

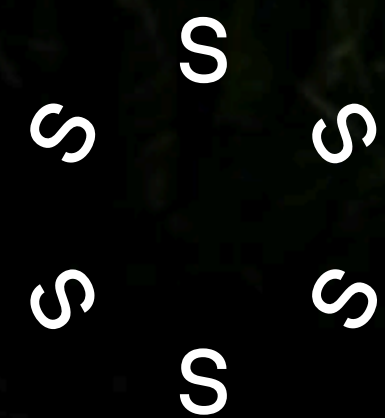


SUNNY WELLNESS

Sunny Holding

@SUNNY.DEVELOPMENT
SUNNYHOLDING.COM

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Sunny Holding

**Our Mission -
Uniting visionary
investors to build
a sunny future.**

We are creating an ecosystem for realizing ambitions — uniting visionaries and offering sustainable, high-yield projects built on the principles of transparency and social responsibility.

We believe that together we
can achieve more.

13 years

of experience

across 6 markets in
Europe and Asia

15

projects around the
world right now

1M m²

completed and
commissioned

300+

investors from
all over the
world

100%

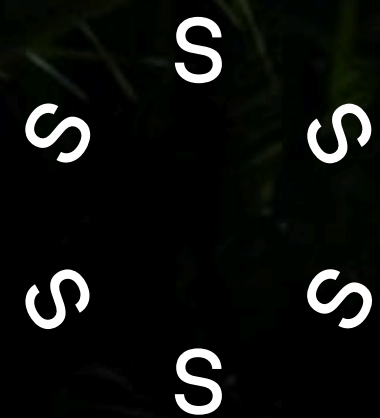
completed
projects on time



Ukraine, Thailand, Georgia, Moldova,
Romania, Indonesia, Costa Rica, Portugal



8 We build real estate in 8
countries worldwide



At Sunny Holding,
we see beyond
investments – we
envision the future.

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SUNNYHOLDING.COM



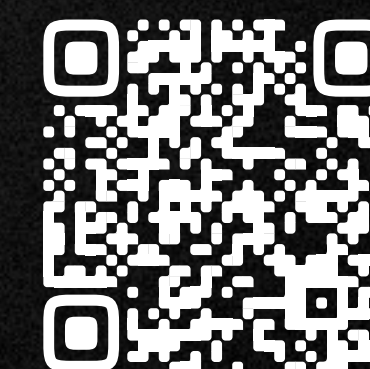
Sunny Holding

13 years
of construction
experience



**IGOR
GROSU**

CO-FOUNDER,
SUNNY HOLDING



**VICTORIA
HALITSKA**

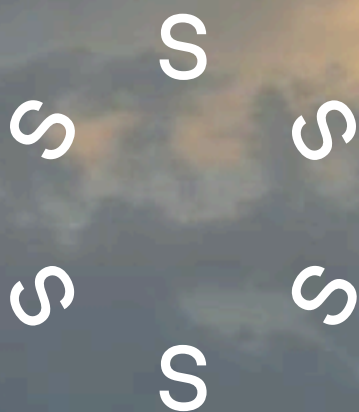
CO-FOUNDER,
SUNNY HOLDING

Sunny Holding



Annual
tourist flow

15 M



BALI

Sunny Holding

Indonesia,
Bali



Canggu

Uluwatu

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SUNNYHOLDING.COM

Advantages of Investing in Bali Real Estate

Convenient payment in
multiple currencies

No income source
verification required

Year-round
seasonality

Steadily growing
tourist flow

High rental demand
(short & long-term)

Remote deal
closing possible

Leasehold

while the land remains under the landlord's ownership.

Leasehold gives the buyer the right to use a property (villa/apartment) for a long term (25–99 years)

01

Low entry threshold

— Leasehold is significantly cheaper than Freehold

02

High ROI

— Due to lower investment

03

Immediate income

— Can be rented out from day one

04

Secure legal structure

Notarized and registered

05

Flexible terms

— Can be extended or resold

For over 13 years,
our company has been developing investment real
estate in 8 countries around the world.



Ukraine, Thailand, Georgia, Moldova,
Romania, Indonesia, Costa Rica, Portugal

Today, we are offering you a profitable
opportunity — to rent a fully finished
restaurant space in a prime location on
the island of Bali.

Renovation, design, furniture —
everything has been carefully thought
through and is ready. Just step in and
start working.

Sunny Holding

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We have established our own management company,

which ensures high occupancy rates and first-class service.

Booking.com

Our management company has high ratings on booking.com

9.8
out of 10

airbnb

Our management company has high ratings on airbnb

4.95
out of 5



200+

Units under management

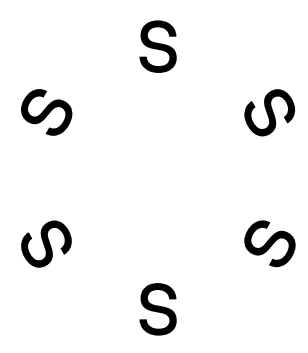
150+

Our Management Company staff



As a partner of the premium hotel chain Marriott, we adhere to high global service standards.

Property management company fee – 10%



Our Projects

Every Sunny Development Group project is a unique, meticulously designed concept that ensures high occupancy rates and solid investment returns.

