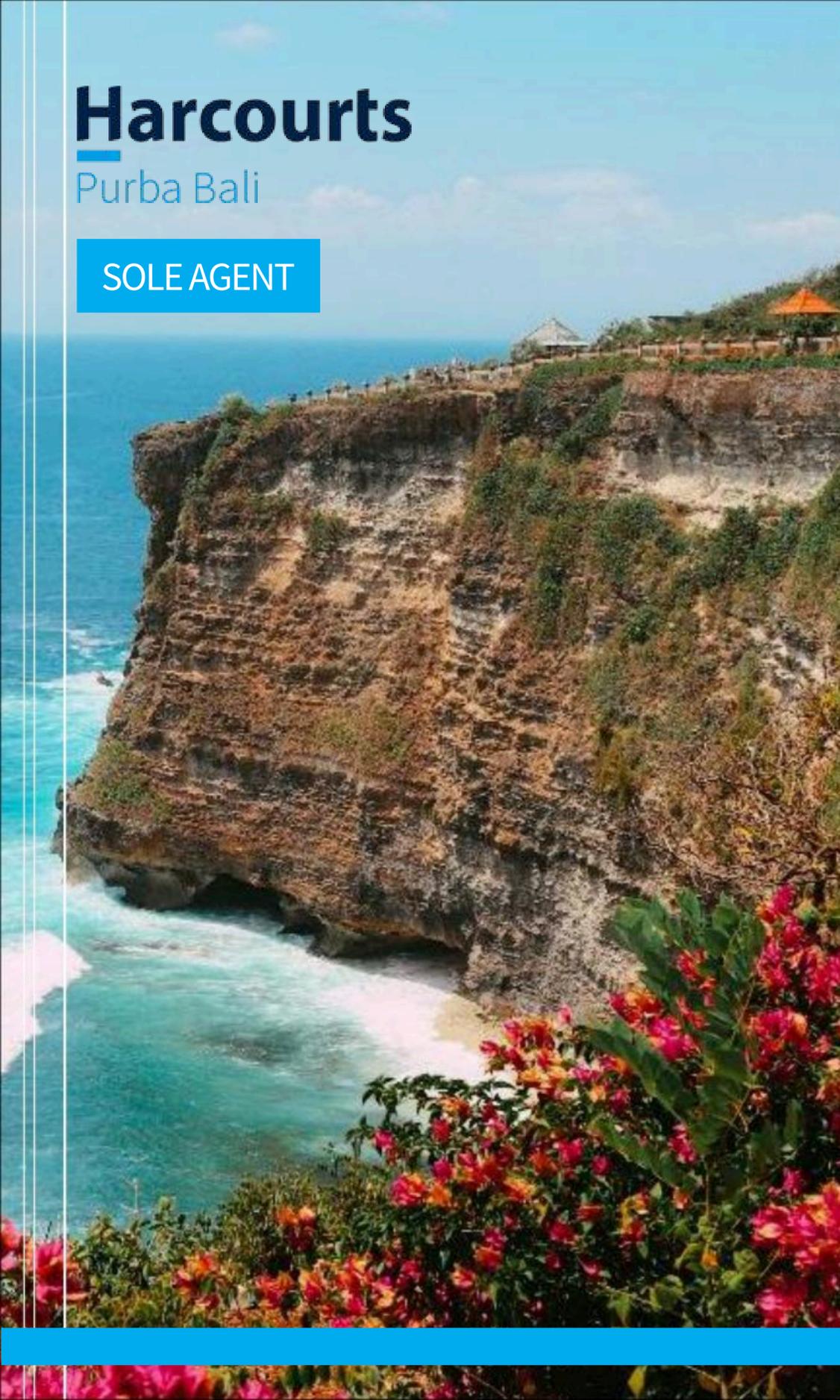


Harcourts

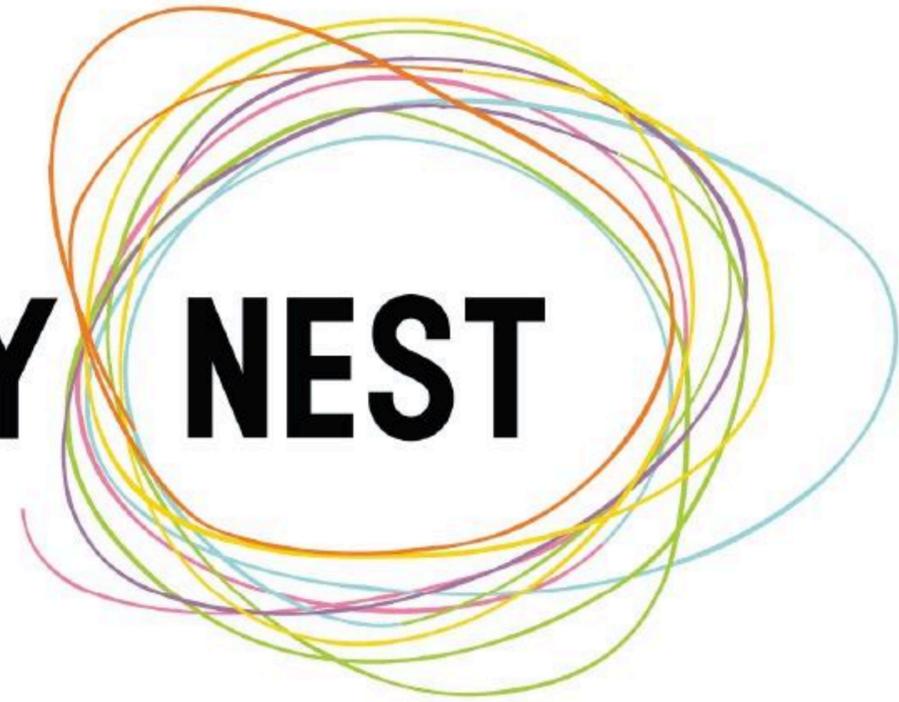
Purba Bali

SOLE AGENT



FAMILY NEST

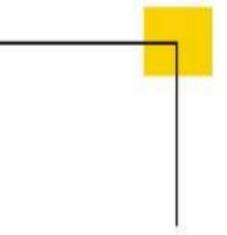
EXPERIENCE VILLAS
BALI, ULUWATU



LUXURY VILLAS FOR SALE
BALI'S FIRST CHILD-FRIENDLY
DESTINATION

PHASE 1 SOLD OUT • PHASE 2 SELLING FAST

2026



W E L C O M E T O F A M I L Y N E S T

If you're watching this presentation, it most likely means we share the same values - family, children, growth, entrepreneurship, and making a positive impact on society.

We do not advertise this project publicly, do not work with agents, and do not promote this investment opportunity on social media or in any open sources.

And that's exactly the point - we want every participant to be part of a close-knit, values-aligned community.





C O N T E N T S

01

C O N C E P T

02

P R O J E C T
D E T A I L S

03

F I R S T
P H A S E

04

S E C O N D
P H A S E

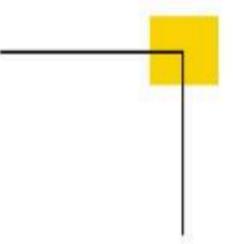
05

I N V E S T M E N T
O F F E R

06

C R E D I T S





SALES PROUDLY MANAGED BY HARCOURTS PURBA BALI

We have been officially **appointed as the sole agent** for the Family Nest Villa, ensuring a streamlined and transparent transaction process for this exclusive listing. Designed specifically for family living, **this property features a functional layout and secure environment**, positioning it as a practical choice for long-term residence or investment in Bali.

We invite qualified buyers to inspect the structural quality and location firsthand to fully assess the value this residence brings to the current market.





