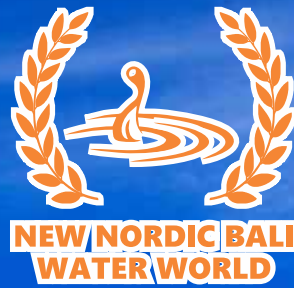


THE MAY ISSUE 2017



# YOUR NEXT INVESTMENT OPPORTUNITY IN UP AND COMING BALI



*New Nordic Group*

Norway | Thailand | Philippines | Hong Kong | Vietnam | Indonesia-Bali | Cambodia

[www.newnordicgroup.com](http://www.newnordicgroup.com)

YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# The New Nordic Group is expanding to Bali

Om Swastiastu! Or peace and greetings, as the Balinese say.

We are very proud to present New Nordic Bali Water World. Bali, Indonesia, is said to be one of the most beautiful places on earth with its breathtaking beaches and steep mountain slopes, in combination with endless rice paddies and lush vegetation.

On the east coast of the island, away from the typical tourism areas, lies the beautiful Sanur. Many consider Sanur as "just right", meaning it offers a good mix of restaurants, bars and fun activities, but still lacks most of the hassles found in the big city areas of Kuta and Seminyak. Sanur is especially known for its endless beach stretch, filled with beach front cafes offering good food, cooling drinks and an amazing relaxed atmosphere.

The location of our New Nordic Bali Water World is just 450 meters from the beach and walking distance to several different shops and restaurants. The upcoming Water World is set on 5,700 m<sup>2</sup> of land and will provide a selection of high quality apartments, retail spaces and of course a big swimming pool running through the whole project.

We welcome you to explore our catalogue whether you are looking to invest or just to relax on a much-needed holiday. See you in Bali!

- The New Nordic Group







YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Merging Bali Charm and a Fun Water World

Construction starting January 2018!

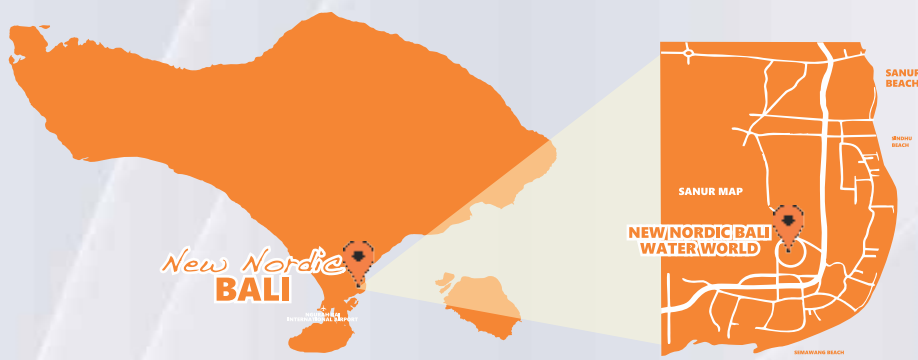
The New Nordic Group pride themselves in developing good quality projects, where close communication between developer, agent and customer is at the heart of everything we do. After launching New Nordic holiday villages in Pattaya, Phuket, Koh Samui and Chumphon in Thailand, the Group is now expanding to Indonesia. In the charming seaside town of Sanur, they will develop a unique water world including restaurants, shops, massages and pool bars. Welcome to New Nordic Bali!

## Idyllic Sanur

THE PERFECT LOCATION FOR A FAMILY ORIENTED FAMILY RESORT



The New Nordic Water World is located in the beautiful Sanur. The town itself is home of many restaurants, long sandy beaches, clear blue water and now soon a New Nordic Water World! Bali is known for its unique style and Sanur is no exception. Only by walking around the area you can feel how relaxing and quiet the place is. Being able to enjoy the bright sun from the beach, some cooling water activities or explore the culture by visiting temples, Sanur is perfect.





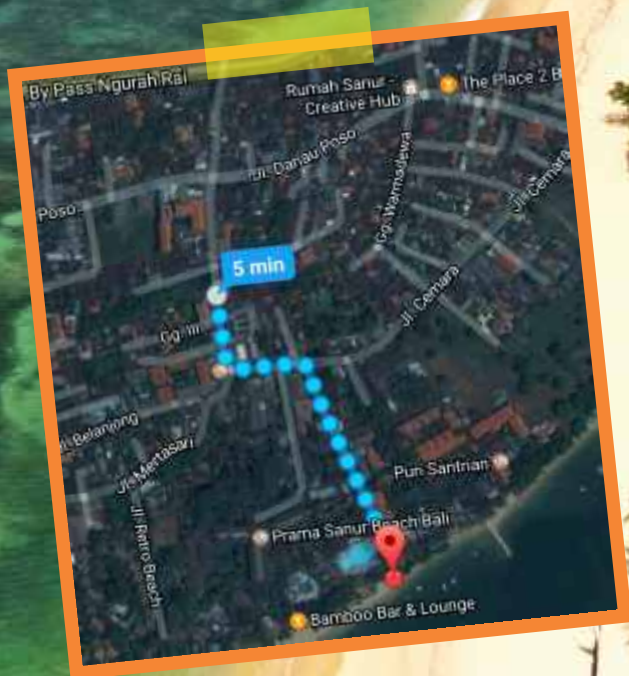


## NEW NORDIC BALI WATER WORLD



## NEW NORDIC BALI SALES OFFICE

## SANUR BEACH



# DID YOU KNOW ?

Bali regulations say that one cannot build higher than the highest palm tree. Our New Nordic condominiums will therefore be four floors



## YOUR NEXT INVESTMENT OPPORTUNITY IN UP AND COMING BALI

### New Nordic Bali Sales Office

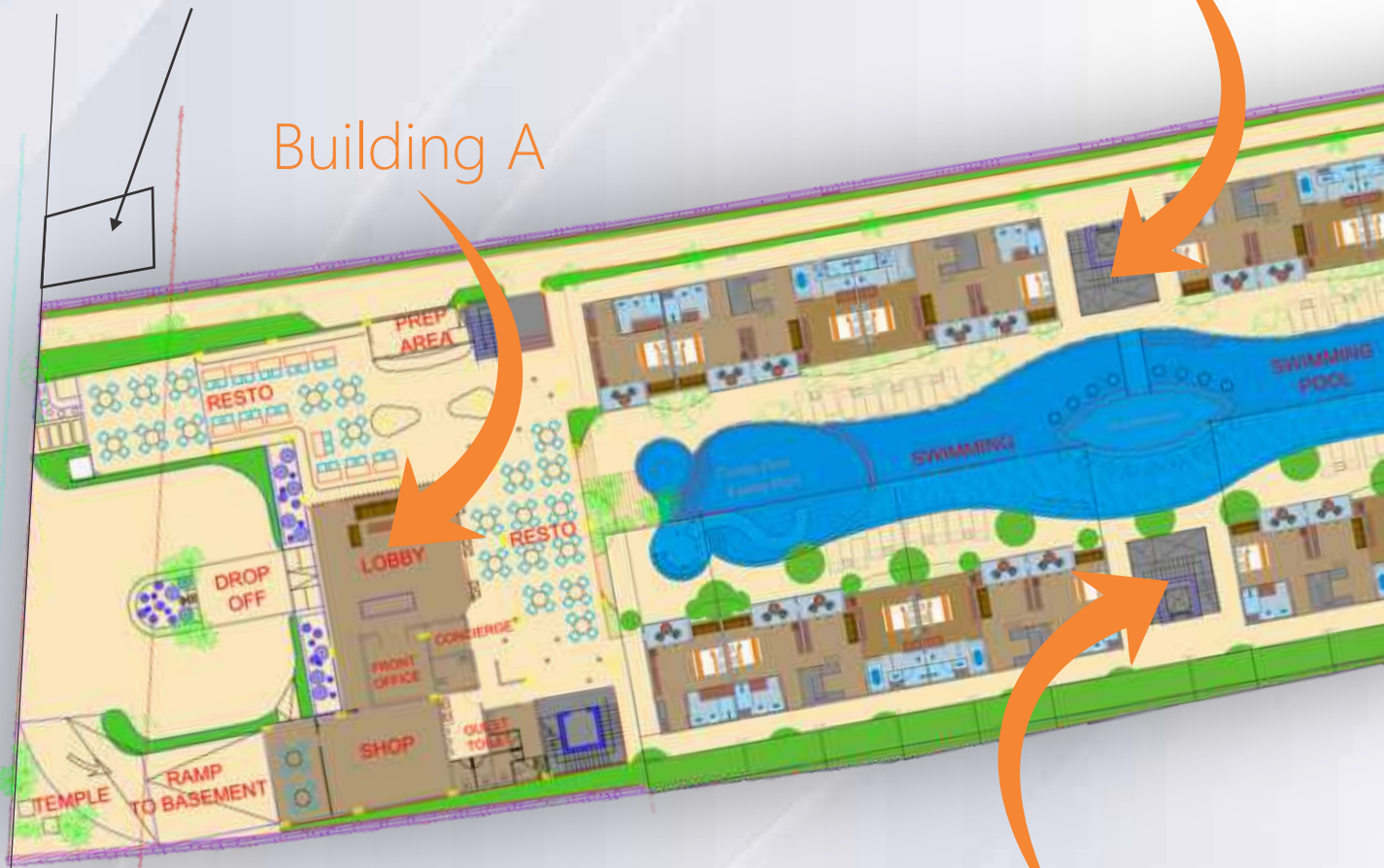
The New Nordic Group has one sales office at every destination where we are developing projects. This to ensure good communication between customer, agent and the company, as well as being able to follow the development closely. Our sales office in Bali is already open, and our staff can answer any questions you might have about the project.

