

# BLUE

PA  
RQ

# ABOUT PROJECT

**PARQ Blue** comprises villas situated along the "Instagrammable" coast of Bali. We've selected the prime location on the island and are creating a new focal point for those seeking a second home by the sea and looking to invest in a profitable real estate venture.

# 600

villas, apartments, and townhouses are planned for Parq Blue. The complex consists of three phases spread across 21 hectares. The first phase has already been sold!

Investing in real estate at Parq Blue is suitable not only for short-term but also for long-term rental, as the complex provides all the infrastructure for a comfortable life.

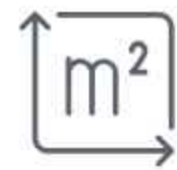




20 000m<sup>2</sup>

include restaurants, cafes, bakeries, a spa, a yoga center, a supermarket, and a gallery featuring branded boutiques.

# KINDERGARTEN AND SCHOOL



Area 0.5 ha



Complex of specialized buildings



Priority for villa owners and tenants



Kindergarten for 300 children



English-speaking elementary school



Education according to the Waldorf-Steiner method



Gregor Schmidt. Freie Waldorfschule, MONO Architekten, 2018. Retrieved from <https://gregorschmidt.com>



# OCEAN WATER SWIMMING POOL

An impressive **lagoon pool** measuring 40\*50 meters will be built on the complex grounds.

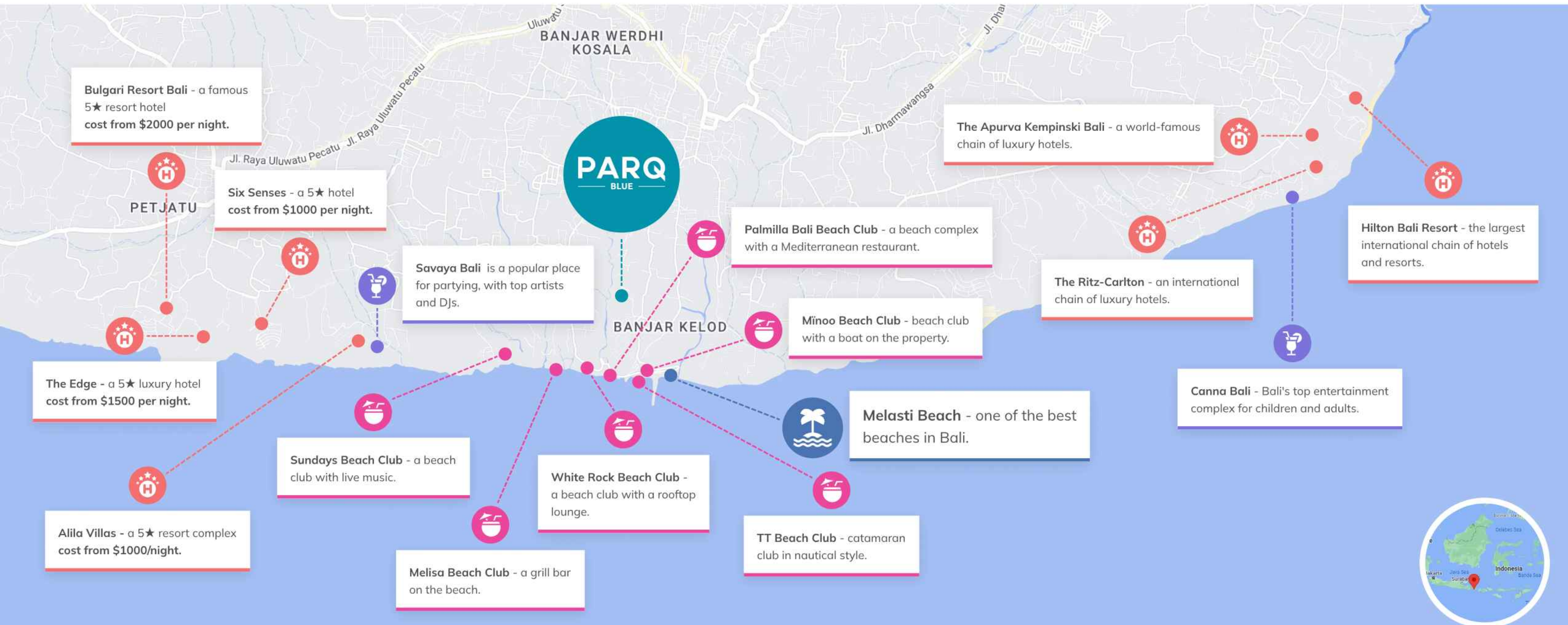


# BEACH WITHIN WALKING DISTANCE

The best beach in Bali, Melasti, is located 500 meters from Parq Blue. With 320 days of sunshine per year, an azure blue ocean, and clean golden sand, Melasti offers everything. 90% of Bali's Instagram photos are taken near our complex.



Parq Blue is being built in the best location on the island: precisely the location chosen by the most prestigious luxury hotels. Here, everything is set for a luxurious vacation: azure blue ocean, golden sand, and comfortable beach clubs.



# PARQ BLUE - THE LARGEST PROJECT ON THE BUKIT



# PARQ BLUE REAL ESTATE

BLUE



# HOLLYWOOD

## THE LAST QUARTER OF THE PROJECT

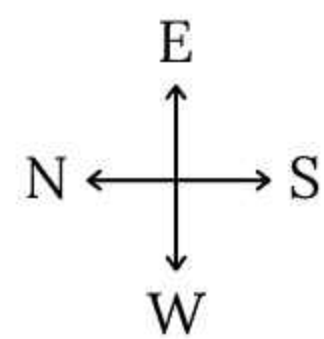
The last chance to buy a villa in  
PARQ Blue, the most sought-after  
complex in Bali.



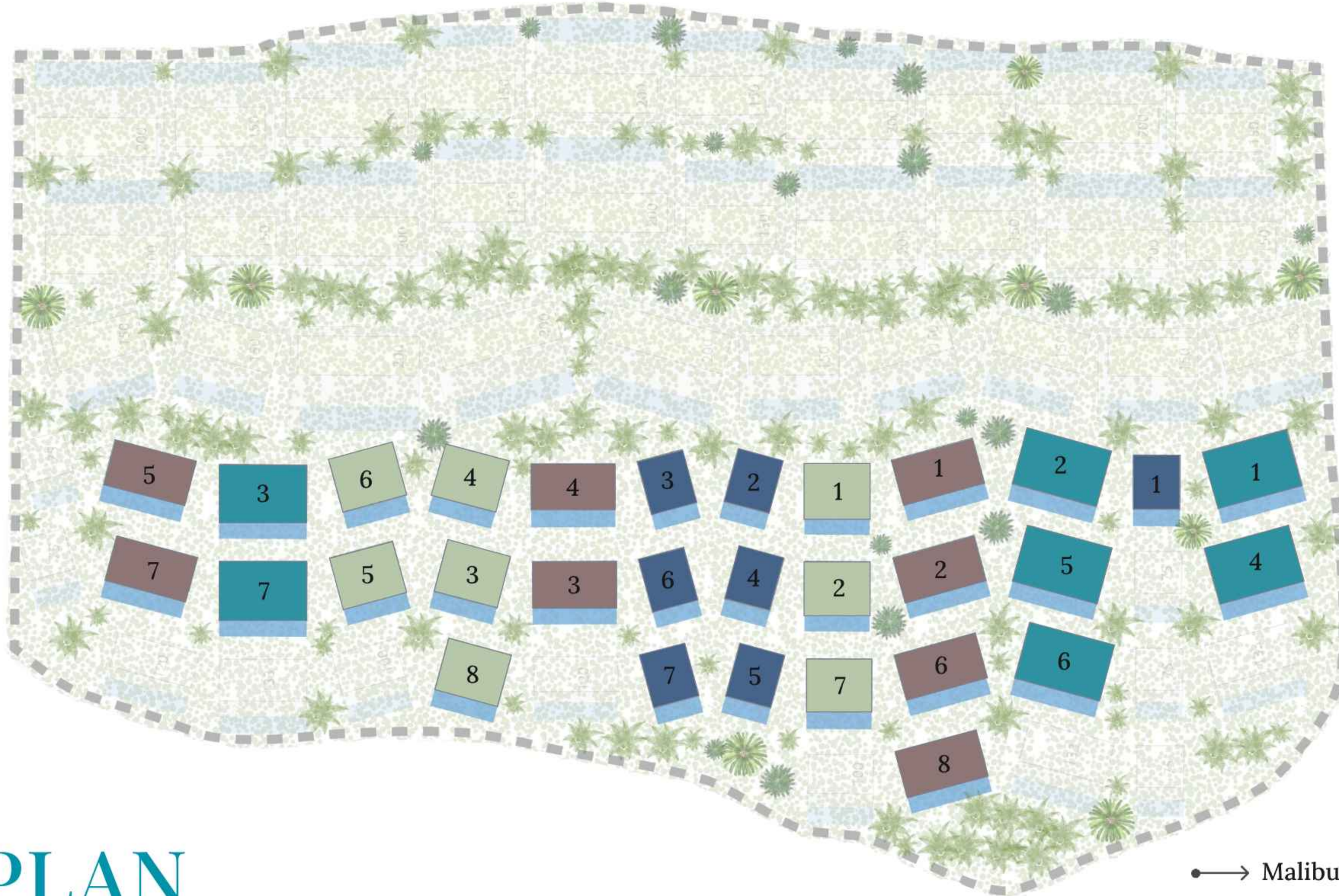
**A hilltop quarter**  
with breathtaking views of the island's  
stunning natural beauty.