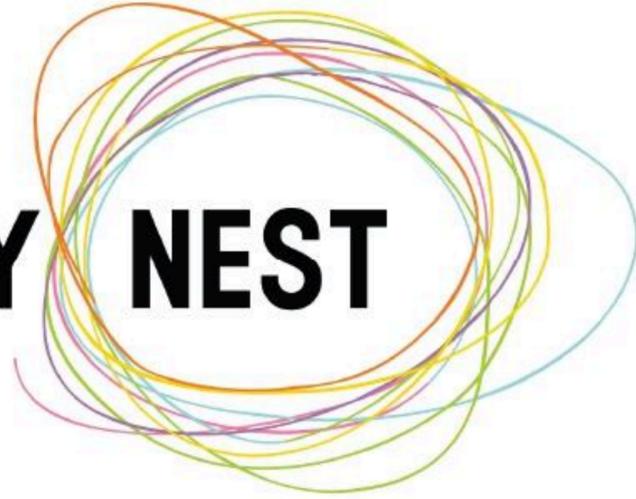
C O N C E P T



WE ARE

FAMILY NEST

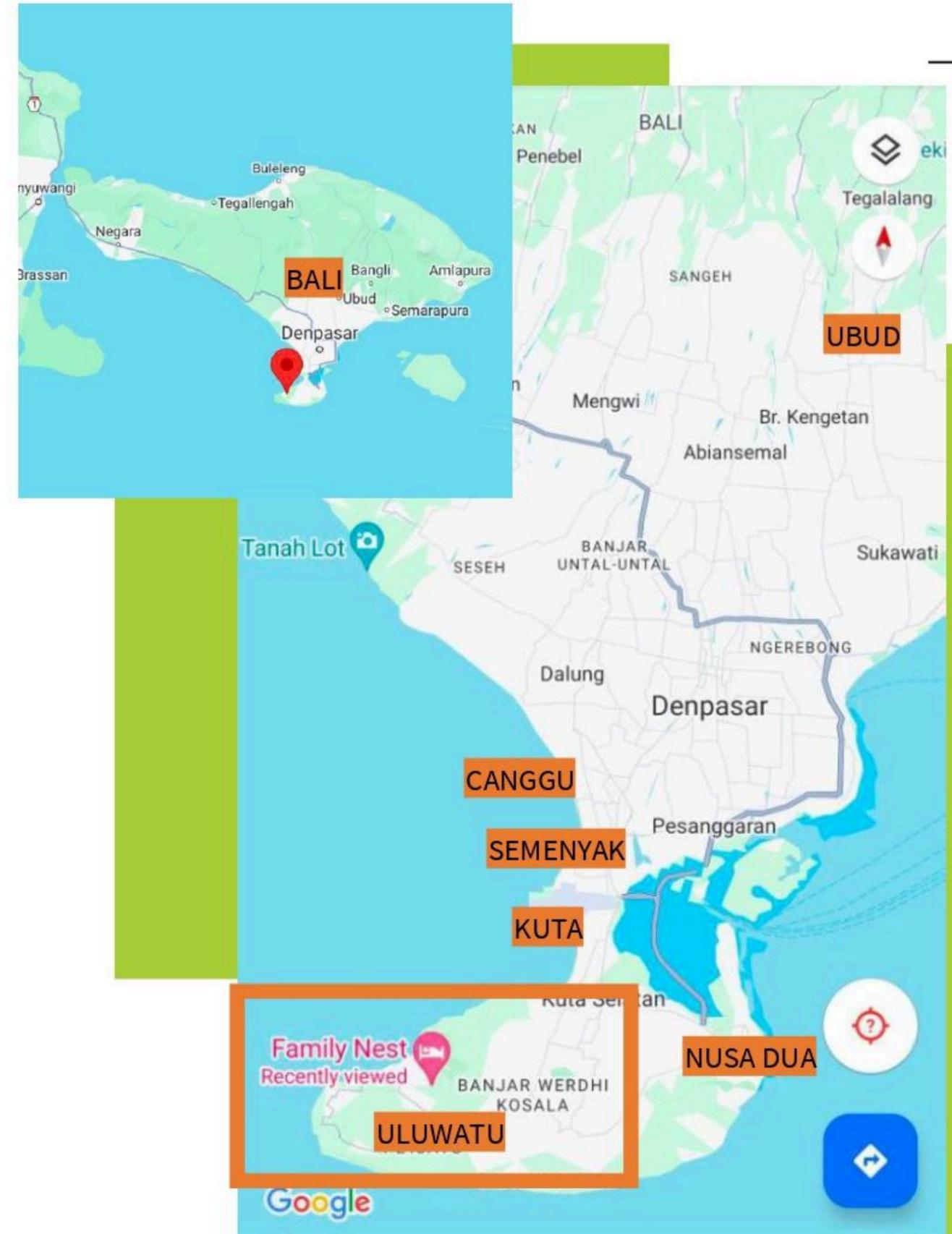
EXPERIENCE VILLAS
BALI, ULUWATU



The first project in Bali focused on families with kids.

All functions of the project are subject to a central idea - to make a family's stay comfortable and memorable for both kids and their parents.

At Family Nest, parents can feel at ease knowing their children are safe, engaged, and entertained - so they can finally take a rest from their kids, while still being great parents





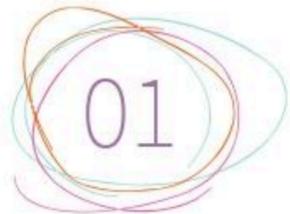
OUR VISION

To be the first experience villas in Bali – a unique format for families with kids.

We combine villas (“home like” space and privacy) with hotel-quality services and a wide range of infrastructure especially for families with kids: Pangolin Kids Club, Playgrounds, Tree-house and many more.

OUR VALUES

The Family Nest concept is based on everything that we sincerely believe in, how we live, what we aspire to, and what we want to pass on to our children.



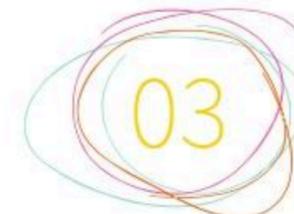
FAMILY QUALITY TIME

We create an environment for parents and kids to have fun together and become closer.



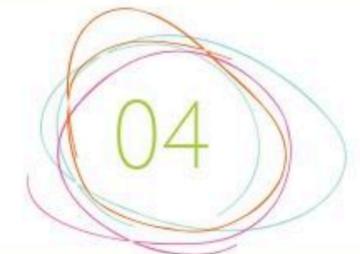
BEING PRESENT IN THE MOMENT

We inspire to be here and now instead of using gadgets and watching cartoons.



ECO CONCIOUSNESS

We teach children to love our planet so that they become guides to their parents.



GLOBAL & LOCAL COMMUNITY

We encourage multicultural enrichment, with special attention to the local Balinese community.



MARRIOTT HOMES & VILLAS

Becoming an accredited property under Marriott Homes & Villas (MHV) gives a villa owner, developer, or operator one of the strongest trust signals in global hospitality.



GLOBAL BRAND CREDIBILITY & TRUST

Marriott operates 8,600+ hotels worldwide and has one of the most recognised hospitality brands on earth.



MARRIOTT BONVOY LOYALTY ECOSYSTEM

Direct access to 200+ million global members within the world's leading loyalty program.



INCREASED REVENUE & HIGHER OCCUPANCY

Ability to command 15–35% higher nightly rates compared to non-branded villas.



PROFESSIONAL OPERATIONAL STANDARDS

Operational frameworks that increase consistency, quality control, and guest satisfaction.



REDUCED OPERATIONAL RISK

Accreditation helps eliminate common villa management pitfalls and ensures brand compliance.



ENHANCED GUEST EXPERIENCE

Elevates your villa from a standard rental to a premium branded residence experience.



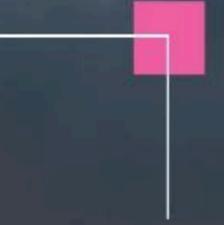
STRONGER INVESTMENT POSITIONING

Boosts the long-term valuation of the villa as a branded short-term rental asset.



SEAMLESS OPERATOR INTEGRATION

Marriott Homes & Villas does not require you to hand over your existing operations.



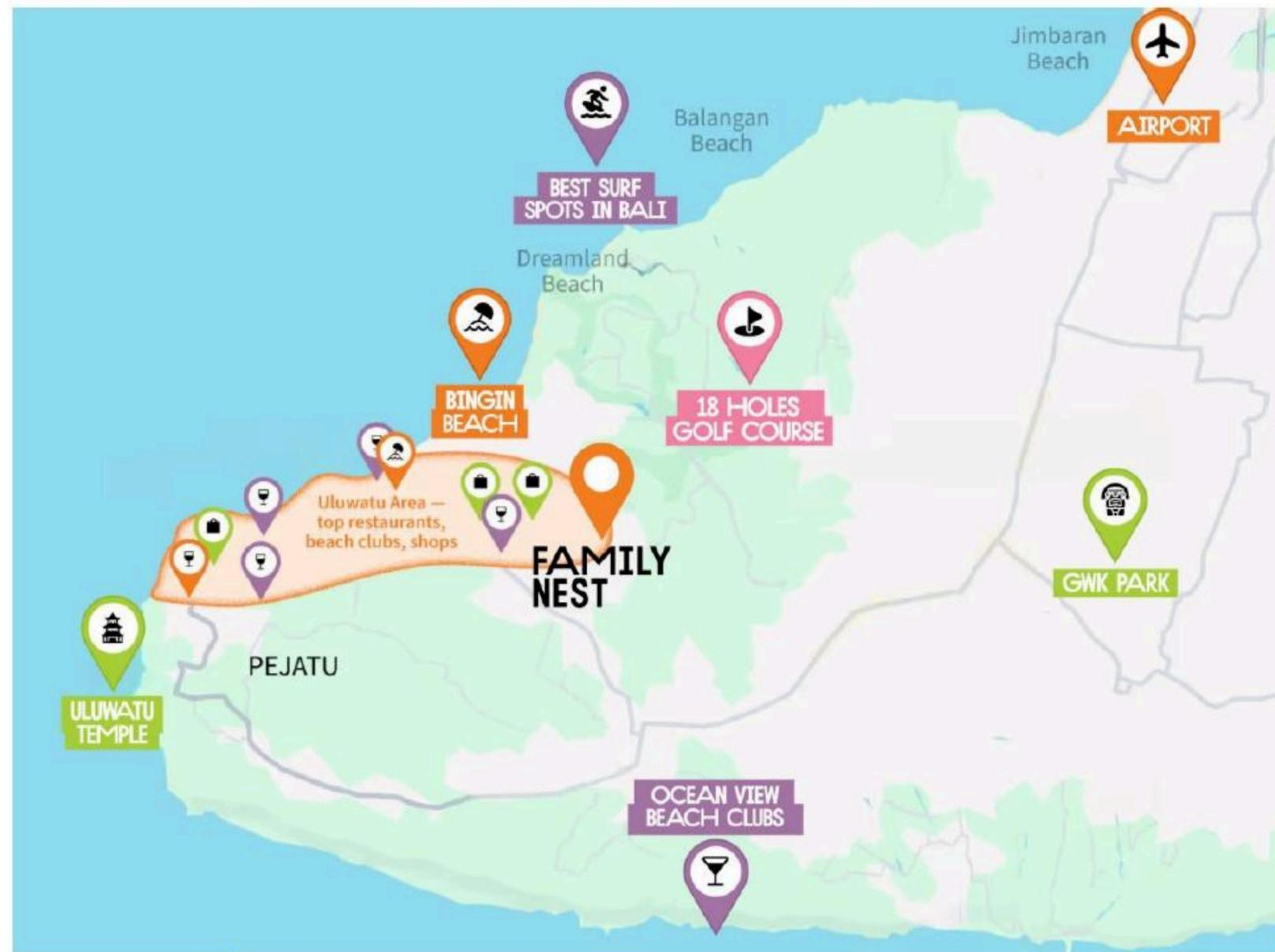
PROJECT DETAILS



ULUWATU: OUR LOCATION

Uluwatu is known for stunning cliff-top views and white sand beaches.

It boasts a unique combination of tropical greenery and beaches, reliable infrastructure, and low urbanization.

