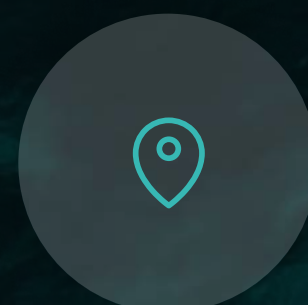




OCEANSPIRE RESIDENSE

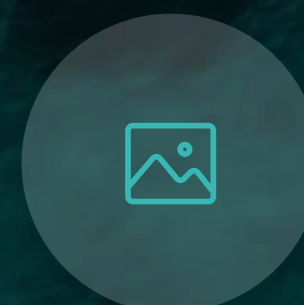
The first premium complex of business apartments on the
oceanfront in Sanur



LOCATION



LAYOUTS



DESIGN



RETURN ON INVESTMENT
(ROI)





Welcome to Oceanspire Residence – the first premium business apartment complex in Sanur, ideally situated along the oceanfront. Our 66 apartments with balconies and spacious terraces (up to 100 m2) offer magnificent views of the ocean.

We take pride in our location, providing a unique opportunity to enjoy sunrise views of Mount Agung, attracting those who appreciate stunning natural beauty. Now, this view becomes a part of your daily life at Oceanspire Residence.

Within our complex, we have created all the necessary infrastructure to make your stay unforgettable. We offer a cozy coworking space for efficient work, a spa and sauna for relaxation, a fitness center to stay in shape, a restaurant with a diverse menu, a rooftop bar with breathtaking views, and a summer cinema for evening entertainment.

Here, you'll find everything you need for a complete relaxation, productive work, business meetings, and event organization. At Oceanspire Residence, we have created not just accommodation but a unique space where our residents are at the center of attention. It's your new lifestyle, where luxury blends with views and the opportunity for efficient work.

Welcome to your home by the ocean!





LOCATION

A bustling area with developed infrastructure, a beach stretch of approximately 6 km, and ideal conditions for those who prefer a tranquil and comfortable retreat, while also enjoying white sandy beaches and beautiful ocean views.



[VIEW ON MAP](#)



[WATCH THE VIDEO](#)





Oceanspire Residence

30 meters from the new marina for small yachts & tourist boats, at the intersection of two completely different beaches.



Center of Medicine

The Mayo Clinic, a joint U.S.-Indonesian healthcare complex that has attracted more than \$5 billion in investment.



Bali Icon Mall

Bali's first shopping mall with all luxury brands, light show and cinema. Bali Icon Mall will be finished by 2024-2025.



Sanur Seafront

The classic Bali experience: shopping and relaxing while enjoying the stunning sea view.



Volcanic Beach with a View of Agung

A quiet and beautiful black sand beach, perfect for a morning walk. This is where the new yacht club will be built.



Sanur Tourist Harbor

A newly built tourist port offering sea cruises to Nusa Penida, Lombok and the Gili Islands.



OCEANSPIRE RESIDENCE

WHERE YOUR SUCCESS STORIES BEGIN

ROOFTOP

- RESTAURANT WITH BBQ AREA
- MINI STAGE FOR MUSICAL EVENTS
- LOUNGE AREA FOR RELAXATION WITH SOFT FURNITURE, CREATING AN ATMOSPHERE OF RELAXATION AND COMFORT
- OPEN-AIR CINEMA
- INSTAGRAM-WORTHY LOCATIONS TO ENJOY THE SUNRISE WITH A VIEW OF MOUNT AGUNG

3 FLOOR

THE APARTMENTS ARE LOCATED ON THE 2ND AND 3RD FLOORS
70% OF THEM BOAST OCEAN VIEWS

2 FLOOR

A TOTAL OF 66 APARTMENTS:

- STUDIO FROM 35 M2
- 1-BEDROOM FROM 56 M2
- 2-BEDROOM FROM 74 M2 + 100 M2 TERRACE

1 FLOOR

- SWIMMING POOL
- SAUNA AND SPA COMPLEX
- COWORKING AND CONFERENCE HALL
- PODCAST RECORDING STUDIO
- PHOTO STUDIO
- MEDITATION AREA
- FITNESS CENTER
- YOGA STUDIO
- CHILDREN'S CLUB



LOUNGE AREA WITH A VIEW OF THE VOLCANO



COWORKING SPACE



SAUNA



FITNESS CENTER



SPA



JACUZZI ON THE ROOFTOP



OPEN-AIR CINEMA



CONFERENCE ROOM



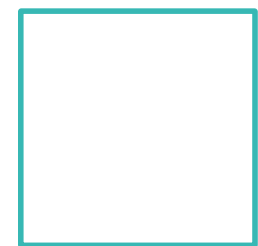
SOUND AND VIDEO RECORDING STUDIO

SITE PLAN OCEANSPIRE RESIDENCE

3 floors + rooftop

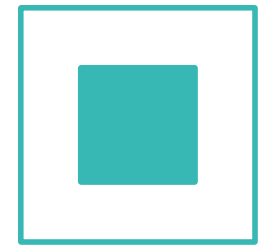
Total land area: 0.5 hectares

Area of one floor: 2750 m²



STUDIO

Area of 36–55 sqm, 30 units



1 BEDROOM

Area of 50–70 sqm, 30 units



2 BEDROOMS

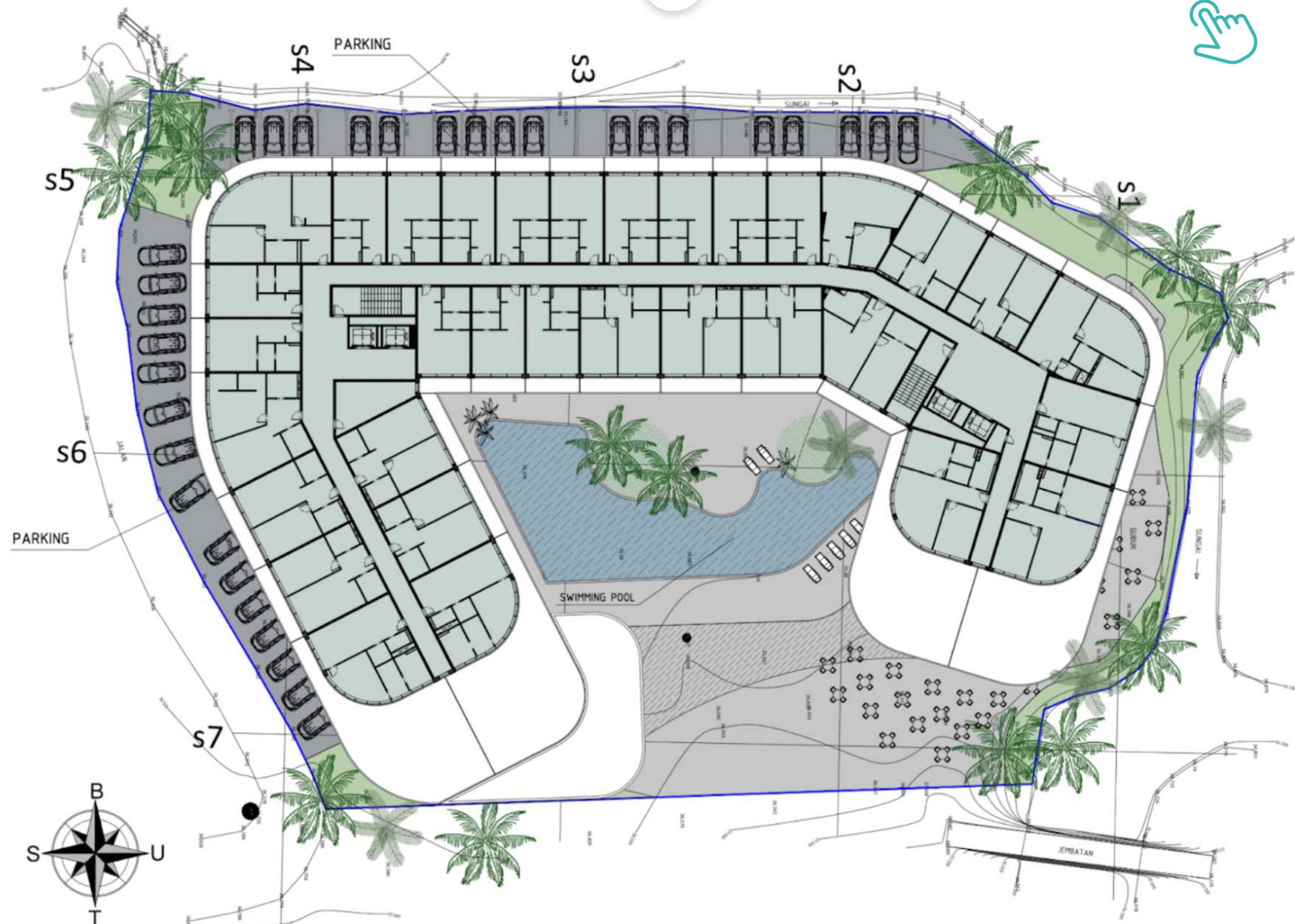
Area of 75 sqm, 30 units

LEASEHOLD

for 25 years + 10 years (at the 2023 price) + 25 years



[COMPLETE FLOOR PLAN OF THE APARTMENTS](#)