**City-park**  
The most extensive project of landscaping  
and greening.

**Exquisite architecture**  
Modern classicism with historically accurate  
proportions and impeccable execution.



- VILLA 133
- VILLA 120
- VILLA 100
- VILLA 75



# GENERAL PLAN HOLLYWOOD QUARTER

HOLLYWOOD

# VILLA 75 m<sup>2</sup>

## \$ 315 000

Price based on Indonesian Rupiah of 5 040 000 000 IDR



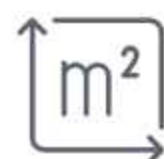
A bedroom



A private pool



A kitchen-living room



Plot area: 150 m<sup>2</sup>



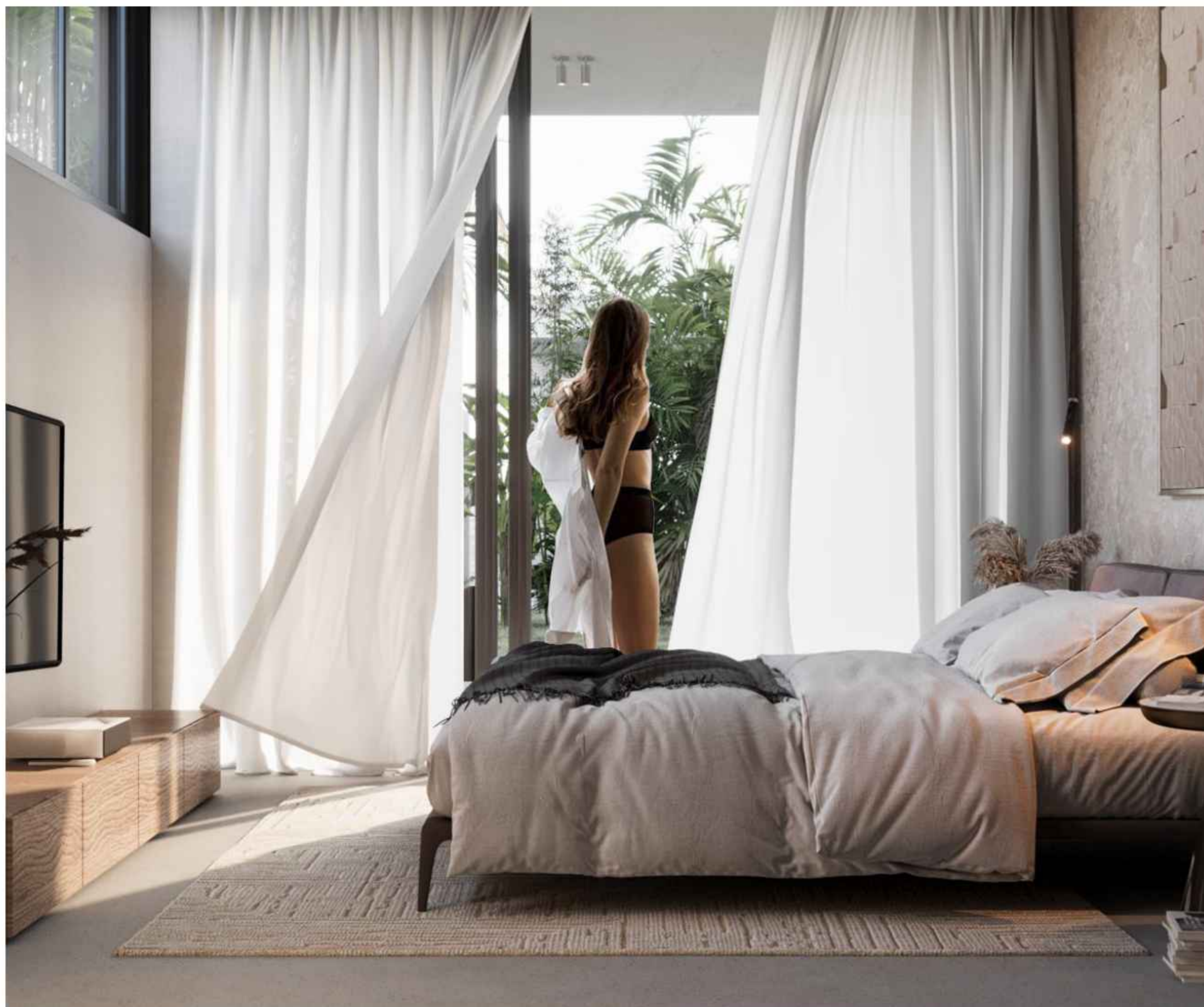
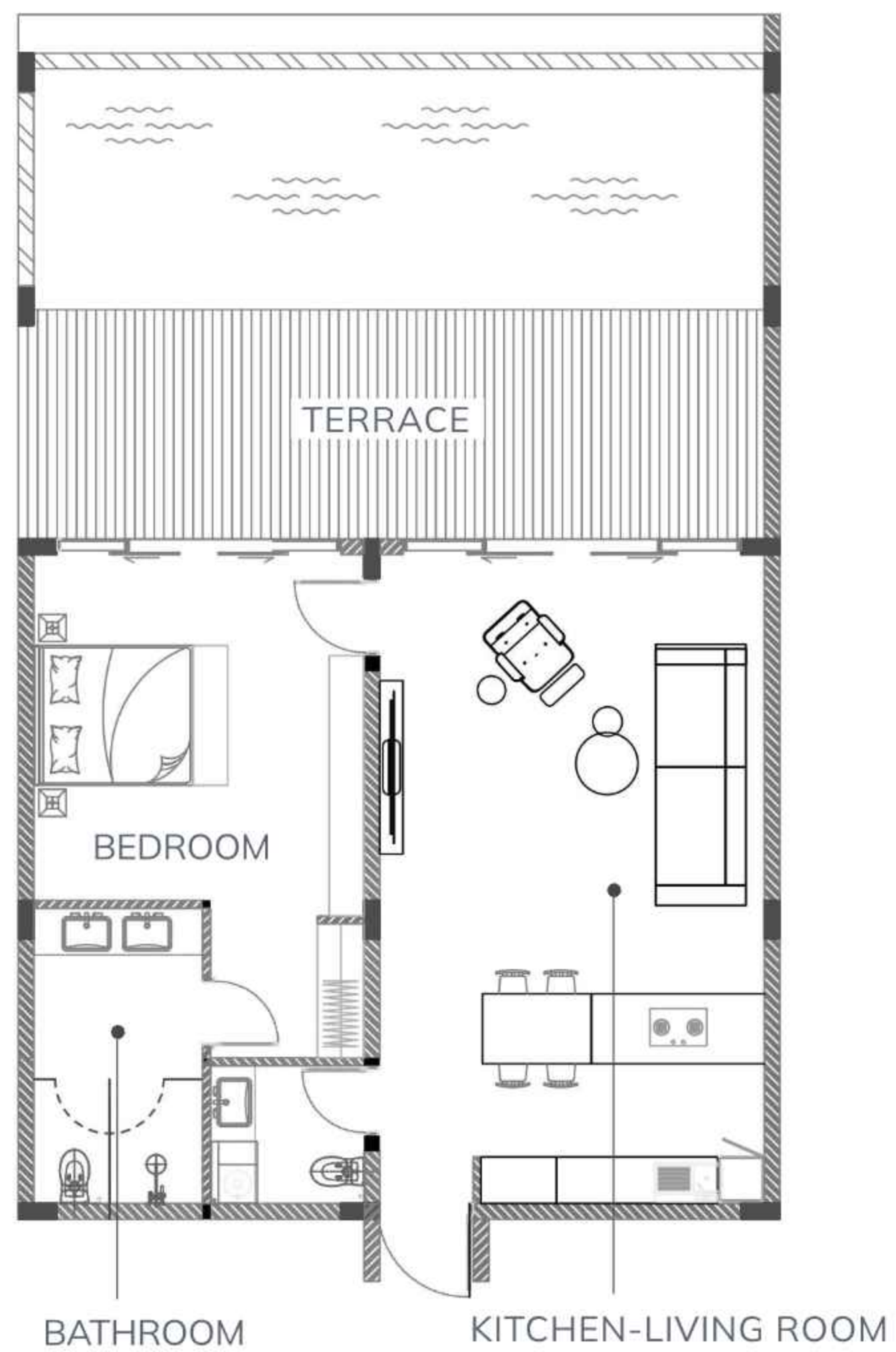
A picturesque terrace



First payment from 30%,  
installments 0%

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Please consult with your manager for current prices and conditions.





