

BLUE

PA
RQ

ABOUT PROJECT

PARQ Blue is a villa complex on Bali's most Instagrammable beach. We have chosen the best place in Bali to create a new point of attraction for those who are looking for a second home by the ocean and a profitable investment project.

600

villas, apartments, and townhouses are planned to be built in Parq Blue across three stages, occupying a total of 21 hectares. The first phase of the development has already been sold!

Investment properties in Parq Blue are suitable for daily rentals and long-term leases, as the complex offers all the necessary infrastructure for comfortable living.

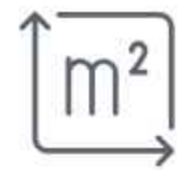




20 000 m²

of infrastructure within the complex: restaurants, coffee shops, bakeries, spa, a fitness center, a supermarket, and a gallery of brand boutiques

KINDERGARTEN AND SCHOOL



Area 0.5 ha



Complex of specialized buildings



Priority for villa owners and tenants



A kindergarten for 300 children



English-speaking elementary school



Teaching the Waldorf-Steiner System



OCEAN WATER SWIMMING POOL

On the complex's territory, there will be an epic **lagoon pool** measuring 40 * 50 m.



BEACH WITHIN WALKING DISTANCE

The best beach in Bali, Melasti, is 500 meters from Parq Blue. 320 sunny days a year, azure ocean and pure golden sand - that's all about Melasti. 90% of Bali's Instagram photos are taken next to our complex.



PREMIUM LOCATION

The best five-star hotels: Hilton, Kempinski, and Ritz-Carlton are nearby.

Parq Blue is situated in the most desirable location on the island, chosen by the top-rated luxury hotels. It has everything for a marvelous time: azure ocean, golden sands, and comfortable beach clubs.

The map features a central teal circle labeled "PARQ BLUE" in Banjar Kelod. Surrounding it are various points of interest, each with a callout box and an icon. Hotels are marked with a red 'H' in a circle, beach clubs with a pink circle containing a beach chair, and entertainment venues with a blue circle containing a cocktail glass. The map also shows major roads like Jl. Raya Uluwatu Pecatu and Jl. Dharmawangsa, and nearby areas like Banjar Werdhi Kosala and Petjatu. A small inset map in the bottom right corner shows the location of Parq Blue on the island of Bali, Indonesia.

Bulgari Resort Bali - a famous 5★ resort hotel cost from \$2000 per night.

The Apurva Kempinski Bali - a world-famous chain of luxury hotels.

Hilton Bali Resort - the largest international chain of hotels and resorts.

The Ritz-Carlton - an international chain of luxury hotels.

Canna Bali - Bali's top entertainment complex for children and adults.

Melasti Beach - one of the best beaches in Bali.

TT Beach Club - catamaran club in nautical style.

White Rock Beach Club - a beach club with a rooftop lounge.

Melisa Beach Club - a grill bar on the beach.

Sundays Beach Club - a beach club with live music.

White Rock Beach Club - a beach club with a rooftop lounge.

Mino Beach Club - beach club with a boat on the property.

Palmilla Bali Beach Club - a beach complex with a Mediterranean restaurant.

Savaya Bali is a popular place for partying, with top artists and DJs.

The Edge - a 5★ luxury hotel cost from \$1500 per night.

Alila Villas - a 5★ resort complex cost from \$1000/night.

Six Senses - a 5★ hotel cost from \$1000 per night.

PETJATU

BANJAR WERDHI KOSALA

BANJAR KELOD

Uluwatu

Jl. Raya Uluwatu Pecatu

Jl. Dharmawangsa

Jl. Dhai

PARQ BLUE - THE LARGEST-SCALE PROJECT IN BUKIT

BLUE

ZEN

Taman ANGSOKA

Лучший вид на закат

Tebing Panorama Melasti Beach

SOLD OUT

Greece Limited Edition

Little Italy

Greek Quarter

France

California 2

California

SOLD OUT

Malibu

Soho

Soho Studio

School

Melasti Beach Ungasan

Свадебная мечеть

Southernmost Point Of Bali Island

Mino Beach Club

Tropical Temptation Beach Club

Ungasan Beach Club

Loft Apartment

Townhouses

PARQ BLUE REAL ESTATE

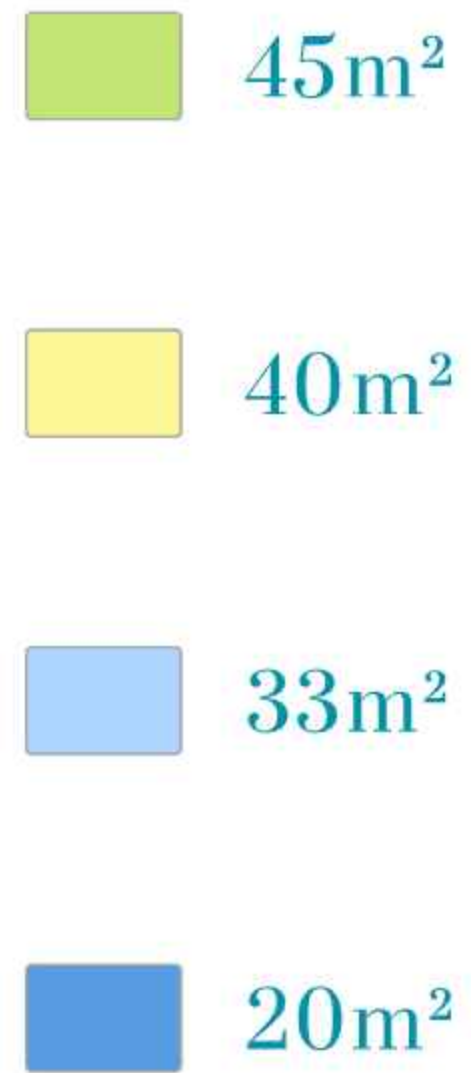
BLUE



SOHO STUDIO



BLUE



GENERAL PLAN SOHO STUDIO



SPECIAL OFFER FOR SOHO STUDIO APARTMENTS

"IN THE SAME BOAT"

80%

of the cost of the apartment before the end of construction.

20%

can be paid from the incoming rental fees after the construction is completed.

SOHO STUDIO

APARTMENTS

40 m²

SPECIAL
OFFER

"In the same boat"

\$ 132 000

PAYMENT BY INSTALLMENTS 0%

Payments are made in Indonesian rupiahs of 1 914 000 000 IDR



Ceiling height: 4,8 m



a terrace

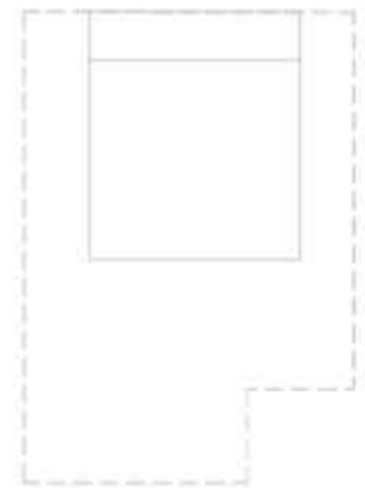


1,2,3 floors



BLUE

*For information purposes only. Not a public offer. Please check with your manager for current prices and terms.



SOHO STUDIO

APARTMENTS

45 m²

**SPECIAL
OFFER**

"In the same boat"

