



# BUDDHA

— CLUB HOUSE —



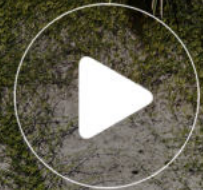
ASIA PACIFIC  
PROPERTY AWARDS

in association with

GROHE

AWARD  
WINNER

2025-2026





An aerial photograph of a tropical coastline. On the left, a sandy beach is bordered by dark, rocky areas and lush green trees. The water is a vibrant turquoise color, revealing the seabed. Three sailboats are visible: two are anchored in the lower center, and one is further up and to the right. A small, dark figure of a person is visible in the water near the upper right boat. A thin white vertical line with a dot at the bottom is positioned near the top center of the image.

# INSPIRATION







# PROCESS OF ART





# BUDDHA CLUB HOUSE

Premium-class residential complex with apartments for living and investment in Bali's top tourist destination – Canggu (Berawa district).

The project features 163 apartments with an accessible rooftop, an underground parking facility, a cinema hall, and a co-working space. Modern one-bedroom apartments with a private pool or jacuzzi, just 700 meters from the central beach.



**from \$99 750**  
Starting price  
*\*including taxes*



**30%**  
Initial payment



**INSTALLMENT PLAN 0%**  
during the construction  
period



**Q4 2026**  
Completion date



**6 YEARS**  
Payback  
period



**ROI 16%**  
Average annual



**CAPITALIZATION  
GROWTH 30-50%**  
within 2 years



**FLEXIBLE PAYMENT  
SCHEDULE**  
based on construction  
stages

**LEASE FOR 30 YEARS**  
+30-year extension

**LAND LOCATED  
IN TOURIST ZONE C-1**







EXTERIOR





















**BUDDHA**  
— CLUB HOUSE —

V  
A  
L  
E  
T



















# ROOFTOP OASIS

**Enjoy the beauty of stunning sunsets from above and immerse yourself in a world of peace and harmony.**

With an infinity pool, the rooftop terrace transforms into a true resort: a perfect place to relax, refresh, and indulge in exquisite cuisine at the on-site restaurant while admiring stunning panoramic views. A wonderful addition is the open-air cinema, a lounge area, and a unique meditation pyramid—a space designed for energy restoration and inner balance.