HOLLYWOOD

# VILLA 100 m<sup>2</sup>

## \$ 420 000

Price based on Indonesian Rupiah of 6 720 000 000 IDR



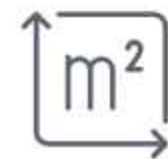
2 bedrooms



A private pool



A kitchen-living room



Plot area: 200 m<sup>2</sup>



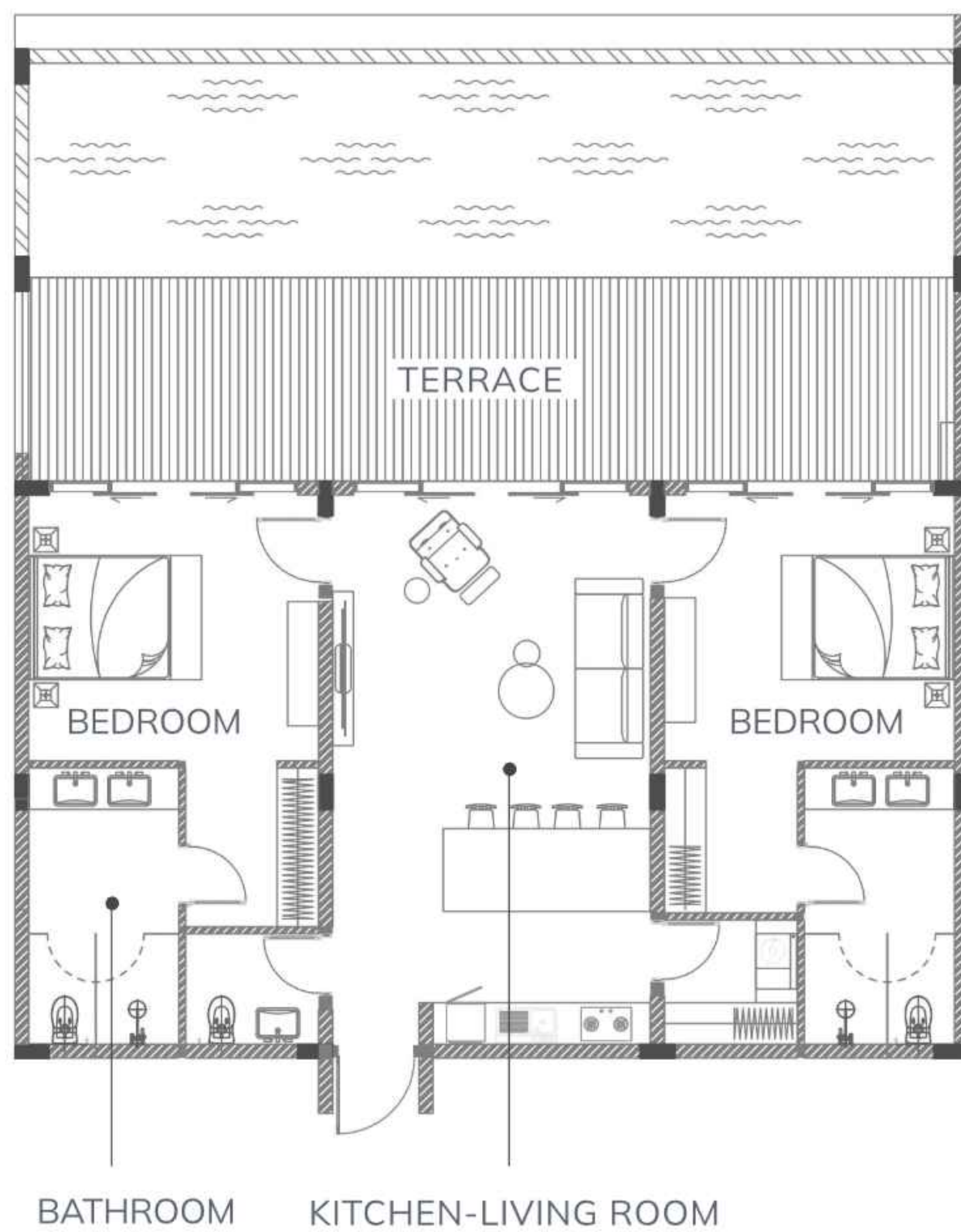
A picturesque terrace



First payment from 30%,  
installments 0%

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HOLLYWOOD

# VILLA 120 m<sup>2</sup>

## \$ 492 000

Price based on Indonesian Rupiah of 7 872 000 000 IDR



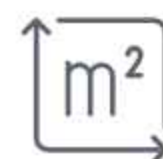
2 bedrooms



A private pool



A kitchen-living room



Plot area: 250 m<sup>2</sup>



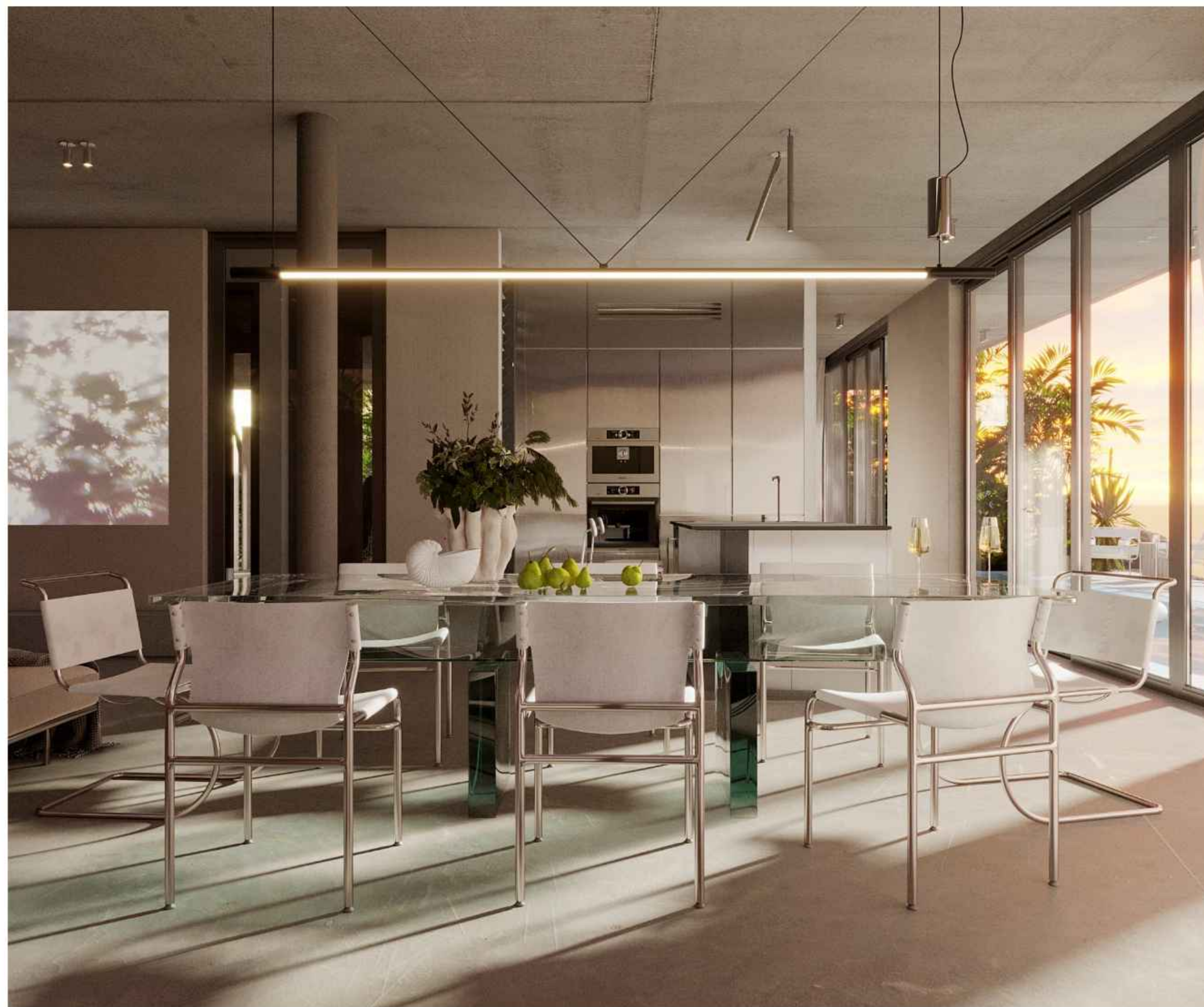
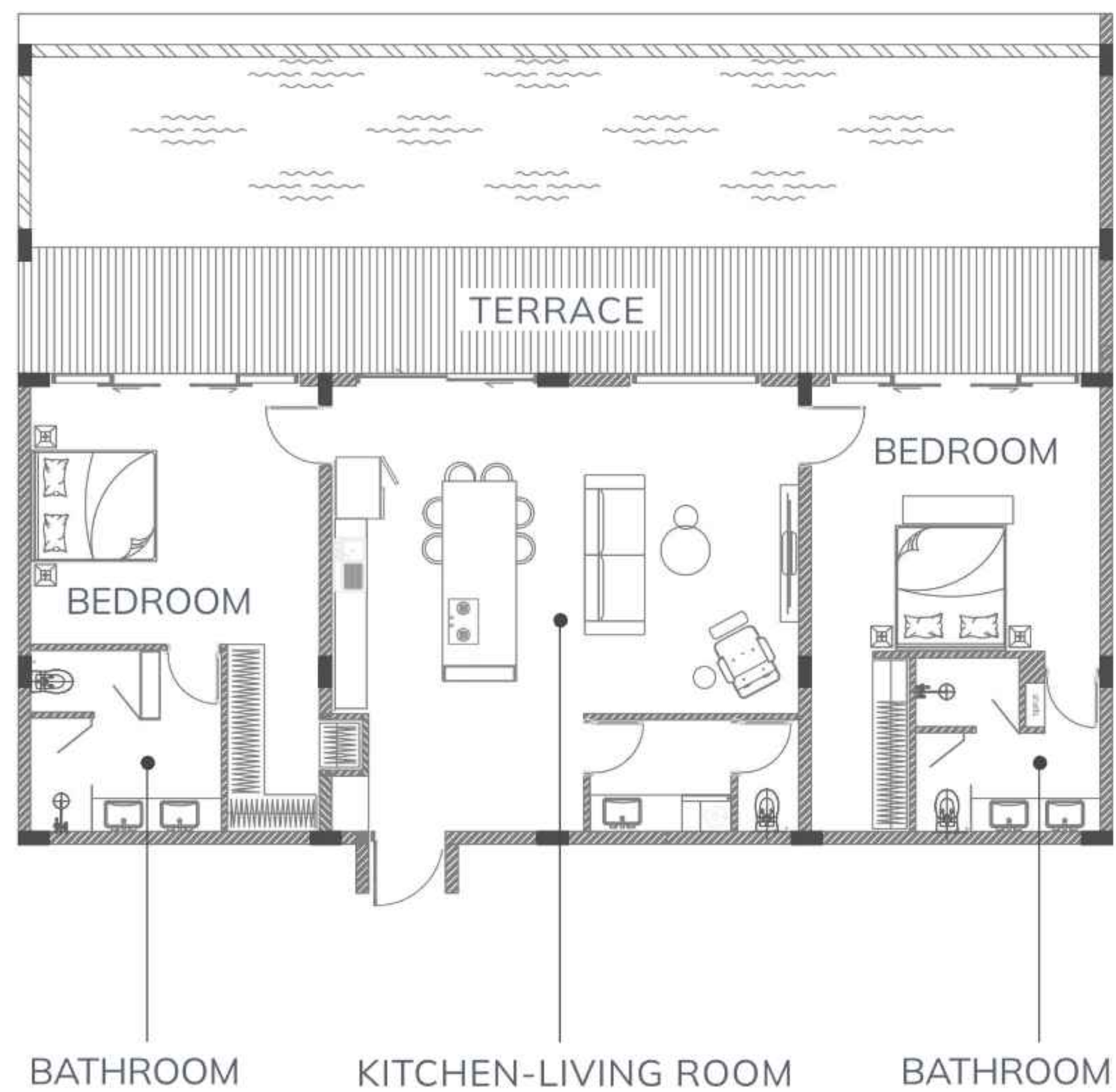
A picturesque terrace



First payment from 30%,  
installments 0%

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HOLLYWOOD

# VILLA 133 m<sup>2</sup>

## \$ 532 000

**SOLD OUT**

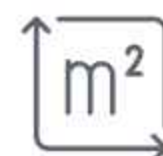
3 bedrooms



A private pool



A kitchen-living room

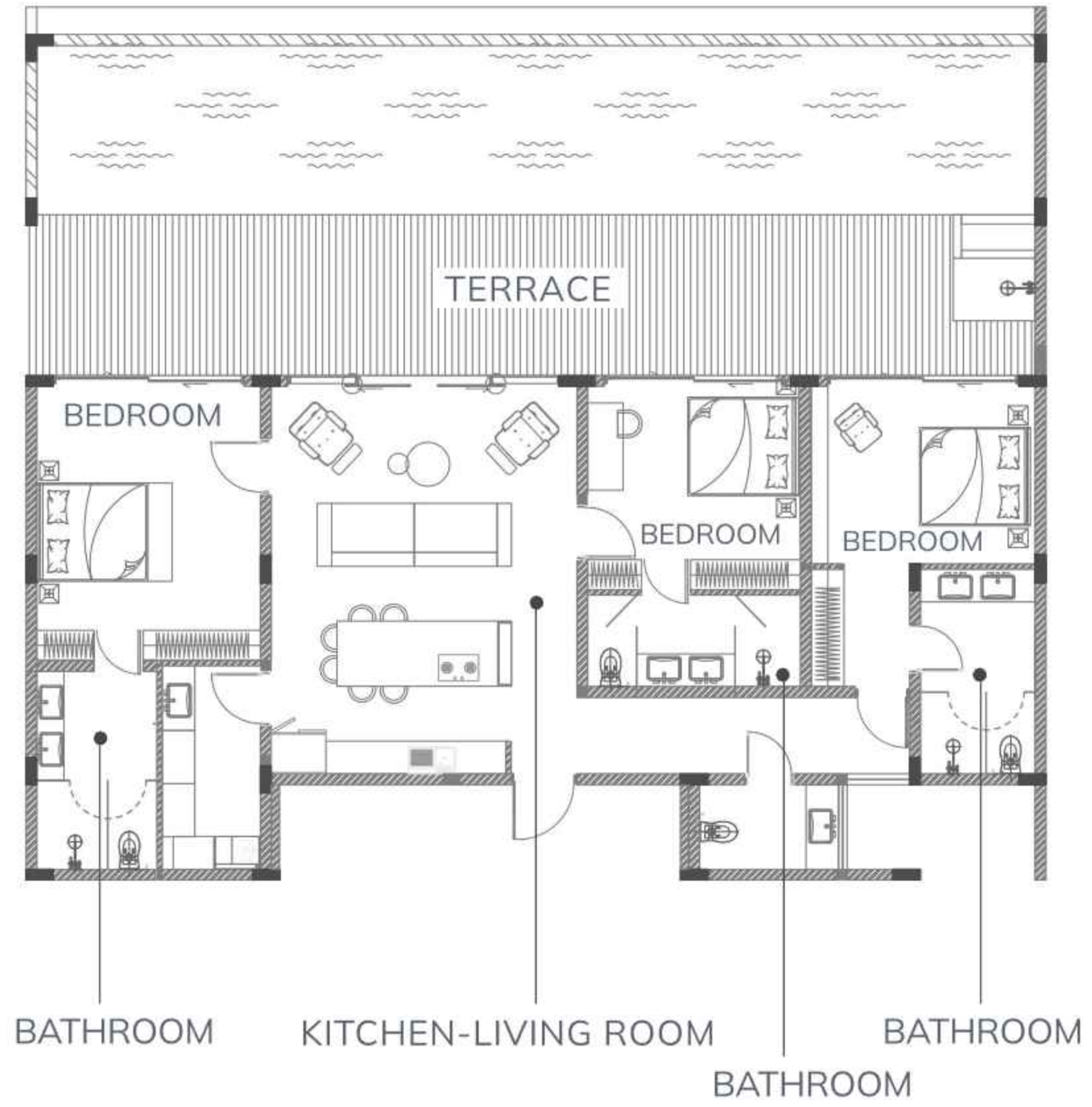
Plot area: 300 m<sup>2</sup>

A picturesque terrace

First payment from 30%,  
installments 0%

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# PAYMENT PLAN

## HOLLYWOOD

**30%** - first installment upon contract signing

**30%** - after completion of villa structure

**30%** - after completion of finishing

**10%** - upon receiving the keys

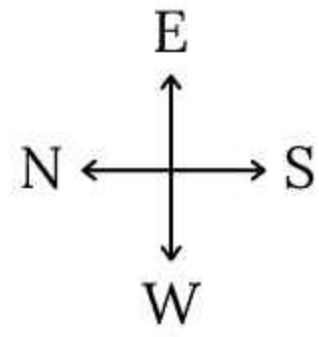
**\*Prices are final, including an 11% value-added tax (VAT) on the unit price.**

