47 m²
VILLA AREA



115 \$
DAILY RENT



RESTAURANT



COWORKING



180 000 \$

PRICE STARTS AT


ROI

20,66%

PAYBACK IN 5-6 YEARS

LAND LEASE UNTIL 2066





PAYBACK CALCULATION:

SUNNY APPART

1 BEDROOM APARTMENTS

SCENARIO	CONSERVATIVE**	REALISTIC
DAILY RENT	\$ 100	\$ 150
AVERAGE MONTHLY RENTAL INCOME	\$ 2 400	\$4 050
OCCUPANCY	80 %	90 %
AVERAGE ANNUAL RENTAL INCOME	\$ 28 800	\$ 48 600
OPERATING EXPENSES FOR THE VILLA**	\$ 6 768	\$ 11 420
NET INCOME	\$ 22 032	\$ 37 179
ROI ANNUAL	12,24%	20,66%

*WE GUARANTEE 12% ON MANAGEMENT CONTRACT

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 15% AND MANAGEMENT COMPANY COMMISSION OF 10%



BATU BOLONG

MODERN TOWNHOUSE COMPLEX



1 min
TO BATU BOLONG BEACH

2 BEDROOM TOWNHOUSE

2 INTERIOR DESIGN OPTIONS



127 m²
VILLA AREA



106 m²
LAND AREA



OT 250 \$
DAILY RENT STARTS AT



POOL
PRIVATE POOL



PARKING
PARKING LOT




350 000 \$

EXPECTED CONSTRUCTION COMPLETION:
APRIL 2023

ROI
17,70%

PAYBACK IN 5-6 YEARS





PAYBACK CALCULATION:

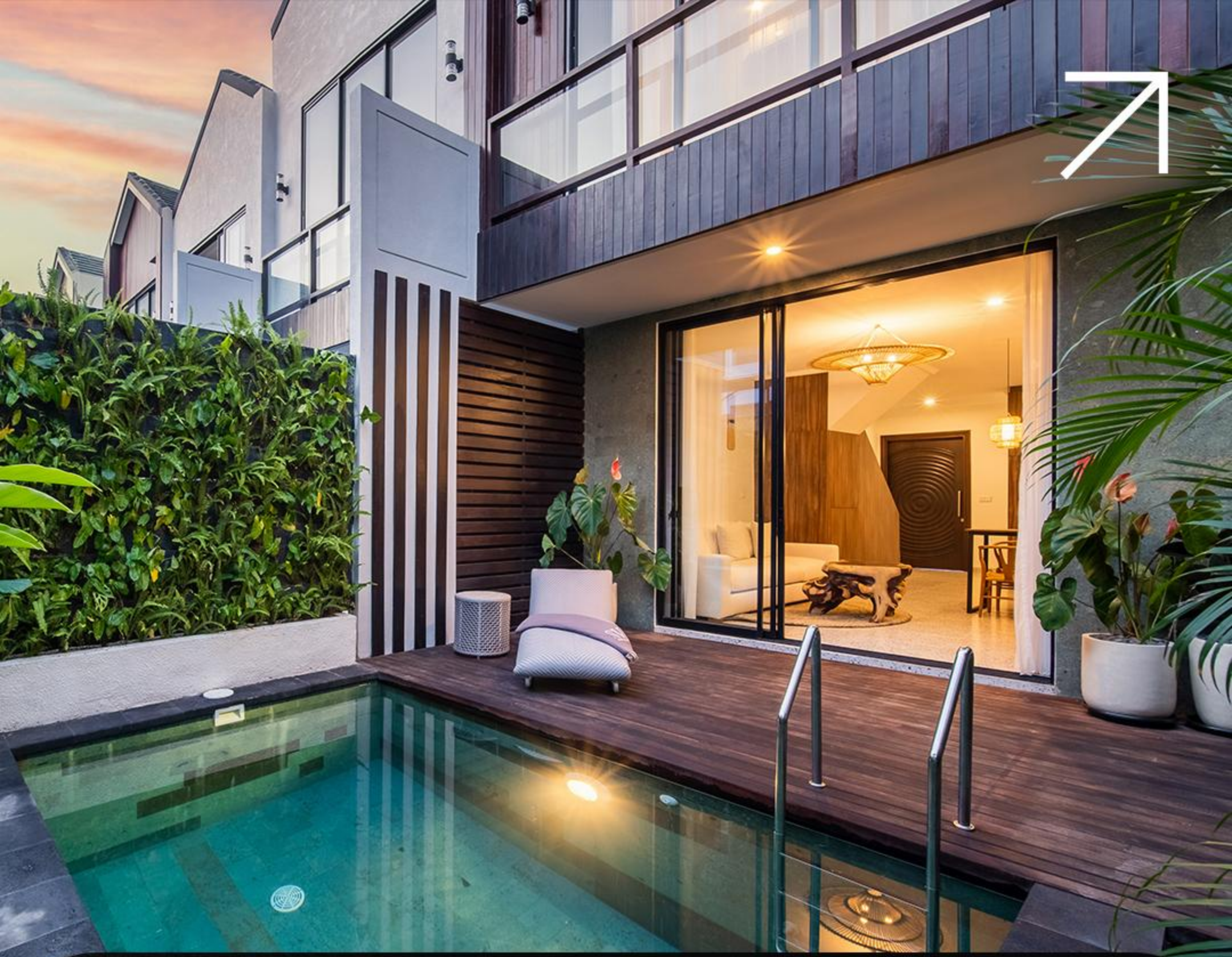
BATU BOLONG

TWO BEDROOM VILLA (TOWNHOUSE)

SCENARIO	CONSERVATIVE**	REALISTIC
DAILY RENT	\$ 200	\$ 250
AVERAGE MONTHLY RENTAL INCOME	\$ 4 800	\$ 6 750
OCCUPANCY	80 %	90 %
AVERAGE ANNUAL RENTAL INCOME	\$ 57 600	\$ 81 000
OPERATING EXPENSES FOR THE VILLA**	\$ 13 536	\$ 19 035
NET INCOME	\$ 44 064	\$ 61 965
ROI ANNUAL	12,59%	17,70%

*WE GUARANTEE 12% ON MANAGEMENT CONTRACT

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 15% AND MANAGEMENT COMPANY COMMISSION OF 10%