Sunny Holding



ROI **10-12%**

SUNNY VILLAGE BERAWA

22 TOWNHOUSES
6 VILLAS

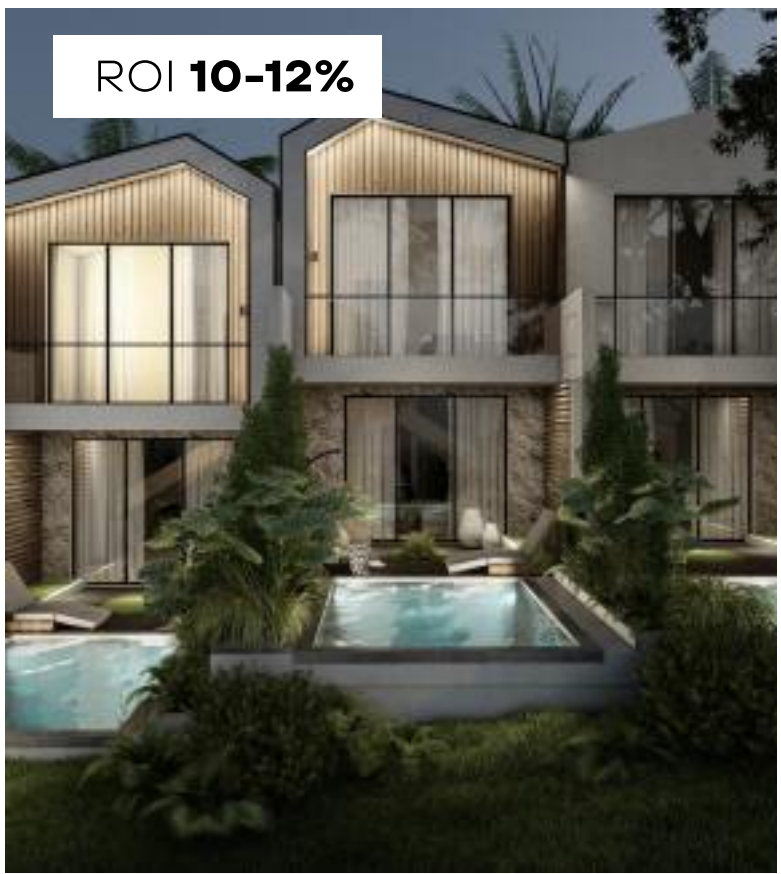
 **4 min**
FROM BERAWA BEACH

Due date
CONSTRUCTION COMPLETED

Starting price
SOLD OUT

Daily rent
\$ 170-200

ROI
10-12%



ROI **10-12%**

SUNNY VILLAGE BATU BOLONG

14 MODERN
TOWNHOUSES

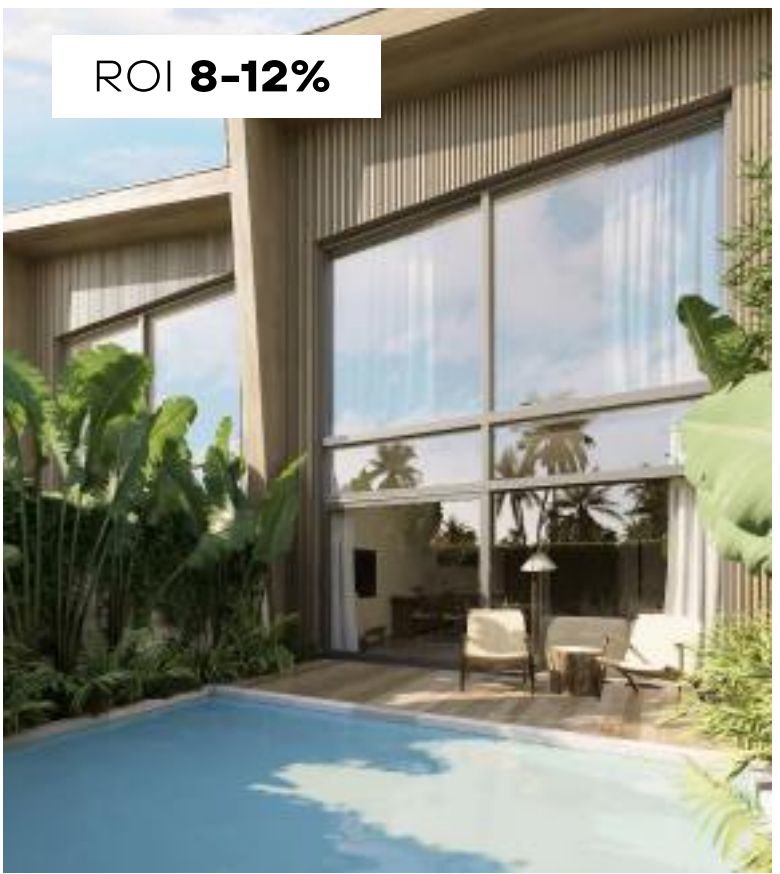
 **4 min**
TO BATU BOLONG BEACH

Due date
CONSTRUCTION COMPLETED

Starting price
SOLD OUT

Daily rent
\$ 170-200

ROI
10-12%



ROI **8-12%**

SUNNY CUDDLES

25 VILLAS &
LOFTS

 **7 min**
TO BERAWA BEACH

Due date
CONSTRUCTION COMPLETED

Starting price
\$ 225 000

Daily rent
\$ 100-150

ROI
8-12%



ROI **9-12%**

SUNNY NINE

9 TWO BEDROOM
TOWNHOUSES

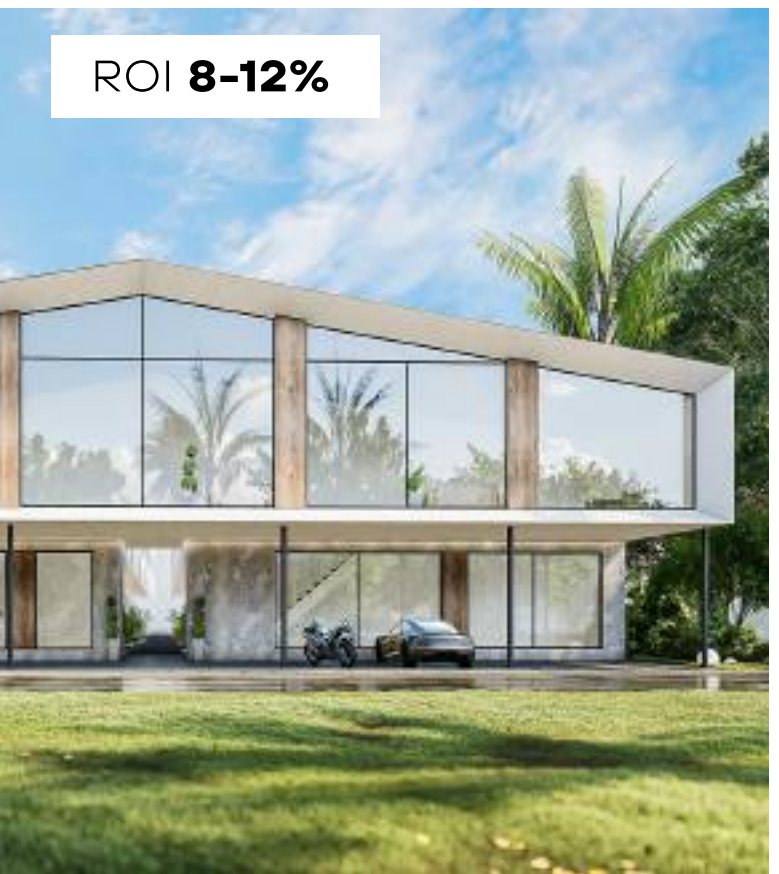
 **4 min**
BATU BELIG BEACH

Due date