APARTMENT STUDIO 36 SQM

👁 Garden view

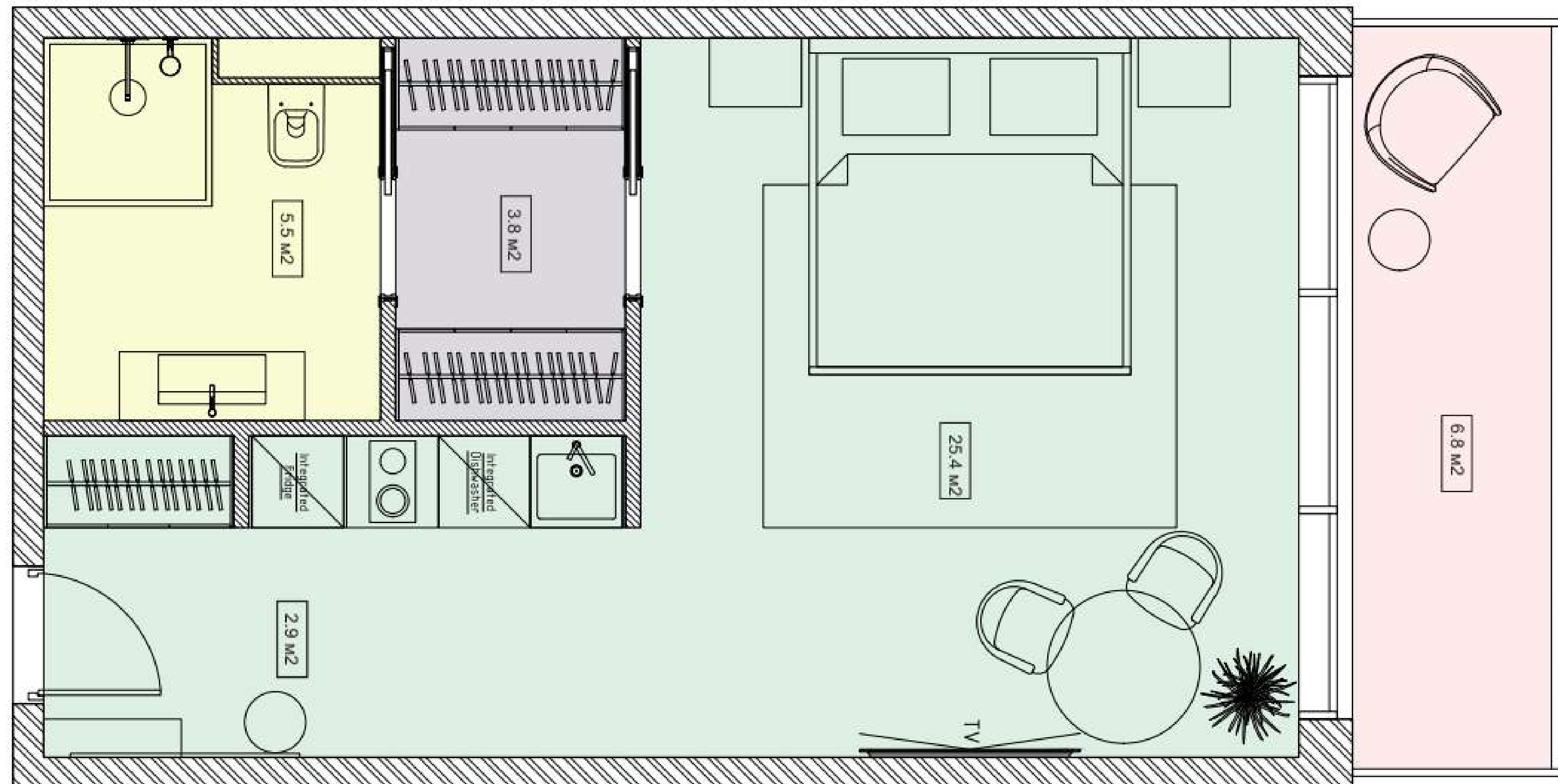
COST OF THE APARTMENT AT THE
BEGINNING OF CONSTRUCTION:

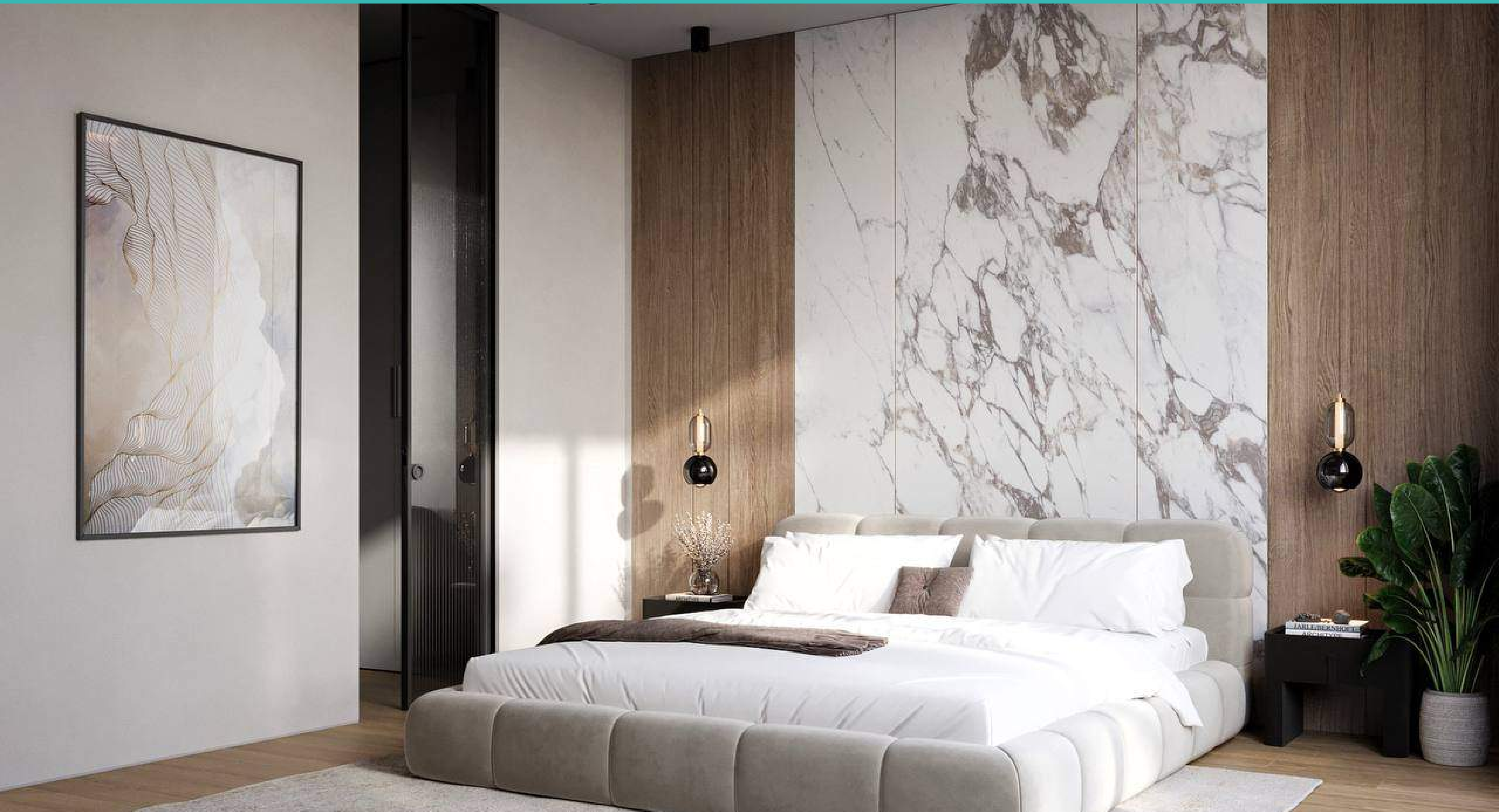
99 000\$

COST OF THE APARTMENT AFTER THE
COMPLETION OF CONSTRUCTION:

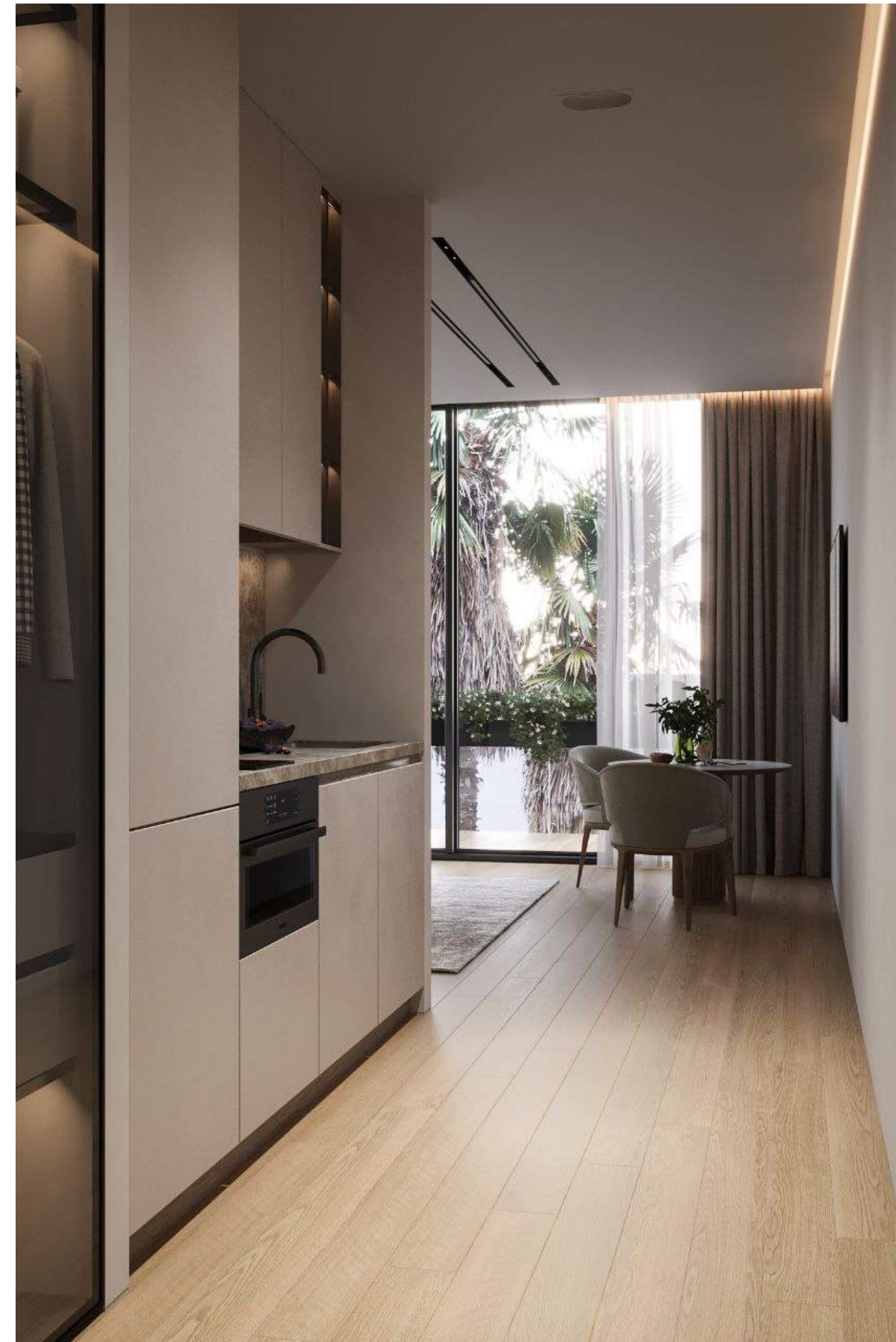
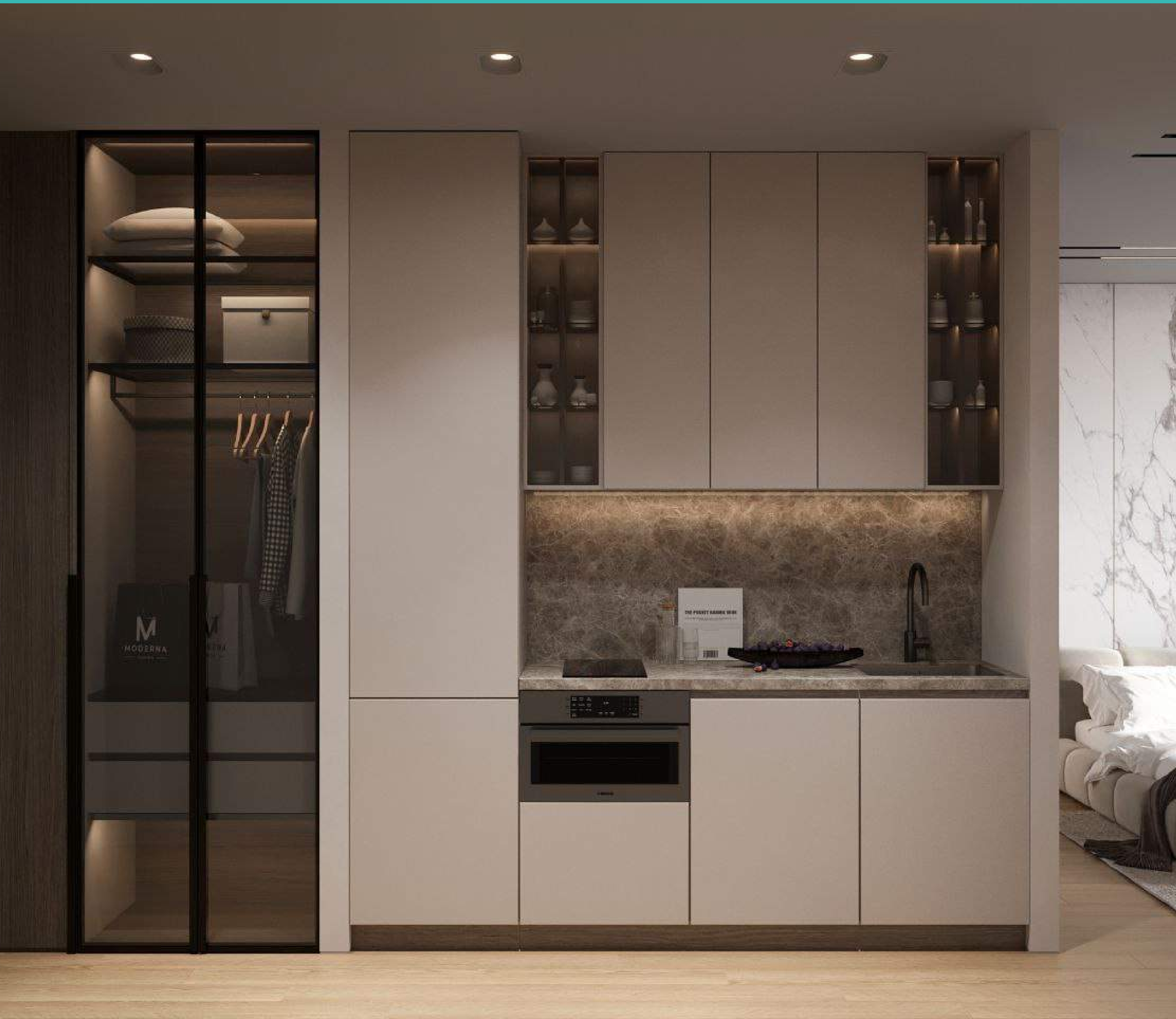
140 000\$

