



ADVA VILLAGE

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
- **ADVA VILLAGE**
- 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



Spacious and bright loft townhouses with modern and functional open concept layouts, features living room, kitchen and dining room on the main floor and a master bedroom with workspace on the second floor. Surrounded by beautiful rice fields in a quite and peaceful location, suitable for living as well as long-term and short-term rentals.

 lounge area

 communal pool

 parking

 closed area

 smart home

 10 minutes to the beach



VILLAGE



from **150 000\$***

2 325 000 000 IDR

88.8 SQM

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

 1 bedroom

 smart home

 finishes, furniture
and appliances
included

 living room

 workspace

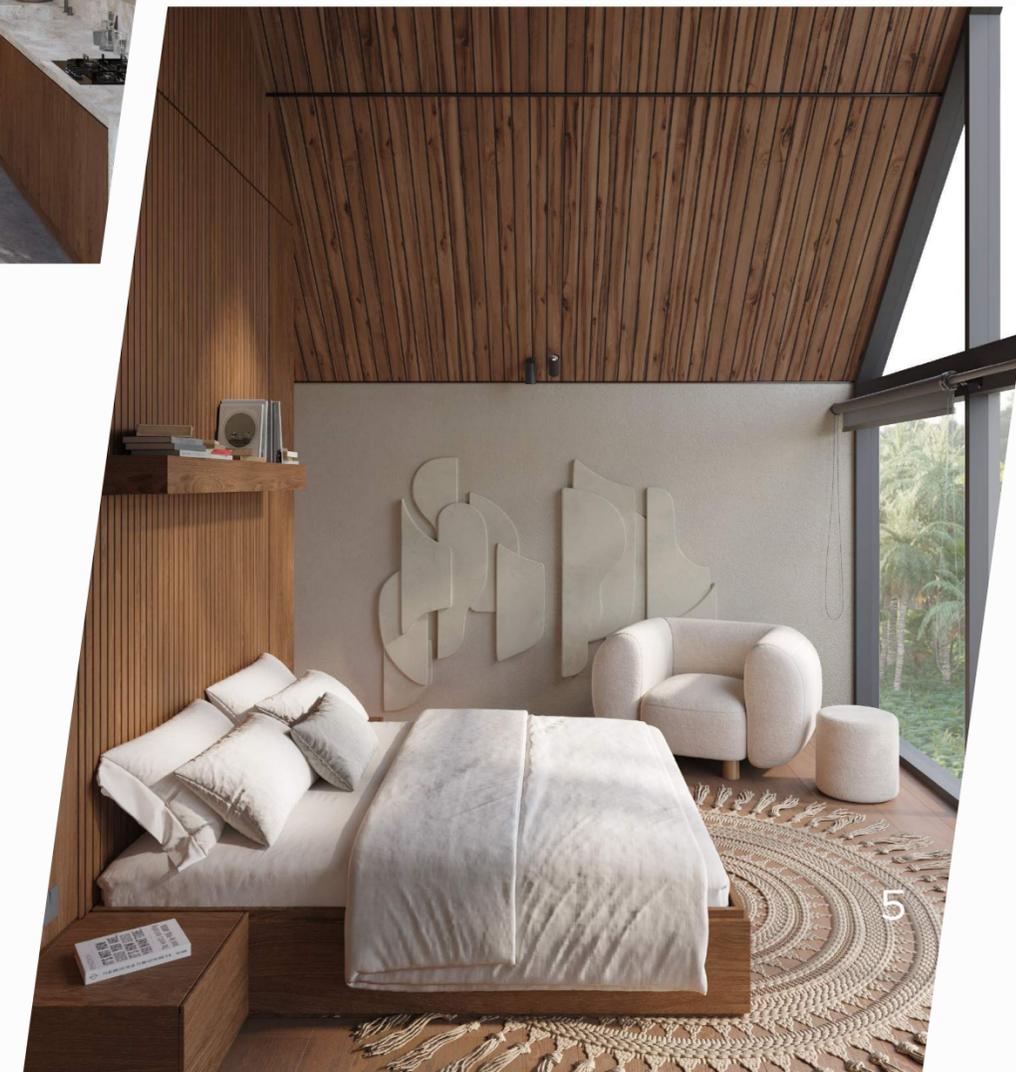
 bathroom

 kitchen

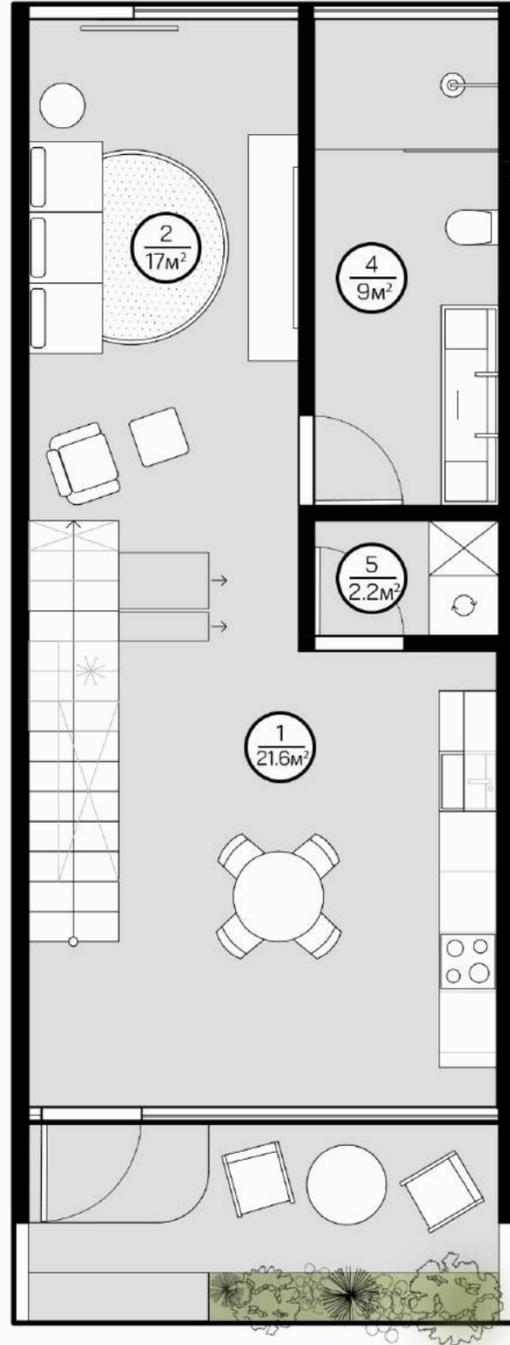
Status: construction and installation works are completed, finishing and furnishing are in progress.

Completion date: 3st quarter of 2024

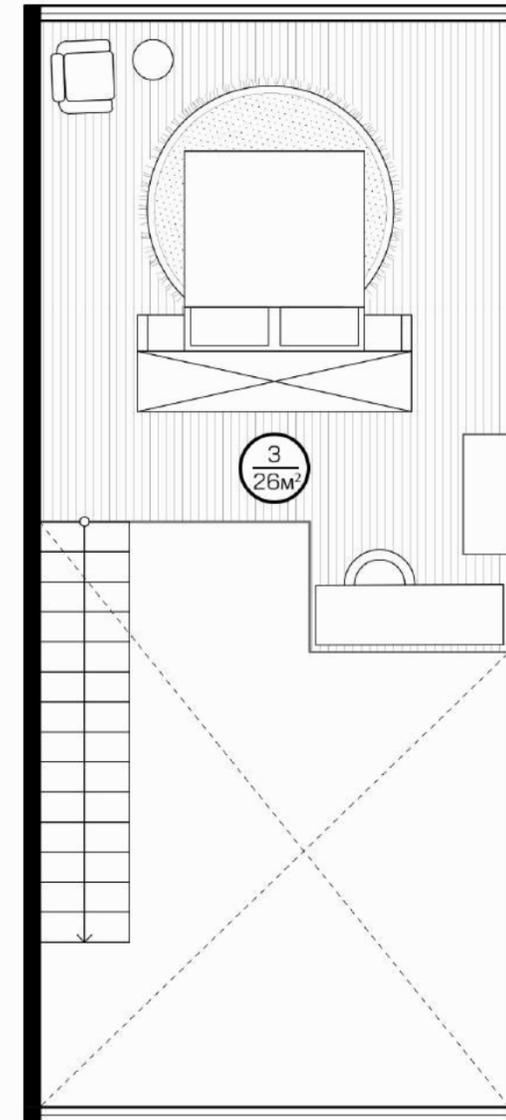
VILLAGE



1 floor



2 floor



LAYOUTS



BEDROOM

Balinese culture and design tenderness. The blend of neutral white and soft beige shades create an atmosphere of calmness and light. The panoramic floor to ceiling window provides a sense of unity with nature, opening up to views of the rice terraces and lush greenery. It is a place where you can relax, recharge and enjoy the beauty of nature.