The office is right next door to the New Nordic Bali Water World project!

Building B

Building A

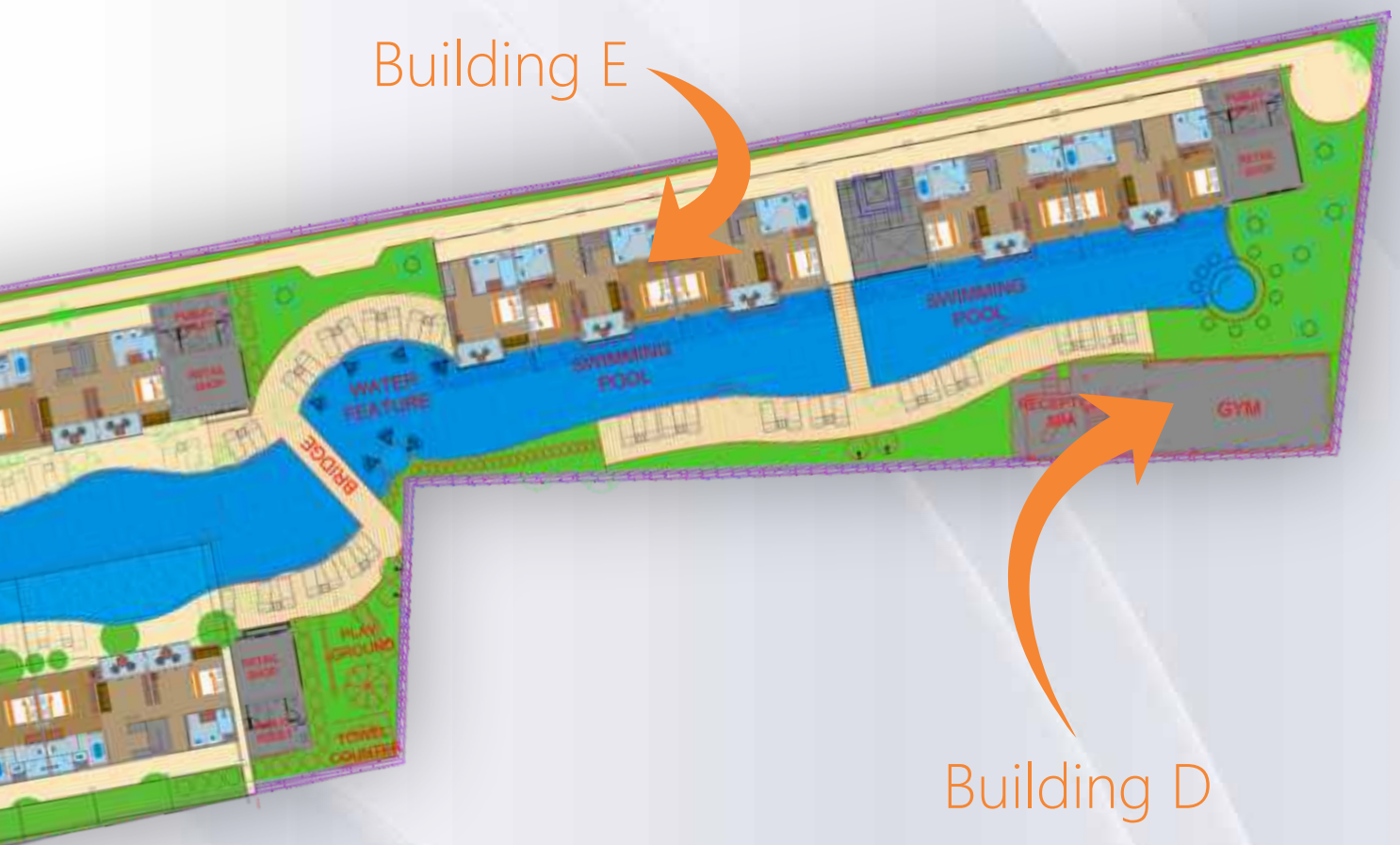
Building C





# Master Plan

The New Nordic Bali Water World will consist of 101 studios, 1 bedroom and 2 bedroom apartments all surrounding a big swimming pool which goes through the whole project. Building A will be facing the main street, where our main reception, an all-day dining restaurant and our travel agency will be located. Building A will continue further into the project where it connects to Building B and C. Within these buildings you will find a family friendly pool, water slides, a pool bar, sun decks and a tropical area. We have created an exclusive Executive Wing E consisting of 2 bedroom units and studios. We have also placed a spa and gym in this area (Building D)



Building D



YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# 3D illustrations



## The interior and tone of the project

Our designers and architects have worked closely in a team to find a way to incorporate traditional Balinese style with the New Nordic standard for quality and construction work. The result is an elegant and modern style with elements taken from the surrounding area, with focus on wood and open air spaces with a modern twist. Here is our first draft 3Ds. Please note that the 3Ds might change slightly.



## The reception area

The New Nordic Bali Water World will have a grand reception area facing the street. The interior will be a mix of the traditional Balinese style that the island is known for, with the New Nordic standards and operation team on site to welcome all guests and residents. The area will also have a dedicated space for our tour operator and travel agency, and a all-day dining restaurant facing the side of the building facing the swimming pool.