Swimming Pool  
25m x 5m



SKY Bar



Lounge  
area



Meditation  
Pyramid



Restaurant



Cinema





Infiniti Pool



Meditation Pyramid



Bar



Cinema



Restaurant











**BUDDHA**  
— CLUB HOUSE —











NETFLIX







































# LOBBY















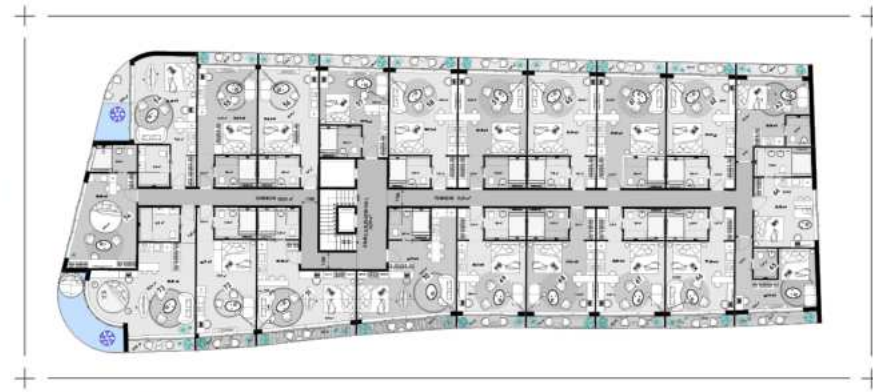




# FLOOR PLANS

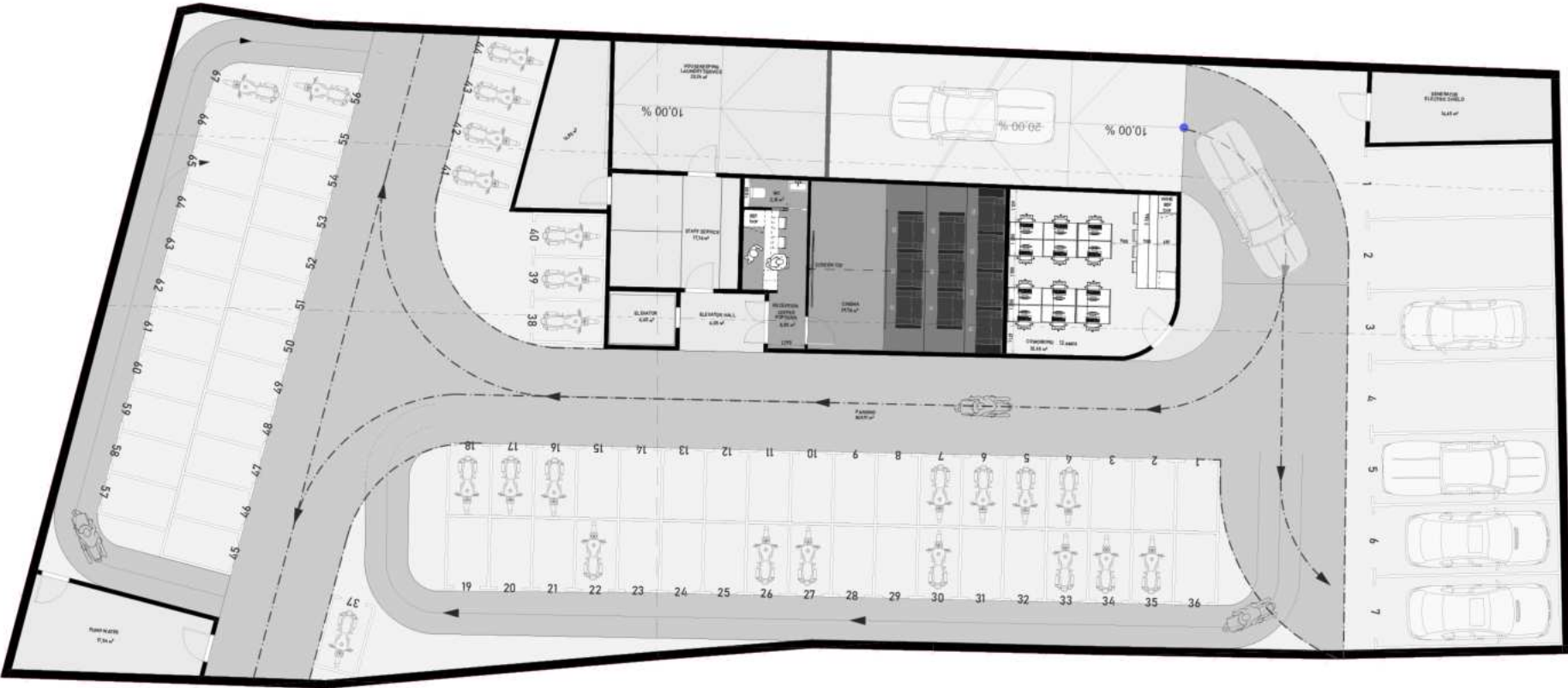


## View from the windows





# Underground Parking





# Ground Floor









# 3 Floor



SECTION "A" SECTION "B"

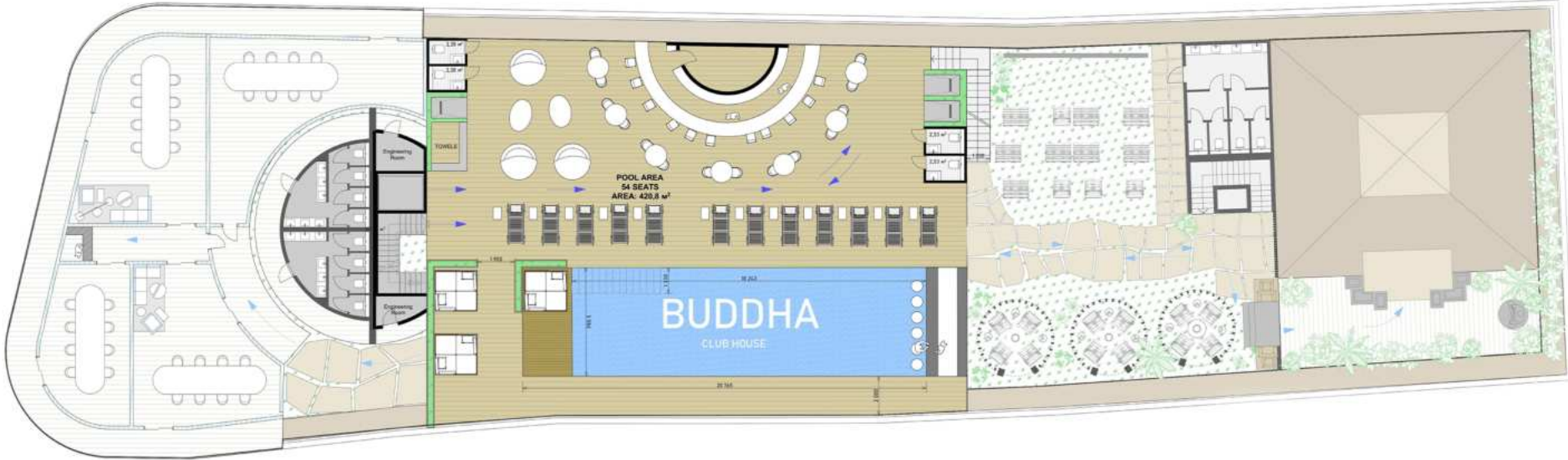








# Roof Top





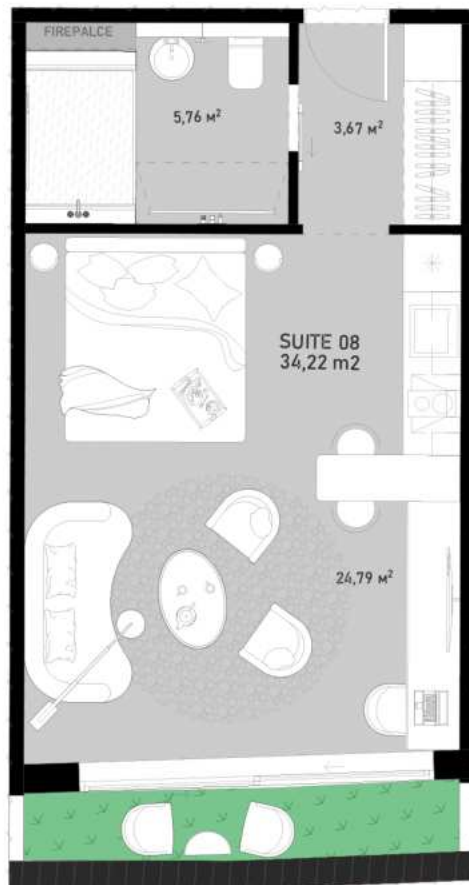
A dimly lit, modern apartment interior at night. The room features a large window with sheer curtains, offering a view of the city skyline. The living area includes a light-colored sofa, a round coffee table, and a floor lamp. The dining area has a dark table and bar stools. The word "APARTMENTS" is overlaid in large, white, sans-serif capital letters across the center of the image.

