



**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



# Project No. 1 in Asia



The winning project of one of the most prestigious awards in real estate — The Property Awards

## Nominations:

- Best Apartment / Condominium Development Asia Pacific
- Best Residential Development 20+ Units Indonesia

The winners in various categories were chosen by an independent panel of 80 experts in real estate. This winter, our complexes will represent the region at the Asia Pacific Property Awards among 25 countries in two categories

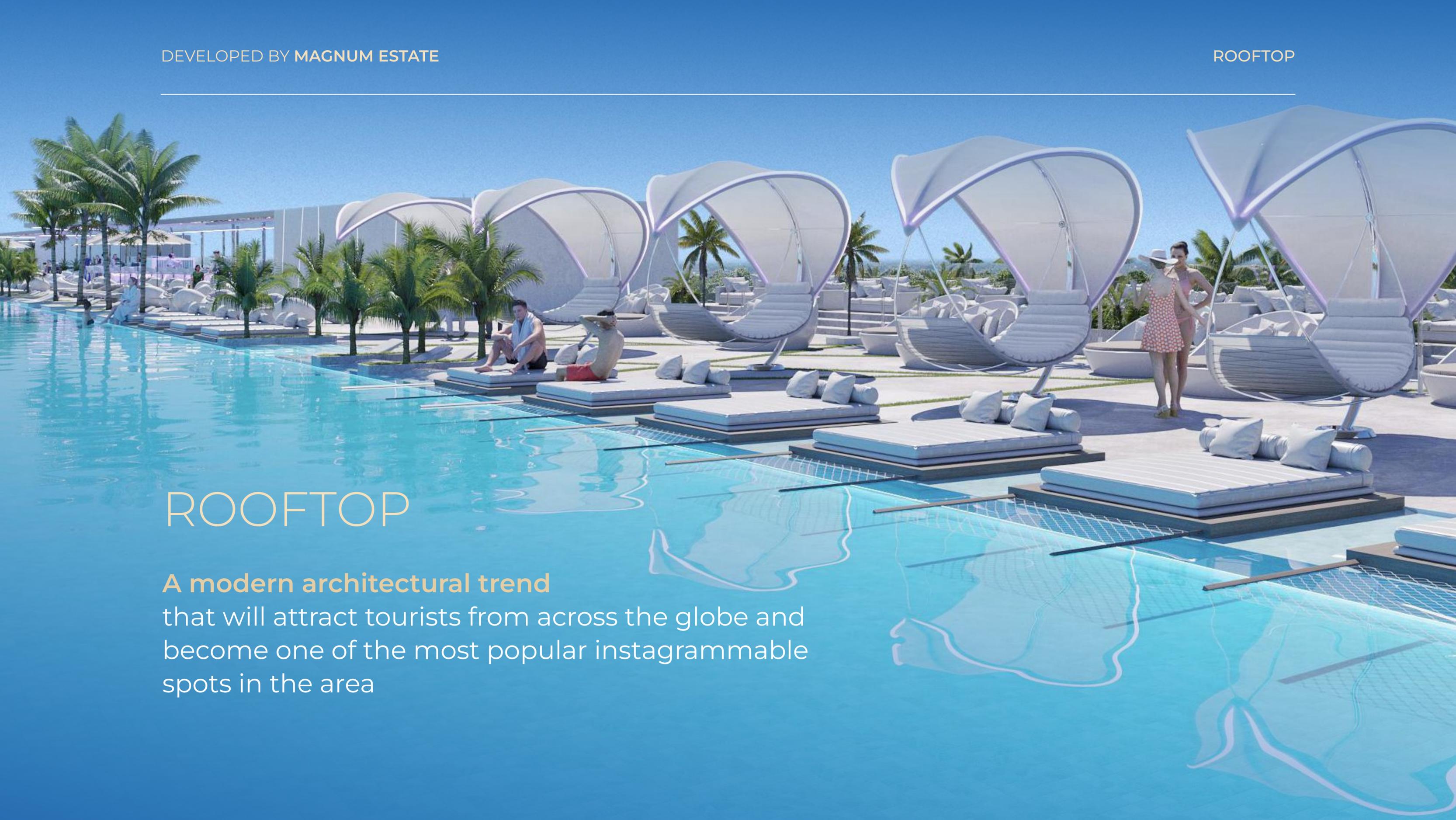


WORLD'S LONGEST  
SWIMMING  
190m POOL  
ROOFTOP

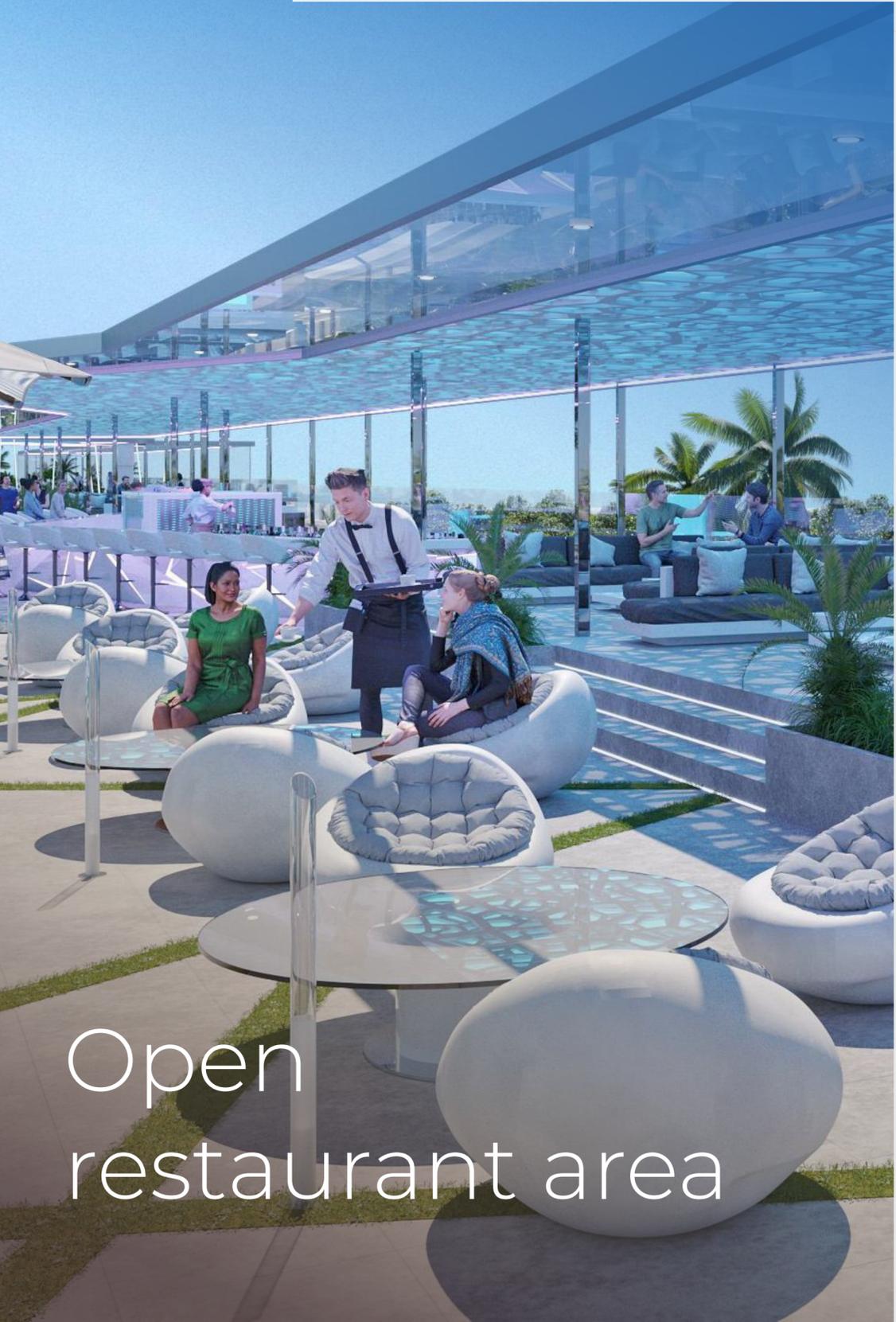
# ROOFTOP

**A modern architectural trend**

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



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Open  
restaurant area

ROOFTOP

30-METER

Lounge bar



Chill zone



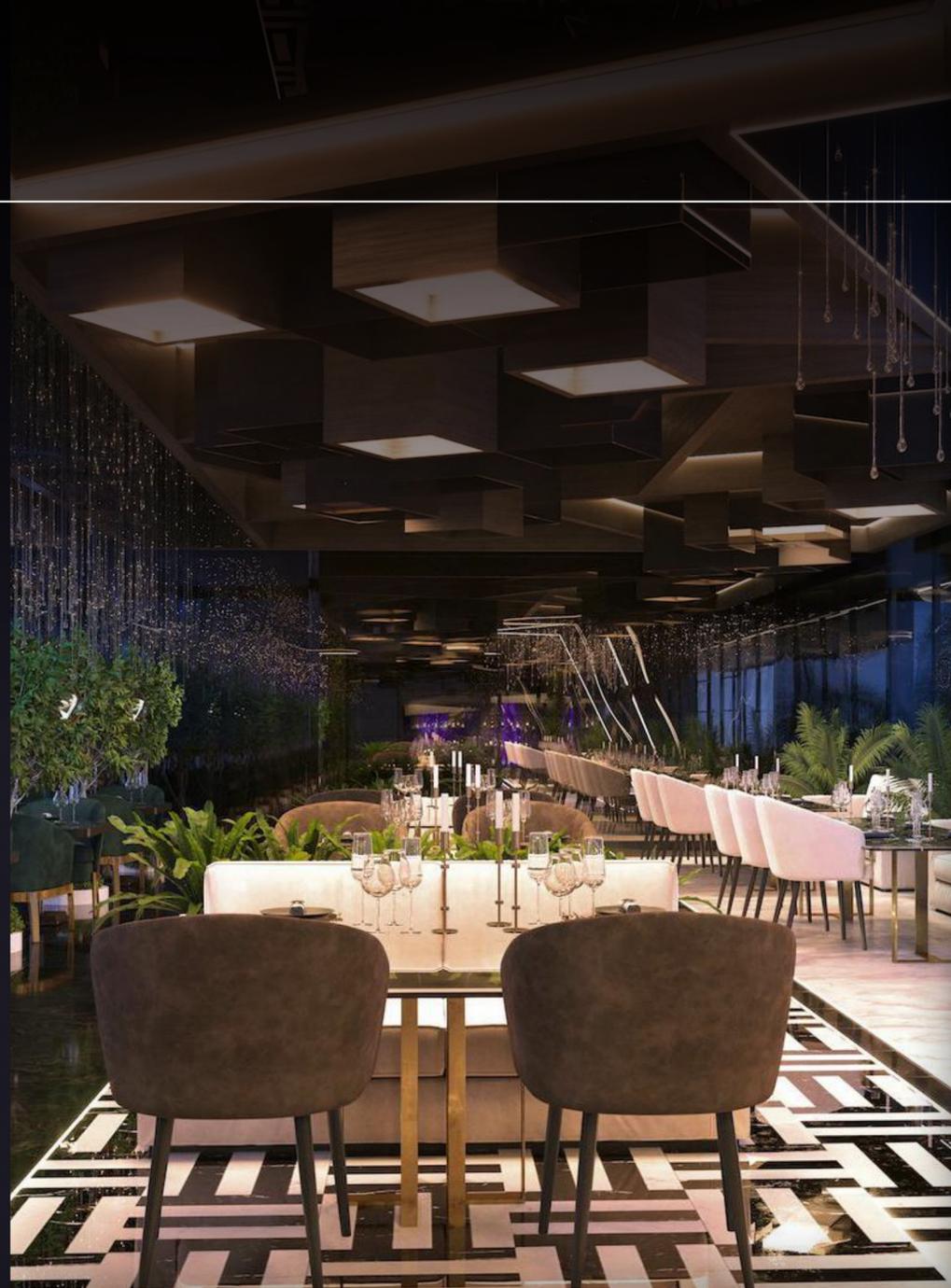
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# Complex infrastructure