\$ 144 000

PAYMENT BY INSTALLMENTS 0%

Price based on Indonesian Rupiah of 2 088 000 000 IDR

 Ceiling height: **4,8 m**

 a terrace

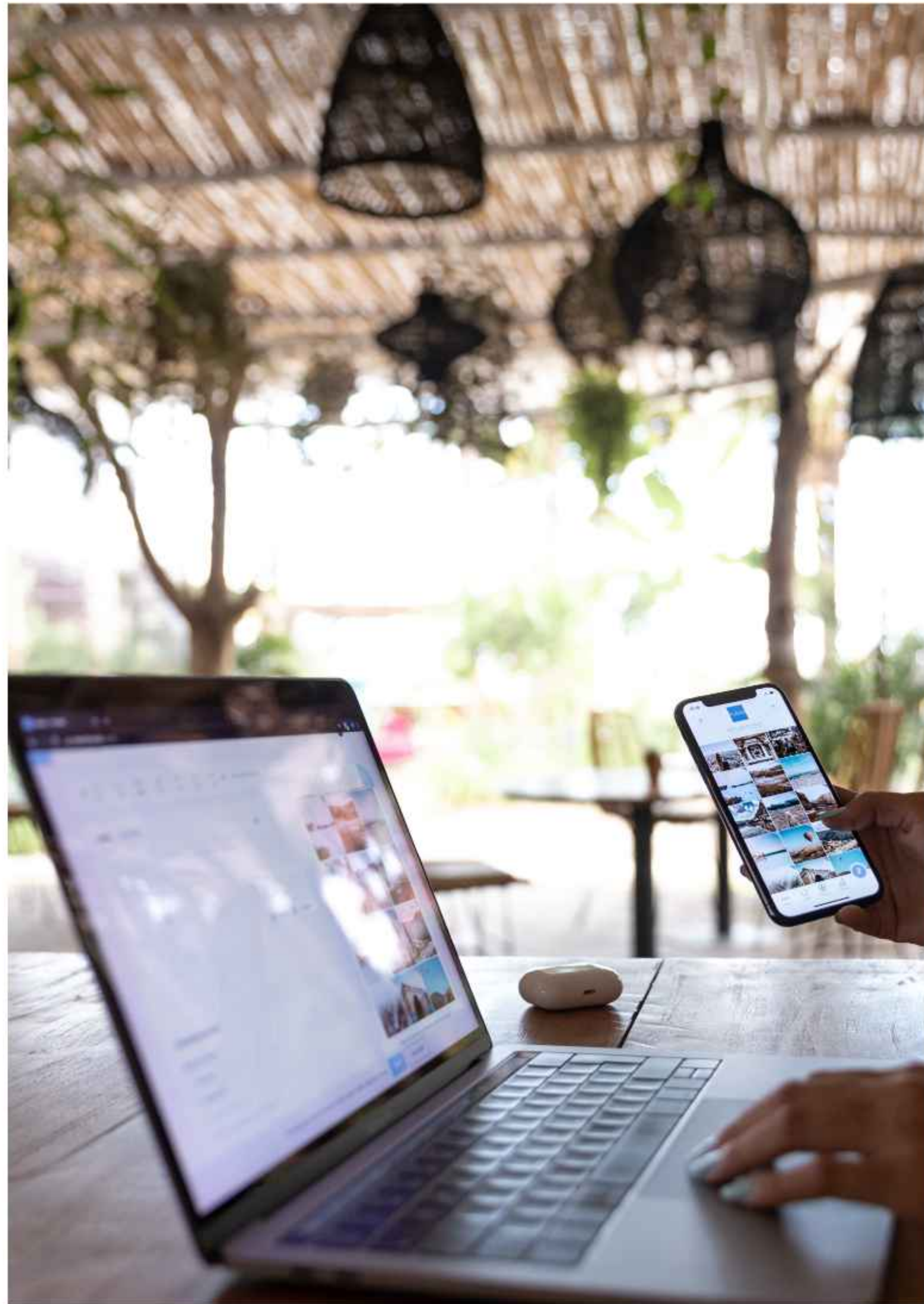
 1,2,3 floors



BLUE

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PAYMENT SCHEME

SOHO STUDIO

APARTMENTS

50% - initial payment at the time of signing the contract

20% - after the construction of the apartments structure

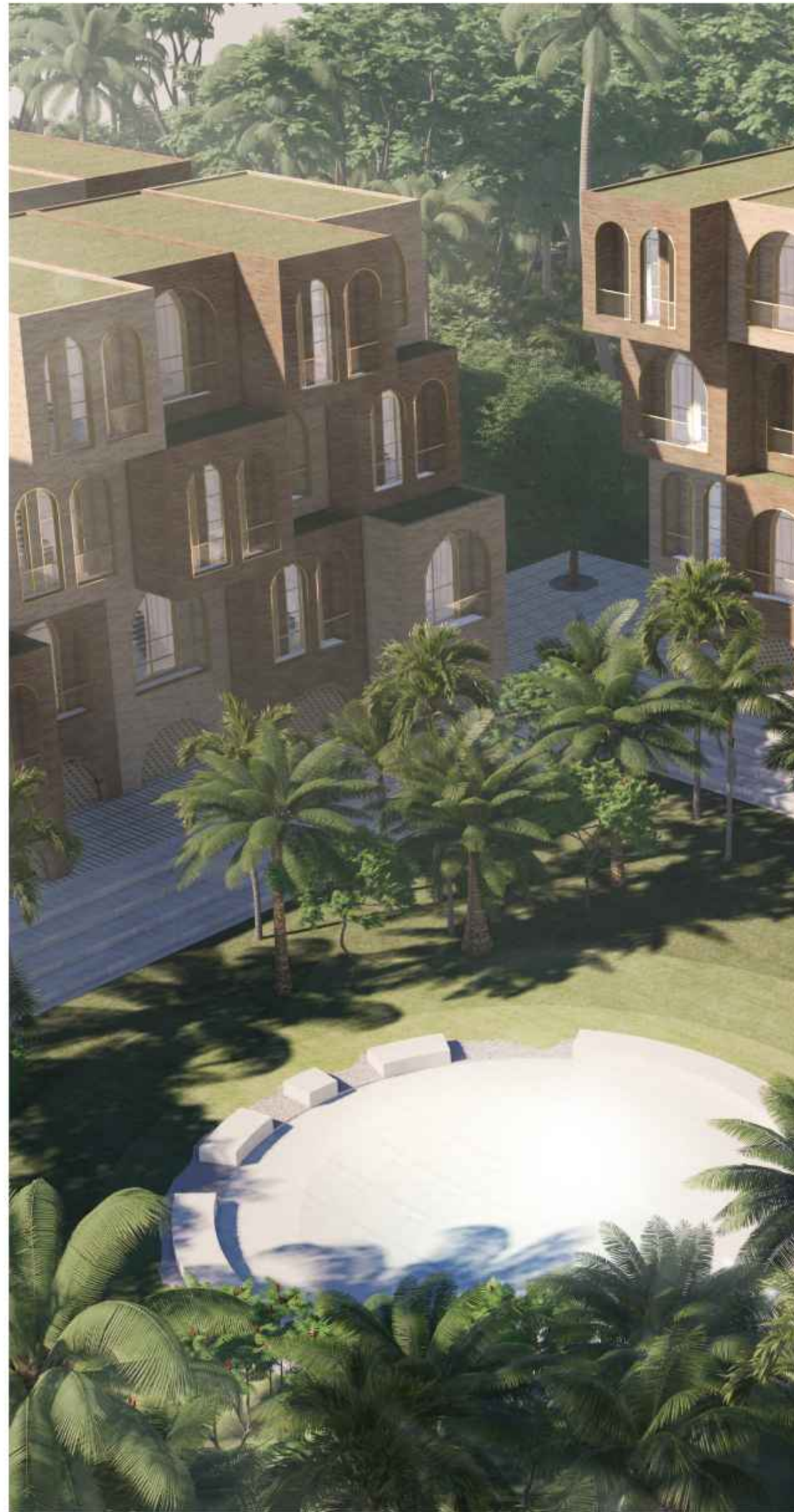
20% - upon completion of processing

10% - upon receiving the keys

* The prices are final, VAT 11% included in the price of the units.

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SOHO STUDIO GREEN CORNER



BLUE



GENERAL PLAN SOHO STUDIO GREEN CORNER

SOHO STUDIO GREEN CORNER

APARTMENTS

45 m²

**SPECIAL
OFFER**

"In the same boat"

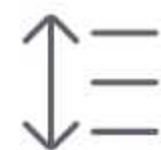
\$ 144 000

PAYMENT BY INSTALLMENTS 0%

Price based on Indonesian Rupiah of 2 088 000 000 IDR



a kitchen-living room



Ceiling height: 4,8 m



a bedroom



1st floor

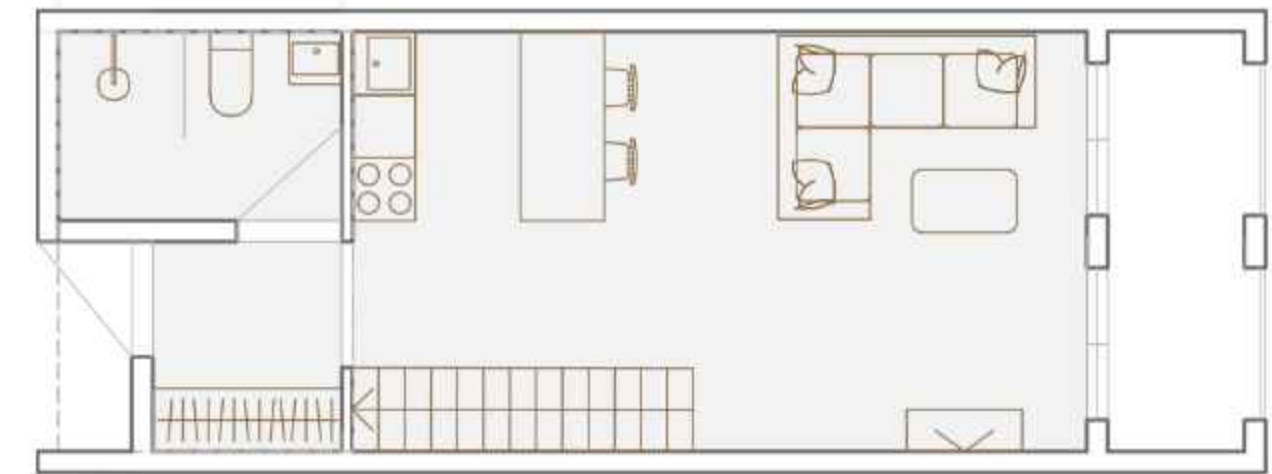
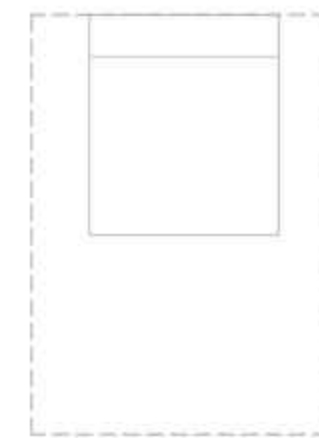


