



PARQ

FAMILY

Made



With



In Bali



Love





Villas with the best family infrastructure in Bali

Parq Family is located in Ubud, the cultural and intellectual capital of the island. Here you have everything you need for comfortable life, growth, and your children's education.

PARQ Family

110 villas

set among the tropical nature
of the jungle.

4,1 hectares

of gated and protected territory

8000 m²

of family infrastructure:

5000 m² - air-conditioned premises

3000 m² - outdoor infrastructure

For children: a kindergarten; creative studios and developmental classes; playgrounds.

For parents: restaurants, a coffee shop, a gym, a spa, and co-working space.

For the whole family: an Olympic swimming pool and sports grounds.



YOUR SECOND HOME IN BALI

Security

An enclosed area with no driveway with bikes; there are no dogs or strangers here.

Quality is everything

We have a completed project: the most famous infrastructure center in Bali, PARQ UBUD. You can come here and see the quality of the work with your own eyes.



Diversity

Your neighbors are couples and families with children from all over the world. In this environment, the child will be bilingual from the get-go.

Nature to the max

PARQ Family is located in the most picturesque area of Ubud - the complex is surrounded on three sides by rivers, rice paddies, and jungle. We left all the big trees on the premises and incorporated them into the complex's design.



SCHOOLS AND KINDERGARTENS

close to Parq Family

Parq Ubud

A **15 min drive away** is the most famous infrastructure center in Bali, Parq Ubud, which we also built. It hosts concerts and parties; there are ten restaurants, a luxury SPA, an epic pool, and a huge gym.

Wood School is an international school with a neo-humanistic education curriculum. For children from 3 to 15 years old.
3-minute drive

Harmony School Bali is where children from 3 to 6 years old learn to live in harmony with the physical, natural, and social environment.
14-minute drive

Tunjung Sari School is a school that has a playing group, a kindergarten, and an elementary school.
13-minute drive








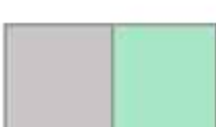

Empathy School is a school that teaches empathy using the Harvard education system. For children from 2 to 14 years old.
6-minute drive

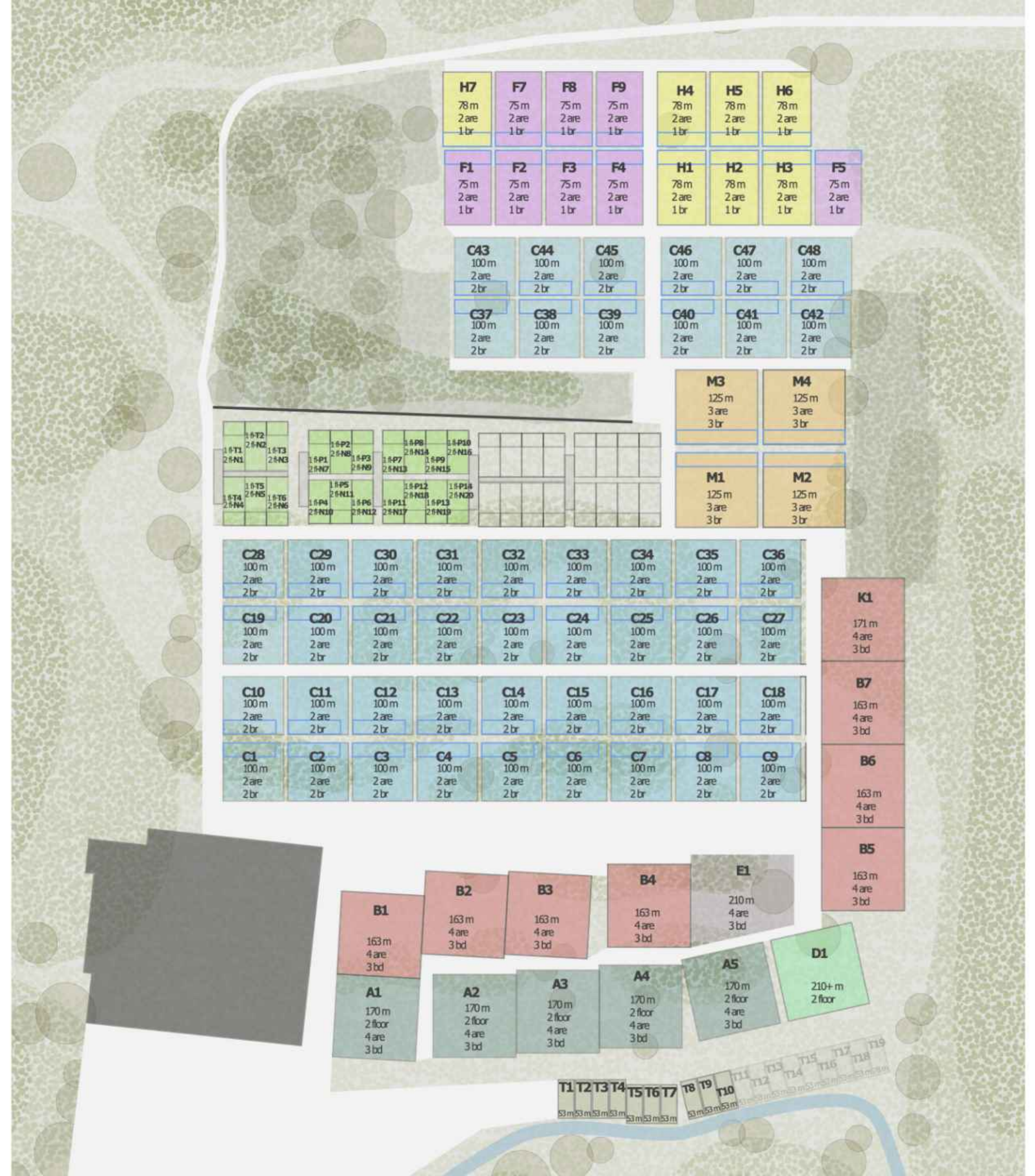
Sekolah Montessori Erdkinder Bali is an international Montessori school for kids and teens.
5-minute drive

Caribbean International School is a school of international standards that uses a globally recognized curriculum.
4-minute drive



Master plan Parq Family

	Apartments 29-36 m ²
	Villa 75
	Villa 78
	Villa 100
	Villa 125
	Villa 163
	Villa 170
	Villa 210
	River townhouse 53



