



**MAGNUM**  
RESORT SANUR











## The first ultra-luxury project in Bali

Magnum Resort Sanur is situated along the pristine shores of the Indian Ocean, boasting breathtaking views and a resort-like ambiance. Residents of this complex will enjoy access to 8000m<sup>2</sup> of premium amenities, five-star service, and hospitality akin to the world's finest hotels

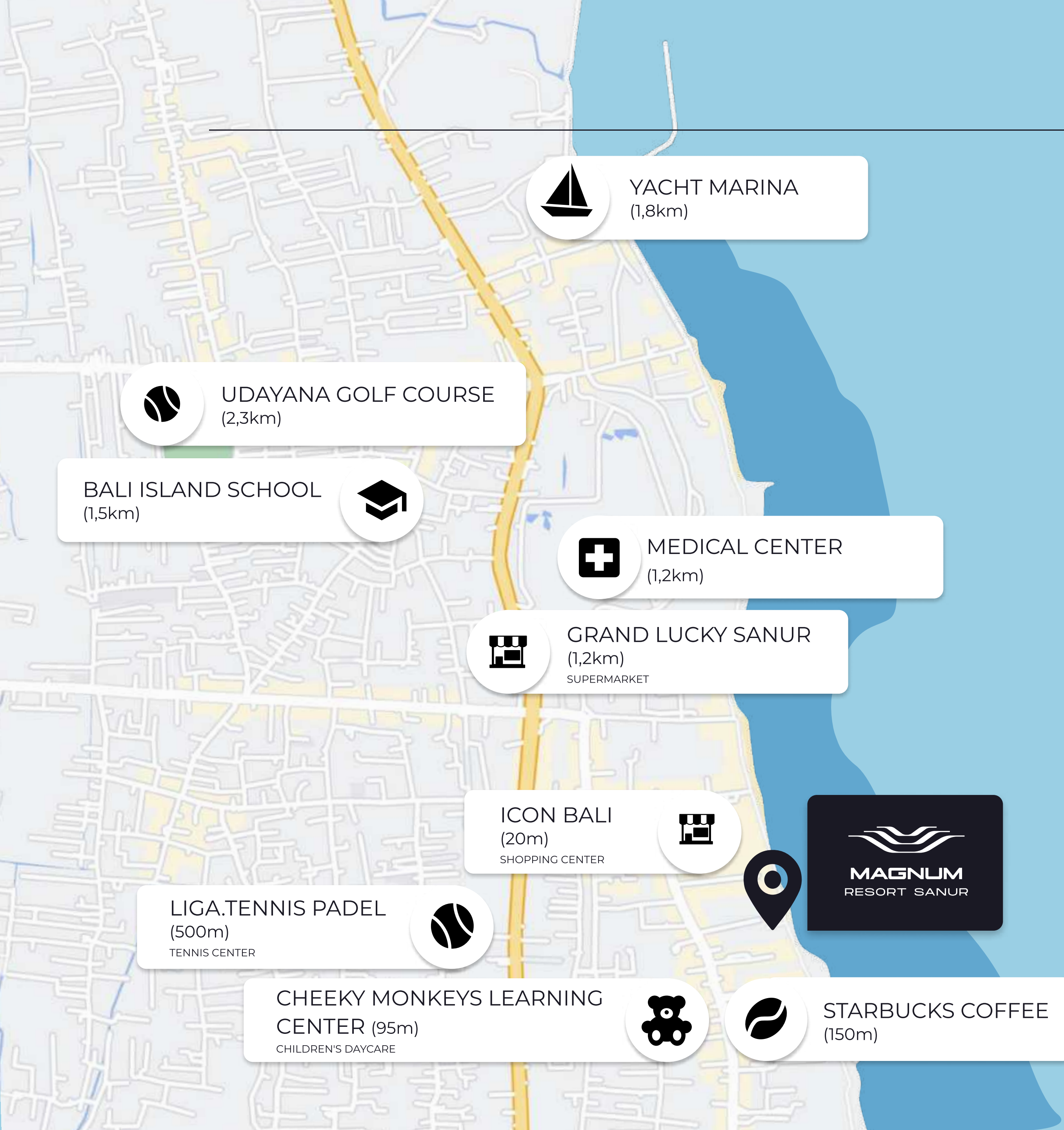












# Sanur is the pearl of Bali's coastline

THE MOST INFRASTRUCTURALLY DEVELOPED RESORT ON THE ISLAND WITH ALL THE AMENITIES FOR A LUXURIOUS VACATION WITHIN WALKING DISTANCE