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# SOHO HILLS



BLUE



- VILLA 125
- VILLA 100
- VILLA 75



# GENERAL PLAN SOHO HILLS

SOHO HILLS

# VILLA 75m<sup>2</sup>

## \$ 292 500

Price based on Indonesian Rupiah of 4 680 000 000 IDR



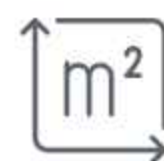
A kitchen-living room



A private pool



A bedroom



Plot area: 160 m<sup>2</sup>

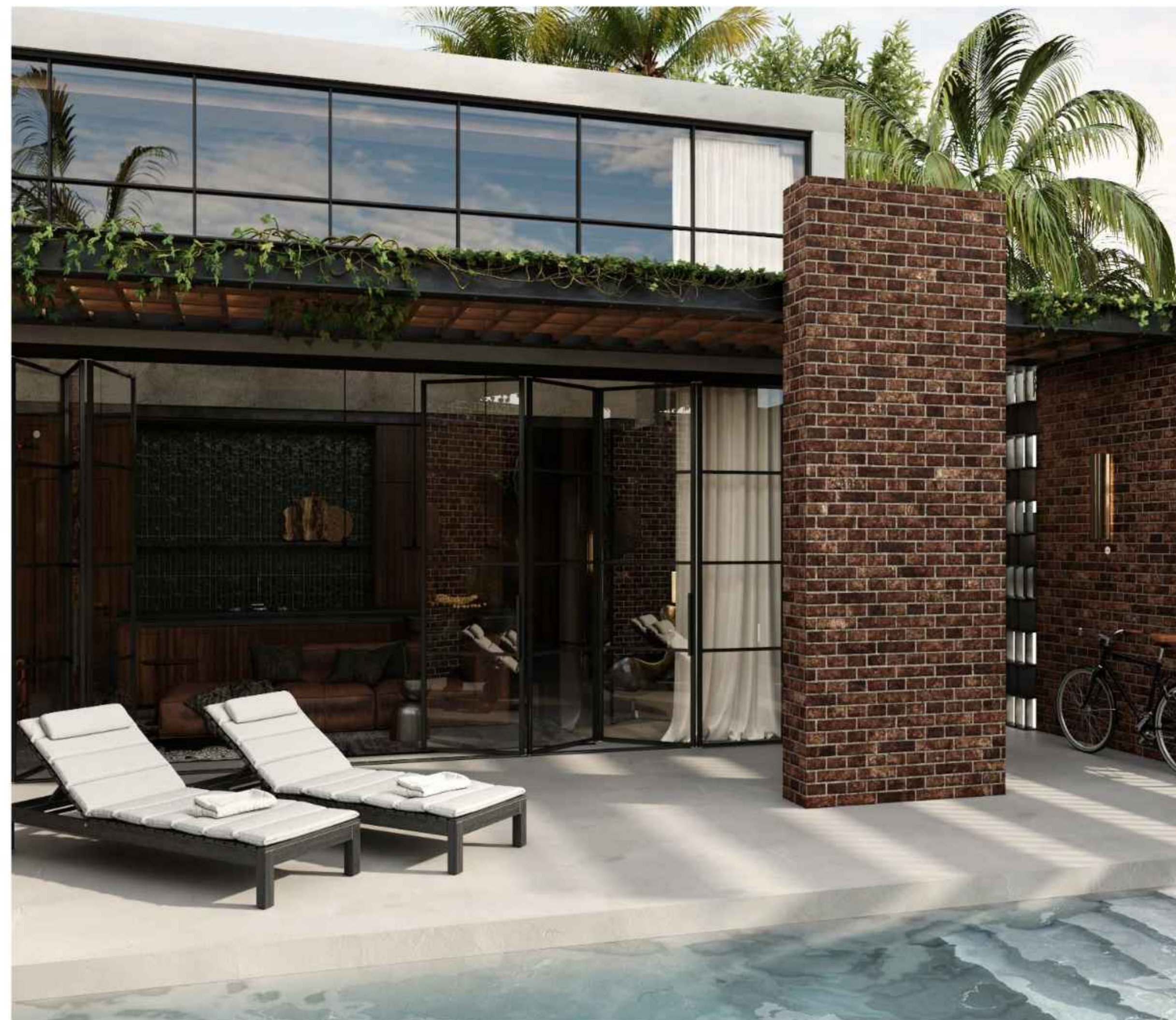


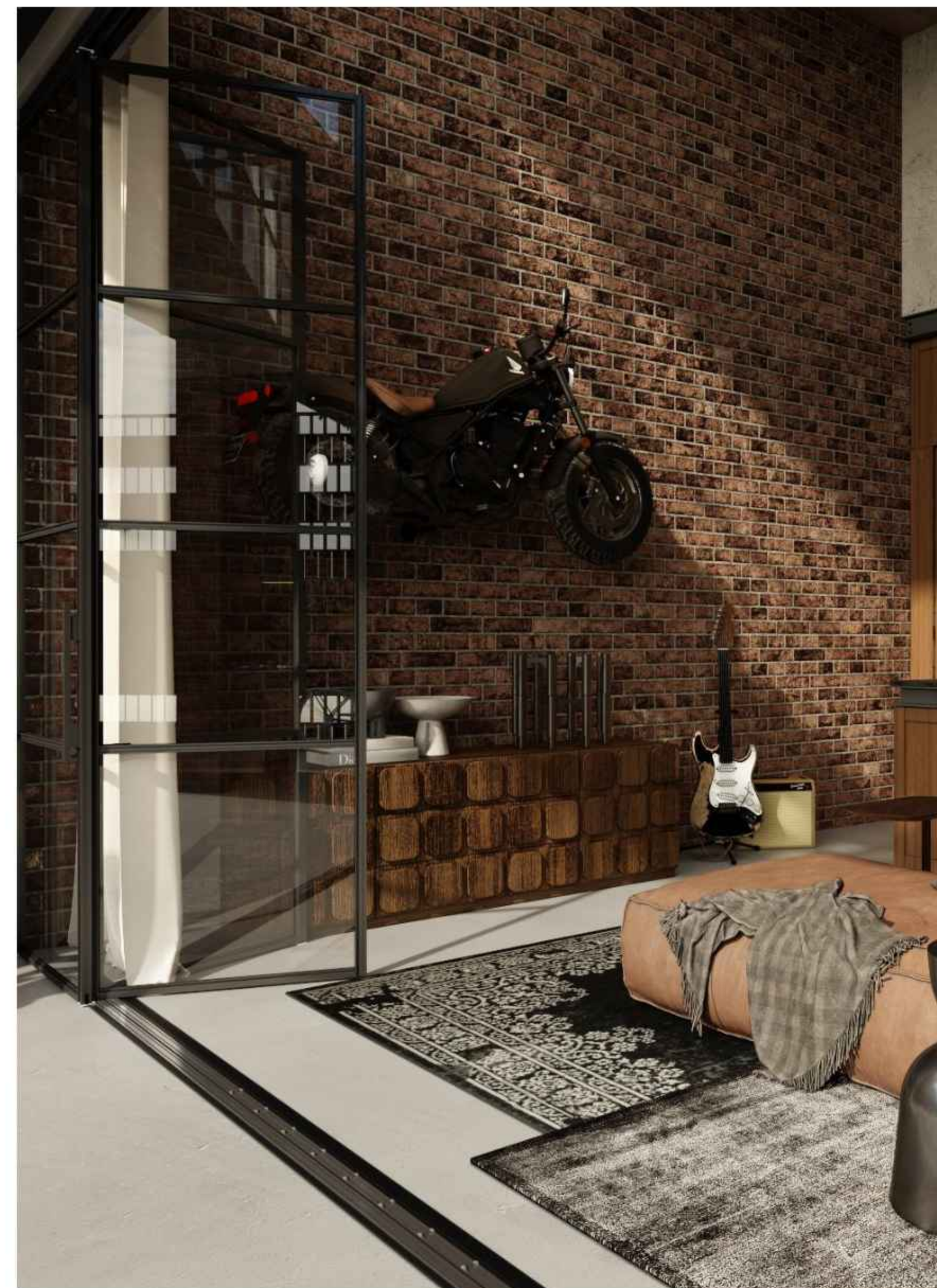
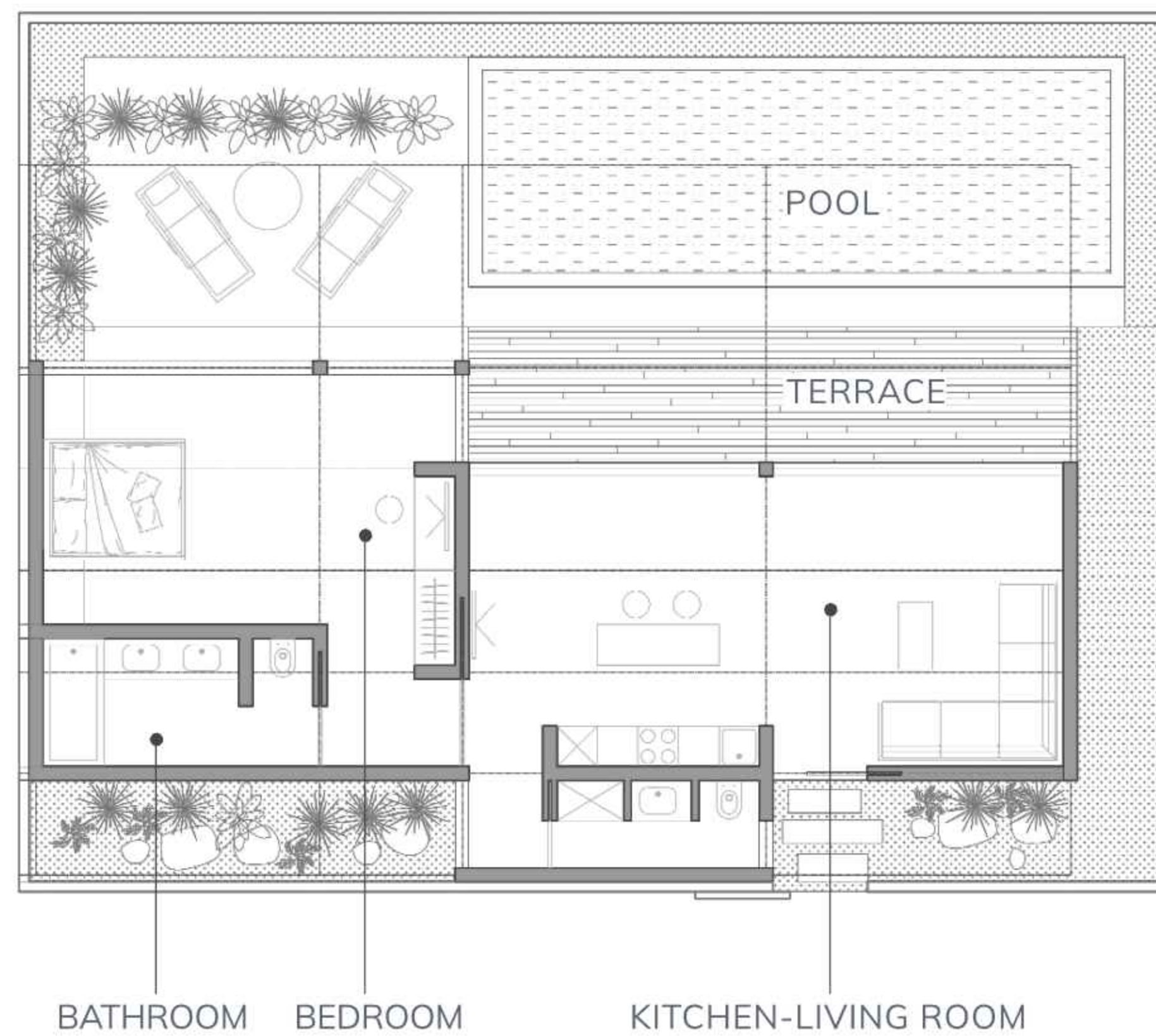
A picturesque terrace



First payment from 40%,  
installments 0%

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SOHO HILLS

# VILLA 100 m<sup>2</sup>

## \$ 380 000

Price based on Indonesian Rupiah of 6 080 000 000 IDR



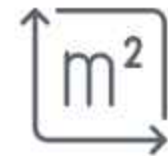
A kitchen-living room



A private pool



2 bedrooms



Plot area: 220 m<sup>2</sup>



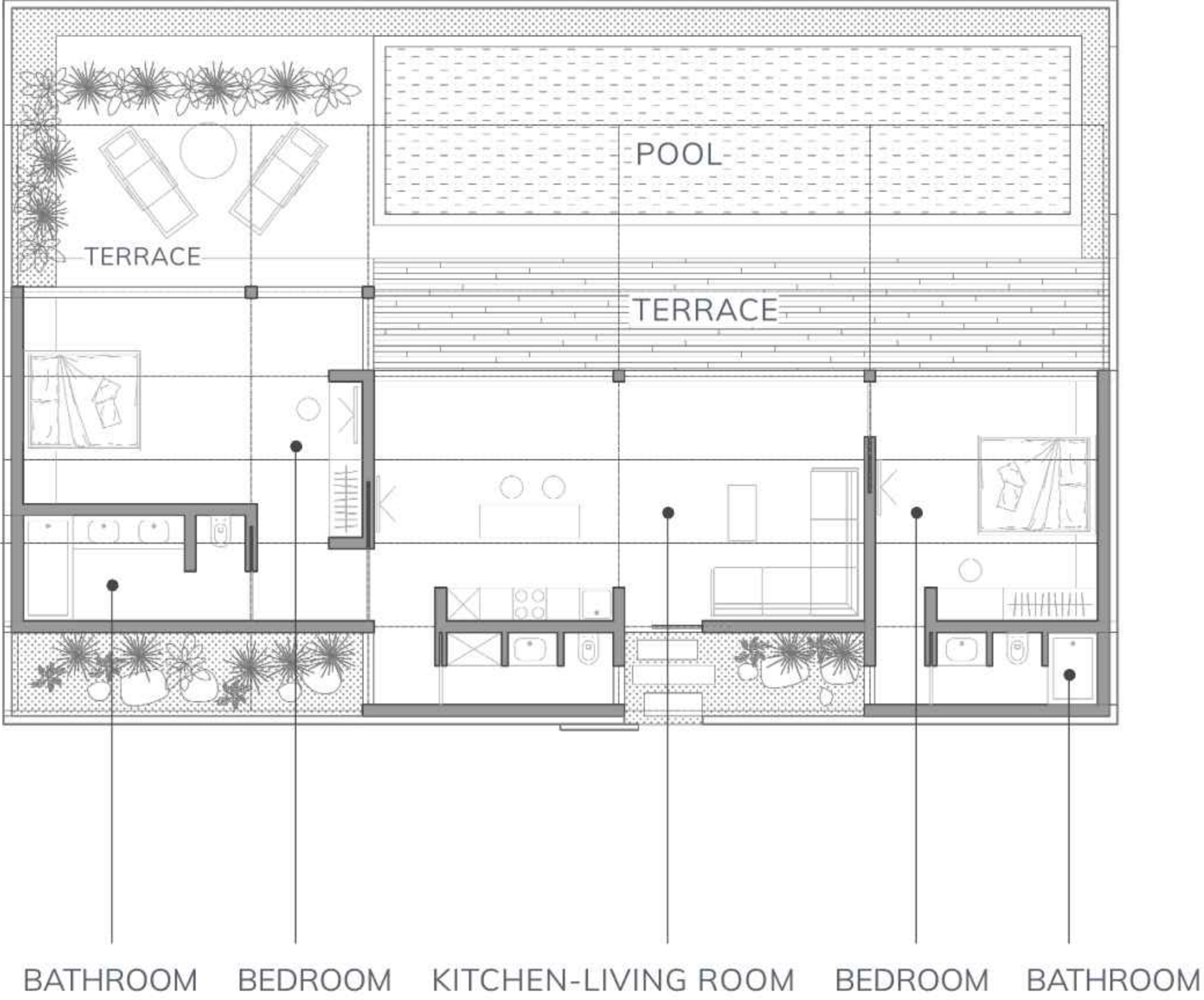
A picturesque terrace



First payment from 40%,  
installments 0%

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SOHO HILLS

# VILLA 125 m<sup>2</sup>

## \$ 462 500

Price based on Indonesian Rupiah of 7 400 000 000 IDR



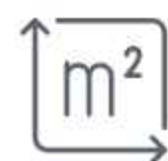
A kitchen-living room



A private pool



3 bedrooms



Plot area: 260 m<sup>2</sup>



A picturesque terrace



First payment from 40%,  
installments 0%

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# PAYMENT PLAN

## SOHO HILLS

### VILLA 75 m<sup>2</sup>

- 40% - initial payment upon contract signing
- 30% - after villa structure completion
- 20% - after finishing works completion
- 10% - upon receiving keys

