MAGNUM

RESIDENCE

SEMINYAK

LUXURIOUS
OCEANFRONT LOCATION
that everyone dreams of
MAGNUM RESIDENCE SEMINYAK

LUXURY APARTMENT COMPLEX
WITH FIVE-STAR SERVICE
by the ocean

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FREEHOLD
PERPETUAL OWNERSHIP
OF THE PROPERTY

The only premium apartment complex on the **oceanfront,** where you can buy real estate on **freehold** (perpetual ownership of the property, providing full ownership)

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LOCATION

The complex is located in the most famous tourist area of Bali

SEMINYAK

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The best place
for recreation and entertainment

SEMINYAK

An area with a developed infrastructure
that attracts tourists but not expats

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COASTLINE

A perfect place for jogging, walking the dogs and relaxing with the family

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30 METERS TO THE OCEAN AND THE DOUBLE SIX BEACH

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DOUBLE SIX BEACH

- Clean beach with golden sand
- Relatively quiet compared to other beaches in Bali
- Lots of restaurants, hotels, and bars
- Lots of sun loungers and umbrellas

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BEACH
ATMOSPHERE

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SEMINYAK

is a place famous for its incredible sunsets

Every evening you can watch the sun slowly dip below the horizon, turning the sky into a kaleidoscope of colors

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A place where time stops, so you can enjoy the beautiful moments of life while sitting by the ocean

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PROMENADE

Special atmosphere where you can enjoy a walk with your family or go for a morning jog

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ATMOSPHERIC BEACH ESTABLISHMENTS

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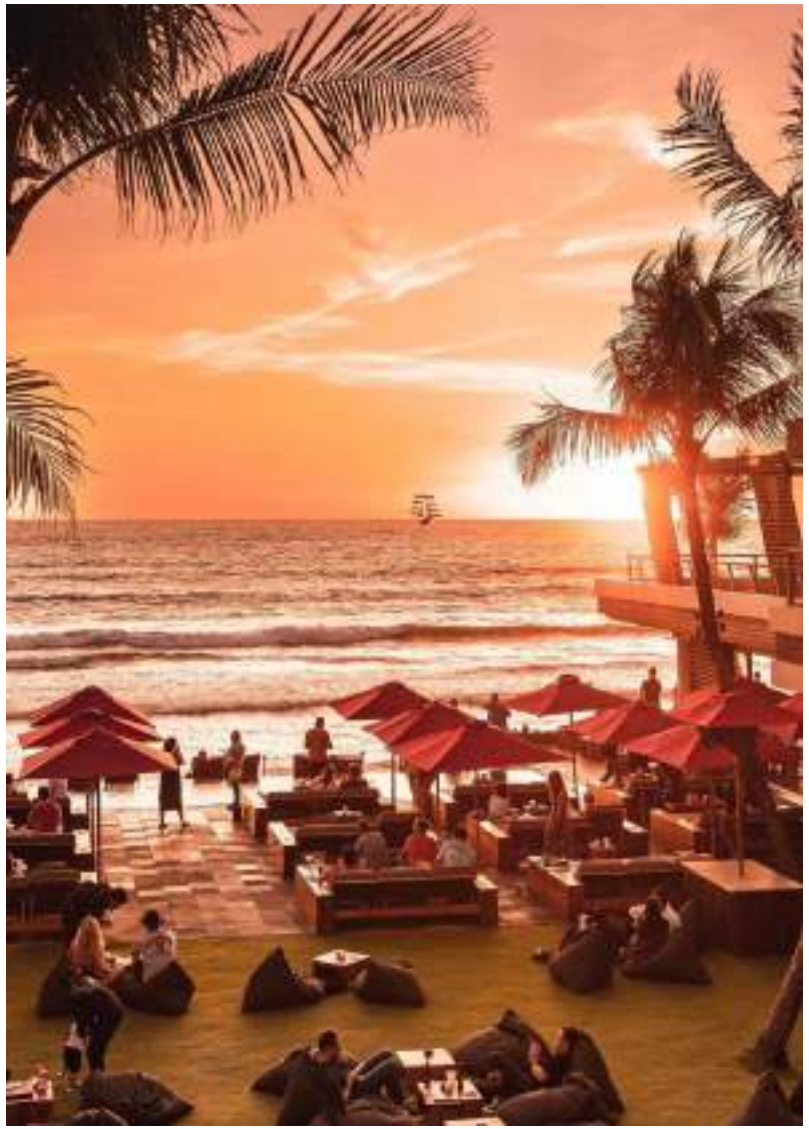
POTATO HEAD