## 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

INFRASTRUCTURE

DEVELOPED BY **MAGNUM ESTATE**

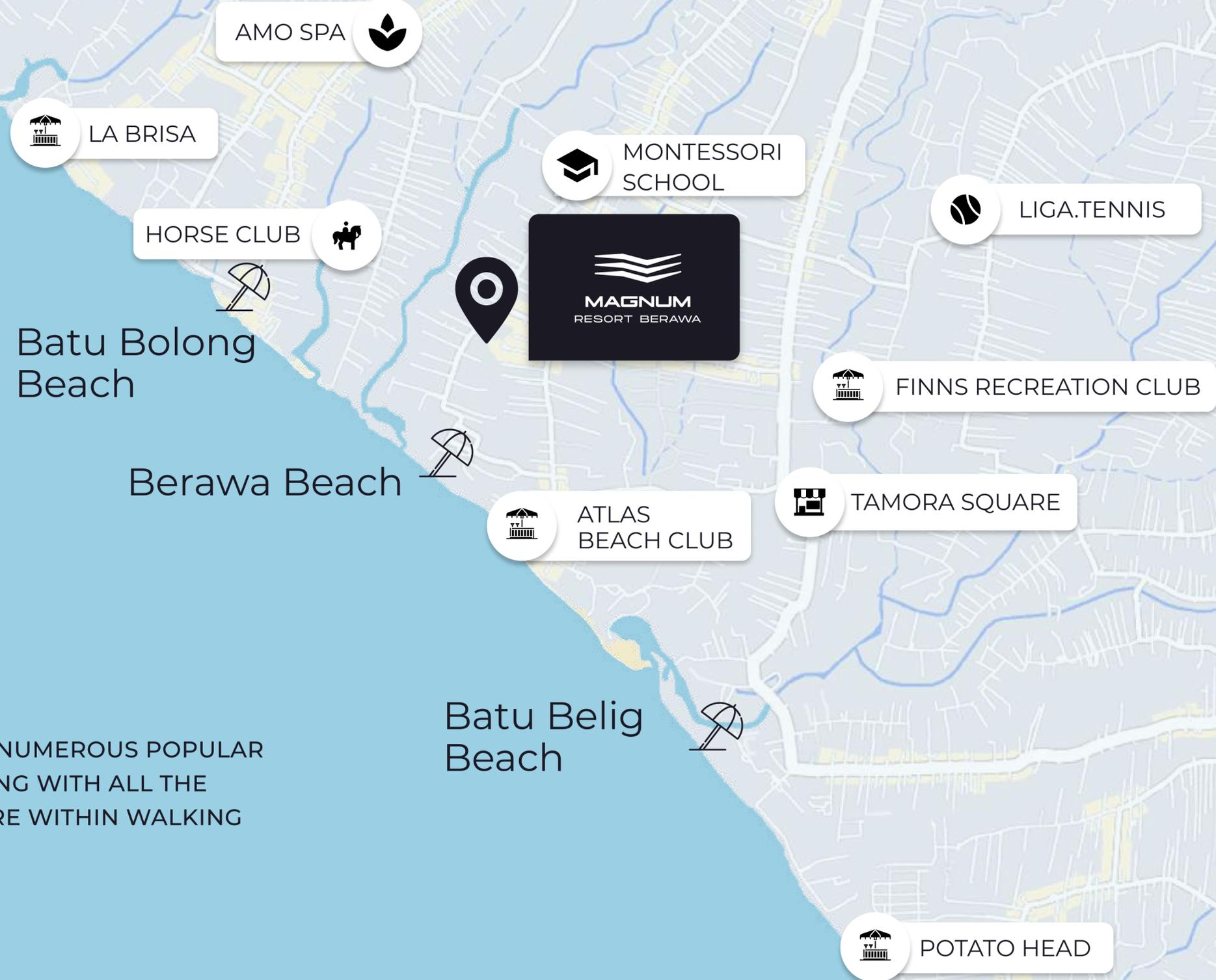