# APARTMENTS



# APARTMENTS

## SUITE



**33 M<sup>2</sup>**  
TOTAL AREA



**\$117 600**  
STARTING PRICE  
*\*including taxes*



**30%**  
FOR BOOKING



**6 ЛЕТ**  
PAYBACK PERIOD

**16%**  
YIELD

**23 %**  
YIELD  
*with capitalization*



1 ST FLOOR  
(GROUND)



2 FLOOR



3-4 FLOOR

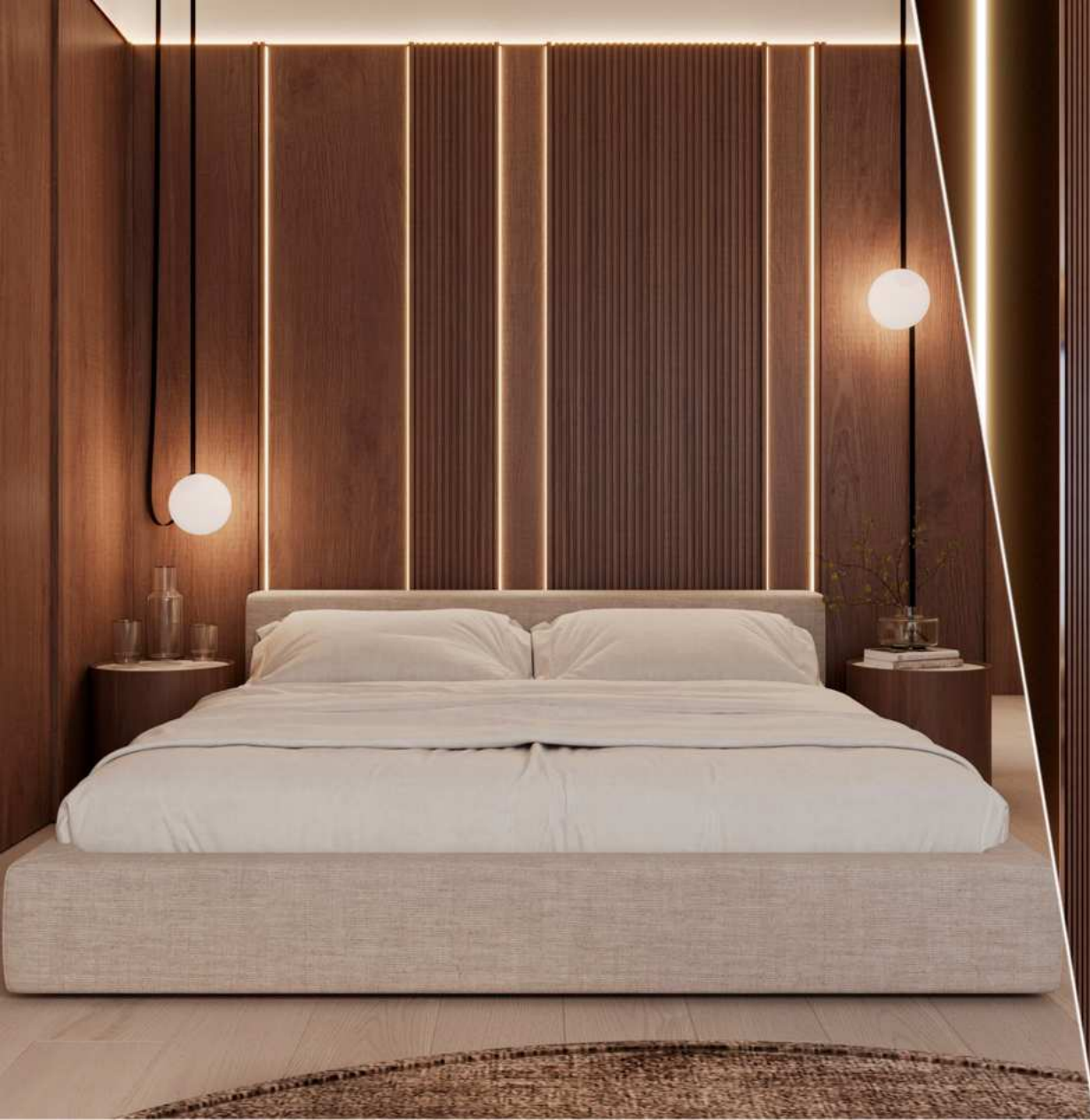
















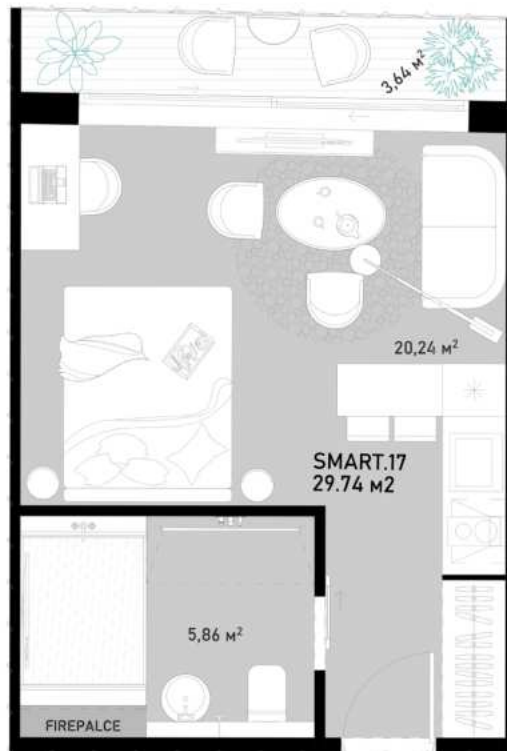






# APARTMENTS

## SMART



**25 M<sup>2</sup>**

TOTAL AREA



**\$107 100**

STARTING PRICE

*\*including taxes*



**30%**

FOR BOOKING



**6 ЛЕТ**

PAYBACK PERIOD

**16%**

YIELD

**23 %**

YIELD

*with capitalization*



**1 ST FLOOR**  
(GROUND)



**2 FLOOR**



**3-4 FLOOR**



















# APARTMENTS

## SUITE



**30 M<sup>2</sup>**  
TOTAL AREA



**\$120 750**  
STARTING PRICE  
*\*including taxes*



**30%**  
FOR BOOKING



**6 ЛЕТ**  
PAYBACK PERIOD

**16%**  
YIELD

**23 %**  
YIELD  
*with capitalization*



3-4 FLOOR

























# MANAGEMENT COMPANY

Ribas Hotels Group





### App for Investors

The modern mobile app **Ribas Hotels Group** is designed for easy management of investment properties and real-time income tracking.



### Over 10 years of experience

Ribas Hotels Group has over a decade of experience in hotel management, real estate design, and development.



### Guaranteed income

We provide investors with confidence in stable profits. Under the agreement, Ribas Hotels Group guarantees a minimum annual return **of 7%** for the first three years.



### Managing 55 properties

Ribas Hotels Group successfully manages, designs, and develops **55 real estate properties**, including hotels, apartments, and resort complexes.



# RIBAS HOTELS

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**Group**



## 10 years of experience

**\$500 million** in investments  
attracted for new projects.

**55 projects** in management, design, and construction, including:  
8 hotels in Bali, 1 in Poland, 1 in Turkey, 1 in Moldova

**1,000+** investors

**277.000** guests

Created **10 hotels** from concept to implementation.





×



## TOGETHER TO NEW HEIGHTS!

READY TO FIGHT and AVALON:  
A partnership that **changes the game!**

We are excited to announce the collaboration between Ready to Fight and Avalon! Together, we embark on creating extraordinary projects that will symbolize **strength, spirit, and unity.**





# RETURN ON INVESTMENT SIMULATION

[VIEW THE YIELD CALCULATOR](#)



	Pessimistic	Realistic	Optimistic
Average Occupancy	75 %	75 %	75 %
Average Daily Rate	\$ 83	\$ 118	\$ 124
Average Annual Revenue	\$ 26 289	\$ 34 910	\$ 36 623
Average Annual Expenses	\$ 14 066	\$ 15 064	\$ 15 561
Investor Payouts	\$ 12 223	\$ 19 846	\$ 21 062
