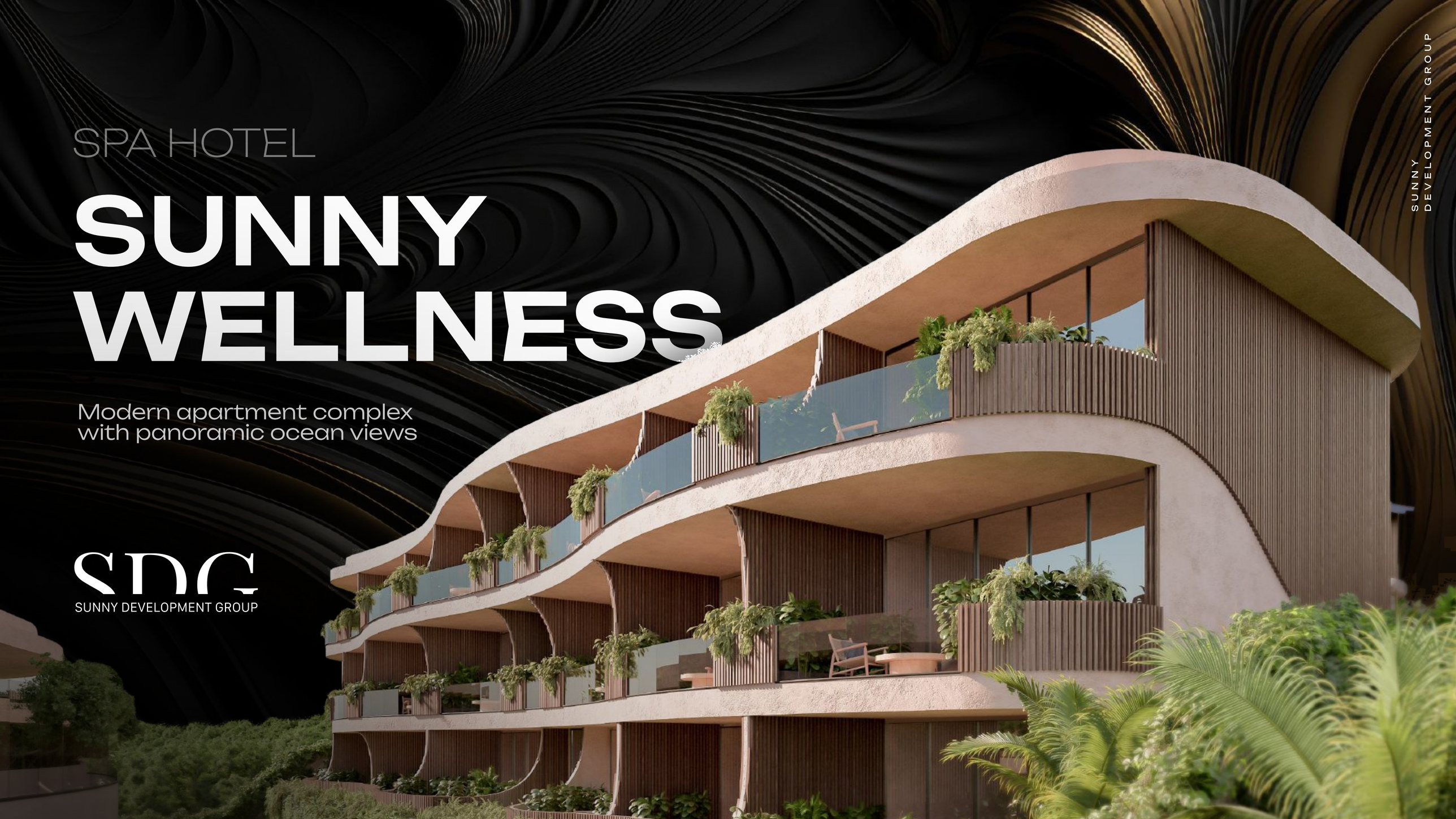
SPA HOTEL

SUNNY WELLNESS

Modern apartment complex
with panoramic ocean views

SDG
SUNNY DEVELOPMENT GROUP



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SUNNY WELLNESS

An innovative space with a unique concept aimed at attracting tourists and increasing investment opportunities.

This one-of-a-kind project in Bali allows apartment residents and guests to not only live in comfort, but also receive a full range of services and undergo detox, anti-aging and biohacking retreats.

SUNNY DEVELOPMENT GROUP | 12 years of construction experience

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SUNNY WELLNESS SPA HOTEL

This is the only residential complex in Bali that offers special rooms for **dark retreats.**

The complex also boasts **a restaurant and a spa complex** with a special salt room that ionizes the surrounding air.