Apartments

29 m²

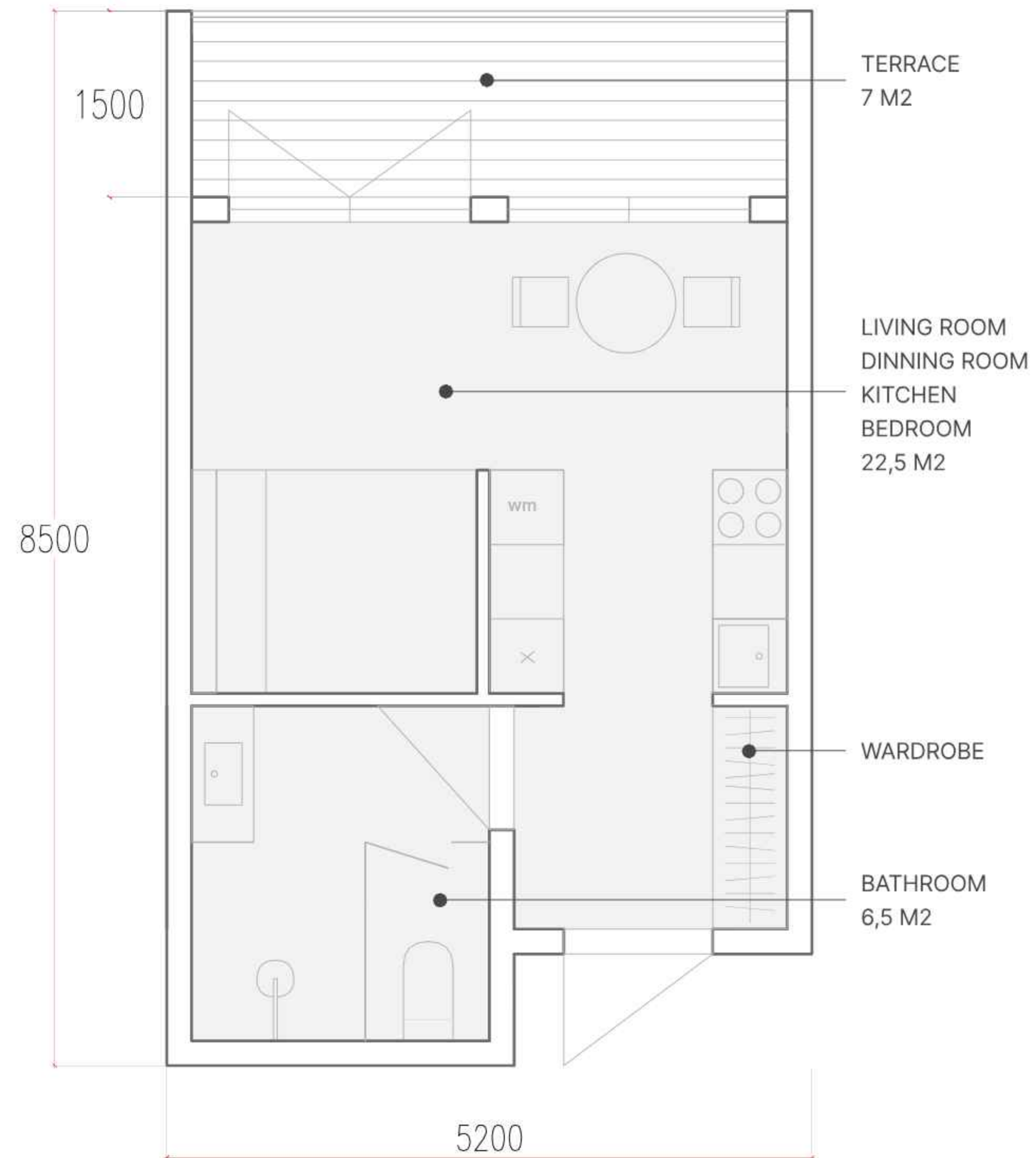
- 2nd floor;
- Ceiling height: 4 m;
- Separate entrance;
- Living area: 29 m²;

72 500 USD

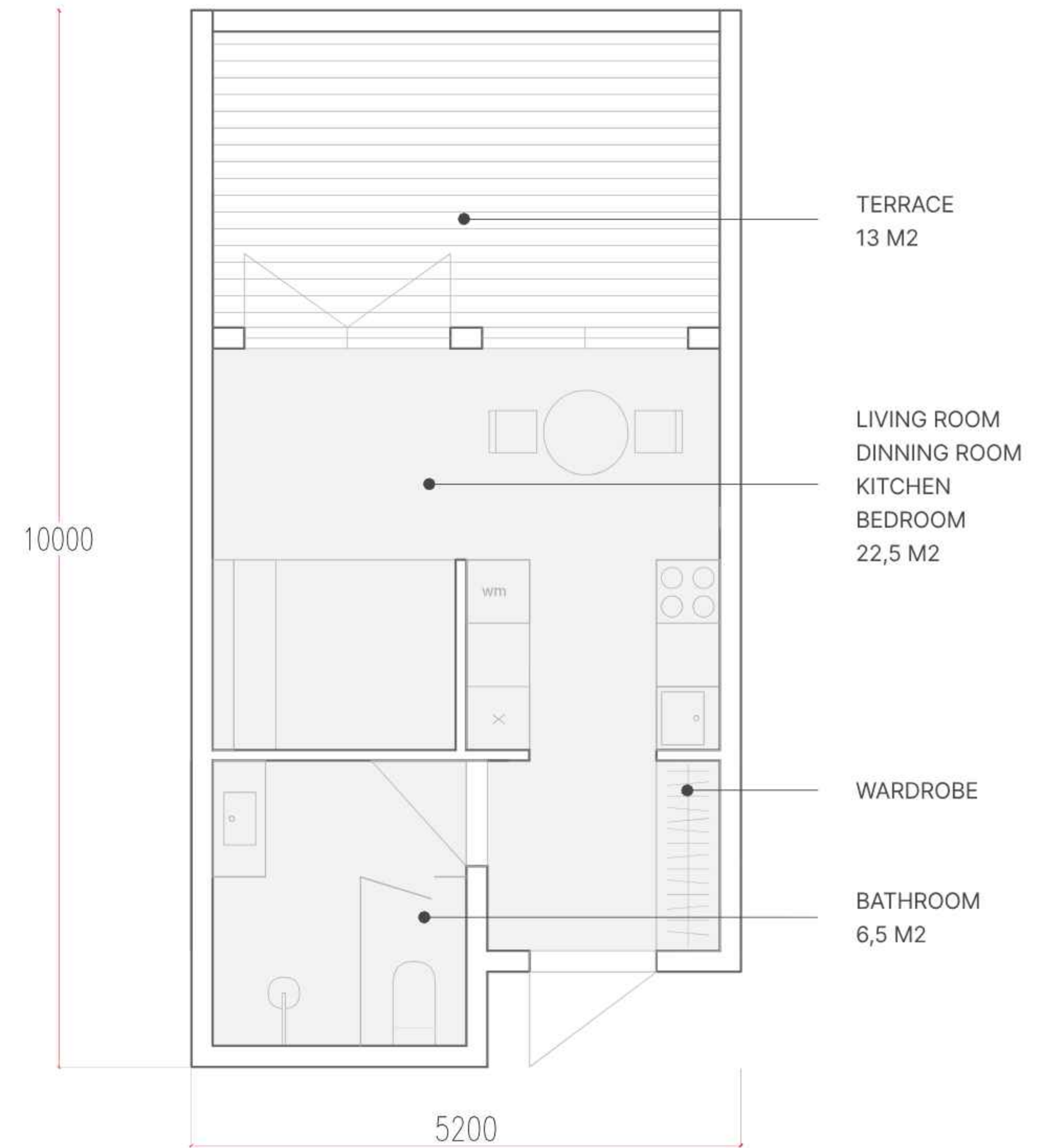
Price based on Indonesian Rupiah of 1 051 250 000 IDR



