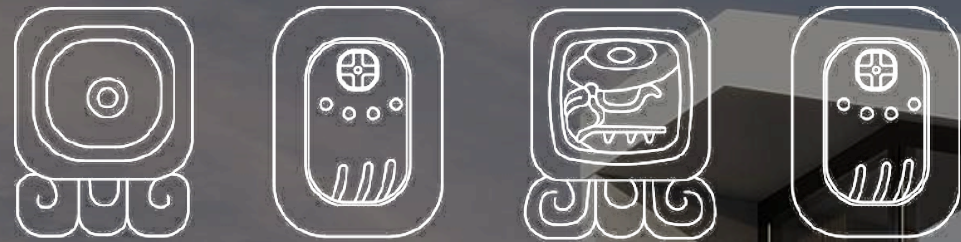
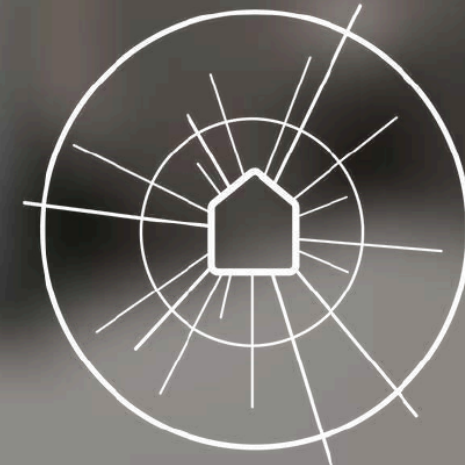


MAYA PROJECT



# MAYA RESIDENCE



SOLACE  
DEVELOPMENT  
GROUP



LAVISH ELEGANCE. OPPORTUNITY AWAITS

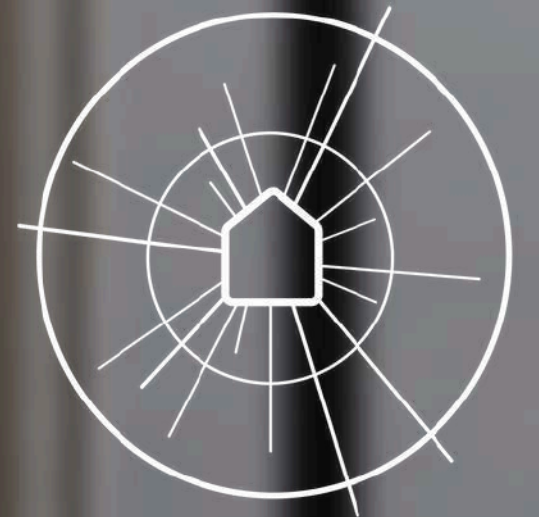


SCAN HERE TO VIEW  
OUR PROJECTS

## MAYA PROJECT

Solace Development Group, based in Bali, Indonesia, focuses on building high-quality, accessible properties with a spiritual touch, aiming to create a comfortable, harmonious community.

