

INVESTMENT PROPOSAL

575.000 - 620.000 €

PAYMENT PLANS ARE AVAILABLE

RENTAL YIELD

10 - 13.6%

INVESTMENT TYPE

Built-to-rent
for vacation or personal usage

DEVELOPMENT TYPE

Turn-key project,

LOCATION

GREEN village / Bali / Indonesia



MONA

+34-685-681-656

MARIO

+34-600-222-373

contact@eye-wall.com

5 x BAMBOO VILLAS

COMMUNITY
ORIENTATED

Curated activities for residents and
Premium services for a guests

RESORT
FACILITIES

Shared facilities for work and
leisure such as a Restaurant,
Yoga Shala, Coworking etc

ECO AND
SUSTAINABLE

Sustainability through nature inspired
design, ecological building materials
like bamboo

OVERVIEW



THE PROJECT

SURI RESIDENCE

COMMUNITY LIVING WITH BAMBOO

A NEW GENERATION
OF SUSTAINABLE INVESTMENT HOMES WITH SOCIAL
AMENITIES SUCH AS A RESTAURANT, POOL, YOGA
SHALA AND OTHER SHARED FACILITIES, PREMIUM
SERVICES & DIRECT ACCESS TO GREEN SCHOOL.

PROPERTY SIZES

- Units 176 m2
- Village land size 30.000 m2 of residential and back-of-house facilities

LEASEHOLD 26 - 52 YEARS

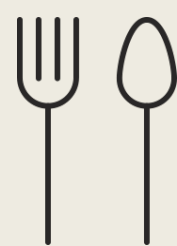
Depend on a property but there is the option to extend for another 26 years at the market land price

COMPLETION DATE

A full completion in Q1 2025

FULL SIZE OF GREEN VILLAGE
23 villas

AMENITIES



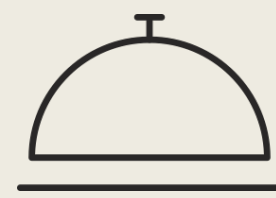
RESTAURANT
& POOL BAR



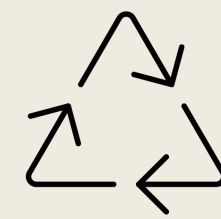
SPA &
WELLNESS



CO-
WORKING



CONCIERGE
SERVICE



GREEN ROI
& IMPACT

SURI RESIDENCE

COMMUNITY LIVING WITH BAMBOO



TEAM



MARIO KRIVICKAS

FOUNDER AND HEAD ADVISOR OF
EYEWALL REALTORS

My team and I selected the Suri Residence development in Green Village from 12 different Real Estate projects in Bali. It is unique not only in Indonesia but also globally.

We have conducted extensive investigations to evaluate the quality, legal documents, and due diligence process to identify all the pros and cons of a project like this.



DAMIEN FLEURANCE

PROPERTY DEVELOPER, MANAGER & INVESTOR
ASPER CAPITAL

Damien Fleurance has played a key role in multiple projects in Bali. His latest endeavor is the Suri Residence (part of GREEN village), where he leverages his international experience to ensure the project's success.

Additionally, he is the co-founder of a property management agency that exclusively manages short-term rental properties for Green Village.

He is an owner and investor of Aura House, which is the most iconic bamboo villa in Bali.



TANIA HINDMARSH

REALTOR

Tania is an Australian Realtor who has been involved with Green Village for the past eight years. She is knowledgeable not only in the real estate sector but also a great community builder.

Her design background attracts selective creative and business people. Let's say she is a queen who will help us ensure all documents are correct, meet and greet the buyers, and showcase the actual life of Green Village and Green School.



ELORA HARDY

FOUNDER AND DESIGNER
IBUKU ARCHITECTS

Elora Hardy is a Canadian designer who founded the company IBUKU. She is most well known for designing a community of bamboo homes in Bali. (even we believe in a world)

Rooted in bamboo innovation with an ever-expanding material palette, IBUKU merges architecture with the artisanal, igniting delight and provoking wonder—worldwide nominated sustainable architecture solutions.



ORIN HARDY

FOUNDER AND SITE MANAGER
PURE BAMBOO CONSTRUCTION

Orin runs the bamboo construction company Bamboo Pure. Together with his sister's company, IBUKU, they have built over 150 unique bamboo structures, including the Green School, Green Village, and the Alchemy Yoga Shalas.

He is also the Co-Founder and Director of Bamboo U, the world's leading education program on bamboo.

GAME CHANGERS

A team with a game-changer reputation. We create a circle of like-minded people who want to live life more consciously and effortlessly. We are lifestyle designers who find joy in community, sustainability and quality. We continuously look for better ways and act with the future generation in mind.

ABOUT DEVELOPER

ASPER CAPITAL & DAMIEN FLEURANCE

Asper Capital, founded in Singapore, has become a leading real estate property development company in Bali, known for its sophistication, sustainability, and nature-oriented approach.

