

LOYO & BONDAR

GROUP

- Development
- Construction
- Manufacture
- Acquisition
- Management

ABOUT US | WHO WE ARE

A construction company with over **15 years of experience** and more than **100,000 m²** of completed projects. We have been operating in Bali since **2019**, ensuring high quality through in-house production and the use of materials that meet European standards.

We are recognized as a reliable developer, offering services ranging from industrial to residential construction.

100 000+ m² real estate

5 completed projects

12 complexes

15 years in the industry

2 factories for the production of windows and suspended ceilings



WHO WE ARE

**LOYO &
BONDAR**

CONSTRUCTION HOLDING
COMPANY

MANAGEMENT COMPANY

PRODUCTION OF STRETCH
CEILINGS

MANUFACTURE OF INSULATED
GLASS UNITS

FOUNDERS



VADYM KOLODII

A seasoned professional in Ukraine's construction sector with 20 years of experience



VASIL CHERBADZHY

A construction industry expert in Ukraine with 20 years of professional experience



FILIPP ORLOV

A senior manager with over 10 years of experience in leading corporations across Russia, Ukraine and Kazakhstan



OLEG MIKHAILOV

An experienced serial entrepreneur with over 15 years of expertise in real estate marketing

CONSTRUCTION EXPERIENCE IN OTHER COUNTRIES:

LOYO & BONDAR

- 1 capital construction of commercial and residential buildings
- 2 installation of Heating, water supply and Sewerage systems
- 3 installation of automation systems
- 4 installation of fire extinguishing systems
- 5 installation of self-leveling floors (industrial, household)
- 6 production and installation of stretch ceilings of TM "Delux"



- 7 laying of pipelines of large diameters
- 8 installation of boiler houses (including roof ones)
- 9 installation of heating points
- 10 installation of water purification systems
- 11 construction/ finishing works
- 12 facade works
- 13 roofing works



OUR MISSION

LOYO & BONDAR

CONSTRUCT EXCEPTIONAL PROJECTS FOR LIVING AND INVESTMENT OPPORTUNITIES

Draw more investment to the region and improve the quality of life and work for local residents

— Increase both domestic and outbound tourist traffic

— Rise the standards of construction quality

— Support the enhancement of Bali's image as an excellent investment destination

— Provide future tourists with the best conditions, quality of life, and infrastructure





LOYO & BONDAR

10+

investclubs

200+

investors

40+

investors worth
\$2 000 000 and above

DEVELOPMENT

LOYO & BONDAR

100 000+ m² current development area

12 complexes

5 completed objects



ADVANTAGES OF BALI

1

Rapid real estate growth and attractive returns

2

Low tax rates

3

Well-developed infrastructure

4

Stunning natural beauty and a unique lifestyle

5

Tourism grows 10% annually

6

One of the fastest-growing economies in the world:

- **300%** – Growth in land value since 2017
- **5%** – Annual GDP growth in Indonesia
- **73%** – Average property occupancy rate in 2023
- **4th place** – Forbes ranking for investment attractiveness



ROADMAP

2023

2024

2025



OCTOBER

LOYO VILLAS I
COMPLETED PROJECT
JUNGLE FLOWER VILLAS
COMPLETED PROJECT



NOVEMBER

U VILLAS I
COMPLETED PROJECT
U VILLAS II



FEBRUARY

XO PROJECT CANGGU

Melasti Dream RESIDENCE

MAY

MELASTI DREAM RESIDENCE



JULY

XO PROJECT PANDAWA

PANDAWA HILLS

AUGUST

PANDAWA HILLS

LOYO & BONDAR

OCTOBER

MELASTI ARCADE

PANDAWA DREAM

NOVEMBER

PANDAWA DREAM

UBUD DREAM

JANUARY

UBUD DREAM

Green Village NUSA DUA

MAY

GREEN VILLAGE NUSA DUA

COLLABORATION

LOYO & BONDAR

EFFECTIVE COLLABORATION GUARANTEED

LOYO & BONDAR is the company that focuses equally on high-quality construction and profitability of our partners

**FROM
\$110,000**

the initial cost
of properties

**ANNUAL RETURNS
OF UP TO 40%**

on investments as high
as \$1 million

12 TO 24 MONTHS

estimated time frame
for returns

12 TO 24 MONTHS

on completed projects



LOCATIONS

Our properties are spread across various regions of Bali. Locations cater to every preference - from sunny beaches and vibrant nightlife to serene retreats in spiritual centers

Ubud | Bukit | Canggu



📍 UBUD

UBUD DREAM

A premium villa complex in the heart of Ubud with its own 1,400 m² infrastructure

41 villas in a private gated community

1 km from top attractions –
Artist's Trail, Zest, Alchemy

Exclusive amenities: rooftop restaurants, SPA, yoga shala, concierge service



📍 BUKIT

PANDAWA DREAM

The largest premium hotel complex just

2 minutes from the ocean

300+



apartments with
high-liquidity
design

The largest SPA center, fitness,
restaurants, and **6,000 m²**
of commercial space