### VILLAS 100 m<sup>2</sup> and 125 m<sup>2</sup>

- 30% - initial payment upon contract signing
- 30% - after villa structure completion
- 30% - after finishing works completion
- 10% - upon receiving keys

**\*Prices are final, including 11% VAT (Value Added Tax) included in unit prices.**

# ZEN ESTATE



- VILLA 75
- VILLA 100
- VILLA 125
- APARTMENTS 50
- APARTMENTS 40, 33, 25
- TOWNHOUSES 70



# GENERAL PLAN ZEN ESTATE

ZEN ESTATE

# APARTMENTS

3rd floor

\$ 95 000

Price based on Indonesian Rupiah of 1 520 000 000 IDR

 Living area: **25 m²**



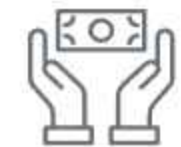
A kitchen



A terrace



A living room



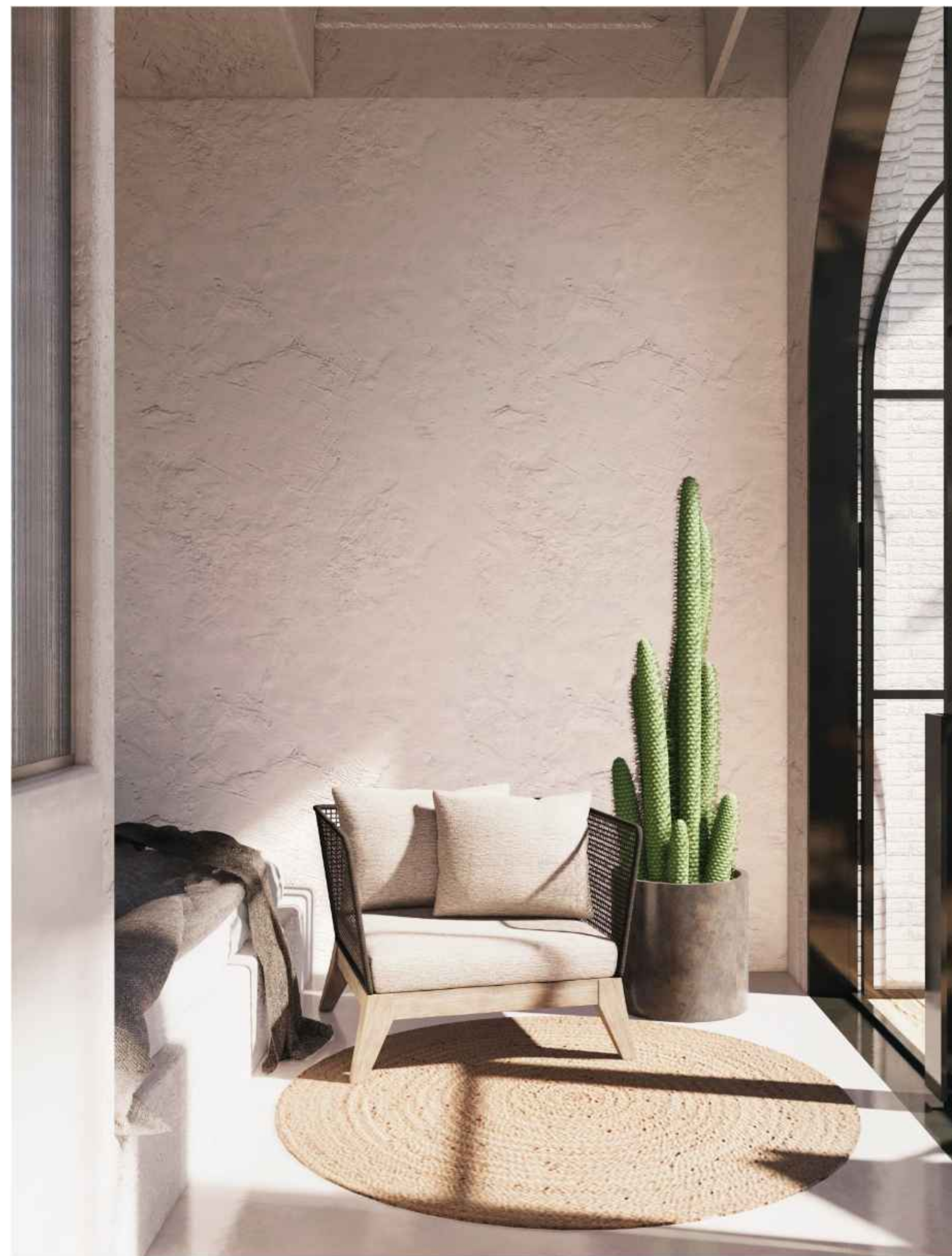
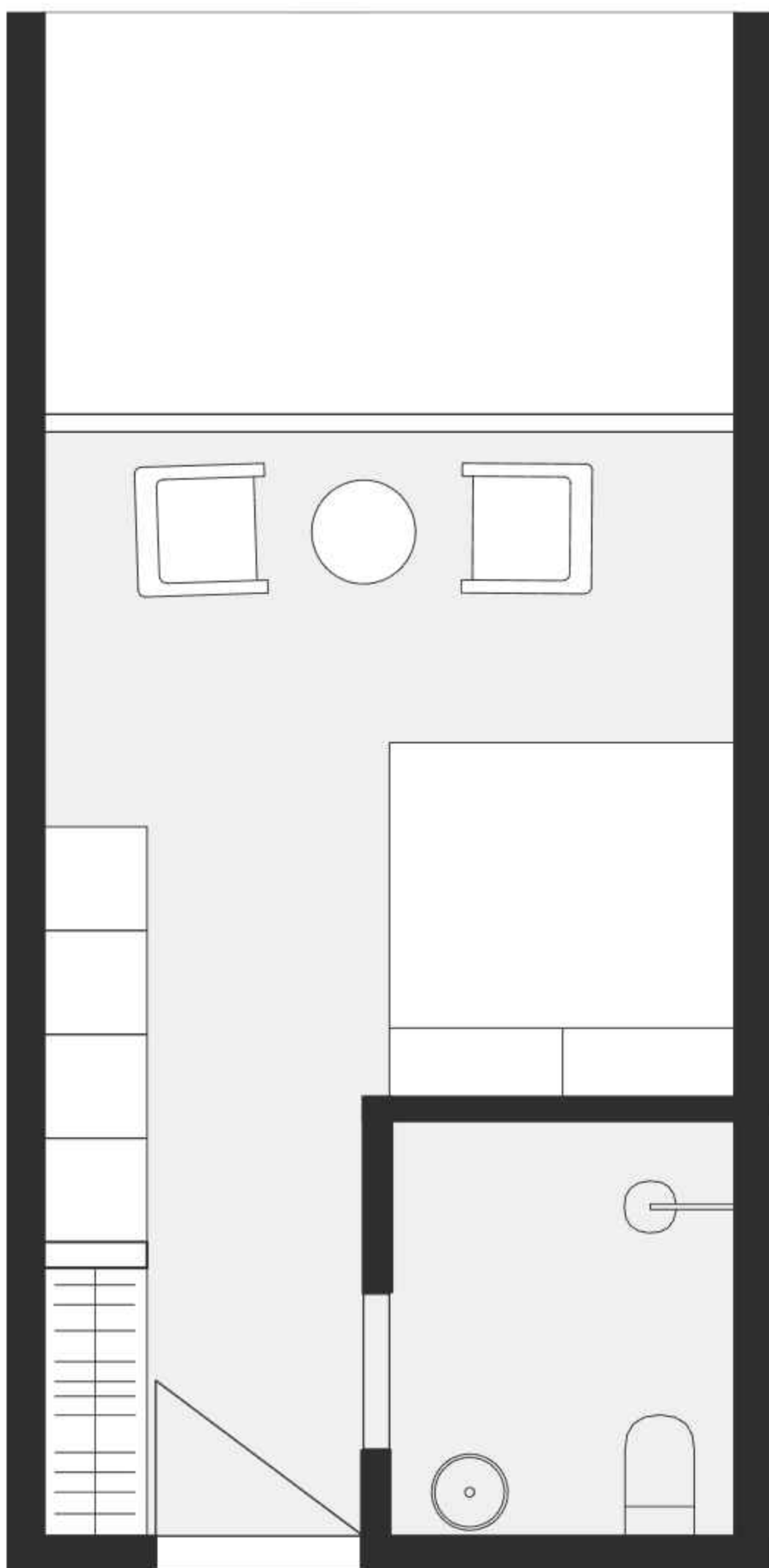
First payment from 50%,  
installments 0%



A bedroom



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ZEN ESTATE

# APARTMENTS

2nd floor

## \$ 122 100

Price based on Indonesian Rupiah of 1 953 600 000 IDR

 Living area: **33 m<sup>2</sup>**



A kitchen



A terrace



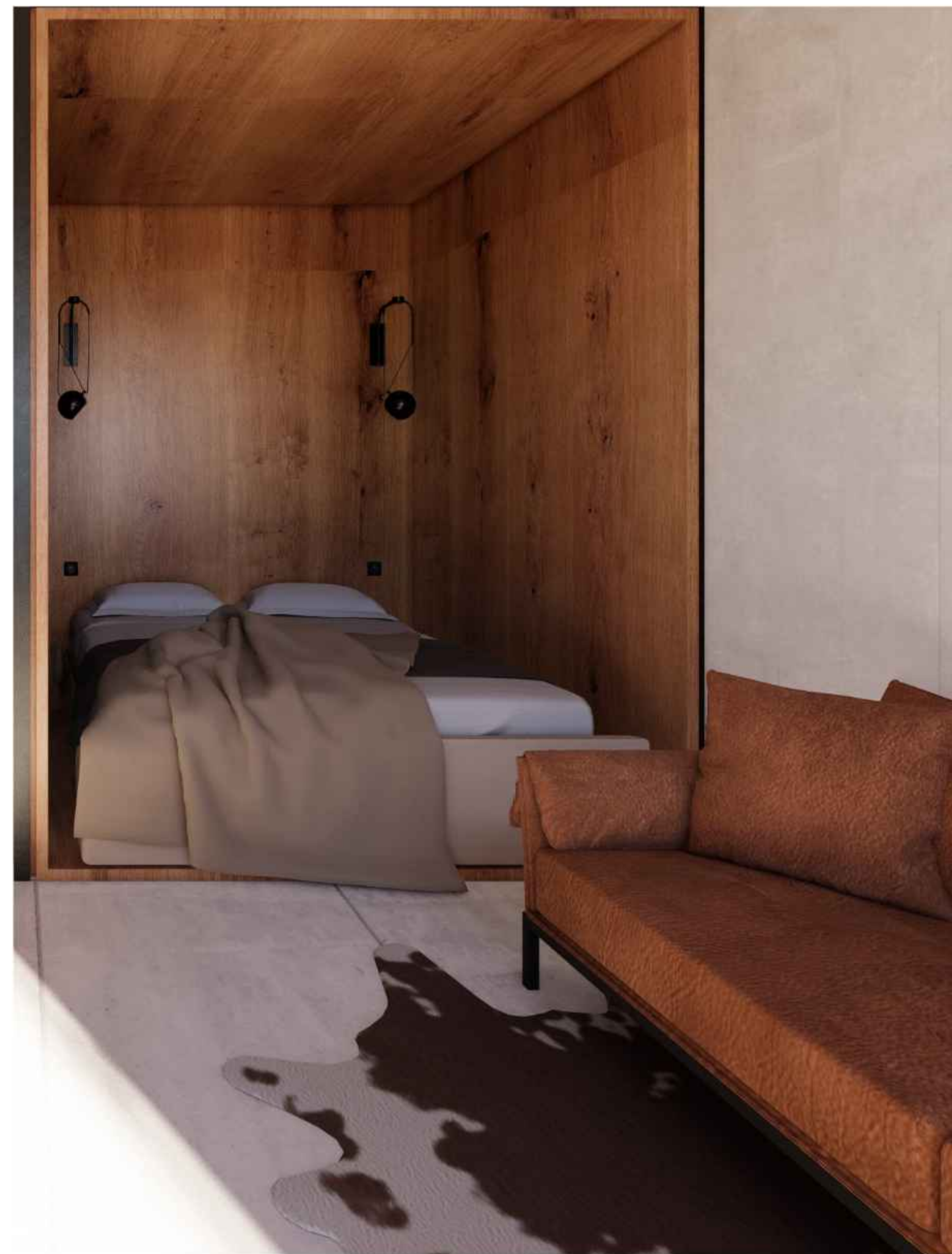
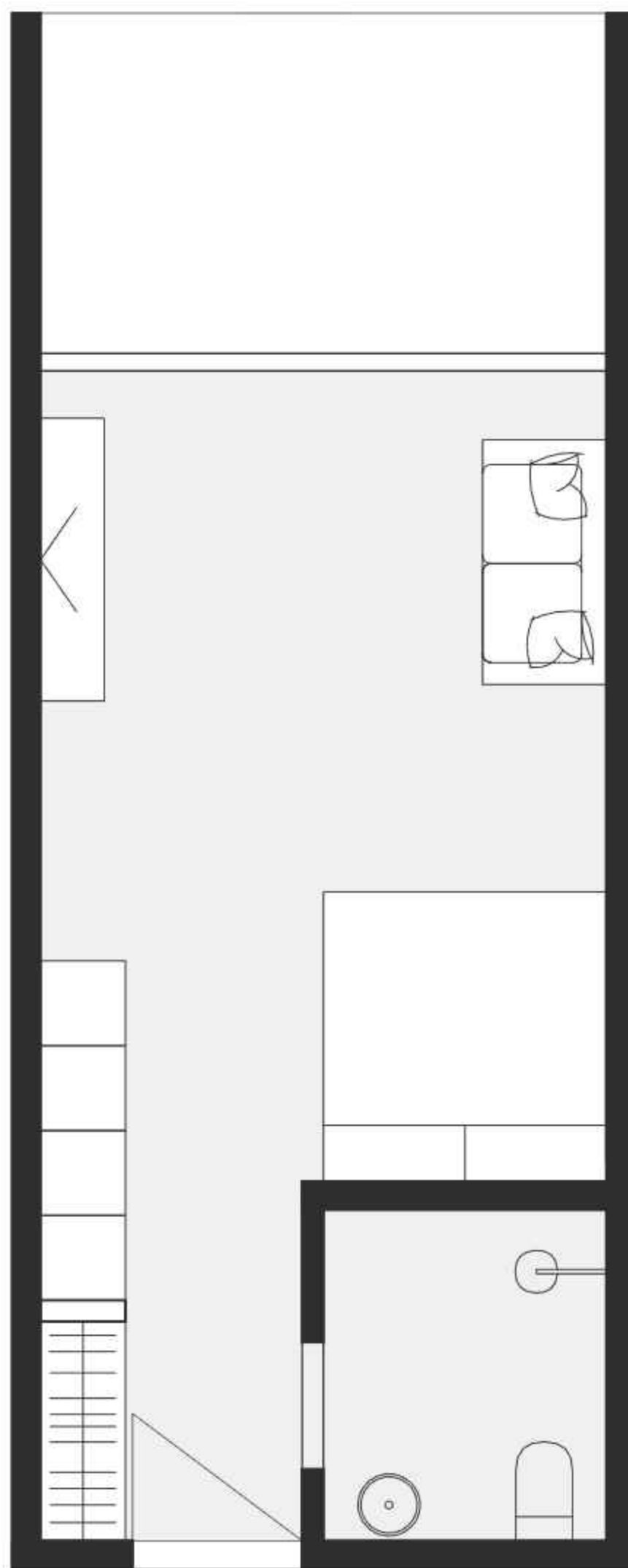
A living room