Currently, Damien, his team, and other villa owners are developing new community spaces such as a restaurant, spa, pool, and other social areas, within Green Village.

These additions will not only attract guests but also enhance the value and enjoyment of your investment.

Future plans include constructing a new hotel using sustainable materials, with bamboo being a signature element of our projects.

Damien also has 5 years' experience of managing the 16 Green Village properties. He is also the owner of Aura House (pictured on the right), an iconic bamboo building recognized worldwide. With a strong financial background and investment acumen, Damien is a notable figure in the industry.



MEMBER

SELECTED MEDIA COVERAGE



TRAVEL+
LEISURE



Thames
&Hudson

Forbes

archify

msn

LUXE SOCIETY
Asia's Première Lifestyle Portal

HOME
JOURNAL



INVESTMENT DESTINATION

Bali is constantly one of the top tourist and investment locations known for its stunning beaches, world-class surfing, rich culture, and outstanding hospitality.

BALI, INDONESIA

“Last year, tourist arrivals surged 251% to 5.47 million, exceeding the government's target of 3.6 million visitors.

TRADINGECONOMICS.COM

“Bali GDP is up 10% in 2023/2024 and continues to scale.

BANK OF INDONESIA

“Bali is consistently awarded the top destinations in the world, and hoasts ‘the prime choice for property investment in Asia.

FORBES

LOCATION OF THE VILLAGE

It is 20 minutes in North of Denpasar
and 15 minutes South of Ubud.

SURI RESIDENCE

COMMUNITY LIVING WITH BAMBOO

GREEN VILLAGE & SCHOOL

PENATAHAN •

• BANGLI

• UBUD

TABANAN •

NYANYI •

CANGGU •

• DENPASAR

NGURAH RAI
INTERNATIONAL
AIRPORT

27 km

• NUSA DUA

GREEN SCHOOL - 1.0 KM
NEAREST SURF BEACH - 18 KM
UBUD - 14 KM
NUANU - 20 KM
AIRPORT - 27 KM

LOCATION OF RESIDENCY

Located on 30.000 sqm of jungle land, perched on the sacred Ayung River and surrounded by the lush Balinese forest,

Green Village is a tranquil and peaceful compound that hosts spectacular **bamboo buildings & villas**.

SURI RESIDENCE



TANAH LOT

RESTAURANTS &
YOGA SHALA, SPA
COMMUNAL AREAS

BUILDING INFORMATION

1. ANANDA HOUSE
2. ECLIPSE HOUSE
3. ECHO HOUSE
4. TOWER HOUSE
5. AURA HOUSE
6. SUNRISE HOUSE
7. PALM HOUSE
8. KELAPA HOUSE
9. TEMPLE HOUSE
10. RIVER HOUSE

11. LEAF HOUSE
12. HARMONY HOUSE
13. PONDOKS
14. CACAO HOUSE
15. GARDEN HOUSE
16. SHARMA SPRINGS
17. SECURITY BALE
18. PARKING
19. COMMUNAL AREA
20. MANDALA HOUSE

21. DARA HOUSE
22. PONDOK KEBUN
23. SECRET GARDEN
24. AYUNDA HOUSE
25. CAYA HOUSE
26. MAYA HOUSE

GREEN VILLAGE

ABOUT THE GREEN VILLAGE

The master-planned compound has been designed to accommodate a sustainable and comfortable lifestyle; with all the luxury Balinese nature has to offer.

Green Village is a living community of globally connected individuals who care about nature, originally envisioned and developed by John Hardy. Located by the terraced slopes of Ayung River, the compound hosts 23 unique and **sustainable bamboo houses and villas**, hand-constructed by the IKUBU architectural team.



Green Village has attracted nature lovers, entrepreneurs, and celebrities from all over the world. The compound is only a short scenic walk from Green School the world famous campus where education is designed around the principles of an organic permaculture system.

LET'S LOOK DEEPER
INSIDE
THE VILLA

FRONT HOUSE VIEW

SURI RESIDENCE





In heart of Green Village in Bali, nestled amidst the lush tropical foliage of nature, lies the serene Suri Residence. This exquisite residence is a testament to the harmonious coexistence of humanity and nature, a place where the traditional Balinese culture intertwines with sustainable design principles to create a living space that is a unique as it is

Each of the five houses within the Suri Residence – Ayunda, Mandala, Maya, Dara and Caya – reflects a distinct aspect of Balinese culture and the magic of Mother Nature. These houses are lovingly crafted by the artisans of Bali, their skilled hands working in concert with wisdom passed down through generations.

DESCRIPTION

Land of Area: 460 sqm / Floor Area: 231 sqm /
Ground Floor: 92 sqm / 1st Floor: 72 sqm /
Terase Deck: 55 sqm / Loft / Storage: 12.4 sqm / Swimming Pool: 30.5 sqm



A TURNKEY DEVELOPMENT

Fully equipped with furniture, fittings and ready for rentals or your personal Usage.