UNIQUE COMPLEX **BENEFITS**

01 Professionally equipped **fitness centre**.

02 **Thermal spa** with four types of saunas and baths.

03 **Swimming pool** with chlorine-free thermal water.

04 Restaurant with a **Biohacking Kitchen** concept. All dishes on the menu promote a healthy lifestyle and contain superfoods.

05 Residents can participate **in body-detoxing** routines without leaving the residential complex.

06 The complex provides premises for yoga, **sound healing and meditation practices.**

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LOBBY AND **RECEPTION**

Five-star hotel lobby

This area can be used in 5 ways:

01 Spa and Gym Reception

02 Mini bar for lobby and coworking area

03 Coworking reception

04 Health food store, dietary supplements and holistic products

05 Residential complex lobby

SUNNY
WELLNESS
LOBBY

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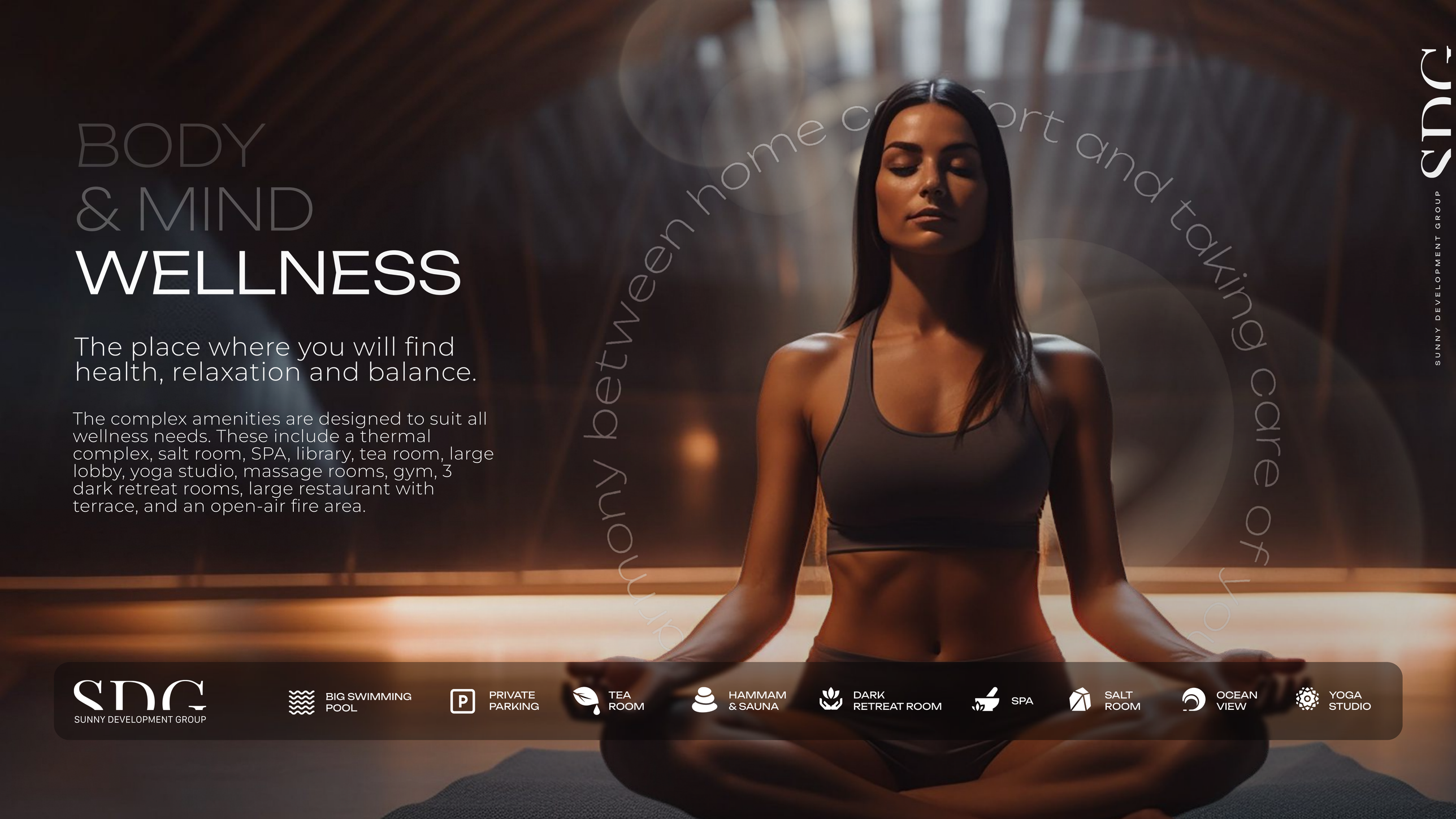
To create an ambiance of wellness, a large number of designer accessories will be used, as well as premium furniture, comfortable armchairs and pillows, and dim lighting.