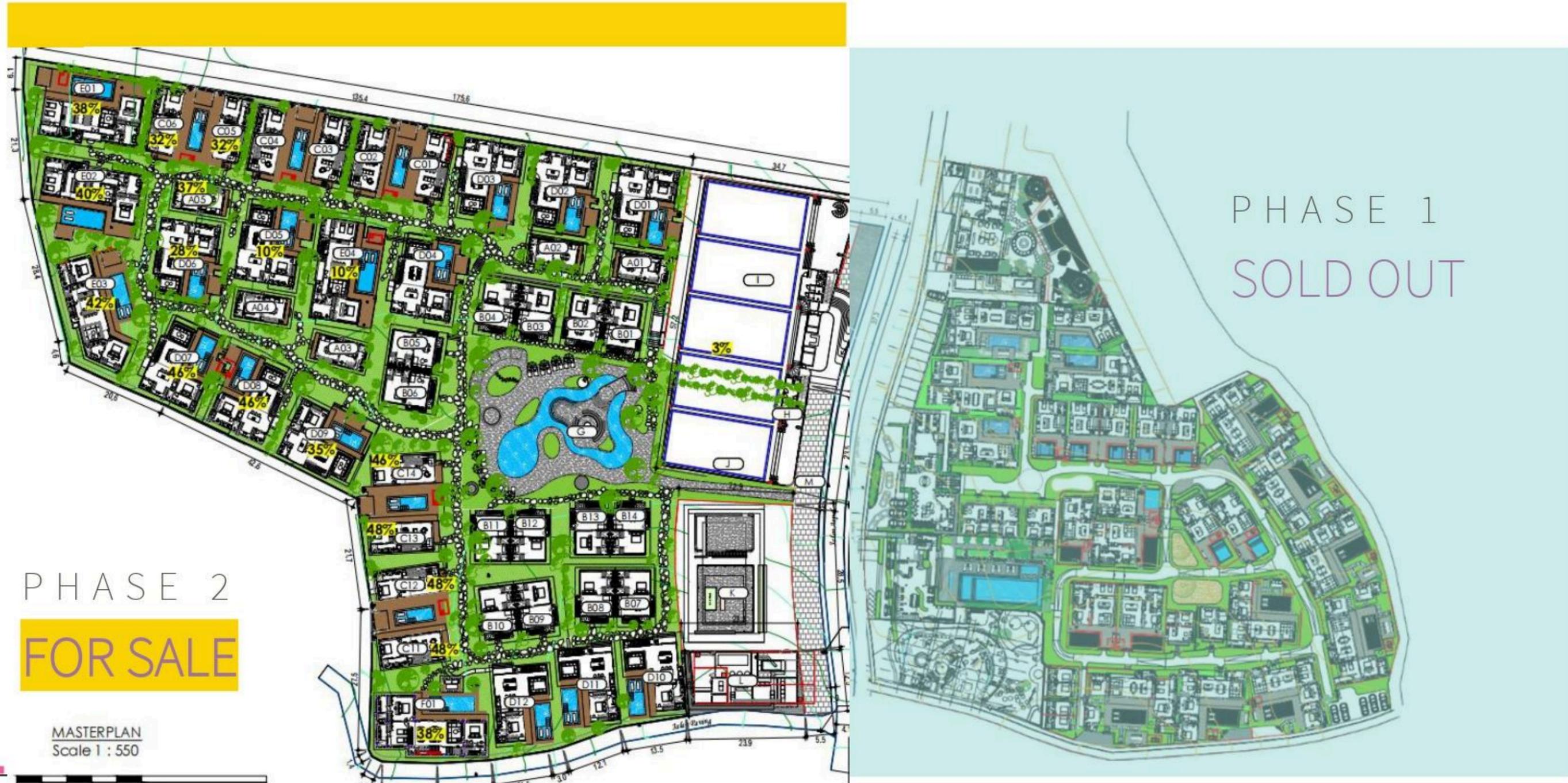


- BINGIN BEACH
- SURF SPOTS
- 18 HOLES GOLF COURSE
- ULUWATU TEMPLE
- GWK PARK
- OCEAN VIEW BEACH CLUBS
- AIRPORT

JOINT MASTERPLAN

Phase 1, launched in mid-2024,
is fully sold out and now
successfully operating.

Phase 2 is strategically situated
adjacent to the phase 1, creating
a complete resort experience for
families with kids and teenagers.





FIRST PHASE

PHASE 1 AERIAL 3D



PANGOLIN KIDS CLUB

The heart & soul of our project is the Pangolin Kids Club, a specially designed space unique in Bali.

The entire infrastructure of the Pangolin Kids Club is aimed at continuous activities, development and entertainment of kids under professional supervision.



- VARIETY OF PLAY ROOMS
- GAMES IN GROUPS
- MASTER CLASSES
- PERFORMANCES





ATMOS
Steam Club

For adults, while the children are busy, there will be the option to spend time in the Steam Club.



THE ANTS PANTS

RESTO & POOL

The spacious two-story building of the restaurant has a beautiful view of the pool.



**FAMILY
NEST
EXPERIENCE
VILLAS**



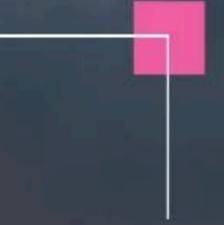
LOBBY



For the convenience of our guests, there is a cozy lobby providing support service.

SAFE TERRITORY

Kids can walk around our territory in complete safety enjoying playgrounds and even a tree house.



SECOND PHASE





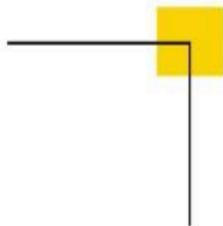
- A01 – A05 – 1 Bedroom Villas – 5
- B01 – B14 – 1 Bedroom Villas – 14
- C01 – C14 – 2 Bedroom Villas – 14
- D01 – D09 – 3 Bedroom Villas – 9
- E01 – E04 – 4 Bedroom Villas – 4
- F01 – 5 Bedroom Villas – 1

MASTERPLAN
Scale 1 : 550

PHASE 2 MASTERPLAN: SEASIDE PARADISE AT THE HEART

The centerpiece of our second phase is our expansive common pool, which evokes the feeling of stepping into the sea.

PHASE 2 AERIAL 3D



PHASE 2 IS ALL ABOUT TEENAGERS

What can bring joy to teens? The Laguna swim pool, along with tailored activities and social spaces, creates an inspiring atmosphere to uplift their mood.

Meanwhile, Phase 1 prioritizes top-notch facilities for children under 10, ensuring that families of all ages can fully enjoy our prime location.

-  LAGUNA SWIMMING POOL WITH A SEA-LIKE SLOPE
-  FAMILY-FRIENDLY ICE-CREAM CAFÉ
-  PADEL SPORTS CENTER
-  SURF SHOP & SCHOOL





PADEL CENTER

For families who love to stay active, our aircooled Padel Center, a place to play together. Whether it's your first match or a daily ritual, it's all about the joy of movement.



LAGUNA POOL

While teenagers explore activities and communicate, the Laguna Pool invites the whole family to enjoy in complete sea like relax. With loungers, hammocks, and tropical calm.



FAMILY CAFÉ

From early smoothies to after-play snacks, our Family Cafe offers fresh, easygoing menu with kids-friendly meals and tropical treats.



SURF SCHOOL

From mini surfers to seasoned riders, everyone's welcome. Our surf school and shop invites to dive into the island's surf culture.



NATURAL MODERN ARCHITECTURE

We've taken a design approach that emphasizes open spaces and light, allowing families to feel connected to nature.