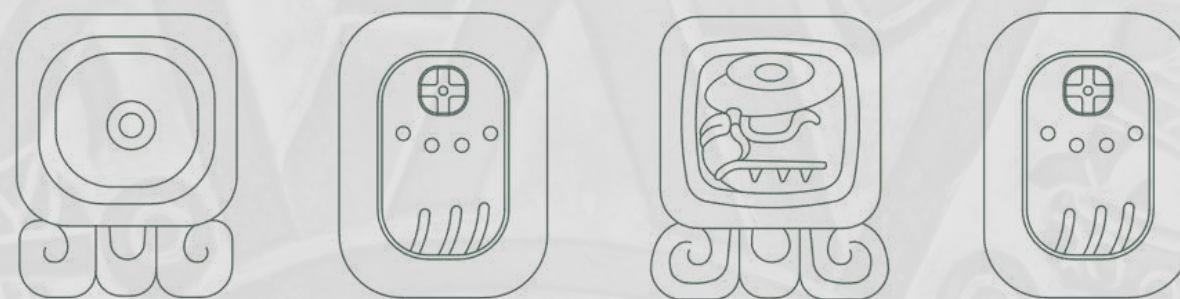
**SOLACE  
DEVELOPMENT  
GROUP**



**Expected Project  
Completion**

→ **End of 2024**

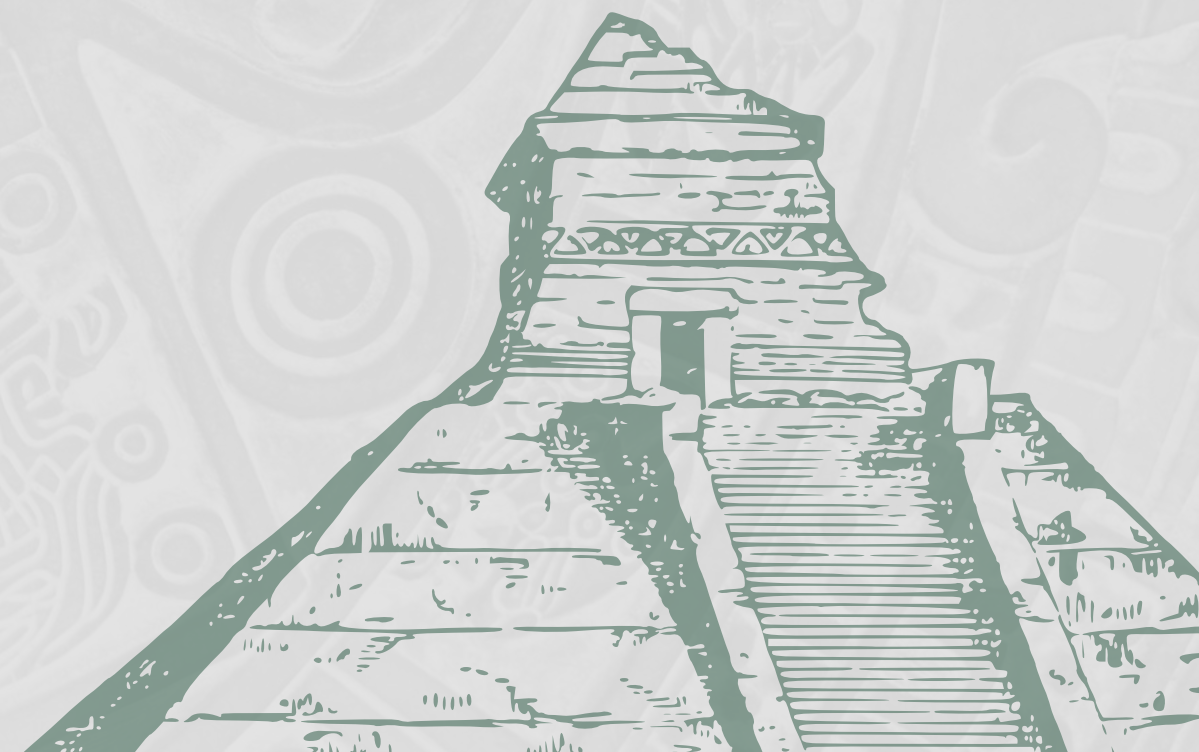


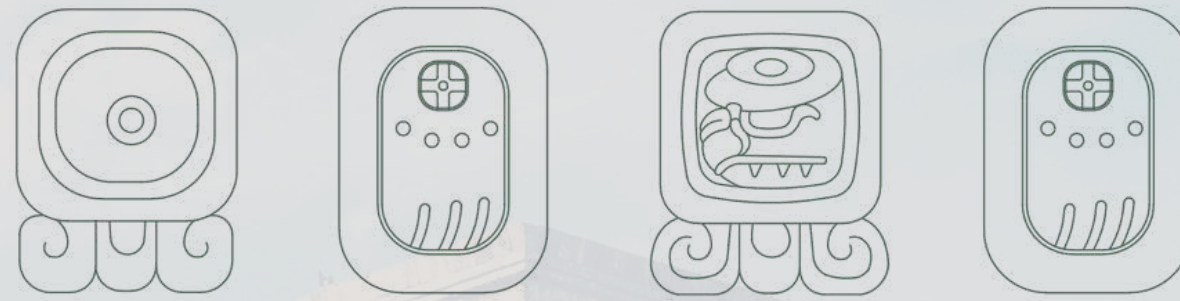


## MAYA - ORIGINS & STORY

2000 years ago, the Mayans developed one of the most advanced civilizations in the world.

Today, we celebrate their legacy of art, architecture and design in the stunning **Maya Residence**.





## INSPIRED BY A LEGACY OF EXCELLENCE

The Mayan culture was renowned for its highly developed culture, from art and architecture to astronomy and science. Their diverse artistic expression inspired the building style and interior design that makes Maya Residence so unique. Our modern villas incorporate elements of Mayan culture, from subtle symbolic patterns to living spaces that seamlessly blend the indoor and outdoor environment. Neutral colours, warm accents, and an abundance of natural light create a sanctuary that is both comforting and energising; a place to relax, and recharge.



MAYA PROJECT



# MAYA RESIDENCE



MAYA PROJECT



# ABOUT MAYA RESIDENCE

Maya Residence is a premium villa complex in the peaceful Canggu residential area of Bali, the “Island of Gods”.

An exclusive development of luxurious **2-3 bedroom villas**, the entire community has been carefully designed to offer its residents the ultimate in comfort, convenience, and quality of life.