EXPERTISE MANAGEMENT

Professional management guarantees effortless ownership & satisfied guests

SUPERIOR CONSTRUCTION

Highest quality construction and construction management starting in summer 2023

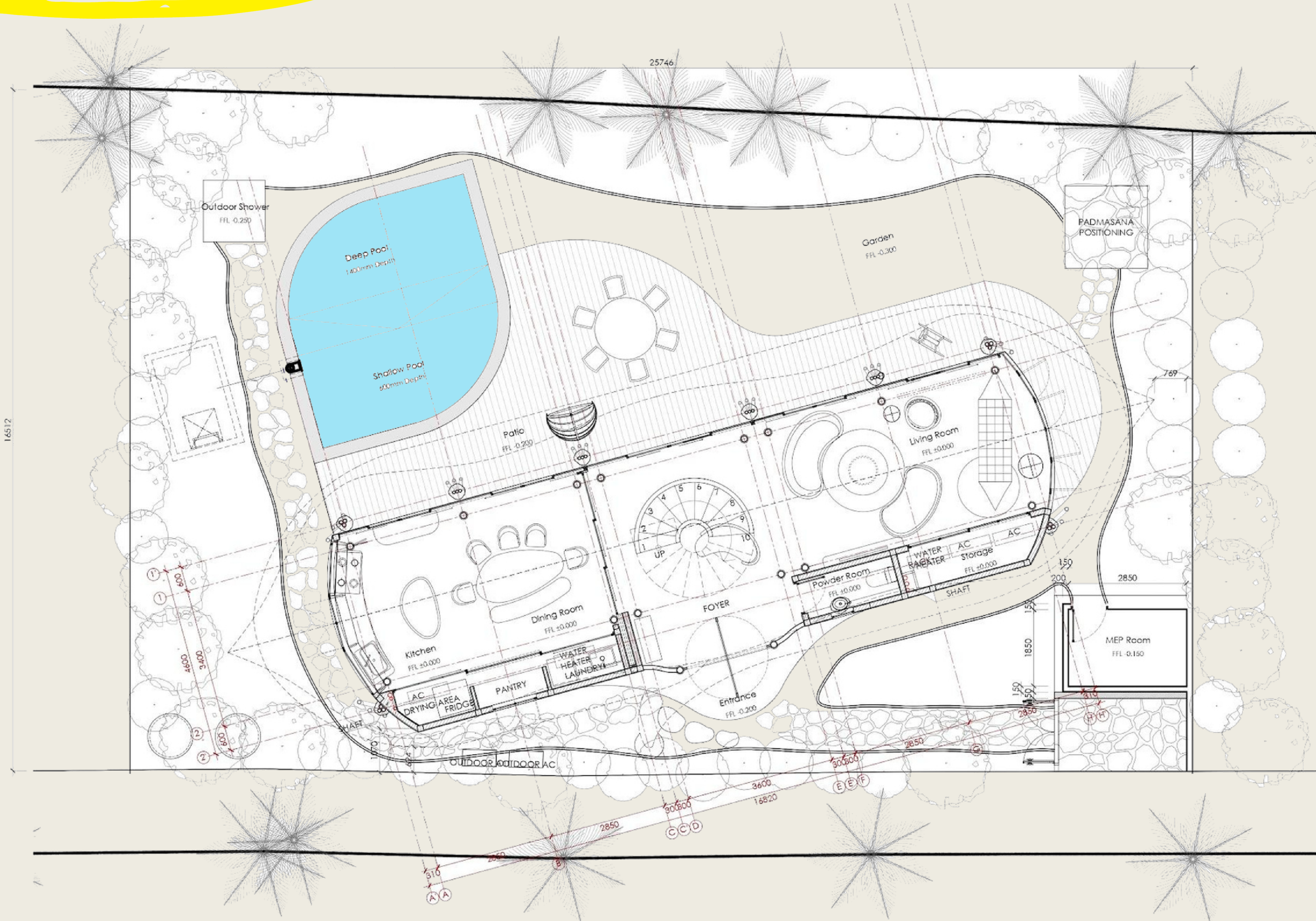
COMPREHENSIVE CERTIFICATION

Construction, building and engineering certification

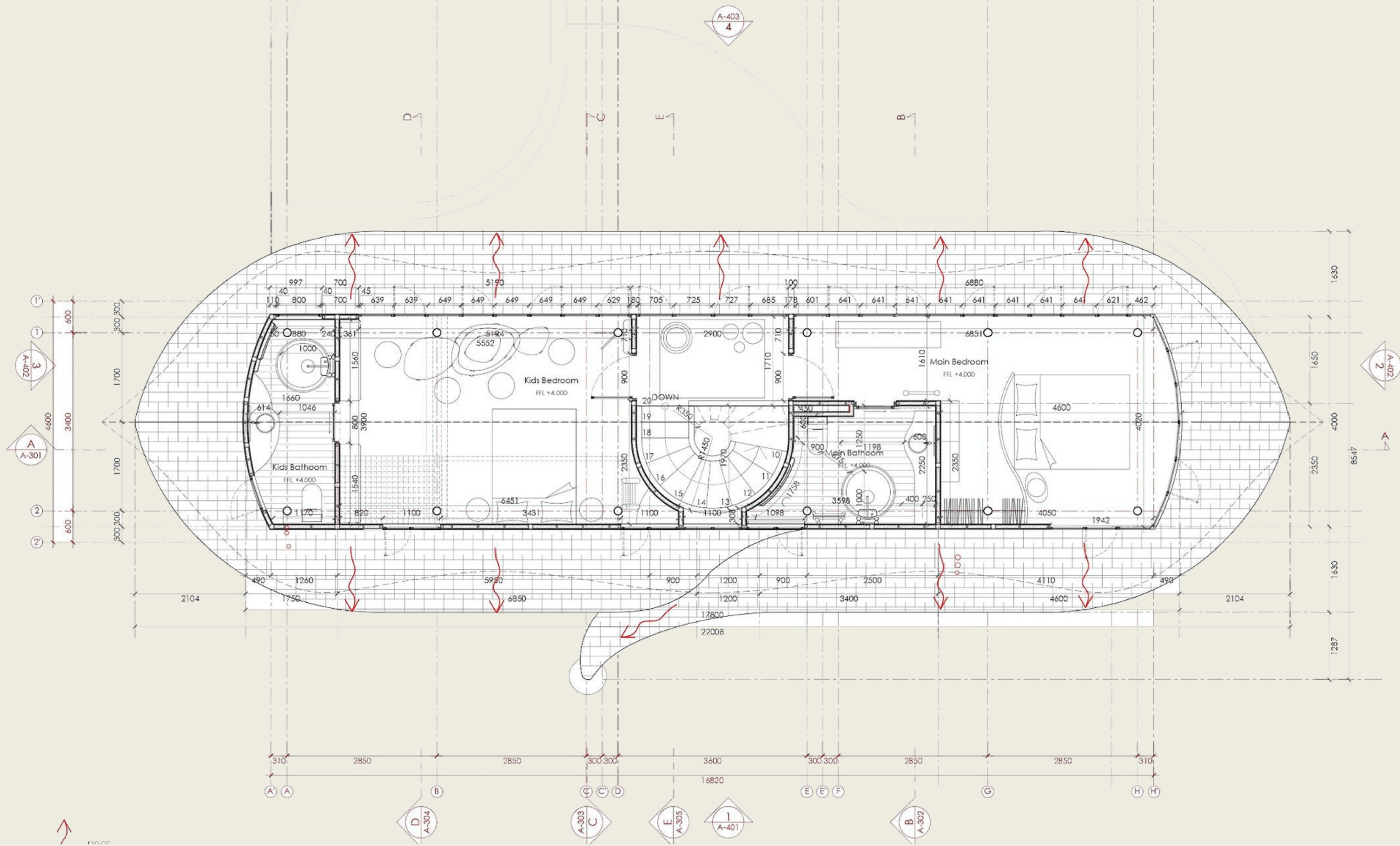