LOCATION

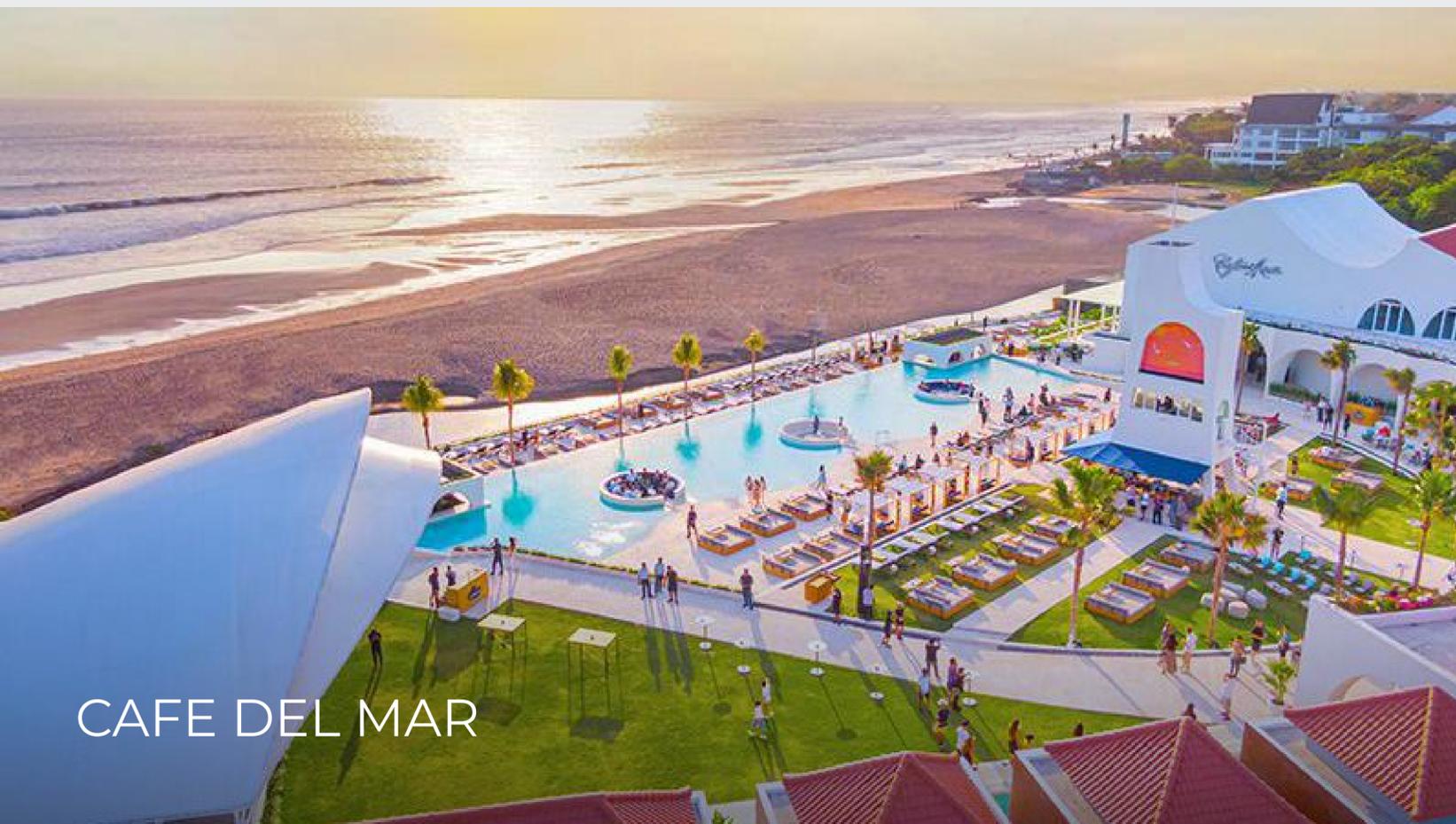
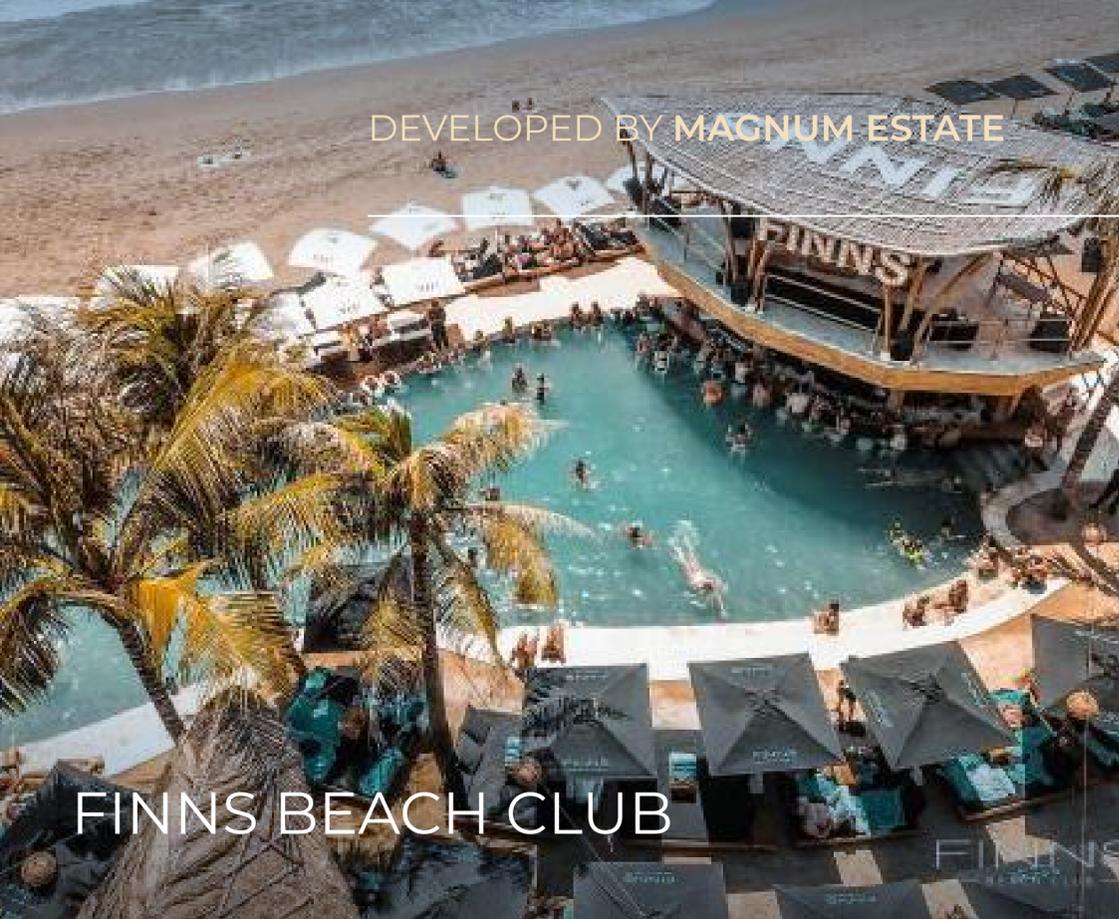
# The most sought-after location in Bali