FOR 3D ILLUSTRATION PURPOSES ONLY









YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Room types



STUDIO: 34.00 SQM



ONE BEDROOM: 50.25 SQM



TWO BEDROOM: 66.50 SQM





TWO BEDROOM ROAD VIEW: 74.40 SQM

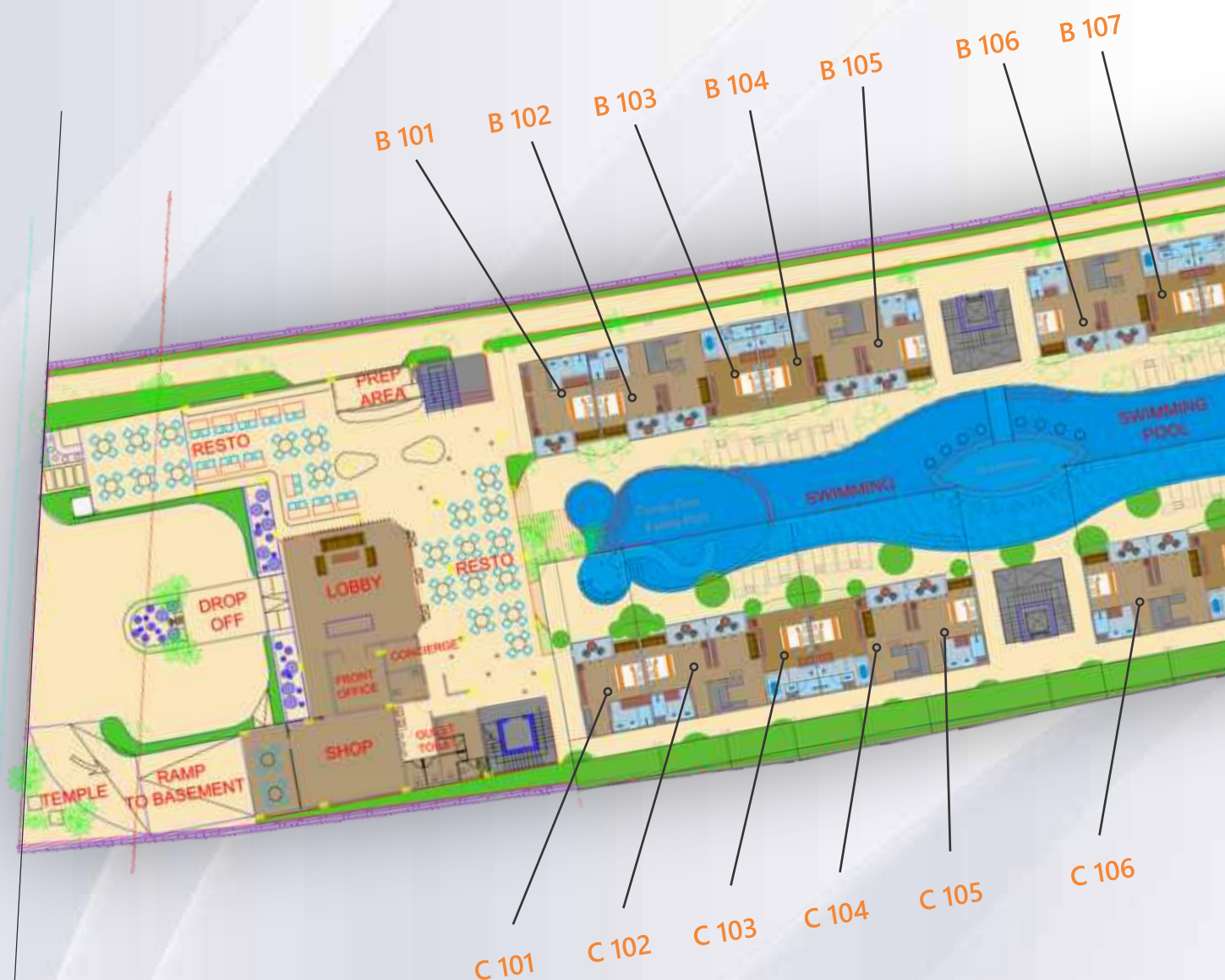


TWO BEDROOM WITH GARDEN: 114.50 SQM

YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Floor plans

GROUND FLOOR



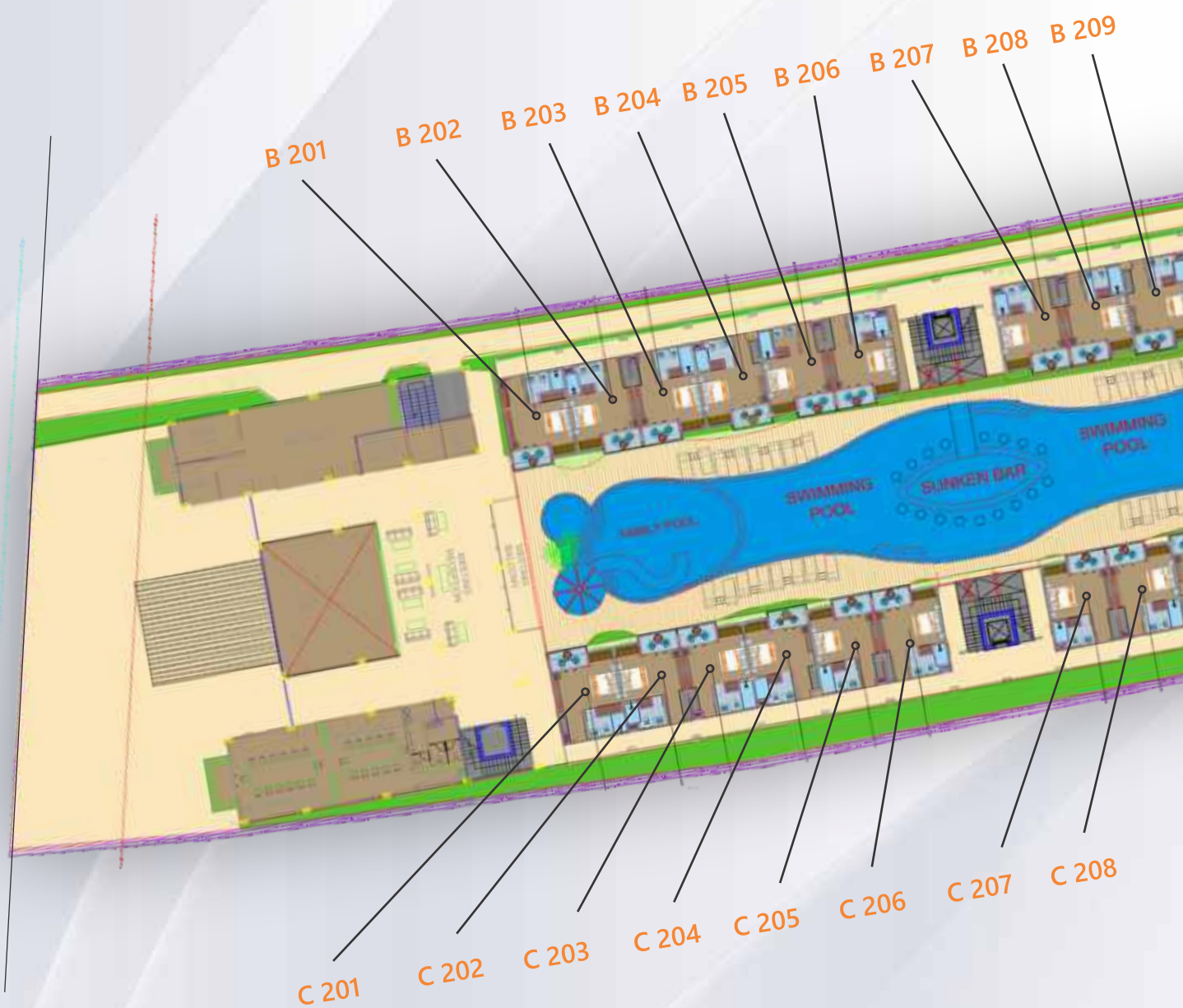




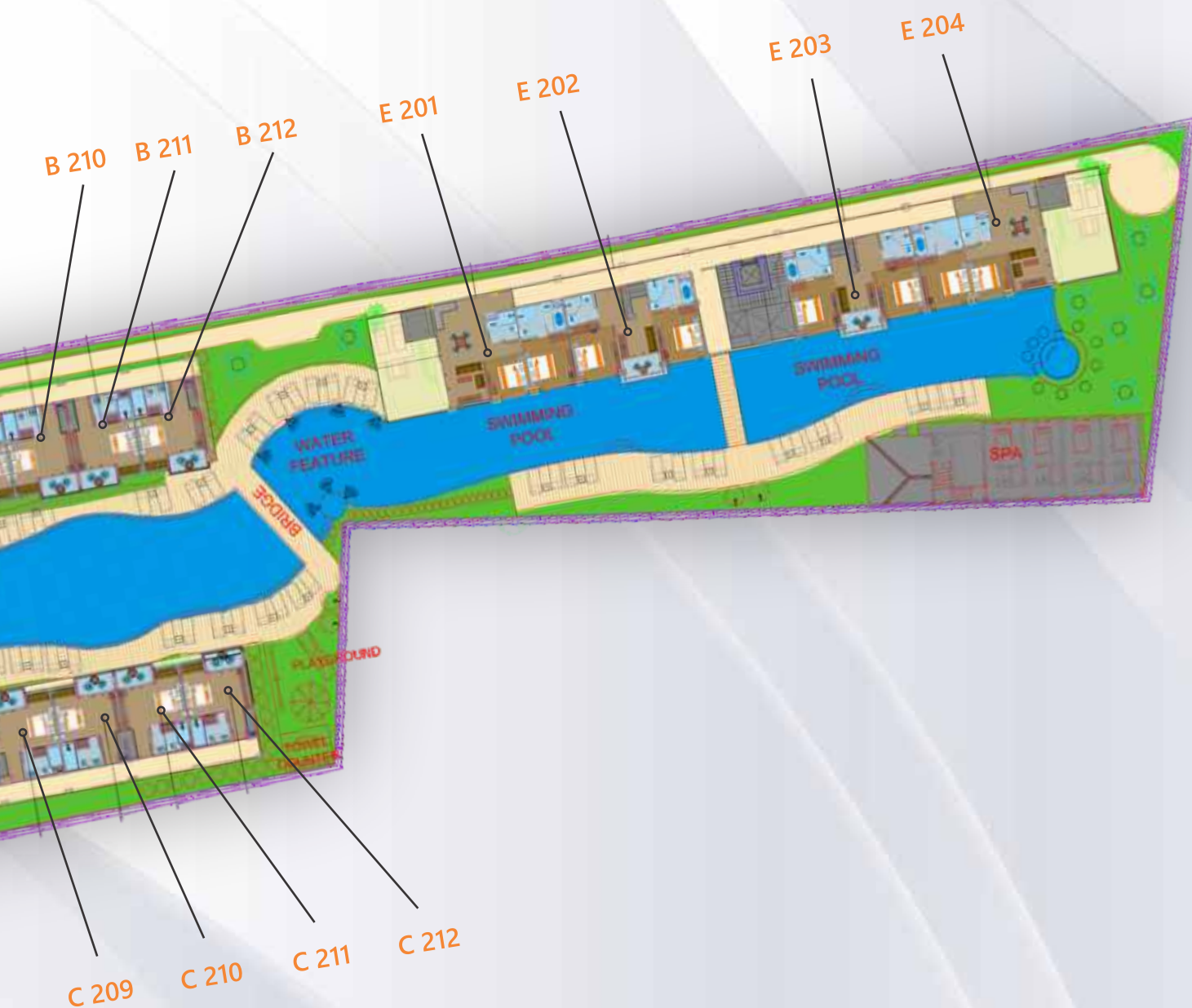
YOUR NEXT INVESTMENT OPPORTUNITY  
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# Floor plans