First payment from 50%,  
installments 0%

A bedroom



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ZEN ESTATE

# APARTMENTS

## 1st floor

### \$ 144 000

Price based on Indonesian Rupiah of 2 304 000 000 IDR

 Living area: 40 m²



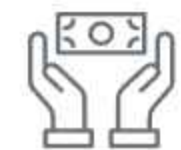
A kitchen



A terrace



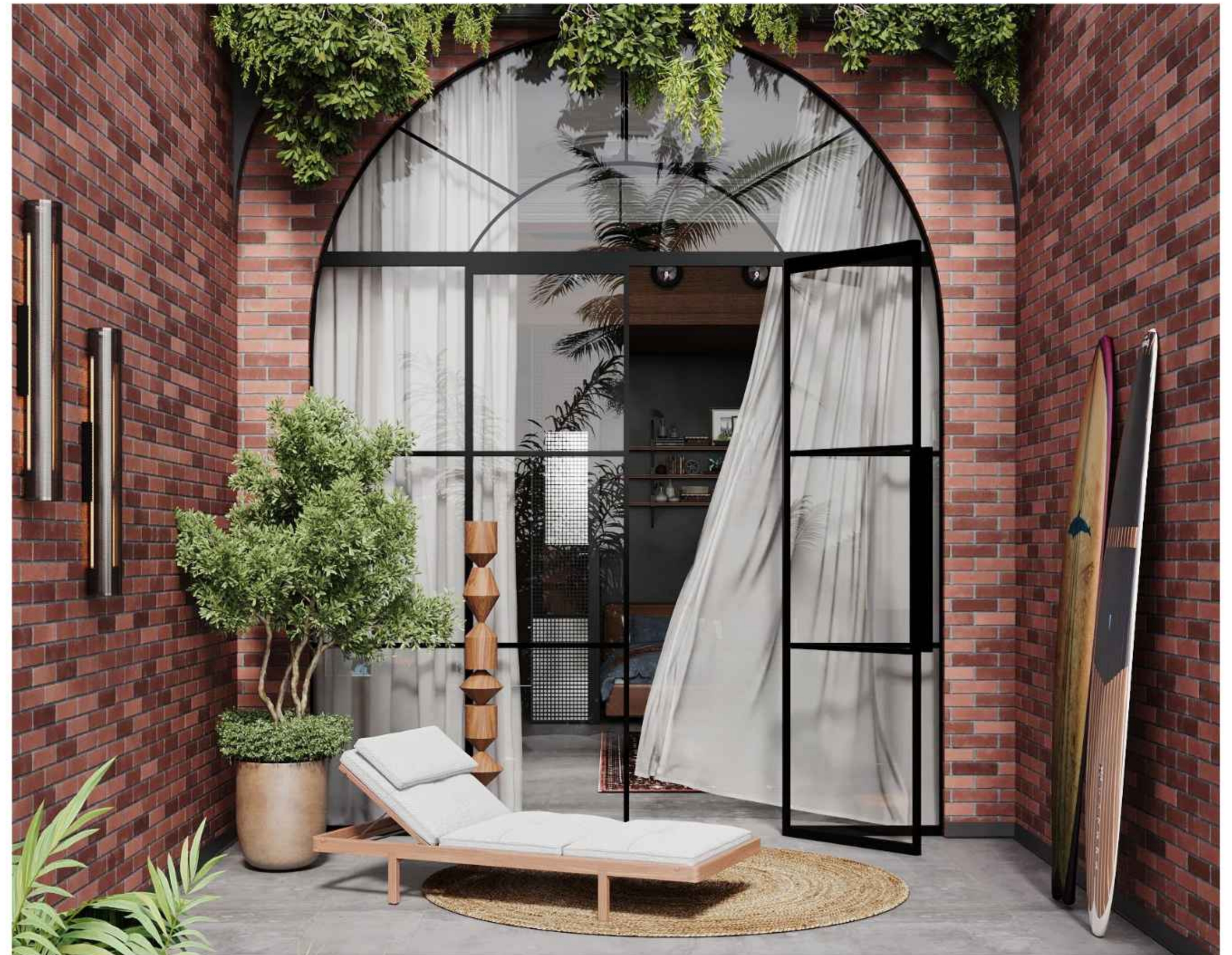
A living room



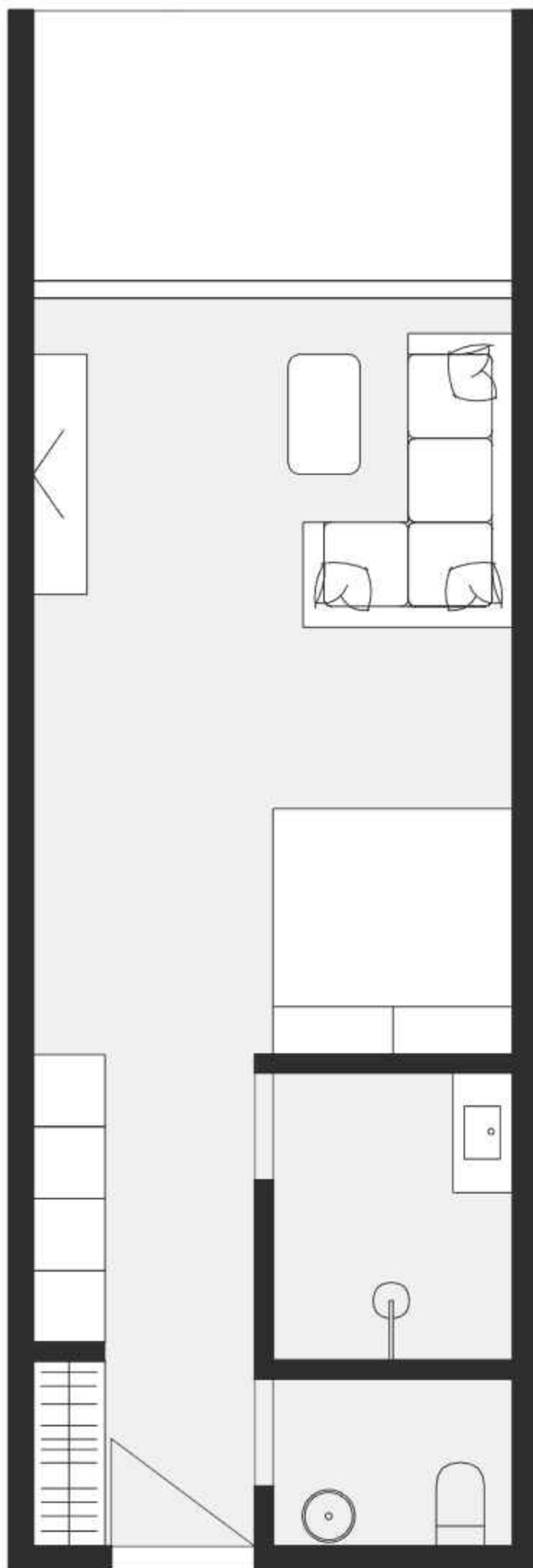
First payment from 50%,  
installments 0%