CONSTRUCTION COMPLETED

Starting price
\$ 280 000

Daily rent
\$ 130-160

ROI
9-12 %



ROI **8-12%**

UMALAS PREMIER

30 MODERN
TOWNHOUSES

 **30 min**
BATU BELIG OR
BERAWA BEACHES

Due date
CONSTRUCTION COMPLETED

Starting price
\$ 220 000

Daily rent
\$ 100-140

ROI
8-12%



ROI **8-10%**

SUNNY APARTS I

42 APARTMENTS

4 min
FROM BATU BELIG BEACH

Due date
CONSTRUCTION COMPLETED

Starting price
\$ 130 000

Daily rent
\$ 70-80

ROI
8-10%



ROI **10-12%**

SUNNY APARTS II

50 APARTMENTS

2 min
FROM BERAHA BEACH

Due date
CONSTRUCTION COMPLETED

Starting price
\$ 155 000

Daily rent
\$ 75-100

ROI
10 -12%



ROI **10-12%**

SUNNY MUSE

62 APARTMENTS

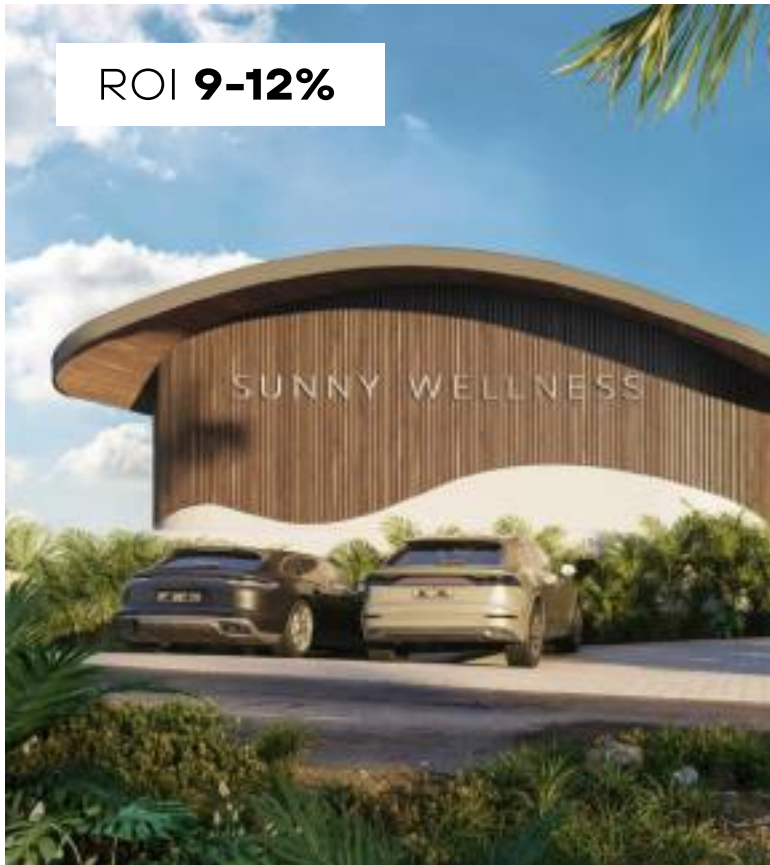
2 min
FROM BATU BOLONG BEACH

Due date
CONSTRUCTION COMPLETED

Starting price
\$ 175 000

Daily rent