1 BDR COTTAGE

25 + 15 YEAR LEASE

IDR 4.050.000.000

\$ 241.000

1 BEDROOM

1 BATHROOM

1 FLOOR

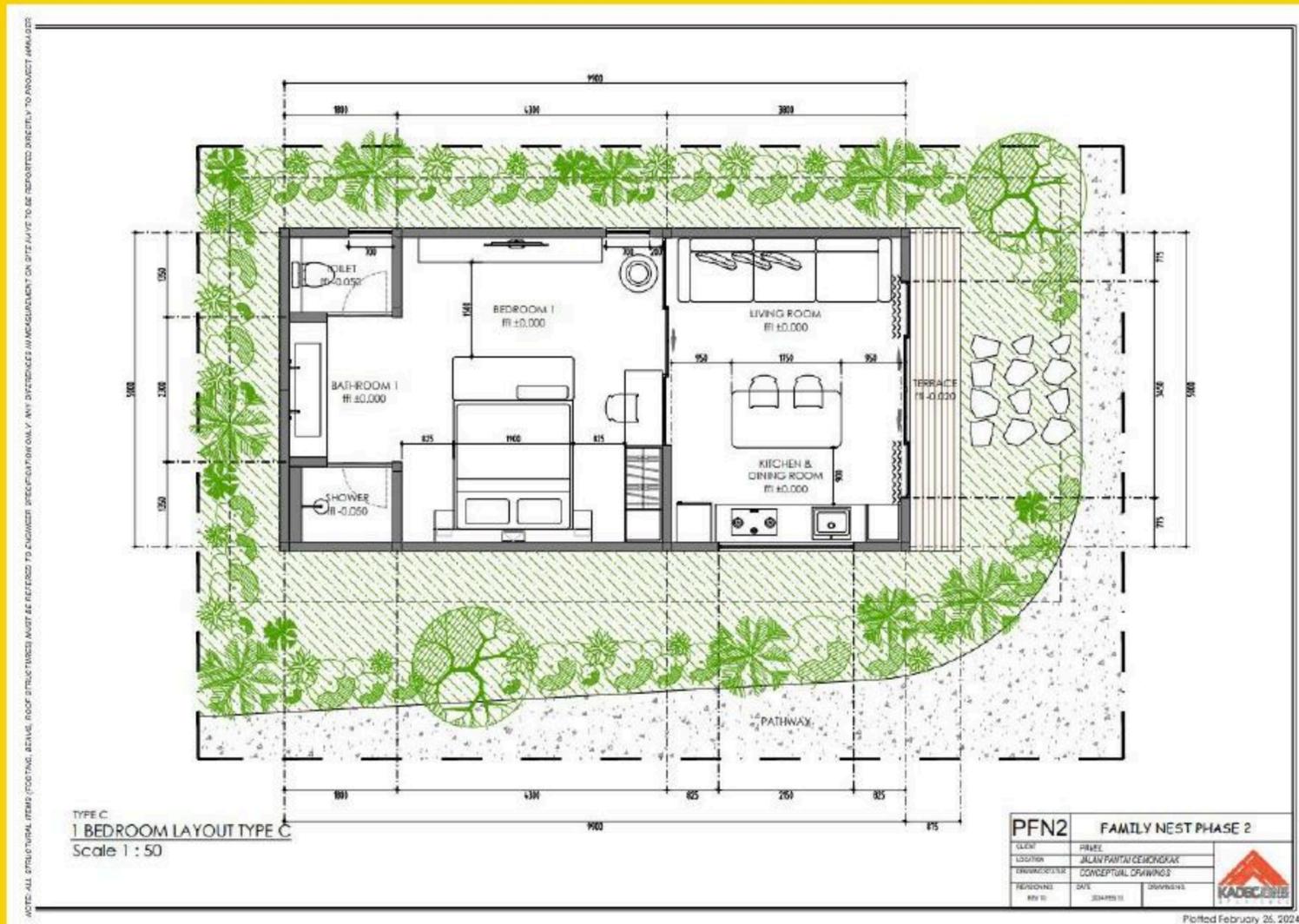
FULLY FURNISHED

ACCESS TO THE PUBLIC POOL

50m² COVERED AREA



1 BDR COTTAGE



1 BDR VILLA

IDR **5.720.000.000**

\$ **340.000**

1 BEDROOM

1 BATHROOM

1 FLOOR

FULLY FURNISHED

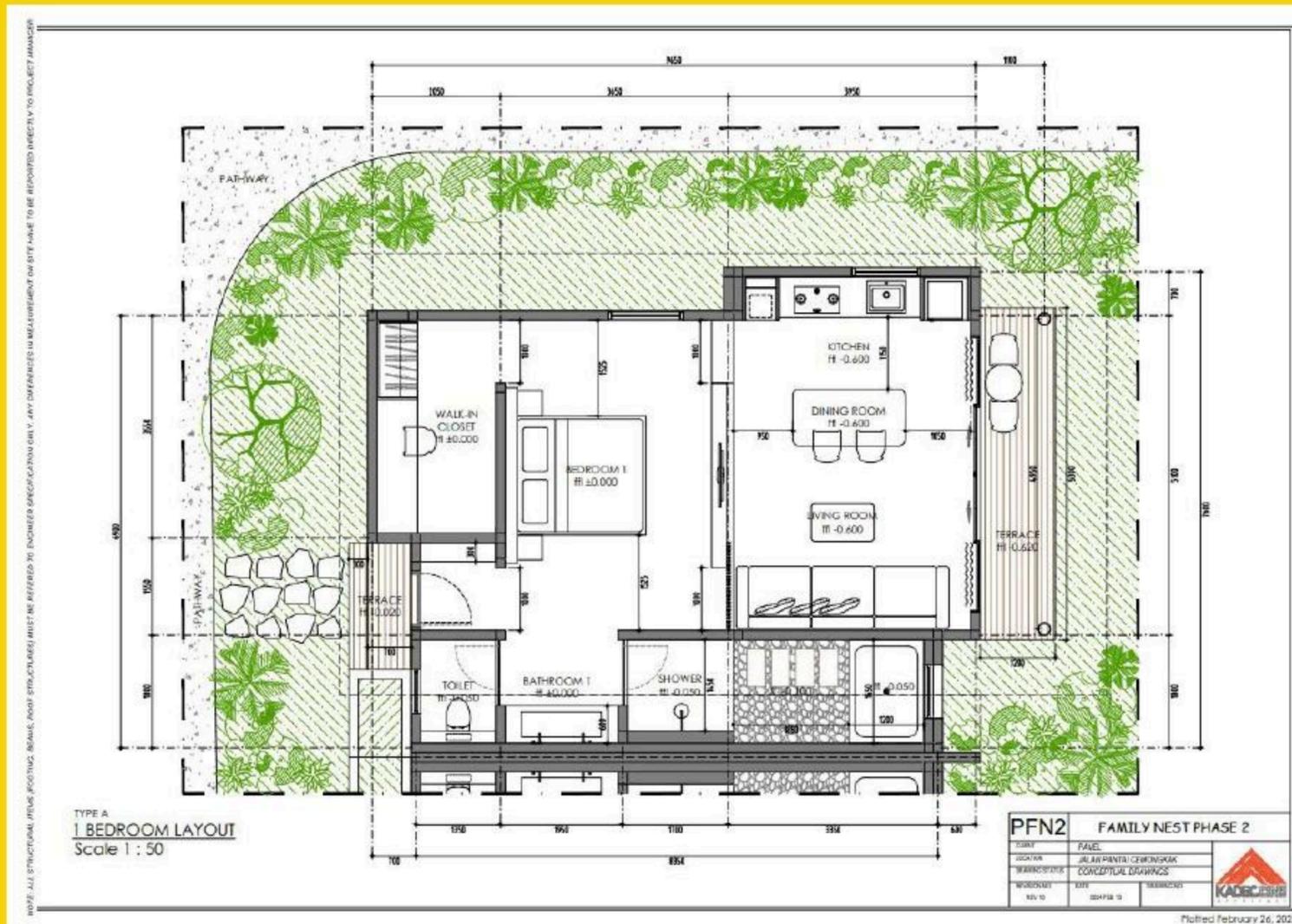
