



SUNNY APART TWO

COMPLEX OF MODERN PREMIUM APARTMENTS



RESTAURANT ON THE TERRITORY



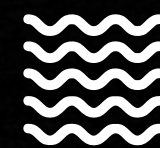
CO-WORKING AREA



ROOFTOP LOUNGE



GYM



BIG SWIMMING POOL



PRIVATE CAR PARKING PLACE

TOP LOCATION

[ATLAS BEACH CLUB](#)

[LA BRISA](#)

[FINNS RECREATION CLUB](#)

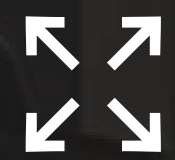
[TAMORA GALLERY](#)

[MONTESSORI SCHOOL BALI](#)

[📍 GO TO LOCATION](#)

35 MINUTES BY CAR OR SCOOTER TO THE NGURAH RAI INTERNATIONAL AIRPORT

ONE BEDROOM APARTMENTS



47M²
SIZE

180 000\$
PRICE



150\$
DAILY RENT

ROI 20,66%

PAYBACK IN 4-6 YEARS



FIRST INTERIOR



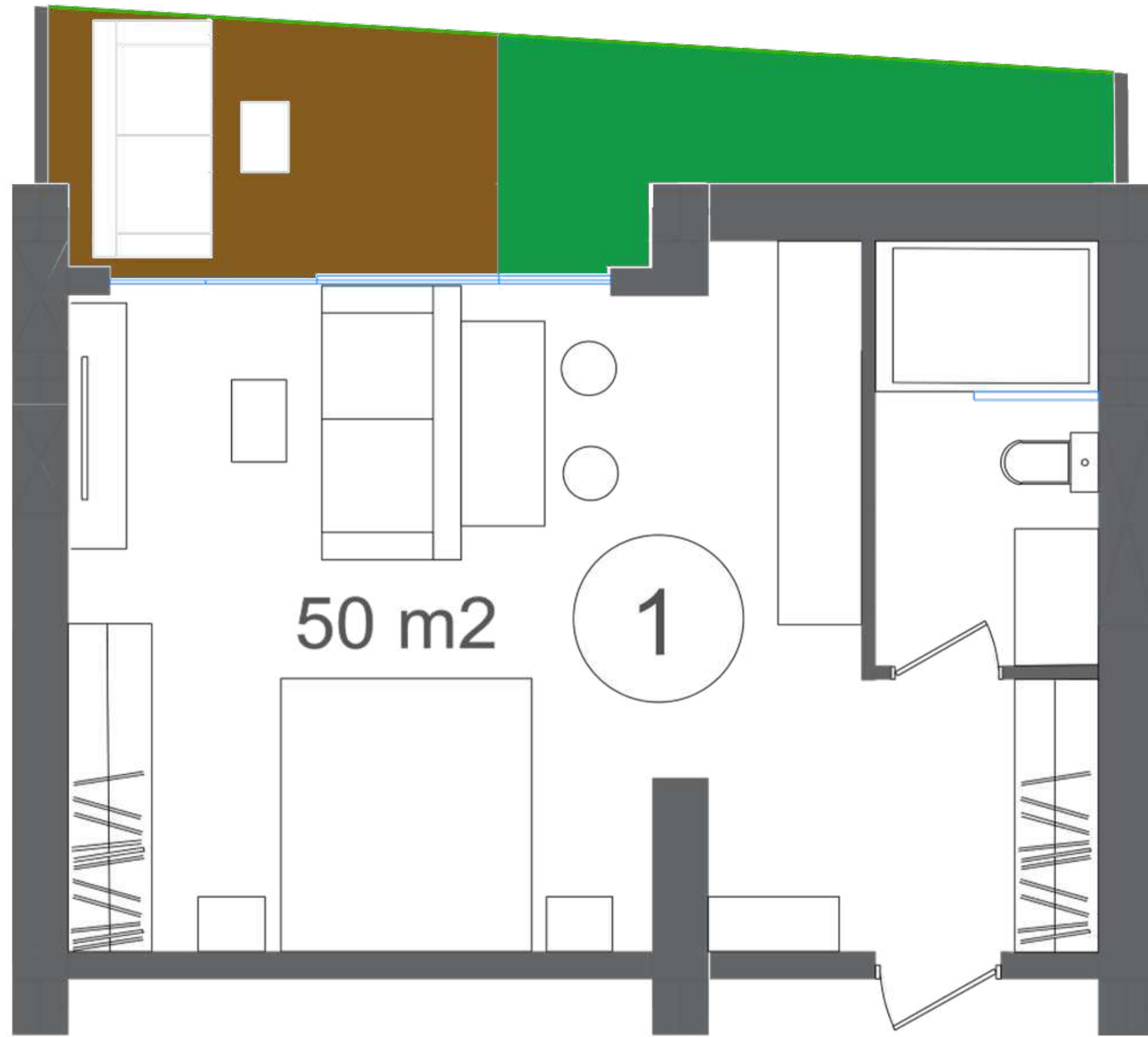
SECOND INTERIOR

> DARK
DESIGN

> BRIGHT
DESIGN

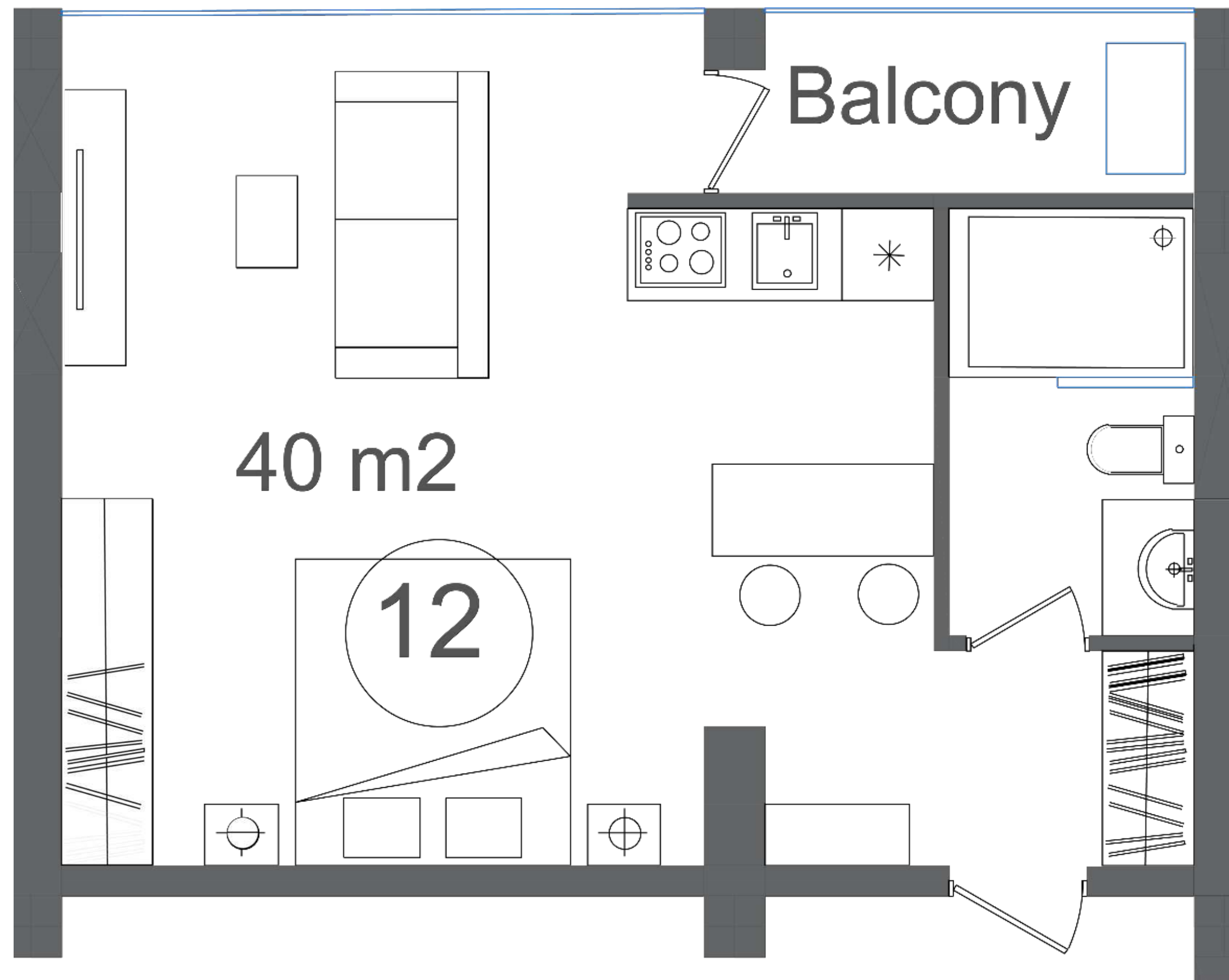
GENERAL PLAN





APARTMENTS 50 M2

FURNITURE PLAN 1 FLOOR



APARTMENTS 40 M2

FURNITURE PLAN 2 FLOOR

PANORAMIC VIEW FROM THE WINDOWS OF
THE PICTURESQUE NATURE OF BALI INTERIOR,
THOUGHT OUT TO THE SMALLEST DETAIL.

THE BEST HOUSEHOLD APPLIANCES,
FURNITURE, DISHES AND TEXTILES

