



ADVA
DEVELOPMENT

terraccotta



UBUD

28 APARTMENTS AND 12 TOWNHOUSES



25+

LEASEHOLD + PROLONGATION

25%

ASSET GROWTH RATE FOR FIRST YEAR

2025

COMMISSIONING DATE

PROJECT AREA

2000 M² 40 RESIDENTS

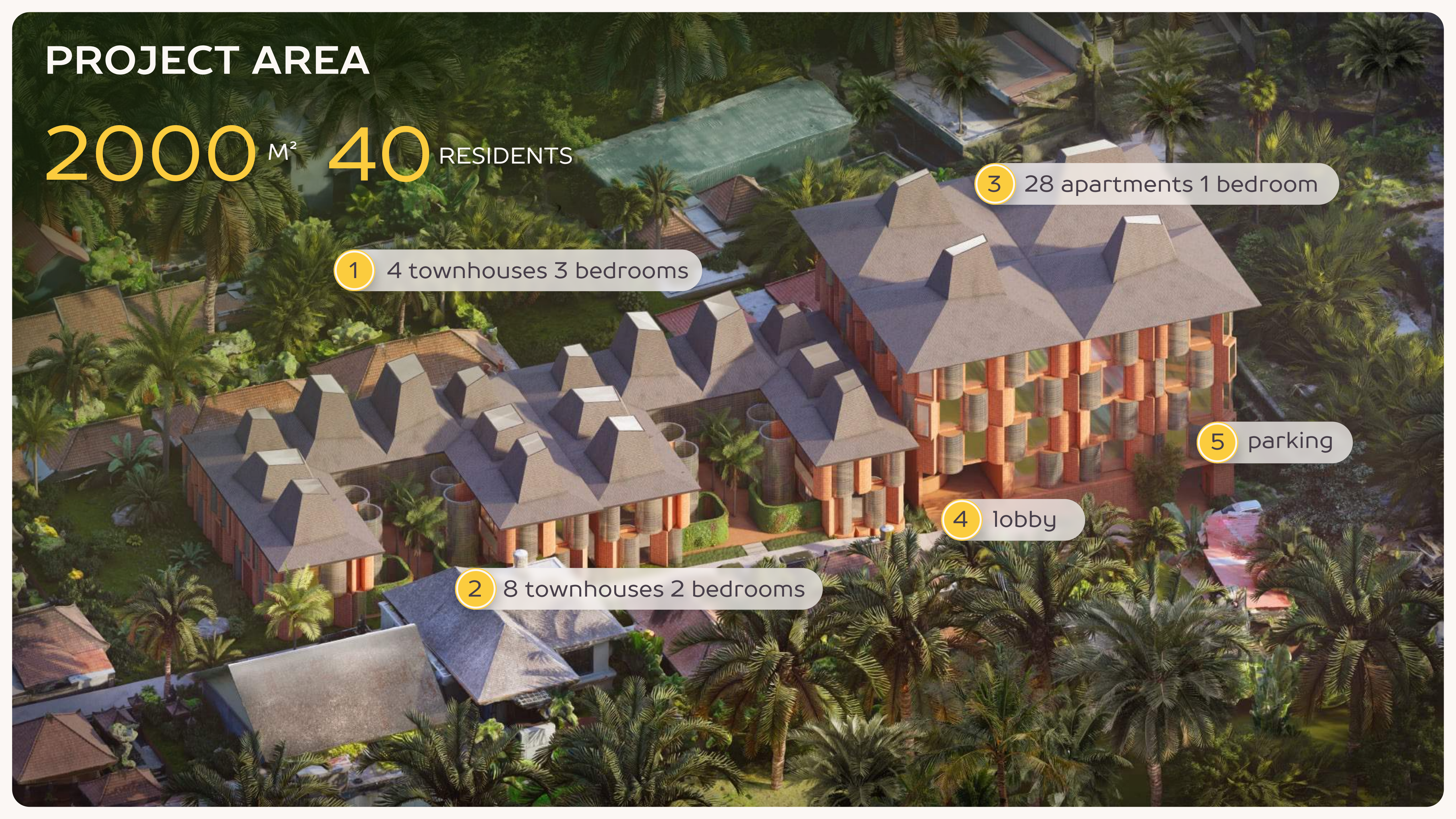
1 4 townhouses 3 bedrooms

2 8 townhouses 2 bedrooms

3 28 apartments 1 bedroom

4 lobby

5 parking



UNIQUE ARCHITECTURE

The TERRACOTTA project was developed by our architects inspired by Balinese artisans working with clay. The dynamic geometry of the facades and roofs of the buildings creates an elegant style that blends seamlessly into the authentic world of Ubud, considered as the tourist and spiritual capital of Bali.



LOBBY

The staff will fulfill any request of a resident or guest 24 hours a day for 7 days a week and make the spending time pleasant and comfortable.



ENTRANCE TO THE TOWNHOUSE COMPLEX

A green garden greets the guests on the entrance of the townhouses. Beautiful landscaping, aesthetics and privacy.



TOWNHOUSE COURTYARD

Each townhouse has a recreation area with terrace and swimming pool, where you can spend time enjoying nature and silence.