*The cost of apartments depends on the area, view,
and the presence of a terrace. [The full price list can be
downloaded here.](#)









APARTMENT 1 BR 56 SQM

👁 Ocean view

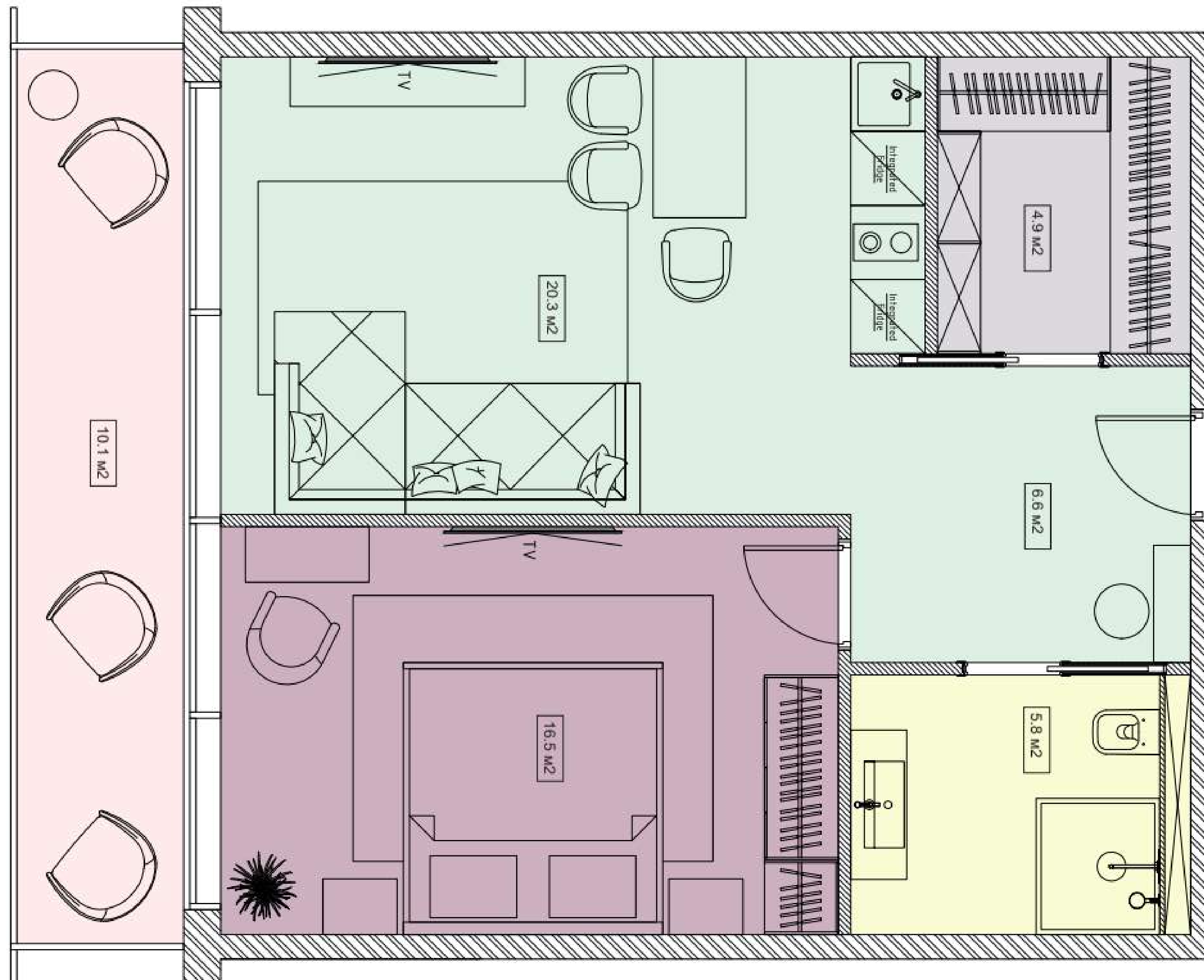
COST OF THE APARTMENT AT THE BEGINNING OF
CONSTRUCTION:

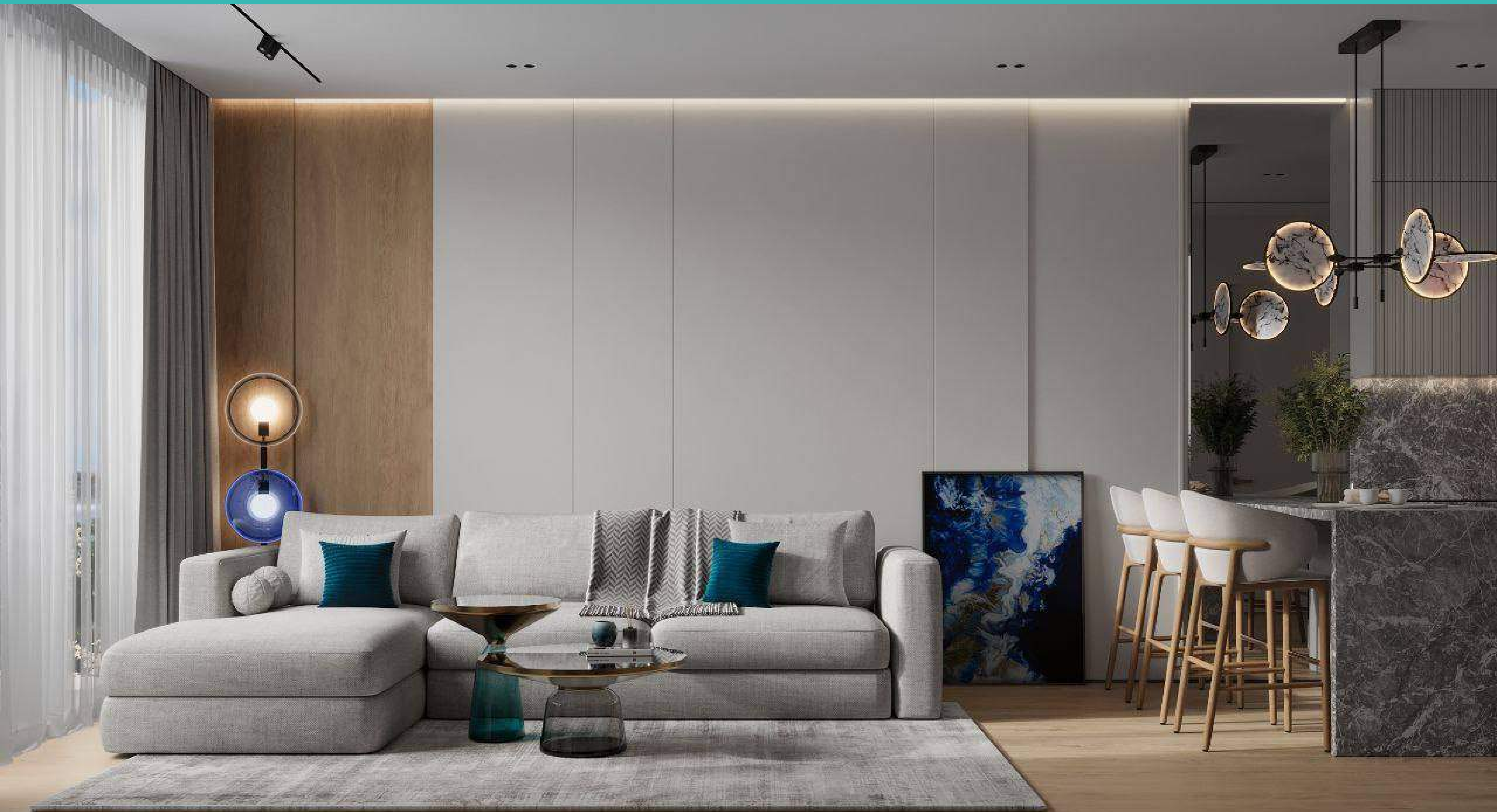
167 000\$

COST OF THE APARTMENT AFTER THE
COMPLETION OF CONSTRUCTION:

220 000\$

*The cost of apartments depends on the area, view,
and the presence of a terrace. [The full price list can be
downloaded here.](#)