We've carefully selected the best location near the pristine shoreline and important infrastructure projects in the area for building the complex







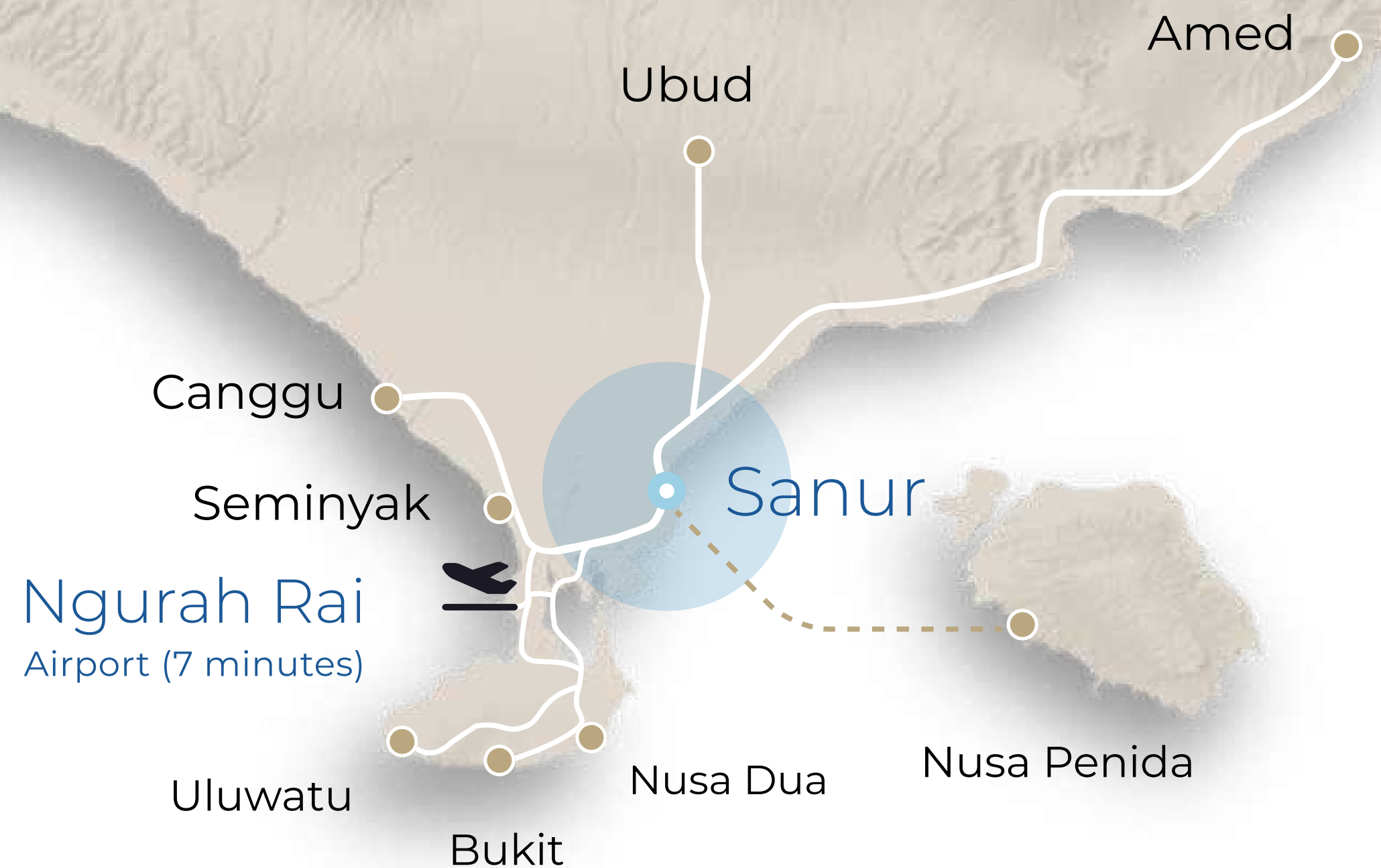
# Excellent transportation links to

Perfect transport accessibility

7min

TO NGURAH RAI  
INTERNATIONAL AIRPORT

EXPRESSWAYS CONNECT SANUR WITH KEY TOURIST AREAS  
OF THE ISLAND



## Broad roads

With sidewalks, cycling  
paths, and minimal traffic  
congestion



## A yacht marina

Enables quick access to Gili,  
Nusa Penida, Ceningan,  
and Lembongan islands



# Indonesian authorities have designated Sanur as a special investment zone

**THERE ARE MAJOR INVESTMENT PROJECTS UNDER CONSTRUCTION RIGHT NOW THAT WILL INCREASE TOURIST TRAFFIC TO THE AREA BY 2-3 TIMES AFTER COMPLETION**

## The country's largest International Clinic

A 41-acre medical tourism facility with a team of professional foreign doctors

>1.5mIn

VISITORS ARE ANTICIPATED TO BE ATTRACTED ANNUALLY

## Icon Bali Mall

A modern shopping and entertainment center with high daily foot traffic

>22.000

VISITORS EACH DAY

## Diamond Sanur Marina

A marina designed for yachts and boats, promoting marine tourism and planning to host large-scale events and shows

>1.5mIn

VISITORS ARE ANTICIPATED TO BE ATTRACTED ANNUALLY

## Cruise Liner Port

The largest cruise liner port in Indonesia, situated at the Benoa harbor along the renowned Butterfly Path cruise route

2mIn

VISITORS ARE ANTICIPATED TO BE ATTRACTED ANNUALLY



# Sanur is a haven for beach lovers



5,5km

THE LONGEST WATERFRONT  
ON THE ISLAND

This is a place with a special atmosphere, where its magic is most enchanting during sunrise morning jogs and evenings filled with an abundance of lanterns and live music at numerous beachside establishments

Perfect for family, romantic,  
and secluded getaways

7km

OF PICTURESQUE  
BEACHES

The azure waters of the Indian Ocean, pure white sands, a gradual slope into the water, and a protective reef that shields the shore from strong waves make the beaches in the area highly sought-after by tourists