BUILDING WARRANTY

12-month building warrantees and defect liabilities without questions asked

PLAN OF YOUR LAND
AND GROUND FLOOR



FIRST FLOOR PLAN



RESPONSIBILITIES FOR SUSTAINABILITY



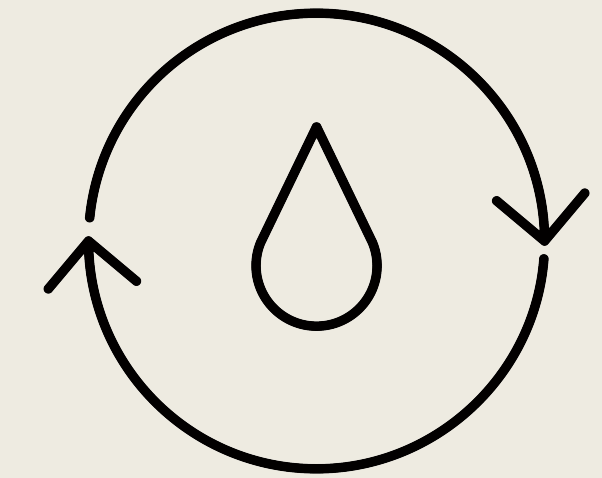
LOW IMPACT

Responsibility for our environment and impact on the earth and community is at the core of our integrity and everything we do.