Maya Residence offers high-end facilities and amenities that are perfect for modern lifestyles. Residents have access to a beautiful swimming pool and sun deck, a well-equipped gym, an alfresco bar/lounge modelled after Bali’s best beach clubs, and a co-working space.

# WHY INVEST IN INDONESIA

Bali is one of the top tourism destinations in the world - and Indonesia's economy is experiencing significant growth

## INDONESIA

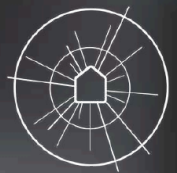
- #1 GDP in Southeast Asia (source: IMF)
- 5% expected GDP growth rate (source: ADB)
- 4th highest population in the world
- 10th highest purchasing power in the world
- \$8 billion foreign investment secured at G20 summit in 2022 (source: PWC)

## BALI

- 70-90% average occupancy rate/year
- 300% land value appreciation since 2018
- 30% year-on-year rental appreciation
- Low tax rate year-round seasonality



With year-round visitors, increasing property & land value, and high occupancy, property investment in Bali is an exciting - and highly profitable - prospect





# INVESTMENT METRICS

**2 BEDROOM VILLA WITH PRIVATE POOL (170M2)**

**INITIAL  
INVESTMENT**

**\$180,000**

**ANNUAL  
RETURN (ROI)**

**22.5%**

**PAYBACK  
PERIOD**

**4.5 YEARS**



# INVESTMENT METRICS

**2 BEDROOM VILLA WITH PRIVATE POOL (170M2)**



## INVESTMENT METRICS

**2 BEDROOM VILLA WITHOUT POOL (146M2)**

**INITIAL  
INVESTMENT**

**\$150,000**

**ANNUAL  
RETURN (ROI)**

**22.5%**

**PAYBACK  
PERIOD**

**5 YEARS**

# INVESTMENT METRICS

**2 BEDROOM VILLA WITHOUT POOL (146M2)**



## INVESTMENT METRICS

**FULLY FURNISHED ONE BEDROOM APARTMENT (73M2)**

**INITIAL  
INVESTMENT**

**\$120,000**

**ANNUAL  
RETURN (ROI)**

**17%**

**PAYBACK  
PERIOD**

**6 YEARS**

# INVESTMENT METRICS

**FULLY FURNISHED ONE BEDROOM APARTMENT (73M2)**



## INVESTMENT PLAN

1ST  
PAYMENT



 DOWN PAYMENT 40%

NEXT  
PAYMENTS



10% Every month  
for 6 months

During this period, you will receive real-time progress reports of construction until project completion. Keys and final documents will be provided next.