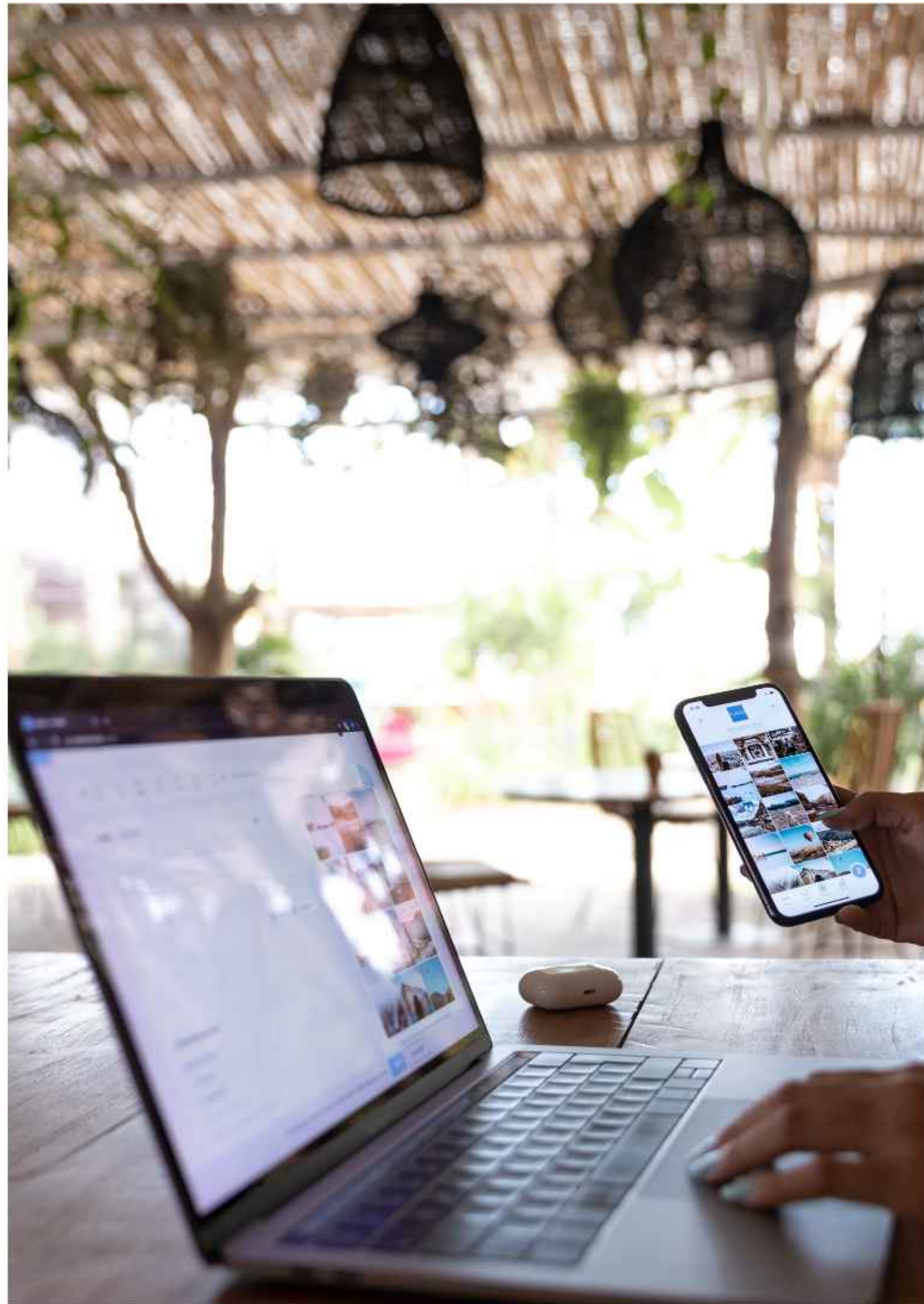
a terrace

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PAYMENT SCHEME

SOHO STUDIO GREEN CORNER

APARTMENTS

50% - initial payment at the time of signing the contract

20% - after the construction of the apartments structure

20% - upon completion of processing

10% - upon receiving the keys

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ZEN ESTATE

BLUE



- VILLA 75
- VILLA 100
- VILLA 125
- APARTMENTS 50



GENERAL PLAN ZEN ESTATE

ZEN ESTATE

APARTMENTS

1st floor

\$ 185 000

Price based on Indonesian Rupiah of 2 682 500 000 IDR

 Living area: **50 m²**

 1st floor

 a bedroom

 a kitchen-living room

 a private pool

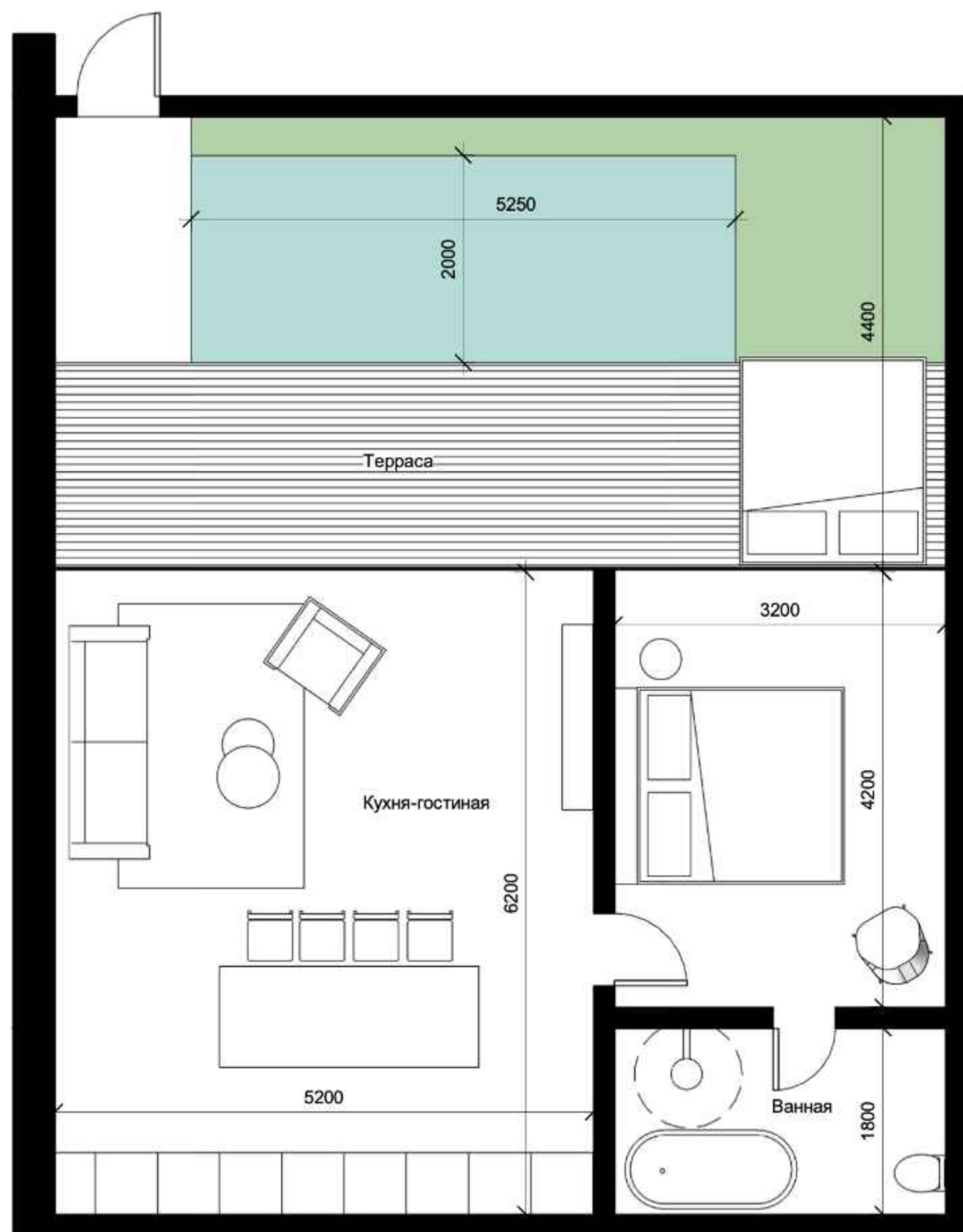
 a terrace