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





# 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

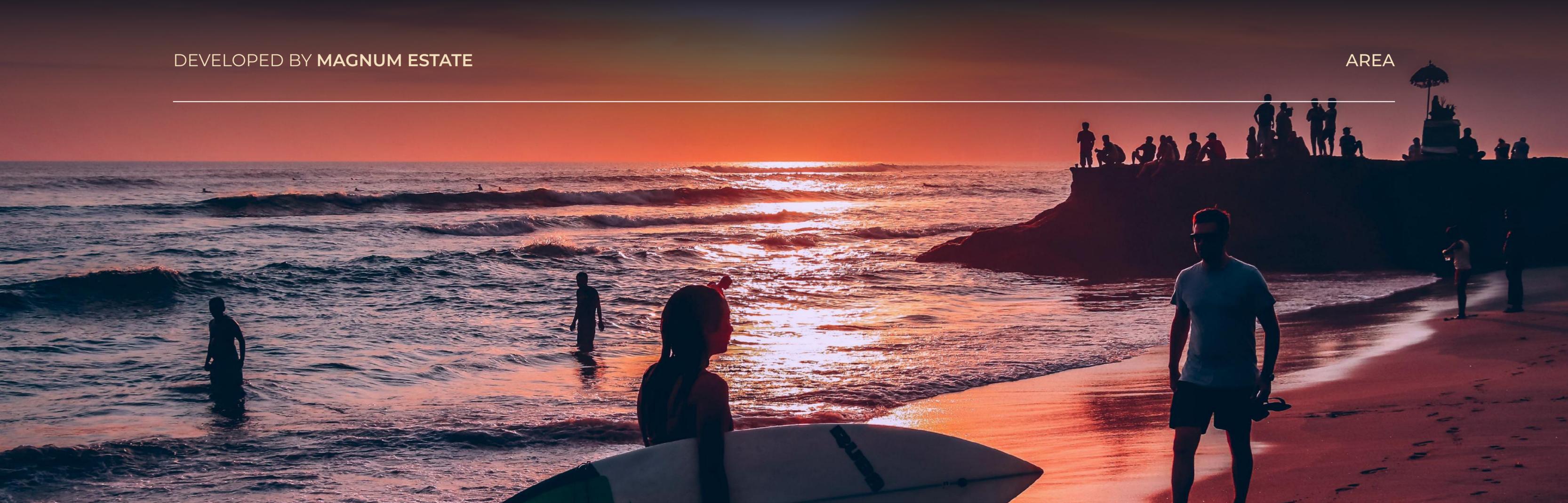
500m

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»