\$ 110 - 150

ROI
10 -12%



ROI **9-12%**

SUNNY WELLNESS

MODERN APARTMENT COMPLEX

11 min
TO SAMSARA BEACH

Due date
Q2 2026

Starting price
\$ 155 000

Daily rent
\$ 85 - 125

ROI
9-12%



ROI **10-12%**

SUNNY OCEAN VIEW

FIVE STAR CONDOMINIUM

9 min
TO PADANG PADANG BEACH, BINGIN BEACH

Due date
Q3 2025

Starting price
\$ 200 000

Daily rent
\$ 110 - 190

ROI
10-12%



ROI **10-12%**

AMO RESIDENCE

TWO LUXURY 5 BEDROOM VILLAS & ONE LUXURY 4 BEDROOM VILLA

5 min / 7 min
BATU BELIG BEACH / BERAHA BEACH

Due date
CONSTRUCTION COMPLETED

Starting price
\$ 1,2-2 M

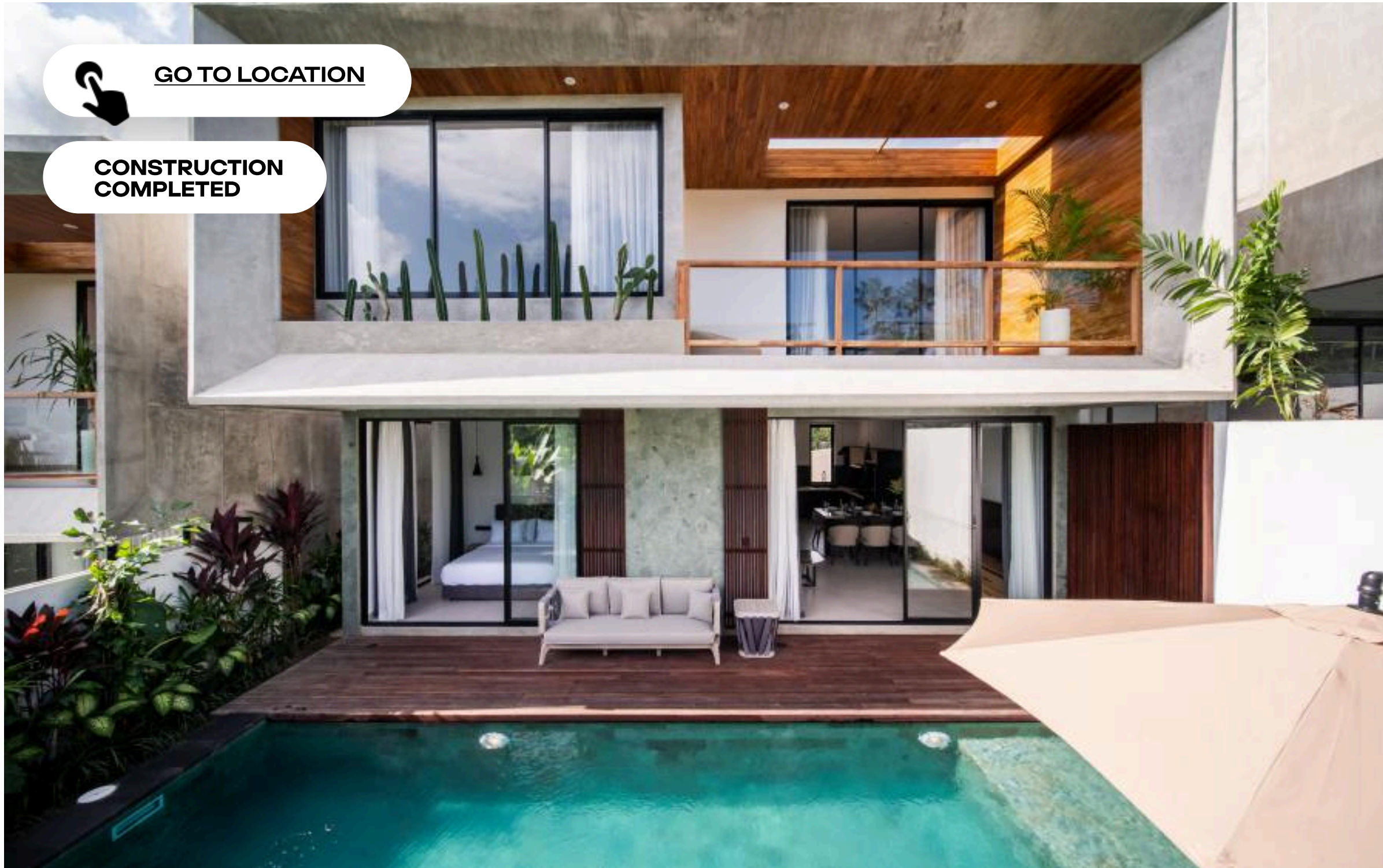
Daily rent
\$ 800-1200

ROI
10-12%

Sunny Holding

A townhouse complex designed for comfortable living and investment

- Private pool
- Parking space



 [GO TO LOCATION](#)