SECOND FLOOR







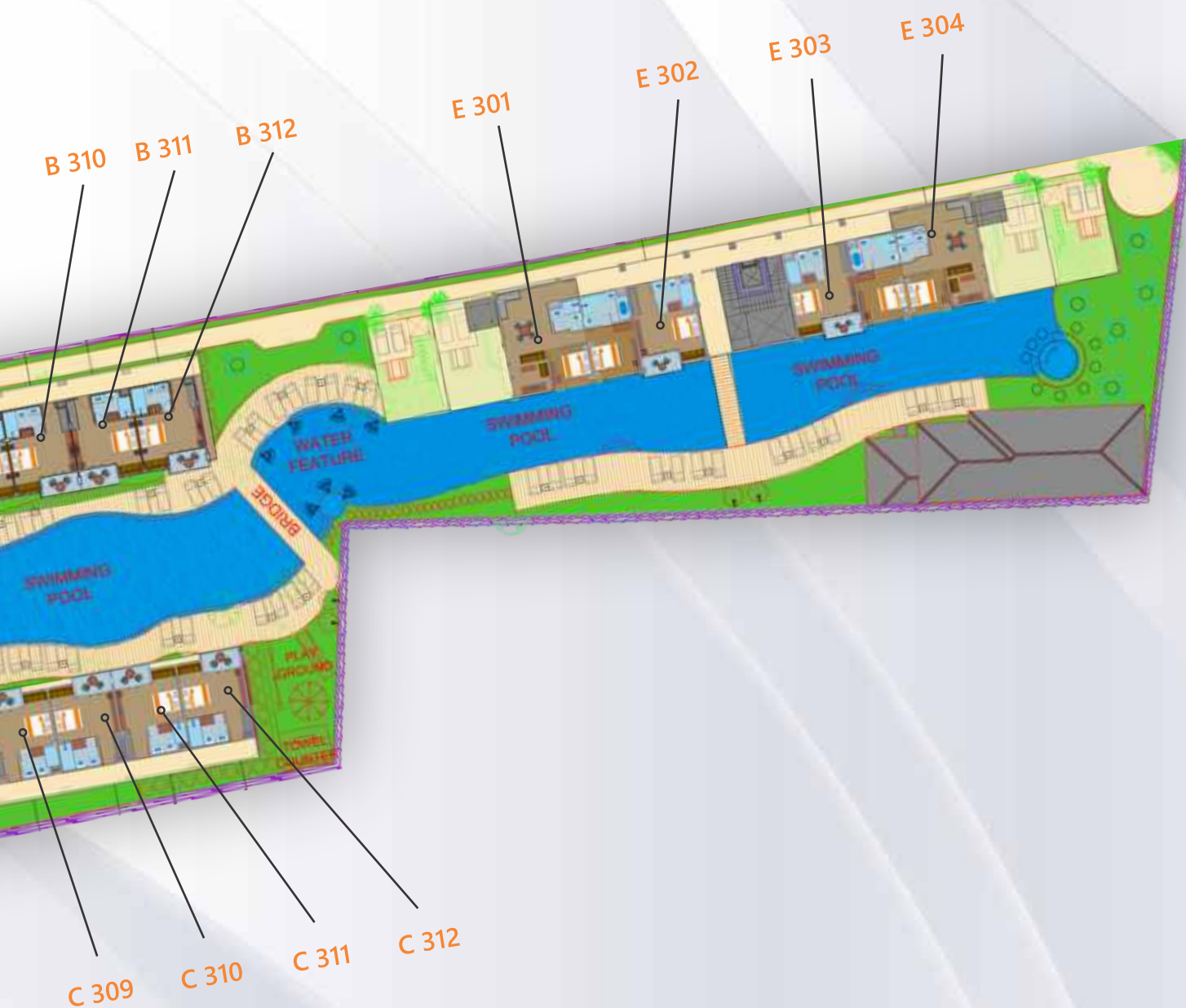
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# Floor plans