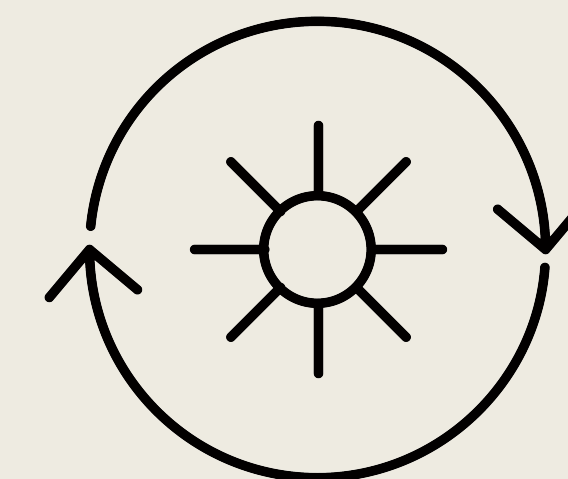
BAMBOO POLES & SHEETS

Bamboo is the most sustainable construction material and is flexible, natural and aesthetic beautiful



WATER MANAGEMENT

Rainwater catchment, sprinkler systems and wastewater treatment to minimize water usage.



SUSTAINABLE COOLING

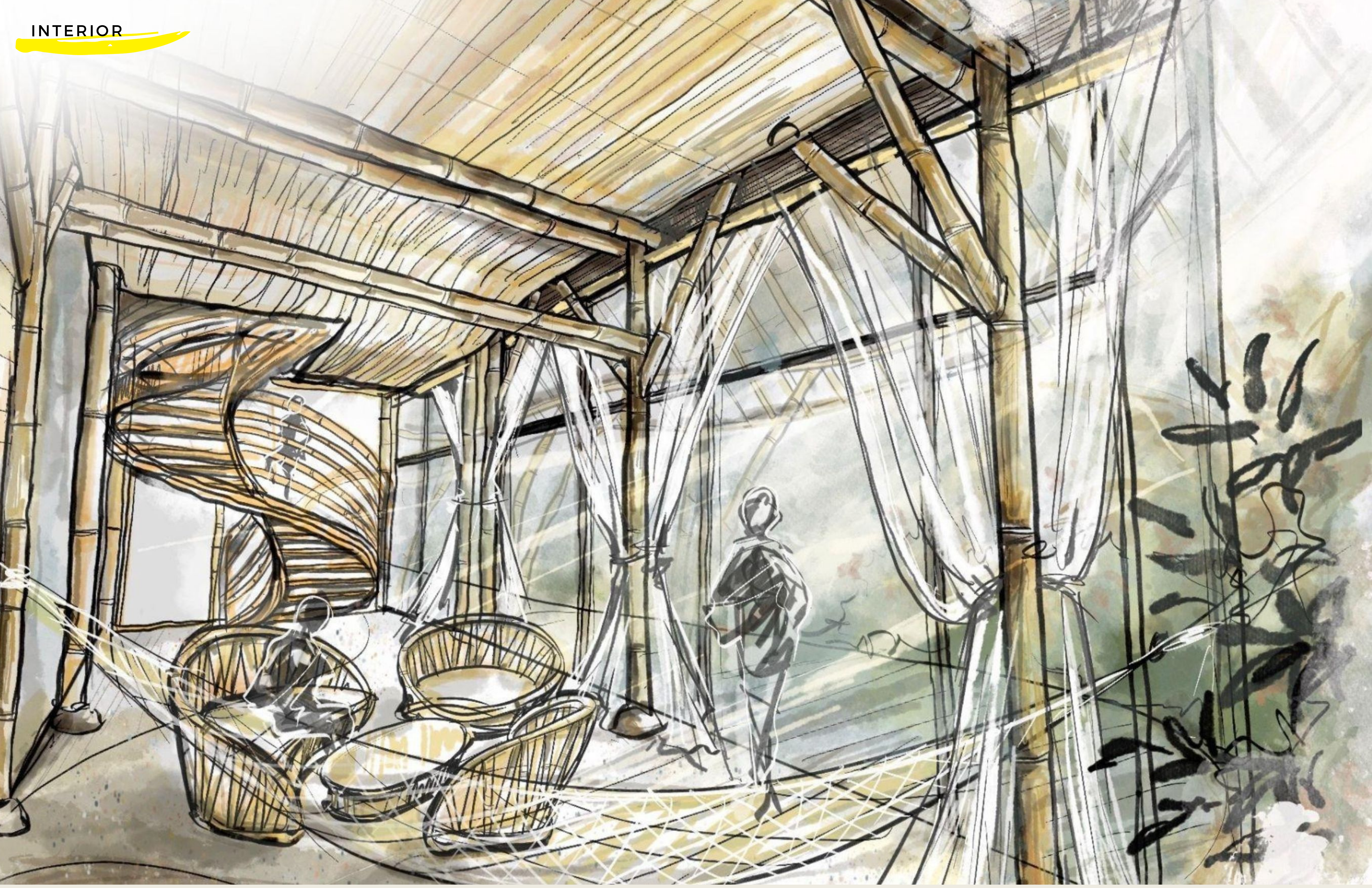
Ancient air-cooling innovative methods ensures a better experience and a reduce operational costs.



RECYCLING & WASTE MANAGEMENT

On-site recycling and waste management practices integrated into resort operations.