APARTMENT 2 BR 74 SQM

👁 Ocean view

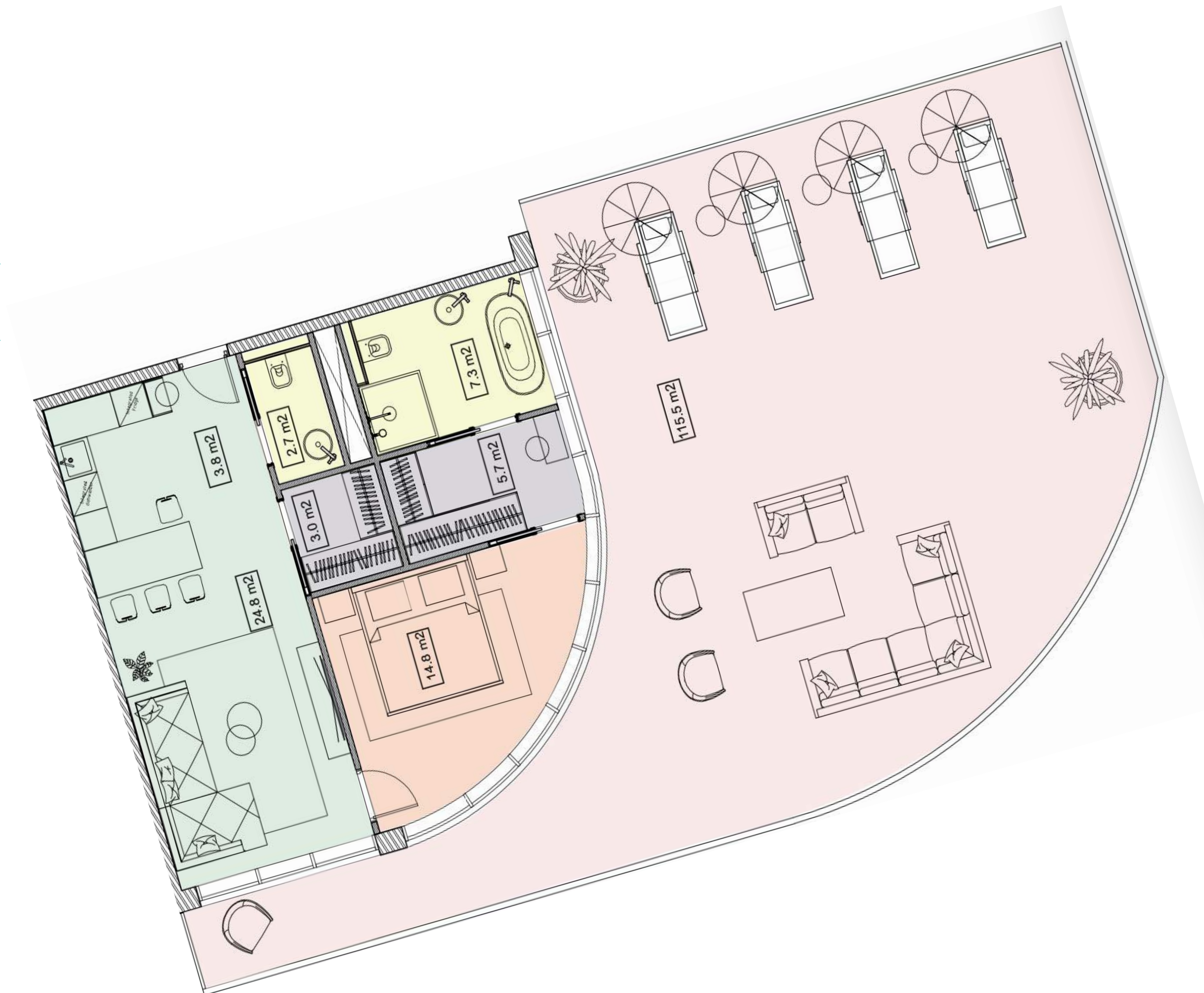
COST OF THE APARTMENT AT THE BEGINNING OF
CONSTRUCTION:

282 000\$

COST OF THE APARTMENT AFTER THE
COMPLETION OF CONSTRUCTION:

370 000\$

*The cost of apartments depends on the area, view,
and the presence of a terrace. [The full price list can be
downloaded here.](#)



COMMISSIONING

4Q 2025

BY THIS TIME, KEY PROJECTS IN SANUR WILL BE IMPLEMENTED:

- Bali Icon Mall
- New Waterfront
- The Mayo Clinic
- Yacht Club

These and other factors **will put Oceanspire at the forefront of Sanur's development** and ensure significant growth in property values.





Amata Park

Founder and CEO of PT Krystal Estate Development

- Two university degrees: Law and Economics
- 20 years in management, finance and construction

”

My professional journey spans economic security, risk assessment, financial sectors, consulting, law, and business. This has allowed me to observe processes from various perspectives and make informed decisions. In 2015, I became the first woman in Russia to head the security division in the maritime transportation sector across three directions: economic, transportation, and information.

”

CONSTRUCTION EXPERIENCE IN BALI?

My personal experience in project management includes large construction projects in different regions of Russia.

Bali is not just a place, it is an inspiration. For a very long time I dreamed of something unique that would combine the beauty of the island with innovative construction solutions. Oceanspire Residence is my first project in Bali, which I have always wanted to realize.

WHY WILL YOUR PROJECT BE SUCCESSFUL?

Firstly, our project is already successful at the outset as it has gained the trust of our initial investors. At the moment, we have secured all the necessary funding to commence and complete the construction.

Secondly, we firmly believe that 80% of success depends on choosing the right location. In this case, the location is unique – it's a maritime port that sees up to 30,000 passengers passing through daily. It's not just a waterfront; it's an ocean view with breathtaking sunrises and a view of Mount Agung. We are confident that our location will become one of the most popular spots for bloggers to capture stunning photos.

Thirdly, we have a cohesive team in place. Colleagues who have successfully collaborated with me on previous housing construction projects have joined me. We understand the importance of delivering quality, and in Bali, our focus is on providing the best accommodation.

Lastly, we are motivated not only by figures but also by the opportunity to offer affordable prices. We are not aiming for quick profit maximization. Our goal is to create a high-quality product and make a mark in the market.

OUR TEAM



Zoya Bogomaz

Project Manager

- Experience in construction for more than 30 years.
- Successful completion of more than 50 projects, including business centers, administrative and residential complexes, hotel complexes, and engineering structures.
- Hundreds of thousands of completed square meters
- Effective management of more than 600 highly qualified specialists in the field of construction and design.
- Realization of projects in various regions of Russia, including Moscow.



Arkadii Yakovlev

Construction Director

- Experience in construction for over 14 years.
- Experience in developing design documents for residential and public buildings. Ability to consider various aspects including monolithic and metal structures, drainage, retaining walls, and foundations.
- Effective budgeting of construction projects taking into account cost optimization and maximization of performance. Ability to control financial parameters of the project.
- Building effective relationships with customers, government agencies, contractors and other stakeholders.

TEAM PROJECTS



Vladivostok's largest settlement with an area of more than 35 hectares, Novaya Zemlya, on the De-Friz Peninsula



LCD "Seasons" Vladivostok.
4-storey 6 sectional residential building with 129 apartments



The residential complex "Golden Valley", in Vladivostok consists of two 25-storey buildings