FACADE

Exclusive architects decisions
on fasades, new vibe on Bali for
new feelings



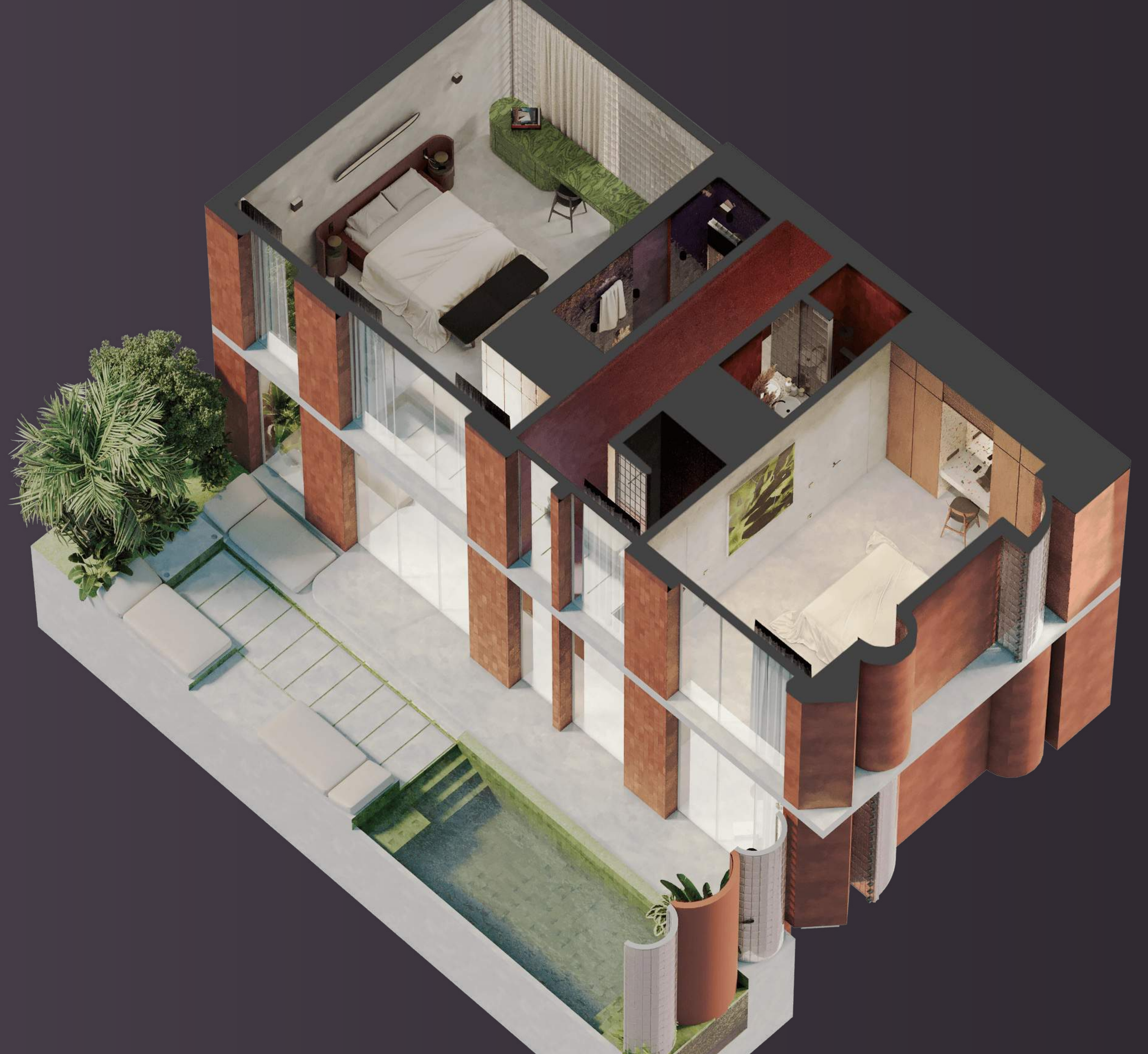
TOWNHOUSE

150m²

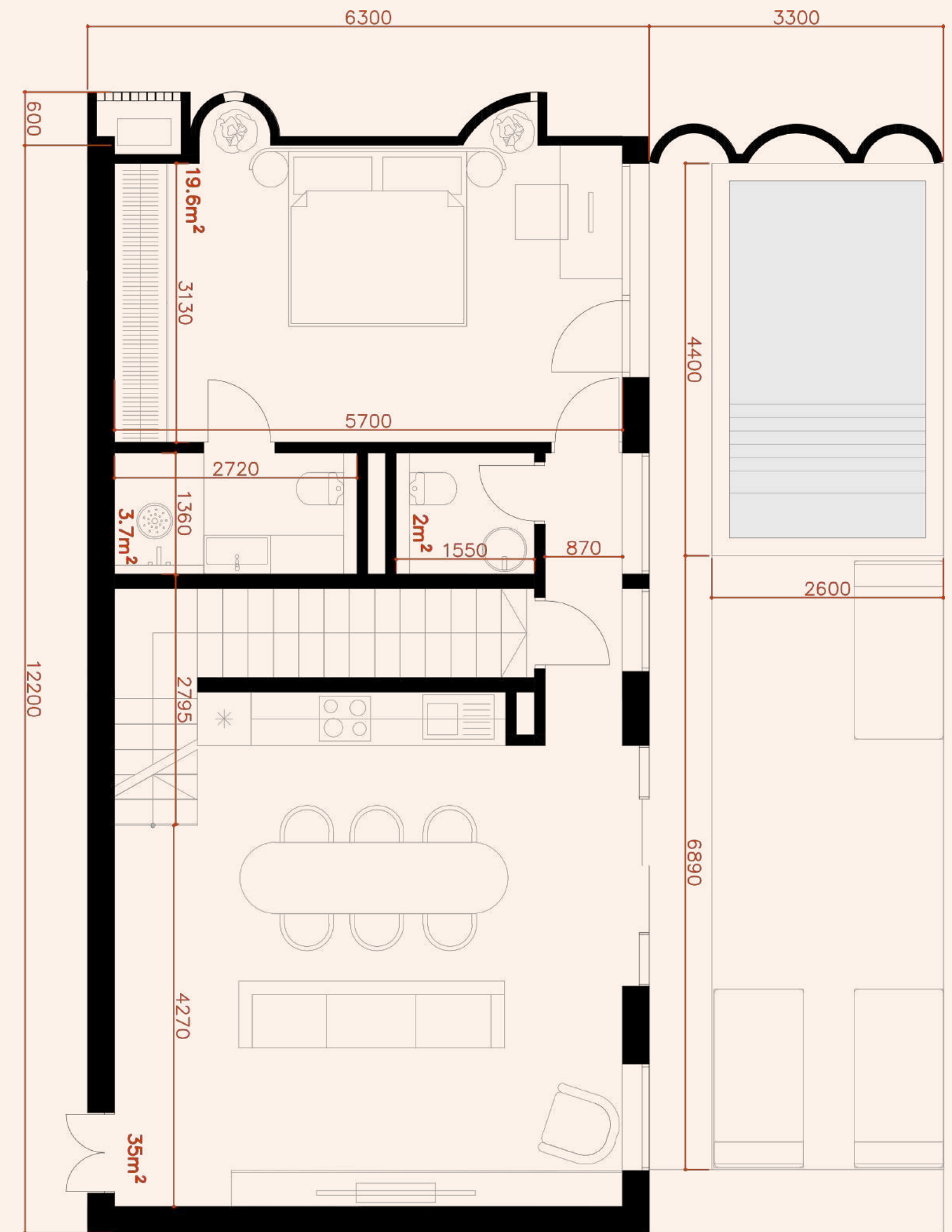
Spacious and thoughtfully designed three bedroom townhouse

- Premium furnishings
- Panoramic glazing
- Convenient storage area
- Appliances
- Master bedroom
- Kitchen-living room
- Work area
- Bathroom
- Smart Home
- Wi-Fi
- Swimming pool

