



THE BEST APARTMENT ON THE ISLAND

A COMPLEX WITH A VIEW
OF THE INFINITE OCEAN
AND RICE FIELDS

Q2
2026

PAYBACK PERIOD
7 YEARS

ROI
10 – 17%

A UNIQUE COMPLEX
BY A DEVELOPER RANKED
AMONG THE TOP 3 LARGEST
DEVELOPERS ON THE ISLANDS

CHOOSE TO INVEST IN CEMAGI
REAL ESTATE FOR
PROGRESSIVE PEOPLE

A UNIQUE LOCATION

THAT MAKES YOU FEEL
IN LOVE AT FIRST SIGHT

THE COMPLEX IS LOCATED A FEW METERS
FROM THE OCEAN WITH BLACK VOLCANIC
SAND AND IS SURROUNDED BY RICE FIELDS
AND VOLCANOES.
THERE IS A PEDESTRIAN AREA NEARBY THAT
ALLOWS YOU TO ADMIRE THE ISLAND WHILE
WALKING

IT IS HERE

IN CEMAGI THAT YOU
CAN FEEL THE ATMOSPHERE
OF TRUE BALI

COMPLETE INFRASTRUCTURE OF THE COMPLEX, ALLOWING
YOU TO HAVE ACCES TO EVERYTHING YOU NEED

CAMLESS, A FEELING OF COMPLETE RELAXATION
AND PRIVACY

UNLIMITED VIEWS OF THE ENDLESS OCEAN, MAJESTIC
VOLCANOES AND RICE FIELDS.

10
MINUTES
TO NUANU

THE CITY OF THE FUTURE WITH
CULTURAL AND EDUCATIONAL
PROJECTS

15
MINUTES
TO CANGGU

THE CENTER OF SURFING
RESTAURANTS, AND ELITE
PARTIES

1
MINUTES
TO

THE OCEAN AND BLACK
VOLCANIC SAND BEACH

5
MINUTES
TO

INFRASTRUCTURE SCHOOL,
KINDERGARDEN, MEDICAL
CENTER AND EVERYTHING
THAT IS NECESSARY
FOR LONG STAY

A PERFECT BALANCE THAT MAKES YOU FEEL IN LOVE AT FIRST SIGHT



TANAH LOT

20 - 25 MINUTES

CANGGU

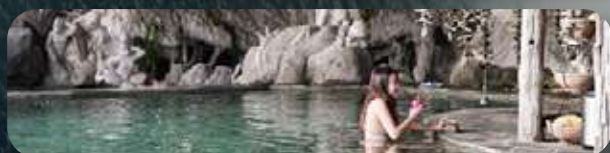
20 - 25 MINUTES



RIVIERA CAFE
ITALIAN RESTAURANT
WITHIN 3 MINUTES



BLOOM BOUTIQUE ATELIER
PRESCHOOL
WITHIN 3 MINUTES



UDARA YOGA, DETOX & SPA
HEALTHCARE CENTER
WITHIN 4 MINUTES



PUELLA DAY SPA
SPA
WITHIN 5 MINUTES



ISLAND SPORTS CLUB
FITNESS & PADEL
WITHIN 4 MINUTES



OMNI
HEALTHCARE CENTER
WITHIN 6 MINUTES



NUANU CREATIVE CITY
TOURIST DESTINATION
WITHIN 16 MINUTES



POLITEKNIK INTERNATIONAL BALI
UNIVERSITY
WITHIN 31 MINUTES



ProED GLOBAL SCHOOL - NUANU
CAMPUS
WITHIN 38 MINUTES

LIVE SILENCE
STAYING IN THE CENTER
OF POSSIBILITIES

99
UNITS

27 + 15
YEARS

Q2
2026

FORM OF LAND
OWNERSHIP LEASEHOLD

63
APARTMENTS
S – SIZE

WITH 1 BR FROM S104.000

18
APARTMENTS
M – SIZE

WITH 1 BR FROM S159.000

18
APARTMENTS
S+ – SIZE

WITH 1 BR FROM S91.800

A PLACE WHERE YOU WANT TO STAY

OWN INFRASTRUCTURE
ON THE TERRITORY
OF THE COMPLEX

ROOFTOP WITH AN INFINITY POOL, BAR
AND LOUNGE AREA OVERLOOKING THE
INDIAN OCEAN.