< KITCHEN & DINING
AREA

SIGNATURE
BAMBOO
STAIRCASE





MASTER BEDROOM WITH PANORAMIC VIEW



< BEDROOM I



BEDROOM II >



PRICE LIST

Name / map no.	TYPE	FEATURE	LIVING AREA	LAND / Lease Yrs	PRICE INCLUSIVE TAXES
Mandala / 20	2 x en-suite rooms Villa	Garden with pool	176.4 sqm	459 sqm / 26 yrs	\$635,000
Dara / 	2 x en-suite rooms Villa	Garden with pool	176.4 sqm	413 sqm / 52 yrs	
Ayunda / 	2 x en-suite rooms Villa	Garden with pool + parking	176.4 sqm	425 sqm / 52 yrs	
Caya / 25	2 x en-suite rooms Villa	Garden with pool + parking	176.4 sqm	426 sqm / 26 yrs	\$685,000
Maya / 26	2 x en-suite rooms Villa	Garden with pool + parking	176.4 sqm	426 sqm / 52 yrs	\$685,000



INVESTMENT PROPOSITION

1

PROPERTY VALUE APPRECIATION

20% 44%

BY PROJECT COMPLETION

BY YEAR 5 OF OPERATION

Pre-sale prices are 10% lower than public sale prices

By the time of completion, prices will increase by 20%

Estimated resale value after after 3 years will be 30 -40 % higher than pre-sale prices

2

RENTAL YIELD ROI

10 – 13.6%

OVER 10 YEARS OF OPERATION

Rental pool with transparent and fair ROI allocation

Tailored property management

Growing ROI

Monthly reporting and earnings distribution to your bank

3

GREEN POWER ROI

UP TO

0.4%

PLUS, UP TO 50% REDUCTION OF COOLING POWER CARBON EMISSIONS

ROI for Green Village Green Power Investment

Up to 50% reduction of cooling power carbon emissions

* 20% for non-resident (Reduced to 10% when the owner have their Indo Tax number)

With experience managing 16 other bamboo houses within Green Village for rental purposes,

This is a good benchmark.

Aura House's nightly rate for 2023/2024 is at \$499, with an occupancy rate of 99%.

Based on this track record, we estimate the Suri Residence houses can rent between 450 USD and 550 USD, with an occupancy rate of 75%+ .

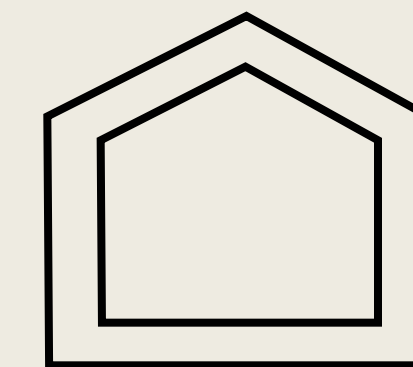
You will find here a few simulations of revenues and returns per year.

Investment (in USD)	650,000	650,000	650,000
Night Rate	499	499	499
Occupancy Rate	70%	80%	90%
Revenues (in USD)	127,495	145,708	163,922
Costs			
10% Rental Fee	12,749	14,571	16,392
10% Management Fee + 1% VAT	12,622	14,425	16,228
10% Taxes on Rental	11,474.51	13,113.72	14,752.94
Withholding Tax (PPh) 10%*	9,064.86	10,359.84	11,654.82
Cleaning Costs	4,800	4,800	4,800
Common Area Fee	8,000	8,000	8,000
Product / food, etc..	3,500	3,500	3,500
Total Costs	62,211	68,769	75,328
Total Profit (in USD)	65,283.73	76,938.55	88,593.37
Net rented Yield (Annual rental income – Annual expenses) / Total asset value x 100 = %	10.04%	11.84%	13.63%

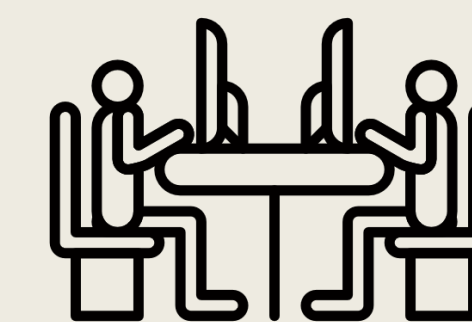
LET'S LOOK DEEPER
INSIDE
COMMUNITY SPACES

EXPERIENCE

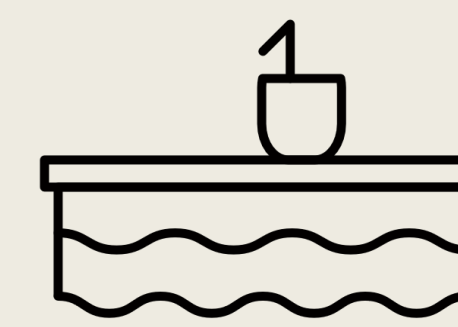
COMMUNITY SPACES



RESTAURANT &
LOUNGE



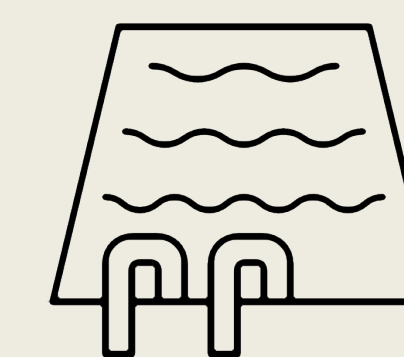
COWORKING



POOL BAR



SPA & YOGA
SHALA



SWIMMING
POOL

FACILITIES & SERVICES

A variety of select hotel and residential facilities for the convenience of guest and investors, including restaurants, spa, sauna and clubhouse.