After completion of construction, the actual area may have a slight discrepancy, not more than 3% of the area specified in the project documentation.





ROOFTOP



PAYBACK CALCULATION ONE-BEDROOM APARTMENTS:

SCENARIO	CONSERVATIVE*	EXPECTED/REAL
DAILY RENTAL COST	100\$	150\$
AVERAGE MONTHLY RENTAL PROFIT	2400\$	4050\$
OCCUPANCY	80%	90%
AVERAGE ANNUAL RENTAL PROFIT	28 800\$	48 600\$
OPERATING EXPENSES **	6768\$	11 421\$
NET INCOME	22 032\$	37 179\$
ANNUAL ROI	^ 12,24%	^ 20,66%

*12% ANNUAL CONTRACT INCOME GUARANTEED

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS 15% AND MANAGEMENT COMPANY COMMISSION OF 10%.

PREMIUM QUALITY MATERIALS

WE USE THE
WORLD'S BRANDS:

GROHE

DAIKIN

- > BATHROOM FIXTURES BY GROHE
- > VENTILATION AND AIR
CONDITIONING SYSTEMS BY DAIKIN

KING
KOIL

blum

- > MATTRESSES BY KING KOIL (USA)
- > FURNITURE BY TEAK WOOD
- > AUSTRIAN FITTINGS BY BLUM
- > SWISS INSURANCE - 1 YEAR (RENEWABLE)
- > CONSTRUCTION GUARANTEE - 5 YEAR

OUR MANAGEMENT COMPANY PROVIDES:



GUEST CONCIERGE-SERVICES



24/7 SECURITY GUARANTEE



80-90% OCCUPANCY



MAINTENANCE OF THE VILLA AND GROUNDS