The legendary beach club with panoramic infinity pool, international cuisine and top parties in Bali



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KU DE TA

A beach club, restaurant and bar where you can indulge in memories from dawn till dusk with amazing food and drinks

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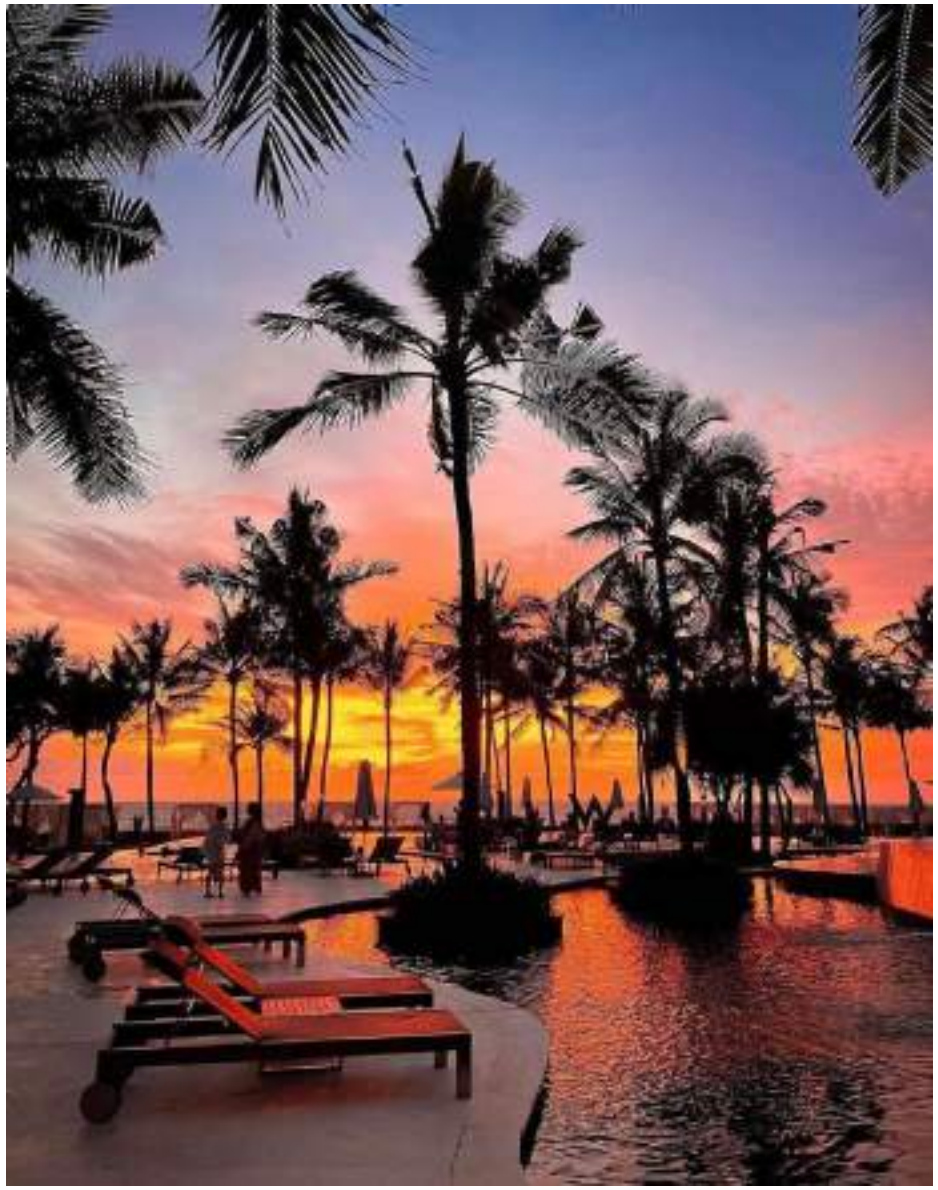
LA PLANCHA