## OUR PROJECT INCLUDES

4 VILLAS  
WITH POOL

BUILDING SIZE 170M2

20 VILLAS  
WITHOUT POOL

BUILDING SIZE 146M2

28 APARTMENTS

BUILDING SIZE 73M2

## MAYA PROJECT



**5 MINUTES** - STORES & SUPERMARKETS



**10 MINUTES** - ONE OF THE BIG HOSPITALS IN BALI



**15 MINUTES** - DEUS EX MACHINA CANGGU



**25 MINUTES** - LUNA BEACH CLUB (ONE OF FAVORITE BEACH CLUBS IN BALI)



**20 MINUTES** - ATLAS BEACH CLUB (THE BIGGEST BEACH CLUB IN BALI)



**25 MINUTES** - SHOPPING MALL



**35 MINUTES** - UBUD



**50 MINUTES** - JIMBARAN



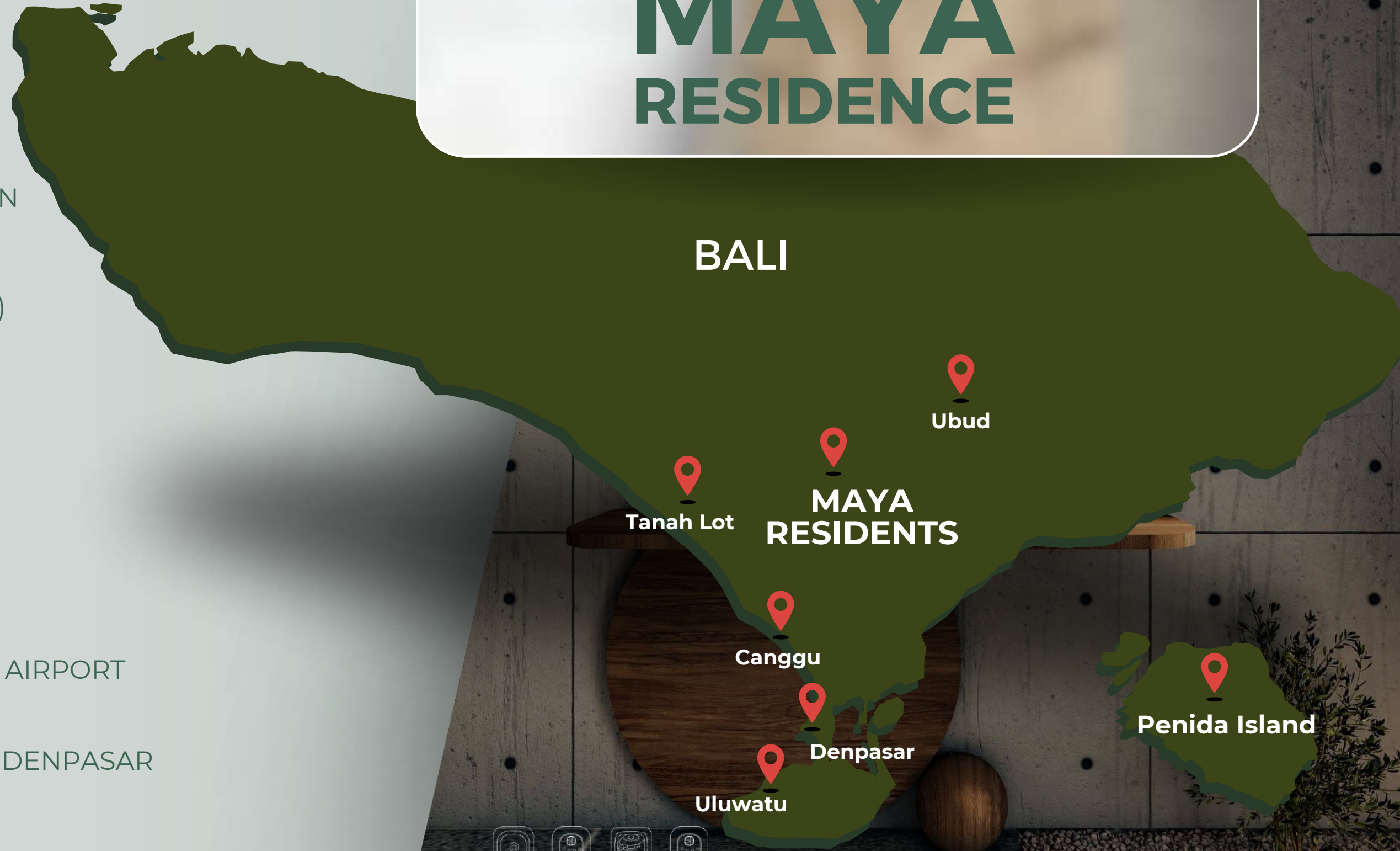
**50 MINUTES** - BALI INTERNATIONAL AIRPORT