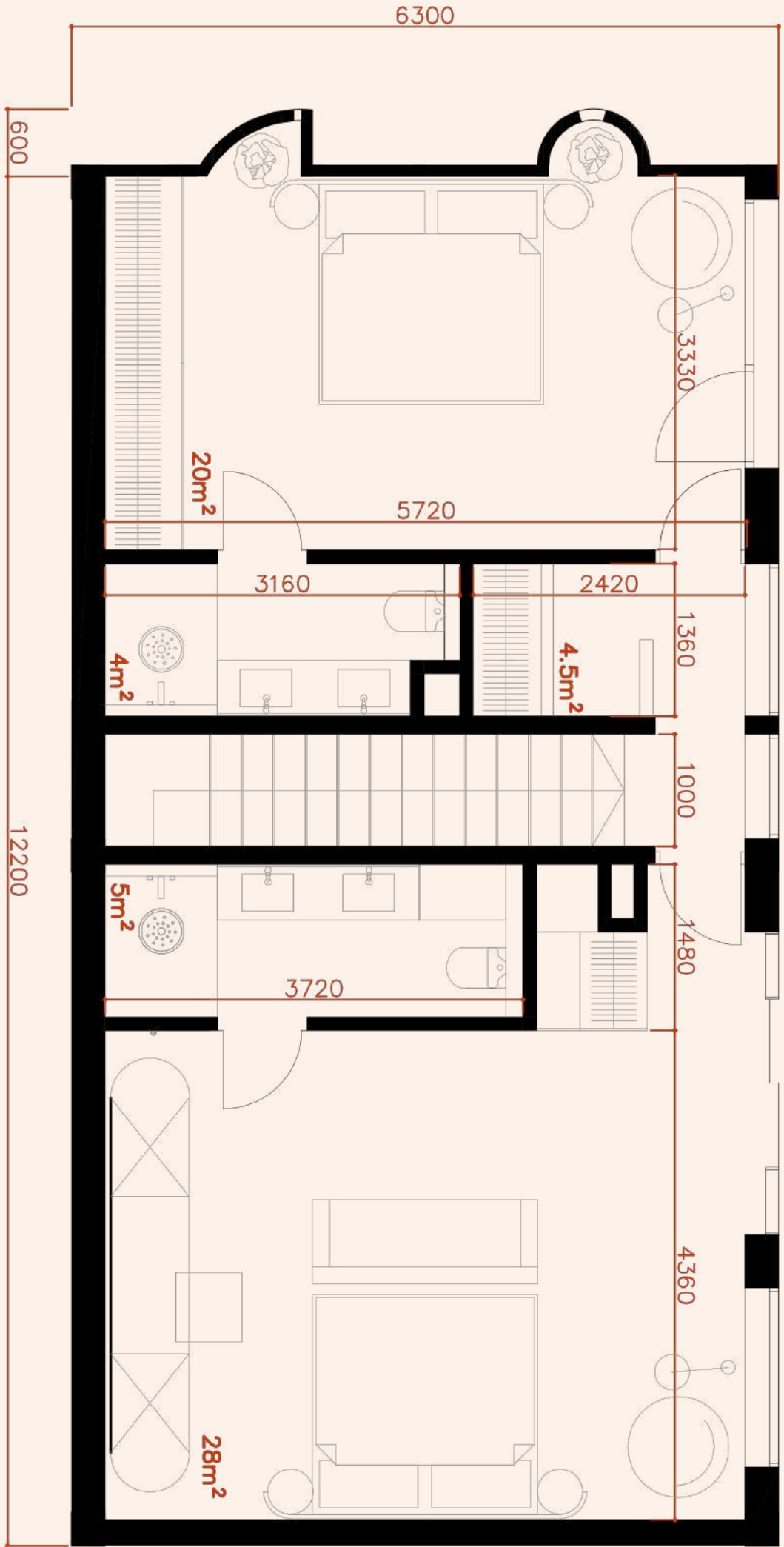
280 000\$



1ST FLOOR PLAN

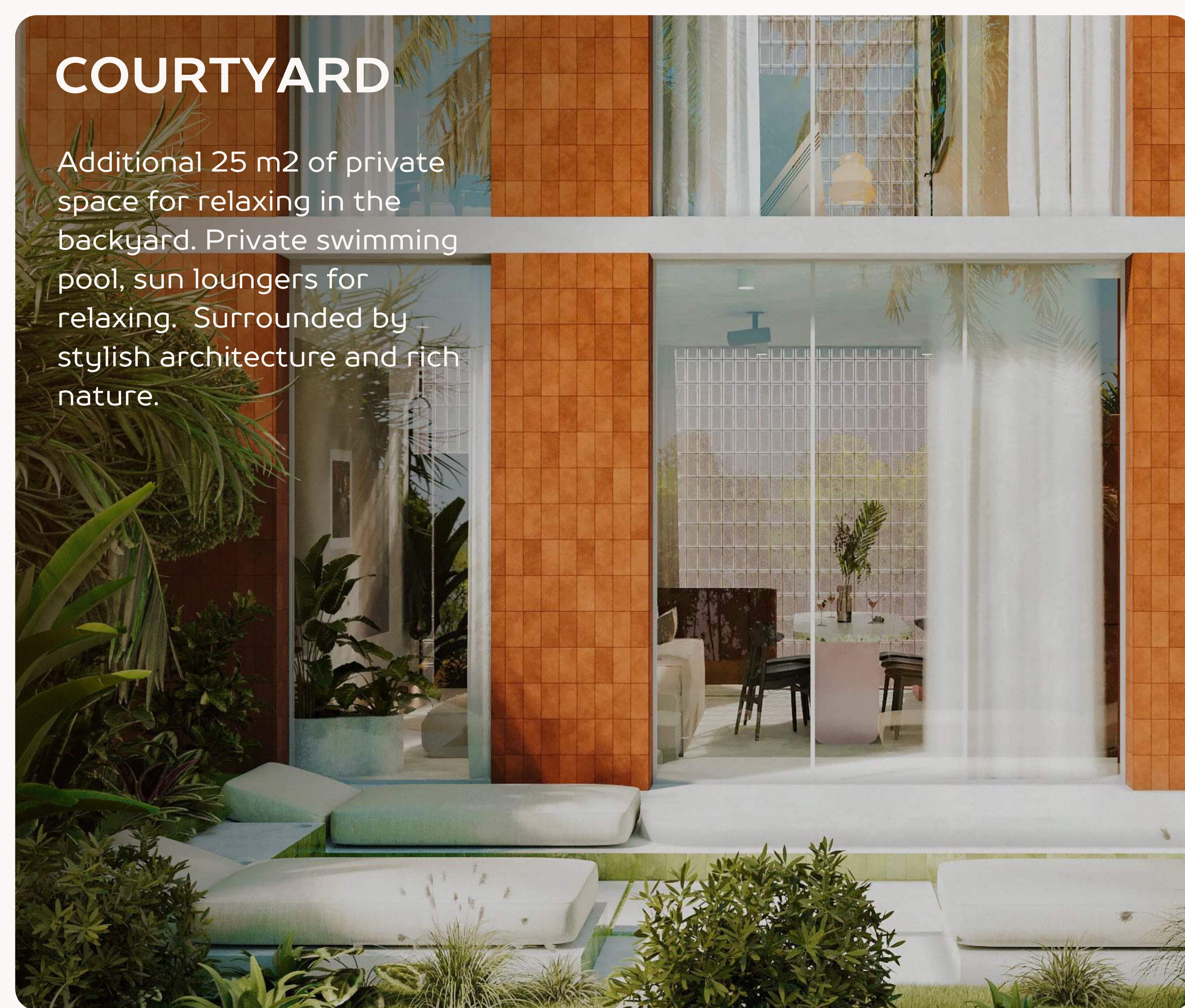


2ND FLOOR PLAN



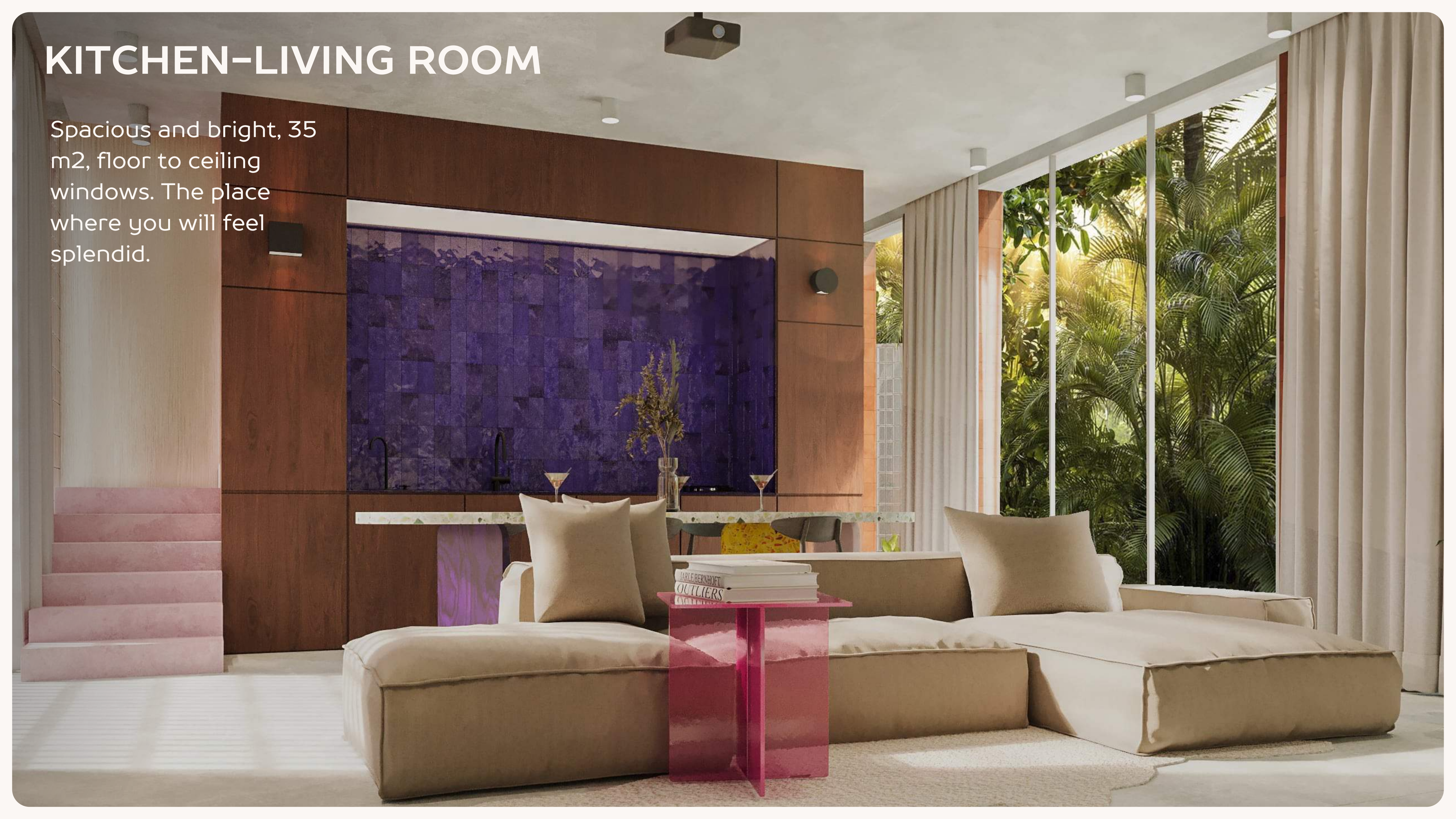
COURTYARD

Additional 25 m² of private space for relaxing in the backyard. Private swimming pool, sun loungers for relaxing. Surrounded by stylish architecture and rich nature.