CONSTRUCTION
COMPLETED



Sunny Village

Luxury hotel complex of two-storey townhouses

Starting price

SOLD OUT

Daily rent

\$ 170-200

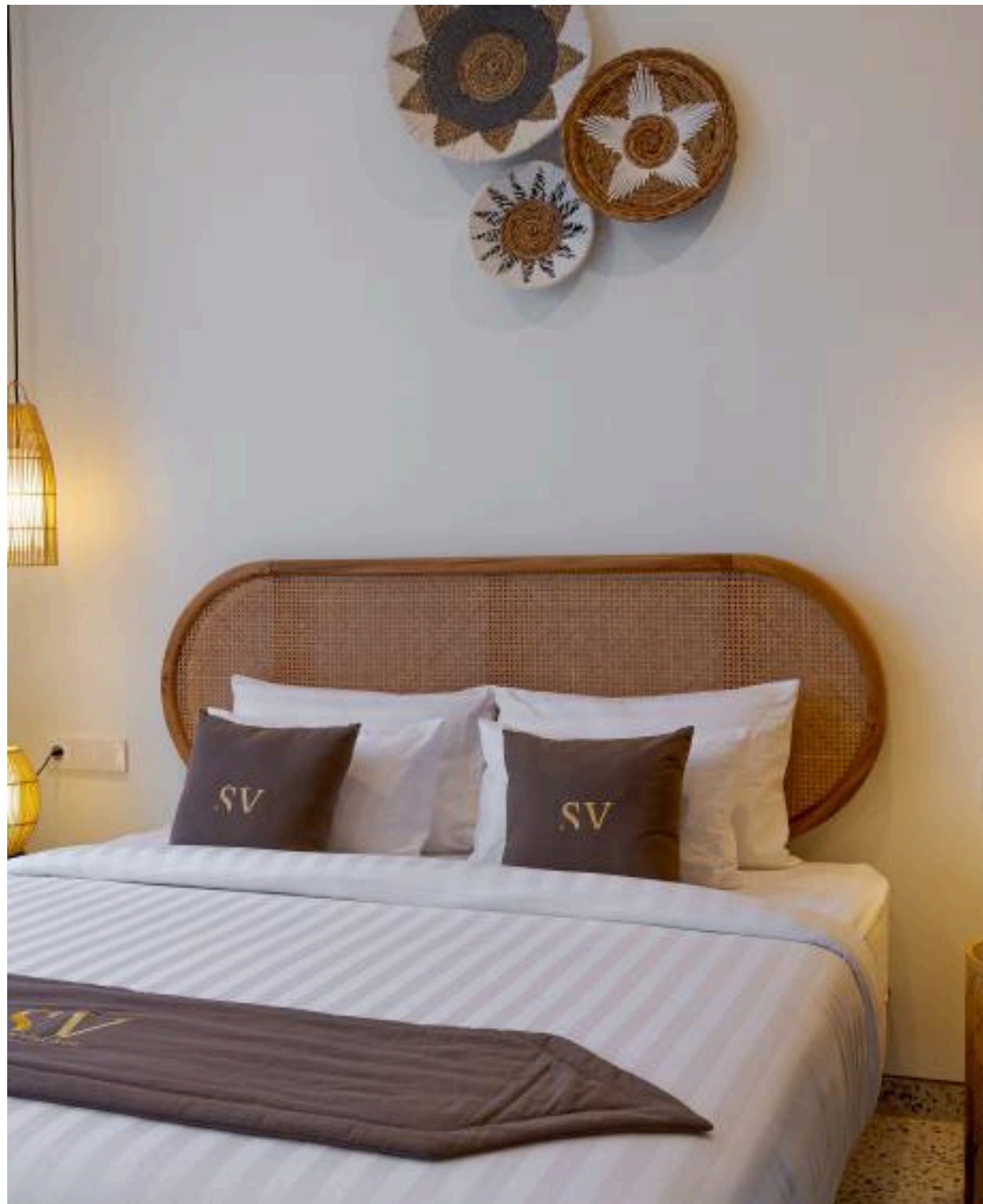
ROI

10-12%

Sunny Holding

Elegant townhouses perfect for comfortable family vacations

- Private pool
- Parking space



Sunny Batu Bolong

Townhouses with two bedrooms

Starting price

SOLD OUT

Daily rent

\$ 170-200

ROI

10-12%

Sunny Holding

exclusive villa complex

- Bar and shisha lounge
- BBQ terrace
- Private pool
- Open-air cinema



[GO TO LOCATION](#)

CONSTRUCTION COMPLETED

60-110 m²



Sunny Cuddles

25 units.
One-bedroom villas, two floors

Starting price

\$ 225 000

Daily rent

\$ 100-150

ROI

10-12%

Sunny Holding

Exclusive townhouse complex
in an iconic location

Large swimming pool

Private parking



Sunny
Nine

9 units.
Two-bedroom
townhouses

Starting price
\$ 280 000

Daily rent
\$ 130-160

ROI
9-12 %

Sunny Holding

New project in one of Bali's most picturesque areas – Umalas.

Swimming pool

Parking

Private terrace

Personal kitchen



Umalas Premier

30 townhouses with two bedrooms and private bathrooms

Starting price
\$ 220 000

Daily rent
\$ 100-140

ROI
8-12%

Sunny Holding

Modern 4-storey complex of premium apartments.