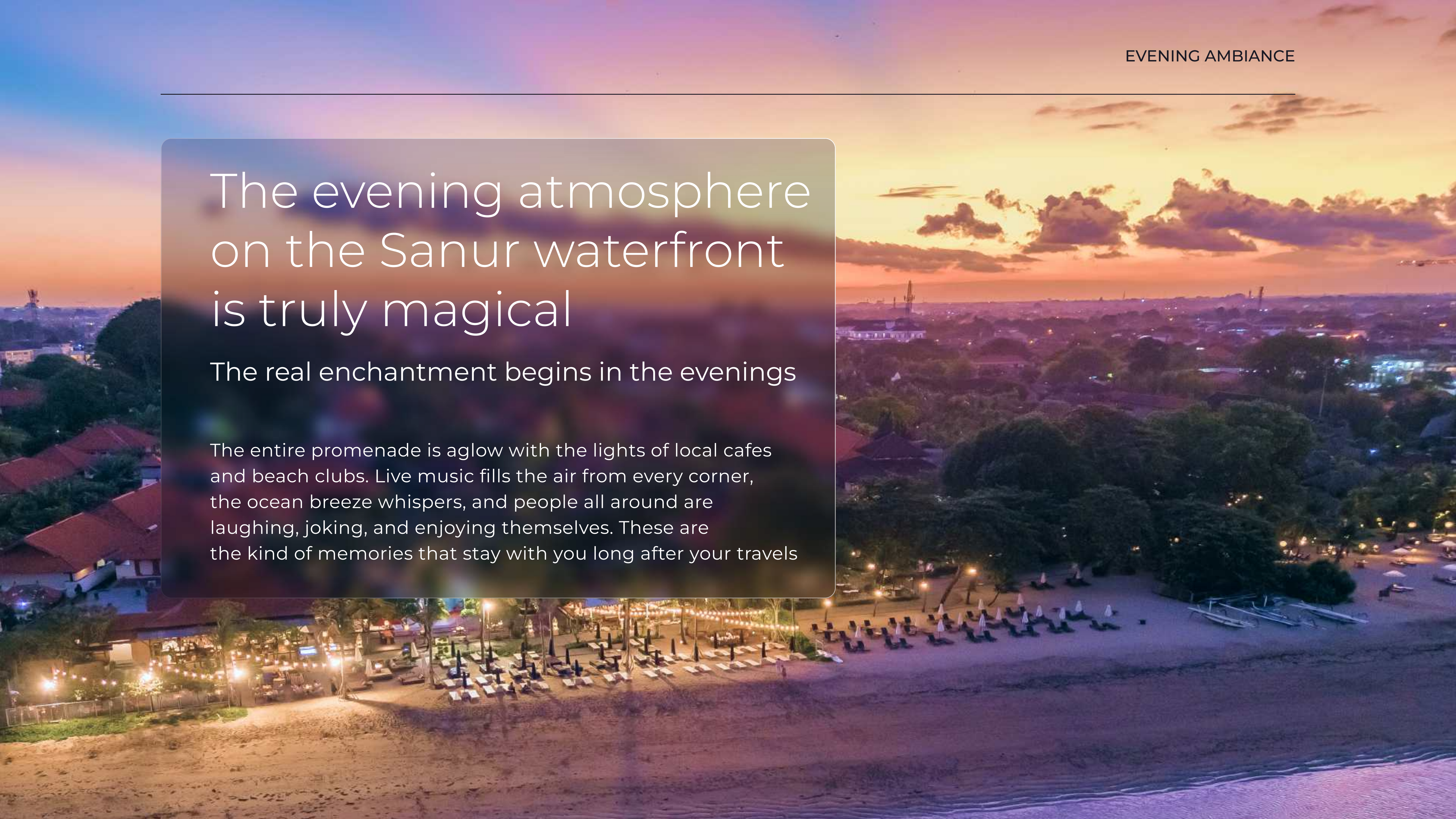




# The evening atmosphere on the Sanur waterfront is truly magical

The real enchantment begins in the evenings

The entire promenade is aglow with the lights of local cafes and beach clubs. Live music fills the air from every corner, the ocean breeze whispers, and people all around are laughing, joking, and enjoying themselves. These are the kind of memories that stay with you long after your travels





COMPLEX



156

NUMBER OF UNITS

12 000m<sup>2</sup>

AREA OF THE COMPLEX

4

FLOORS + UNDERGROUND PARKING





«The interior and exterior design of **Magnum Resort Sanur** emphasizes prestige and comfort. In this flagship project, we've incorporated all our best practices in style, service, and location selection»

A stylized, handwritten signature in black ink, which appears to read 'Antonio Pietro', is positioned above the name and title.

**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



8000m<sup>2</sup>  
of amenities

The only complex in Bali  
with its own Beach Club

60m OF PICTURESQUE  
WHITE-SAND BEACH

A YACHT AVAILABLE FOR THE COMPLEX'S  
RESIDENTS AND GUESTS



# Rooftop lounge bar Moon

HERE, YOU CAN REVEL IN A BREATHTAKING VIEW OF THE OCEAN AND MOUNT AGUNG FROM AN ELEVATION OF OVER 15 METERS. SOAK IN THESE PICTURESQUE SCENES WHILE ENJOYING PLEASANT MUSIC AND SAVORING DELICIOUS COCKTAILS









## Ocean-view restaurant

SITUATED ON THE FIRST FLOOR OF THE COMPLEX NEAR THE BEACH CLUB AND THE BEACH, THIS RESTAURANT PROVIDES GUESTS WITH FUSION CUISINE AND FIRST-CLASS SERVICE