ENJOY THE MOMENT
EVERYTHING IS HERE FOR IT



PARKING

UNDERGROUND PARKING
OVER 700 s.q.m
FOR YOUR CONVENIENCE



RESTAURANT

RESTAURANT WITH SIGNATURE
CUISINE AND MORNING BREAKFAST
WITH PANORAMIC VIEWS



SPA

SPA CENTER FOR COMPLETE
RELAXATION AND RECOVERY



GYM

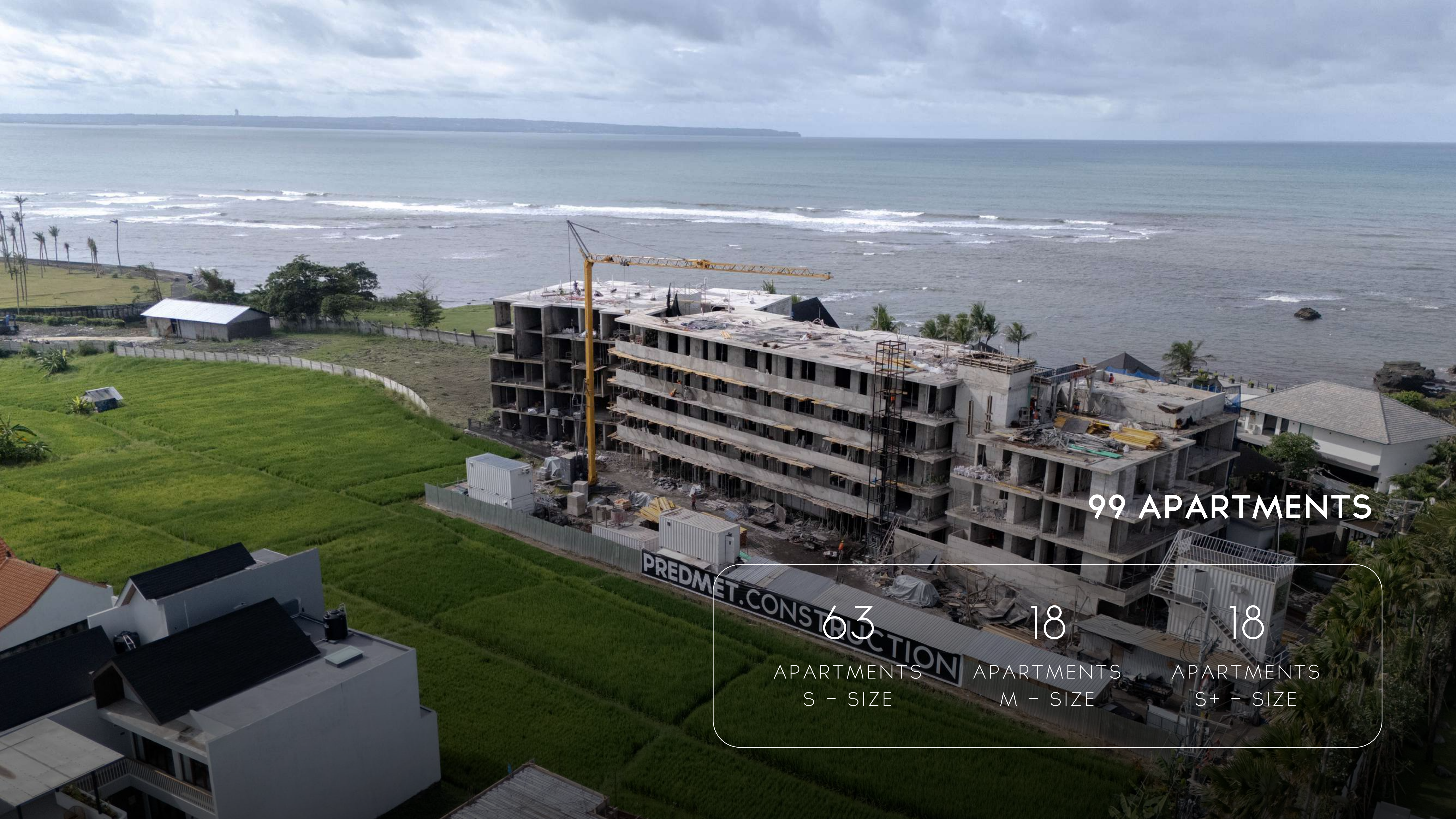
SPACIOUS GYM FOR AN
ACTIVE LIFESTYLE

OUR LOCATION
IS CLOSE TO



CEMAGI

SEASIDE AREA, WHICH IS LOCATED WEST OF THE POPULAR AREA – CANGGU. IT IS A UNIQUE DESTINATION THAT COMBINES VIRGIN BEACHES WITH SECLUDED SHORES AND BEAUTIFUL BLUE WATERS, ALONG WITH PROXIMITY TO ENTERTAINMENT IN NEIGHBOURING AREAS WITH DEVELOPMENT PROSPECTS EXPANDING FROM CANGGU TO CEMAGI, YOU CAN ANTICIPATE AN INCREASE IN LAND VALUE, HIGH OCCUPANCY RATES FOR APARTMENTS AND THE OTHER INVESTMENT BENEFITS.