Option 1



Option 2



Apartments

36 m²

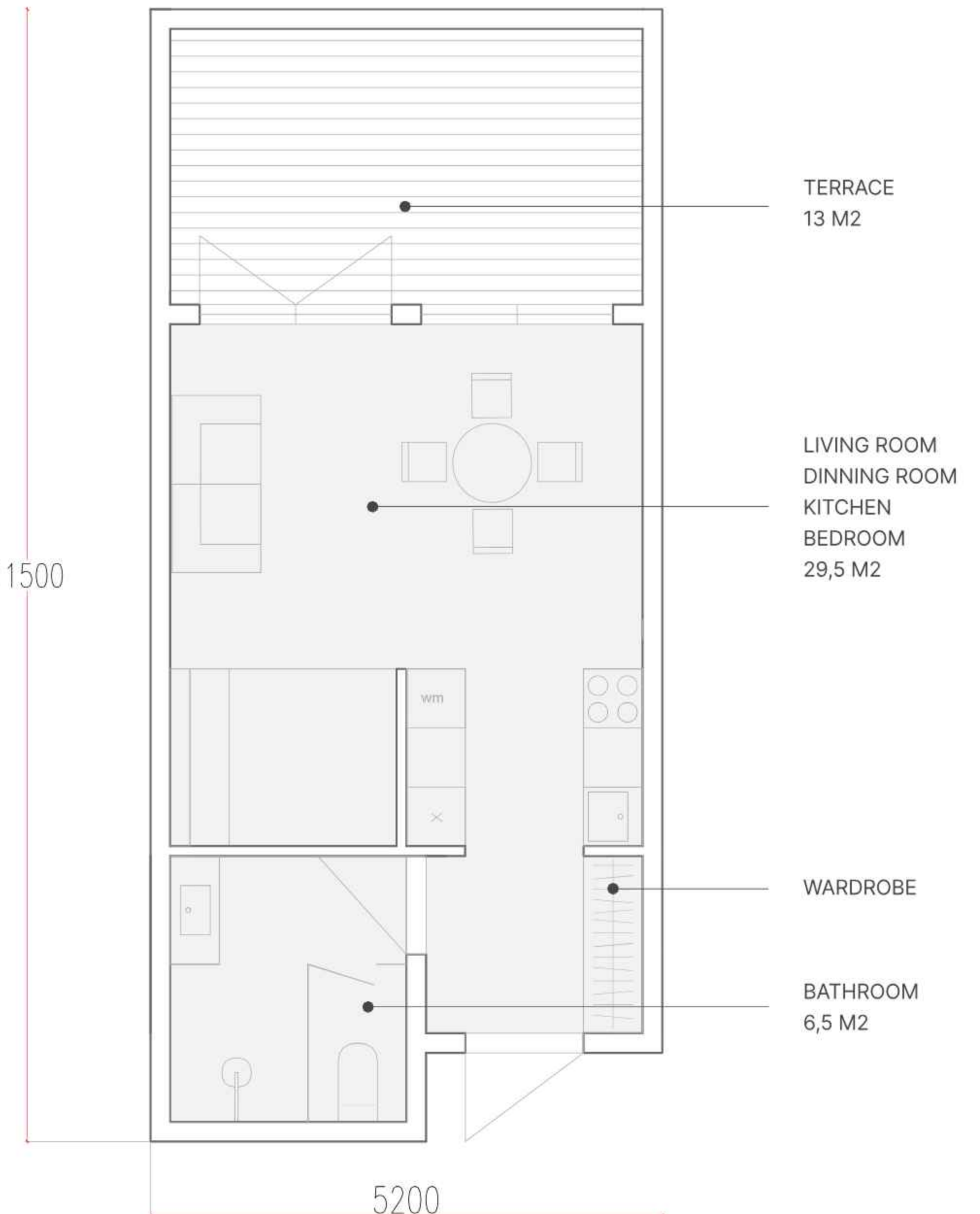
- 1st floor;
- Ceiling height: 4 m;
- Separate entrance;
- Living area: 36 m²;

90 000 USD

Price based on Indonesian Rupiah of 1 305 000 000 IDR



11500





*For information purposes only. Not a public offer. Please check with your manager for current prices and terms.

Payment scheme

Apartments 36 & 29 m²

50% - initial payment at the time of signing the contract

20% - after the construction of the apartments structure

20% - upon completion of processing

10% - upon receiving the keys

* The prices are final, VAT 11% included in the price of the units.