Fresh Plaza Business Center, Vladivostok

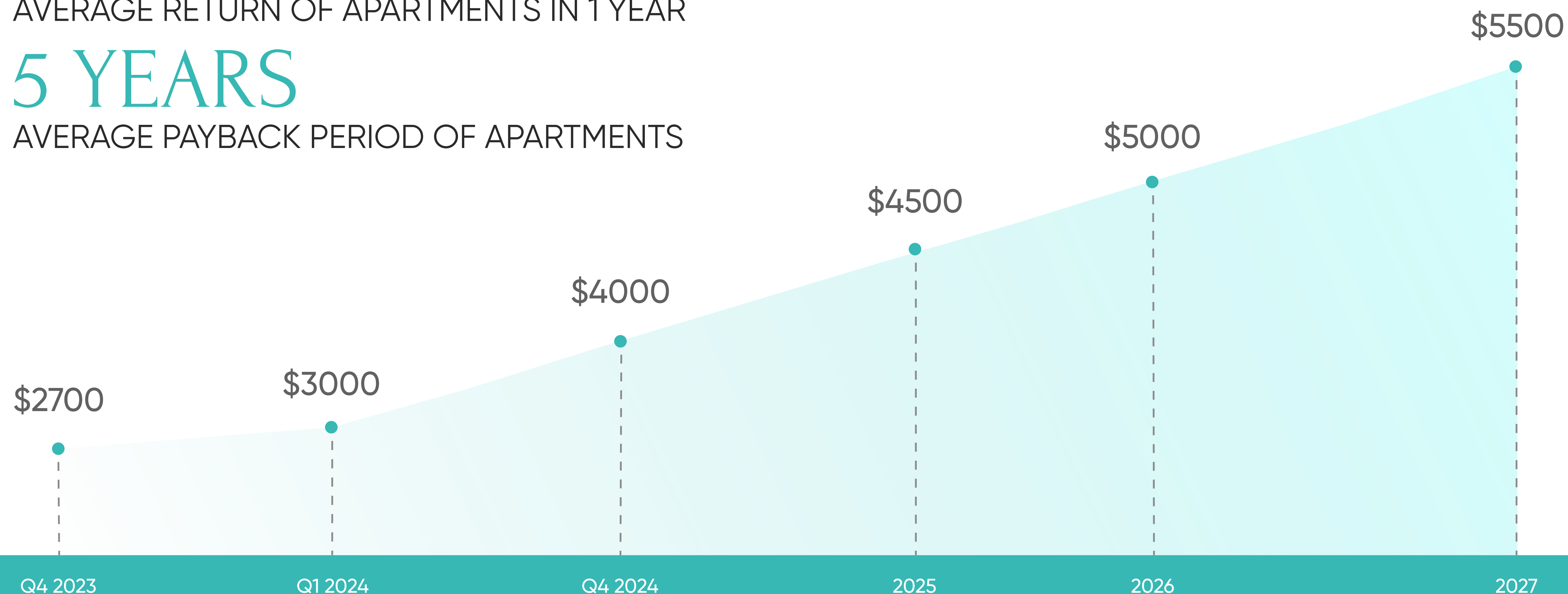
PROJECTED COST OF APARTMENTS

FROM 17% TO 21%

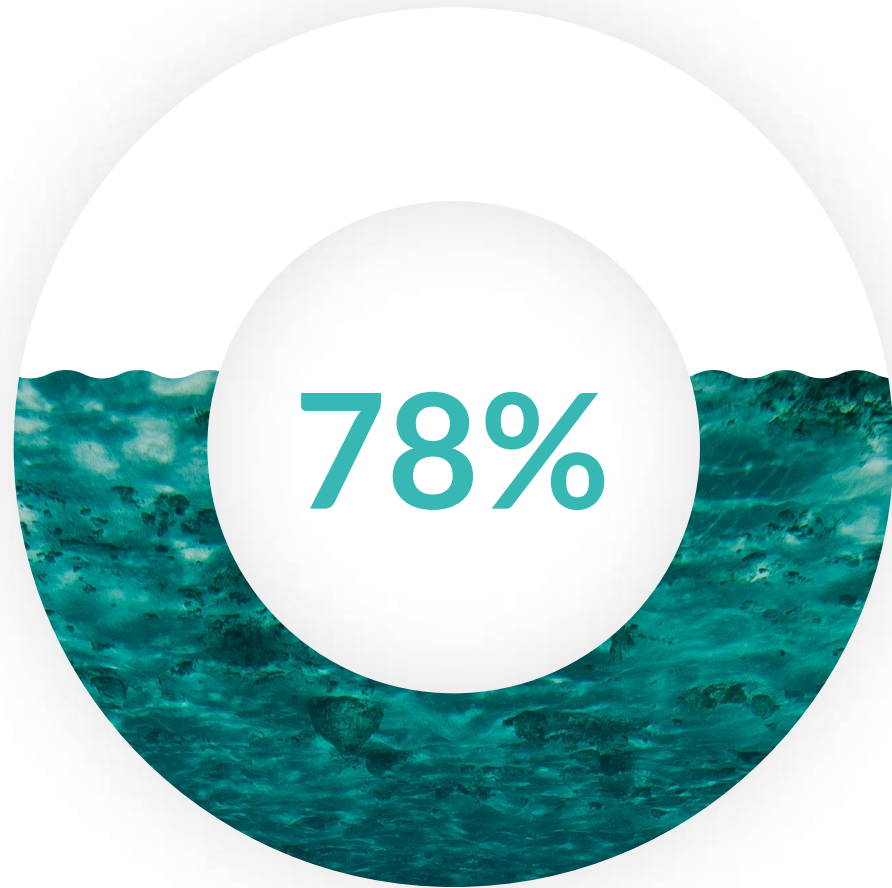
AVERAGE RETURN OF APARTMENTS IN 1 YEAR

5 YEARS

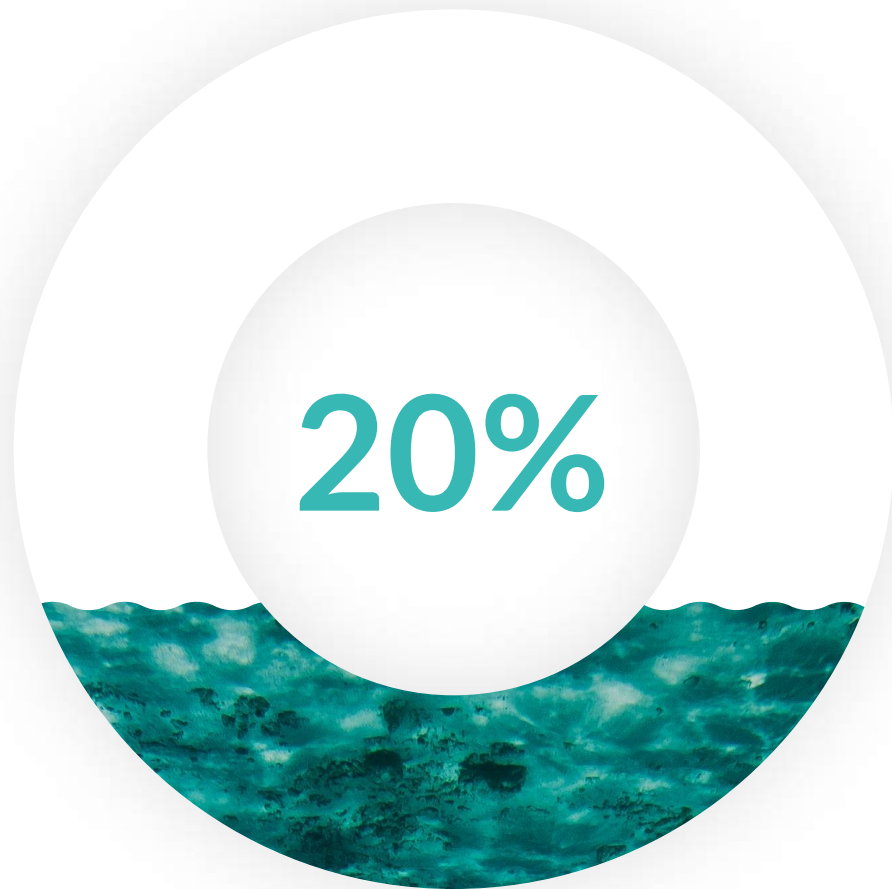
AVERAGE PAYBACK PERIOD OF APARTMENTS



	STUDIO (36 sqm)	1 BR (51 sqm)	2 BR (76 sqm)
UNIT COST	\$99,000	\$140,250	\$209,000
AVERAGE AIRBNB RENTAL PRICE PER DAY	\$110	\$170	\$220
AVERAGE RENTAL YIELD INCLUDING OCCUPANCY RATE/ YEAR	\$32,000	\$50,000	\$64,000



Average occupancy rate in Bali
(in 2023)