The lobby area will also host a sales department that will promote the entire complex, spa, swimming pools, restaurant, and coworking space.



BODY & MIND WELLNESS

The place where you will find health, relaxation and balance.

The complex amenities are designed to suit all wellness needs. These include a thermal complex, salt room, SPA, library, tea room, large lobby, yoga studio, massage rooms, gym, 3 dark retreat rooms, large restaurant with terrace, and an open-air fire area.

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BIG SWIMMING POOL

PRIVATE PARKING

TEA ROOM

HAMMAM & SAUNA

DARK RETREAT ROOM

SPA

SALT ROOM

OCEAN VIEW

YOGA STUDIO

THERMAL COMPLEX

The cozy pool and thermal complex area are designed to serve as a local landmark.

5 RELAXATION AREAS:

- Outdoors, sun beds in the water
- Outdoors, sun beds on the lawn.
- In the spa area, near the massage rooms
- In the area in front of the saunas

- The presence of hanging hammocks and swings allows you to add additional photo appeal

THERMAL
COMPLEX

The residential complex has four types of saunas:

Russian sauna
(80-100 degrees C.)

Salt sauna
(45-50 degrees C)

Soap Hammam
(35-50 degrees C)

Turkish hammam
(45 -55 degrees C)

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SUNNY WELLNESS SPA HOTEL

THERMAL COMPLEX

The thermal spa area also includes an ice bath and a thermal mineral water bath.

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12 years
of construction
experience

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WELLNESS

SALT
ROOM

THERMAL COMPLEX

Designed from natural materials with the use of light tones and comfortable seating areas. Salt ions in the air aim to improve breathing, reduce stress, support healthy skin and strengthen the immune system.

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WELLNESS

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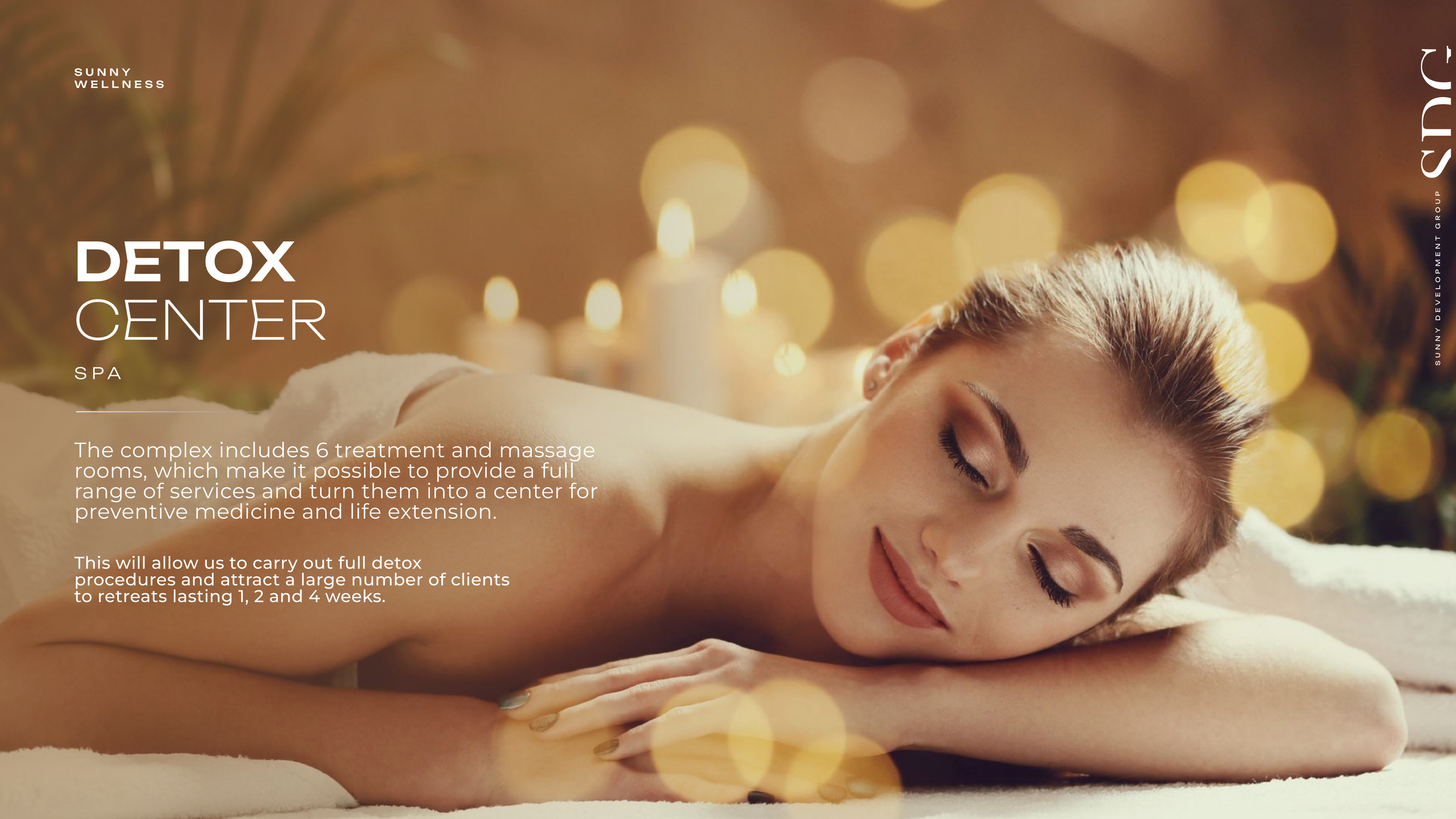
DETOX CENTER