BERAWA SUNNY VILLAGE

COMPLEX
OF MODERN VILLAS

THE PROJECT IS COMPLETED



3 min
FROM BERAWA BEACH

2 BEDROOM TOWNHOUSE

2 FLOORS
2 INTERIOR DESIGNS OPTIONS



90 m²
VILLA AREA



90 m²
LAND AREA



OT 200 \$
DAILY RENT



POOL
PRIVATE POOL



PARKING
PARKING LOT



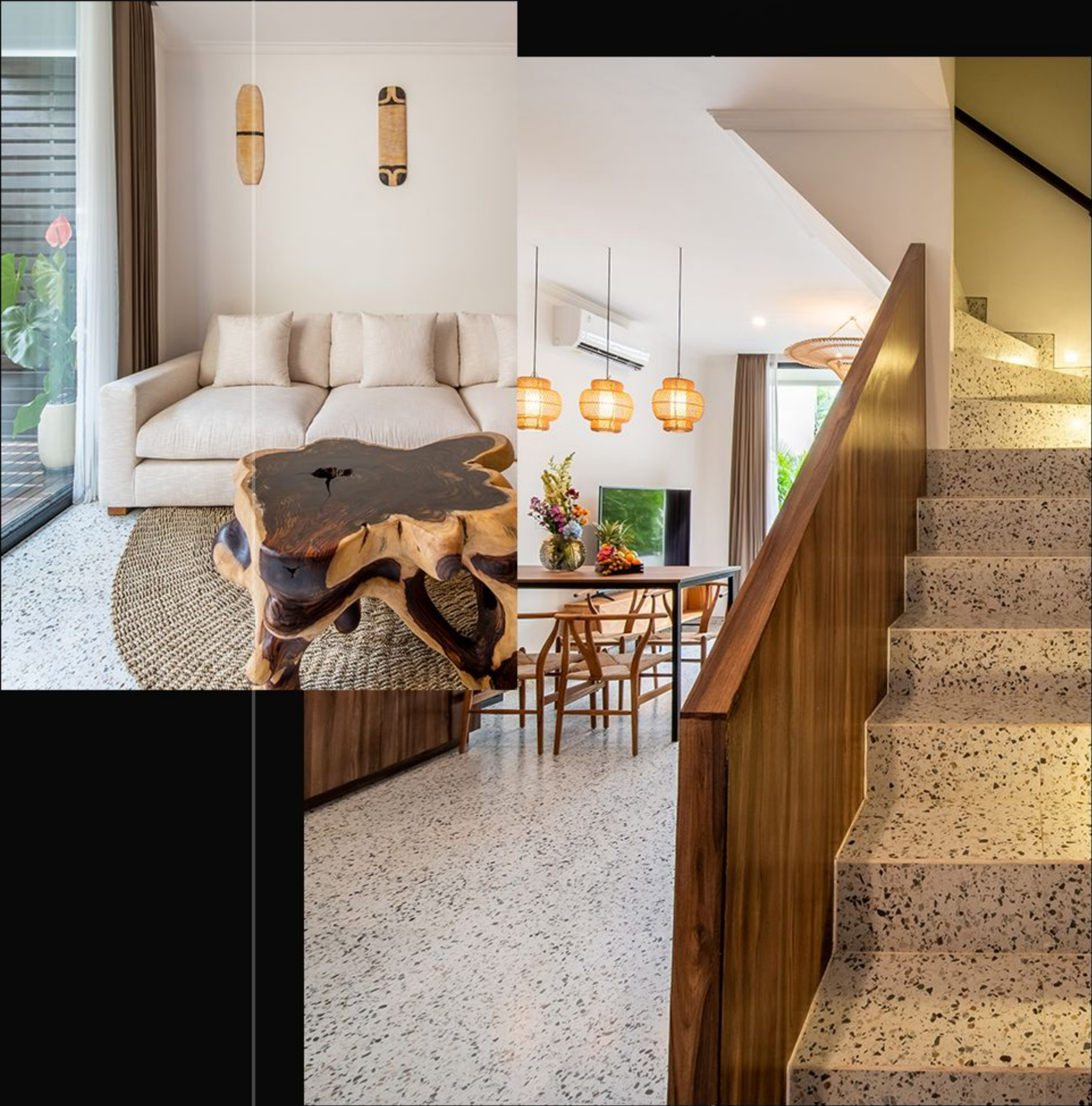
330 000 \$


SOLD OUT

ROI

15,02%

PAYBACK IN 5 -7 YEARS





PAYBACK CALCULATION:

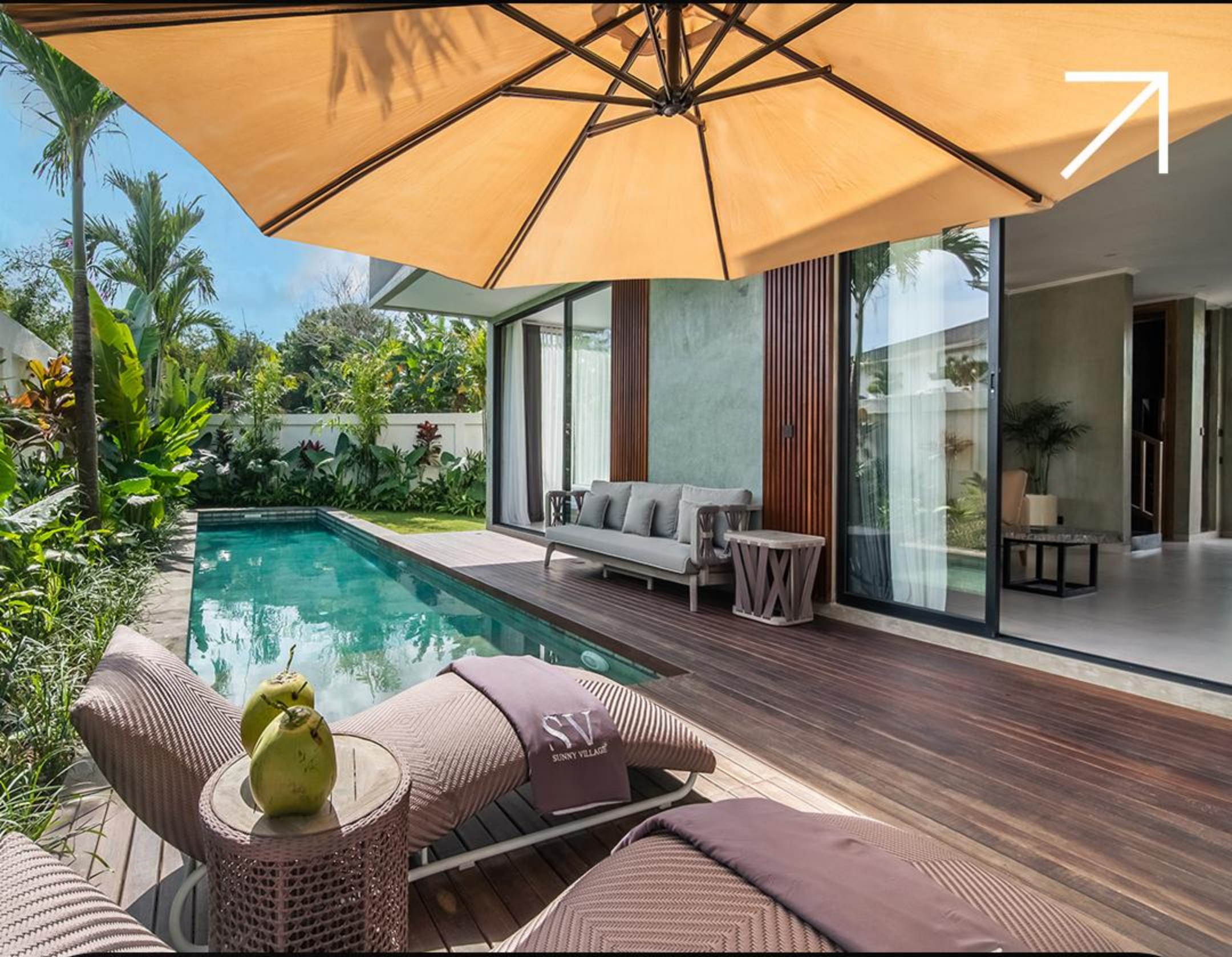
BERAWA SUNNY VILLAGE

2 BEDROOM TOWNHOUSE
SOLD OUT

SCENARIO	CONSERVATIVE**	REALISTIC
DAILY RENT	\$ 150	\$ 200
AVERAGE MONTHLY RENTAL INCOME	\$ 3 600	\$ 5 400
OCCUPANCY	80 %	90 %
AVERAGE ANNUAL RENTAL INCOME	\$ 43 400	\$ 64 800
OPERATING EXPENSES FOR THE VILLA**	\$ 10 352	\$ 15 228
NET INCOME	\$ 33 048	\$ 49 572
ROI ANNUAL	10%	15,02%

*WE GUARANTEE 12% ON MANAGEMENT CONTRACT

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 15% AND MANAGEMENT COMPANY COMMISSION OF 10%



THREE BEDROOM VILLAS

BERAWA SUNNY VILLAGE

THE BEST OFFER
ON THE RENTAL MARKET



3 min
FROM BERAWA BEACH

THREE-BEDROOM VILLA

2 FLOORS
4 INTERIOR DESIGNS OPTIONS



220 m²
VILLA AREA



200 m²
LAND AREA



OT 450 \$
DAILY RENT



POOL
PRIVATE POOL



PARKING
PARKING LOT



HOME OFFICE
PLACE TO WORK




YOGA AREA

> 650 000 \$
PRICE

1 VILLA LEFT

ROI
17,16%
PAYBACK IN 5 -6 YEARS





PAYBACK CALCULATION:

BERAWA SUNNY VILLAGE

THREE-BEDROOM VILLA

SCENARIO	CONSERVATIVE**	REALISTIC
DAILY RENT	\$ 350	\$ 450
AVERAGE MONTHLY RENTAL INCOME	\$ 8 400	\$ 12 150
OCCUPANCY	80 %	90 %
AVERAGE ANNUAL RENTAL INCOME	\$ 100 800	\$ 145 800
OPERATING EXPENSES FOR THE VILLA**	\$ 23 688	\$ 34 263
NET INCOME	\$ 77 112	\$ 111 537
ROI	11,86%	17,16%
ANNUAL		

*WE GUARANTEE 12% ON MANAGEMENT CONTRACT

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 15% AND MANAGEMENT COMPANY COMMISSION OF 10%



SUNNY CUDDLES

COMPLEX
MODERN VILLAS



3 min

SOUTH COAST OF THE ISLAND
BERAWA BEACH 3 MINUTES WALK

SUNNY CUDDLES

SOUTH COAST, BERAHA BEACH
IS 7 MINUTES AWAY

CHILD FREE CONCEPT

IDEAL LIVING SPACE SURROUNDED BY TOP SPOTS
LIKE FINNS, CAFE DEL MAR, OLD MAN'S, COMO,
LA BRISA AND THE BEST PLACES TO RELAX