PAYMENT OF TAXES



PROFITABILITY REPORTS

STABLE ANNUAL INCOME OF

13-20% ROI*

*MANAGEMENT COMMISSION 10%

WITH **SUNNY DEVELOPMENT GROUP** RISKS ARE MINIMIZED

IN CASE OF VIOLATION OF THE CONSTRUCTION DEADLINES, A WRITTEN EXPLANATION OF THE REASONS FOR THE DELAY AND COMPENSATION TO THE INVESTOR IN THE AMOUNT OF 1% PER MONTH OF THE AMOUNT OF FUNDS CONTRIBUTED BY THE INVESTOR IS PROVIDED.

- ✓ HIGH RENTAL INCOME
- ✓ WE GUARANTEE 12% ON CONTRACT
- ✓ MANY YEARS OF EXPERIENCE IN CONSTRUCTION HELPS US TO COMPLETE PROJECTS ON TIME AND GUARANTEE THE QUALITY OF CONSTRUCTION
- ✓ OWN INVESTMENT CAPITAL ALLOWS US TO START AND IMPLEMENT PROJECTS WITHOUT DELAY

OUR SOCIAL PROJECTS:

WE STRIVE TO MAKE THE WORLD
AROUND US MORE BEAUTIFUL!

- ✓ HELPING CHILDREN'S SOCIAL ORGANIZATIONS ON BALI ISLAND
- ✓ PUTTING TRASH CANS IN THE STREETS OF CHANGGU DISTRICT
- ✓ BUILDING A MODERN PLAYGROUND IN CHANGGU
- ✓ GREENING THE ISLAND AND PLANTING TREES AS A WAY OF SAYING THANK YOU!

SOCIAL RESPONSIBILITY IS
AN INTEGRAL PART OF SUNNY DEVELOPMENT
GROUP'S CORPORATE CULTURE