SPA

The complex includes 6 treatment and massage rooms, which make it possible to provide a full range of services and turn them into a center for preventive medicine and life extension.

This will allow us to carry out full detox procedures and attract a large number of clients to retreats lasting 1, 2 and 4 weeks.



SUNNY
WELLNESS
SUNNY DEVELOPMENT GROUP
SPA COMPLEX
SWIMMING POOL
using stylish finishes, minimalistic decor and beautiful lighting
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SPA COMPLEX

YOGA & SOUNDHEALING

The project provides 2 practice rooms, enabling us to hold parallel yoga and sound healing classes. The rooms are also designed to allow hanging hammocks for anti-gravity yoga.

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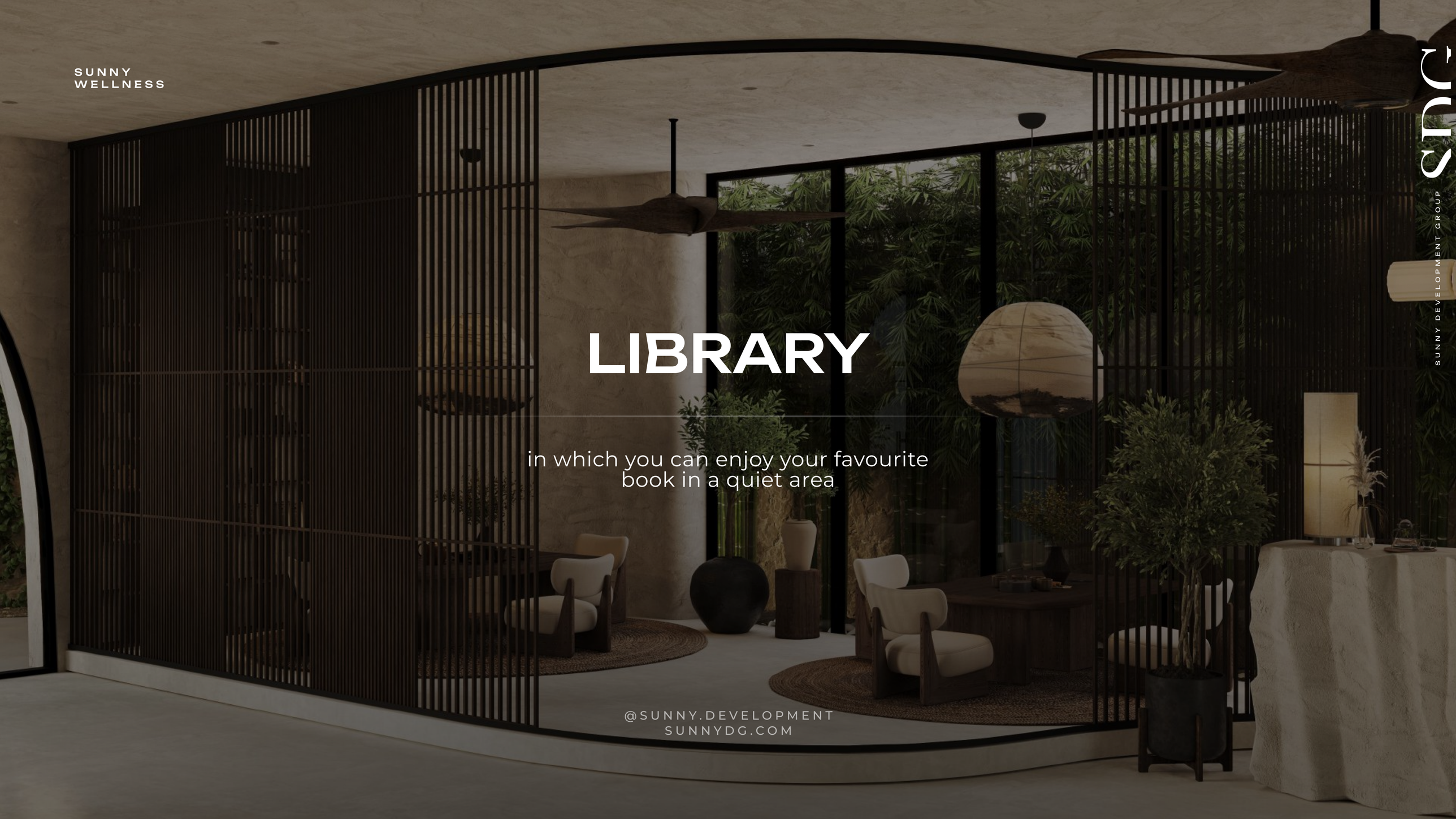

