



MAGNUM
RESORT BERAWA

Magnum
Resort Berawa



AN APARTMENT COMPLEX UNLIKE ANY OTHER IN THE WORLD

The project that will leave **its imprint on Bali's history**
and **completely shift** your **perspective on global**
standarts for luxury real estate

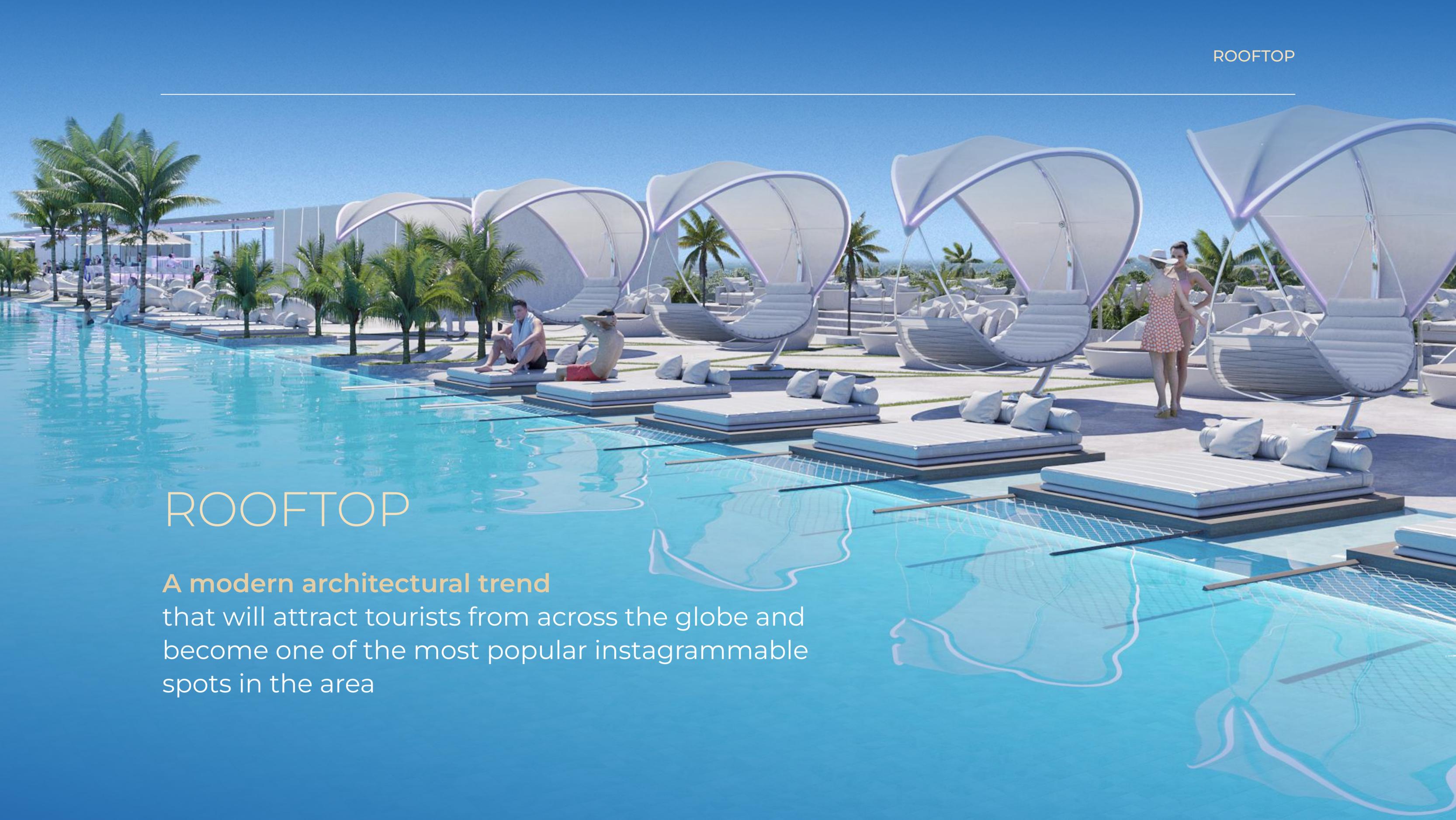




WORLD'S LONGEST
SWIMMING
190m POOL
ROOFTOP

ROOFTOP

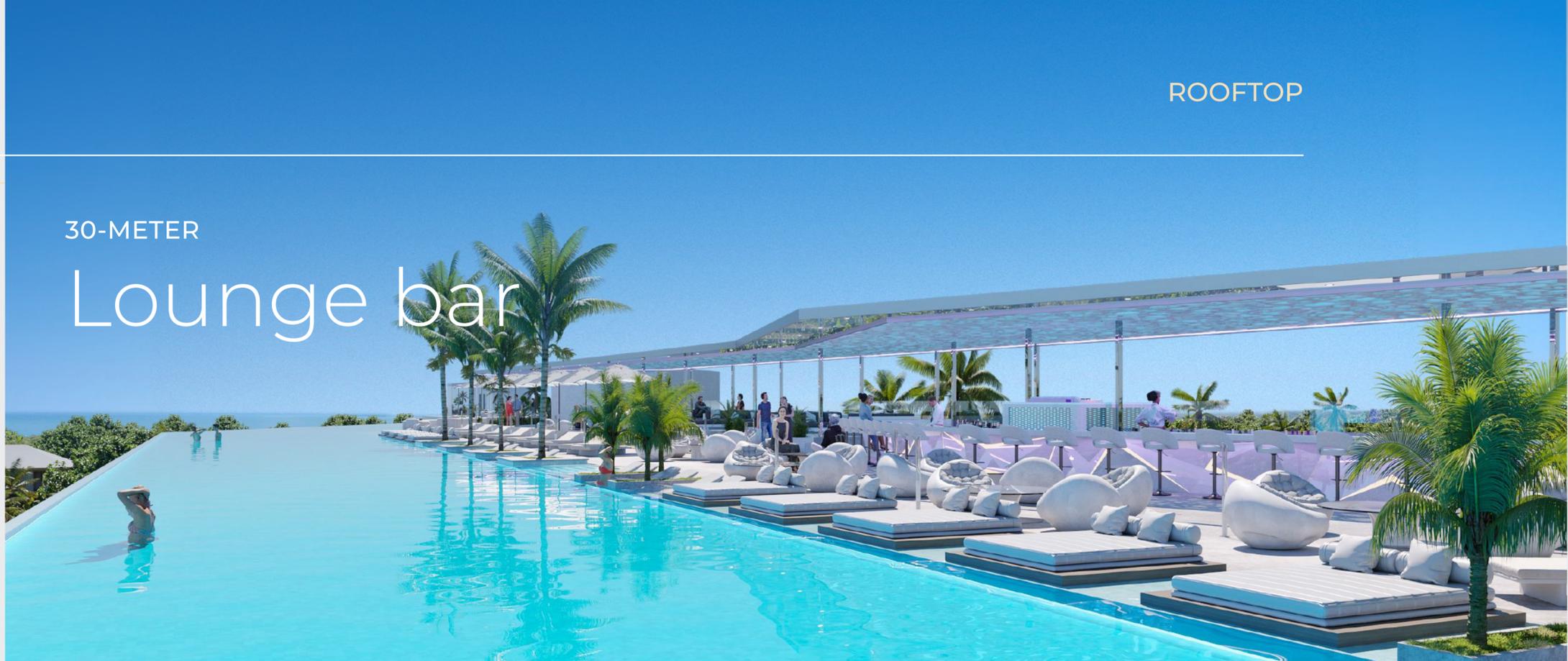
A modern architectural trend that will attract tourists from across the globe and become one of the most popular instagrammable spots in the area