ACCESS TO THE PUBLIC POOL

80 m² COVERED AREA

25 + 15 YEAR LEASE



1 BDR VILLA



2 BDR VILLA

IDR 7.750.000.000

\$ 461.000

2 BEDROOMS

2 BATHROOMS

2 FLOORS

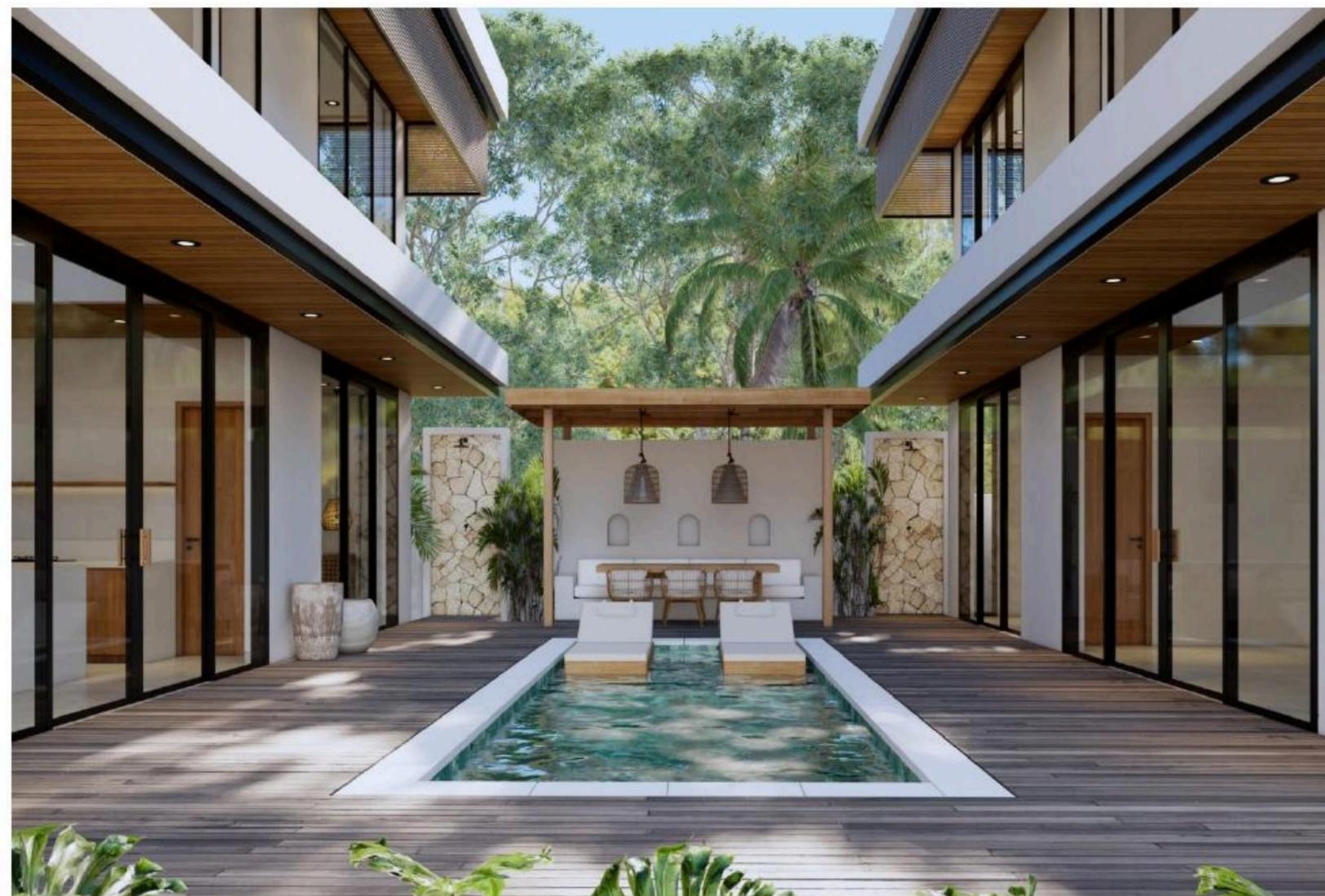
1 TERRACE

FULLY FURNISHED

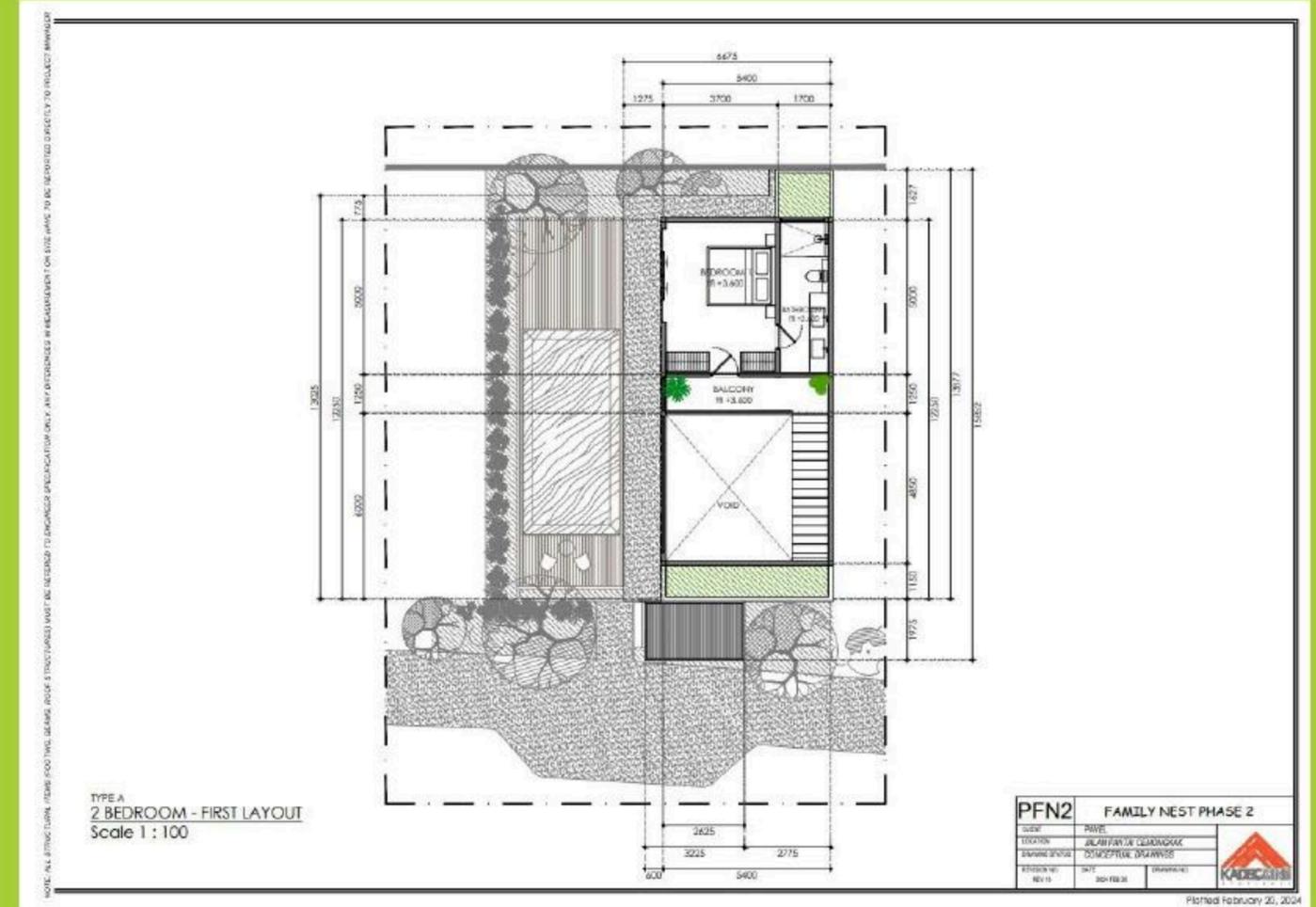
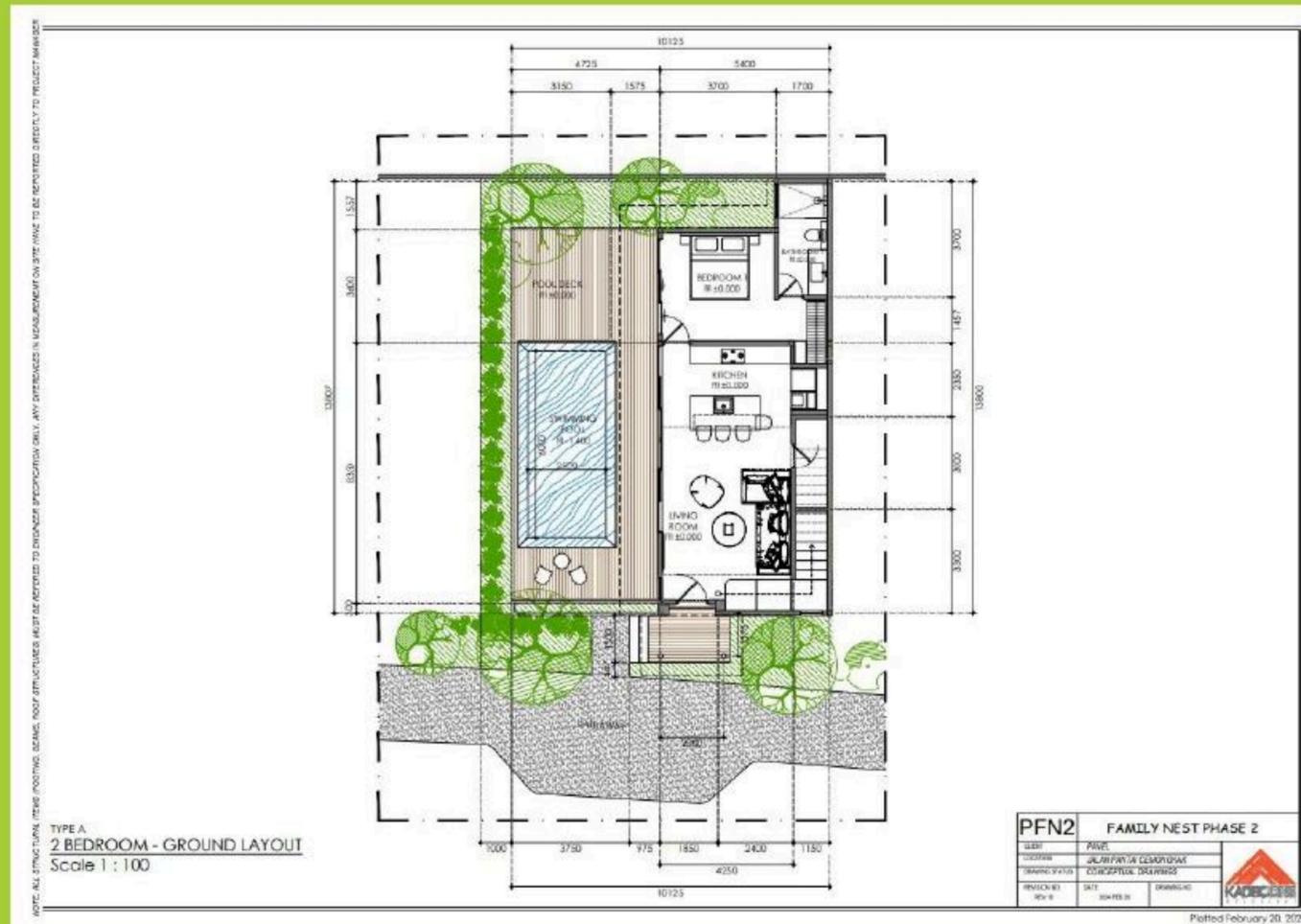
PRIVATE POOL