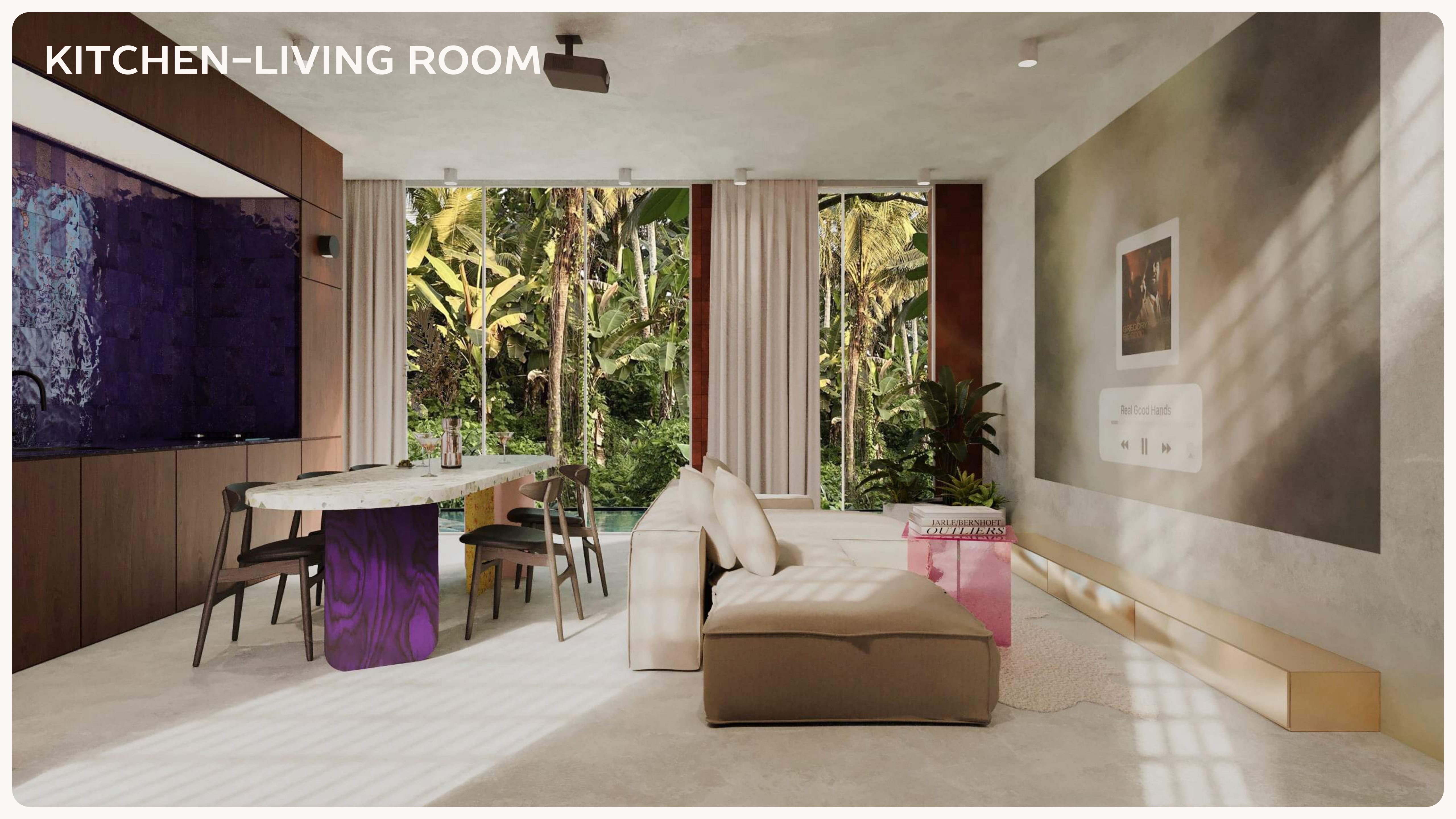


KITCHEN-LIVING ROOM

Spacious and bright, 35 m2, floor to ceiling windows. The place where you will feel splendid.



KITCHEN-LIVING ROOM



KITCHEN-LIVING-ROOM



1ST FLOOR BEDROOM

The area of 20 m2.
Calm lines and natural shades in the interior with soft lighting will allow you to enjoy your vacation