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COMPLEX

# Magnum Resort Berawa

156

UNITS

9 000m<sup>2</sup>

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

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ONE-BEDROOM APARTMENTS



# One-bedroom apartments

81m<sup>2</sup>  
\*semi-gross

TOTAL  
APARTMENT AREA



Ocean view from the third and fourth floors

KITCHEN

LIVING ROOM

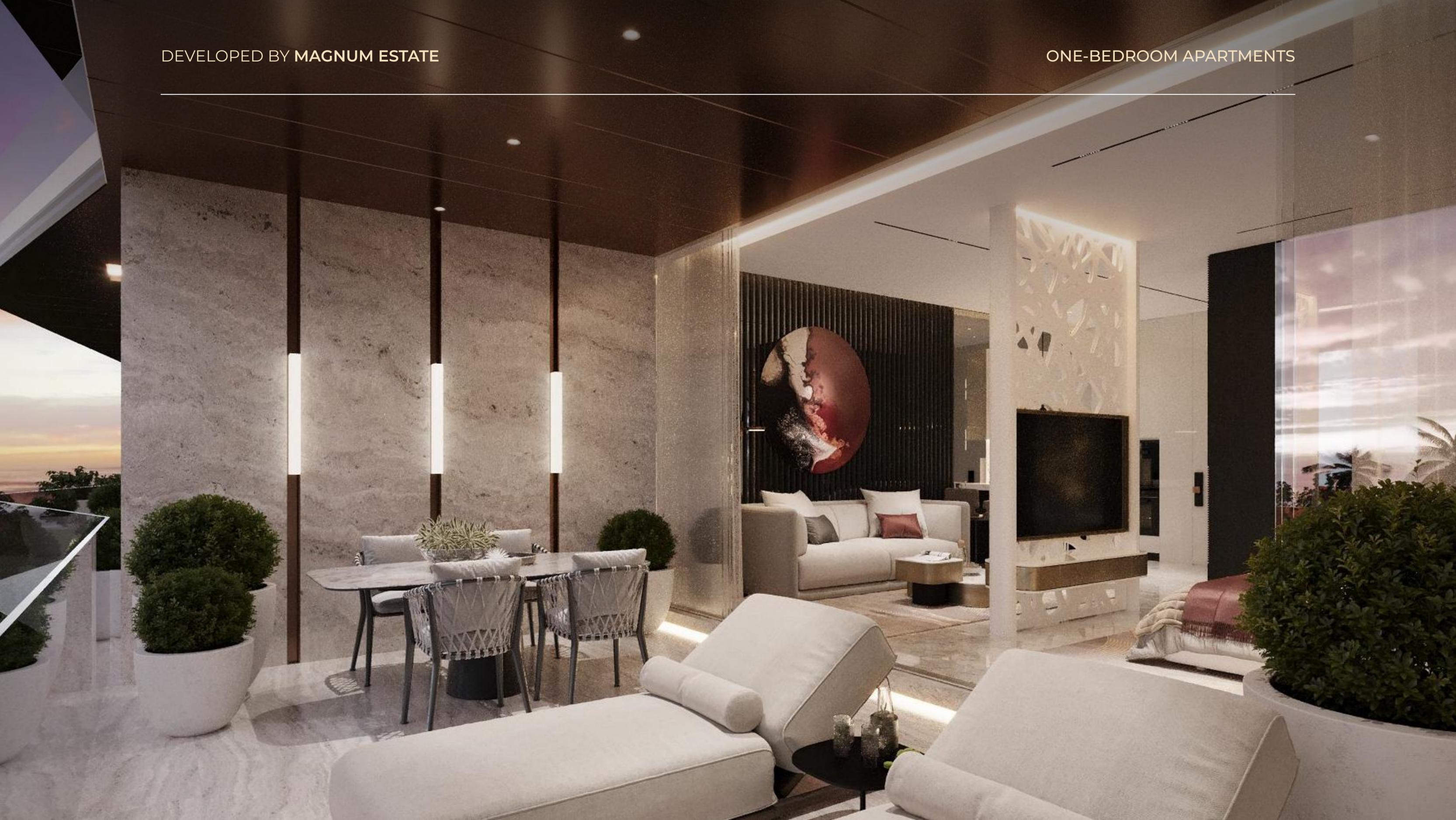
BEDROOM

BATHROOM

BALCONY

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ONE-BEDROOM APARTMENTS

