



# SERENITY VILLAS

Canggu



**DestinAsian**  
**#1**  
Best Island in the world for twelve consecutive years

  
**TOP 5**  
Most popular destination in the world 2022

**Forbes**  
**TOP 5**  
In the world to live and invest in 2019 2022

- Nirvana Fitness Yoga and Spa Centre
- Montessori school
- Joon Canggu Family Restaurant
- Batu Bolong Beach
- Canggu Beach
- Finns Beach Club
- **● Serenity Villas**
- Park Life Restaurant
- Pepito Market Eco Beach Supermarket
- Atlas Beach Fest Beach Club
- ProEd Global School International School
- Café del Mar Beach Club Restaurant and Beach Club

Bali's property market is one of the most sought after when it comes to property investment. Investors in this destination can expect a growing demand for properties, which will increase with the number of tourists visiting the island.



365

season days

75%

average  
occupancy rate

20%

average cost  
increase

12%

annual average  
from leasing

300%

land value growth  
over 4 years

7,5

years on average  
return on investment

ECONOMY OF BALI












from **470 000\$\***

7 285 000 000 IDR

372 SQM

\* first instalment 50%  
50/40/10 - instalments

Land area - 3 ares

-  3 bedrooms
-  4 bathrooms
-  workspace
-  cinema
-  garage
-  pool
-  smart home
-  high-speed wifi
-  finishes, furniture and appliances included

# SERENITY VILLA





Welcome to Serenity Villa's!

The villas are located north of the Canggu neighbourhood, away from the hustle and bustle. Just a short drive away are popular cafes, attractions and incredibly beautiful beaches where you can enjoy the sunset, surf and simply relax.

**The price includes:** all finishes, full furnishings, kitchen appliances. Features: 2 floors, 3 bedrooms, 4 bathrooms, large open concept kitchen with dining area, living room, separate laundry room, pantry, office/cabinet, home cinema or games room, large garage, swimming pool, and lushed landscaping.

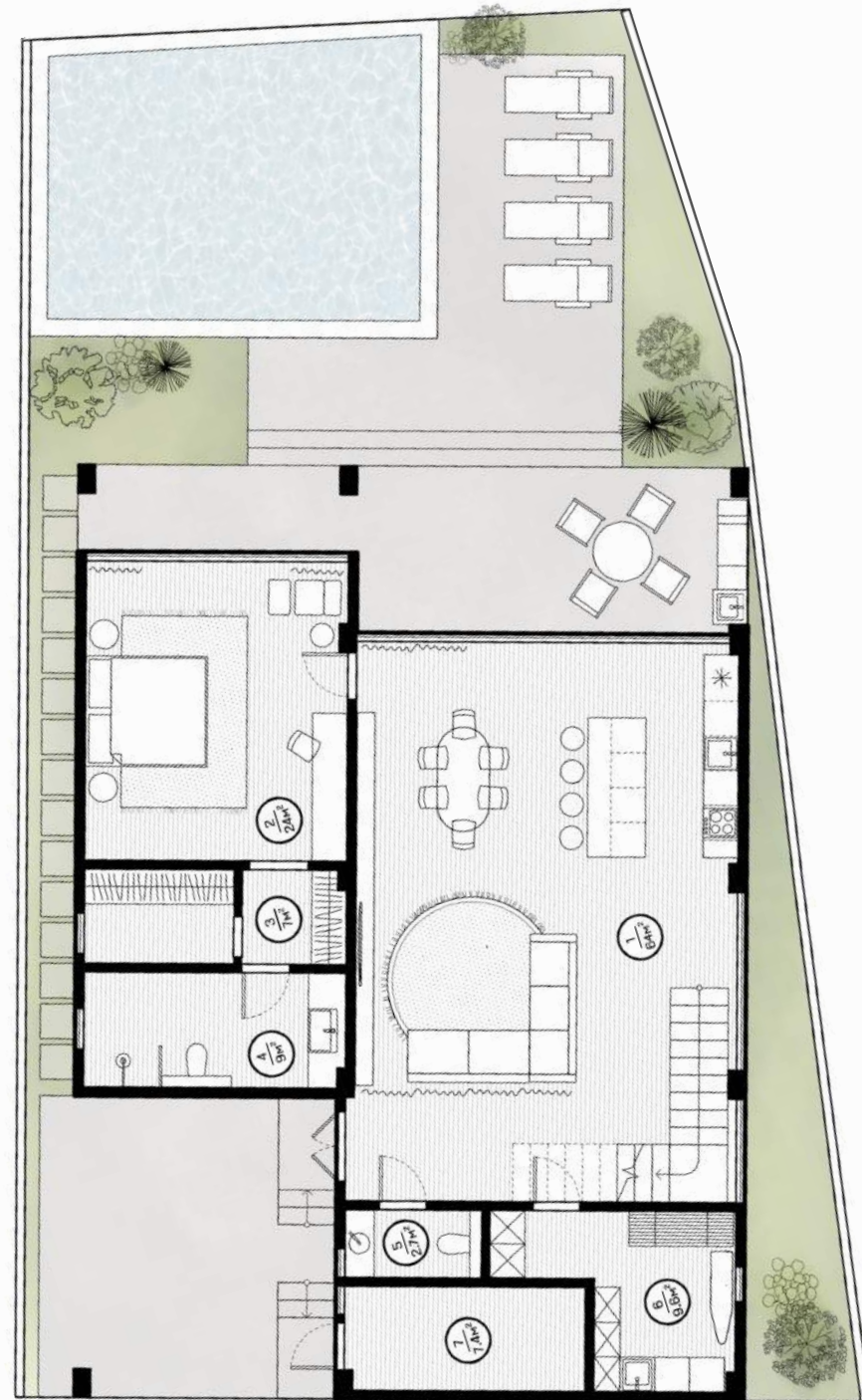
**Status:** The construction of the object has been completed. In the process of author's supervision and furnishing of the interior according to the design project.