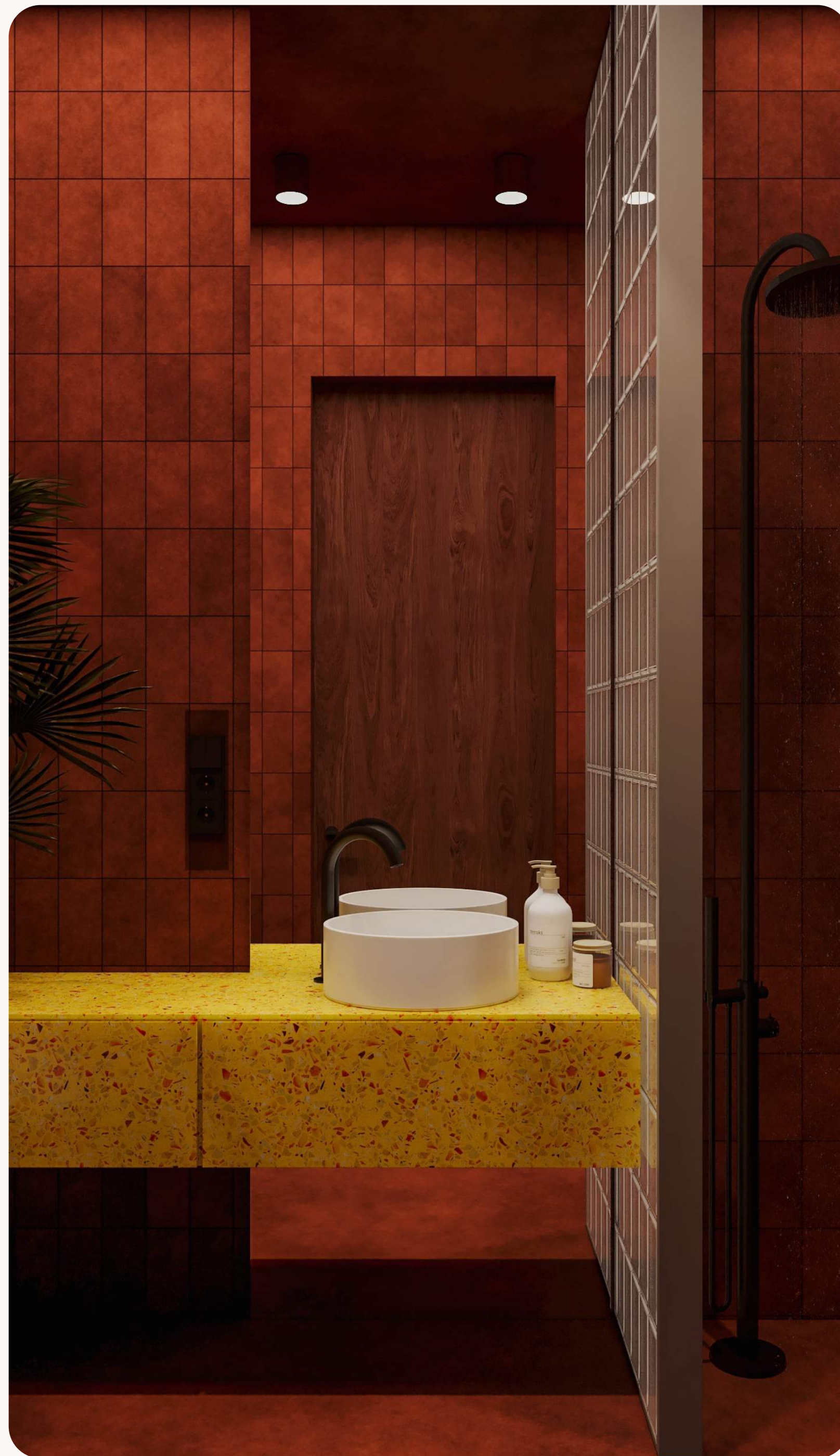
JARLE/BERNHOF
OUTLIERS

1ST FLOOR BEDROOM



BATHROOM

Made of natural materials in a fashionable hue.



MASTER BEDROOM

The area is 28 m2. Natural shades combined with light golden finishes and textures. Tranquility and luxury for you.