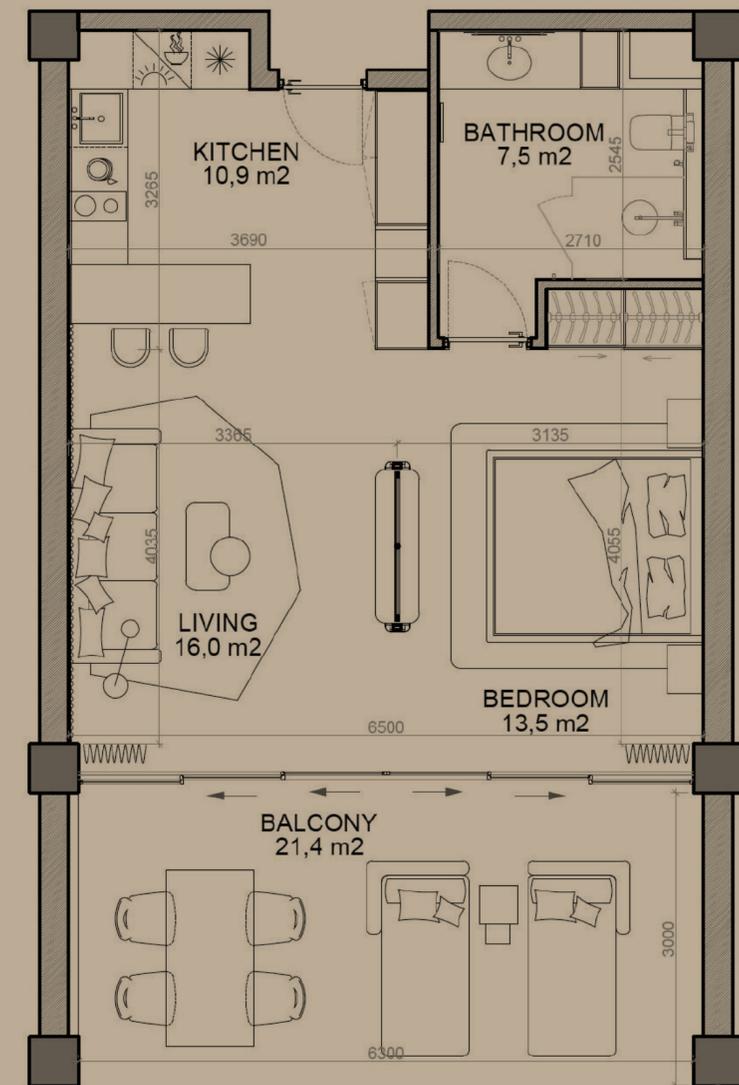


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ONE-BEDROOM APARTMENTS



# Layout



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TWO-BEDROOM APARTMENTS

# Two-bedroom apartments

162m<sup>2</sup>  
\*semi-gross



KITCHEN



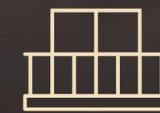
LIVING ROOM



BEDROOM (2)



BATHROOM (2)



BALCONY



PRIVATE JACUZZI  
ON BALCONY

TOTAL  
APARTMENT AREA

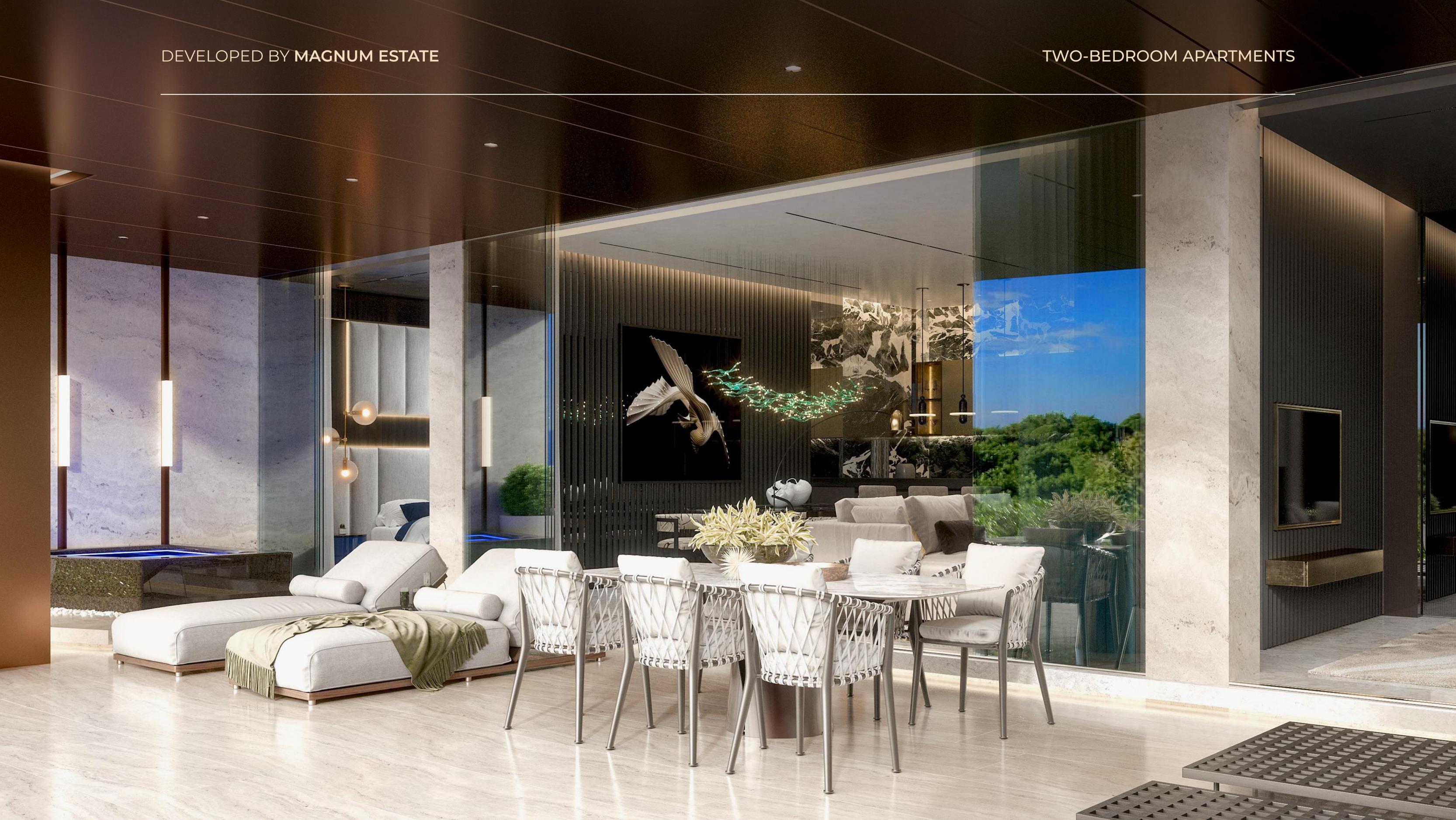
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TWO-BEDROOM APARTMENTS