99 APARTMENTS

63

APARTMENTS
S - SIZE

18

APARTMENTS
M - SIZE

18

APARTMENTS
S+ - SIZE



YOU CAN
CHOOSE

APARTMENTS WITH AN OCEAN VIEW
FROM THE 3RD AND 4TH FLOORS



CEMAGI COMPLEX

YOUR TRANQUIL HAVEN ON BALI'S ICONIC BLACK – SAND BEACH. **ONLY 15 MINUTES FROM CANGGU'S LIVELY SCENE.** CHOOSE THE FUTURE: THE SOUTHWEST COAST IS BALI'S NEXT GROWTH HOTSPOT. INVEST TODAY AND STAY AHEAD OF THE CURVE.



OUR LOCATION

CANGGU

TANAH LOT



UNDER CONSTRUCTION



SPACIOUS RECEPTION
RECEPTION



WOMAN

GYM FOR FUNCTIONAL
AND CARDIO TRAINING
GYM



COMFORTABLE AND
RELAXING SITUATION
RESTAURANT



OCEAN AND RICE FIELD VIEW
FOR YOUR RELAXING
BAR





WITH A GORGEOUS VIEW
OF THE OCEAN
ROOFTOP

ABOUT

The unit

APARTMENT

S – SIZE

1 BEDROOM

33 m2



SPECIFICATION

1 BEDROOM

BED 200 X 180 cm

BED SIDE TABLES 2 PCS

WARDROBE

FULLY EQUIPPED KITCHEN

BUILT IN REFRIGERATOR

COOKTOP

EXTRACTOR HOOD

DINING TABLE

CHAIRS 2 PCS

AIR CONDITIONER

CEILLING FAN

55 - INCH TV

TV STAND

MIRROR

LED LIGHTING

WIFI

SHOWER

WALL HUNG TOILET

DESIGNER SINK

S1 TYPE – WITH A BALCONY

OUTDOOR FURNITURE SET
CHAIRS WITH A COFFE TABLE

APARTMENT

S – SIZE

1 BEDROOM

33 m2

THE UNIT WITH
RICE FIELD VIEW

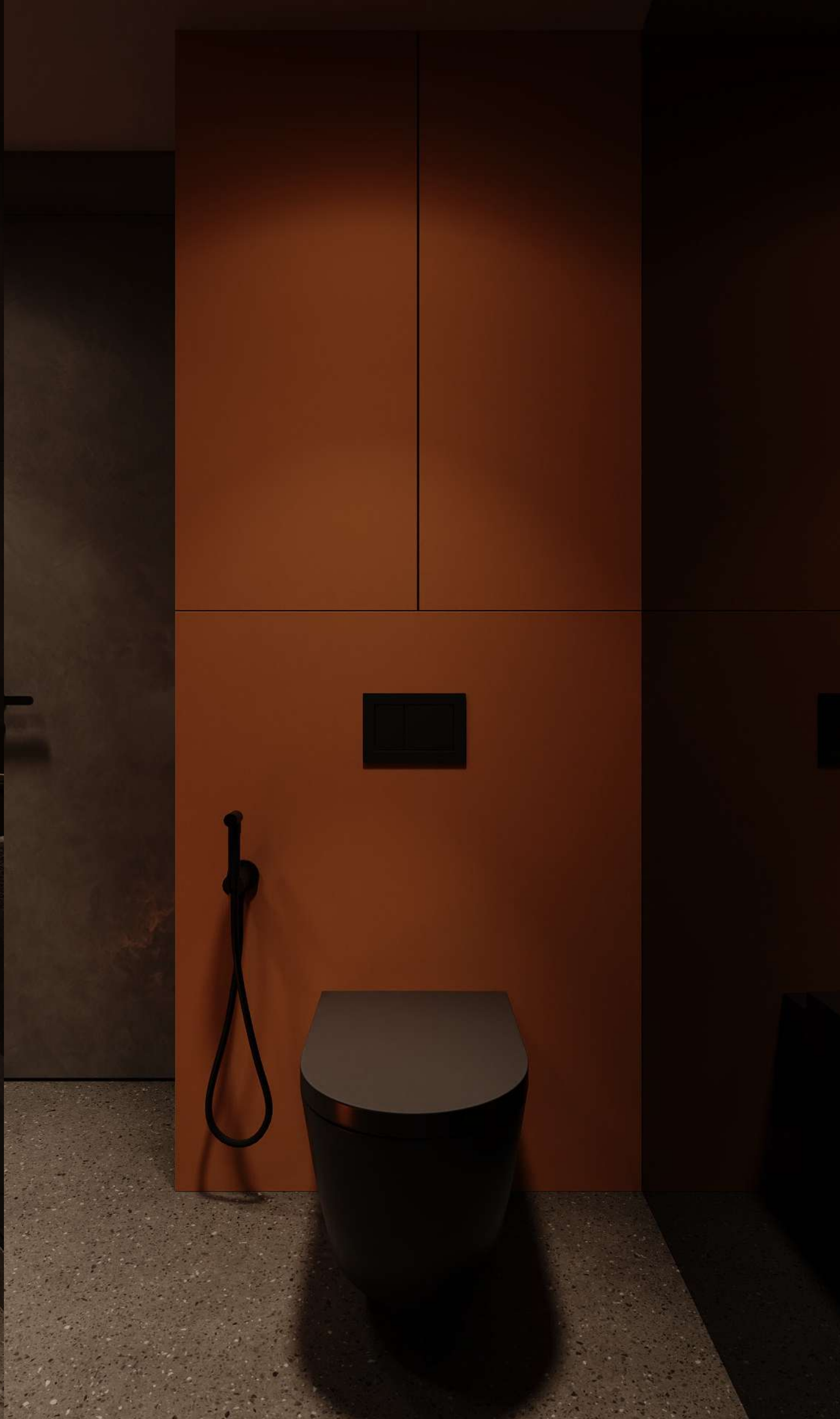


THE UNIT WITH RICE FIELD VIEW









APARTMENT

S – SIZE

1 BEDROOM

33 m²

THE UNIT WITH

OCEAN VIEW



THE UNIT WITH OCEAN VIEW









ABOUT

The unit

APARTMENT

M – SIZE

1 BEDROOM

69,5 m²



SPECIFICATION

1 BEDROOM