ALL IN ONE concept – elite
infrastructure and world-class amenities



📍 BUKIT

GREEN VILLAGE NUSA DUA

Premium Comfort-Class complex for living, leisure & long-term rentals located in Bali's **most prestigious enclave - Nusa Dua**

7

minutes go to the
Geger Beach

2

row from the
ocean

Self-contained resort complex featuring:
**kids' club hub, restaurants, padel-courts,
luxury spa & fitness center.**



LOYO & BONDAR



📍 BUKIT

MELASTI ARCADE

A gated complex of apartments and penthouses with **panoramic ocean views**

2 minutes to Melasti Beach — one of the most picturesque beaches in **Bali**

11

apartments

5

penthouses

Fully autonomous infrastructure: bars, restaurants, beauty salon, barbershop, coworking space

High **investment potential** in one of the most prestigious areas



LOYO & BONDAR



📍 BUKIT

PANDAWA HILLS

36

apartments

22

villas

with panoramic
ocean views

Surrounded by top hotels: **Kempinski,**
Hilton, St. Regis

Private infrastructure: rooftop restaurant,
swimming pool, cinema, fitness club

2

minutes to Pandawa beach



LOYO & BONDAR



📍 BUKIT

XO PROJECT PANDAWA

A modern complex with **Freehold** ownership – a rarity in Bali!

42 apartments, **full** property rights

400 M²

rooftop with an infinity pool and panoramic views

10

minutes to **Nusa Dua** beaches and tourist infrastructure

LOYO & BONDAR



📍 BUKIT

MELASTI DREAM RESIDENCE

A private villa complex with the best
ocean views

25

villas on the
first line

22

on the
second

14

on the third

2 minutes from **Melasti Beach**

LOYO & BONDAR



📍 CANGGU

XO PROJECT CANGGU

A modern complex in the heart of vibrant
Canggu – **Bali's main lifestyle district**

30

apartments
and villas

4

minutes to the best
beaches and surf spots



rooftop
infinity pool



restaurant
and bar



open-air
cinema



LOYO & BONDAR



📍 BUKIT

U VILLAS

COMPLETED PROJECT

Exclusive villas on Bukit — in a premium area near **Nusa Dua**

Converted to a tourist zone — increasing investment value

10 minutes to the best beaches of **Nusa Dua** and five-star hotels

11 villas with panoramic **ocean views**

[GOOGLE MAPS](#)



📍 UBUD

JUNGLE FLOWER VILLAS

COMPLETED PROJECT

A family-friendly complex among the tropical jungles of **Ubud**

🍴 Private restaurant

10 minutes to Monkey Forest, waterfalls, and cultural landmarks

10 spacious villas surrounded by nature

[GOOGLE MAPS](#)



📍 UBUD

LOYO VILLAS

COMPLETED PROJECT

An exclusive complex of **5 villas** floating above the jungles of **Ubud**

10 minutes to the cultural heart of Ubud

LOYO concept — absolute
RELAX harmony with nature

Hillside villas with jungle views

[GOOGLE MAPS](#)



LOYO & BONDAR SOLUTION

Comprehensive solutions for residential
and commercial projects in Bali

2

factories

20+

years of industry
experience

\$1 500 000

invested in modern
production facilities



LB SOLUTION | OUR SERVICES

Manufacturing and glazing with double-glazed windows

Economy+

Economy

Premium

Turnkey project completion

a wide range of products:
sanitary ware, lighting,
mattresses, and more

Ceiling solutions

- stretch ceilings
- drywall constructions

LB SOLUTION

transforming spaces, delivering excellence.



INVESTOR ACQUISITION

200+

investors

100 000 000+

advertising contacts - promoting the Bali market worldwide



working with investors in Russian, Ukrainian, English, and German



attracting investors from Australia, Eurasia, and Americas

MANAGEMENT



LOYO & BONDAR

4 MANAGED UNITS:

JUNGLE FLOWERS VILLAS, LOYO VILLAS, U VILLAS I, U VILLAS II

★ **4,9** on Google-Maps

achieves 80% occupancy at a 20% commission rate

500 *planned for 2027

units (owned and external) - management capacity



service quality at a 5-star hotel level

Up to **300\$/night**

property value (excluding the New Year peak)

up to **90%**

average occupancy rate

up to **110 000\$**

in net annual rental income for investors (after expenses)





LB CLUB

**FIRST-EVER BALI
AGENT LOYALTY PROGRAM**

LOYO & BONDAR 2030

\$1 BLN

company valuation

\$100 MLN

annual net profit

100 ha

self-sustaining private township

2000 m²

office / headquarters

3

international awards —
architectural & development
accolades

5000

units under
LB Management

5

launched
countries



THAILAND

VIETNAM

PHILIPPINES

MALAYSIA

INDONESIA



OUR PLANS

Development of Bali
as an infrastructure project

Investments in:

- tourism sector
- logistics sector
- park development



Creation and support
of social projects



Collaboration
with government agencies



Development
of new tourist destinations

LOYO & BONDAR

CONTACTS