Bohemian beach cafe with tapas, known for its bright decor and beautiful sunset view



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WOOBAR

Stylish bar on the coast with a stunning chill out atmosphere and plenty of secret spots for the most instagrammable photos

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BEST CAFES AND RESTAURANTS

Famous street Kayu Aya, also known as “Food Street,” offers a huge selection of cafes, bars, and restaurants with a unique atmosphere

MOTEL MEXICOLA

ULTIMO

REVOLVER ESPRESSO

SISTERFIELDS

BIKU

LA FAVELA

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MEKKA
FOR SHOPPERS

Here you can find everything – from modern shopping centers to unique stores of local designers and global brands

SEMINYAK VILLAGE

SEMINYAK SQUARE

BEACHWALK

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ACTIVE LIFESTYLE

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POPULAR SURF SPOTS
1 minute

HORSE CLUB
3 minutes

FITNESS CENTER
6 minutes

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SPA

Seminyak has many quality SPAs where you can enjoy massages, skin treatments and other services

One famous SPA is Bodyworks, which offers a wide range of services and has an excellent reputation among tourists

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WATERBOM AQUAPARK

Just 15 minutes away from the complex is one of the best water parks in all of Asia

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COMPLEX **OF PREMIUM** APARTMENTS

on the shores of the Indian Ocean

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INFRASTRUCTURE

All necessary infrastructure for living and recreation is within **walking distance** from the complex