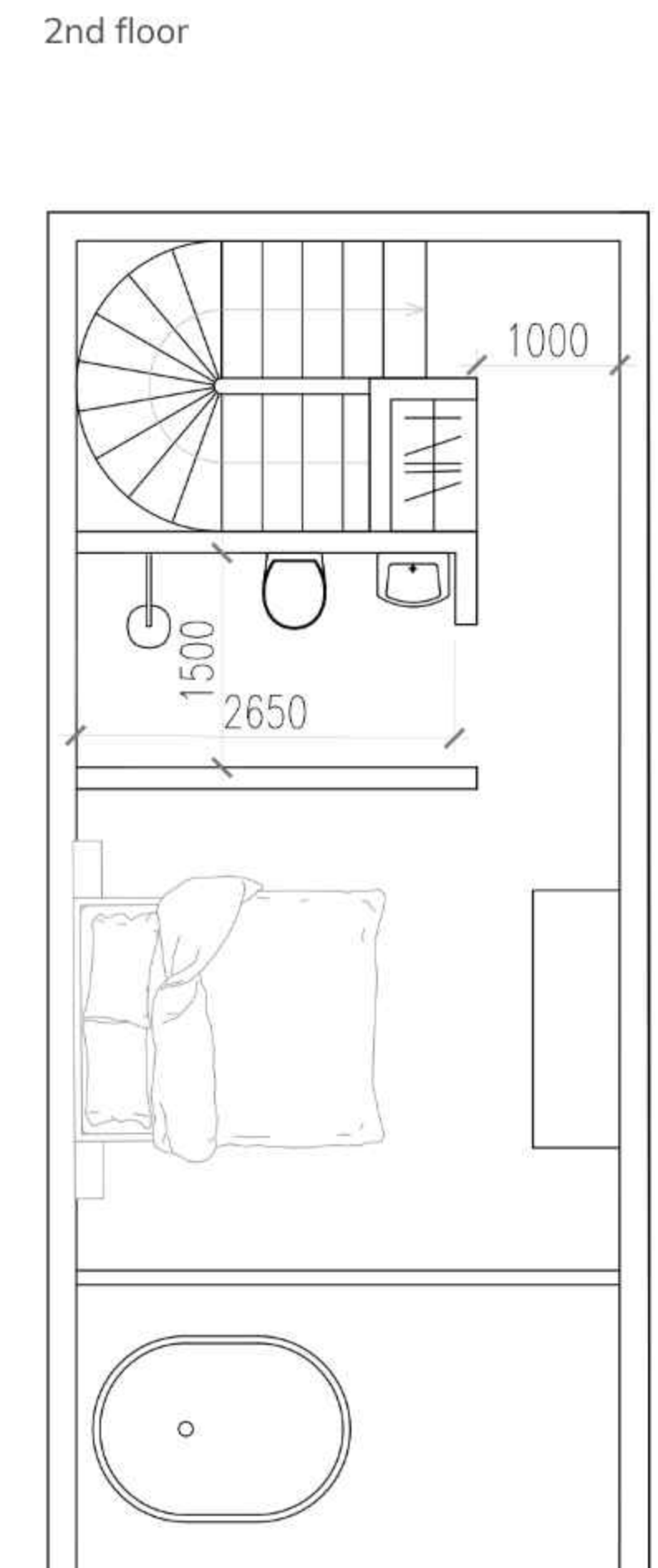
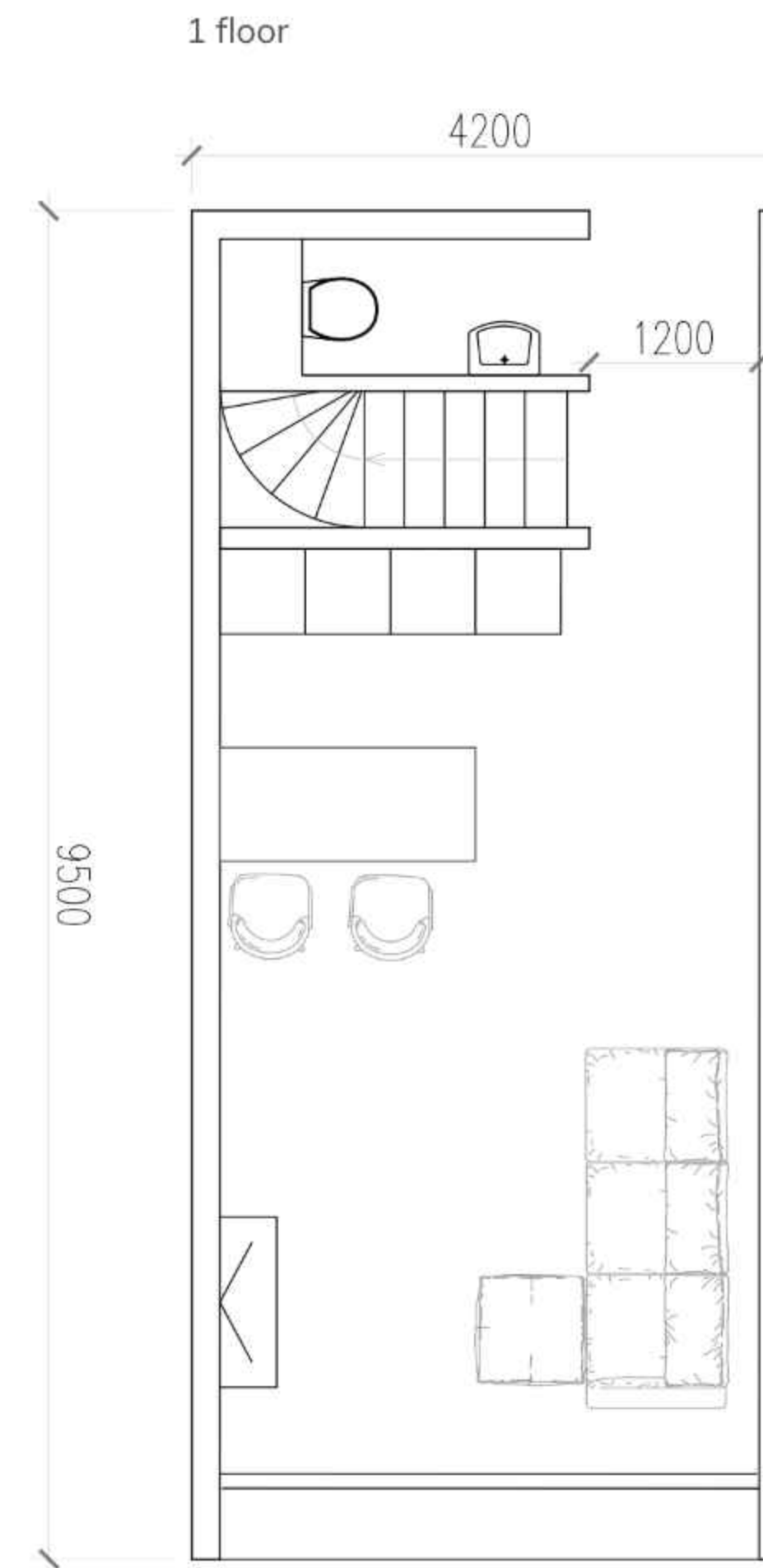
River townhouse 53