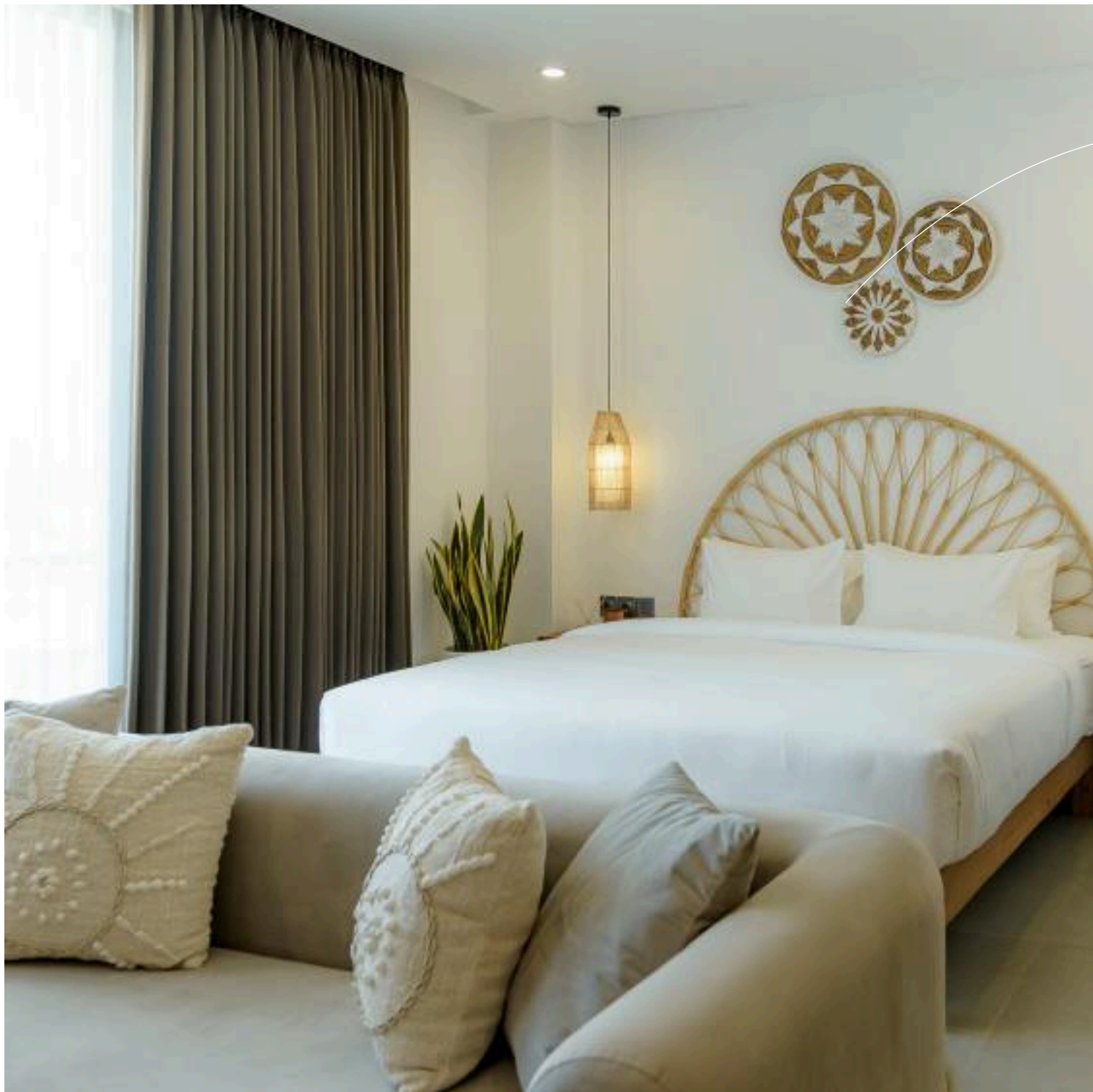
Large swimming pool

Private parking



 [GO TO LOCATION](#)

CONSTRUCTION
COMPLETED



Sunny Aparts I

42 units.
Studio
apartments

Starting price
\$ 130 000

Daily rent
\$ 70-80

ROI
8-10%

Sunny Holding

Modern 4-story premium apartment complex

- Restaurant
- Swimming pool
- Cinema
- Sauna, hammam
- Gym
- Rooftop
- Podcast / Recording studio
- Parking
- SPA



Sunny
Aparts II

48 units.
Studio
apartments

Starting price
\$ 155 000

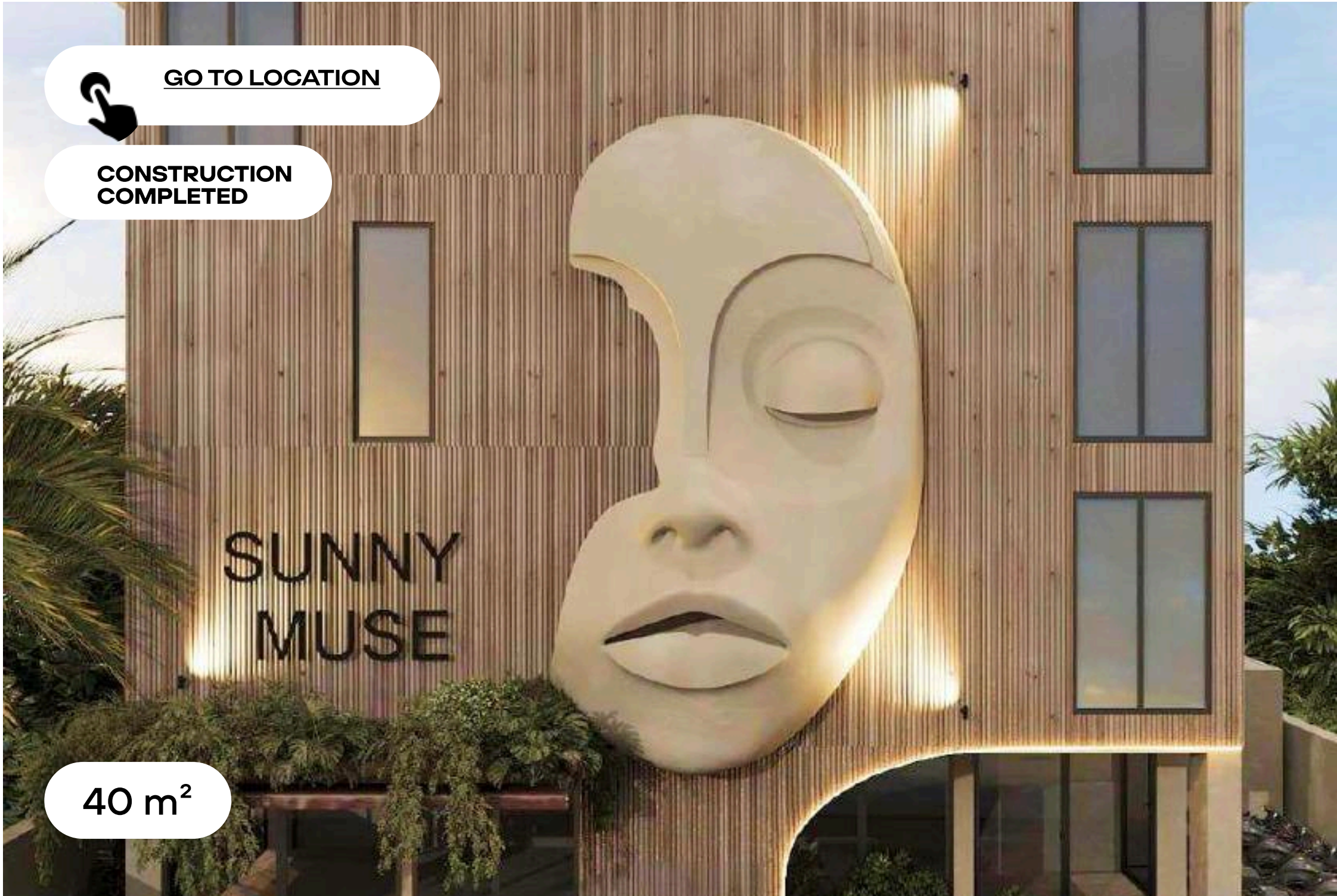
Daily rent
\$ 75-100

ROI
10-12%

Sunny Holding

Modern premium
apartment complex

- Restaurant
- Large swimming pool
- SPA
- Rooftop with sunset view
- Sauna and ice bath