**Completion date:** 2st quarter of 2024

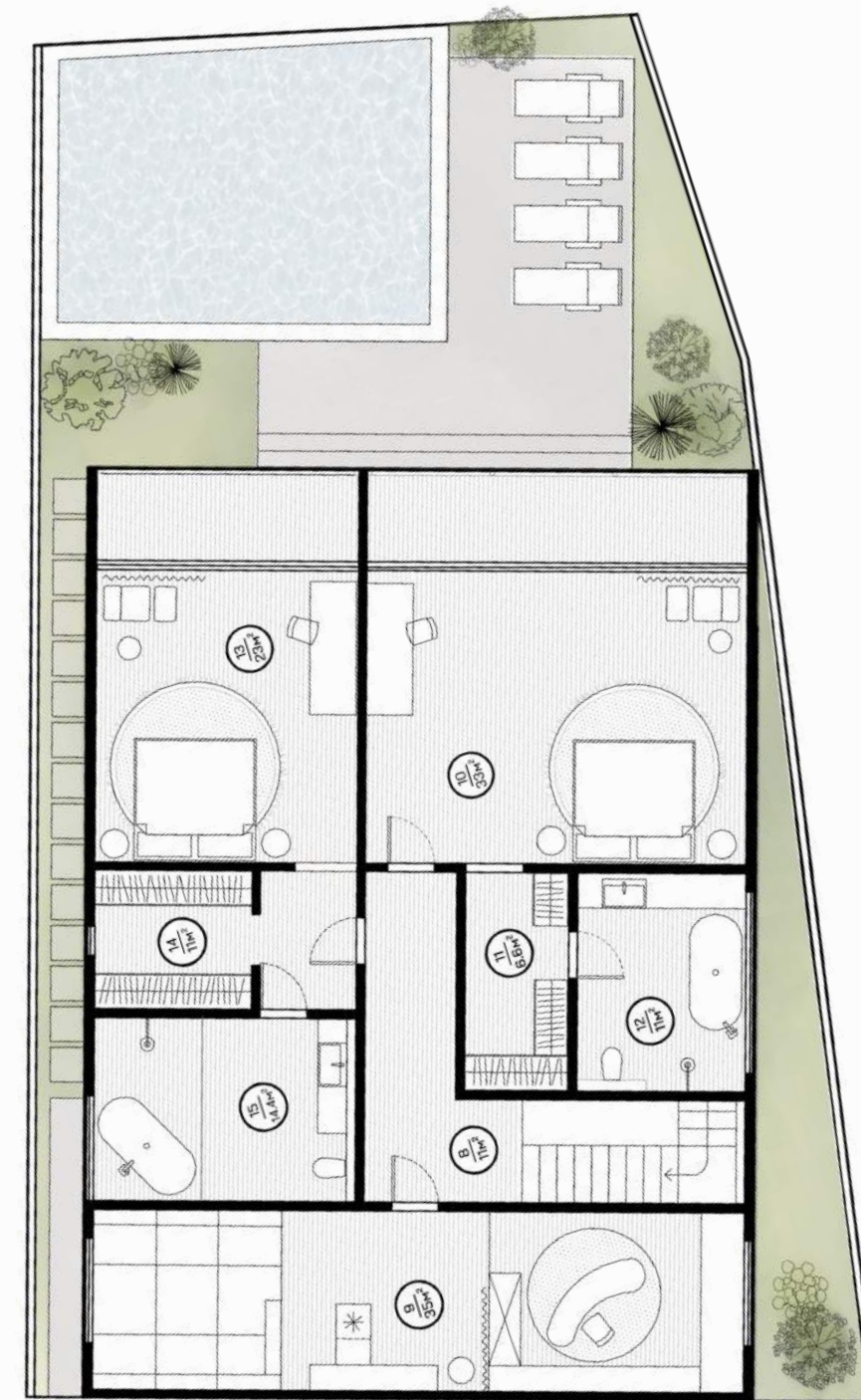
SERENITY VILLA



1 floor



2 floor





**ADVA**  
DEVELOPMENT

## BEDROOM

An island of peace and tranquillity designed to provide a secluded holiday retreat. All the colours have been carefully selected to create the image of a tropical paradise. The room harmoniously combines elements of modern design with true Balinese aesthetics. The panoramic window will give you marvellous sunrises and sunsets right from the comfortable wide bed.



ADVA  
DEVELOPMENT

BEDROOM





**ADVA**  
DEVELOPMENT

## LIVINGROOM

Spacious living room filled with natural light provides a large sitting area with panoramic glazing that creates a unique atmosphere of unity with nature. The furniture is made of premium quality natural materials that blends with the colour palette of the Balinese landscape.



**ADVA**  
DEVELOPMENT

BEDROOM WORKSPACE



**ADVA**  
DEVELOPMENT

CINEMA/OFFICE

The perfect space for working and relaxing in your home. Refined aesthetics, luxury and splendour, functionality and cosiness. The lighting, wall and floor decorations are selected in such a way as to create a harmonious and comfortable space, leaving only the desire to return here again.



**ADVA**  
DEVELOPMENT

KITCHEN

A combined kitchen and dining room overlooks a stunning patio with a glistening pool. The open, airy space features modern, sleek design with large windows and sliding doors, allowing plenty of natural light to flood the room. The kitchen is equipped with high-end appliances and a marble central island for food preparation and casual dining.



**ADVA**  
DEVELOPMENT

**KITCHEN**

The dining area seamlessly connects to the kitchen, offering a spacious and inviting place for family meals and entertaining guests. The outdoor area is an ideal space where you can enjoy the sun, take a dip in the pool while soaking up breathtaking views of Bali.



01

Let's bring in \$5,000 reservation



02

Receive all documents for review and inspection



03

Sign the contract and make the first instalment payment under the instalment system

04