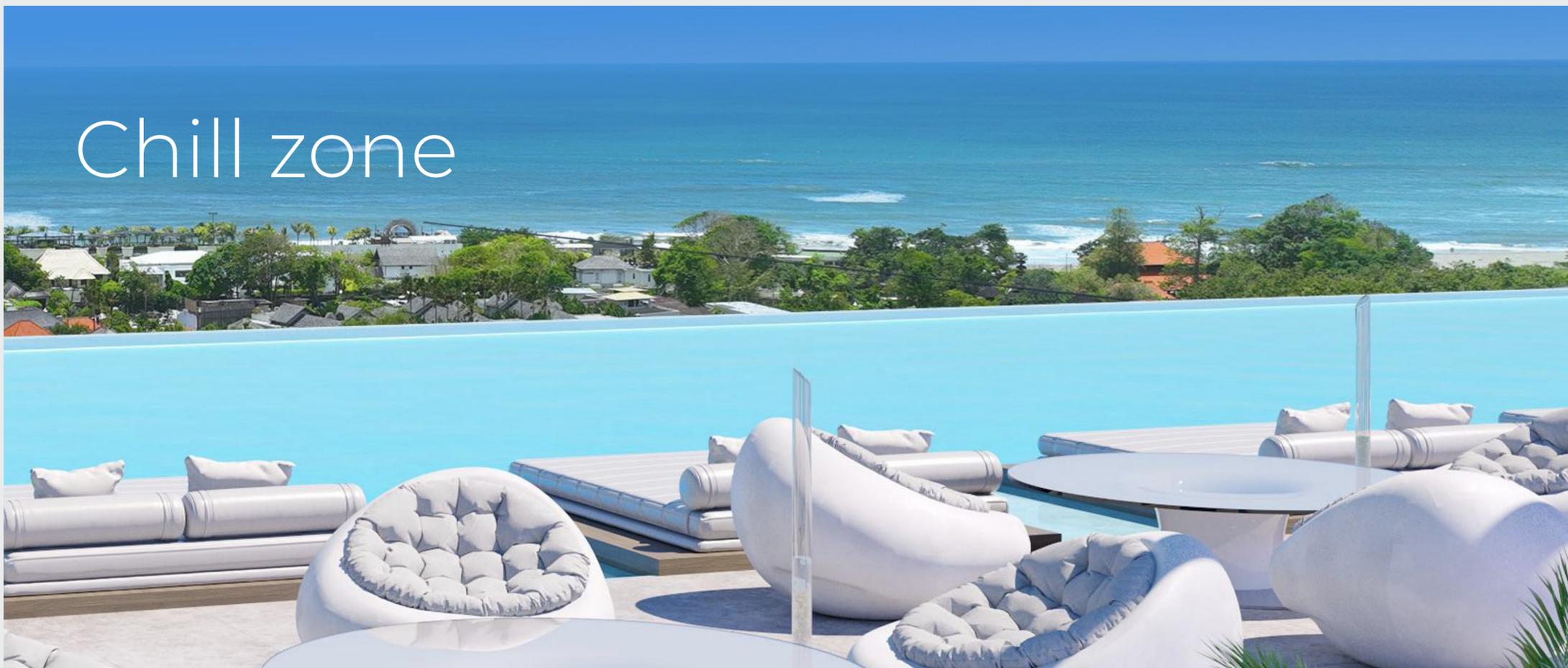
Open
restaurant area

ROOFTOP



30-METER

Lounge bar



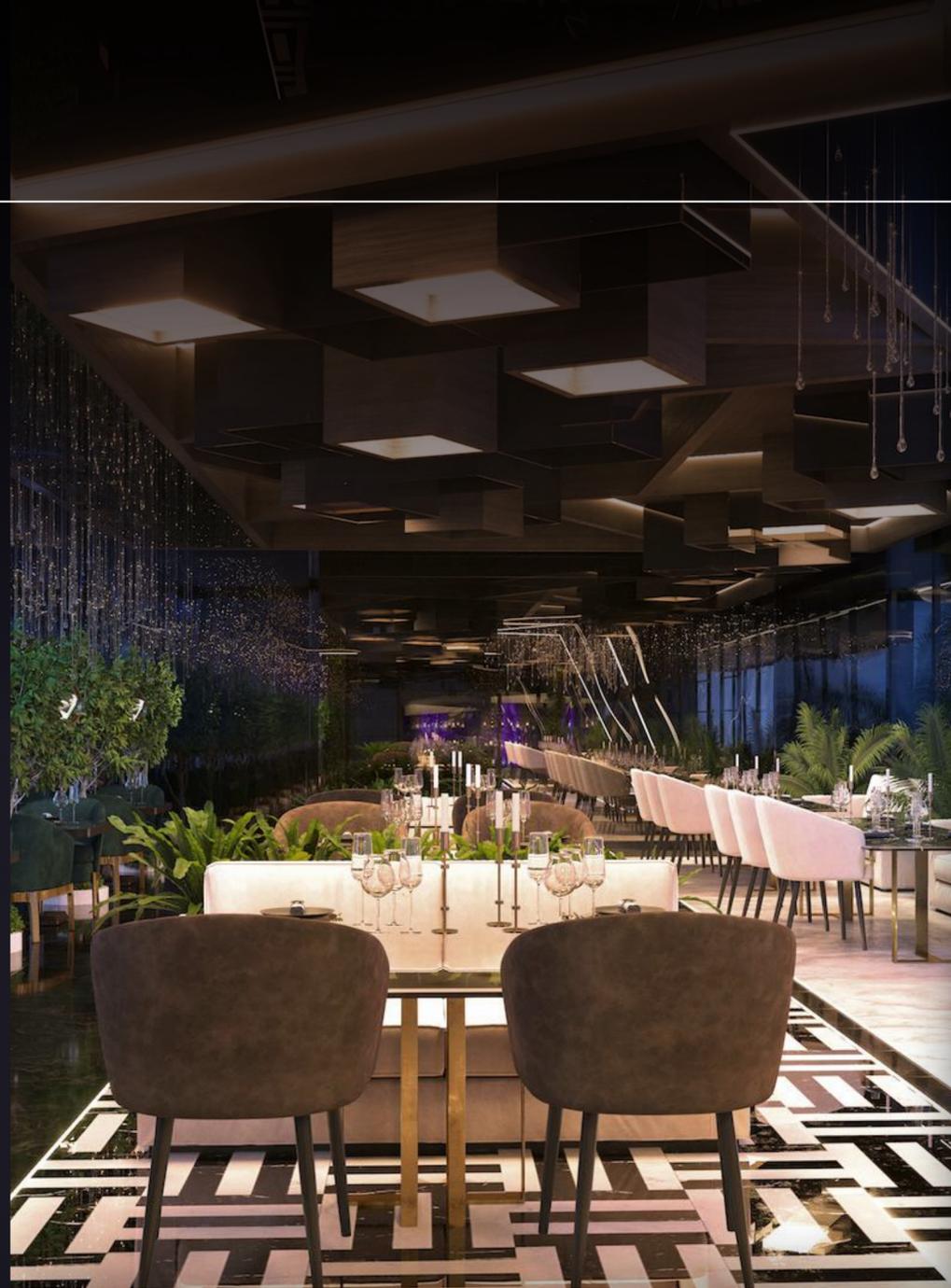
Chill zone

Complex infrastructure



Fitness Center

Modern equipment and diverse group classes to help you become the best version of yourself



Restaurant

Luxurious ocean views and fusion cuisine by top chefs



Coworking

A comfortable workspace with spacious conference rooms. The perfect place for self-development and achieving professional goals