Sunny
Muse

62 units.
Studio - and two-
bedroom apartments

Starting price

\$ 175 000

Daily rent

\$ 110-150

ROI

10-12%

Sunny Holding

Modern
apartment
complex

- Restaurant
- Pools
- Dark retreat
- Tea room
- Salt rooms
- Massage rooms
- Fitness club
- SPA
- Yoga & sound healing
- Rooftop with lounge areas



Sunny
Wellness

63 units.
Studio apartments

Starting price from
\$ 155 000

Daily rent
\$ 85 - 125

ROI
9-12%

Sunny Holding

New project in Uluwatu – Exclusive complex

Restaurant

Coworking space

Gym

Infinity pool with ocean view



Sunny Ocean View

23 units.
Premium apartments:
Studio / 2 bedrooms

Starting price
\$ 200 000

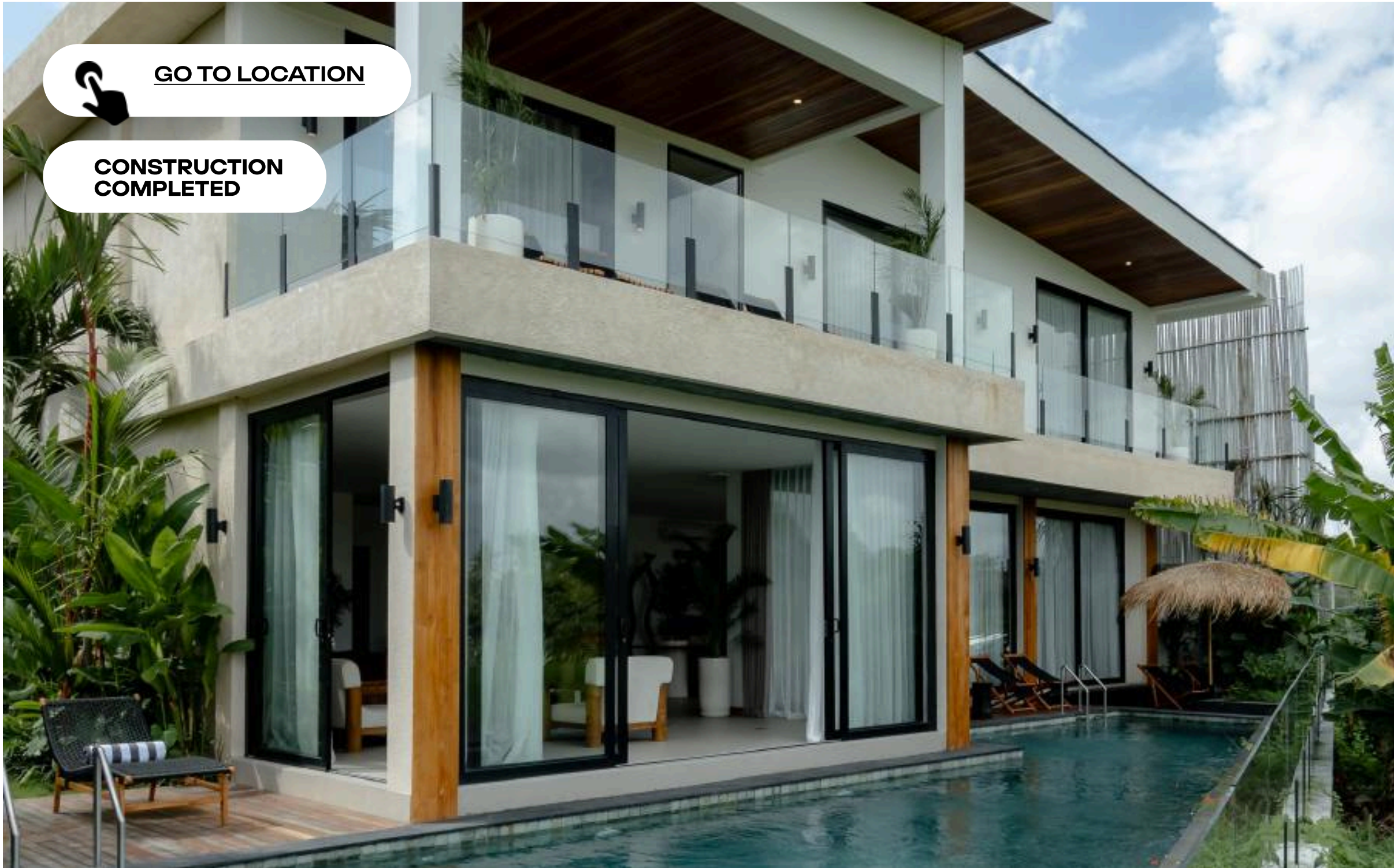
Daily rent
\$ 110-190

ROI
10-12%

Sunny Holding

3 premium villas just two minutes from the ocean (Berawa Beach)

- Private pool
- Parking space



Amo Residence

4- and 5-bedroom villas with rice field and sunset views

Starting price

\$ 1,2-2 млн.