MASTER BEDROOM



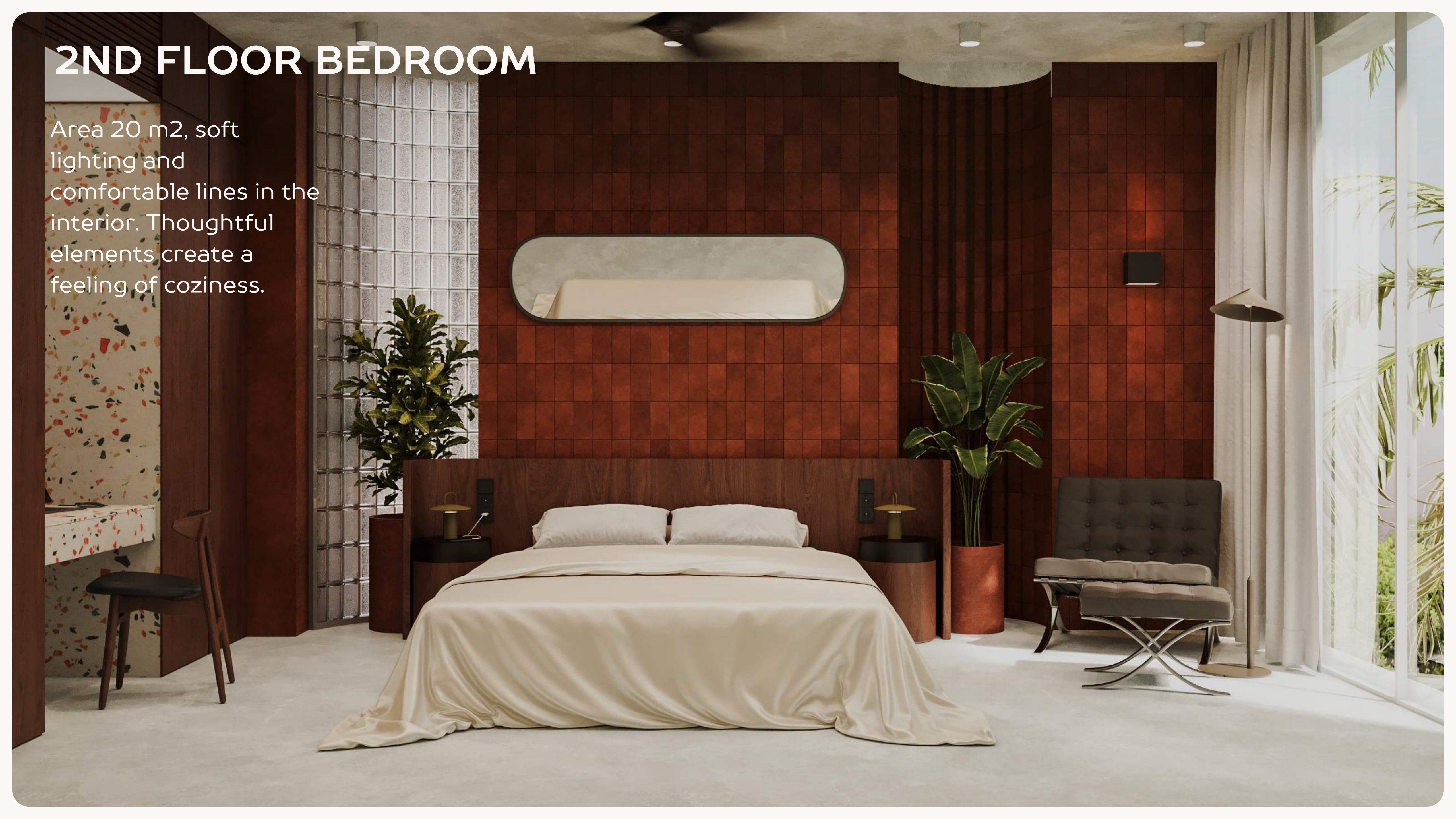
2ND FLOOR BATHROOM

Spacious bathroom,
natural materials,
harmonious
combination of colors,
large mirror.