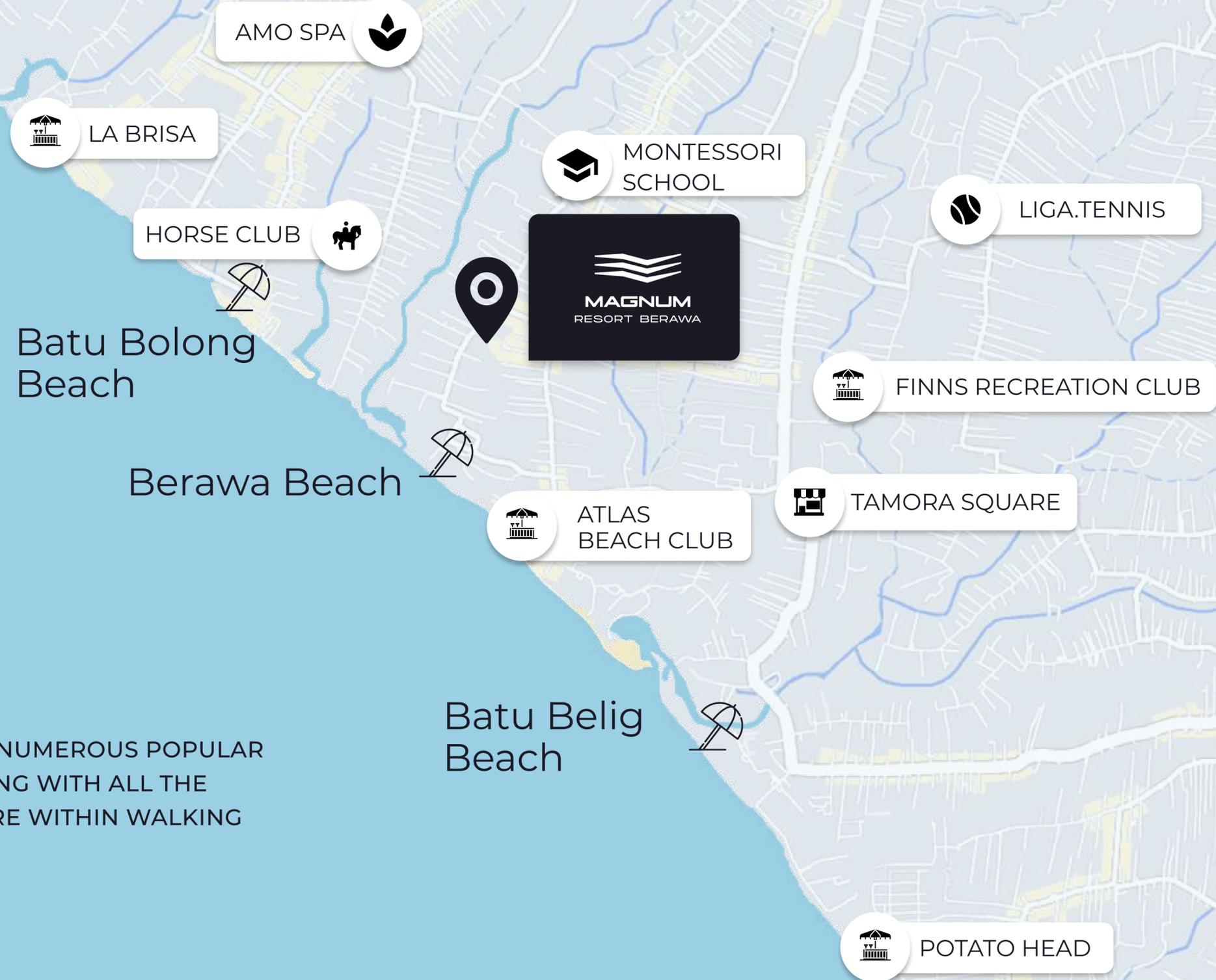
LOCATION

The most sought-after location in Bali

500m AWAY FROM THE COMPLEX

FINNS BEACH CLUB
ATLAS BEACH CLUB

BALI'S FINEST BEACH CLUBS, TOP SURFING SPOTS, NUMEROUS POPULAR ESTABLISHMENTS, CAFES, AND RESTAURANTS, ALONG WITH ALL THE ESSENTIAL AMENITIES FOR LIVING AND LEISURE, ARE WITHIN WALKING DISTANCE FROM THE COMPLEX