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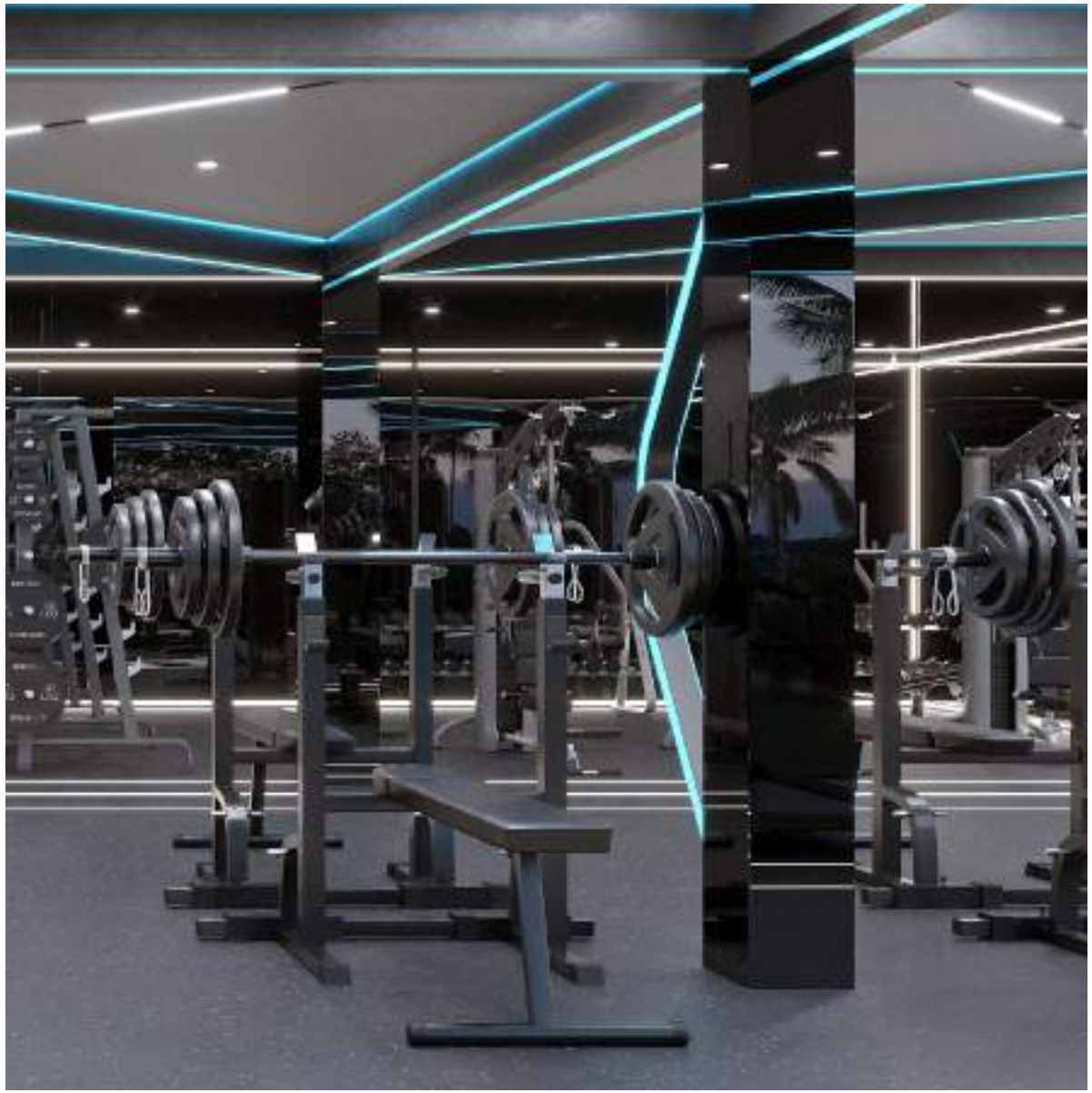
PREMIUM FACILITIES
ON-SITE

FITNESS CENTER



SPA

ROOFTOP INFRASTRUCTURE

Bar

Pool

Scenic restaurant

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ONE – BEDROOM APARTMENTS

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INTERIOR

The interior of the apartments has been meticulously designed in the best traditions of five-star hotels, paying attention to the smallest details

Each apartment features a fully equipped kitchen and a spacious closet

Every inch of space is a harmonious combination of aesthetics, functionality and the highest quality materials

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PANORAMIC WINDOWS
OVERLOOKING THE OCEAN

PREMIUM QUALITY BUILDING AND FINISHING MATERIALS

We careful choose high – quality materials that are suitable for the island‘s climate and can perform well in its unique conditions

- The furniture is individually designed and assembled by hand with great care and attention to detail
- Natural Italian marble and premium quality porcelain tiles with Crystaline technology are used to ensure the longevity and durability of the apartment’s appearance for decades

SMART

TECHNOLOGIES

All apartments are equipped with a smart remote control system by Digitels

IMAGINE LIVING IN A HOME **THAT KNOWS EVERYTHING ABOUT YOUR NEEDS**

Smart sensors recognize when you've left the house, and automatically turn off lights and air conditioning

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YOUR VOICE **ASSISTANT**

Control the lights, air conditioner, curtains, or TV

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A SERVICE THAT TAKES INTO ACCOUNT YOUR NEEDS

The management company takes care of all the maintenance of your property:

- 24/7 security
- maintenance and overhaul
- complex territory cleaning
- apartment cleaning, linen change
- ensuring the smooth operation of all systems
- rental of your property
- accrual of rental income to any bank account
- tax payment
- financial reporting

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IN – DEMAND RENTAL FORMAT

75% of the tourist flow consists of people who prefer hotel-type complexes with quality service and infrastructure

Most first-time visitors to Bali stay in a hotel rather than a villa to protect themselves from accidental encounters with insects and reptiles