RESTAURANT

The restaurant will be additional feature for a local community and an excellent destination for food lovers, design admirers and guests who will stay in green village



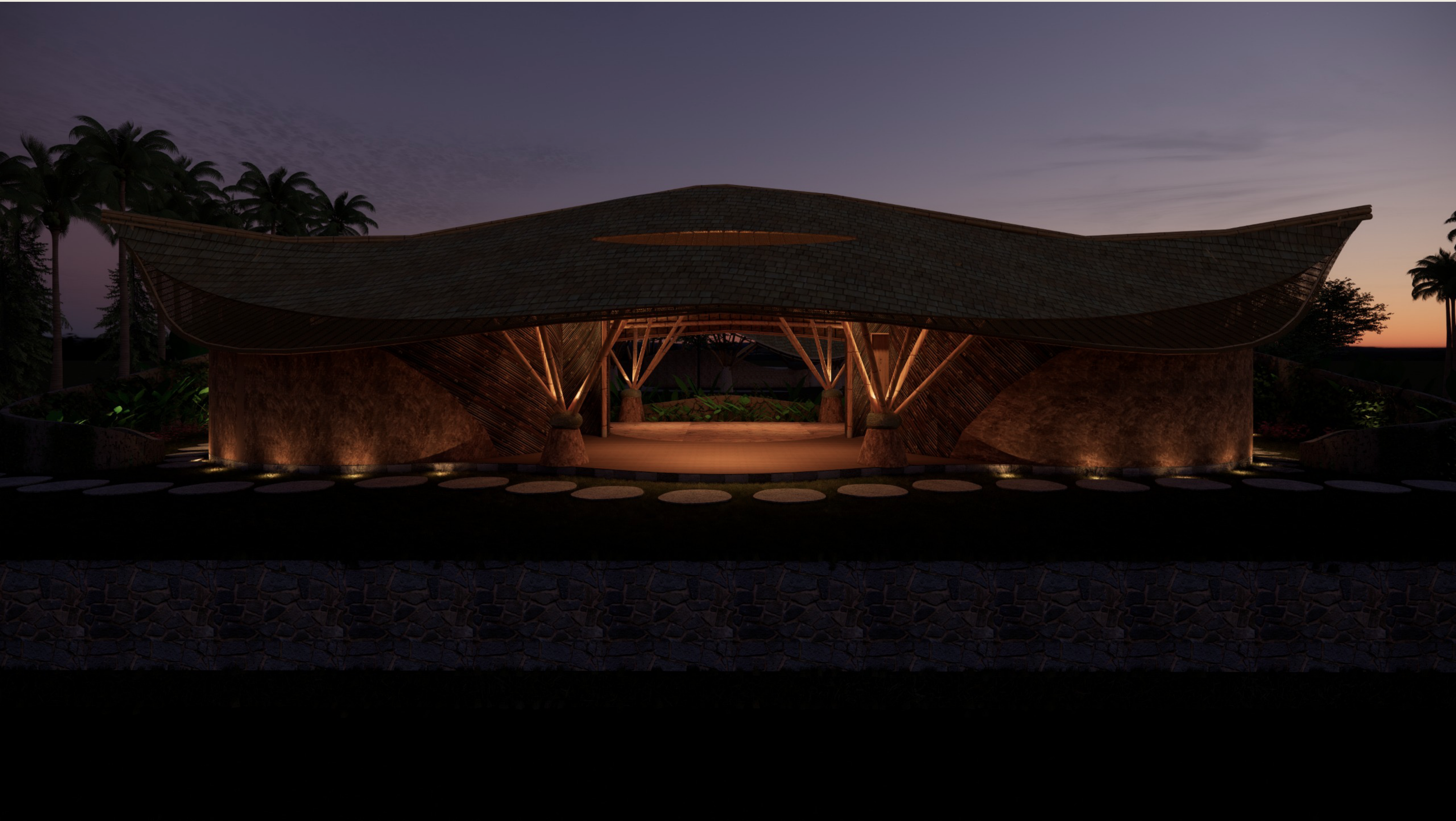
EVENT SPACE SHALU



Designed to host up to 40 yogis and organise different local and international events, retreats for house owners, guests and community

100 sqm space for multi-purpose activities





COMMUNITY POOL

Community pool was designed to connect residence with guests. It is in front of restaurant and can serve up to 25-30 people, It's kids friendly area.