 First payment from 50%,
installments 0%



BLUE

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ZEN ESTATE

APARTMENTS

2nd floor

\$ 175 000

Price based on Indonesian Rupiah of 2 537 500 000 IDR

 Living area: **50 m²**

 2nd floor

 a bedroom

 a kitchen-living room

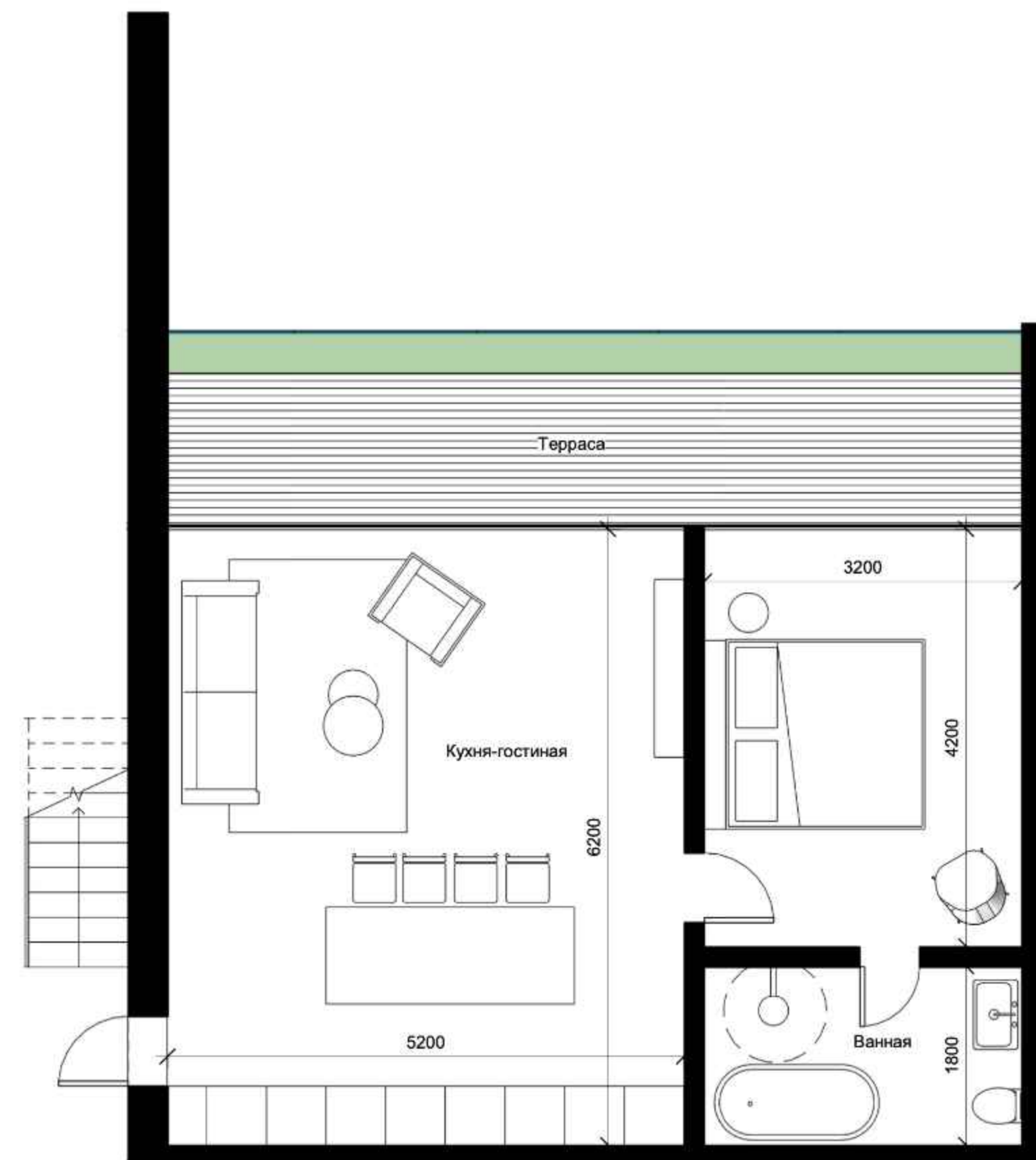
 a terrace

 First payment from 50%,
installments 0%



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BLUE

ZEN ESTATE

APARTMENTS



3rd floor

\$ 185 000

Price based on Indonesian Rupiah of 2 682 500 000 IDR

 Living area: **50 m²**

 3rd floor  a bedroom

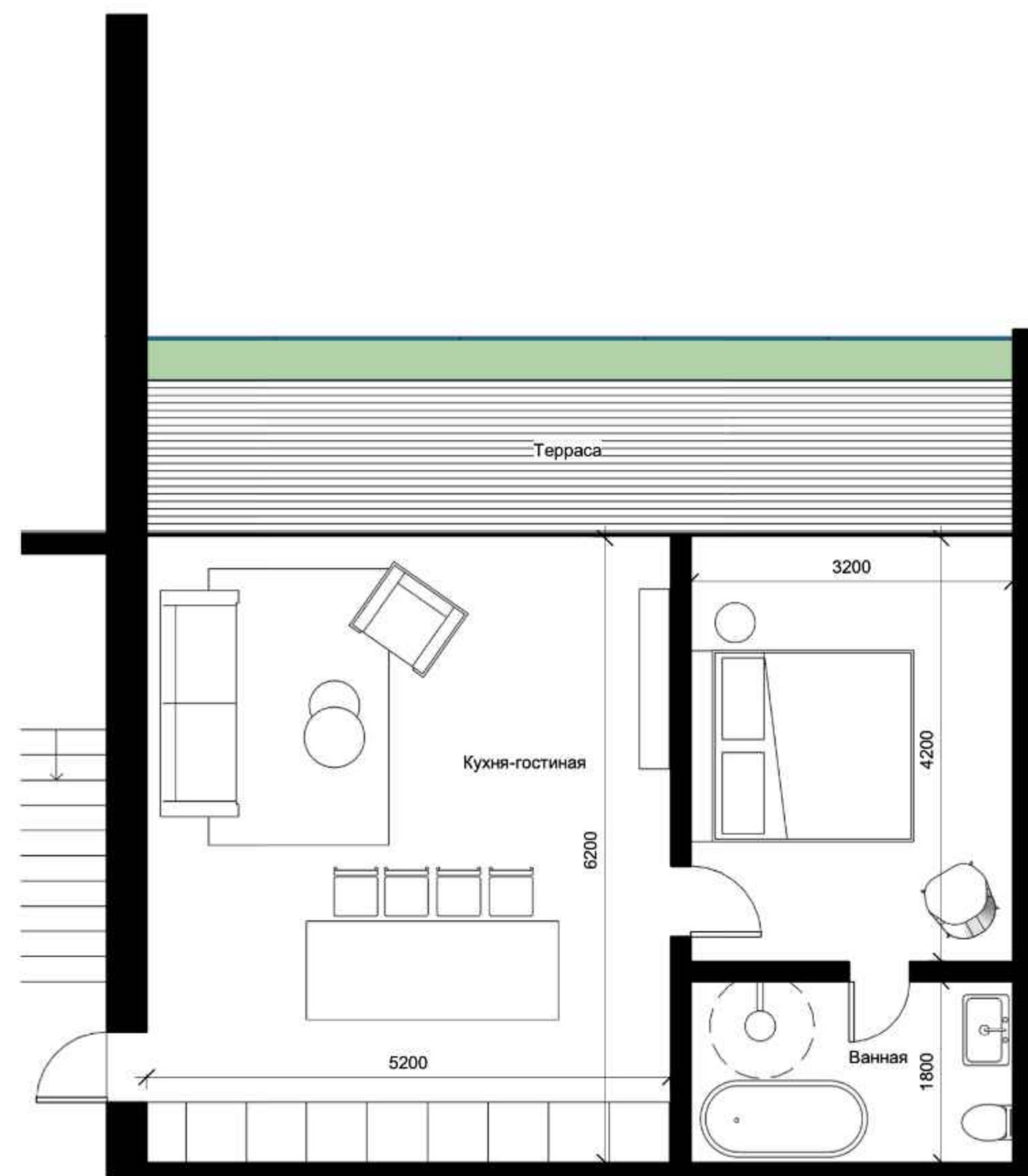
 a kitchen-living room  a terrace

 First payment from 50%,
installments 0%

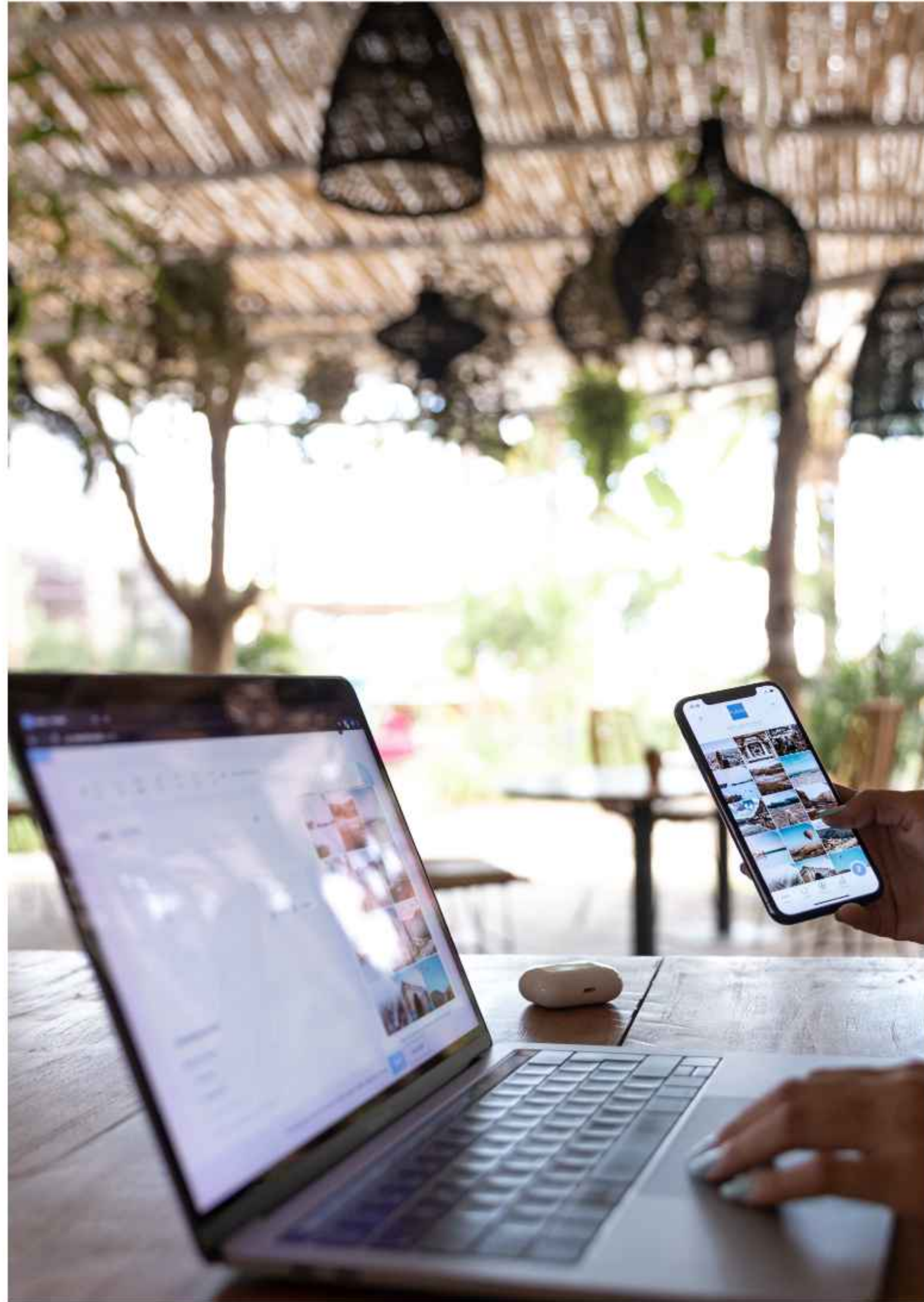