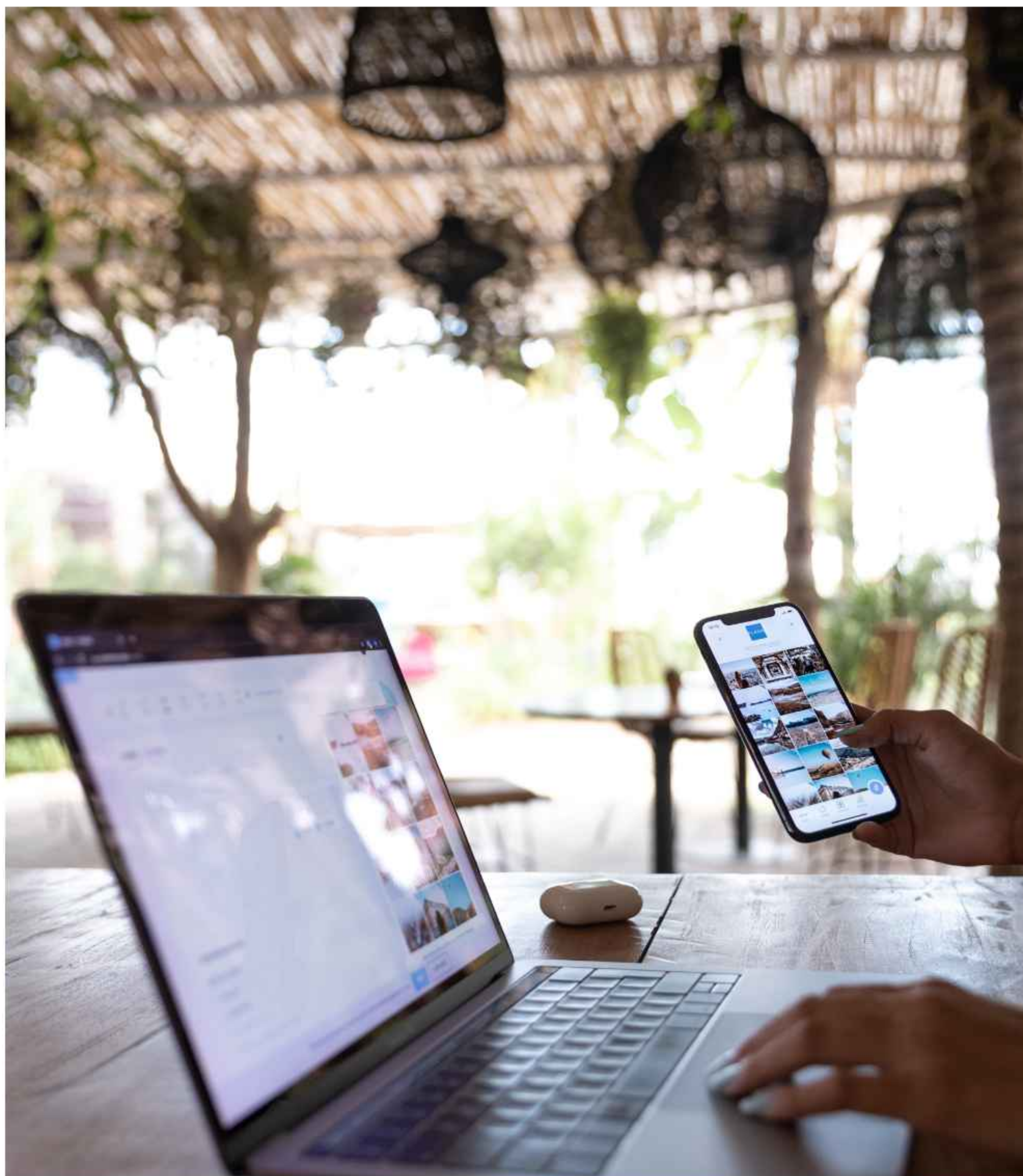
Two-storey townhouse with kitchen-living room, bedroom, terrace and jacuzzi. For rent ready-made and furnished. Suitable for a small family with children for short and long-term living, as well as active rental.

- 53 sq.m 2 floors;
- Kitchen-living room + Bedroom + Terrace;
- Jacuzzi/bathtub;
- ready-made and furnished;