ROI

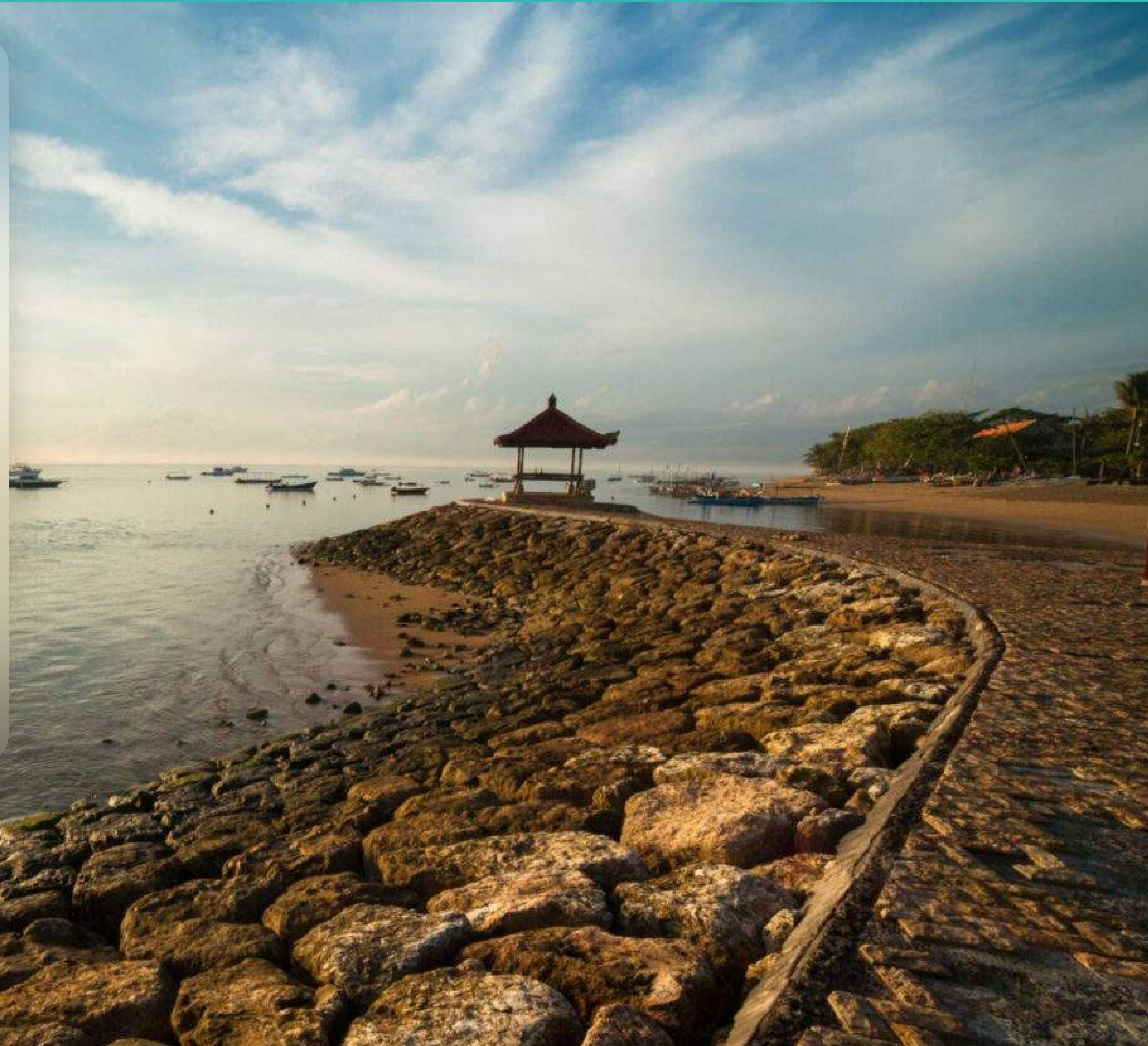
RETURN ON INVESTMENT

RENTAL INCOME (PER DAY)	STUDIO		1 BR		2 BR	
	ROI	%	ROI	%	ROI	%
1 year	\$28,835	21%	\$42,052	20%	\$52,775	17%
5 years	\$141,624	105%	\$210,262	102%	\$263,873	84%
15 years	\$424,872	315%	\$630,785	307%	\$791,618	253%
25 years	\$708,120	525%	\$1,051,308	512%	\$1,319,364	421%

*ROI was calculated taking into account taxes, operation and maintenance costs. We will provide a detailed calculation on request.

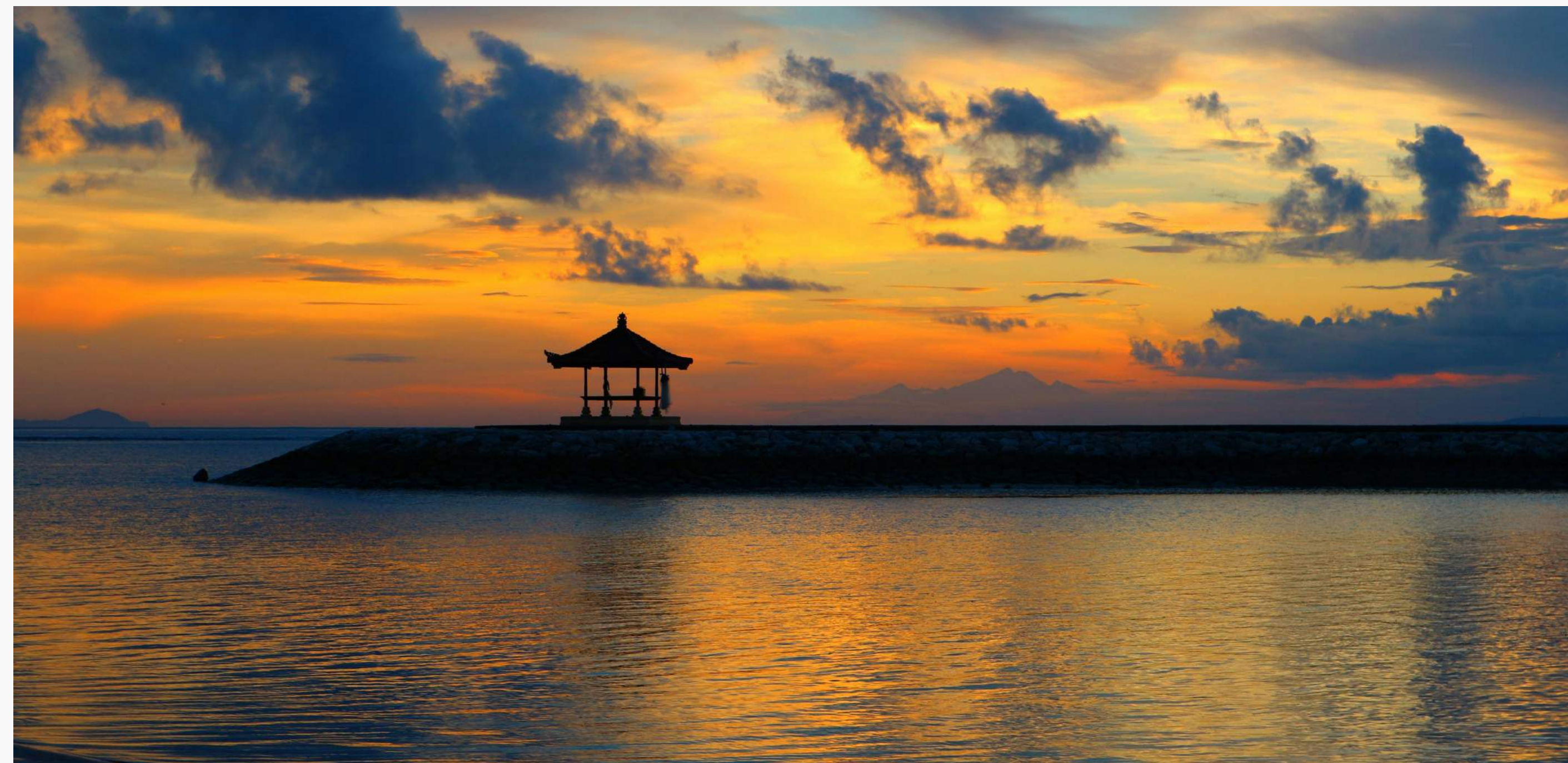
WHY SANUR?

- It is considered Bali's special economic zone with the largest government investment. The program aims to take Bali's development to the next level.
- Government programs are aimed at making the Sanur area the main tourist center of Bali. This will increase tourist traffic to the island by 50%.