BLUE

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BLUE



PAYMENT SCHEME

ZEN ESTATE

APARTMENTS

50% - initial payment at the time of signing the contract

20% - after the construction of the apartments structure

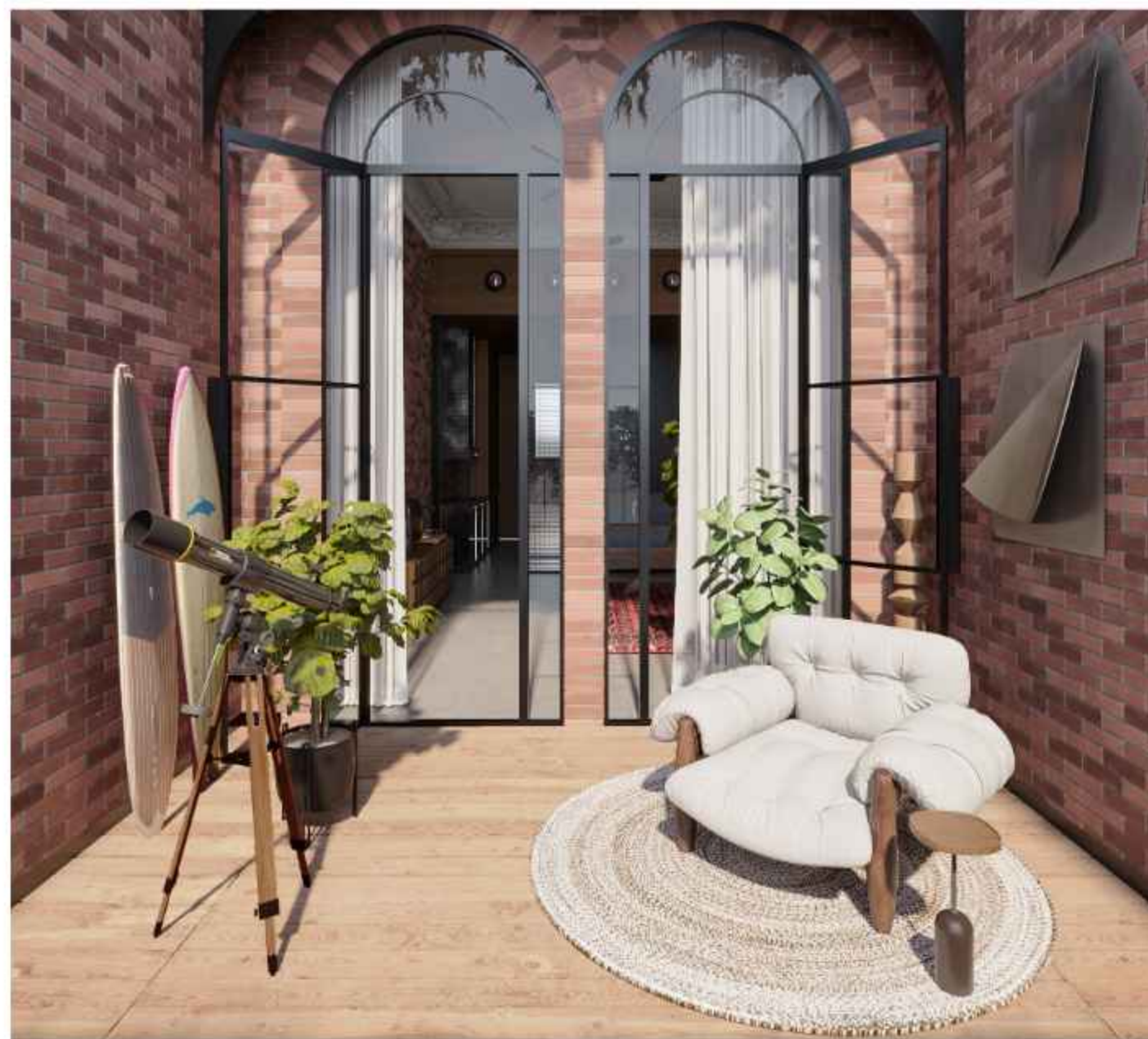
20% - upon completion of processing

10% - upon receiving the keys

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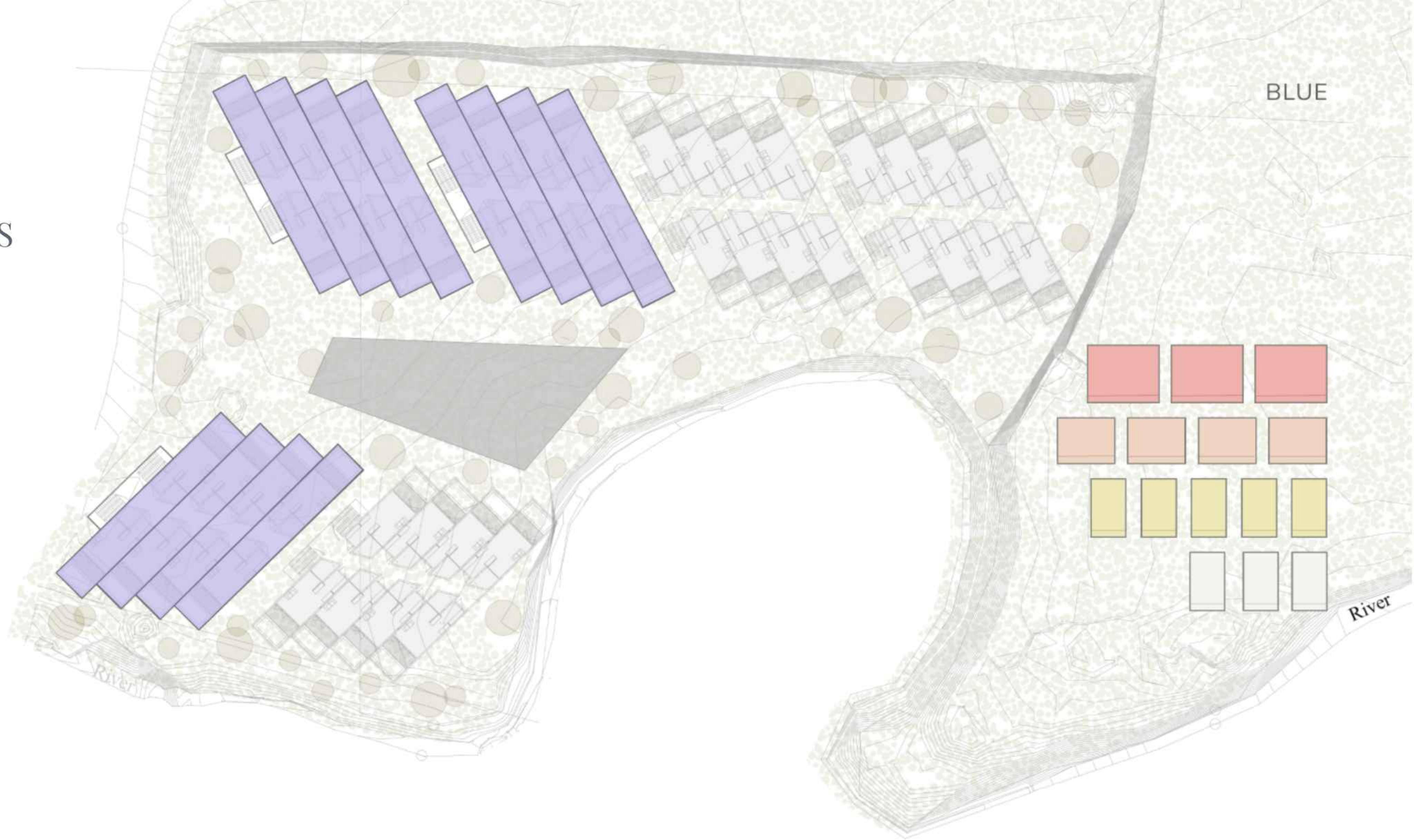
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SOHO BY PARQ



BLUE

- APARTMENTS
- VILLA 125
- VILLA 100
- VILLA 75
- VILLA 75



GENERAL PLAN SOHO BY PARQ

SOHO BY PARQ


APARTMENTS

2nd floor

\$ 129 500

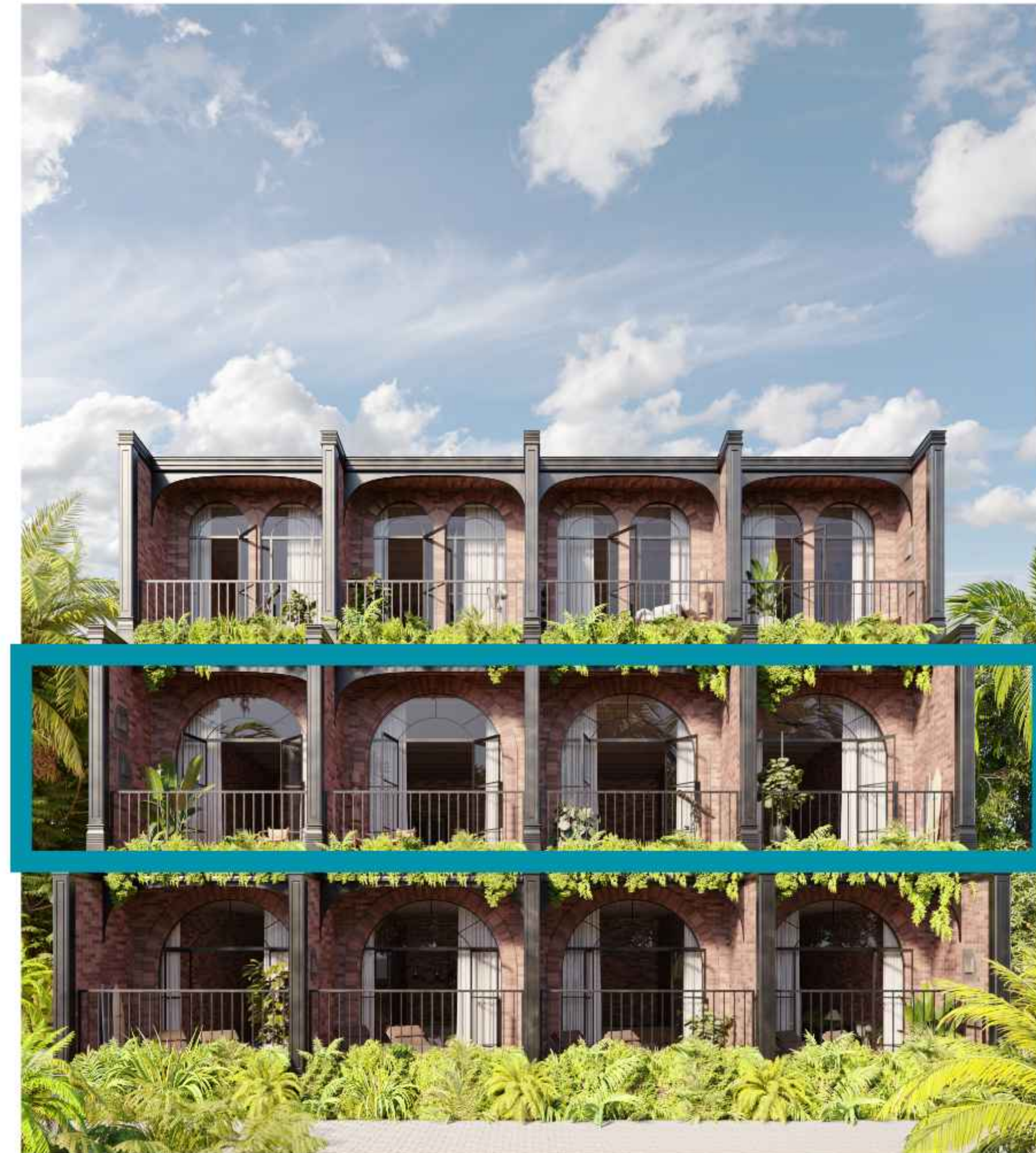
Price based on Indonesian Rupiah of 1 877 750 000 IDR