<b>Average ROI</b>	<b>9,8 %</b>	<b>15,9 %</b>	<b>16,9 %</b>
<b>Payback Period</b>	<b>10,2 years</b>	<b>6,3 years</b>	<b>5,9 years</b>





# WHAT IS INCLUDED IN THE PRICE?



Full legal support



Design and development of design projects



Construction and technical supervision of the property



Interior finishing and furnishing



Development of a business plan for property management after handover



Consultation on opening a company, business bank accounts, and work visas



# Buying PROPERTY

Scheme to profit

In order to purchase real estate, you do not need to come in person – 99% of all transactions now take place remotely.

Registration of real estate takes place according to international standards with the receipt of all original documents on hand.

01

Selecting and  
booking of  
apartments

02

Signing the  
contract

03

Payment of the  
down payment

04

Interest-free  
payments  
until construction  
completion

05

Completion  
of construction  
and finishing works

06

Building  
commissioning  
– Q4 2026

07

Signing the  
notarial  
agreement

09

Signing  
of the agreement  
between the investor  
and the hotel operator

08

Ceremonial  
handing  
over of keys

10

Monthly profit  
payout to investors

As the complex develops, the real estate value increases

**You have the opportunity to resell the property more expensive at any stage.**

## PAYMENT METHODS:

Pay in Cash



Bank Transfer



Pay with Crypto





# Permissive documentation

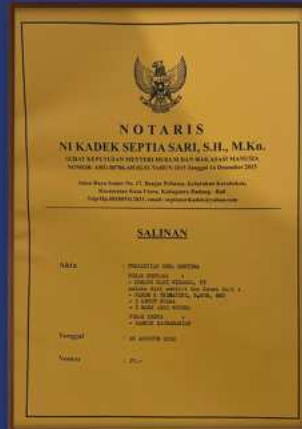
Company's  
Articles of Association



Business license  
number (NIB)



Hak Sewa  
(Leasehold)  
- Long-term lease form



Company registration  
certificate  
in Indonesian -  
Surat Pengesahan



## CHECKLIST FOR A SAFE TRANSACTION:

List of necessary project documents for  
agents and investors

- ✓ Land lease agreementa
- ✓ Land certificate
- ✓ KTP (Kartu Tanda Penduduk) of the landowner
- ✓ Family card of the landowner
- ✓ DD (Due Diligence) report on the land
- ✓ Zoning document
- ✓ Developer's Articles of Association (Akta Pendirian)
- ✓ Developer's registration certificate (Pengesahan)
- ✓ NWWP (Tax Number) and NIB (Business License Number) of the developer
- ✓ Passport and KITAS (Kartu Izin Tinggal Terbatas) of the company director
- ✓ Building permit - PBG (Persetujuan Bangunan Gedung)
- ✓ Contractor's license for construction work



An aerial photograph of a tropical coastline. On the left, a dense line of palm trees borders a calm, greyish-brown body of water. To the right, the water transitions into a vibrant turquoise sea with visible ripples. A thin white line with a dot at its base extends from the top center of the frame down towards the word 'LOCATION'.