137 800 USD

Payment is made in Indonesian Rupiah:
1 998 100 000 IDR





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Payment Scheme

River townhouse 53

40% - initial payment at the time of signing the contract

30% - after the construction of the townhouse structure

20% - upon completion of processing

10% - upon receiving the keys

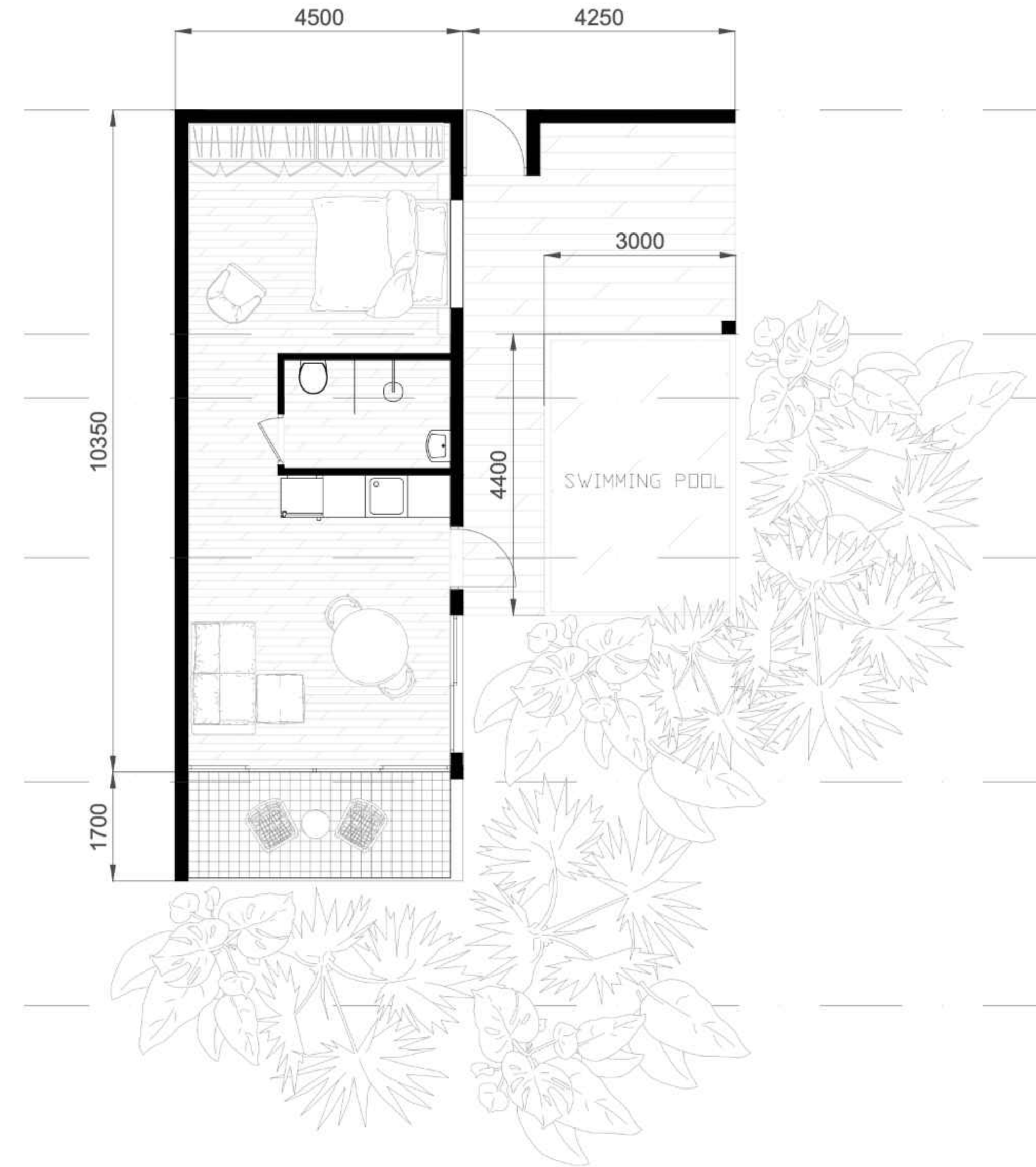
* The prices are final, VAT 11% included in the price of the units.

Smart Villa 40

We are introducing a new "compact villa" format, where a comfortable space for family life is organized on an area of 40 m²: 1 bedroom, a living room, a terrace, and a private pool.

- 40 m². Private pool;
- 1 bedrooms + living room + terrace;
- Single floor;
- Decorated and furnished;