115m² COVERED AREA

25 + 15 YEAR LEASE



2 BDR VILLA



3 BDR VILLA

IDR 10.900.000.000

\$ 648.000

3 BEDROOMS

4 BATHROOMS

2 FLOORS

1 TERRACE

FULLY FURNISHED

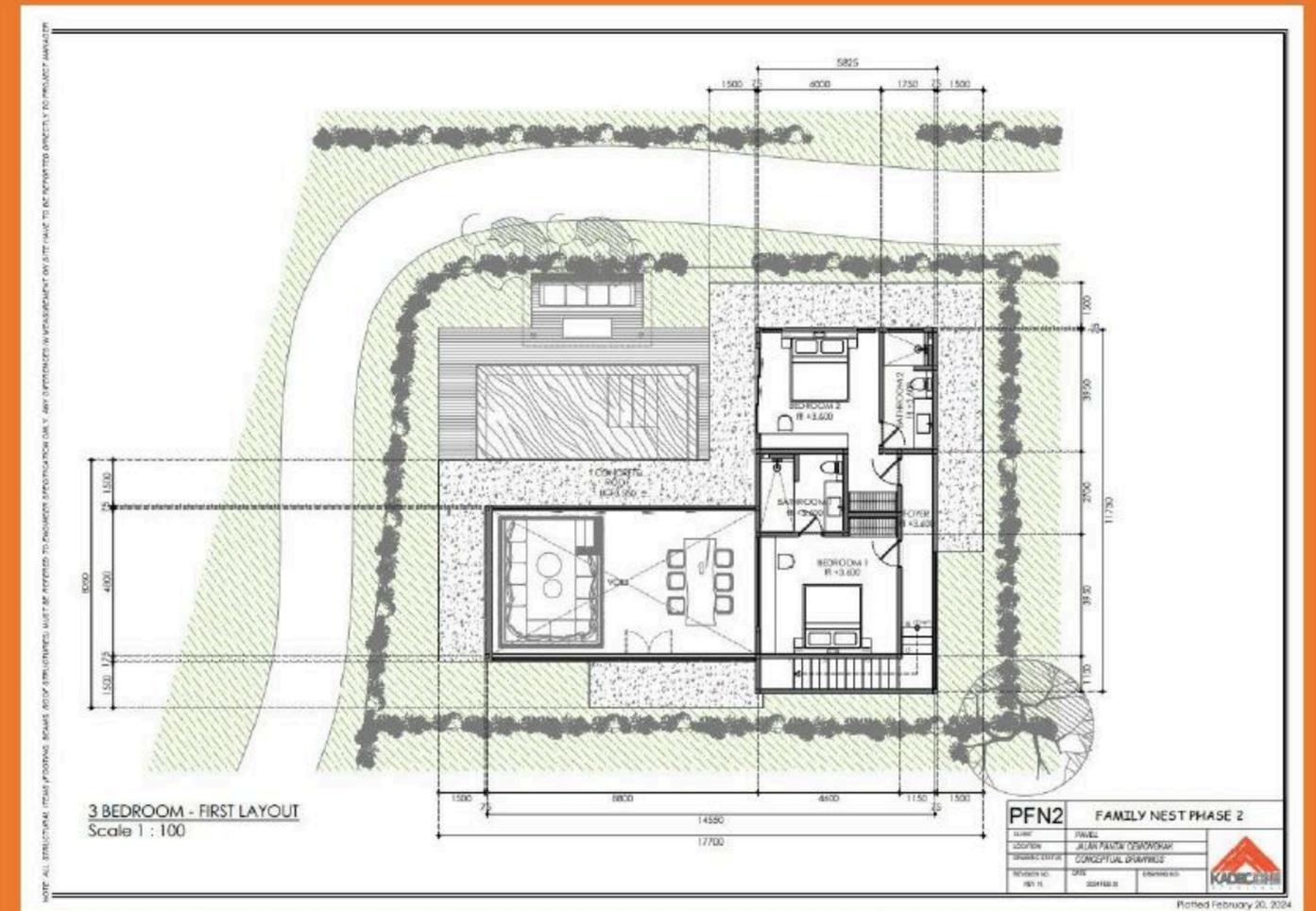
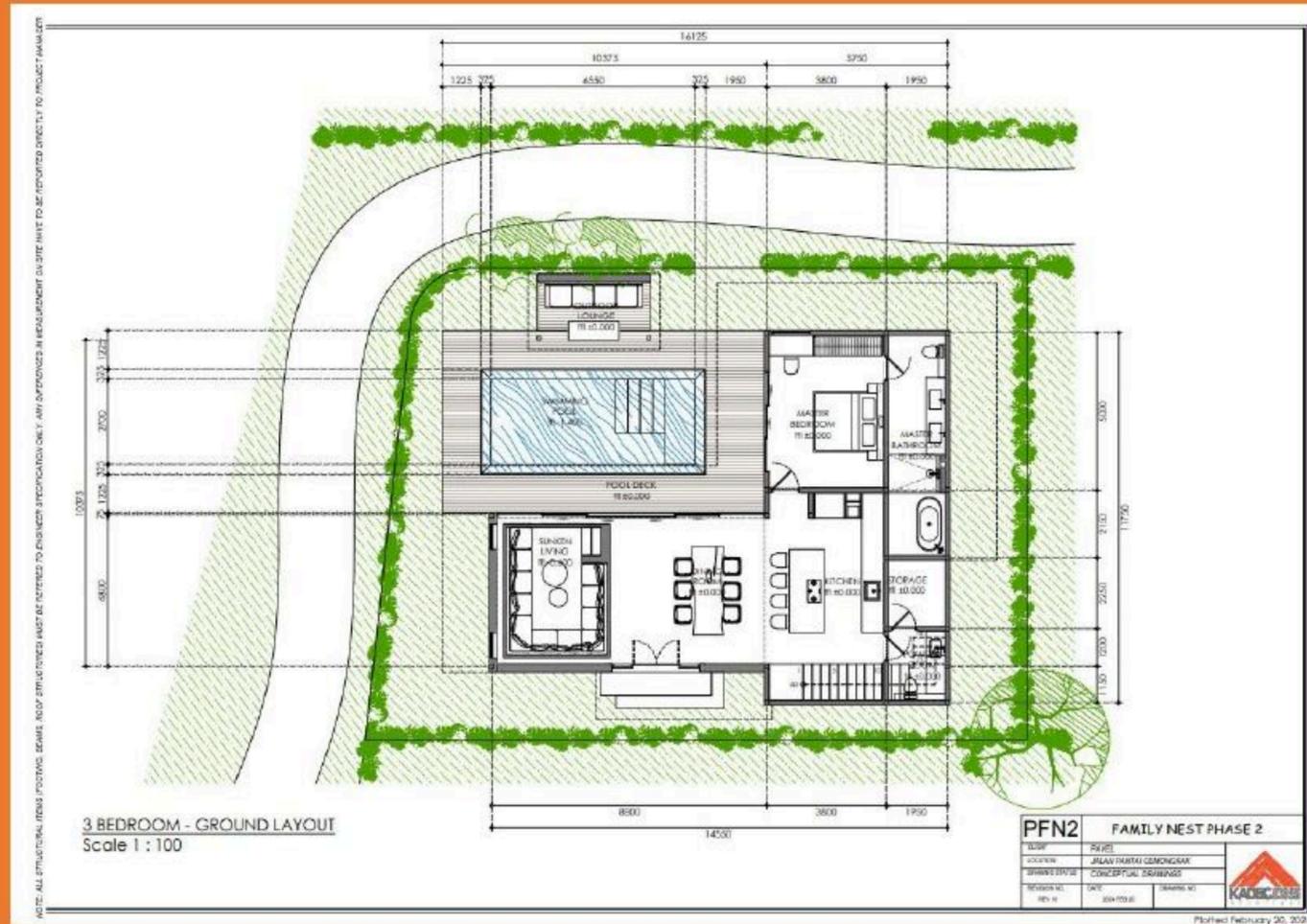
PRIVATE POOL