LOCATION





# PARADISE ISLAND OF THE WORLD

Bali is a truly magical destination that offers visitors a once-in-a-lifetime experience. With its stunning beaches, rich cultural heritage, and a plethora of adventure activities, Bali truly is the Paradise Island of the World.





- Singaraja
- Negara
- Penatahan
- Amlapura
- Bangli
- Tabanan
- Ubud
- Denpasar
- Nusa Dua

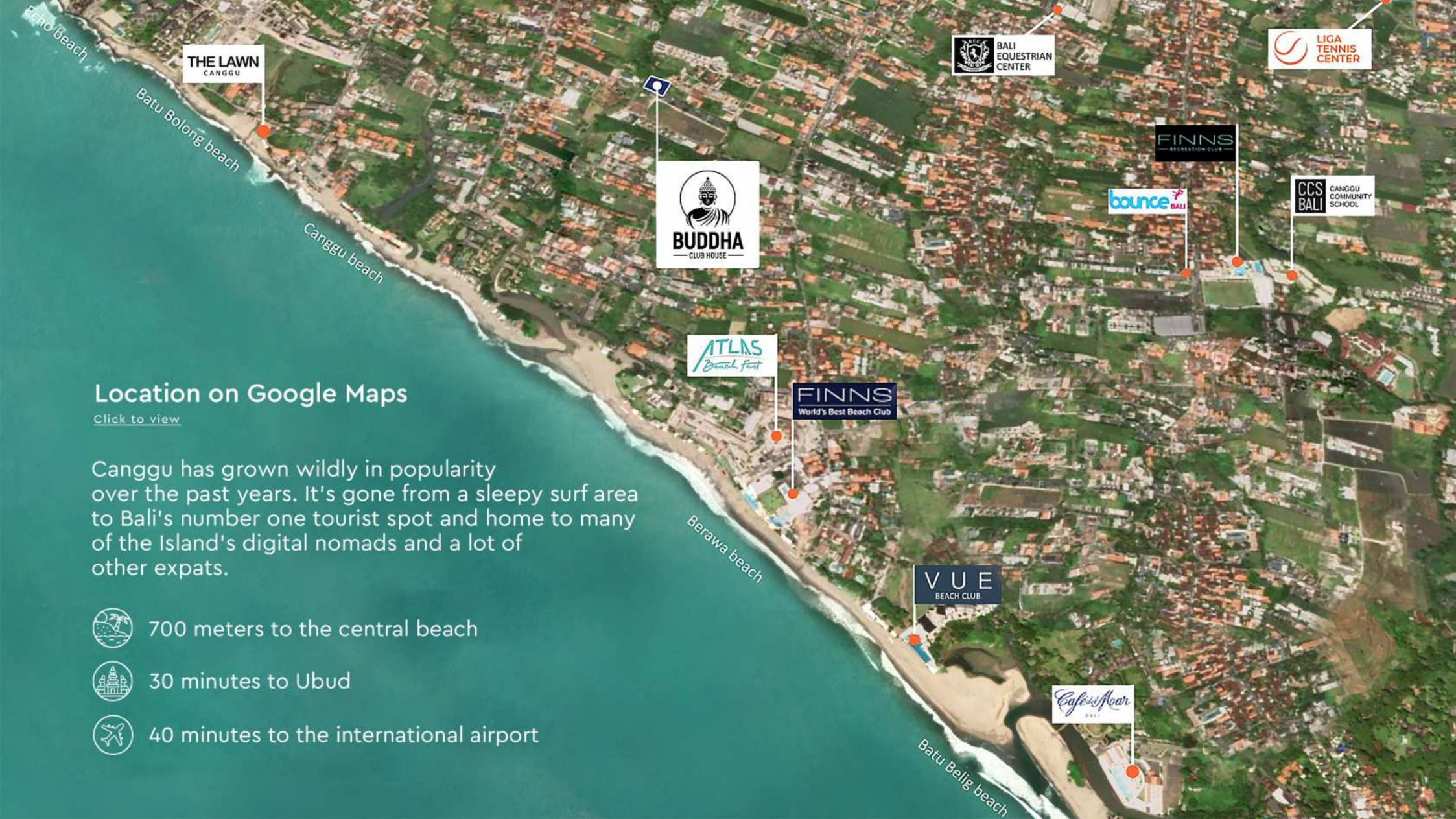
**BUDDHA**  
**Canggu, Berawa**

Ngurah Rai  
Международный  
аэропорт



One of the best areas  
for living and investing on the island





## Location on Google Maps

[Click to view](#)

Canggu has grown wildly in popularity over the past years. It's gone from a sleepy surf area to Bali's number one tourist spot and home to many of the Island's digital nomads and a lot of other expats.



700 meters to the central beach



30 minutes to Ubud



40 minutes to the international airport



A photograph of four men sitting around a table in a casual setting, possibly a cafe or office breakroom. They are all smiling and laughing. In the background, there are two cakes on stands. The image is dimly lit with a dark overlay.