BED 200 X 200 cm

BED SIDE TABLES 2 PCS

MODULAR SOFA

WARDROBE

FULLY EQUIPPED KITCHEN

BUILT – IN REFRIGERATOR

COOKTOP

EXTRACTOR HOOD

MICROWAVE

DINING TABLE

CHAIRS 4 PCS

AIR CONDITIONER 2 PCS

CEILING FAN

55 – INCH TV

TV STAND

MIRROR

LED LIGHTING

WIFI

SHOWER

WALL HUNG TOILET

DESIGNER SINK

M1 TYPE – WITH A BALCONY

OUTDOOR FURNITURE SET
CHAIRS WITH A COFFE TABLE









ABOUT

The unit

APARTMENT

S + SIZE

LIVING ROOM

BEDROOM

BATHROOM

TERRACE

ONLY **18 PREMIUM UNITS**,
CREATED FOR THOSE WHO
CHOOSE DISTINCTION OVER
THE ORDINARY

LIVING ROOM

BEDROOM

BATHROOM

TERRACE

18 S+ UNITS WITH A LACONIC
DESIGN, PREMIUM FURNISHINGS
AND LUXURIOUS VIEWS WITH
OCEAN AND RICE FIELD

BEDROOM

KITCHEN

BATHROOM

TERRACE



UNIT 1

UNIT 1





BATHROOM

LIVING ROOM

BEDROOM

BATHROOM

TERRACE



UNIT 2



LIVING ROOM AND
KITCHEN





BATHROOM

BEDROOM

KITCHEN

BATHROOM

TERRACE

UNIT 3



UNIT 3



BEDROOM



BATHROOM

BEDROOM

KITCHEN

BATHROOM

TERRACE



UNIT 4



UNIT 4



BEDROOM



BATHROOM

LIVING ROOM

BEDROOM

BATHROOM

TERRACE



UNIT 5

UNIT 5



LIVING ROOM AND
KITCHEN



BEDROOM



BATHROOM

LIVING ROOM

BEDROOM

BATHROOM

TERRACE



UNIT 6

UNIT 6



LIVING ROOM AND
KITCHEN



BEDROOM



BATHROOM



RICE FIELDS OUTSIDE YOUR WINDOW

WHEN YOU CHOOSE PREDMET.CEMAGI, YOU CHOOSE A LIFE SURROUNDED BY LUSH RICE FIELDS AND ENDLESS OCEAN HORIZONS. EVERY MORNING GREET'S YOU WITH BREATHTAKING SUNRISES AND SPECTACULAR VIEWS RIGHT FROM YOUR WINDOW.