LIBRARY

in which you can enjoy your favourite
book in a quiet area

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WELLNESS

TEA ROOM

The embodiment of comfort and tranquility. Wooden furniture, modern decor elements and soft light from pendant lamps create an atmosphere of peace and relaxation.

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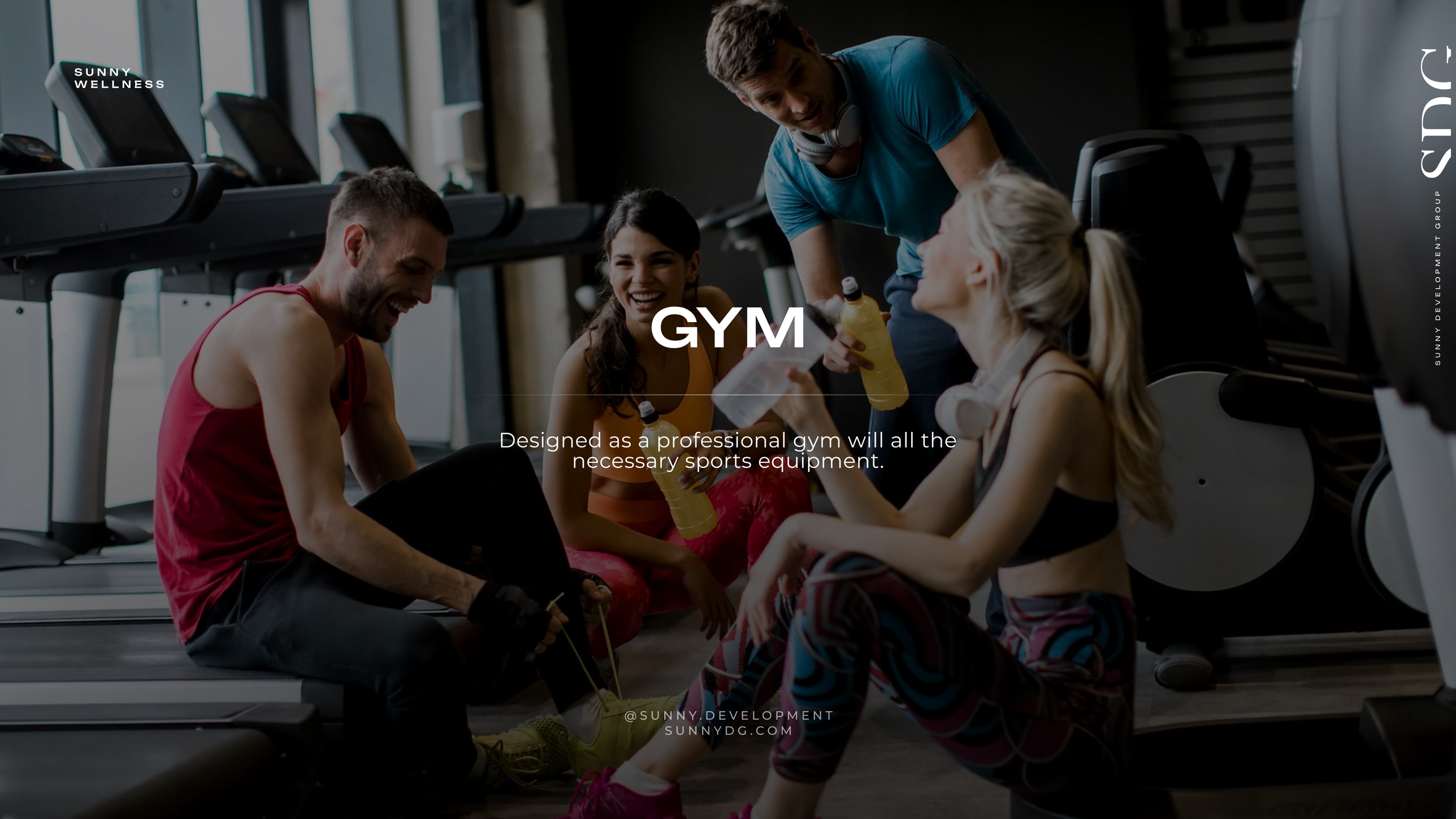
MASSAGE ROOMS