Fitness center



SPA



AMENITIES

Yoga space



Coworking space



Children's area



Featuring a premium interior design  
and five-star level service





# Interior

## Technology Smart Home

This intelligent system enables voice control over all amenities

## Blend of aesthetics and functionality

World-class designers, architects, and planners have meticulously designed every square inch of space

## Turnkey premium finishes

All apartments are delivered fully equipped with the necessary appliances and luxurious furniture

## Highest quality of finishing materials

We utilize natural Italian marble, premium-grade ceramic tiles with Crystalline technology, and luxurious American sanitary ware from the Moen brand



## 2nd - 4th floors

Luxurious jacuzzi  
on a private balcony

## 1st floor

Access to a private pool

From the second floor onwards, you can  
**enjoy an ocean view**







# One-Bedroom apartments

101m<sup>2</sup>  
\*semi-gross



TOTAL APARTMENT  
AREA

KITCHEN

LIVING ROOM

BEDROOM

BATHROOM

TERRACE

PRIVATE JACUZZI  
ON THE BALCONY



ONE-BEDROOM APARTMENTS





# Layout





# Two-Bedroom apartments

202m<sup>2</sup>  
\*semi-gross



TOTAL  
APARTMENT AREA

KITCHEN

LIVING ROOM

BEDROOM (2)

BATHROOM (2)

BALCONY

PRIVATE JACUZZI  
ON THE BALCONY











# Layout





# Penthouse

## 337m<sup>2</sup>

\*semi-gross



TOTAL AREA

KITCHEN-LIVING ROOM

AREA: 59,78 m<sup>2</sup>

BEDROOMS (3)

BATHROOMS (4)

TERRACE

AREA: 152,20 m<sup>2</sup>

BALCONIES (2)

PRIVATE JACUZZI  
ON THE BALCONY







PENTHOUSE



ПЛОЩАДЬ







# Layout





# 6 compelling advantages to investing in this complex:

DIRECT OCEAN ACCESS

Unlike many other areas in Sanur, this complex offers the rare opportunity to own real estate with direct access to the ocean, as most of the coastline is now occupied by hotels

UNIQUE TOURIST LOCATION

Sanur stands out as the most well-developed area in Bali, providing easy and rapid access to other resorts on the island

8000m<sup>2</sup>

OF PREMIUM AMENITIES  
FOR LIVING AND LEISURE  
ON-SITE DESIGNER INTERIOR

DESIGNER INTERIOR

A harmonious blend of aesthetics and functionality

PREMIUM MATERIALS

Carefully selected materials, tailored to the island's climate, ensure longevity and sustainability