# ABOUT THE COMPANY





## OUR STRENGTH LIES IN UNITY AND THE ASPIRATION FOR EXCELLENCE

At Avalon, we believe that success is born from the synergy of the team and a shared commitment to high standards. Our projects are a blend of **quality, aesthetics, and functionality**, which not only meet expectations but far exceed them.



## TEAM MEMBERS



MIGRAN  
KAGRAMANIAN

CEO, Founder



RAZMIK  
KAGRAMANIAN

Founder



ARAIK  
KAGRAMANIAN

Founder



DMITRY  
HRYTSAI

Founder



DMITRIY  
TOPILIN

Architect



ELENA  
BARTUL

Sales Department  
Director



ARI  
PURNAWAN

Project  
Manager



LESYA  
SKUYBIDA

Head of the  
Financial  
Department



RUSLANA  
ZALUZHNYAYA

Corporate  
Lawyer



STANISLAV  
SHIPKO

Technical  
Supervision  
Engineer





# CONSTRUCTED OBJECTS





KYIV

UKRAINE





16 Лубенська Street, Kyiv, Pechersk.

A premium-class club house project with a rooftop pool.  
Area: 4500 m<sup>2</sup>.

Currently under construction.



# Lyubinskaya House

Ukraine, Kyiv







68 Zverinetska Street, Kyiv, Pechersk

5 Townhouses

Total area: 1125 m<sup>2</sup>

Construction years: 2017-2019



Twin Build

Ukraine, Kyiv





Romankiv Village,  
Kyiv Region

25 villas ranging from 370 to 850 m<sup>2</sup>.



Ariel Village

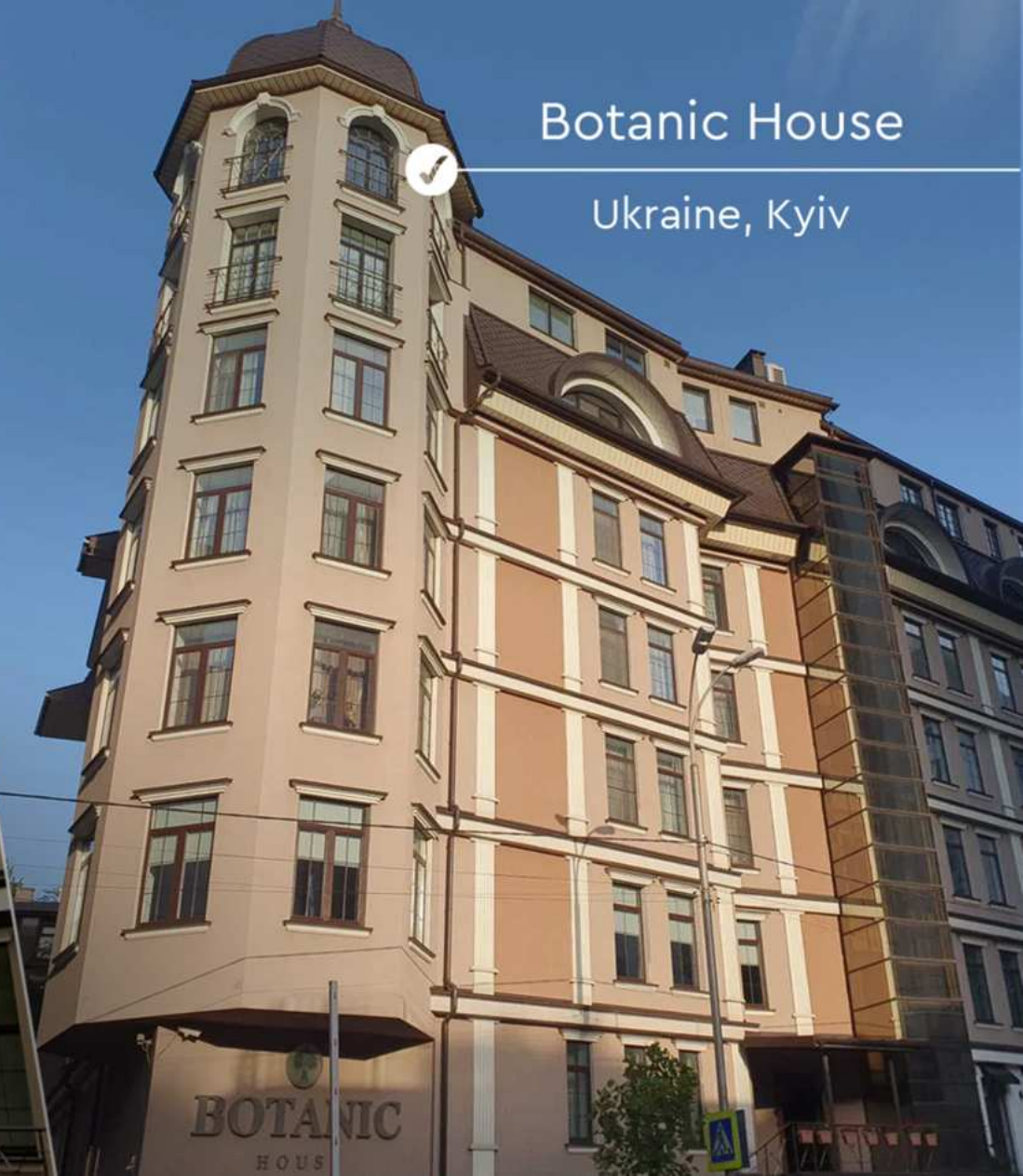
Ukraine, Kyiv





21 Bolsunovska Street, Kyiv, Pechersk

7,500 m<sup>2</sup>  
Construction years: 2012–2014



Botanic House

Ukraine, Kyiv

BOTANIC  
HOUSE





A detailed architectural rendering of a modern, multi-story building at night. The building features a curved facade with prominent, wavy balconies that are illuminated with a vibrant blue light. The balconies have glass railings, and some interior lights are visible through the glass. The building is surrounded by lush tropical vegetation, including palm trees and dense foliage. In the foreground, there is a paved area with a few people walking and a white sports car parked. The sky is dark with some clouds, and the overall atmosphere is modern and sophisticated.