SOLD OUT



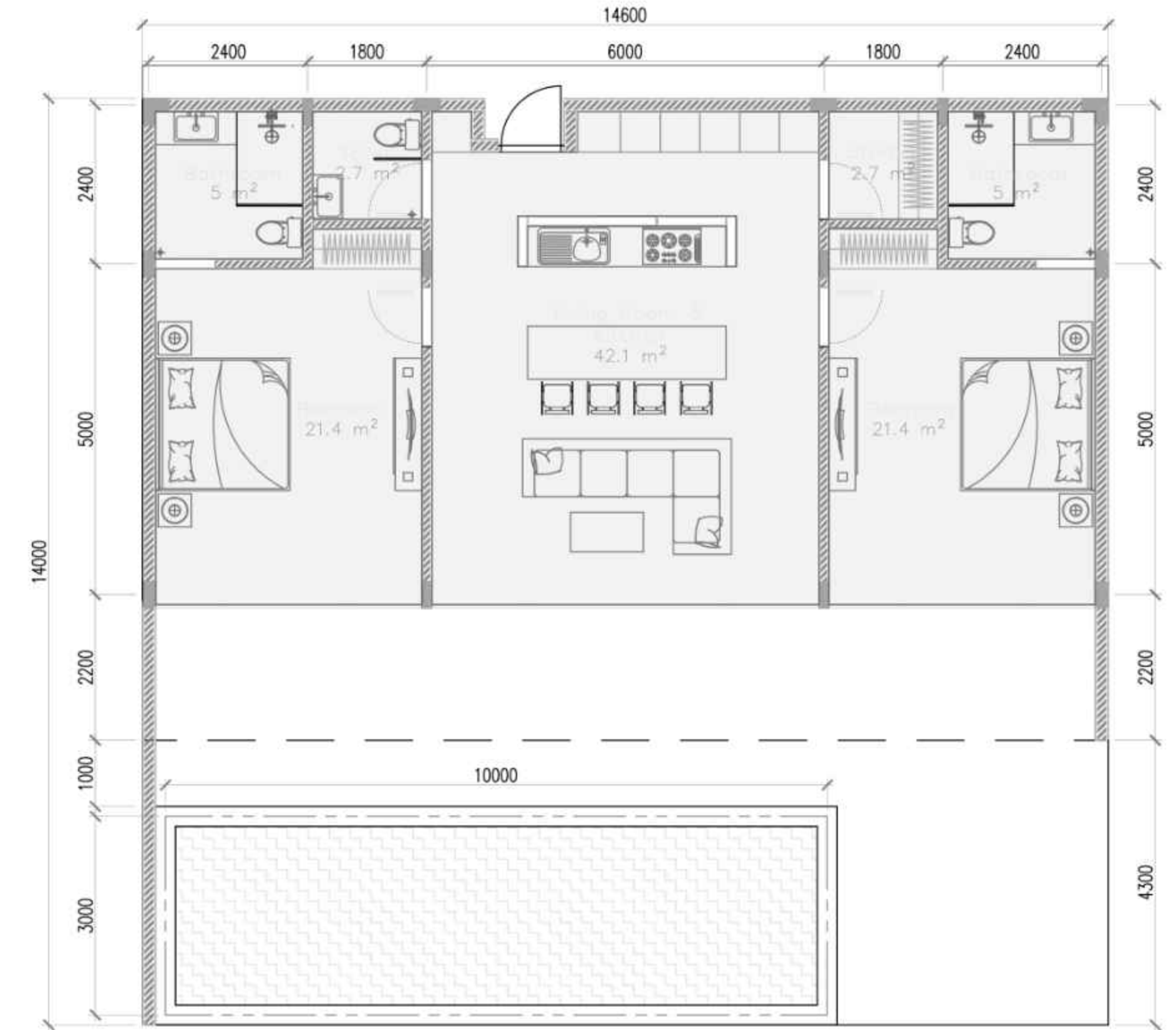
Family Villa 100

100 m² – a single-story villa with two bedrooms, a terrace, and a pool. Comes fully decorated and furnished. Suitable for a family with children, as well as for active long-term rental.

- Area: 100 m². Pool;
- 2 bedrooms + 1 living room + 1 terrace;
- Single floor;
- Decorated and furnished;

250 000 USD

Price based on Indonesian Rupiah
of 3 625 000 000 IDR



Interior



creates



design



a lifestyle



LIVE OR RENT

Yield calculation for long-term rental

Income 

90% **2 500 USD** **27 000 USD** **22 340 USD**

occupancy

cost per month

annual income

annual profit

Expenses 

10% **1 200 USD** **760 USD**

MC's commission

electricity bill
per year

depreciation
0.5% p.a.

Payback 

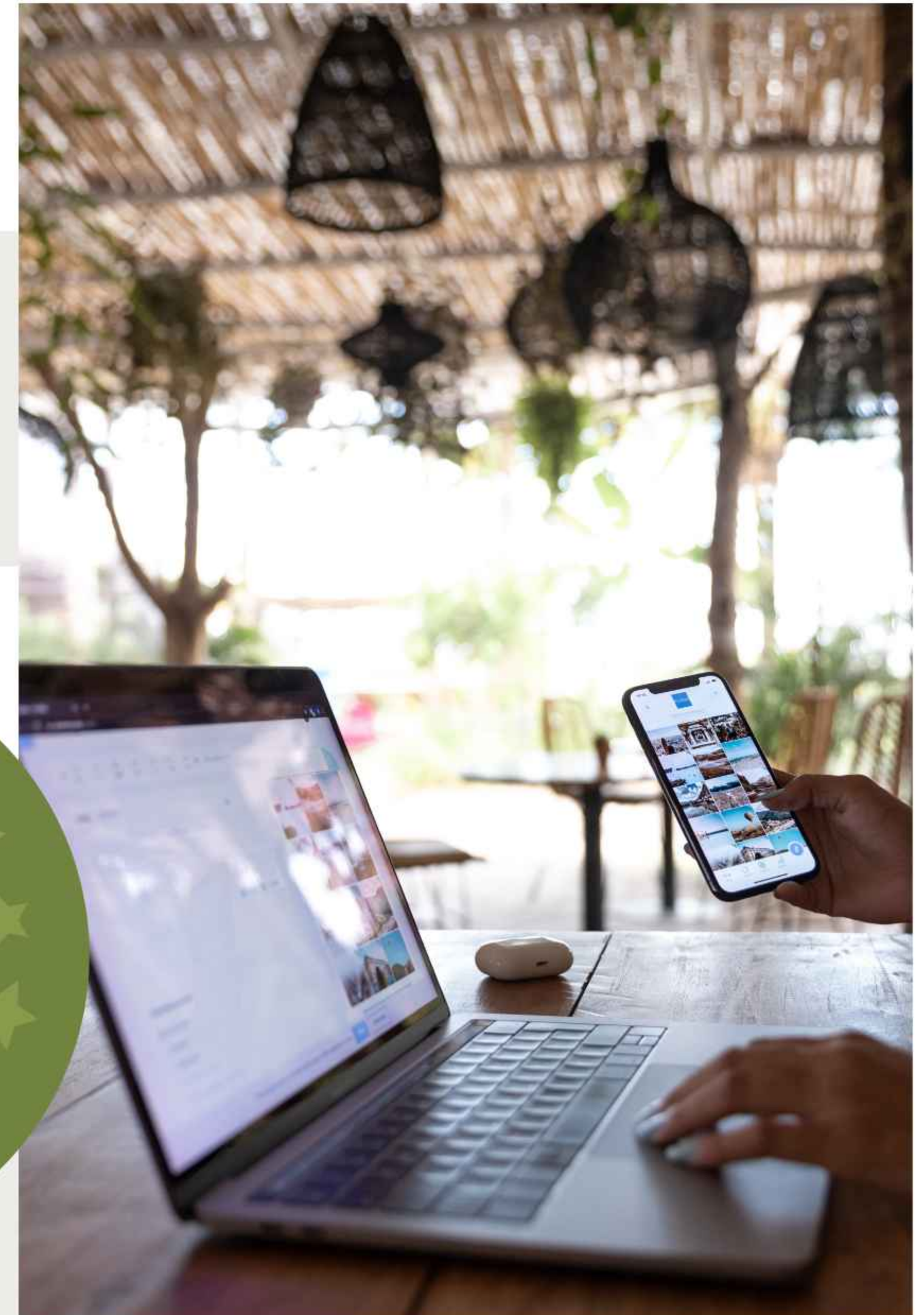
168 000 USD **7,5 years**

unit cost for 75 m²

payback

Income
13%
per year

*Revenue is net - after deducting the broker's commission and tax rate



WHY INVESTORS CHOOSE PARQ FAMILY

PARQ FAMILY

1

Passive income on total autopilot

PARQ Development Management Company takes care of all matters relating to the lease of your villa.

2

Profit maximization

When renting out real estate, we do not use third-party aggregators and rental services to maintain investor income. Aggregator commissions can reach up to 25%.

3

A convenient and fast payment system

The investor receives a net profit into any account and in any currency that is convenient for them. We transfer money once every three months.

4

No need to handle taxes

The Management Company deals with accounting, optimization, and payment of taxes. We take care of everything, you get the money deposited into your account.