La Brisa

Old Mans

Berawa
Beach

Atlas Beach Club

Finns Beach Club

ONE-BEDROOM VILLAS

 70 m²
VILLA AREA

 180 \$
DAILY RENT

 POOL 22X3.6M
ON THE TERRITORY OF THE COMPLEX

 BAR / BBQ / КАЛЬЯННАЯ
ON THE TERRITORY OF THE COMPLEX

 CINEMA
OPEN-AIR CINEMA

> 250 000 \$
STARTING PRICE

^ 330 000 \$
FINAL PRICE

ROI
17,85%
PAYBACK IN 5 -6 YEARS





PAYBACK CALCULATION:

SUNNY CUDDLES

ONE-BEDROOM VILLA

SCENARIO	CONSERVATIVE**	REALISTIC
DAILY RENT	\$ 150	\$ 180
AVERAGE MONTHLY RENTAL INCOME	\$ 3 600	\$ 4 860
OCCUPANCY	80 %	90 %
AVERAGE ANNUAL RENTAL INCOME	\$ 43 200	\$ 58 320
OPERATING EXPENSES FOR THE VILLA**	\$ 10 152	\$ 13 705
NET INCOME	\$ 33 048	\$ 44 615
ROI ANNUAL	13,22%	17,85%

*WE GUARANTEE 12% ON MANAGEMENT CONTRACT

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 15% AND MANAGEMENT COMPANY COMMISSION OF 10%

TWO-BEDROOM VILLAS

 110 m²
VILLA AREA

 250 \$
DAILY RENT

 POOL
PRIVATE POOL

 BAR / BBQ / КАЛЬЯННАЯ
ON THE TERRITORY OF THE COMPLEX

 CINEMA
OPEN-AIR CINEMA

> 320 000 \$
STARTING PRICE

^ 430 000 \$
FINAL PRICE

ROI
19,36%
PAYBACK IN 5 -6 YEARS





PAYBACK CALCULATION:

SUNNY CUDDLES

TWO-BEDROOM VILLA

SCENARIO	CONSERVATIVE**	REALISTIC
DAILY RENT	\$ 200	\$ 250
AVERAGE MONTHLY RENTAL INCOME	\$ 4 800	\$ 6 750
OCCUPANCY	80 %	90 %
AVERAGE ANNUAL RENTAL INCOME	\$ 57 600	\$ 81 000
OPERATING EXPENSES FOR THE VILLA**	\$ 13 536	\$ 19 035
NET INCOME	\$ 44 064	\$ 61 965
ROI	13,77%	19,36%
ANNUAL		

*WE GUARANTEE 12% ON MANAGEMENT CONTRACT

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 15% AND MANAGEMENT COMPANY COMMISSION OF 10%

INVESTMENT PLAN

AFTER SIGNING THE INVESTMENT CONTRACT WITH SUNNY DEVELOPMENT GROUP, YOU PAY A DOWN PAYMENT OF 25%

25%

START



DOWN
PAYMENT

25%



AFTER
3 MONTHS

25%



AFTER
3 MONTHS

15%



AFTER
3 MONTHS

10%



UPON
COMPLETION



DURING THE ENTIRE PERIOD YOU WILL BE PROVIDED WITH VISUAL AND TEXT REPORTS ON ALL STAGES OF CONSTRUCTION



UPON COMPLETION OF CONSTRUCTION, YOU WILL RECEIVE ALL THE KEYS AND DOCUMENTS



SUNNY APART TWO

LUXURY APARTMENT COMPLEX



300m
FROM THE BEACH

1 BEDROOM APARTMENT

2 INTERIOR DESIGN OPTIONS



47 m²
VILLA AREA



180 000 \$
PRICE



OT 150 \$
DAILY RENT



RESTAURANT
ON THE TERRITORY OF THE COMPLEX



COWORKING
COWORKING CENTER




ROOFTOP
WITH SUNSET VIEW

ROI
20,66%

PAYBACK IN 4 -6 YEARS
30 YEARS LEASE TERM





PAYBACK CALCULATION:

SUNNY APART TWO

1 BEDROOM APARTMENT

SCENARIO	CONSERVATIVE**	REALISTIC
DAILY RENT	\$ 100	\$ 150
AVERAGE MONTHLY RENTAL INCOME	\$ 2 400	\$ 4 050
OCCUPANCY	80 %	90 %
AVERAGE ANNUAL RENTAL INCOME	\$ 28 800	\$ 48 600
OPERATING EXPENSES FOR THE VILLA**	\$ 6 768	\$ 11 421
NET INCOME	\$ 22 032	\$ 37 179
ROI ANNUAL	12,24%	22,66%

*WE GUARANTEE 12% ON MANAGEMENT CONTRACT

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 15% AND MANAGEMENT COMPANY COMMISSION OF 10%

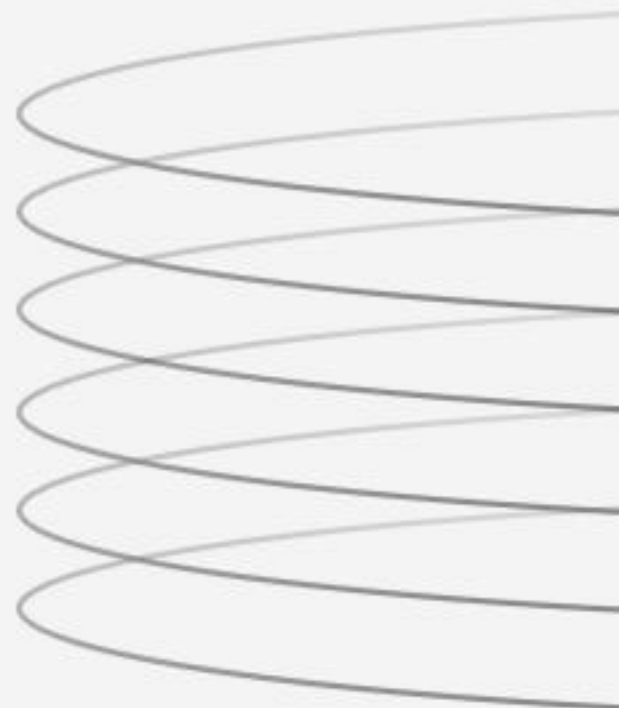


SUNNY OCEAN VIEW

NEW COMPLEX IN ULUWATU
A DIAMOND IN THE HEART
OF BALI ISLAND

7min
TO PADANG PADANG BEACH

5min
TO BINGIN BEACH





2 BEDROOM TOWNHOUSE

2 DESIGN OPTIONS



80 m²
VILLA AREA



250 \$
DAILY RENT

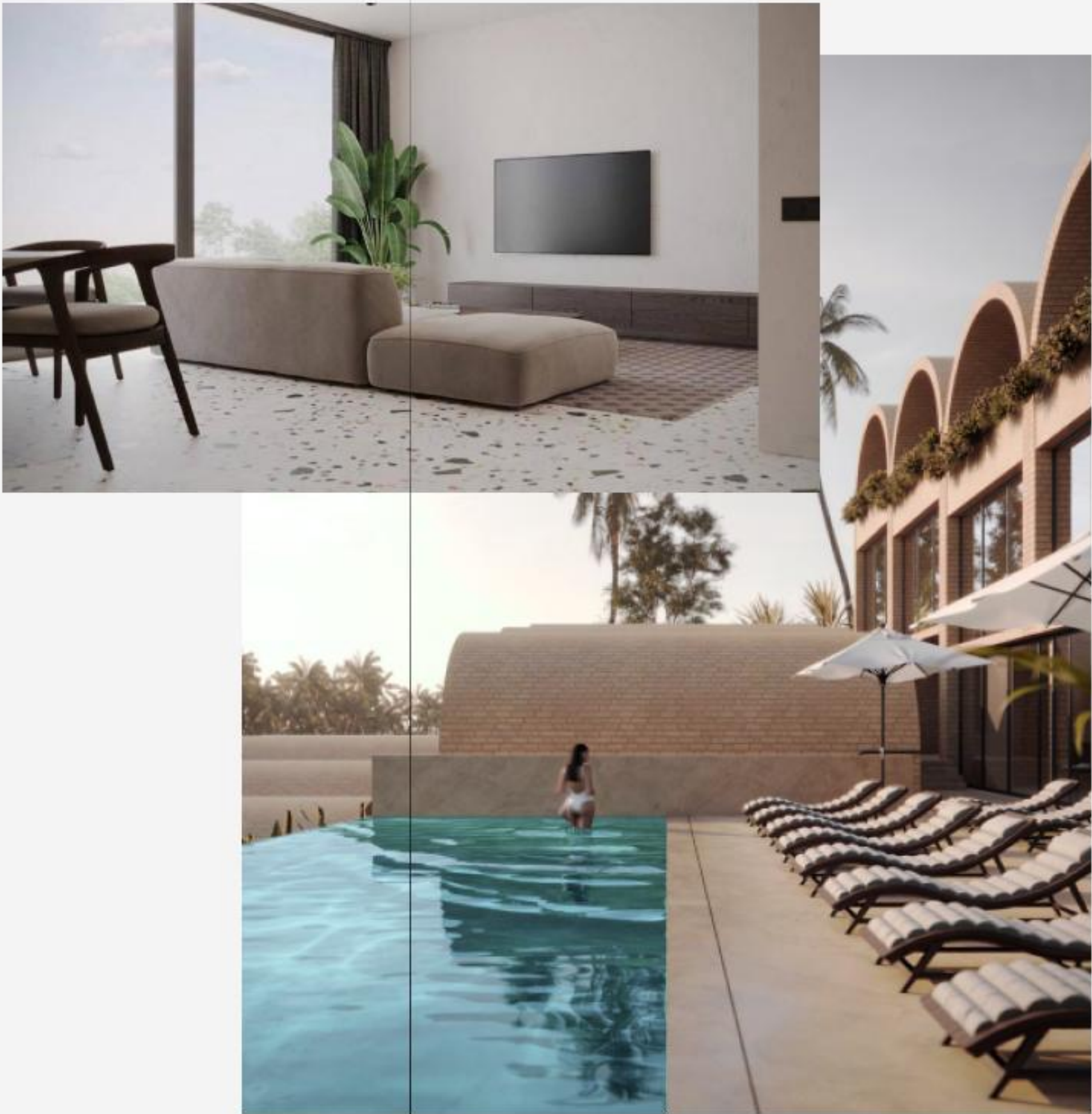


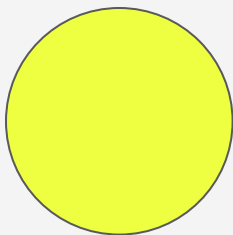
GYM
INFINITY POOL



320 000 \$
STARTING PRICE

ROI
19,36%
5 YEARS PAYBACK





PAYBACK CALCULATION

SUNNY OCEAN VIEW

2 BEDROOM TOWNHOUSE