A bedroom



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ZEN ESTATE

# APARTMENTS

1st floor

\$ 185 000

Price based on Indonesian Rupiah of 2 960 000 000 IDR

 Living area: **50 m<sup>2</sup>**



A kitchen-  
living room



A pool



A bedroom



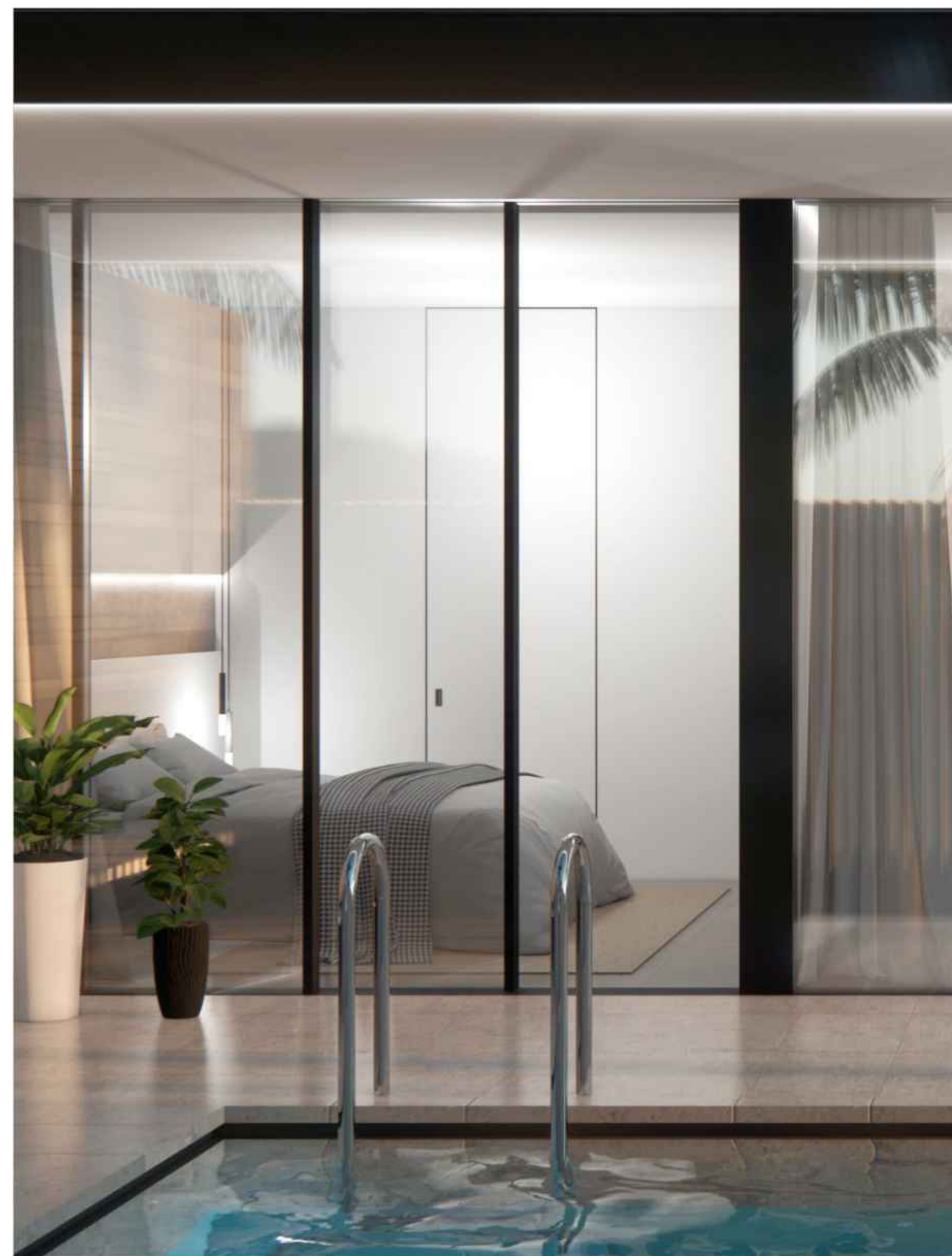
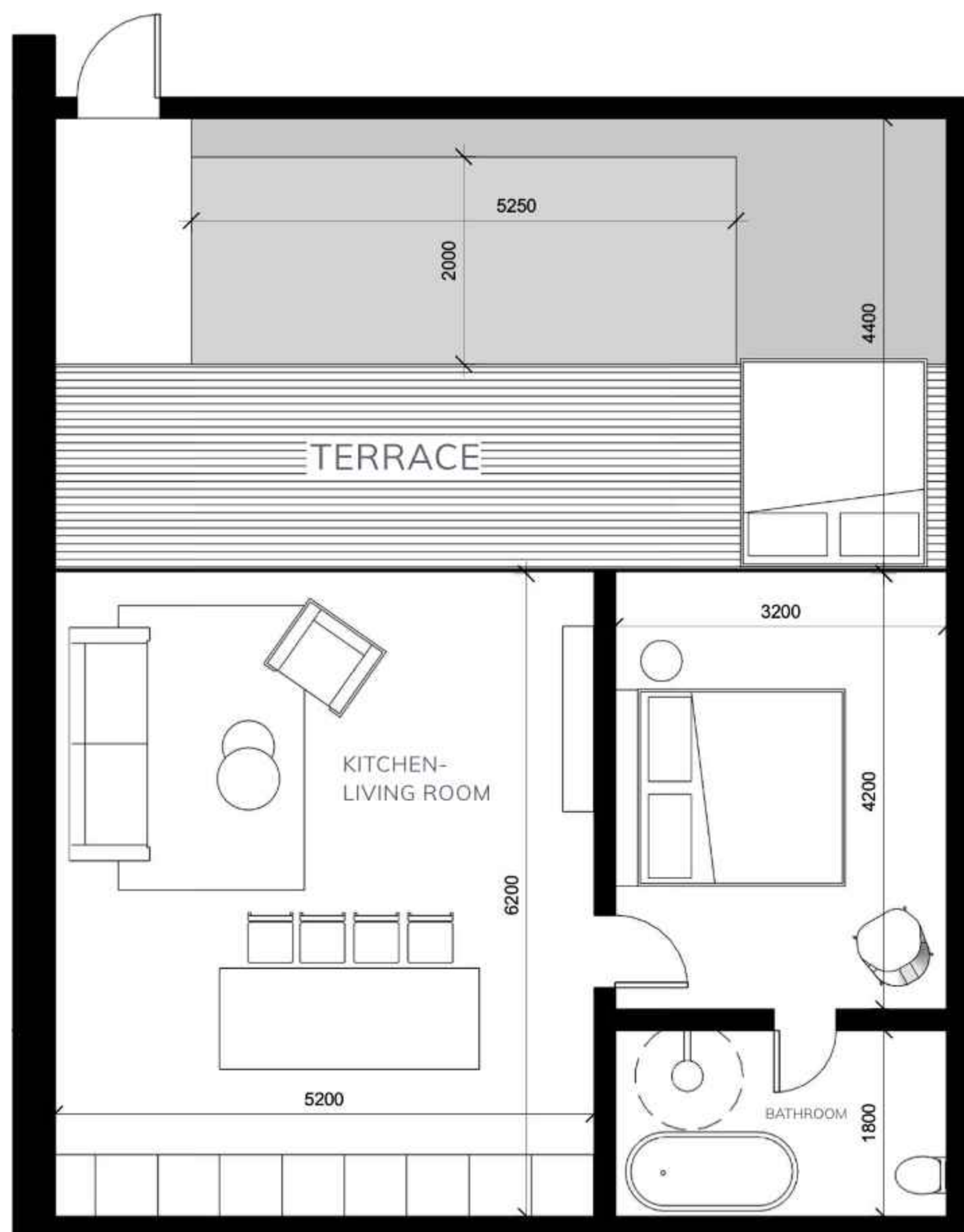
First payment from 50%,  
installments 0%