Daily rent

\$800-1200

ROI

10-12%

Sunny Holding



Annual
tourist flow

8.9 M

S S S S S

PHUKET



ASIA PACIFIC
PROPERTY
AWARDS

in association with



2024-2025

@SUNNY.DEVELOPMENT.GROUP
THESUNNYMOON.COM

2

SECTION

119

UNITS

Q2
2026

DUE DATE

3

SECTION

69

UNITS

Q3
2027

DUE DATE

1

SECTION

109

UNITS

Q2
2026

DUE DATE

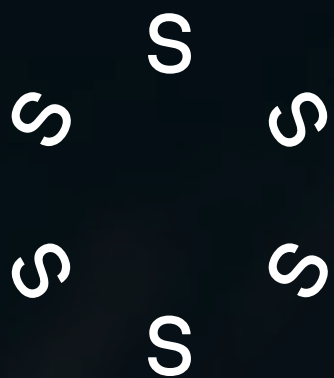
SUNNY
MOON

Apartment complex by sunny development group with an annual return of 11%

ROI 11%

Construction Progress

THIRD EDITION



We are actively constructing new floors!



100%

The underground section is complete! The second basement floor and the retaining wall are 100% ready — giving our apartments a solid foundation.

80%

The retaining wall between Building 1 and Building 2 is 80% complete, reinforcing the structure and ensuring safety.

55%

Swimming Pool: Over half of the construction work on the pool and surrounding area is completed!

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Our company has received international awards, confirming the high quality standards and global trust in Sunny Development Group.

Sunny Development

Reliable Developer

A developer with a proven portfolio and completed projects.

We possess all required construction permits, proper land zoning compliance, and full licensing.



Important and mandatory to check before purchasing:

01

Land designation (residential/tourism)

02

Ownership or lease documents

03

No legal disputes or restrictions

04

Valid building permits (PBG)

05

Completion documents for finished projects (SLF)

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Annual
tourist flow

2.9 M

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S S S

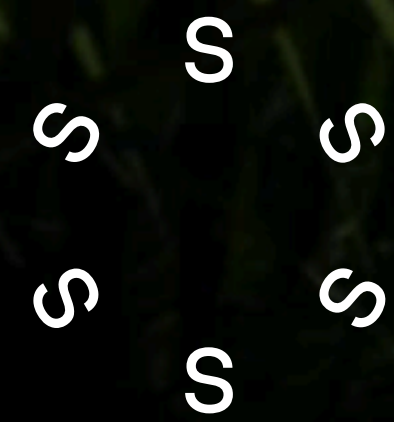
Costa Rica

Whatsapp >>

+506 8484 6061

Coming Soon





Advantages of investing in Costa Rica real estate

01

Financial security through escrow accounts

All transactions are handled by **licensed escrow companies**

Investor funds are protected until legal procedures are completed

Favorable taxes and long-term benefits

02

High returns 8–12% annually

Average income from short-term rentals — **8–12% per year**

Income from short-term rentals on the first coastline — **12–18% annually**

Property tax — **around 0.25% per year**

03

Residence permit through investment

Residency with an investment starting from **\$150,000**

Opportunity for legal stay, opening **a bank account, and doing business**

No capital gains tax if property is sold after 1 year

04

Ease of purchase for foreigners

100% property ownership regardless of citizenship

Transparent and fast registration process

Sunny Holding

Sunny Holding



Annual
tourist flow

18 M

S S S S S

Portugal

Coming Soon

Advantages of investing in Portugal real estate

01

Financial security through legal framework

Property purchases are protected by Portuguese Law

Transparency and security of transactions

Strategic geographic location within Europe

02

High potential returns in select areas

Rental income potential in tourist hotspots.

Favorable tax regime for non-habitual residents (NHR)

03

"Golden Visa" - Residency through investment

Qualifying investments in real estate can lead to Portuguese residency ("Golden Visa").

Opportunity to obtain permanent residency and citizenship.

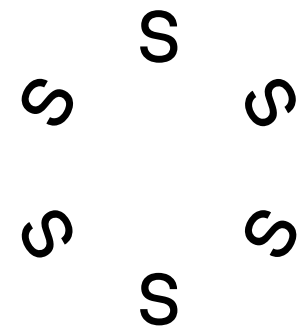
Attractive tax incentives for long-term investments

04

Growing Economy and Stable Political Climate

A rapidly growing economy, as well as the stable political climate are favorable for investment

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Macroeconomic Stability (comparison)



COSTA RICA



BALI

(INDONESIA)



PHUKET

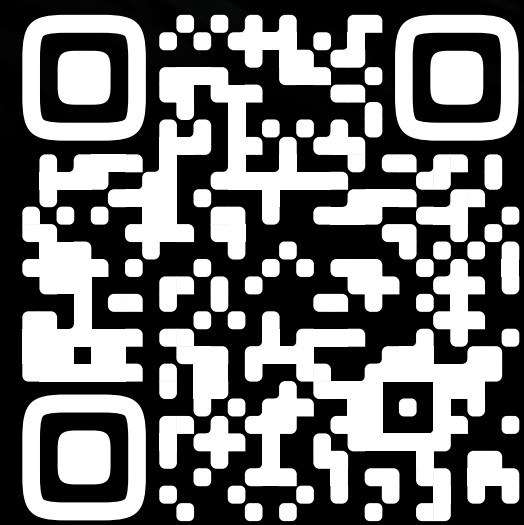
(THAILAND)



PORTUGAL

Inflation (last year)	1,21%	~2.8%	0,76%	2,1%
GDP growth	3,40%	~5%	~3.5%	~2,3%
Key interest rate	4%	2%	5,75%	3,65%
Unemployment	6,9%	2,10%	1,79%	6,4%
Annual tourist flow	OK. 2,9 M	OK. 15 M	8,9 M	18 M

Sunny Holding



SUNNYHOLDING.COM

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