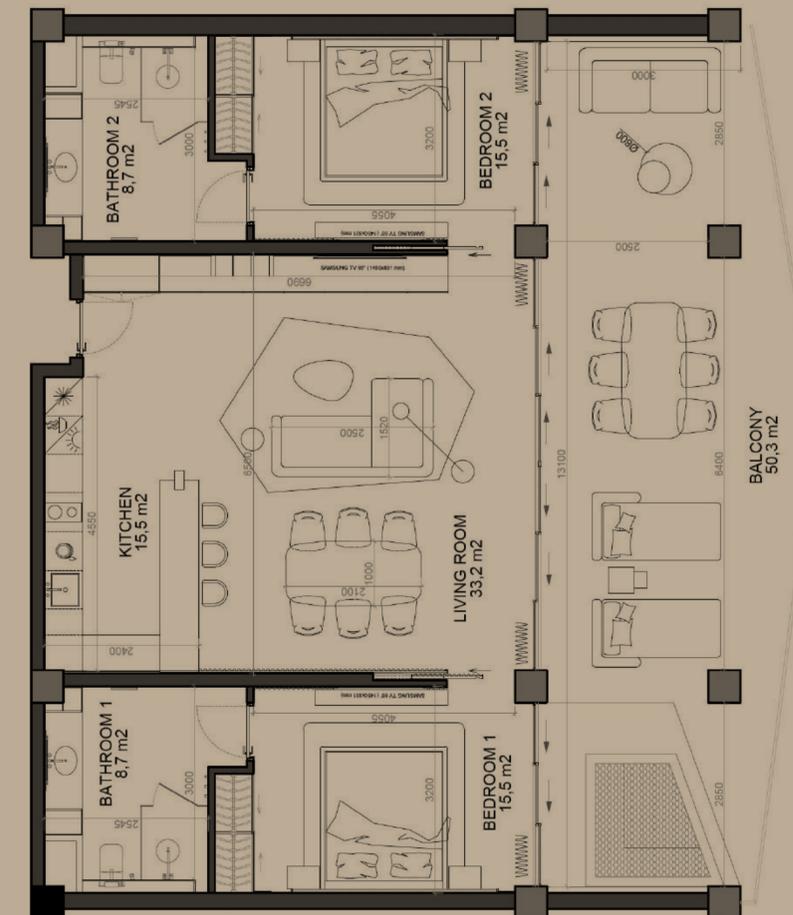


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TWO-BEDROOM APARTMENTS



# 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

6500m<sup>2</sup>

## OF INFRASTRUCTURE

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

## 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

## 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

# MAGNUM ESTATE

A leading Indonesian real estate developer

300+

EMPLOYEES

170 000m<sup>2</sup>

CURRENT  
CONSTRUCTION VOLUME

27 000m<sup>2</sup>

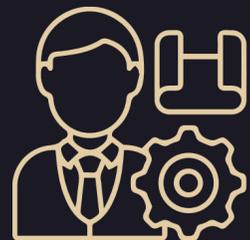
COMMERCIAL AREAS



# Management company

All of our projects have 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

# Watch online project presentation:

Click on the image to view the video on YouTube



# MAGNUM

E S T A T E

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