FINNS BEACH CLUB



POTATO HEAD

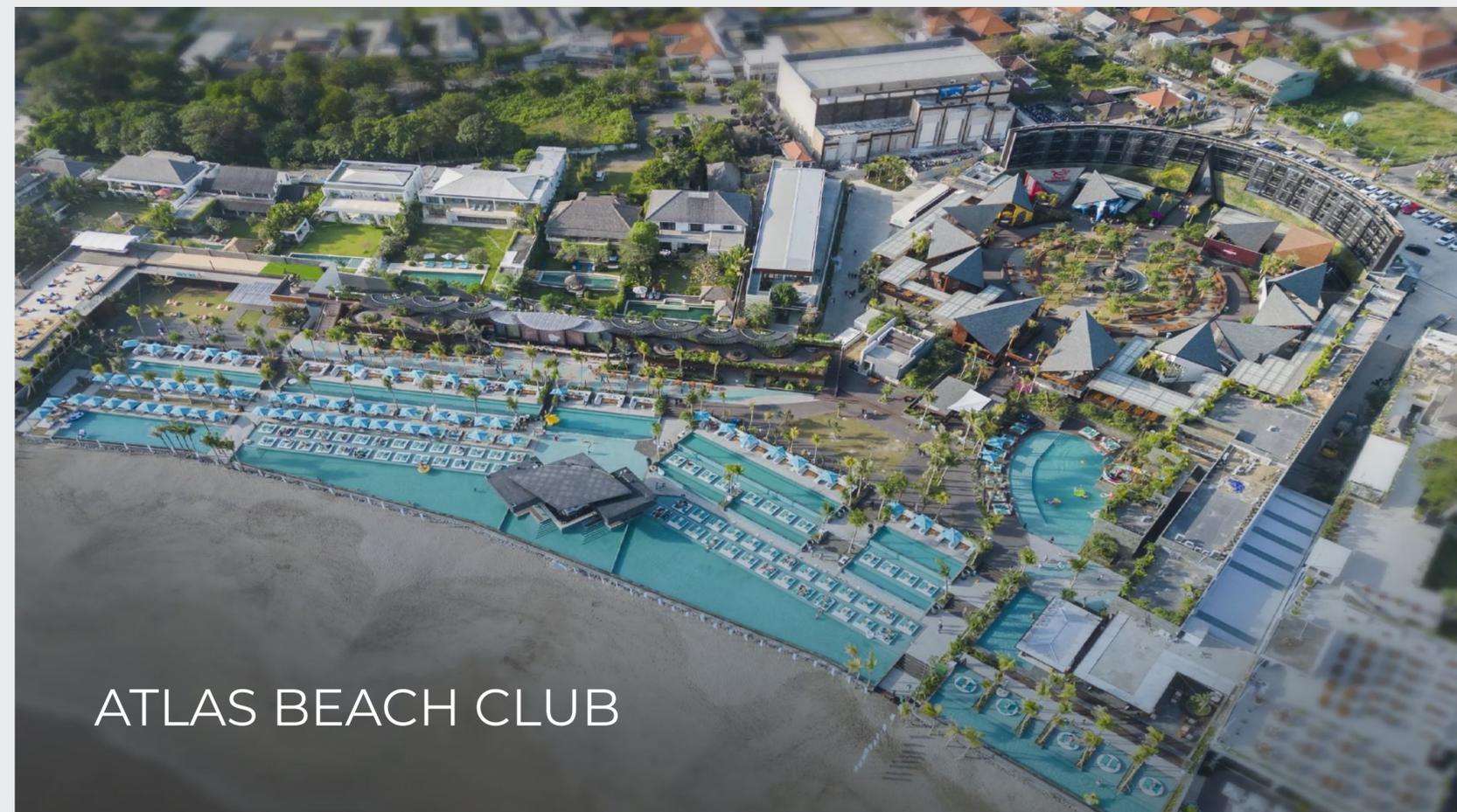


BEACH CLUBS

LA BRISA



CAFE DEL MAR



ATLAS BEACH CLUB

Top-notch beach within walking distance

Unique atmosphere, perfect waves
for surfing, and breathtaking
sunsets

The beach is part of a 12-kilometer coastline
stretching from Kuta to Pererenan

The perfect place to enjoy a morning jog and
soak up the special atmosphere of Bali's
unrivaled coastline

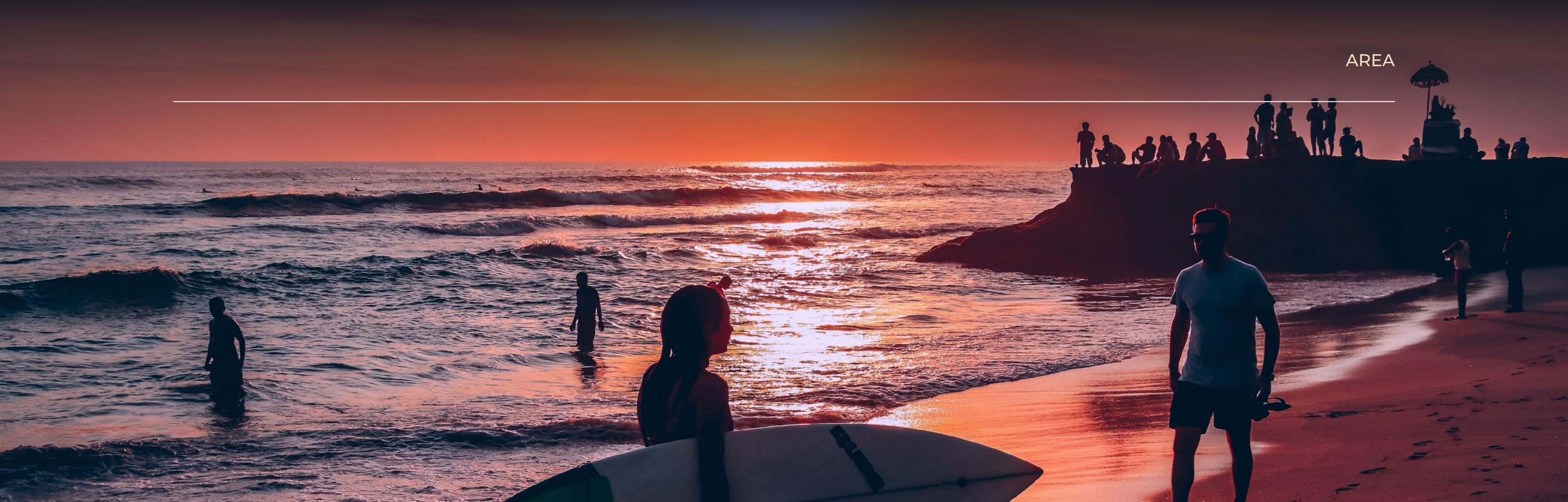
500m

TO CANGGU BEACH

Nº 39



IN THE «TOP 100 BEACHES
IN THE WORLD» RANKING



About the area

Berawa stands as the most sought-after location in Bali

A high property occupancy rate makes Berawa one of the most investment-attractive areas on the island