SERENITY BY THE OCEAN

LOCATED ON THE SHORE OF THE FAMOUS CEMAGI BEACH WITH ITS BLACK VOLCANIC SAND. PREDMET.CEMAGI IS A SECLUDED, TRANQUIL HAVEN JUST 15 MINUTES FROM THE LIVELY ENERGY OF CANGGU.

AN EXCLUSIVE DEVELOPMENT

APARTMENTS IN CEMAGI WHERE INDONESIAN STYLE BLENDS SEAMLESSLY WITH EUROPEAN ARCHITECTURAL AESTHETICS. THE PERFECT BALANCE OF CULTURES AND MODERN CONSTRUCTION PRINCIPLES FOR TRULY COMFORTABLE LIVING

UNCOMPROMISING COMFORT

EVERY DETAIL OF THE COMPLEX'S INFRASTRUCTURE IS DESIGNED FOR YOUR CONVENIENCE, A ROOFTOP BAR, RESTAURANT, AND POOL WITH PANORAMIC OCEAN VIEWS, A LANDSCAPE COURTYARD WITH GARDEN AND CHILDREN PLAYGROUND. ENJOY A FULLY EQUIPPED GYM, RELAXING SPA, AND SECURE, CONVENIENT PARKING.



CLEAR STYLE,
REAL QUALITY.

TAKE CARE
QUALITY

WE PAY SPECIAL ATTENTION TO DETAILS AND
APPLY THE BEST GLOBAL TECHNOLOGIES TO
ENSURE THE LONG-TERM USE OF MATERIALS.
OUR TEAM CONSIST OF HIGHLY QUALIFIED



MODERN **TECHNOLOGIES**
AND MATERIALS FOR
ULTIMATE COMFORT

THE COMPLEX IS BUILT USING
CUTTING EDGE ENGINEERING
SOLUTIONS TAILORED TO THE
TROPICAL CLIMATE,
ENSURING RELIABILITY,
SAFETY, AND COMFORT

DURABLE AND RESILIENT CONSTRUCTION

MONOLITHIC FRAME STRUCTURE WITH STANDS SEISMIC LOADS OF UP TO 9 ON THE RICHTER SCALE.

SMART HOME SYSTEM

CONTROL LIGHTING, LEAK PROTECTION, AND SMOKE DETECTORS VIA APPLE HOME KIT, SMARTPHONE, OR DISPLAY

HIGH- STRENGTH C350 CONCRETE

WITH HYDROPHOBIC ADDITIVES PREVENTS MOISTURE PENETRATION AND MOLD FORMATION.

UNCOMPROMISING QUALITY CONTROL

CONTINUOUS TECHNICAL AND ARCHITECTURAL SUPERVISION GUARANTEES COMPLIANCE WITH THE HIGHEST CONSTRUCTION STANDARDS

ADVANCED SOUND INSULATION

200 MM MONOLITHIC WALLS EFFECTIVELY REDUCE NOISE LEVELS

SEAMLESS AESTHETICS

ALL ENGINEERING SYSTEMS ARE CONCEALED WITHIN THE WALLS FOR A CLEAN AND MINIMALIST INTERIOR

CRYSTAL- CLEAR WATER

BUILT - IN FILTRATION SYSTEM ENSURES HIGH - QUALITY WATER PURIFICATION AND MINERALIZATION.

DURABLE FACADE

COATED WITH PROFESSIONAL MICROCEMENT FEATURING ANTIFUNGIAL PROPERTIES AND WATER RESISTANCE

EVERY DETAIL IS DESIGNED TO MAKE YOUR HOME MODERN,
SAFE, AND EXCEPTIONALLY COMFORTABLE.





SMART HOME SYSTEM

For your comfort

A low-angle photograph of a modern, multi-story building with a light-colored facade. The building features several balconies with dark metal railings, each adorned with lush green plants. The building is set against a clear blue sky, with the fronds of palm trees visible in the foreground and to the right. The overall aesthetic is clean and contemporary, emphasizing a connection with nature.