Magnum Residence Seminyak is designed and developed for the main tourist request - short-term rental format

DELIVERY TIME: II QUARTER 2024

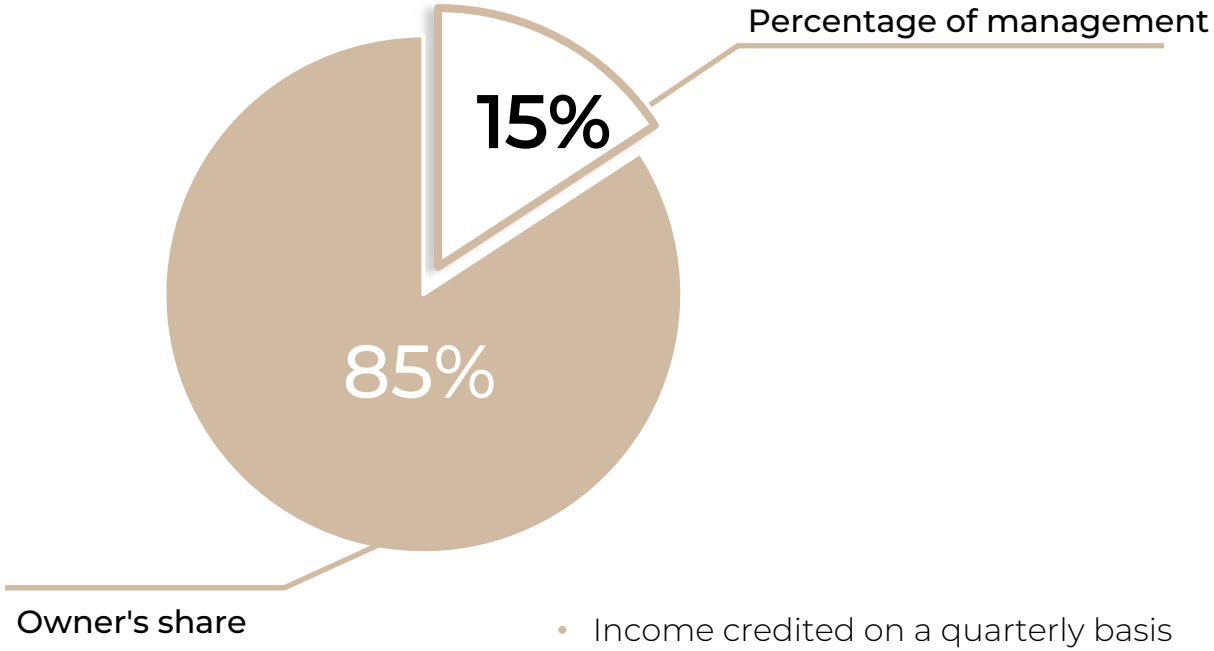
No restrictions
on personal residence

HIGH INCOME POTENTIAL
AND REAL ESTATE
VALUE GROWTH

Potential occupancy rate: 90% +

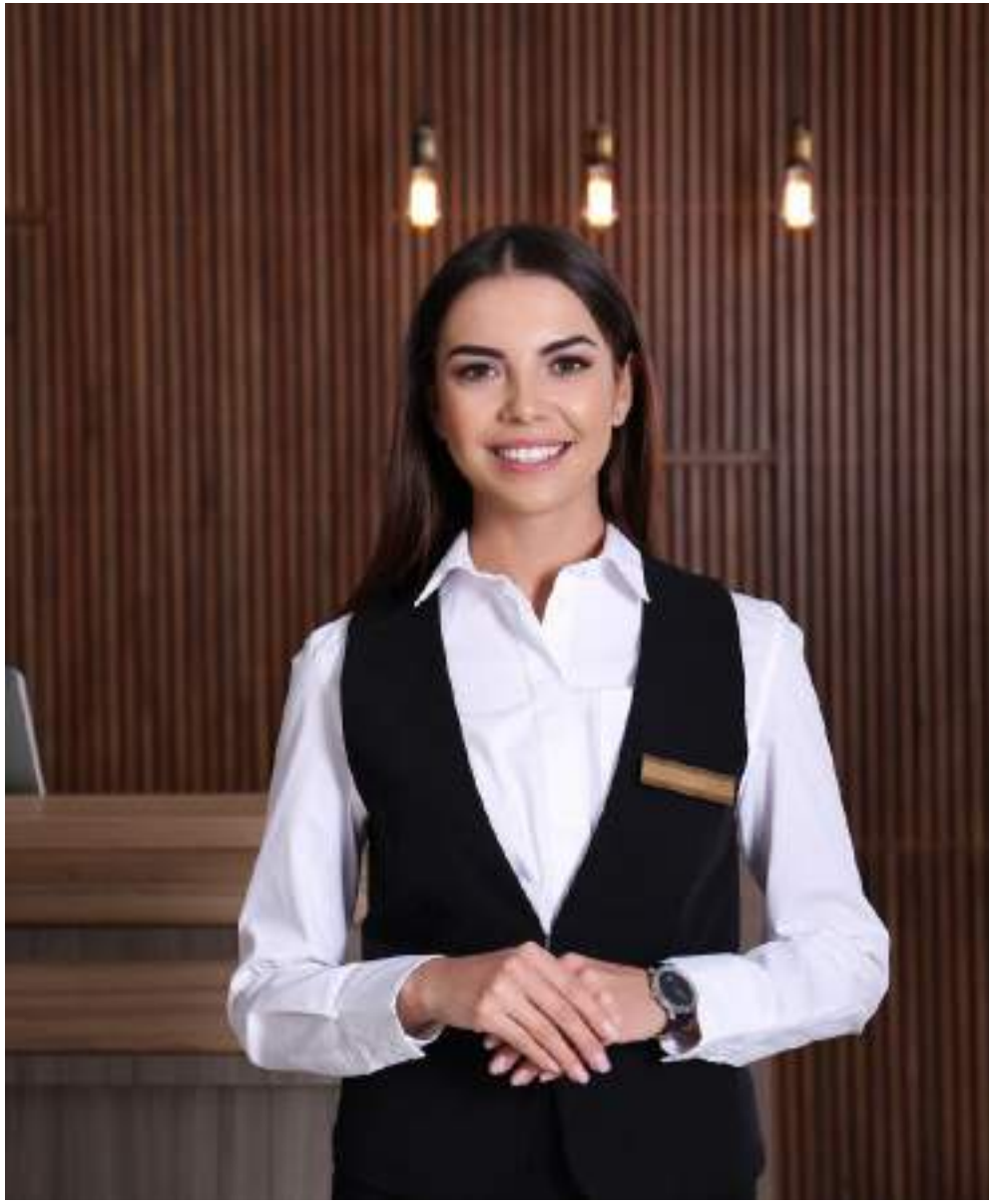
Projected rental value: $160 per night

YOU CAN RENT OUT YOUR APARTMENTS
FULLY REMOTELY
through our team of managers to receive **passive income**



- Income credited on a quarterly basis
- No operational risks - the property is insured
- Transparent reporting

**a detailed calculation of profitability and expenditures can be obtained from our managers*



5 ADVANTAGES OF INVESTING

IN MAGNUM RESIDENCE SEMINYAK

1. **A unique tourist location.** The complex is located 30 meters from the ocean in the most famous tourist area of Bali
2. **Freehold.** Perpetual right of ownership of the property
3. **High occupancy rate.** The projected occupancy of the complex - 90% and higher
4. **The readiness of the complex - 70%.** The structure is already built
5. **High potential for profitability and resale**

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SECOND HOME
VISA

AS A GIFT WHEN YOU BUY AN APARTMENT

Buying a property in Magnum Residence Seminyak allows you to get a second home visa in Indonesia

The Second Home Visa, also known as ITAS, allows you to stay in Indonesia for 5 to 10 years and engage in various investment activities