# BALI

CANGGU





OM Apartments

Bali, Canggu



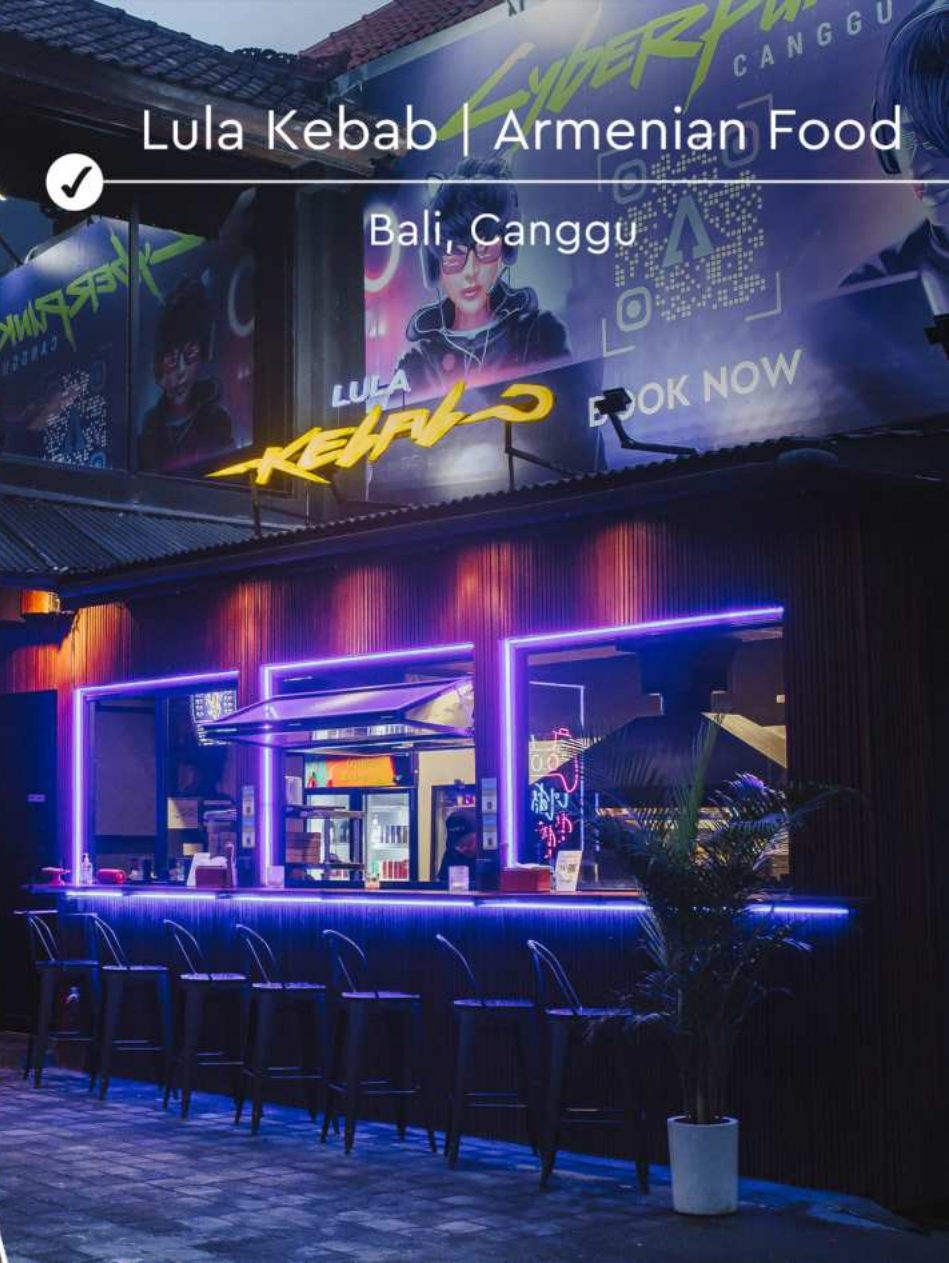


## Cyberpunk | PC Gaming Club



Bali, Canggu

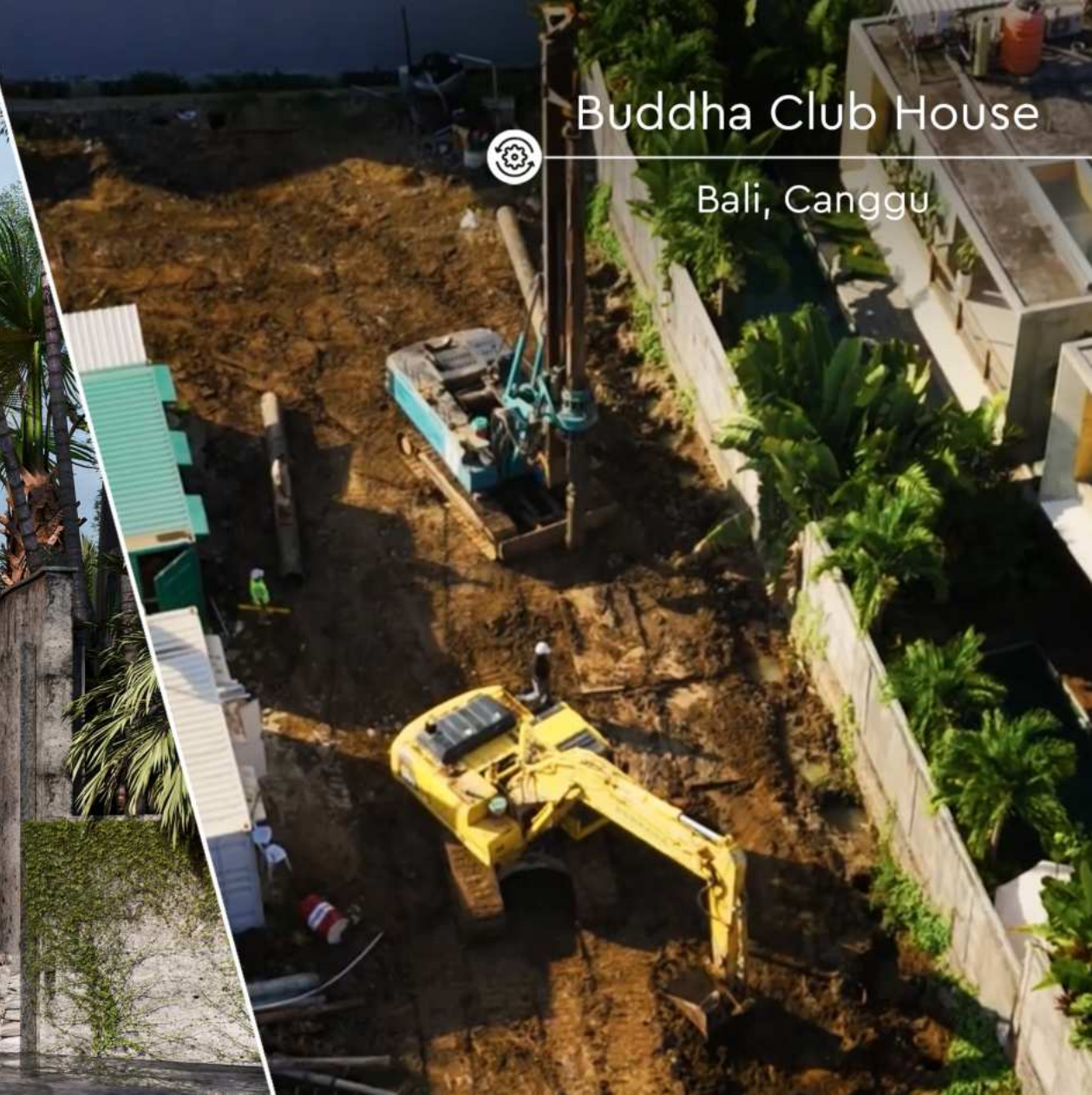




Lula Kebab | Armenian Food

Bali, Canggu





# Buddha Club House

Bali, Canggu







INVESTMENT



# WHY BALI?



Top BBC travel in the nomination  
Best island in the world



Forbes, one of the world's most influential  
analysts, lists Bali as one of the world's top 5  
investment destinations



Another influential source U. S. News ranks Bali  
the fourth in the world in terms of investment  
attractiveness



Even during the period of restrictions  
and the pandemic, Bali remains the most  
desirable place to visit for tourists  
from all over the world according  
to Booking survey



For two years now, Bali has been ranked  
as the top tourist  
destination by Tripadvisor



Well, the industry of weddings and  
celebrations does not pass by, Daily Mail and  
newlyweds give Bali the first place to relax  
during their honeymoon



Instagram, perhaps the most influential and  
most global network, does not leave Bali aside,  
including it in the top five most photogenic  
and frequently mentioned places in the world



Travel +leisure in its rating gives  
the first place among  
Asian countries to this  
magnificent island



# WHY YOU SHOULD CONSIDER INDONESIA

Indonesia is a promising developing country



Growing GDP, 7th in the world in terms of PPP



Indonesia is a promising developing country with one of the world's lowest inflation rates



By 2030, the leader in the ranking of emerging economies



4th place in terms of population in the world – 273 million people





# AVALON

## Real Estate Investment in Bali

**Bali has long been more than just a resort destination — it has become an attractive hub for real estate investment!**

One of the leading players in this market is Avalon Bali Group. The company is actively transforming the real estate sector by developing premium-class investment projects that appeal to both Ukrainian and international investors.

With extensive experience and a strategic approach, Avalon Development implements modern construction standards in high-demand areas such as Canggu.

The average rental yield in Bali reaches 16% per year, making it a profitable opportunity for investors worldwide. The company ensures comfortable living conditions for tenants and stable returns for investors.





A woman with dark hair is shown in profile, looking upwards and smiling slightly. She is holding a palm frond, which is positioned diagonally across the frame. The background is a soft-focus outdoor scene with palm trees. The word "LIFESTYLE" is overlaid in the center in a bold, sans-serif font. The letters have a white-to-orange gradient. A thin white vertical line with a dot at the bottom is positioned to the left of the text.

LIFESTYLE



The atmosphere









# ANY QUESTIONS LEFT?

Contact us



avalonbali.com



buddhaclubhouse



AVALON | Head Office Location