 Living area: **35 m²**

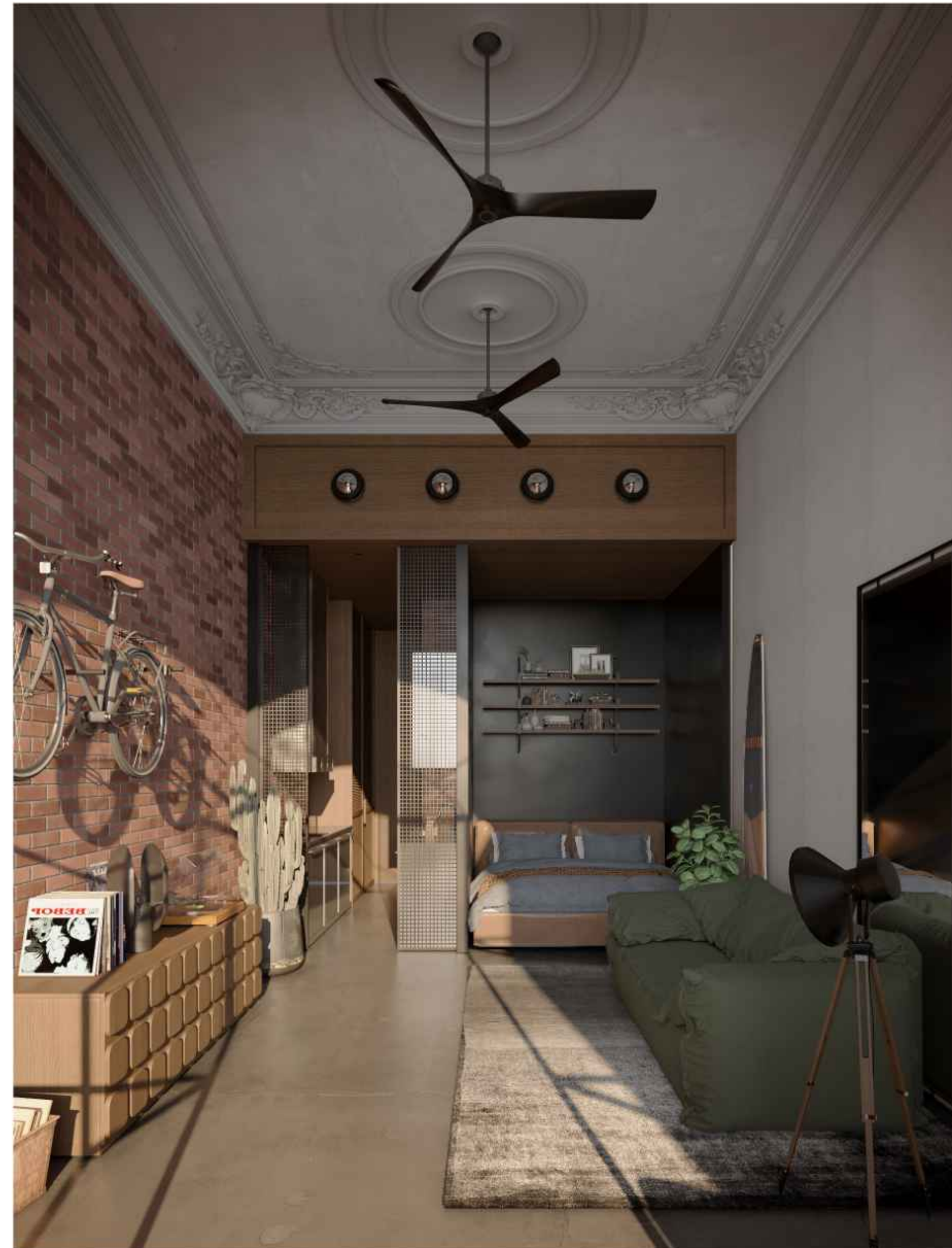
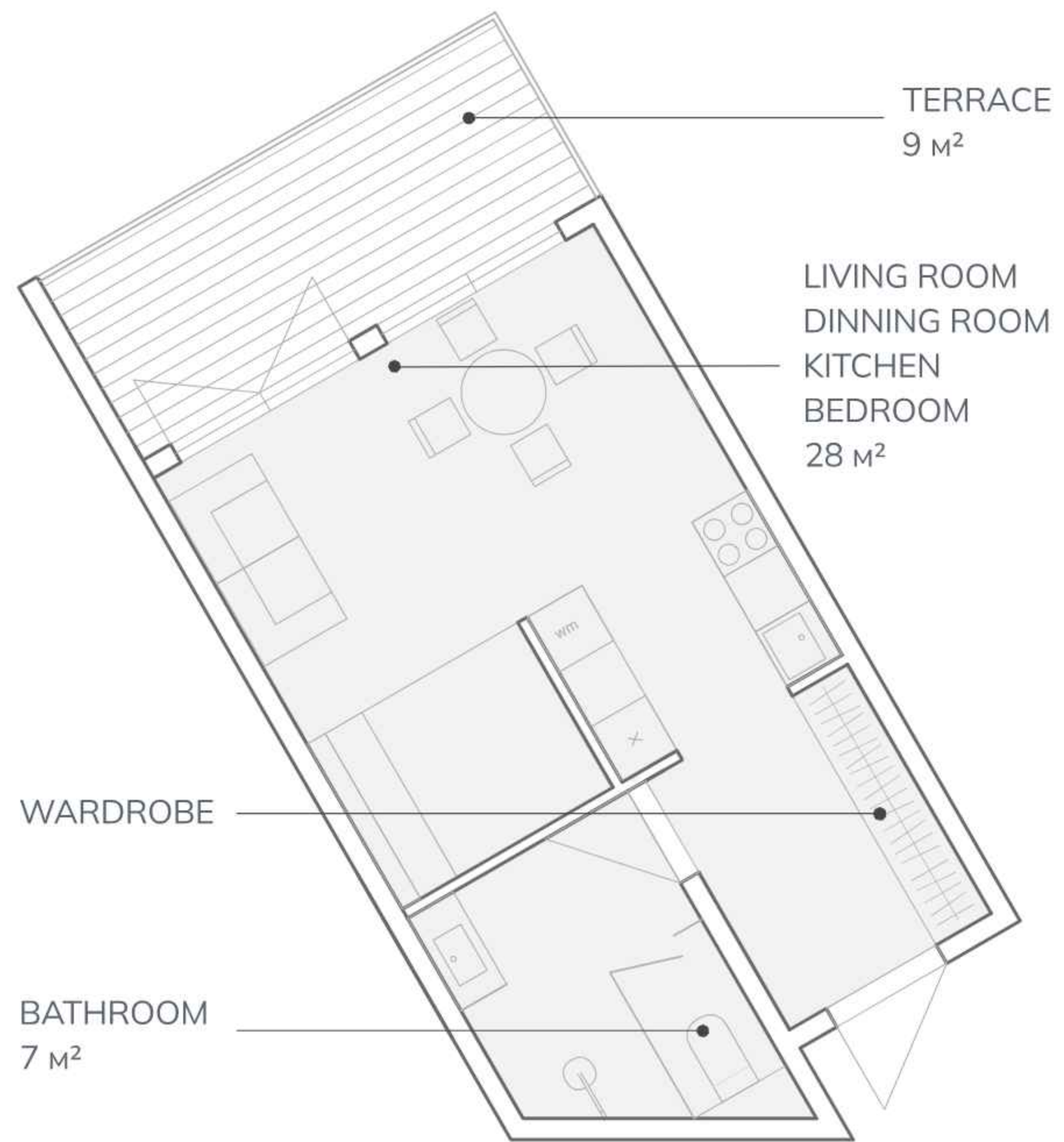
 Ceiling height: **4 m**