Professionally equipped modern furniture, taking into the account anatomy of the body. The rooms serve to achieve total mind and body relaxation.



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GYM

Designed as a professional gym will all the necessary sports equipment.

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3 DARK RETREAT ROOMS

A quiet space immersed in absolute darkness. The walls, floor and ceiling are covered with sound-absorbing material, creating complete silence. Minimal lighting and sound insulation ensure immersion and a deep inner journey.

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WELLNESS

BIOHACKING
RESTAURANT

CONCEPT -
BIOHAKING KITCHEN .

A unique restaurant with a dedicated menu containing only healthy dishes, supplemented with superfoods.

The restaurant is divided in three areas:

Bar area

which will prove popular during events.

Indoor air-conditioned room.

Sunset roof terrace

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WELLNESS

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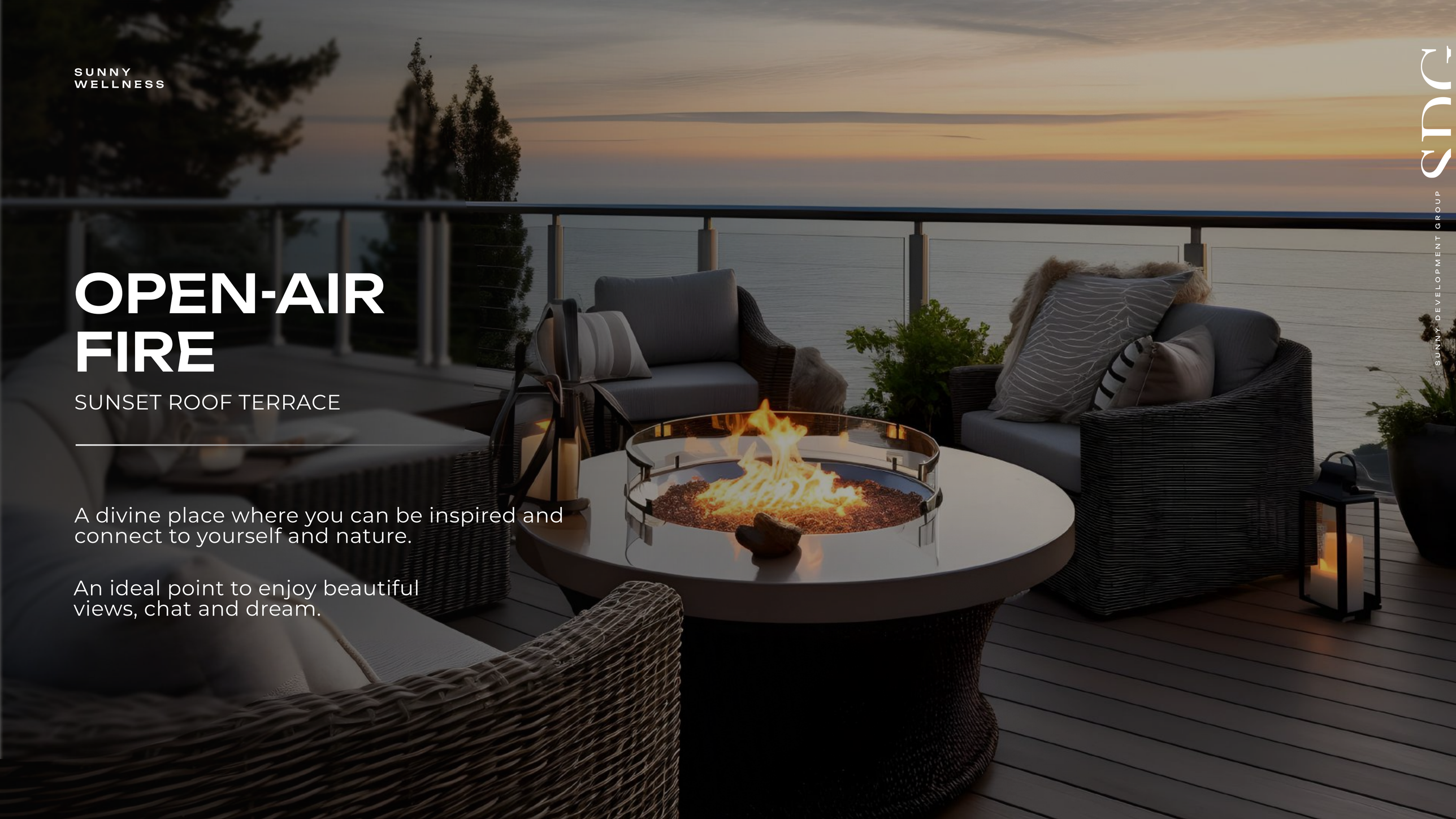
OPEN-AIR FIRE