## Real estate with the highest demand

95%

of property seekers in Bali prioritize oceanfront locations

79%

of potential buyers prefer hotel-style complexes

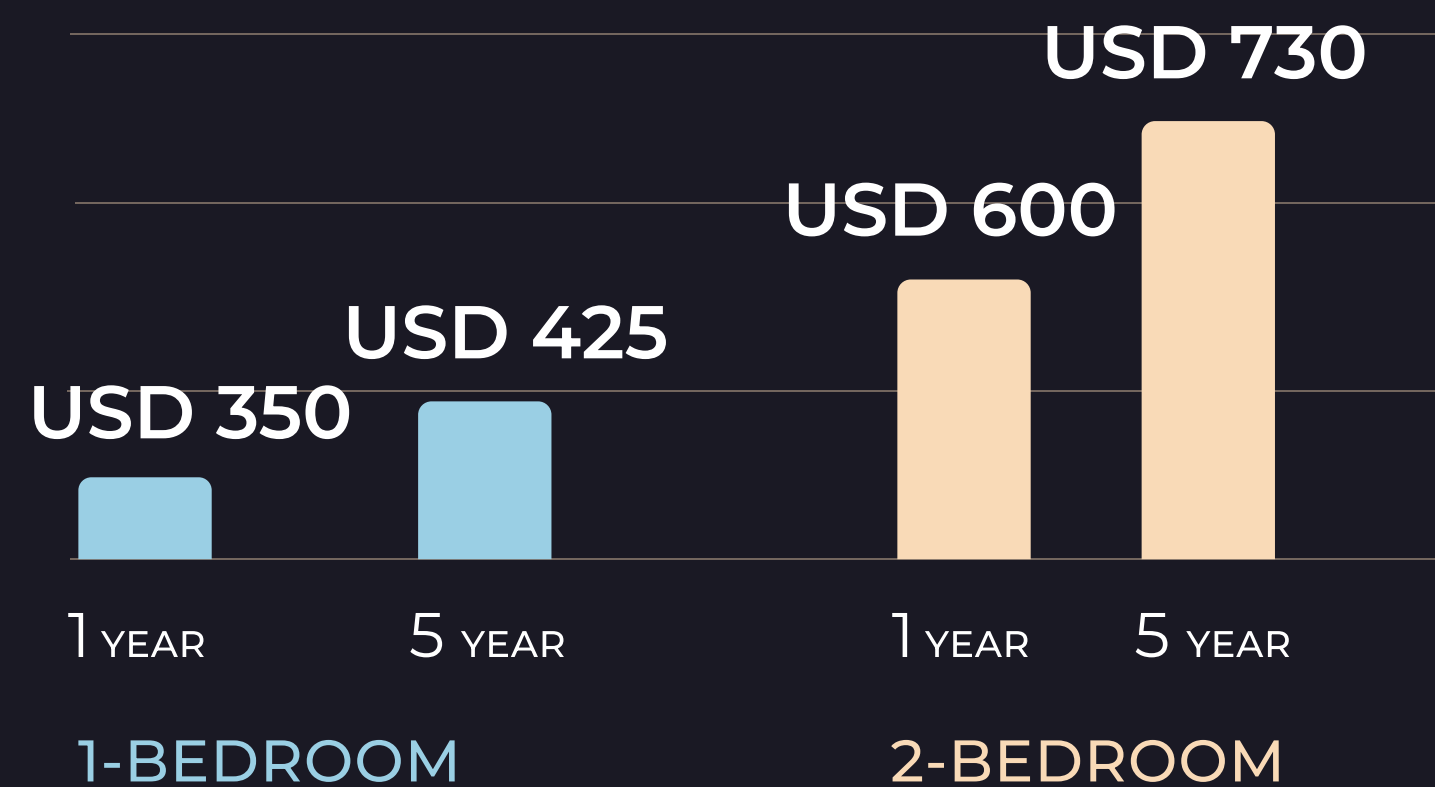
>90%

of tourists inquire about properties with ocean views

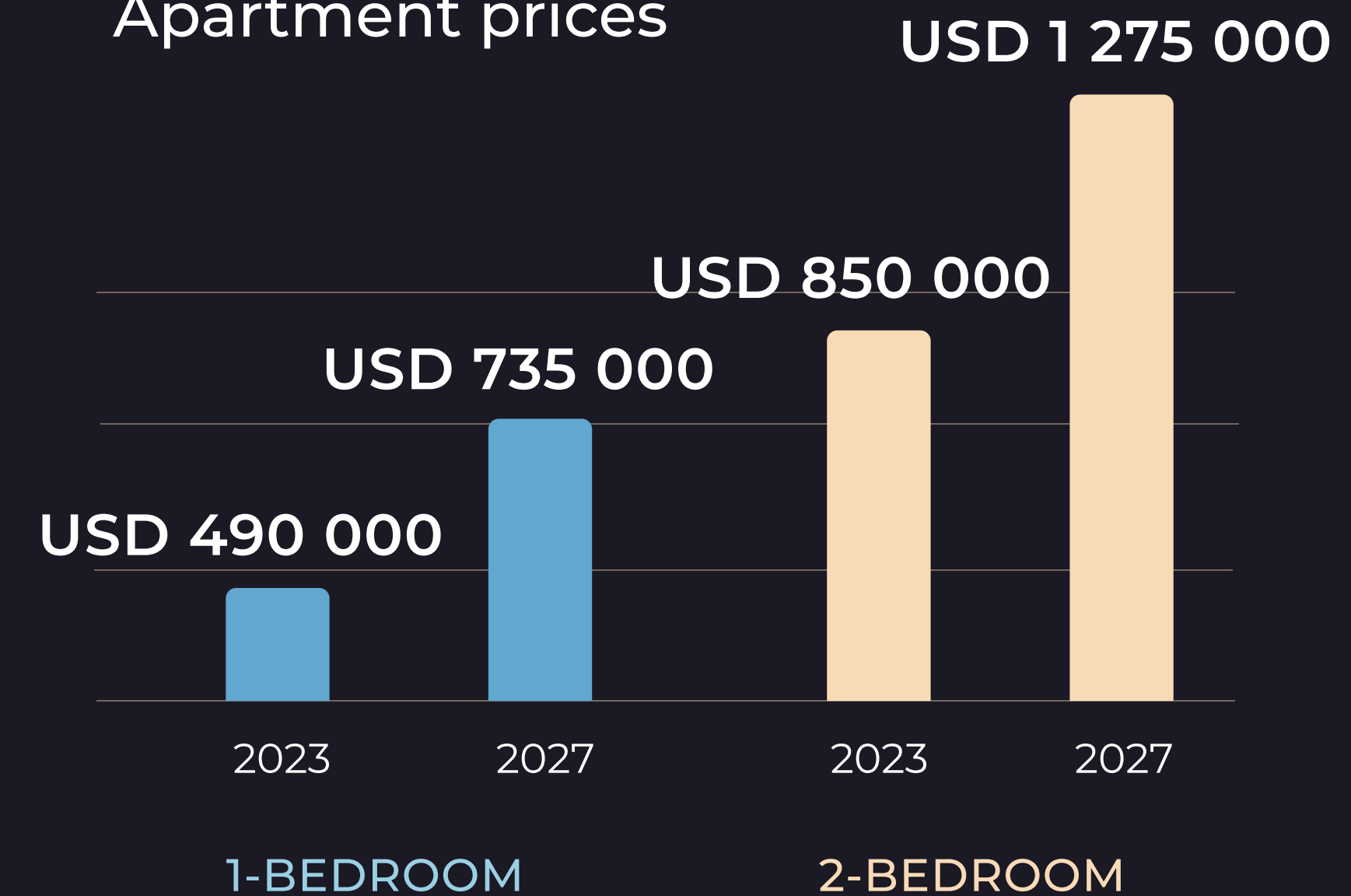


# The main **investment opportunity**

Daily apartment rental rates  
(after project completion)



Apartment prices



>12% HIGH YIELD POTENTIAL  
ANNUALLY

50% POTENTIAL PROPERTY VALUE  
APPRECIATION DURING  
CONSTRUCTION

\*request a detailed yield calculation from your personal manager

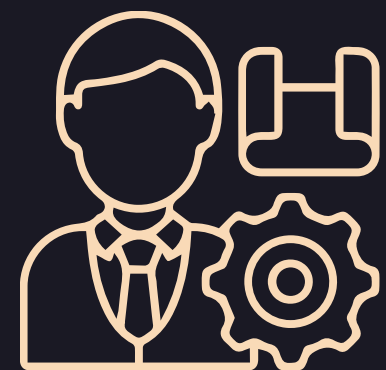


# Property management company

Magnum Resort Sanur has a property management company that **takes care** of your real estate and handles **all legal and administrative matters**

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## PROPERTY MANAGEMENT SERVICES



- Rental management
- Income distribution to any bank account
- Tax payments
- Providing financial reports



- Cleaning of premises and changing of linens
  - Grounds maintenance
  - 24/7 security
  - Ongoing and major repairs
  - Ensuring the proper functioning of all systems
-



# Security guarantee

We offer full legal support to ensure the complete legality and transparency of all transactions, including remote ones

YOU HAVE THE FREEDOM TO USE THE PROPERTY  
FOR YOUR INTENDED PURPOSES WITHOUT ANY LIMITATIONS

\*When participating in the pool-rental system, you can enjoy personal occupancy for up to 6 months each year







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