Nº1

IN THE «TOP 15 BEST CITIES FOR FREELANCERS»



Nº4

IN THE «TOP 10 PLACES IN THE WORLD TO RELOCATE»



Nº4

IN THE «16 BEST PLACES FOR FREELANCERS TO LIVE IN 2023»



COMPLEX

Magnum Resort Berawa

156

UNITS

9 000m²

COMPLEX TERRITORY AREA

4

FLOORS + UNDERGROUND PARKING

Apartments

Smart Home Technology

An intelligent system allows you to control all amenities using your voice

Blend of aesthetics and functionality

World-class designers, architects, and planners have meticulously thought out every inch of space

Turnkey premium finishes

All apartments are turnkey, equipped with necessary appliances and luxury furniture

Highest quality finishing materials

We use natural Italian marble, premium-class porcelain tiles with Crystalline technology, and luxurious American sanitary ware from the Moen brand



One-bedroom apartments

81m²
*semi-gross

TOTAL
APARTMENT AREA



Ocean view from the third and fourth floors

KITCHEN

LIVING ROOM

BEDROOM

BATHROOM

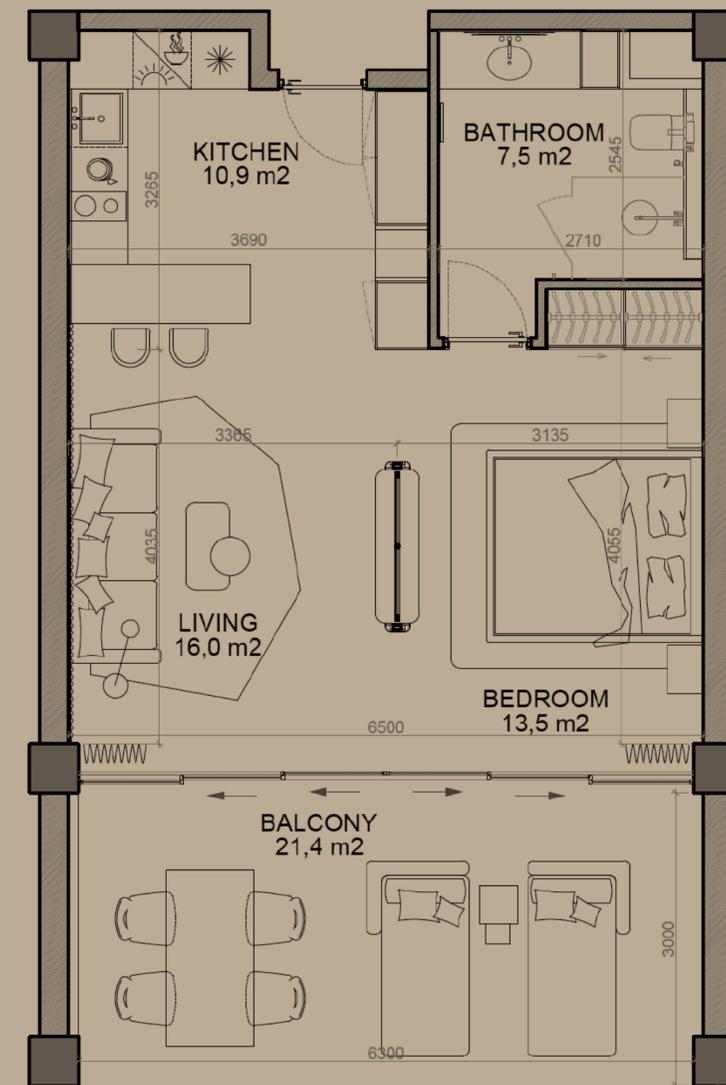
BALCONY



ONE-BEDROOM APARTMENTS



Layout



Two-bedroom apartments

162m² *semi-gross



TOTAL APARTMENT AREA

KITCHEN

LIVING ROOM

BEDROOM (2)

BATHROOM (2)