**30 MINUTES** - LIVING WORLD MALL DENPASAR



# MAYA RESIDENCE





# TOP VIEW MAYA RESIDENCE

MAYA APARTMENTS

MAYA VILLAS

MAYA VILLAS + POOL

1-12 A <sup>ST</sup> FLOOR  
1-12 B <sup>2ND</sup> FLOOR

14-34

35-38

35

36

37

38

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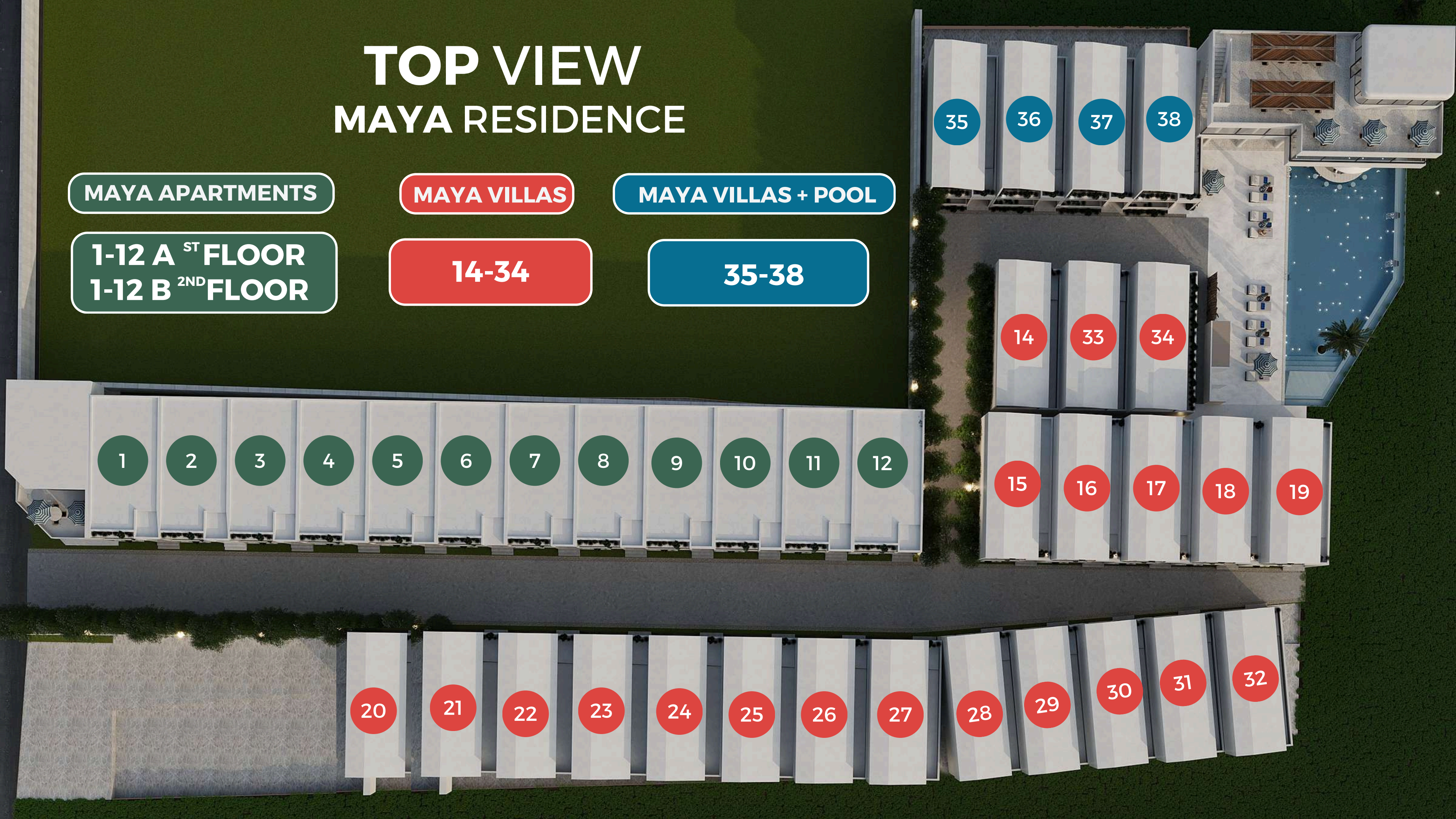
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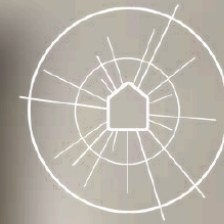
31

32



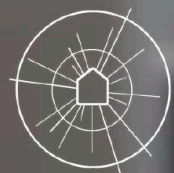
## YOU WILL RECEIVE A TURNKEY VILLA THAT INCLUDES:

- Land lease for 25 + 5 years.
- Utilities (electricity, plumbing, water, sewage, a/c, building fixtures)
- Interior design and furnishing upon request
- Additional after-sales services upon request (property management, resell and open-house, security and maintenance)



# PROPERTY MANAGEMENT

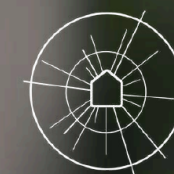
- Skilled Team - property development experience.
- Cross-platform booking system and online/social media marketing



## INCLUDED SERVICES:

- Reservation and guest management.
- Maintenance and operational management
- Algorithm based pricing and optimal occupancy
- Client financials, legal and tax

# OUTDOOR





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MAYA RESIDENCE

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# POOL RESTAURANT & CO WORKING SPACE