SCENARIO	CONSERVATIVE**	REALISTIC
DAILY RENT	\$ 200	\$ 250
AVERAGE MONTHLY RENTAL INCOME	\$ 4 800	\$ 6 750
OCCUPANCY	80 %	90 %
AVERAGE ANNUAL RENTAL INCOME	\$ 57 600	\$ 81 000
OPERATING EXPENSES FOR THE VILLA**	\$ 13 536	\$ 19 035
NET INCOME	\$ 44 064	\$ 61 965
ROI ANNUAL	13,77%	19,36%

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 15% AND MANAGEMENT COMPANY COMMISSION OF 10%



PREMIUM APARTMENTS “COMFORT”

2 DESIGN OPTIONS



50 m²
VILLA AREA



180 \$
DAILY RENT



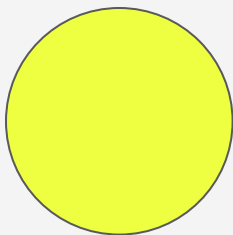
GYM
INFINITY POOL



250 000 \$
STARTING PRICE

ROI
17,85%
5 YEARS PAYBACK





PAYBACK CALCULATION

SUNNY OCEAN VIEW

PREMIUM APARTMENTS “COMFORT”

SCENARIO	CONSERVATIVE**	REALISTIC
DAILY RENT	\$ 130	\$ 180
AVERAGE MONTHLY RENTAL INCOME	\$ 3 120	\$ 4 860
OCCUPANCY	80 %	90 %
AVERAGE ANNUAL RENTAL INCOME	\$ 37 440	\$ 58 320
OPERATING EXPENSES FOR THE VILLA**	\$ 8 798	\$ 13 705
NET INCOME	\$ 28 642	\$ 44 615
ROI ANNUAL	11,46%	17,85%