KITCHEN

An example of functional and stylish design. The centre of attention is the magnificent 3 metre high designer chandelier, which turns the kitchen into a real work of art. The kitchen is combined with dining room that creates a perfect space for family dinners, friends gathering and entertain.





LIVINGROOM

Sun filled living room with soft sofas creates an atmosphere of comfort and relaxation , making you feel at home. Large panoramic windows and doors leading to the garden allows you to enjoy the fresh air and greenery.





WORKSPACE

A comfortable and ergonomic workspace with a panoramic view, energises and helps to focus on tasks, making workflow easy and efficient.





ADVA
DEVELOPMENT



MASTERPLAN



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

10%

GUARANTEED INCOME
IN THE FIRST YEAR

7.5 years

ON AVERAGE, THE
INVESTMENT RETURN PERIOD

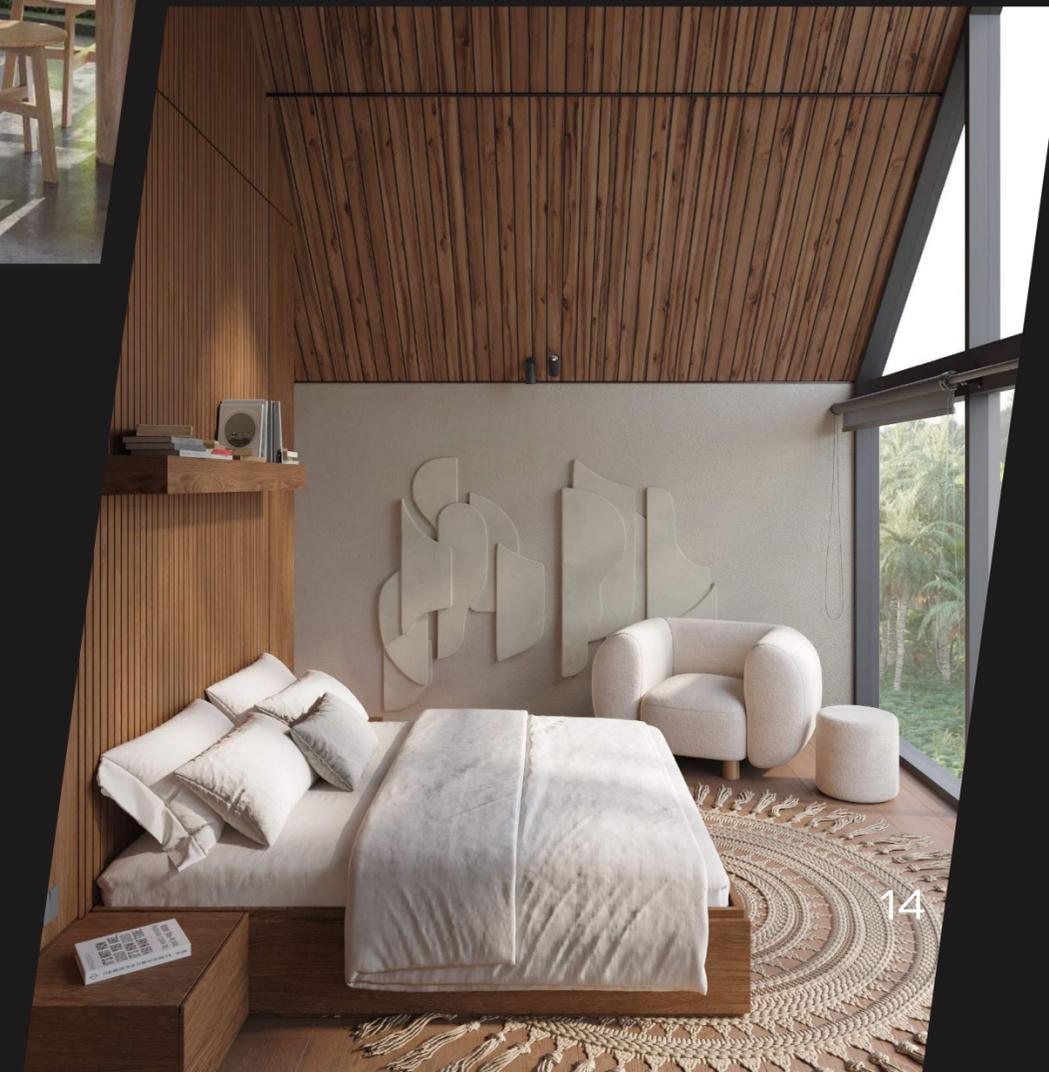


15% for managing

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. By the end of 2023, the total number of completed and under construction units will be 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.



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