Peaches  
& Cream Dubai











Peaches  
& Cream Dubai  
Clubhouse

# TOP VIEW CLUBHOUSE

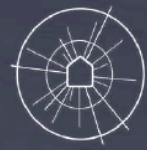


SCAN HERE OR CLICK THE QR  
TO VIEW CONCEPT















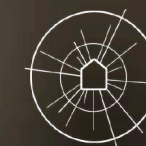




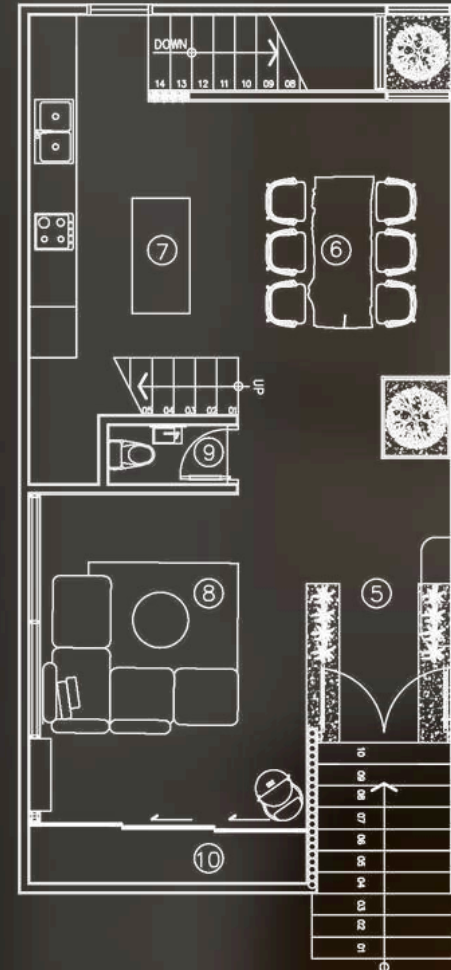




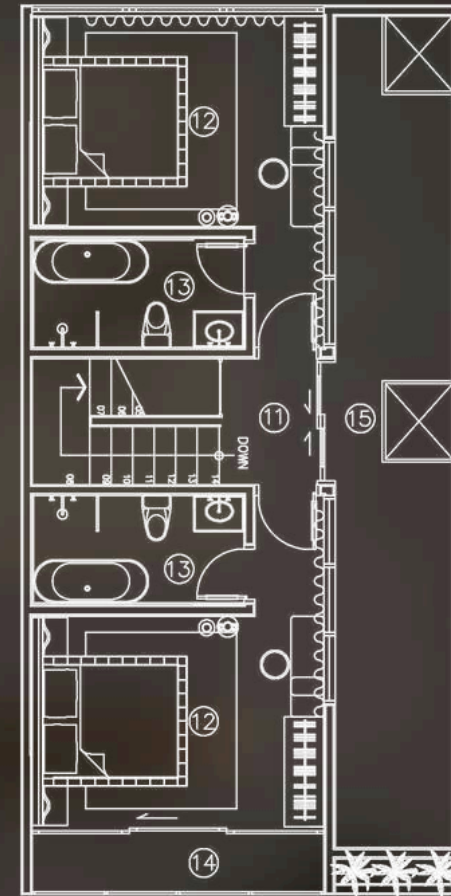
# VILLA LIVINGROOM



# MAYA PROJECT



N	DESCRIPTION
5	CORRIDOR
6	DININGROOM
7	KITCHEN
8	LIVINGROOM
9	BATHROOM
10	BALCONY

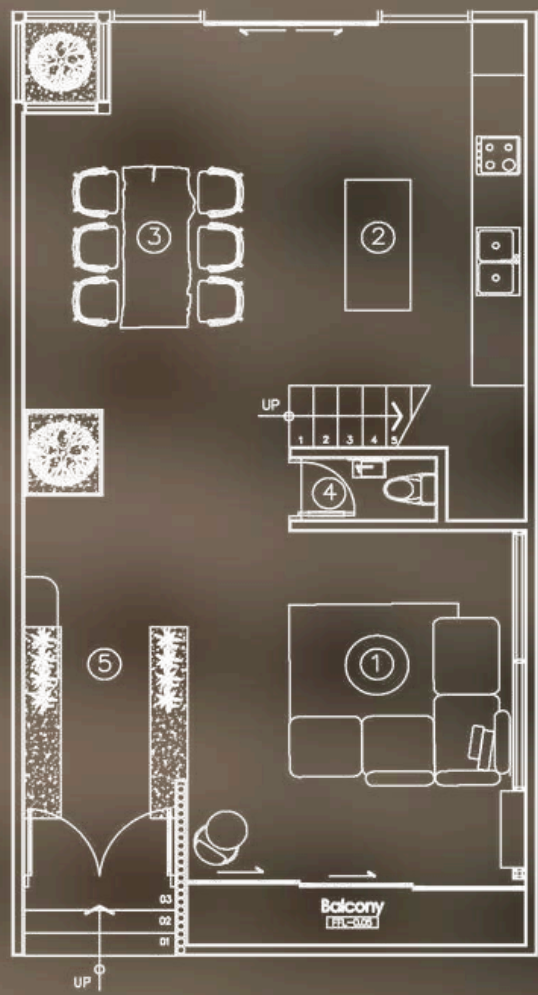