Making payments and waiting for construction to be completed



05

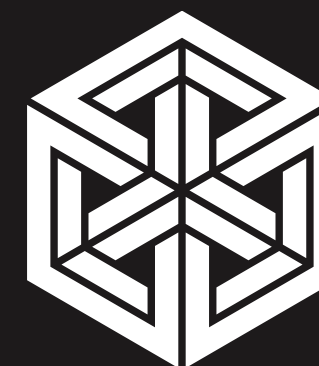
The object is ready. Make the last payment and pay 1% to the notary



06

Begin generating rental income by engaging the services of a professional property management company

# TRANSACTION STAGES



**ADVA**  
DEVELOPMENT

**11-15%**

FROM RENTING OUT

**20-30%**

VALUE GROWTH

**7.5 years**

ON AVERAGE, THE  
INVESTMENT RETURN PERIOD



**15%** for managing

**70%–80%** occupancy

Our facilities are managed by professional international specialists and companies. Their more than 10 years of experience in Bali helps to ensure **year-round occupancy of 70–80%** and guarantee careful operation and safety. We charge **15% management fee** and guarantee minimal logistical costs, transparent accounting and tax support. Our clients receive passive income every month without any additional effort.

MANAGEMENT COMPANY







**ADVA DEVELOPMENT GROUP** specializes in development projects in Europe and Indonesia, and also plans to enter the markets of Thailand, Vietnam, South and North America. Our experts began working on the island of Bali in 2019, and the team of Indonesian specialists and contractors has experience since 2010.

**15** projects

**200** units under construction

**We have our own capital to realise current projects**, and we also provide general contractor and technical supervision for private clients.

Our portfolio includes more than 15 projects of varying degrees of readiness from apartments to complex residential developments. The total number of projects implemented and under construction in 2024 is more than 200. Our mission is to give people the opportunity to own good property at an affordable price and receive a stable return on investment.

We adhere to high standards of Scandinavian quality and safety at all stages of construction. We ensure long-term reliability and operation of our facilities, provide a guarantee for all our work and services, constantly improve our technologies, upgrade the qualifications of our staff and participate in international forums and exhibitions.



**ADVA**

DEVELOPMENT