180m² COVERED AREA

25 + 15 YEAR LEASE



3 BDR VILLA



4 BDR VILLA

IDR 12.600.000.000

\$ 749.000

4 BEDROOMS

5 BATHROOMS

2 FLOORS

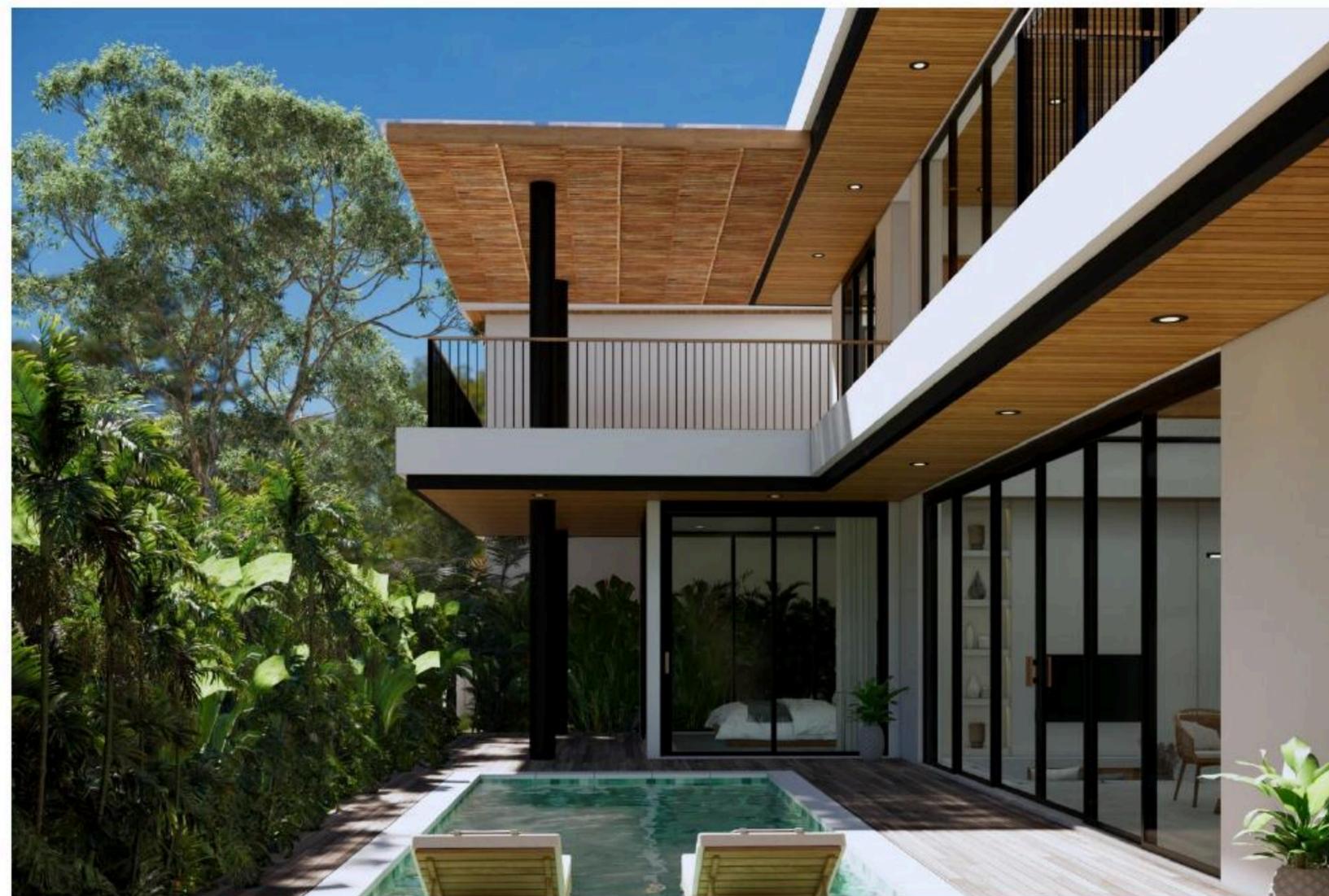
1 TERRACE

FULLY FURNISHED

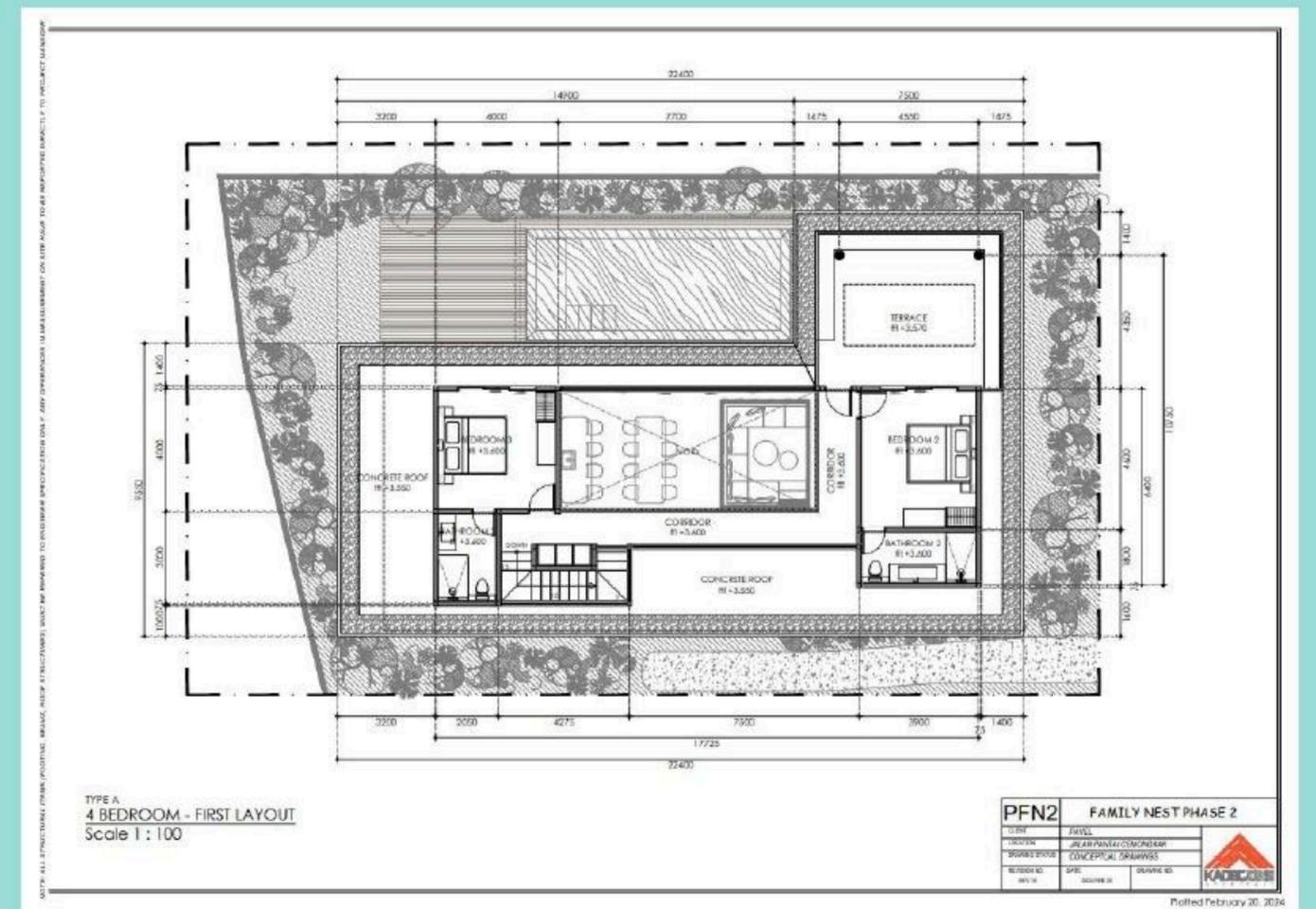
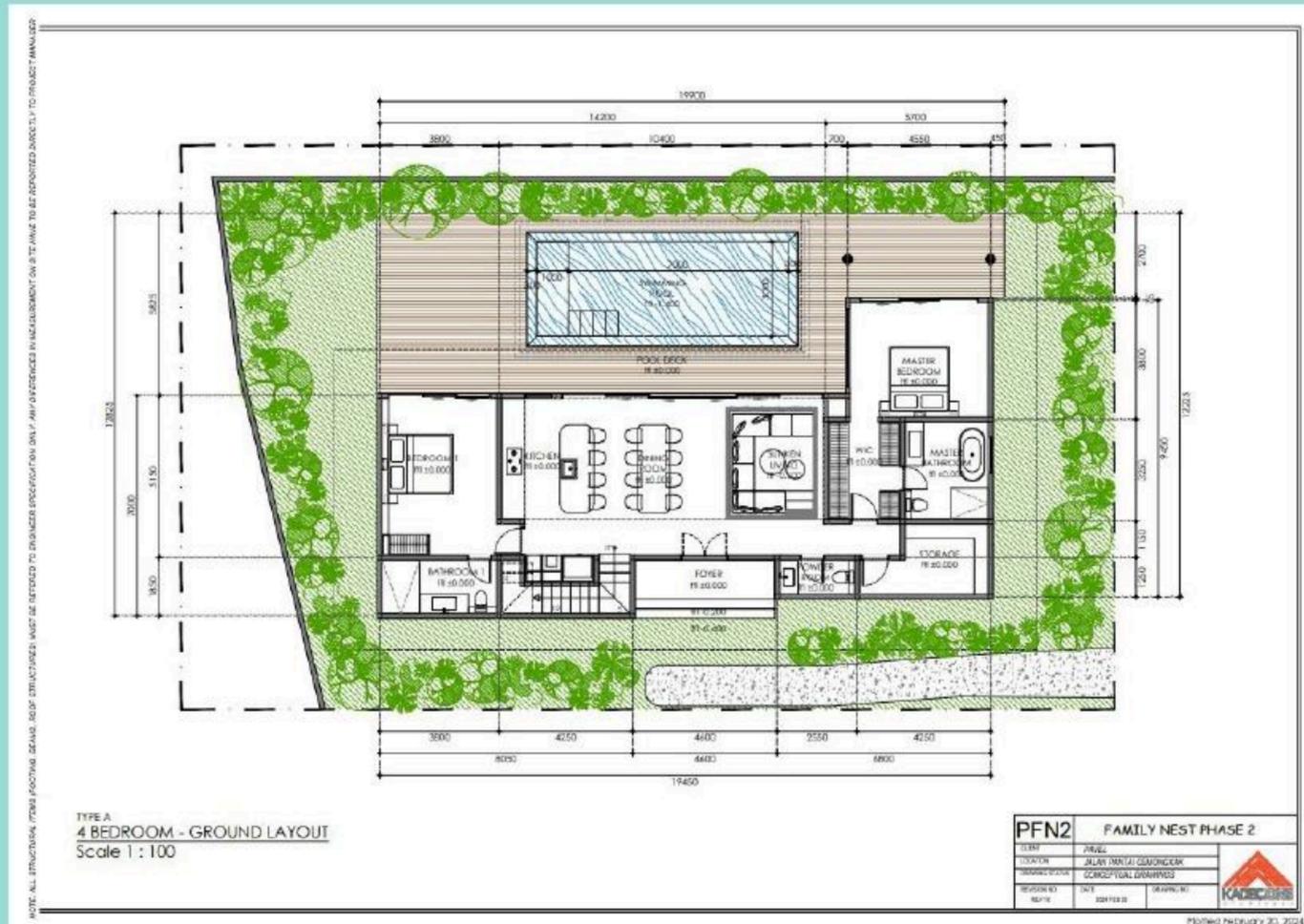
PRIVATE POOL

215m² COVERED AREA

25 + 15 YEAR LEASE



4 BDR VILLA



4 BDR VILLA



5 BDR VILLA

IDR 14.800.000.000
\$ 878.900

5 BEDROOMS
6 BATHROOMS
2 FLOORS
1 TERRACE

FULLY FURNISHED

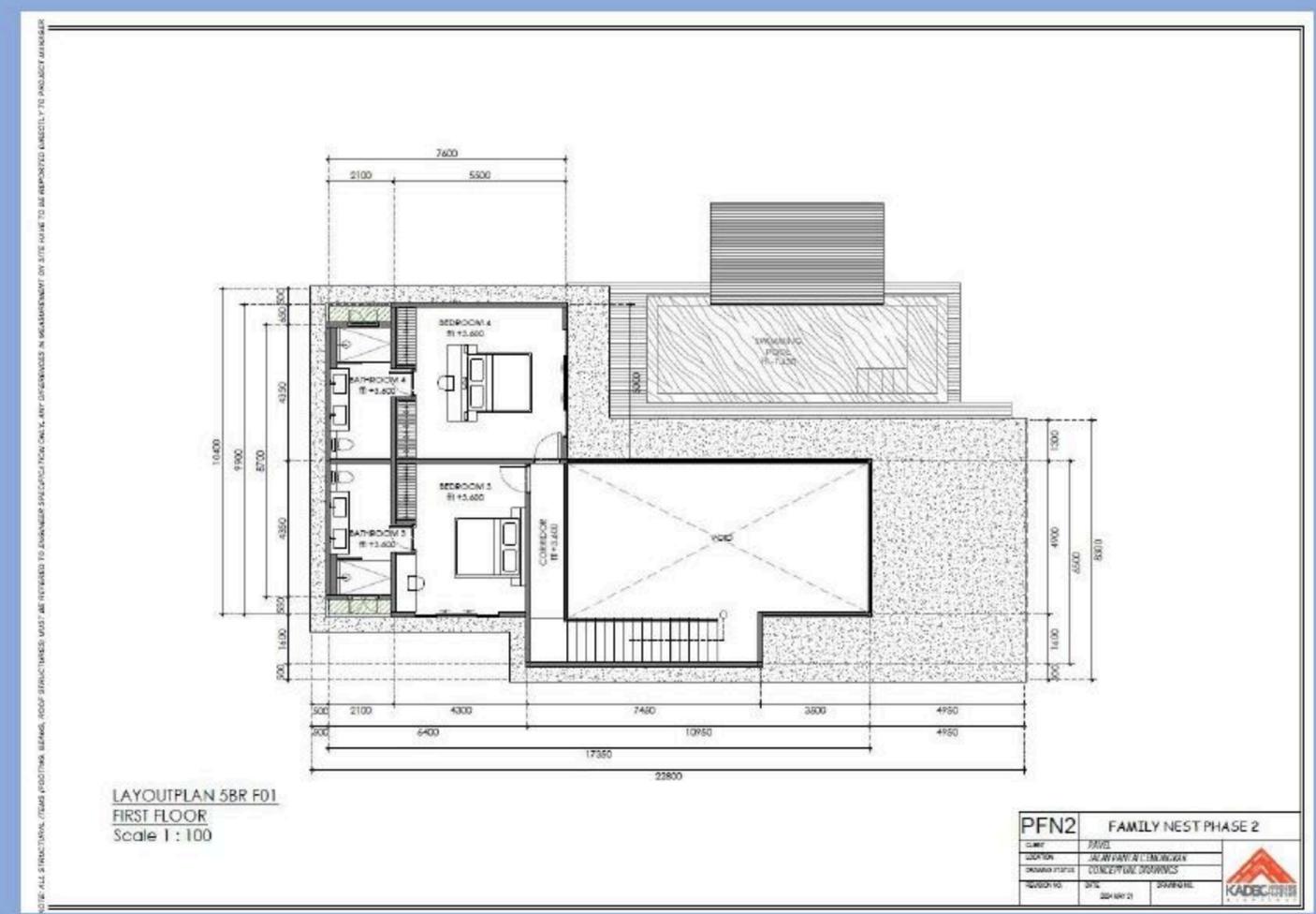
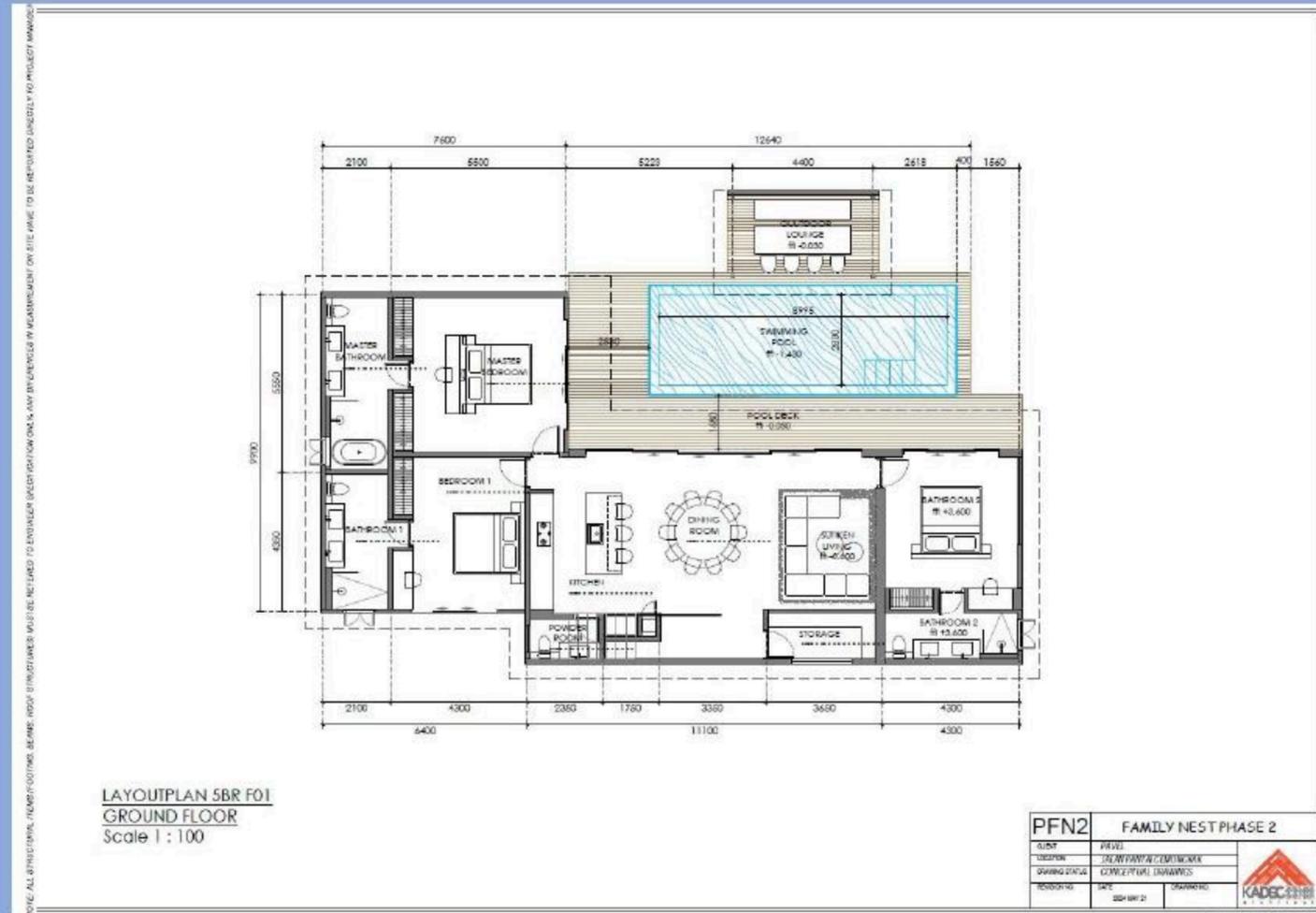
PRIVATE POOL