N	DESCRIPTION
11	CORRIDOR
12	BEDROOM
13	BATHROOM
14	BALCONY
15	TERRACE

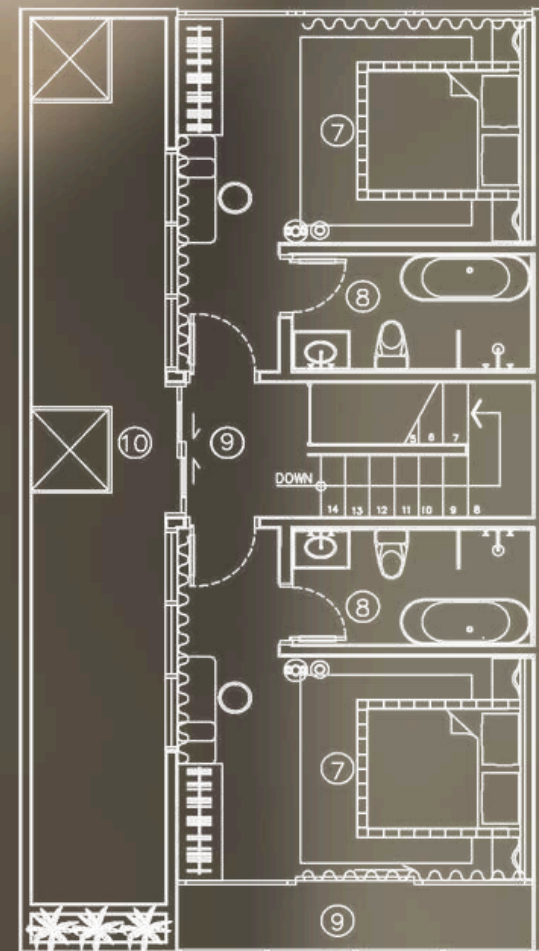


**SOLACE  
DEVELOPMENT  
GROUP**

# MAYA PROJECT



N	DESCRIPTION
1	LIVINGROOM
2	KITCHEN
3	DININGROOM
4	BATHROOM
5	CORRIDOR



N	DESCRIPTION
6	CORRIDOR
7	BEDROOM
8	BATHROOM
9	BALCONY
10	TERRACE



SOLACE  
DEVELOPMENT  
GROUP





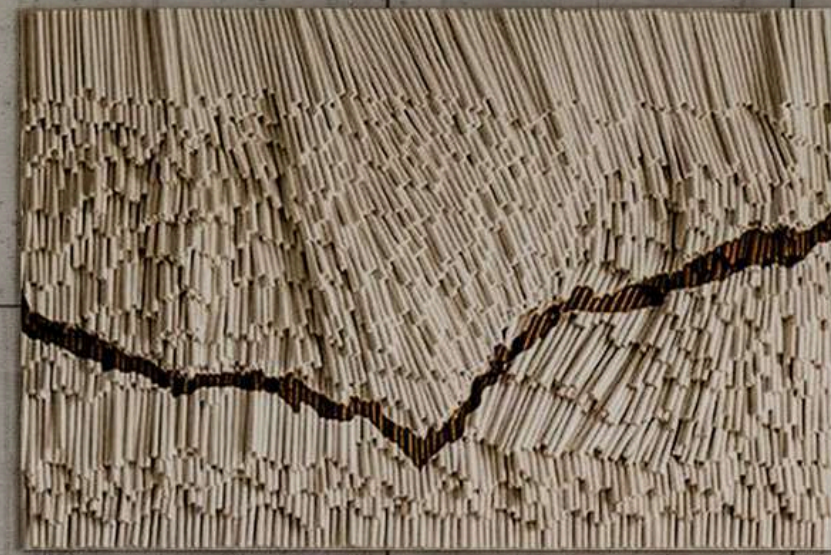










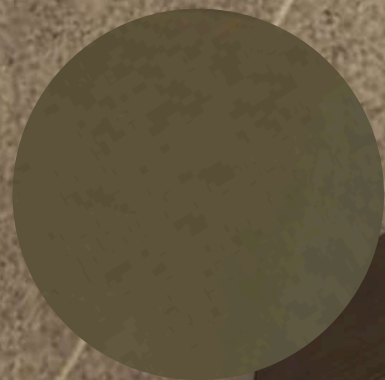
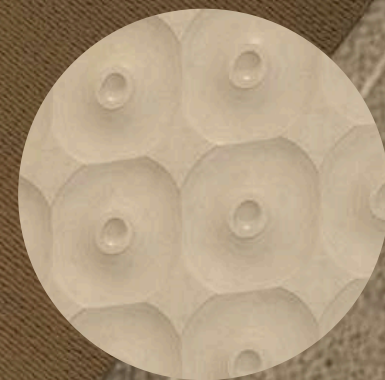