 2nd floor of 3

 separate entrance



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BLUE

SOHO BY PARQ

VILLA 75m²

\$ 292 500

Price based on Indonesian Rupiah of 4 241 250 000 IDR

 1 living room

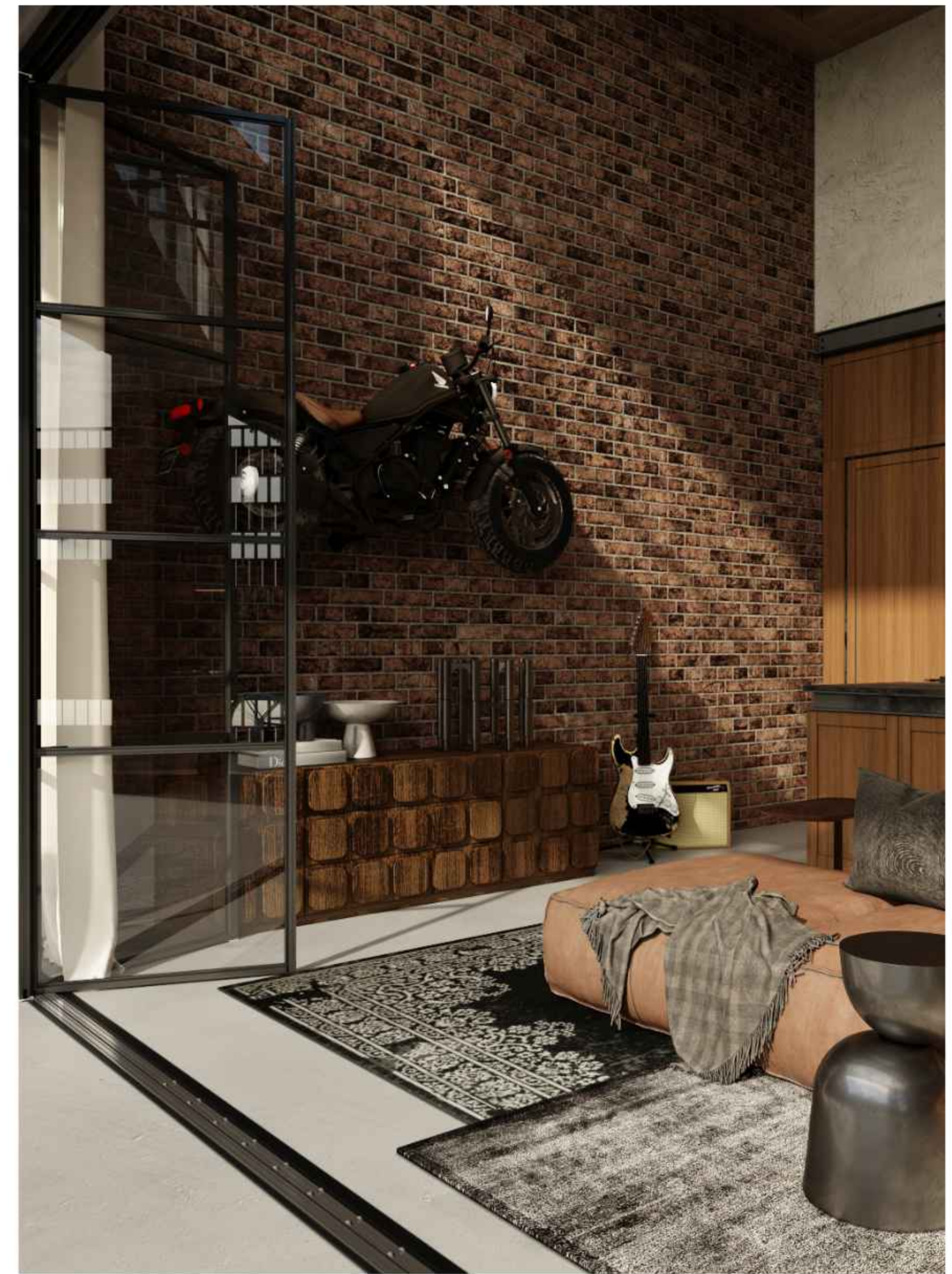
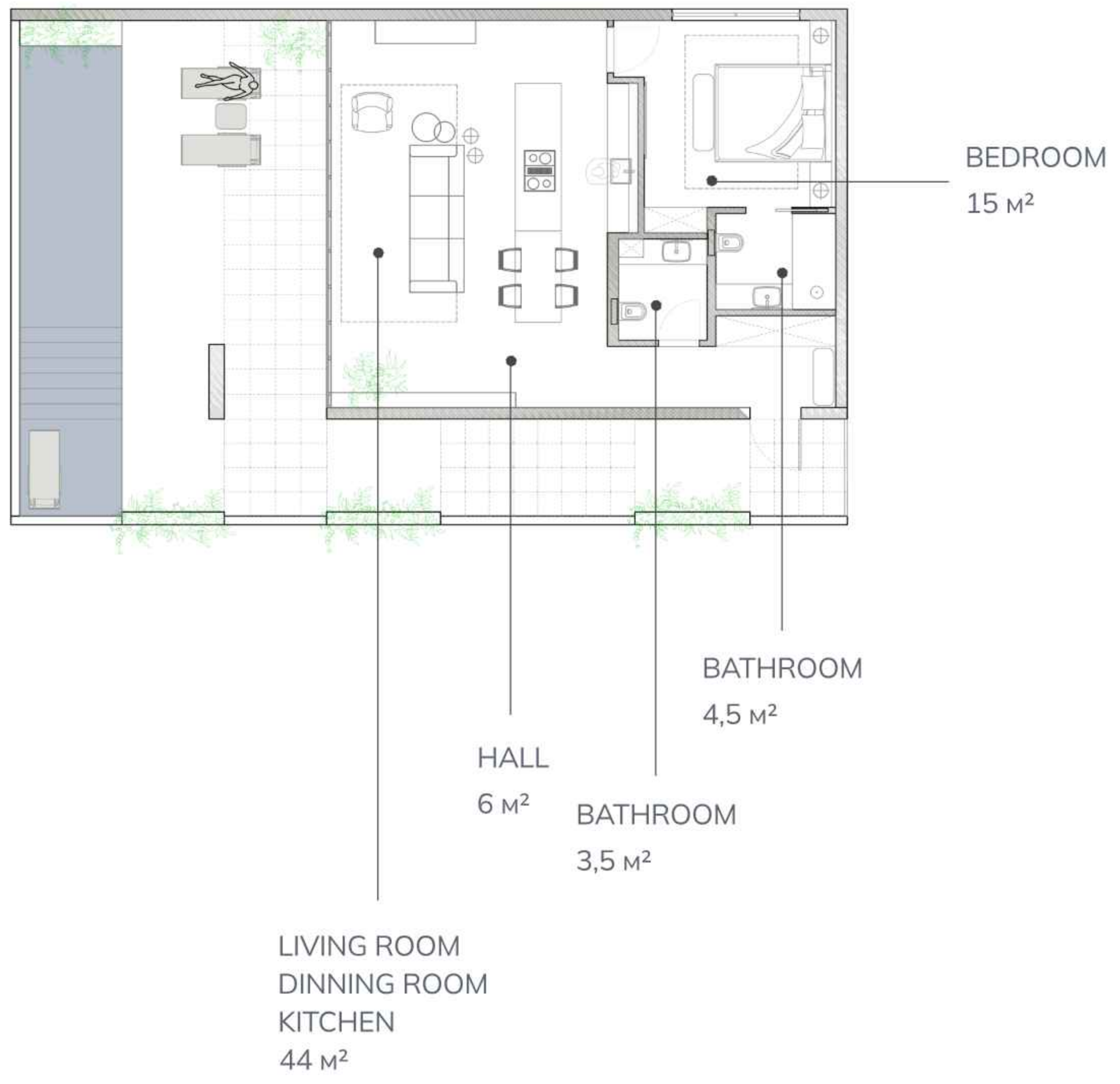
 1 bedroom

 a picturesque terrace

 a private pool



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SOHO BY PARQ

VILLA 125 m²

\$ 462 500

Price based on Indonesian Rupiah of 6 706 250 000 IDR

 1 living room

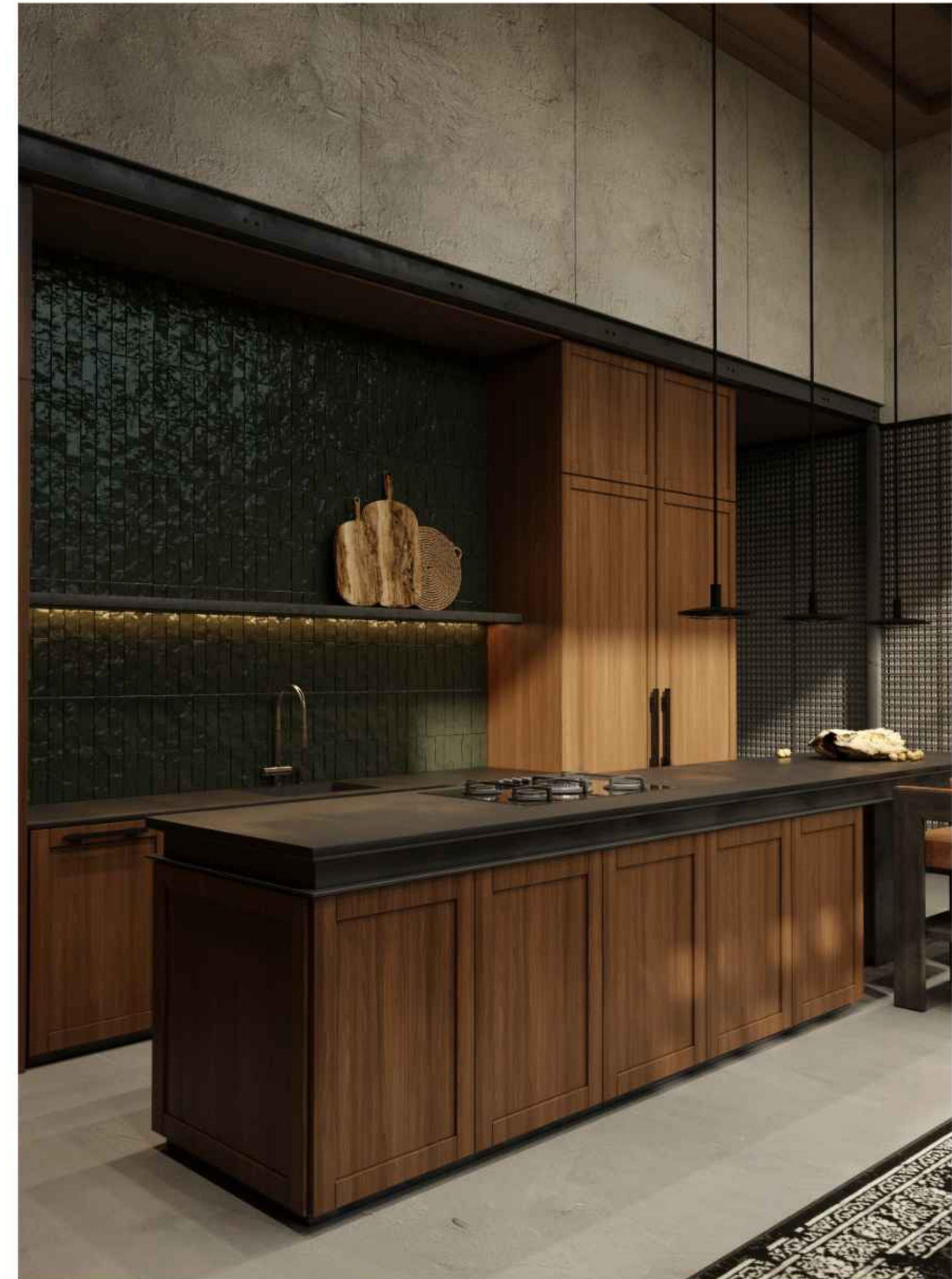
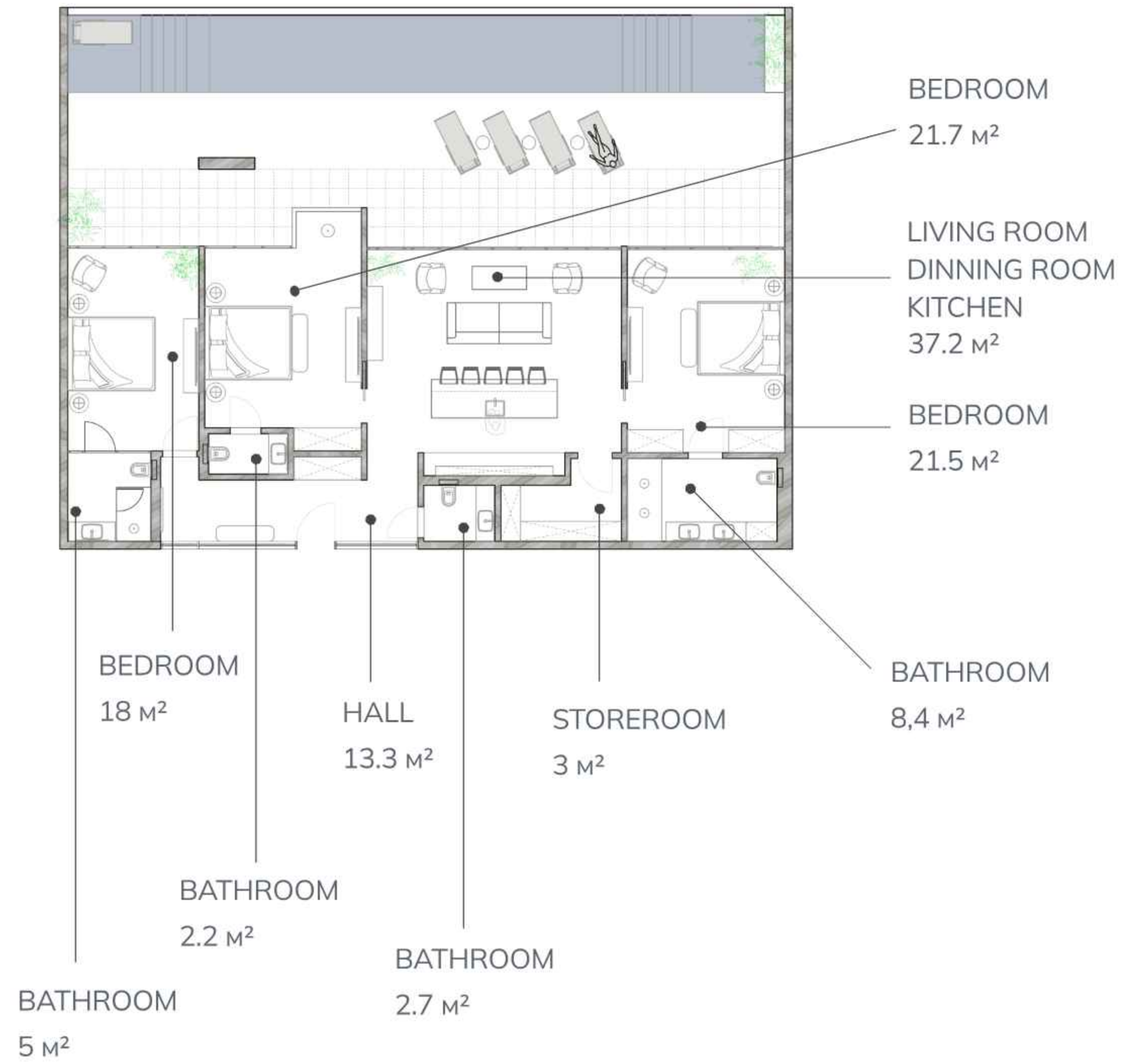
 3 bedrooms