THIRD FLOOR



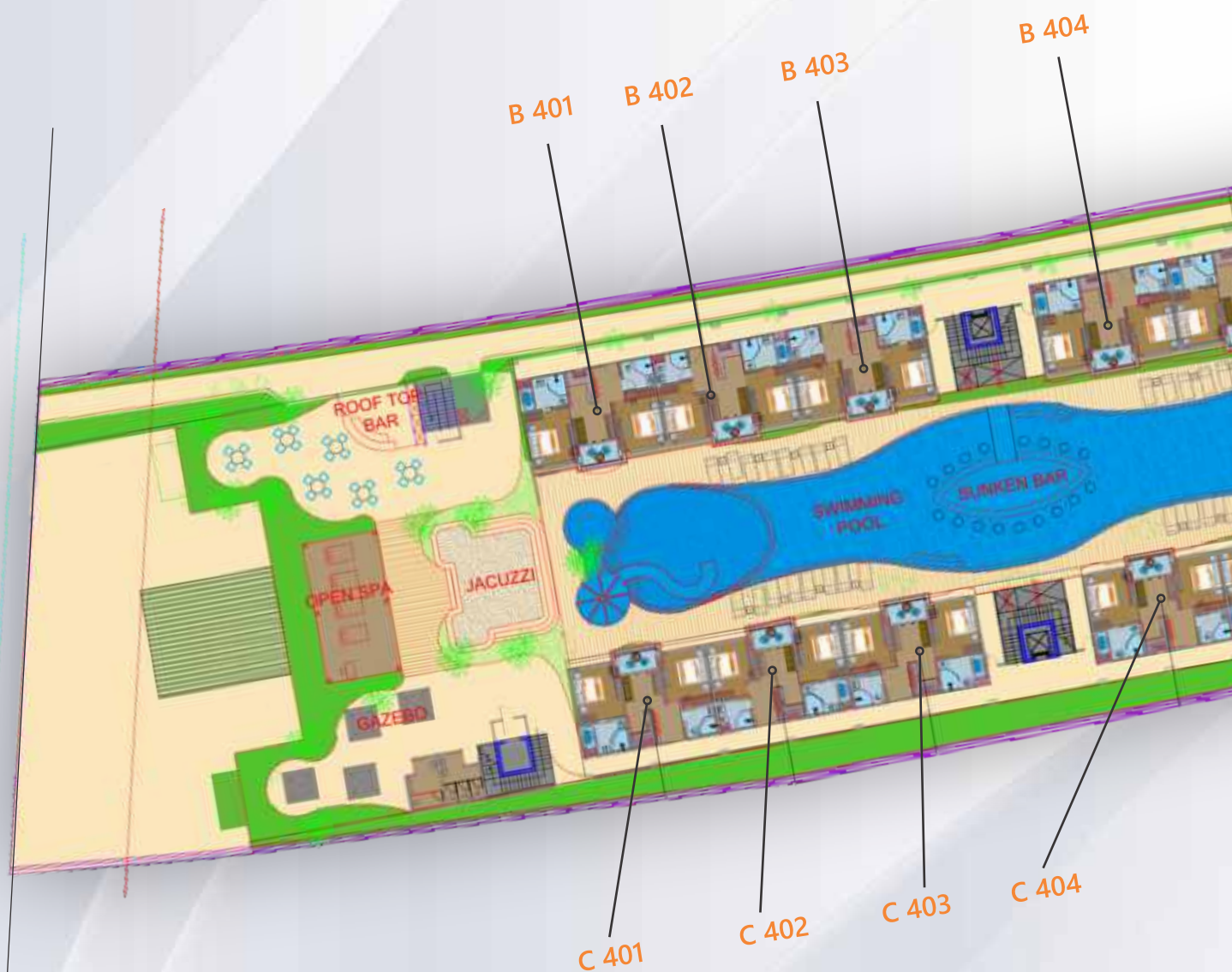




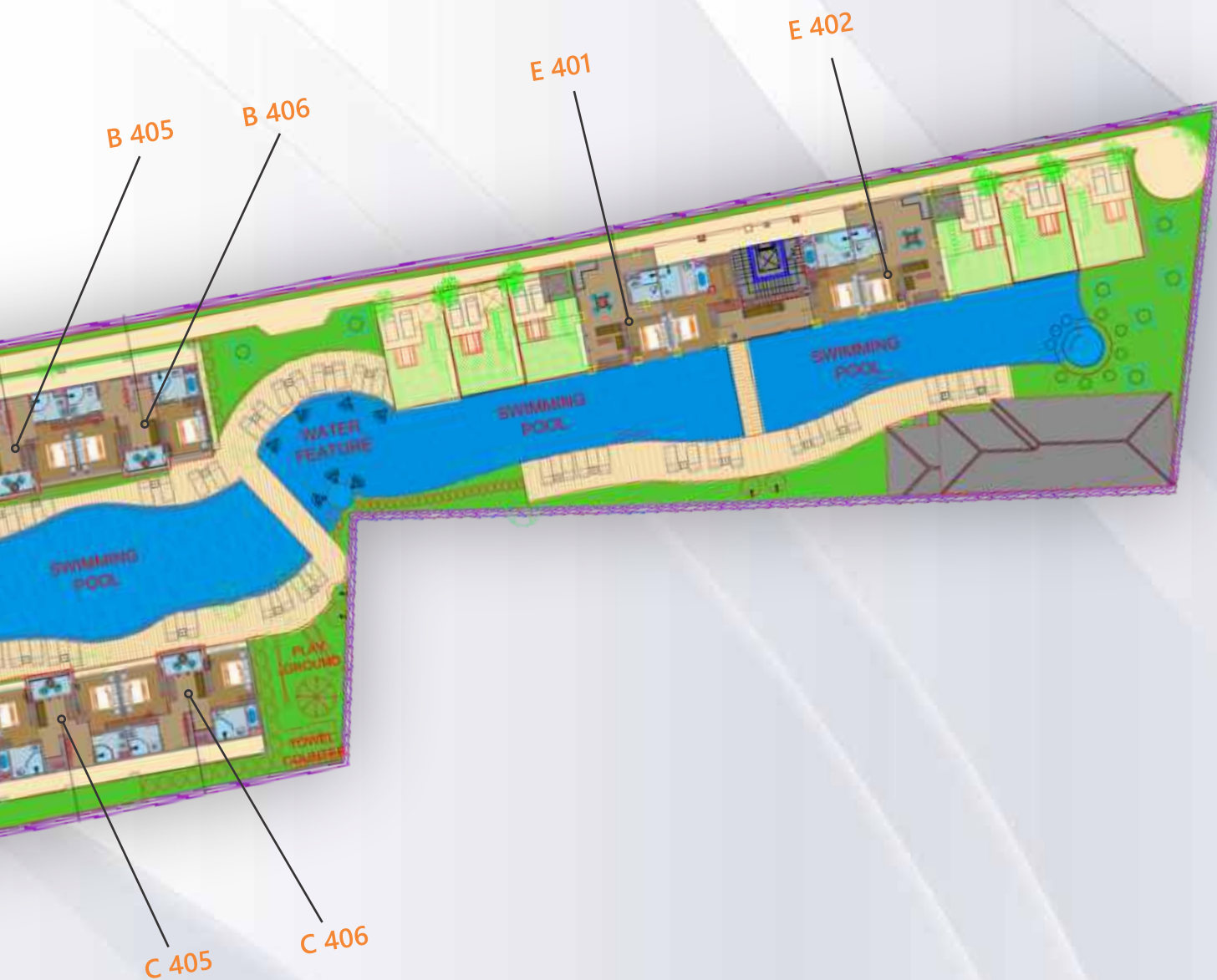
YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Floor plans

## FOURTH FLOOR







YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Pricelist

## Building A

UNIT	SQM	ROOM TYPE	PRICE IDR	USD	EURO
Shop	74.9	Retail	5,355,350,000	411,950	382,525
Resto outside	51.3	Retail	3,667,950,000	282,150	261,996
Resto inside	154.1	Retail	11,018,150,000	847,550	787,011
Resto poolside	94.2	Retail	6,735,300,000	518,100	481,093
Meeting room 1	55.00	Retail	3,932,500,000	302,500	280,893
Meeting room 2	48.00	Retail	3,432,000,000	264,000	245,143
Business center	12.00	Retail	858,000,000	66,000	61,286
NI-BWW-A301	50.25	One Bedroom	2,449,687,500	188,438	174,978
NI-BWW-A302	74.40	Two Bedroom	3,627,000,000	279,000	259,071
NI-BWW-A303	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-A304	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-A305	74.40	Two Bedroom	3,627,000,000	279,000	259,071
NI-BWW-A306	50.25	One Bedroom	2,449,687,500	188,438	174,978
NI-BWW-A307	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-A308	34.00	Studio	1,657,500,000	127,500	118,393
Rooftop bar	150.00		10,725,000,000	825,000	766,071

Actual prices are in Indonesian Rupiah. The USD and Euro prices are indicative only (USD 1= IDR 13,000/Euro 1 = IDR 14,000) and can vary based on prevailing exchange rates.



## Building B

UNIT	SQM	ROOM TYPE	PRICE IDR	USD	EURO
NI-BWW-B101	34.00	Studio	1,768,000,000	136,000	126,286
NI-BWW-B102	34.00	Studio	1,768,000,000	136,000	126,286
NI-BWW-B103	50.25	One Bedroom	2,613,000,000	201,000	186,643
NI-BWW-B104	50.25	One Bedroom	2,613,000,000	201,000	186,643
NI-BWW-B105	34.00	Studio	1,768,000,000	136,000	126,286
NI-BWW-B106	34.00	Studio	1,768,000,000	136,000	126,286
NI-BWW-B107	50.25	One Bedroom	2,613,000,000	201,000	186,643
NI-BWW-B108	50.25	One Bedroom	2,613,000,000	201,000	186,643
NI-BWW-B109	34.00	Studio	1,768,000,000	136,000	126,286
Shop	22.60	Retail	1,615,900,000	124,300	115,421
NI-BWW-B201	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B202	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B203	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B204	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B205	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B206	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B207	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B208	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B209	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B210	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B211	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B212	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-B301	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B302	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B303	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B304	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B305	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B306	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B307	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B308	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B309	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B310	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B311	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B312	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-B401	66.50	Two Bedroom	3,674,125,000	282,625	262,438
NI-BWW-B402	66.50	Two Bedroom	3,674,125,000	282,625	262,438
NI-BWW-B403	66.50	Two Bedroom	3,674,125,000	282,625	262,438
NI-BWW-B404	66.50	Two Bedroom	3,674,125,000	282,625	262,438
NI-BWW-B405	66.50	Two Bedroom	3,674,125,000	282,625	262,438
NI-BWW-B406	66.50	Two Bedroom	3,674,125,000	282,625	262,438

Actual prices are in Indonesian Rupiah. The USD and Euro prices are indicative only (USD 1= IDR 13,000/Euro 1 = IDR 14,000) and can vary based on prevailing exchange rates.

# Pricelist

## Building C

UNIT	SQM	ROOM TYPE	PRICE IDR	USD	EURO
NI-BWW-C101	34.00	Studio	1,768,000,000	136,000	126,286
NI-BWW-C102	34.00	Studio	1,768,000,000	136,000	126,286
NI-BWW-C103	50.25	One Bedroom	2,613,000,000	201,000	186,643
NI-BWW-C104	50.25	One Bedroom	2,613,000,000	201,000	186,643
NI-BWW-C105	34.00	Studio	1,768,000,000	136,000	126,286
NI-BWW-C106	34.00	Studio	1,768,000,000	136,000	126,286
NI-BWW-C107	50.25	One Bedroom	2,613,000,000	201,000	186,643
NI-BWW-C108	50.25	One Bedroom	2,613,000,000	201,000	186,643
NI-BWW-C109	34.00	Studio	1,768,000,000	136,000	126,286
Shop	22.60	Retail	1,615,900,000	124,300	115,421
NI-BWW-C201	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C202	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C203	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C204	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C205	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C206	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C207	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C208	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C209	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C210	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C211	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C212	34.00	Studio	1,547,000,000	119,000	110,500
NI-BWW-C301	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C302	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C303	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C304	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C305	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C306	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C307	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C308	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C309	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C310	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C311	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C312	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-C401	66.50	Two Bedroom	3,674,125,000	282,625	262,438
NI-BWW-C402	66.50	Two Bedroom	3,674,125,000	282,625	262,438
NI-BWW-C403	66.50	Two Bedroom	3,674,125,000	282,625	262,438
NI-BWW-C404	66.50	Two Bedroom	3,674,125,000	282,625	262,438
NI-BWW-C405	66.50	Two Bedroom	3,674,125,000	282,625	262,438
NI-BWW-C406	66.50	Two Bedroom	3,674,125,000	282,625	262,438

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YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

## Building D

UNIT	SQM	ROOM TYPE	PRICE IDR	USD	EURO
Gym	130.00	Retail	9,295,000,000	715,000	663,929
Spa	130.00	Retail	9,295,000,000	715,000	663,929

## Building E

UNIT	SQM	ROOM TYPE	PRICE IDR	USD	EURO
NI-BWW-E101	34.00	Studio	1,768,000,000	136,000	126,286
NI-BWW-E102	66.50	Two Bedroom	3,458,000,000	266,000	247,000
NI-BWW-E103	66.50	Two Bedroom	3,458,000,000	266,000	247,000
NI-BWW-E104	66.50	Two Bedroom	3,458,000,000	266,000	247,000
NI-BWW-E105	66.50	Two Bedroom	3,458,000,000	266,000	247,000
Shop	22.60	Retail	1,615,900,000	124,300	115,421
NI-BWW-E201	114.50	Two Bedroom	5,209,750,000	400,750	372,125
NI-BWW-E202	66.50	Two Bedroom	3,025,750,000	232,750	216,125
NI-BWW-E203	66.50	Two Bedroom	3,025,750,000	232,750	216,125
NI-BWW-E204	114.50	Two Bedroom	5,209,750,000	400,750	372,125
NI-BWW-E301	114.50	Two Bedroom	5,581,875,000	429,375	398,705
NI-BWW-E302	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-E303	34.00	Studio	1,657,500,000	127,500	118,393
NI-BWW-E304	114.50	Two Bedroom	5,581,875,000	429,375	398,705
NI-BWW-E401	130.40	Two Bedroom	7,204,600,000	554,200	514,614
NI-BWW-E402	122.90	Two Bedroom	6,790,225,000	522,325	485,016

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(USD 1= IDR 13,000/Euro 1 = IDR 14,000) and can vary based on prevailing exchange rates.

YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

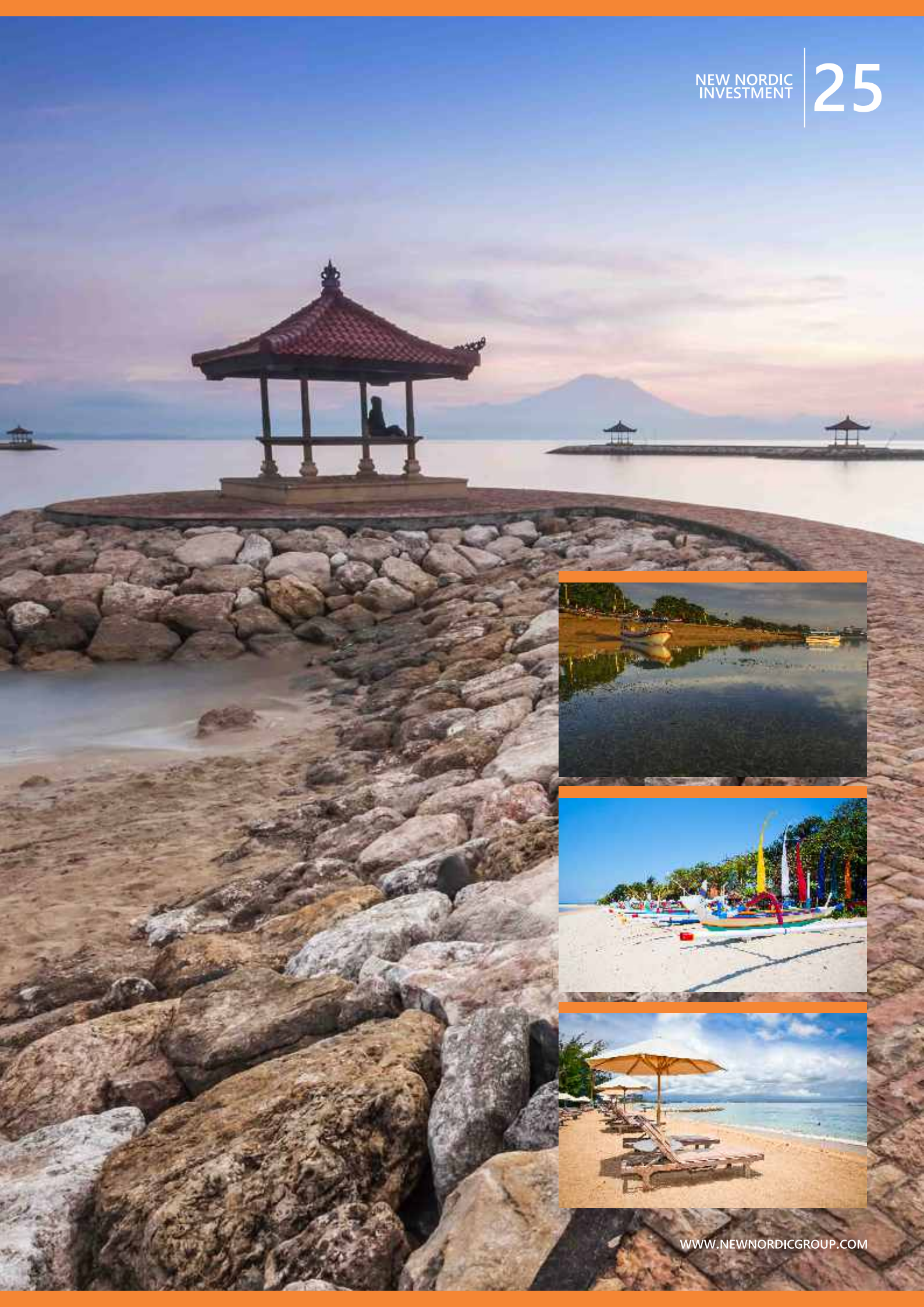
# Why invest with New Nordic on Bali?

With its warm weather, amazing landscapes and welcoming culture, Bali has become one of the world's most desirable places to visit. So much so in fact, that Tripadvisor named Bali the Number 1 destination in the World for 2017.

- 
- ✓ Indonesia keeps gaining popularity among travelers around the world and Bali is considered the country's Number One place to visit!
  - ✓ A stable political and economic environment makes the island one of the safest investment options in South East Asia.
  - ✓ Building for the future: The island is predicted a bright future in terms of economic growth. Infrastructure is constantly improving to prepare for future trade and tourist flows. To support coming economic growth, a new international airport opened in 2013 and a second is under construction near Lovina in the North.
  - ✓ Being a highly trusted property developer across South East Asia, New Nordic Group ensures security and predictability in your investment. Investing with us is a safe, yet profitable way of placing your money.
  - ✓ Due to Bali's warm climate, stunning nature and fascinating culture, it remains one of the world's most desirable places to live for expats across the world. Not only are travelers buying holiday homes across the island, many people also look to permanently shift to this island paradise, leaving great potential in the real estate industry.
- 









YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Frequently Asked Questions

Individual investors looking to invest in Bali real estate have experienced ups and downs over the years. Reason being, there are some complexities to the market that require local knowledge to navigate. As a result, a few unscrupulous agents have taken advantage of their local knowledge to enrich themselves.

If an individual investor is looking to exploit the Bali real estate, it is best advised to do research on how to navigate through the process of buying or renting in Bali. The best way to do this is to go to Bali and become immersed in the market, build contacts and develop relationships. Alternatively, one can look to a commercial group that has an established presence in Bali and can offer hassle free access to the market. The recent growth of Condotels in Bali has attracted the attention of many buyers and there are now quite a few successful brands up and running.

## **Q. As an individual investor, what is involved in getting to the Bali real estate market?**

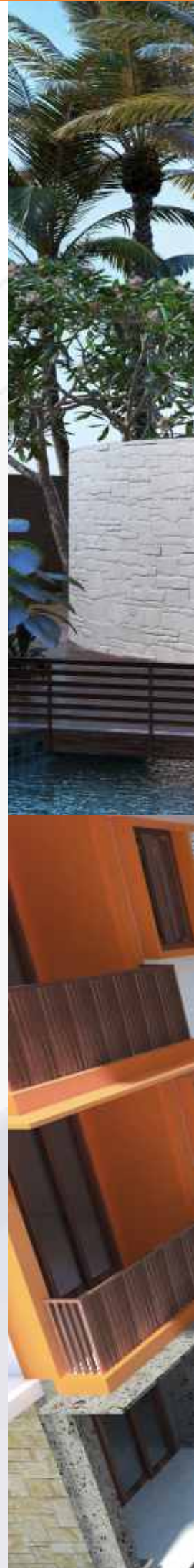
A. Indonesian law places certain restrictions on the ability of foreigners to outright purchase property. But as long as the property is not government subsidized, foreigners are allowed to invest in real estate (a "Right to Use" lease).

## **Q. What is a "Right to Use" lease?**

A. An Indonesian citizen, who has the right to own the property, can provide you with a "Right to Use" lease for a period of x years.

## **Q. What advice would you give to foreigners seeking to invest in Bali?**

A. Know that Indonesia has a very different legal system so make sure you get good legal advice before you commit to anything. It makes sense for a foreigner to retain a lawyer, but many people still try to avoid this to save money. They would not dream of investing in real estate at home without a lawyer, but for some reason they come to Bali and forget that. People don't realize that all the decisions they make, even those at the very beginning of the deal, will affect them in the long term. It's important to understand exactly what you are getting into and to get good legal advice before you commit to anything. Foreigners seeking to invest should be very clear about the purpose of their Bali investment. When making decisions, remember to always stick to the basics: "location, land and looks", and always consider the pros and cons of the property and then compare it to others that are similar. From an investment position, one needs to carefully consider the risks and benefits of a potential investment. If you purchase from the New Nordic Group all this will be taken care of by the developer. Ask your agent or our sales office for more information.









YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Exclusive Investment Offer for Investors

Easy for us, easy for you



Let the New Nordic Group rent the apartment for a period of 10 years, and in return you receive a 10% rental guarantee yearly paid quarterly for the full 10 years.



Pay the total purchase price of your unit and receive a 10% Cash Back yearly paid quarterly until the completion of the project.



Qualified buyers of the first 50 units will be offered a buy back guarantee after 10 years at the original purchase price in Rupiah.

## TURN KEY SOLUTION

Make your investment, and let New Nordic Group take care of the rest!

- ✓ New Nordic's professional sales and reservation team, together with experts in other departments, ensures that your 10% rental guarantee is achieved yearly.
- ✓ New Nordic's team of hospitality experts and engineers takes care of the maintenance and upkeep of your apartment.
- ✓ You receive the quarterly cash back/rental guarantee on your bank account.
- ✓ Maintenance and service fee as specified in the purchase contract is automatically deducted from your rental guarantee, to be shown on your balance sheet at the end of the quarter.



# Purchase Terms in Bali

- ✓ Units are purchased for a 40 year lease term.
- ✓ The notary lease deed will be made after the building has been completed.
- ✓ The legal cost relating to the notary deed and the lease back to New Nordic will be absorbed by New Nordic.
- ✓ There is a government tax of 10% on the purchase value. New Nordic will absorb half of this cost so the investor only should pay 5%.
- ✓ The purchase price is in Indonesian Rupiah. The US Dollar and Euro prices are indicative only and based on the prevailing exchange rate of 13,000/USD and 14,000/Euro.
- ✓ Rental guarantee will be offered for 10 years at 10% of the purchase price. There is a 20% withholding tax on the rental guarantee. New Nordic will absorb half of this tax so the net rental guarantee will be 9% of purchase price net of taxes.
- ✓ In view of high bank charges, rental guarantee will be paid quarterly.
- ✓ Service fees are determined annually and are set at IDR 30,000 /SQM per month. New Nordic will absorb half of these fees and the amount will be deducted from the rental guarantee payment.
- ✓ One time sinking fund payment of IDR 200,000/SQM upon completion of the building.
- ✓ Early Bird buyers that have paid in full, will be offered cash back of 10% up to opening date. New Nordic will absorb the full 20% withholding taxes on the cash back.
- ✓ The deposit can be paid though New Nordic offices in any currency.
- ✓ Payment terms are:

STAGE 1	STAGE 2	STAGE 3
Buyer must pay a deposit of non refundable 20,000,000 IDR to confirm the purchase	35% of the purchase price upon signing the Preliminary purchase agreement	20% upon commencement of piling works
STAGE 4	STAGE 5	STAGE 6
15% upon pouring of foundations	20% upon completion of roof of the building	10% upon completion less the deposit of 20,000,000 IDR

## About Sanur Sales Office

Our main sales office in Sanur is conveniently located directly next to the project, making it easy for customers and other visitors to come buy for any related inquiries. The second floor will be fully equipped as a showroom to display the design and style of the different apartments. Welcome!

YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# About Bali - The Island of Gods

Whether you are looking for picture perfect beaches, idyllic stretches of rice paddies, world class shopping, active volcanoes, the world's best diving destinations, rejuvenating spas & yoga retreats, or rich local culture and religious history; we guarantee that you will find it on Bali! The island is one of few places in the world which offers something for every kind of tourist and is sure to be on the map for decades to come! From the busy Denpasar area to the art hub of Ubud and the postcard perfect North, Bali is a true holiday paradise.

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## AN EXCITING PLACE TO TRAVEL - A SMART PLACE TO INVEST!



Tourism has always been a major factor in Bali's development and economic growth. Today, the island is an oasis for foreign investment and is considered one of the safest, most profitable and investment friendly destinations for foreign real estate investors in South East Asia. The New Nordic Group is one of the most new-thinking and innovative corporations in the field of property development in South East Asia. Investing with us in Bali will guarantee you high and predictable returns, property in one of the world's top and most sought-after travel destinations, as well as involvement in one of South East Asia's most reliable, fast growing and ambitious property developers!

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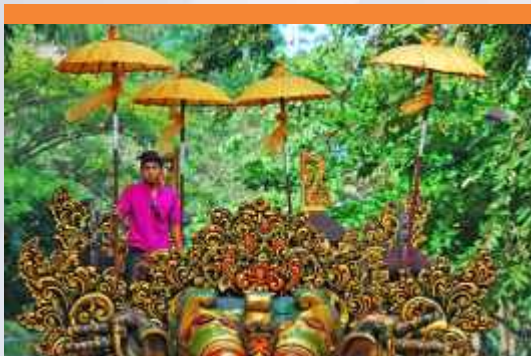




YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Sanur: The Festive Capital of Bali

During the dry season between May and September, head to one of Sanur's hundreds of outdoor pavillions to witness the vibrant dances, the puppet shows, the music performances and the many colorful competitions that fill the island's festival venues.



## THE KITE FESTIVAL

Every year to mark the start of the windy season between June and August, the endlessly blue skies of Sanur are filled with color as the Bali Annual Festival of Traditional Kites takes place. The sights are absolutely spectacular and the atmosphere is filled with joy, laughter, and amazing food!

## BALI ART & CULTURE FESTIVAL

The Annual Kite Festival in Sanur is accompanied by the magnificent Bali Art & Culture Festival. Between mid June and mid July, thousands of artists from all over the island and even mainland Indonesia gather to perform and showcase their talents. The festival creates a unique atmosphere of traditional and contemporary art and will undoubtedly give you a bunch of lifetime memories.

## SANUR VILLAGE FESTIVAL

This yearly event lasts for five days every August and is characterized by magnificent live music, amazing dance performances, beach games, water sports and traditional Balinese food.





YOUR NEXT INVESTMENT OPPORTUNITY  
IN BALI INDONESIA

# The New Nordic Travel Guide to Bali

## Why we are so madly in love with Bali?

Every visitor to Bali soon realizes that the island provides something truly unique. A Hindu island in a Muslim country. A hub for art, dance, culture and music. Blessed with the world's most beautiful beaches and among the globe's highest biodiversity in marine species. World famous for its rich cuisine, its colorful culture and its endless vibrant festivals. Any visitor will observe in awe the island's creativity in painting, sculpturing, woodcarving, handicrafts and performing arts. Active volcanoes and epic waterfalls, underwater sculpture parks and monkey forests. You name it, Bali has it all! With its unique ambience, wild nature and richness in culture, creativity, events and religious rituals; Bali is sure to give you the journey of a lifetime!

## SANUR

### The old fishing village turned tourist paradise

Mainly known for its laidback atmosphere and stunning beaches, the old fishing village of Sanur has managed to maintain all its charm despite a steady growth of tourists discovering the area's unique ambience. Known as a hub for arts and culture, charming restaurants, quirky shops and cozy bars; the idyllic town is a true paradise both for the beach lover and the restless adventurer. Located at the very East of Bali, Sanur is far enough from the busy city area of Kuta, close enough to all the island's main attractions and experiences, and yet just a 45 minutes drive from the island's airport. Sanur attracts a high number of repeat customers and it seems that every visitor experiencing the calm atmosphere and idyllic scenery of this stunning beach village are drawn back again and again; year after year.









China

Bhutan

India

Bangladesh

Myanmar

Laos

Hong Kong  
Head Office

Thailand

Cambodia

Vietnam

Norway

Malaysia

Singapore

Indonesia



YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Developing Holiday Village Across Southeastern Asia

Philippines

The New Nordic Group is led by a highly qualified team of young and dedicated people with expertise in the field of finance, real estate, hospitality and development. Their headquarters is in Hong Kong, with branches in Tønsberg (Norway), Bangkok (Thailand), Koh Samui (Thailand), Phuket (Thailand), Chumphon (Thailand), Pratamnak (Thailand), Angeles (Philippines), Phu Quoc (Vietnam), Sihanoukville (Cambodia) and Bali (Indonesia). Our holiday villages vary according to concept and location, but we always stay true to our core values. Thus, you should always be able to recognize a New Nordic project when you see one.