SUNSET ROOF TERRACE

A divine place where you can be inspired and connect to yourself and nature.

An ideal point to enjoy beautiful views, chat and dream.



LOUNGE AREA

There is a great demand for workspaces and coworking centers in Bali. In the cozy atmosphere of our concept, we will be able to cater to everyone who wants to work within our complex.

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WELLNESS
SPA HOTEL

In the near future, special tours will be created to visit our spa. The project itself will become a local landmark.

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SUNNY WELLNESS SPA HOTEL

An ideal place to relax and achieve harmony between the mind and body

6 MINUTES
TO SAMSARA BEACH

7 MINUTES
TO PANTAI BEACH

SAVAYA BALI

THE LOFT KUTA GOLF BALI ALCHEMY

GARUDA WISNU KENCANA CULTURAL PARK

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EXTERIOR DESIGN

SUNNY WELLNESS SPA HOTEL

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INTERIOR DESIGN

SUNNY WELLNESS SPA HOTEL

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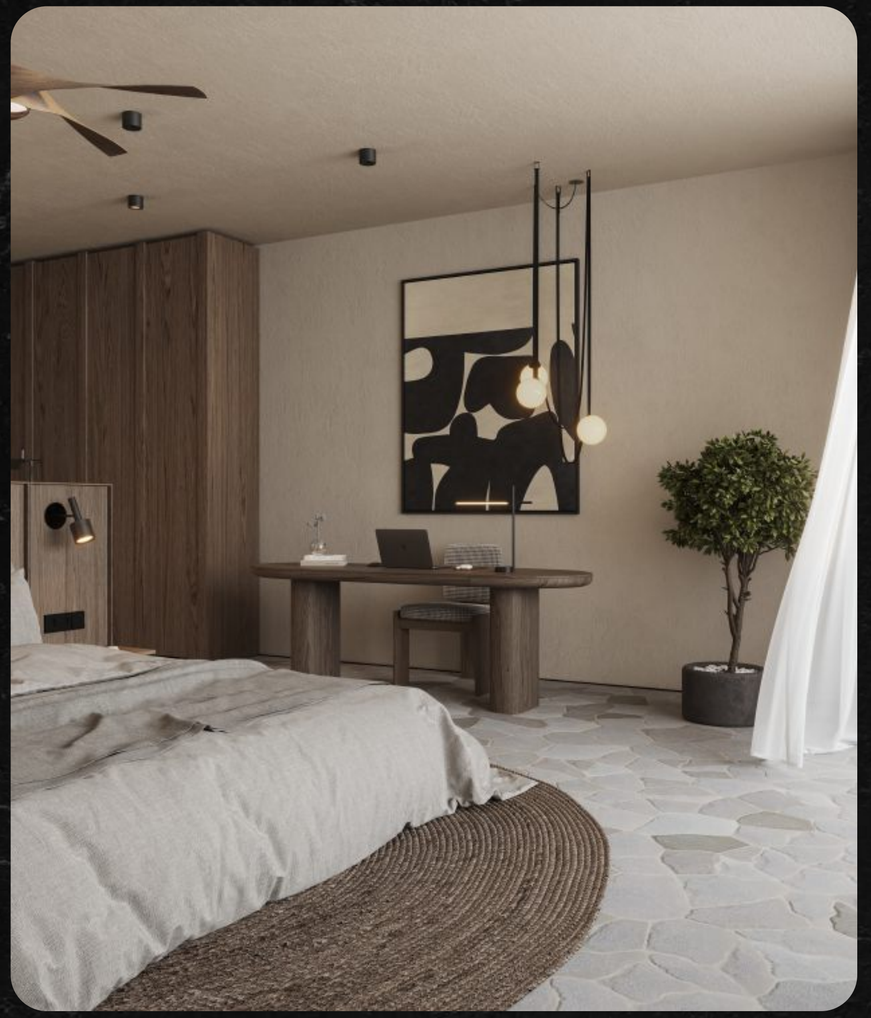
MODERN
APARTMENT
COMPLEX



The design of the complex combines refined details and completely natural materials (wood, stone, textiles).