 a picturesque terrace

 a private pool



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PAYMENT SCHEME

SOHO BY PARQ

APARTMENTS 35 m²

50% - initial payment at the time of signing the contract

20% - after the construction of the apartments structure

20% - upon completion of processing

10% - upon receiving the keys

VILLAS

30% - initial payment at the time of signing the contract

30% - after the construction of the villa structure

30% - upon completion of processing

10% - upon receiving the keys



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INVEST AND GET PASSIVE INCOME

12%

per annum passive income
from long-term rentals

20%

per annum passive
income

40%

expected price increase
after the construction
is completed

WHY INVESTORS CHOOSE

PARQ BLUE

1

Passive income on full autopilot
PARQ Development Management Company takes care of all the matters relating to the lease of your villa.

2

Profit maximization
When renting out real estate, we do not use third-party aggregators and rental services to maintain investor income. Aggregator commissions can reach up to 25%.

3

A convenient and fast payment system
The investors receive net profits into any accounts and in any currency that is convenient for them. We transfer the money once every three months.

4

No need to handle taxes
The Management Company deals with accounting, optimization and payment of taxes. We take care of everything, you just get the money deposited into your account.

5

High liquidity
We choose the best locations in Bali and don't just build villas, but create destinations: conceptual complexes with residential, recreational and growth infrastructures. Based on our experience, we can predict an increase in property values here by 40% after the construction is completed.

6

Fast payback
Oceanside villas in Bali are in high demand for daily rentals. You will earn about 5000 USD per month.



THE PROJECT IS IMPLEMENTED

PARQ DEVELOPMENT

We have already built

100 000 m²

square meters in Bali. Of these, 65,000 square meters is the multifunctional center **PARQ UBUD**.

up to 2000

people a day visit the center. All the momentous events in Bali take place here.

PARQ UBUD

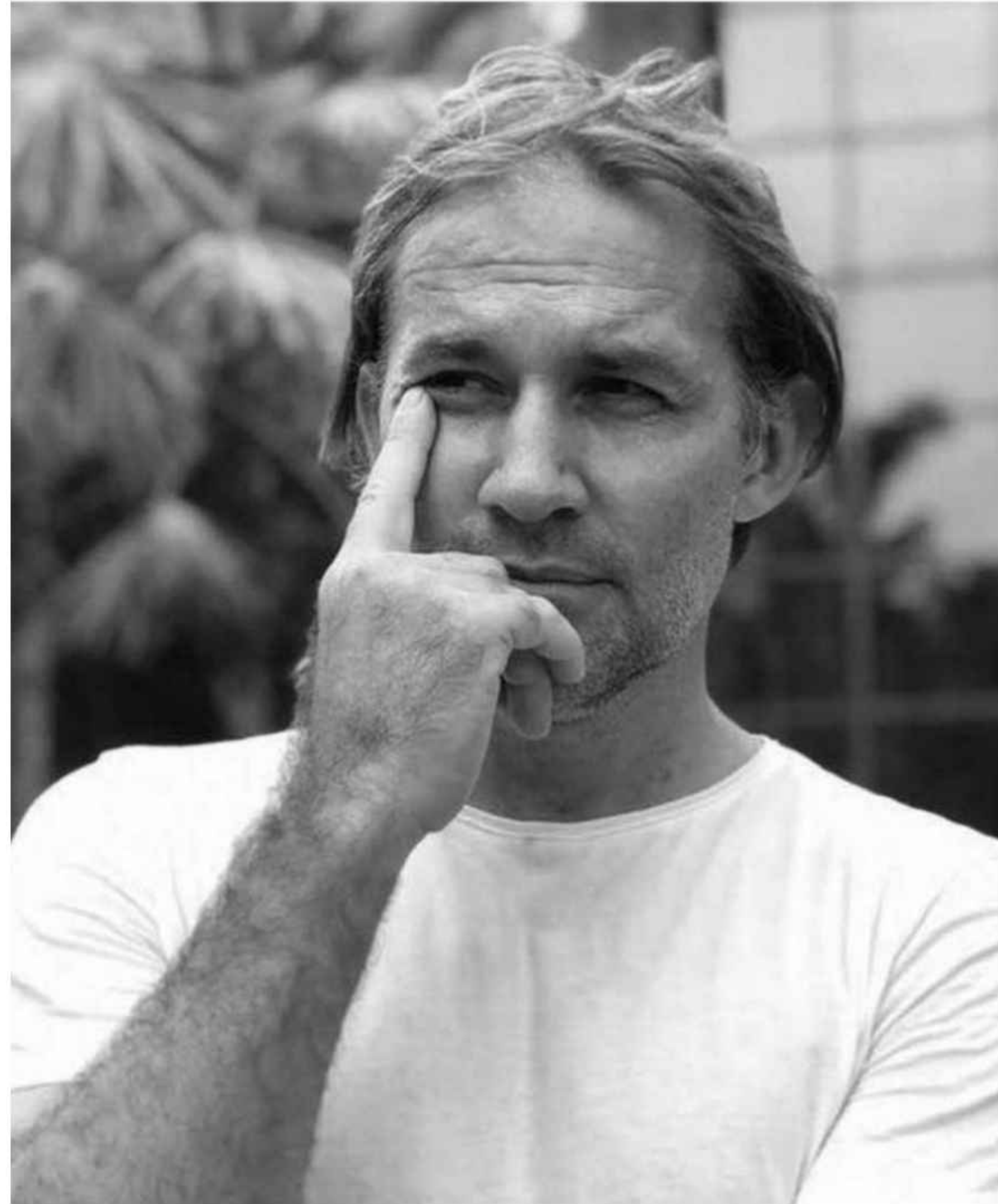
At **PARQ Ubud** we have created a new point of attraction for entrepreneurs, investors, tech and creative people from around the world. **Top events with the best speakers take place here.**

Like a magnet, the center attracts interesting, popular and successful people. At breakfast in one of PARQ Ubud's five restaurants, **you can easily encounter famous celebrities, artists and top business leaders.**

At PARQ Ubud, the demand for houses is so high that tenants sign up for many months in advance. **And the value of land next to PARQ Ubud has tripled since the complex was opened.**

WE DON'T JUST BUILD SQUARE FOOTAGE, WE CREATE POINTS OF ATTRACTION FOR THE MOST INTERESTING PEOPLE FROM ALL OVER THE WORLD! PARQ BLUE IS GOING TO BECOME A NEW POINT OF ATTRACTION.





ANDRE FREY

The founder of PARQ Development is a German developer, architect, and serial entrepreneur- Andre Frey. He has launched over 30 successful businesses in Germany and Indonesia.

Andre has already created a 65 thousand square meter complex in Bali, that uniquely combines the largest infrastructure on the island with designer villas and penthouses and the largest Russian-speaking community in Southeast Asia.

It also hosts all the major events of the island: conferences, concerts, festivals, fairs, clubs and exhibitions.

Today, Andre is applying his 15-year development experience in Bali into creating a network of innovative projects in several key locations on the island.

The founder's personal involvement - from creating the concept and architecture to supervision over the nuances of construction - and his experience in developing over 100 thousand square meters allows for creating holistic, comfortable spaces, where people want to live at, create and fulfill themselves.

Here you can experience a sense of belonging, cared about, and a sense of freedom all at the same time.

PARQ
— BLUE —

LET'S DISCUSS!