BALCONY

PRIVATE JACUZZI ON BALCONY

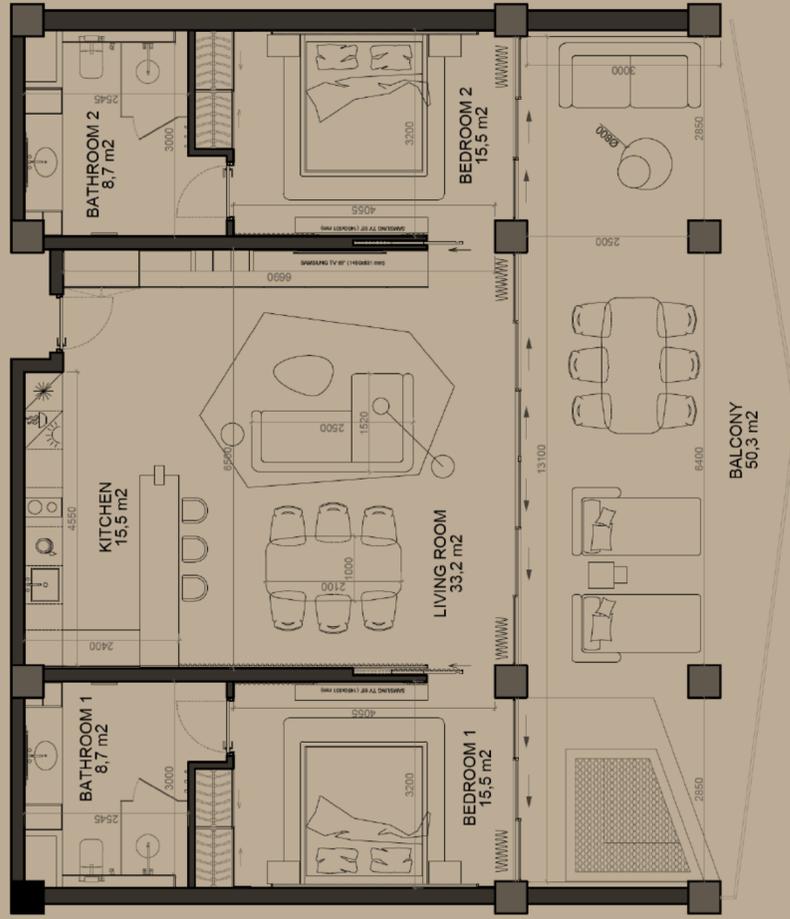
TWO-BEDROOM APARTMENTS



TWO-BEDROOM APARTMENTS



Layout



8 advantages of investing in the complex:

UNPARALLELED FORMAT

World's longest rooftop pool

190m

UNIQUE TOURIST LOCATION

The complex is situated 500 meters away from the ocean and the world's finest beach clubs

500m

HIGH PROFIT POTENTIAL

12-17%

Projected complex profitability during the first three years from current prices

ROOFTOP

Multifunctional rooftop space as the latest architectural trend

DESIGNER INTERIOR

Blend of aesthetics and functionality

High demand format

SUITABLE FOR BOTH SHORT-TERM AND LONG-TERM RENTALS

6500m²

OF INFRASTRUCTURE

All necessary amenities for living and leisure are conveniently located within the complex

HIGH OCCUPANCY RATE

>90%

*according to statistical housing occupancy data in the Berawa area and accounting for the project's uniqueness in the market

A project for living and investment
with a high projected yield

of 12-17%

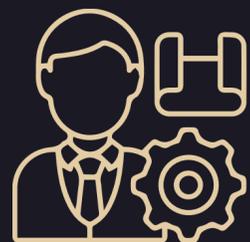
during the first 3 years from current
prices

*request a detailed yield calculation from your personal manager

Management company

Magnum Resort Berawa has a property management company that **takes care of servicing** your real estate and handles **all legal and administrative issues**

PROPERTY MANAGEMENT



- Rental management
- Accrual of income to any designated account
- Tax payment
- Providing financial reports

PREMIUM SERVICE



- Cleaning of premises, changing of linens
 - Territory cleaning
 - 24/7 security
 - Routine and major repairs
 - Ensuring the proper functioning of all systems
-

Security Assurance

We offer complete legal assistance and ensure the complete legality and transparency of all transactions, even those conducted remotely

PROPERTY OWNERSHIP WITH NO LIMITATIONS IS GUARANTEED,
AND YOU ALSO HAVE THE OPTION TO RECEIVE INCOME FROM ITS
SUBLEASE TO ANY PREFERRED ACCOUNT AT YOUR CONVENIENCE





«Architecture is more than just walls and roofs. It's the narrative we shape, and Magnum Resort Berawa marks a fresh chapter in this tale!»

Antonio Pietro,
Chief Architect

A well-known architect, a finalist, and winner of international awards. Over the past decade, he has designed a multitude of luxurious projects, including villas, apartment complexes, and guest houses in Bali and worldwide