East Timor

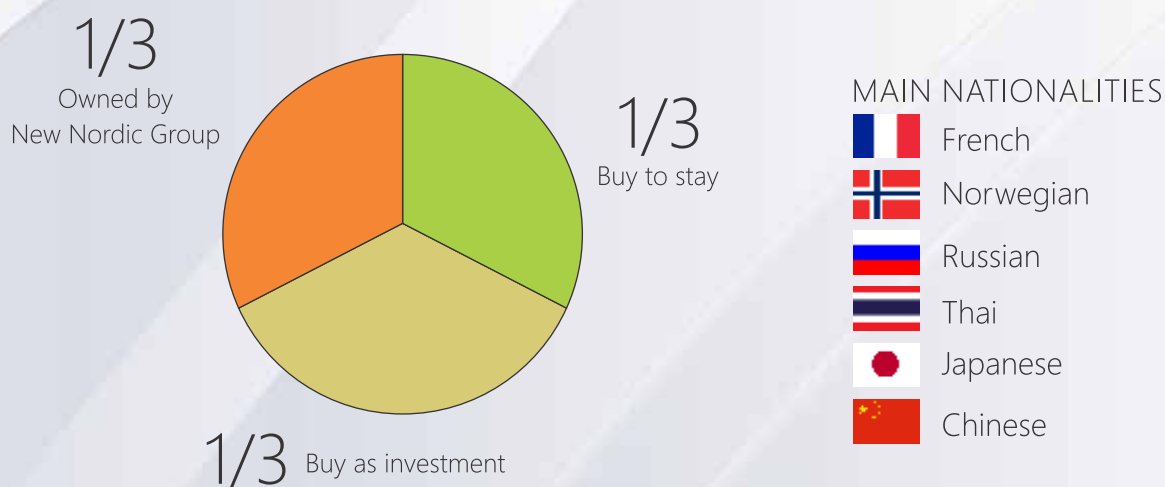
Bali



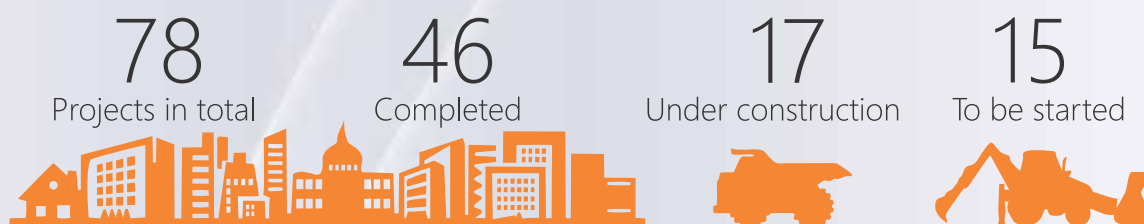
YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# The Numbers

## The Buyers



## Our Projects



## Our Team

1050  
New Nordic Staff

300+  
Construction workers  
with architects

700+  
Other Staff

THAI, NORWEGIAN, FILIPINO, DUTCH, SWEDISH, FRENCH, BRITISH AND AUSTRALIAN







NEW NORDIC



YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Company Details

The New Nordic Group has since 2009 developed and constructed high quality condominiums, apartment buildings, villas, villages and hotels with the goal of creating a holiday village where the residents and guests can enjoy a carefree lifestyle. As a part of this vision we do not just offer our guests or investors a unit. When you purchase from New Nordic you become a part of its community, which consists of residences, shops, restaurants, spas and saloons. The New Nordic Group operates their own construction company, property management company, travel agency, resort staff and they even have their own beach!

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## ✓ **New Nordic Property**

The New Nordic Group's flagship operations is property development and real estate, with the vision of developing all-inclusive holiday villages across South Eastern Asia and Europe. The Group currently has more than more than 70 projects in Thailand alone, with projects in Indonesia and Cambodia being launched this year. The Group is known for its commitment to quality construction and support throughout the whole purchase process from our diverse sales team.

## ✓ **New Nordic Hotels & Resorts**

The New Nordic Group Hotel & Resorts is the second largest business unit within the cooperation, and ranges from modern studio apartments to luxury penthouses both for holiday seekers and residential living. Their newest branch is New Nordic Exclusive, with medieval themed castles and luxurious palaces at selected destinations in South East Asia. The New Nordic Hotels & Resorts Corporation is managed independently by a team of dedicated professionals.

## ✓ **New Nordic Restaurants**

New Nordic Restaurants is its own independent division under the New Nordic Group managed by a highly qualified team of entrepreneurs and visionaries, together with our executive chefs. They currently operate a wide selection of outlets, from a European Steakhouse to an authentic Chinese Restaurant and a Scandinavian bakery.

## ✓ **New Nordic Retail**

As a part of the New Nordic vision to develop all-inclusive holiday villages at all destinations, the New Nordic Retail division has grown to currently consist of more than 100 outlets. These outlets are either being operated by the Group itself or outsourced to third parties. New Nordic Retail fields of specialty range from New Nordic Atrium with two floors dedicated to a supermarket and the condominium New Nordic Trend 7, with its own spa and fitness concept.

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**NEW NORDIC  
RESTAURANTS & BARS**

Dedicated to quality from our pool bars, to the authentic Chinese Restaurant and the Scandinavian Bakery

**NEW NORDIC PROPERTY**

Dedication to quality construction and delivering a fully equipped unit

**NEW NORDIC ORANGE  
SOCIETY**

Giving back to the community

**NEW NORDIC RETAIL**

When staying at New Nordic, you do not only get a room. You become a part of a vibrant community.

**NEW NORDIC HOTELS  
& RESORTS**

Creating communities where our customers feel at home

**NEW NORDIC EVENTS**

Bringing professional music events, sports tournaments and activities to our villages.

**NEW NORDIC CONSTRUCTION**

The New Nordic Group has worked together with the same construction company since the very beginning, and this company is dedicated solely to the New Nordic projects.

**NEW NORDIC TRAVEL**

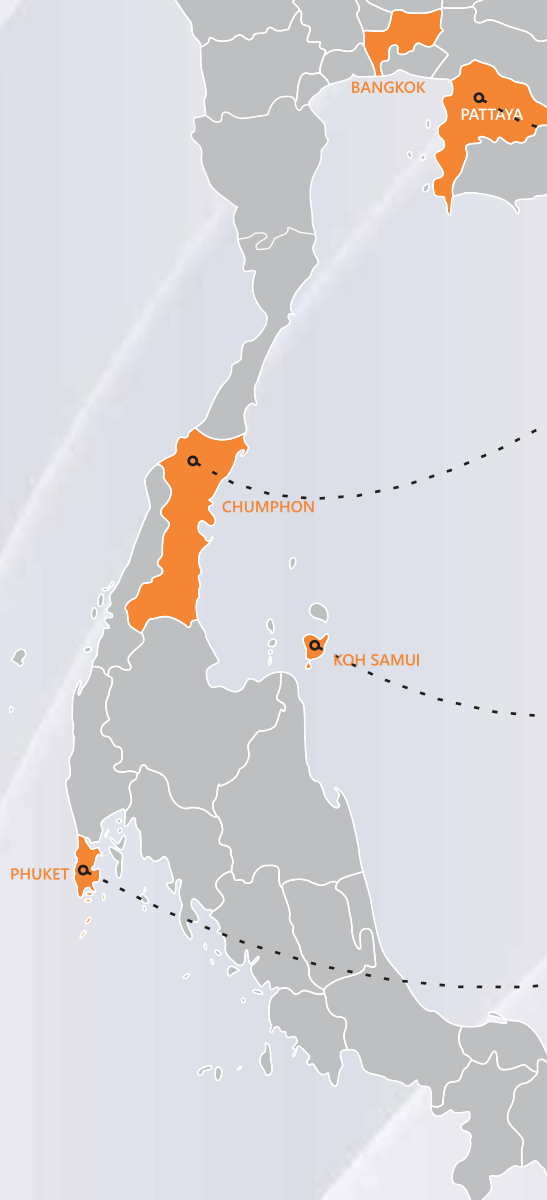
Safety and professionalism on the journey

**NEW NORDIC EXCLUSIVE**

Bringing luxury, elegance and mystery to South East Asia

YOUR NEXT INVESTMENT OPPORTUNITY  
IN UP AND COMING BALI

# Other New Nordic Developments







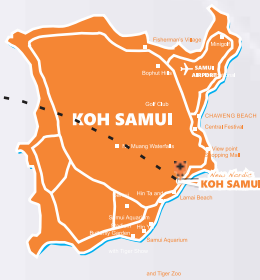
## NEW NORDIC PATTAYA

A unique village in the "Beverly Hills" of pattaya, delivering high-quality holiday homes, as well as lucrative investment opportunities.



## NEW NORDIC CHUMPHON

Blending in beautifully with the natural surroundings, the development will consist of three story condominiums along with bespoke detached homes.



## NEW NORDIC KOH SAMUI

If you are dreaming about an idyllic tropical island with coconuts and white sand beaches, Koh Samui is probably in your top three choices of travel destinations. New Nordic's newest project is in the middle of Lamai Center, only a three minute walk to the Lamai entertainment/restaurant areas and a short 5 min walk to the beach.



## NEW NORDIC PHUKET

New Nordic Phuket is a new vibrant holiday village and resort with unique investment offers and accommodation opportunities. It doesn't matter if you are sizing up this idyllic tropical island as a prospective investor, aspiring expatriate or simply looking for a holiday in the sun; Phuket delivers for everyone.



## NEW NORDIC CAMBODIA COMING 2017