SCHOOL



30



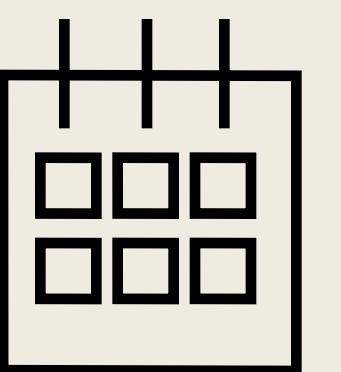
Green School's mission is to create a global community of learners, making *our* world sustainable.

From origins at Green School Bali, they have become a global movement in education, with schools opening in New Zealand, South Africa and soon in Tulum. The 'living' curriculum educates for sustainability through community-integrated, entrepreneurial learning, in wall-less and nature-immersed environment.

They strive to champion a new model of education that nurtures the whole child, giving them agency in their own lives and learning, so that they can thrive with purpose in our ever-changing world. We invite you to join our global community and discover the difference for your family.



1 KM / 15 MIN
TO SURI
RESIDENCE



OPEN
ALL YEAR
AROUND

OTHER ACTIVITIES
AROUND



A black and white photograph of a person surfing on a wave. The surfer is silhouetted against the sky, standing on the crest of a wave. The background shows a rocky coastline with a cliff on the right. The sky is filled with soft, textured clouds. The overall mood is serene and adventurous.

THE LIFESTYLE
CONNECTED TO
NATURE



PURCHASE PROCESS

PAYMENT PLAN

Here's a breakdown of the payment plan for the Suri Residence investment:

1. Deposit:

- Amount: 10,000USD
- Purpose: This amount is to secure your interest and villa at the Suri Residence.
- Grace Period: If you change your mind or face any issues, you have a 7-day grace period during which you can get your deposit back.

2. Construction Beginning Phase:

- Amount: 10% of the total property cost.
- Purpose: This payment is due when the construction of the property officially begins.

3. Lock Up Phase:

- Amount: 20% of the total property cost.
- Purpose: This payment is due when the construction reaches the lock up phase. This phase typically means the property is weather proof, with external doors, windows, and the roof is in place.

4. Signing the Deeds:

- Amount: 70% of the total property cost.
- Purpose: This is the final payment due when the property is fully constructed and ready to be handed over to you. Upon payment, the purchase transaction will be completed.

In summary, you start with a fixed deposit to reserve your spot. As construction progresses, you'll make percentage-based payments at specific milestones, with the bulk of the payment (70%) due upon completion.

TAXES

WHAT ARE THE TRANSACTION TAXES?

We have already included all taxes in the purchase price.

There are two types of transaction taxes.

A final tax of 10% is paid by the developer.

Additionally, there is 11% of VAT as part of the standard purchase price.

PRICING & PAYMENT

WHO IS THE MANAGEMENT COMPANY AND HOW MUCH ARE THE FEES?

DAMIEN and his team will exclusively manage the property for a minimum duration of 15 years. The management fee is 10%.

HOW DOES THE MANAGEMENT WORK?

We offer a fair and transparent rental pool model, by which all owners benefit proportionally.

CAN I USE THE PROPERTY FOR MYSELF?

Yes, subject to availability the property can be used at any time. You have short and long-term stay options available.

INDONESIA

OWNERSHIP

Leasehold properties can be held directly by any individual without any special requirements.

IMMIGRATION & VISAS

Variety of visas and stay permits are available for international investors.

BALI

WHY INVEST IN BALI?

Bali offers 2 digit returns, an incredible lifestyle and a safe and easy investment climate.

RESILIENT & GROWING INVESTMENT

Last year, tourist arrivals surged 251% to 5.47 million, exceeding the government's target of 3.6 million visitors.

ON TOP
EXTRA SERVICE
BY



**PRE-SALE MOMENT /
PHASE I (BEFORE BECOMING MEMBER)**

- Present pre-selected RE projects
- Advanced prices (we negotiate for you upfront)
- Matching partner / JV to invest (buy) together
- Mortgage* & Tax support
- Independent Due diligence
- Invitation to community events
- Relocation and local lifestyle consultancy

**AFTER-SALE /
PHASE II (BEING A MEMBER)**

- Liquidity = Quick sale (we do have a waiting list for your Property)
- Scout for new project
- Concierge service
- Personal introduction with other Investors
- Weekly, monthly news on private whatsapp community group
- Mastermind session with members and new deal presentations
- Business / start-up advisory
- Business Psychologist
- Real Estate analysis and your RE portfolio growth advisory
- Invitations for private & cool events, retreats
- Rent & management (not applicable, csuse Suri Residence will manage it)
- Furniture and deco loan* (not applicable because it is a turn-key project)

* under your personal financial circumstances



MARIO
KRIVICKAS

INVESTMENT ADVISOR



TANIA
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SALES ASSOCIATE

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<https://maps.app.goo.gl/or7jdnoALxV7yWyw5>

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FEW SLIDES FROM CONSTRUCTION SITE