OCEANFRONT 6 km




SANUR HARBOR

Every day, 50 tourist boats and dozens of private yachts.

50 tourist boats and dozens of private yachts.

This Sanur seaport connects a number of tourist destinations such as Nusa Penida, Nusa Lembongan, Nusa Seningan and the Gili Islands on a daily basis.

- Between 10,000 and 30,000 passengers pass through the port daily
- 50 meters from Oceanspire Residence



OCEANSPIRE
RESIDENCE

CENTER OF MEDICAL TOURISM

Indonesia's largest international medical clinic is being built in Sanur district, on 41 hectares. The clinic will provide a wide range of medical services.

The government estimates that this will attract about 1.5 million medical tourists to the Sanur area annually.

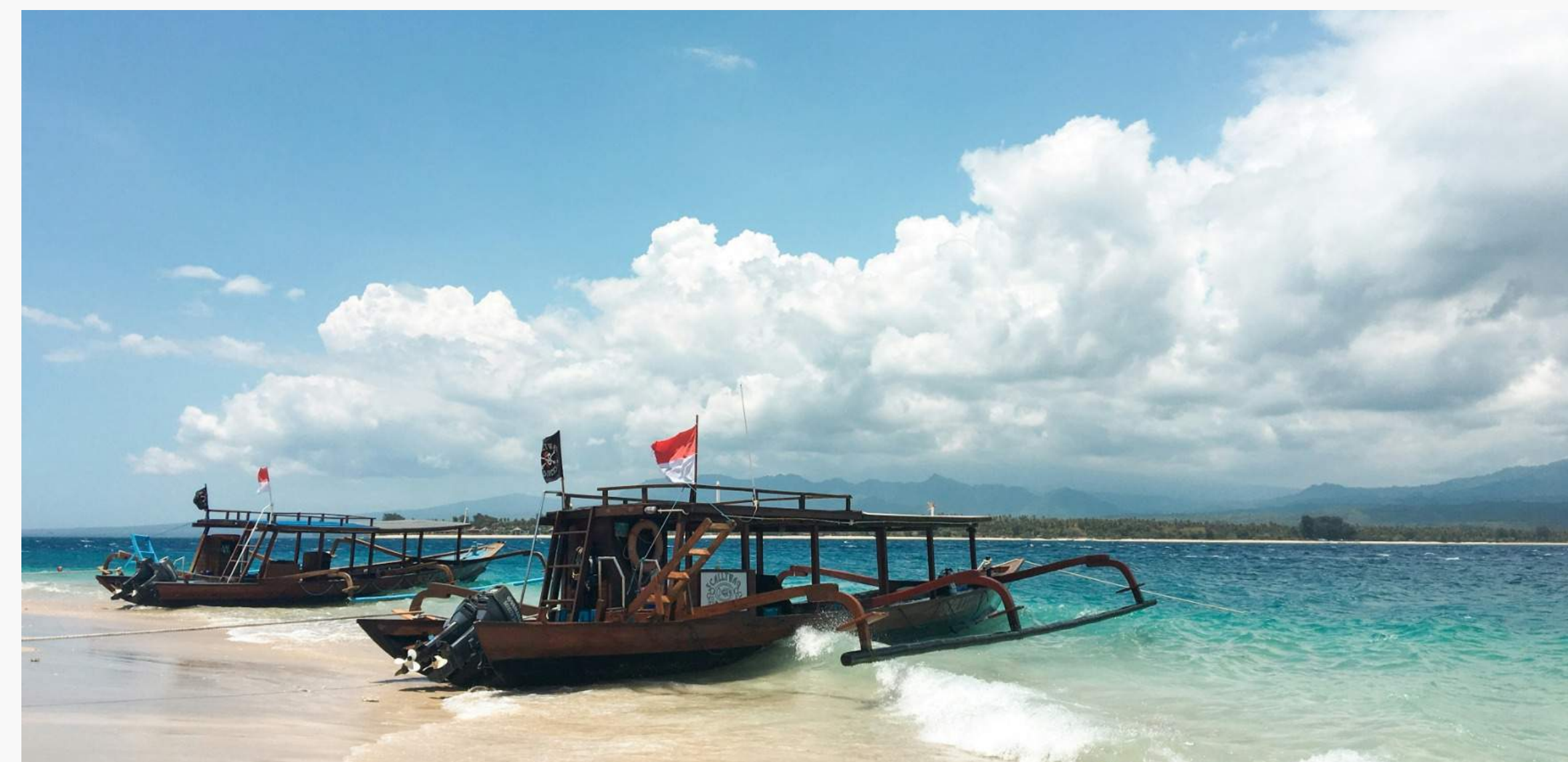
The construction will be finished in 2024. The complex is located 1 km from our apartment complex.

[LINK ON ARTICLE](#)






At Oceanspire Residence you have the opportunity to book and buy boat tickets to the islands of Gili, Nusa Penida and Lembongan directly at the reception and enjoy privileged conditions for all clients of the residence. This is especially convenient as the beautiful ocean marina is only 50 meters away.



ICON MALL

An architectural rendering of the Bali Icon Mall. The building features a large, multi-tiered, conical roof structure on the left, which is part of a larger complex with multiple levels and green terraces. To the right is a large, cylindrical building with a facade made of vertical green slats. The mall is surrounded by lush tropical landscaping, including palm trees and flowering plants. A parking area with several cars is visible in the foreground. The sky is blue with scattered white clouds.

Construction of a modern shopping and entertainment center with an estimated attendance of more than 22,000 people per day. Completion of construction – spring 2024. Bali Icon Mall is located 2 km away from our apartment complex.

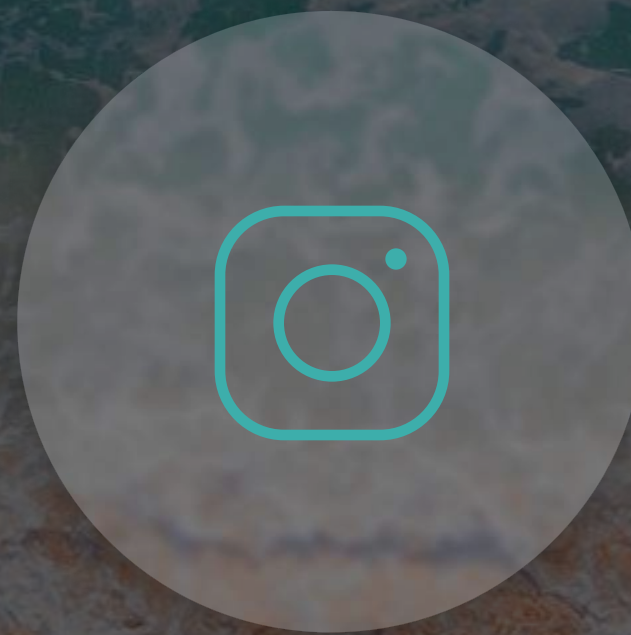


In Bali, Sanur, water sports provide unique opportunities for outdoor activities. Many tourists may be surprised by the variety of water activities that are offered in this region.

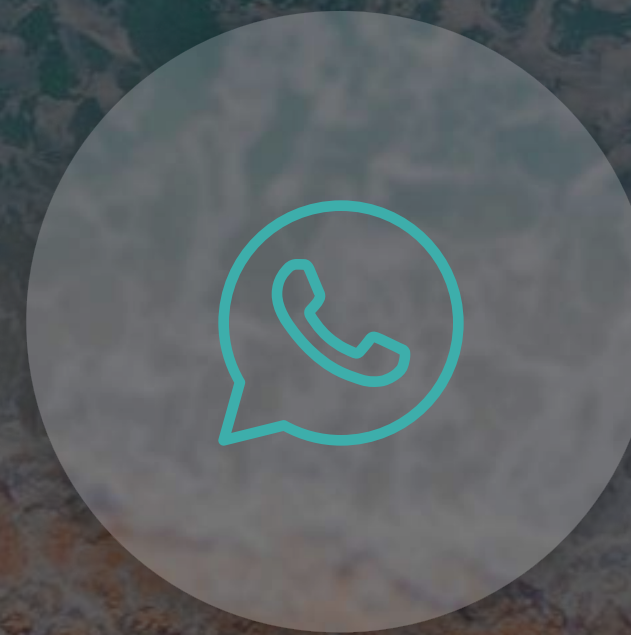




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