5

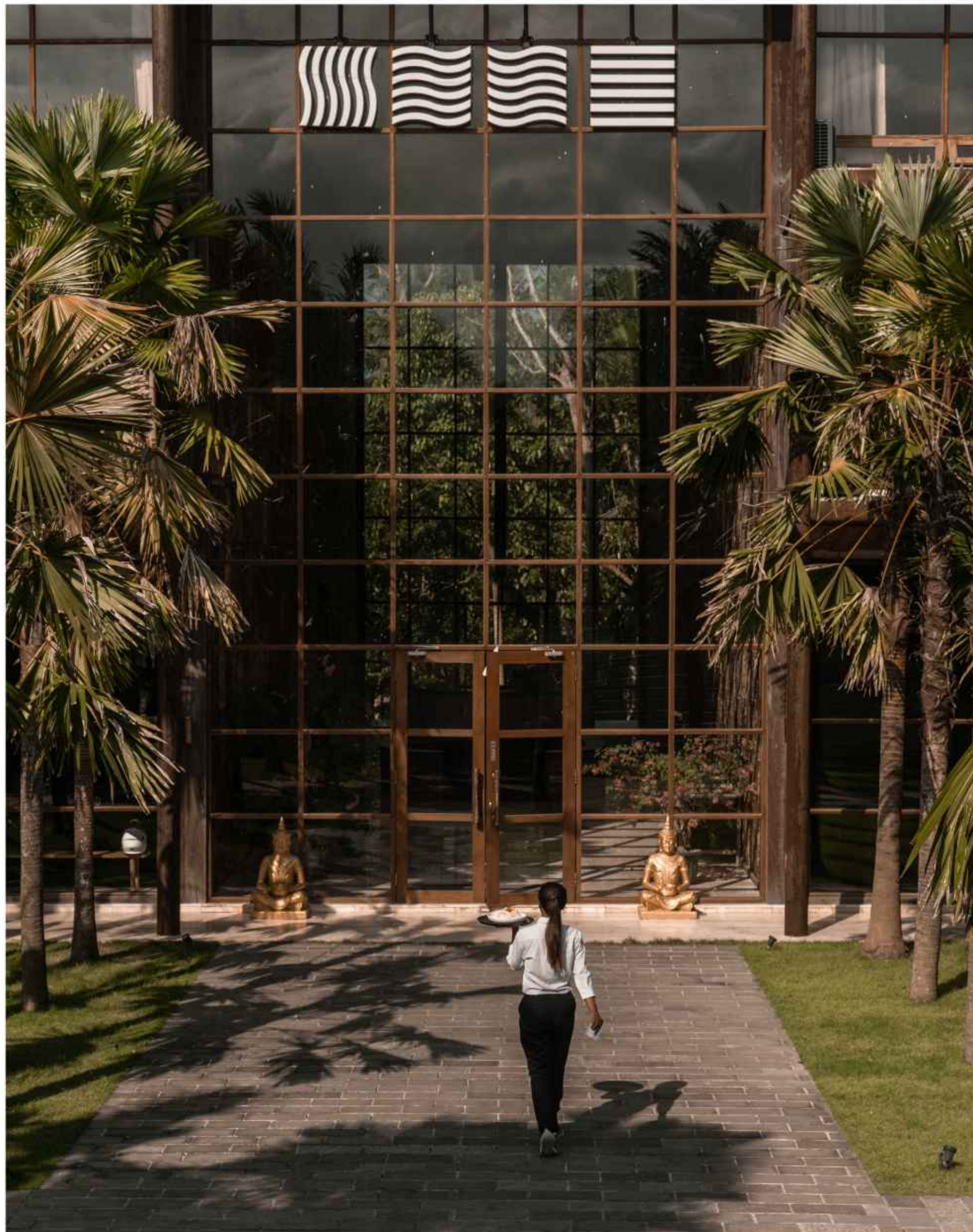
High liquidity

We choose the best locations in Bali and don't just build villas. We create destinations: conceptual complexes with residential, recreational, and growth infrastructure. Based on our experience, we can predict an increase in property values here by 30% after the construction completes.

6

Fast payback

Villas in Bali are in high demand for daily rentals. You will earn about 2500 USD per month.



THE PROJECT IS IMPLEMENTED BY

PARQ DEVELOPMENT

100 000 m²

we have already built in Bali. Of these,
65,000 square meters is the
multifunctional center PARQ UBUD.

up to 2000

people visit the center daily.

All the momentous events in Bali
take place here.

PARQ UBUD

A 15-minute drive from PARQ FAMILY

At PARQ Ubud, we have created a new point of attraction for entrepreneurs, investors, tech, and creative people worldwide. Top events with the best speakers take place here.

The center draws all the interesting, popular, and successful people like a magnet. At breakfast in one of PARQ Ubud's ten restaurants, you can easily encounter celebrities, artists, and top business leaders.

At PARQ Ubud, the demand for housing is so high that tenants sign up many months in advance. And the land value next to PARQ Ubud has tripled since the complex opened.

WE DON'T BUILD SQUARE METERS. WE CREATE POINTS OF ATTRACTION FOR THE MOST INTERESTING PEOPLE FROM AROUND THE WORLD! PARQ FAMILY WILL BECOME A NEW POINT OF ATTRACTION.





ANDRE FREY

In the vibrant, innovative landscape of Bali, **Andre Frey, the founder of PARQ Development, is a luminary in property development and architectural excellence.**

As the driving force behind PARQ Development for **the last 15-years, Andre has cultivated a sprawling 65,000 sq.m. complex** — a sanctuary of innovative living and a magnet for the largest Eastern European community in Southeast Asia.

With his ethos of hands-on dedication, Andre has meticulously overseen the rise of **over 100,000 sq.m. of living spaces** that are not just constructed but carefully crafted for holistic experiences.

Each of Andre's projects pulsates with the vibrant cultural heartbeat of Bali, hosting a spectrum of events ranging from exciting concerts to enlightening conferences.

These spaces are more than the sum of their parts; **they're the cradle of community, innovation, and unrestricted freedom**, all flourishing under Andre's astute stewardship.

His vision extends beyond building; it's about **fostering environments where people can connect, create, and live with a profound sense of belonging and freedom.**

PARQ
— FAMILY —

LET'S DISCUSS IT