250m² COVERED AREA

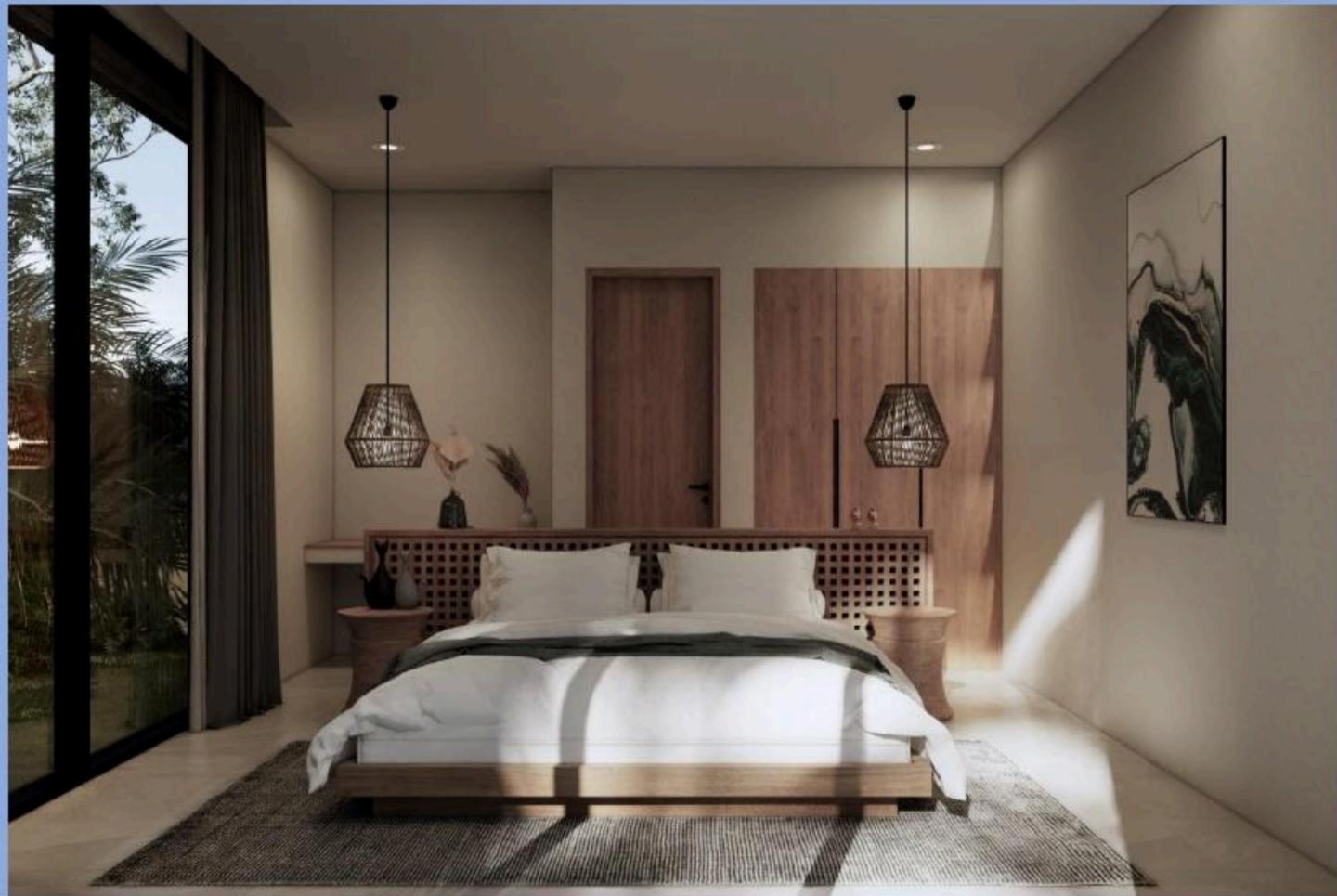
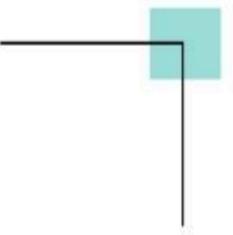
25 + 15 YEAR LEASE



5 BDR VILLA



5 BDR VILLA



FAQ

Investment & Financials



ROI & Payouts: Projected annual returns average 12–16% , with distributions paid out monthly for residential villas.



Tax: Rental income is subject to a 10% final tax.



Payments: Contracts are in IDR or USD. We accept EUR, GBP, CNH, and Crypto (USDT). No Indonesian bank account is required for payouts.



Owner Perks: Includes Instant VIP Membership Access for discounts and facility use.

Legal & Ownership



Title & Visa: Leasehold Title. Available to foreign individuals without the need for a KITAS or residency permit.



Security: Fully registered via a Deed of Sale and Purchase Agreement (SPA) and recorded in the land cadaster as fully paid for the entire term.



Duration: 40 Years Total (25 Years + 15 Years).

FAQ

Property & Operations



Brand Accreditation: Officially accredited by Marriott Homes & Villas (Marriott Bonvoy Ecosystem)



Condition: Delivered 100% fully furnished.

Simple 5-Step Purchase Process



Booking Fee to secure the unit.



Due Diligence conducted by notary.



Sign SPA (Deed Of Sale And Purchase Agreement).



Payment Schedule: 40% down payment at signing, 60% paid quarterly throughout construction.



Handover of your completed villa. (note: an optional 5% fee is available for full transaction and legal coverage).



CREDITS



OUR TEAM



Pāvels Janševskis

Partner, CEO
20+ years
Development
and Investment



Valērija Janševska

Partner, COO
15+ years
C-level management

SHOWRUNNERS



DEVELOPMENT
TEAM



Kadek Dirga



Ary Kurn

ARCHITECTS & BUILDERS



CONSTRUCTION
TEAM



Trisna Kusumajaya



Nengah Bingin

CAREGIVERS



MAINTENANCE
TEAM



Liam McWhinney



Oliver Singer

CONNECTORS



B2B RELATIONS
TEAM



Boris Ryabov



Alex Volvak

BURNERS

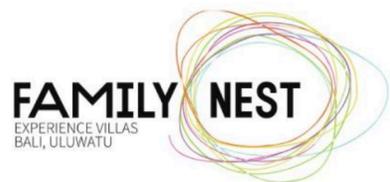


ESSENTIAL STEAM
TEAM



SALES

PARTNERS



Harcourts Purba Bali



Eugene Shivnan

Partner at
Harcourts Purba Bali



Siti Salmah Purba, S.H

Principal at
Harcourts Purba Bali

Harcourts

WHY JOIN A *global* REAL ESTATE BRAND?



We operate in **11** countries • We have more than **6,419** sales consultants • We have **897** offices

More than **19** best in class systems within our technology offering

More than **465** awards and 80 networking events held



More than **1,000** learning opportunities delivered by Harcourts Academy

\$8.4M raised by Harcourts Foundation supporting over 1340 charities*



136 years experience across our network in residential, rural and commercial property

A tropical landscape featuring several tall palm trees in the foreground and a range of mountains in the background. The scene is captured in a soft, slightly hazy light, possibly during dawn or dusk. The text "THANK YOU!" is overlaid in the center in a white, sans-serif font.

THANK YOU!