A terrace



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ZEN ESTATE

# APARTMENTS

## 2nd floor

### \$ 175 000

Price based on Indonesian Rupiah of 2 800 000 000 IDR

 Living area: **50 m²**



A kitchen-  
living room



A terrace



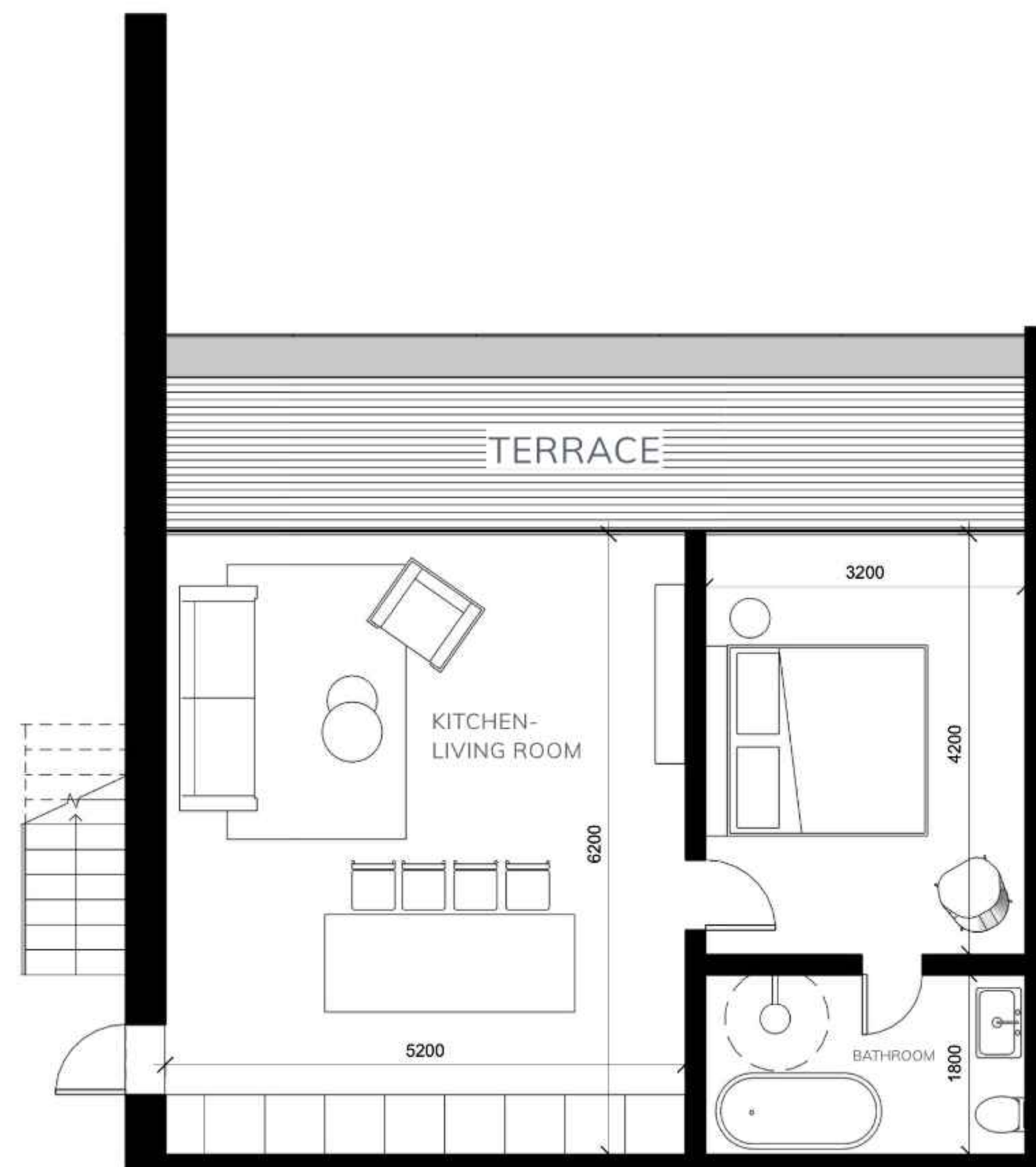
A bedroom



First payment from 50%,  
installments 0%



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ZEN ESTATE

# APARTMENTS

## 3rd floor

## \$ 185 000

Price based on Indonesian Rupiah of 2 960 000 000 IDR

 Living area: **50 m²**

 A kitchen-living room

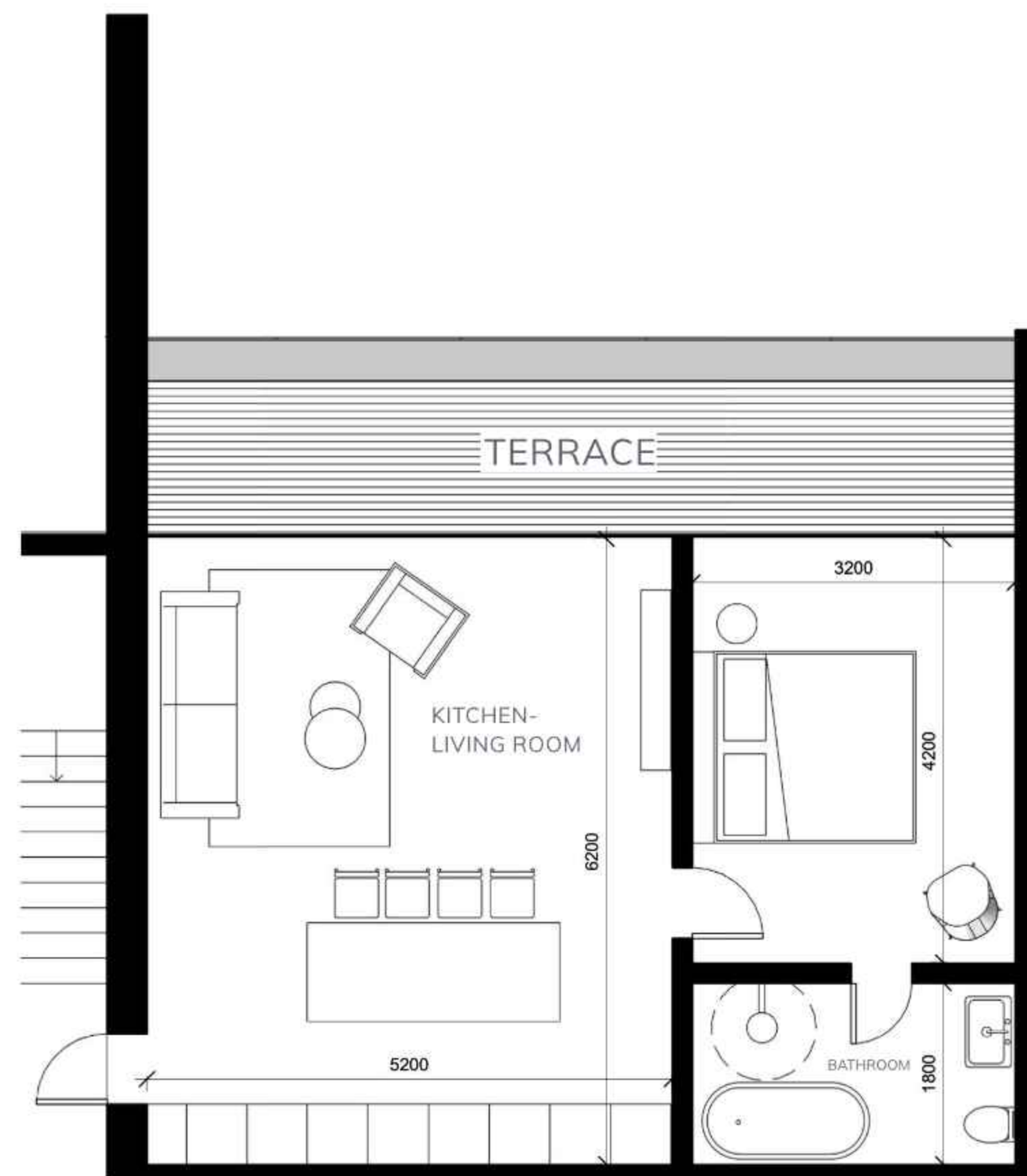
 A bedroom

 A terrace

 First payment from 50%,  
installments 0%



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ZEN ESTATE

# TOWNHOUSE

## \$ 245 000

Price based on Indonesian Rupiah of 3 920 000 000 IDR

 Living area: **70 m²**



A kitchen-living room



A terrace



A bedroom



A private pool



A separate entrance



First payment from 40%, installments 0%

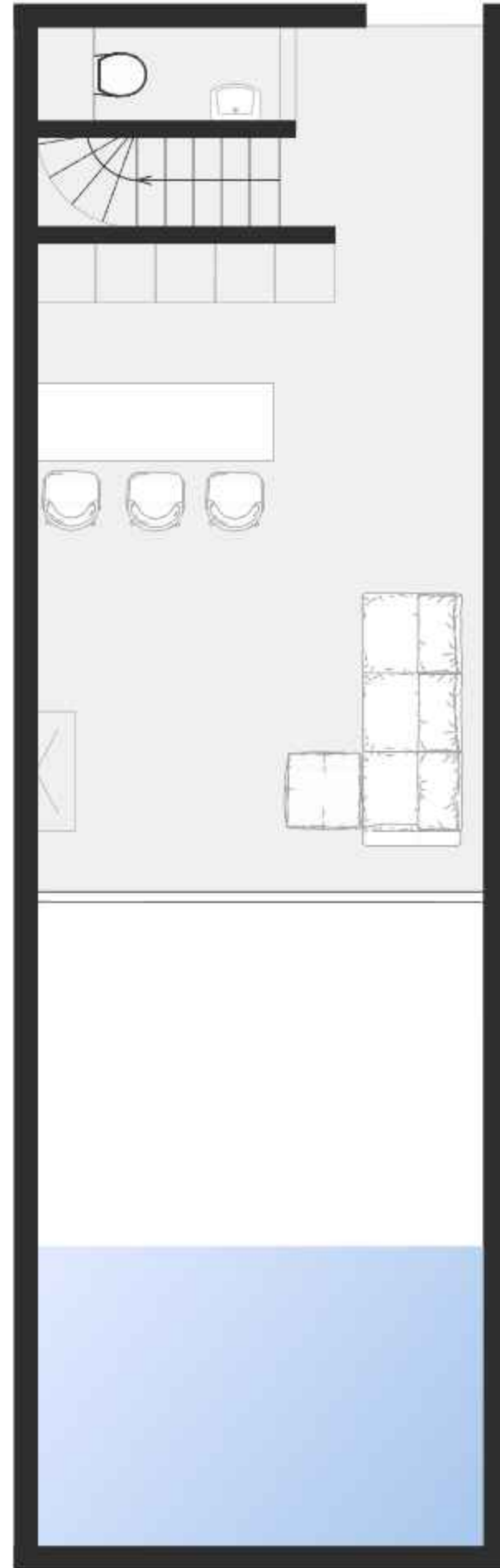


2 floors

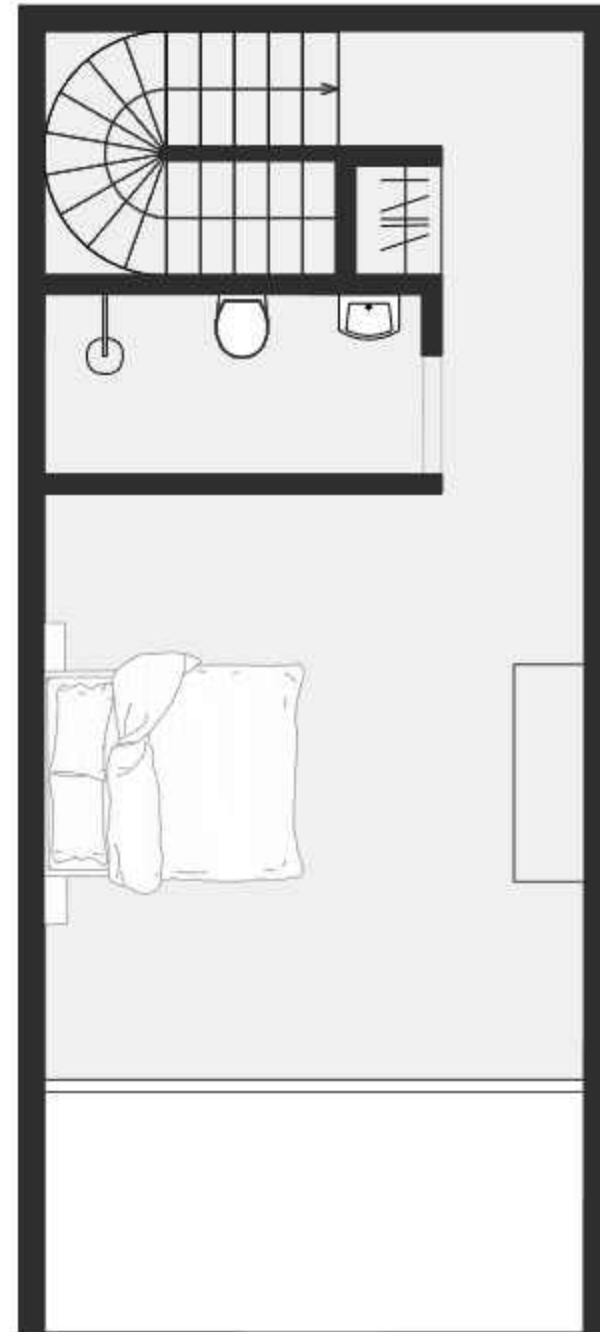


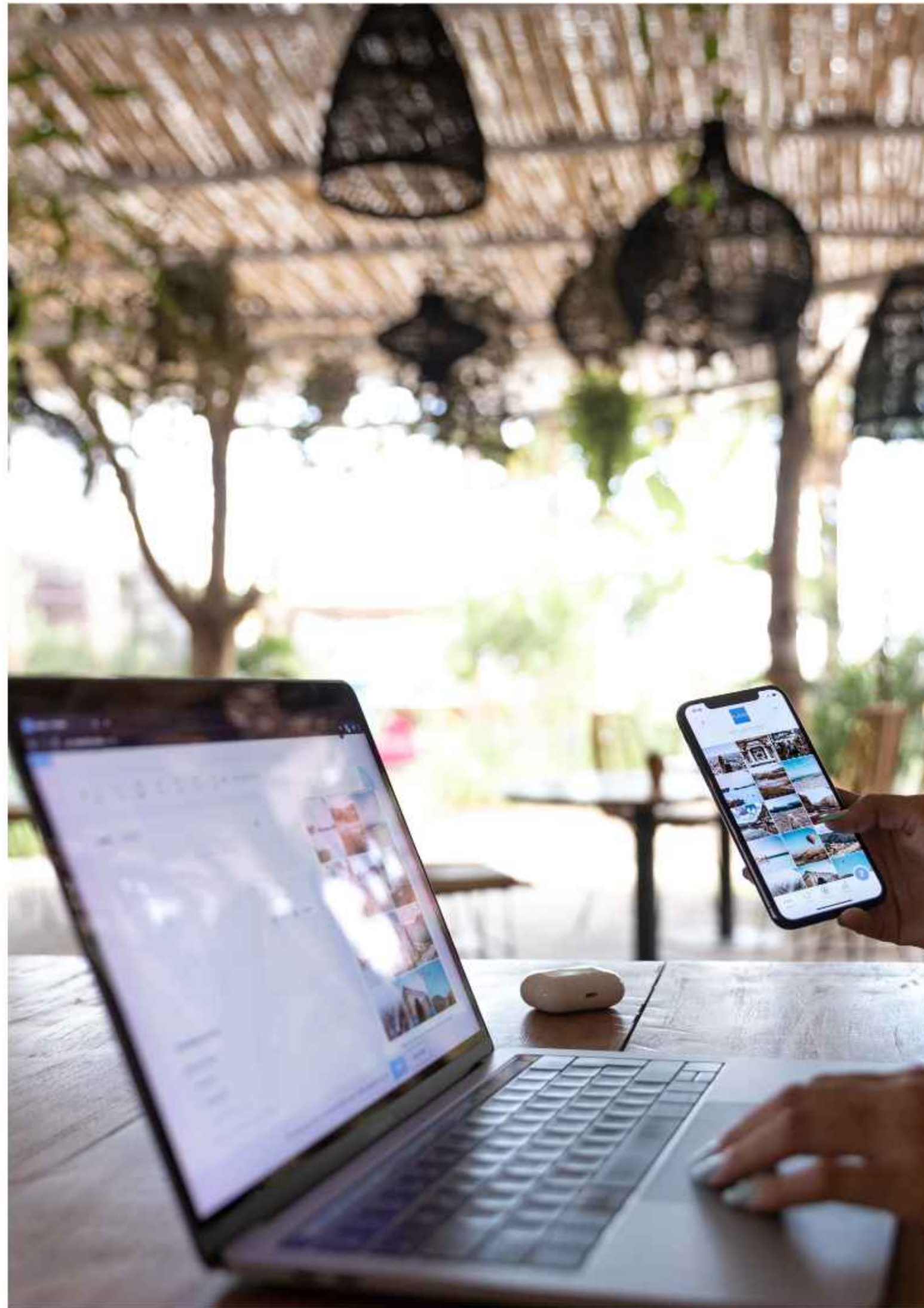
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1st floor



2nd floor





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# PAYMENT SCHEME

## ZEN ESTATE

### APARTMENTS

**50%** - initial payment upon contract signing

**20%** - after apartments structure completion

**20%** - after finishing works completion

**10%** - upon receiving keys

### TOWNHOUSES

**40%** - initial payment upon contract signing

**30%** - after townhouse structure completion

**20%** - after finishing works completion

**10%** - upon receiving keys

**\*Prices are final, including 11% VAT (Value Added Tax) included in unit prices.**

# INVEST AND EARN PASSIVE INCOME

12%

annual passive income  
from long-term rental

20%

annual passive income  
from short-term rental

40%

expected price growth after  
completion of construction

WHY INVESTORS CHOOSE

# PARQ BLUE

1

## **Passive income on autopilot**

The management company PARQ Development takes care of all rental matters for the villa.

2

## **Maximizing profit**

We do not use external aggregators and rental services to maintain the investor's yield. Aggregator commissions can be up to 25%.

3

## **Convenient and fast billing system**

The investor receives the net profit to any account and in any convenient currency. We transfer the money every three months.

4

## **No tax matters**

The management company takes care of accounting, optimization, and tax payments. We take care of everything; you simply receive the money in your account.

5

## **High liquidity**

We select the best locations in Bali and create not just villas but also focal points, and conceptual complexes with infrastructure for living, leisure, and development. Based on our experience, we can predict a 40% price increase after the completion of construction.

6

## **Quick payback**

Seaside villas in Bali are highly demanded for short-term rental. Your monthly income will be approximately \$5000.



THE PROJECT IS IMPLEMENTED

# PARQ DEVELOPMENT

We have already built

200 000 m<sup>2</sup>

square meters in Bali. Of these,  
65,000 square meters is the  
multifunctional center **PARQ UBUD**.

up to 2000

people a day visit the center. **All the  
momentous events in Bali take  
place here.**



# PARQ UBUD

With **PARQ Ubud**, we have created a new focal point for entrepreneurs, investors, IT, and creative people from various countries. **Top events with the world's best speakers take place here.**

The center attracts interesting, popular, and successful people like a magnet. At breakfast in one of PARQ Ubud's eight restaurants, **you can easily mingle with renowned artists, performers, and top businessmen.**

Demand for housing near PARQ Ubud is so high that tenants maintain waiting lists for months in advance. **And the property value near PARQ Ubud has tripled since the complex opened.**

**WE DON'T JUST BUILD SQUARE METERS; WE CREATE FOCAL POINTS FOR THE MOST INTERESTING PEOPLE FROM ALL OVER THE WORLD! THE NEW FOCAL POINT IS CALLED PARQ BLUE.**



# ANDRE FREY

**Founder of PARQ Development – German developer and architect, serial entrepreneur Andre Frey.**

He has already founded over 30 successful companies in Germany and Indonesia. Andre has already created a complex in Bali **covering an area of 65,000 m<sup>2</sup>**, which combines the largest infrastructure on the island with individual villas and penthouses and the largest Russian-speaking community in Southeast Asia in a unique way. All major events on the island occur here: conferences, concerts, festivals, fairs, clubs, and exhibitions.

Today, Andre invests his **15 years of development experience in Bali into creating a network of projects of new formats at several key locations on the island.**

The founder's involvement, starting from concept and architecture to supervising construction site details and experiencing **the realization of over 200,000 m<sup>2</sup>**, allows for the creation of cohesive, comfortable spaces where one wants to live, be creative, and realize oneself.

**Here, you can simultaneously feel connectedness, care, and the spirit of freedom.**



LET'S TALK ABOUT IT!