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 15% AND MANAGEMENT COMPANY COMMISSION OF 10%



APARTMENTS “STANDART”

2 DESIGN OPTIONS



35 m²
VILLA AREA



OT 120 \$
DAILY RENT



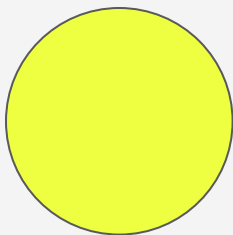
GYM
INFINITY POOL



190 000 \$
STARTING PRICE

ROI
15,65%
5 YEARS PAYBACK





PAYBACK CALCULATION

SUNNY OCEAN VIEW

APARTMENTS “STANDART”

SCENARIO	CONSERVATIVE**	REALISTIC
DAILY RENT	\$ 90	\$ 120
AVERAGE MONTHLY RENTAL INCOME	\$ 2 160	\$ 3 240
OCCUPANCY	80 %	90 %
AVERAGE ANNUAL RENTAL INCOME	\$ 25 920	\$ 38 800
OPERATING EXPENSES FOR THE VILLA**	\$ 6 091	\$ 13 705
NET INCOME	\$ 19 829	\$ 29 743
ROI	10,44%	15,65%
ANNUAL		

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS OF 15% AND MANAGEMENT COMPANY COMMISSION OF 10%

OUR PROJECTS

SUNNY DEVELOPMENT GROUP



OUR PROJECTS

SUNNY APART

MODERN 4 LEVEL COMPLEX OF PREMIUM APARTMENTS

300m
FROM THE BEACH



BERAWA SUNNY VILLAGE

COMPLEX OF MODERN VILLAS

THE PROJECT IS COMPLETED

3 min
FROM BERAWA BEACH



BATU BOLONG

MODERN TOWNHOUSE COMPLEX

1 min
TO BATU BOLONG BEACH



THREE BEDROOM VILLAS

BERAWA SUNNY VILLAGE

THE BEST OFFER ON THE RENTAL MARKET

3 min
FROM BERAWA BEACH



SUNNY CUDDLES

COMPLEX MODERN VILLAS

3 min
SOUTH COAST OF THE ISLAND
BERAWA BEACH 2 MINUTES WALK



SUNNY APART TWO

LUXURY APARTMENT COMPLEX

300m
FROM THE BEACH

@SDC BALI
SUNNYDG.COM
+62 813 3851 6360

PROJECTS LOCATION

SUNNY DEVELOPMENT GROUP

SUNNY DEVELOPMENT GROUP

La Brisa

Sunny Batu Bolong

Sunny Cuddles

Batu Bolong Beach

Sunny Village

Canggu Beach

Sunny
Apart II

Berawa Beach

Atlas Beach Club

Sunny
Apart

Finns Beach Club

Jl. Pantai Berawa

Jl. Subak Sari

Jl. Pantai Berawa

THE GOLDEN RULE OF SDG IS
CHOOSING THE RIGHT PLACE FOR
REAL ESTATE DEVELOPMENT.

THE MAIN SELECTION CRITERION IS THE TOURIST
PERSPECTIVE OF THE LOCATION, THAT IS, THE ABILITY TO
REALIZE THE PROFITABILITY DECLARED BY US.

THAT'S WHY SUNNY DEVELOPMENT GROUP
REAL ESTATE IS THE BEST INVESTMENT
OPPORTUNITY FOR NOW!

OUR SOCIAL PROJECTS:

WE AIM TO MAKE THE WORLD A BETTER PLACE!

- ✓ PROVIDING ASSISTANCE TO CHILDREN'S SOCIAL ORGANIZATIONS ON THE ISLAND OF BALI
- ✓ PLACING GARBAGE CONTAINERS ON THE STREETS OF THE CHANGGU DISTRICT
- ✓ CONSTRUCTING A MODERN CHILDREN'S PLAYGROUND IN CHANGGU,
- ✓ PLANTING TREES AS A TRIBUTE TO THE ISLAND'S ENVIRONMENT.



SOCIAL RESPONSIBILITY
IS AN INTEGRAL PART OF SUNNY
DEVELOPMENT GROUP'S CORPORATE
CULTURE.



INVEST IN
HIGH-YIELD REAL
ESTATE WITH SUNNY

SUNNY DEVELOPMENT GROUP



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SUNNYDG.COM

+62 813 3851 6360