OPTIMAL BALANCE
OF PRICE, COMFORT
AND QUALITY

**2% DISCOUNT
ON UNITS**

COMPLEX BY A DEVELOPER
RANKED AMONG THE TOP 3
LARGEST DEVELOPERS ON
THE ISLANDS

1% DISCOUNT

ON 2 ND UNIT WHEN
PURCHASING FROM
TWO LOTS

INSTALLMENT

UNTIL THE END OF
CONSTRUCTION

FROM \$27,540

LOGIN TO THE PROJECT

MANAGEMENT

THE PRIMARY GOAL OF OUR MANAGEMENT IS TO ENSURE OUTSTANDING PROFITS FOR OUR INVESTORS AND EXCEPTIONAL EXPERIENCE FOR OUR GUEST. THIS SIGNIFIES THAT YOUR INVESTMENT WITH US WILL BE BOTH STRAIGHT FORWARD AND GRATIFYING.

17%

OPERATING EXPENSES
COMMISSION

OUR PROPERTY MANAGEMENT SERVICES INCLUDE :

VILLA PREPARATION FOR THE RENTAL MARKET. PROFESSIONAL PHOTOGRAPHY, LISTING PLACEMENT ON PLATFORMS AND THOUGHT OUR PARTNERS DEVELOPMENT OF MARKETING AND PRICING STRATEGIES

EFFICIENT OPERATION MANAGEMENT: SECURITY, CLEANING, POOL AND PLANT MAINTENANCE, RECRUITMENT, TRAINING AND SUPERVISION OF STAFF

CALENDAR BOOKING MANAGEMENT. GUEST COMMUNICATION FOR RESERVATION INQUIRIES, AND COORDINATION OF CHECK - IN AND CHECK - OUT PROCESSES.

WHY BALI?

4TH
PLACE

IN THE WORLD IN THE RATING
OF INVESTMENT ATTRACTIVENESS
ACCORDING TO FORBES

ROI
FROM
12%

5 %

GDP GROWTH

7,1 MILLION

TOURISTS VISITED BALI IN 2025

ABOUT PROJECT

6 YEARS OF EXPERIENCE IN CONSTRUCTION

Including 3 years
in Bali

ALL STAGES OF TURNKEY
CONSTRUCTION FROM SITE
ANALYSIS AND ZERO CYCLE TO
FINISHING AND TECHNICAL
SUPERVISION ON EACH SITE.

OUR DESIGN IS CALM AND
MODERN, YET TIMELESS. IT WILL
REMAIN RELEVANT AND FRESH
FOR A LONG TIME. OUR
PROJECTS ATTRACT ATTENTION
AND RECEIVE HIGH PRAISE FROM
INVESTORS, USERS, AND ,
IMPORTANTLY, BROKERS

WE HAVE BUILT
& COMMISSIONED
47 FACILITIES
IN BALI

250+ EMPLOYEES IN THE

Construction sector

OUR OWN FACTORY, WHICH IS THE LARGEST AND MOST TECHNOLOGICALLY ADVANCED IN BALI AND SUPPLIES FURNITURE TO THE LARGEST DEVELOPERS ON THE ISLAND.

PURCHASE AND DELIVERY OF HIGH-QUALITY AND STYLISH EQUIPMENT, FITTINGS AND INTERIOR ITEMS MANUFACTURED AT TRUSTED PARTNERS FACTORIES.

**ALSO 3 MORE COMPLEXES
ARE IN THE FINAL STAGES
OF CONSTRUCTION**



QUALITY STANDARDS PROVEN IN PRACTICE

WE USE ONLY ADVANCED TECHNOLOGIES AND MATERIALS ADAPTED
TO BALI'S CLIMATE CONDITIONS

EVERY STAGE - FROM CONCEPT DEVELOPMENT TO PROJECT COMPLETION
- UNDERGOES THOROUGH INSPECTION AND QUALITY CONTROL

THE FINAL RESULT IS 90% IDENTICAL TO THE VISUALIZATIONS, AS WE USE REAL
MATERIALS IN BOTH THE RENDERS AND ACTUAL CONSTRUCTION AND FINISHING

20 YEARS

STRUCTURAL WARRANTY

The background image is a blurry photograph of an interior space. On the left, there is a large, dark structure with a white grid pattern, possibly a bookshelf or a partition. In the center, there is a doorway or a window leading to another room. To the right, there is a wall with a reddish-brown textured panel. The overall lighting is dim, and the image has a soft, out-of-focus quality.

thank you!