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ONE BEDROOM APARTMENT

> 180 000 $

PRICE FROM

> 150 $

DAILY RENT

ROI

17,85%

4-6 YEARS PAYBACK

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PAYBACK CALCULATION:

SUNNY WELLNESS SPA HOTEL
ONE BEDROOM APARTMENT

SCENARIO	CONSERVATIVE	REALISTIC
DAILY RENTAL COST	110$	150$
AVERAGE MONTHLY RENTAL PROFIT	2 640$	3 825$
AVERAGE ANNUAL RENTAL PROFIT	31 680$	45 900$
OPERATING EXPENSES **	9 504$	13 770$
NET INCOME	22 176$	32 130$
ANNUAL ROI	^ 12,32%	^ 17,85%

*INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS 20% AND MANAGEMENT COMPANY COMMISSION OF 10%.

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SUNNY GROUP

SDG is a group of companies
that includes

Development company

Modern professional construction technologies

Management Company

> 3+ years experience

100+ projects under management

Furniture manufacturing

Production of premium quality furniture

Sunny Invest Club

Community of successful entrepreneurs and investors

x6

Real estate construction in 6 countries

Ukraine, Thailand, Georgia, Moldova, Romania, Indonesia

1 000 000 m²

1,000,000 square meters already built

SDG
SUNNY DEVELOPMENT GROUP

12 years
of construction
experience

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OUR MANAGEMENT **COMPANY PROVIDES:**

01

GUEST CONCIERGE-SERVICES

02

24/7 SECURITY GUARANTEE

03

MAINTENANCE OF THE VILLA AND GROUNDS

04

80-90% OCCUPANCY

05

PROFITABILITY REPORTS

PAYMENT OF TAXES

UP TO 18% ROI*

STABLE ANNUAL INCOME

*MANAGEMENT COMMISSION 10%

SUNNY DEVELOPMENT GROUP SDG

INVESTMENT PLAN:

After signing the investment contract with Sunny Development Group you pay a down payment of 25%

PERSONALISED INVESTMENT PLANS AVAILABLE

During the entire period you will be provided with reports on all the stages of construction with up-to-date photos

You receive the keys and documents once construction and furnishing is finalised.

25%
DOWN PAYMENT

25%
NEXT 3 MONTHS

25%
NEXT 3 MONTHS

25%
UPON COMPLETION OF CONSTRUCTION

SUNNY DEVELOPMENT GROUP

WITH SUNNY DEVELOPMENT GROUP **RISKS ARE MINIMIZED**

SUNNY DEVELOPMENT GROUP

In case of violation of the construction deadlines, a written explanation of the reasons for the delay and compensation to the investor in the amount of 1% per month of the amount of funds contributed by the investor is provided.

INCOME

High rental income
10% on contract

EXPERIENCE

Many years of experience in construction helps us complete projects on time and guarantee the quality of construction

MANAGEMENT

Own investment capital allows us to start and finalise projects without delay

OUR OWN INVESTMENT CAPITAL ALLOWS US TO START AND FINALISE PROJECTS WITHOUT DELAYS.

OUR SOCIAL PROJECTS INCLUDE:

WE AIM TO MAKE THE WORLD A BETTER PLACE!

SUNNY DEVELOPMENT GROUP

01

PROVIDING ASSISTANCE TO CHILDREN'S SOCIAL ORGANIZATIONS ON THE ISLAND OF BALI

02

PLACING GARBAGE CONTAINERS ON THE STREETS OF THE CHANGGU DISTRICT

03

CONSTRUCTING A MODERN CHILDREN'S PLAYGROUND IN CHANGGU

04

PLANTING TREES AS A TRIBUTE TO THE ISLAND'S ENVIRONMENT.

05

BUILDING OF AN ORPHANAGE FOR 90 KIDS

SOCIAL RESPONSIBILITY

IS AN INTEGRAL PART OF THE CORPORATE CULTURE AT SUNNY DEVELOPMENT GROUP.

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INVEST IN HIGH-YIELD
REAL ESTATE

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