# VILLA BEDROOM



















# SWIMMING POOL

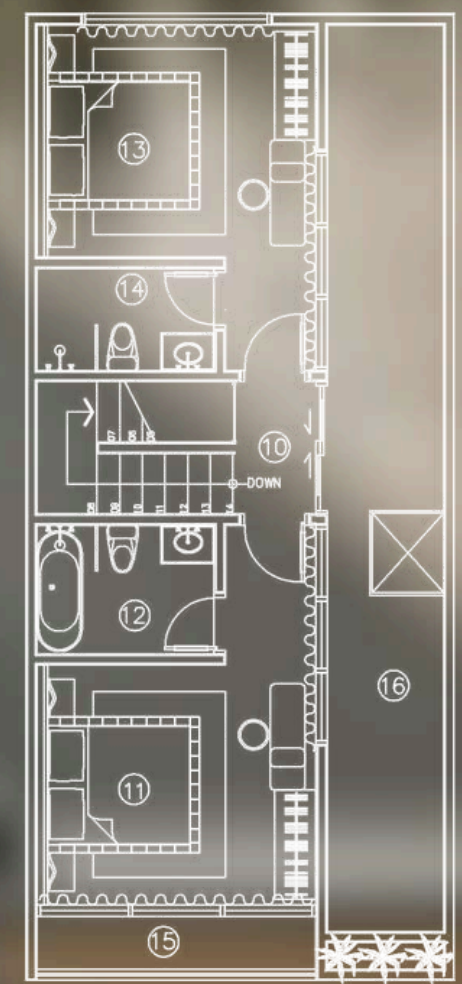
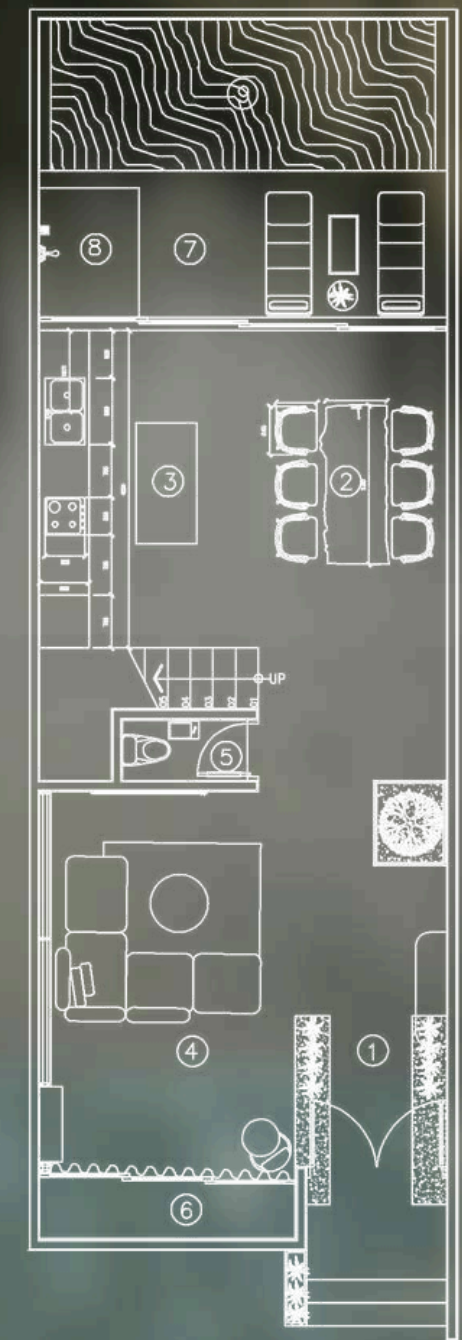


# MAYA PROJECT



**SOLACE  
DEVELOPMENT  
GROUP**

N	DESCRIPTION
1	CORIDOR
2	DININGROOM
3	KITCHEN
4	LIVINGROOM
5	BATHROOM
6	BALCONY
7	POOLDECK
8	SHOWER OUTDOOR
9	POOL



N	DESCRIPTION
10	CORIDOR
11	BEDROOM 1
12	BATHROOM 1
13	BEDROOM 2
14	BATHROOM 2
15	BALCONY
16	TERRACE



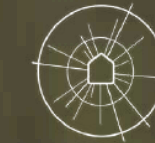








# APARTMENTS



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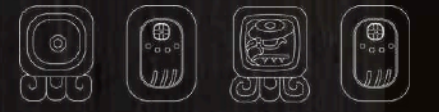
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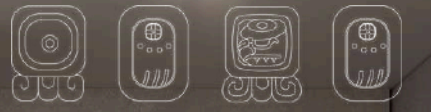












# MAIN PARTNERS



ALRAIMI BUSINESS GROUP



SCAN HERE OR CLICK THE QR TO VIEW OUR PARTNERS

**CONTACT US TO DISCUSS YOUR PREMIUM  
PROPERTY INVESTMENT IN BALI**

[WWW.SOLACEDG.COM](http://WWW.SOLACEDG.COM)



# **MAYA RESIDENCE**



**A profitable & unique investment opportunity**



**SCAN HERE TO VIEW  
OUR PROJECTS**