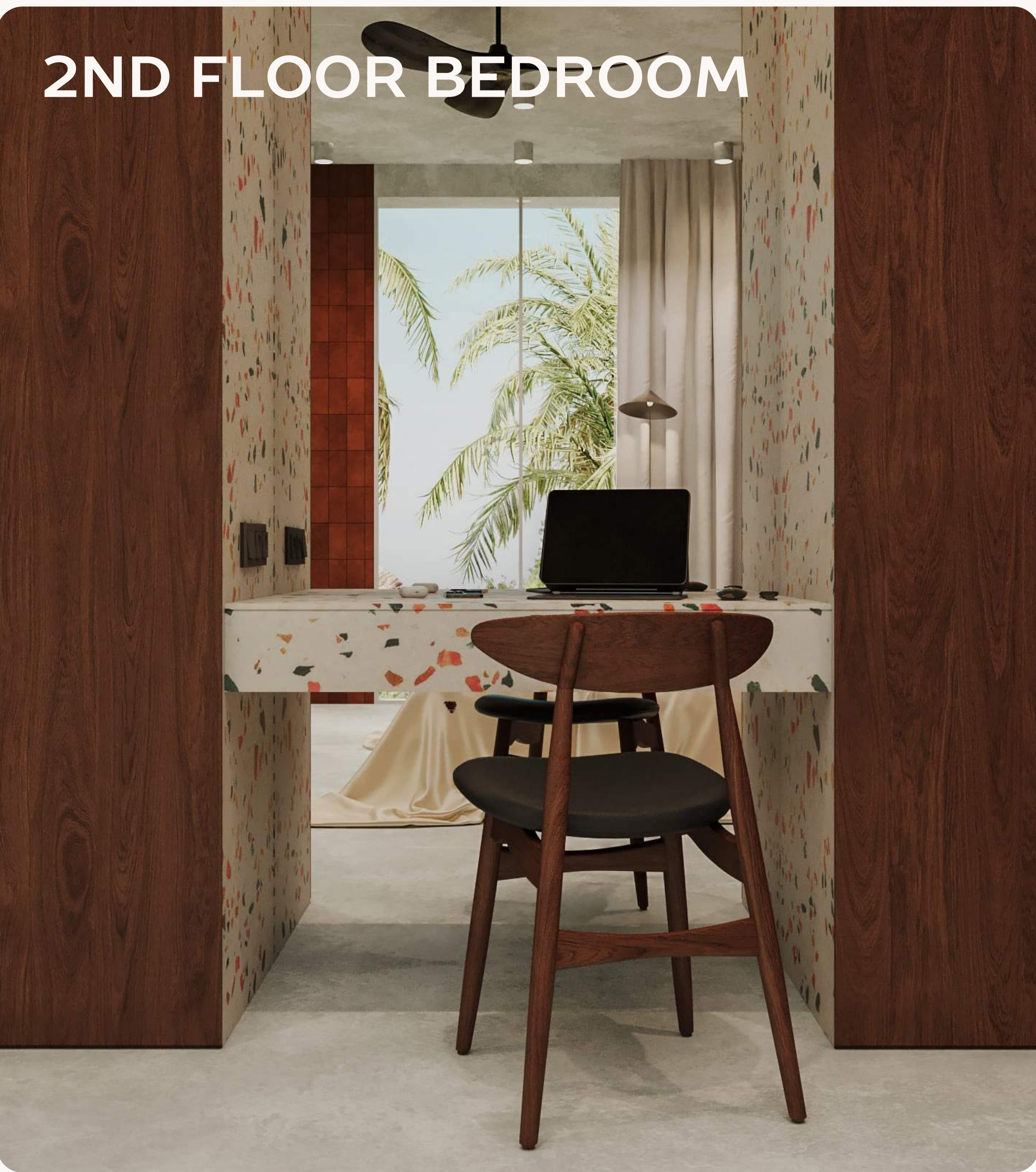


2ND FLOOR BEDROOM

Area 20 m2, soft lighting and comfortable lines in the interior. Thoughtful elements create a feeling of coziness.

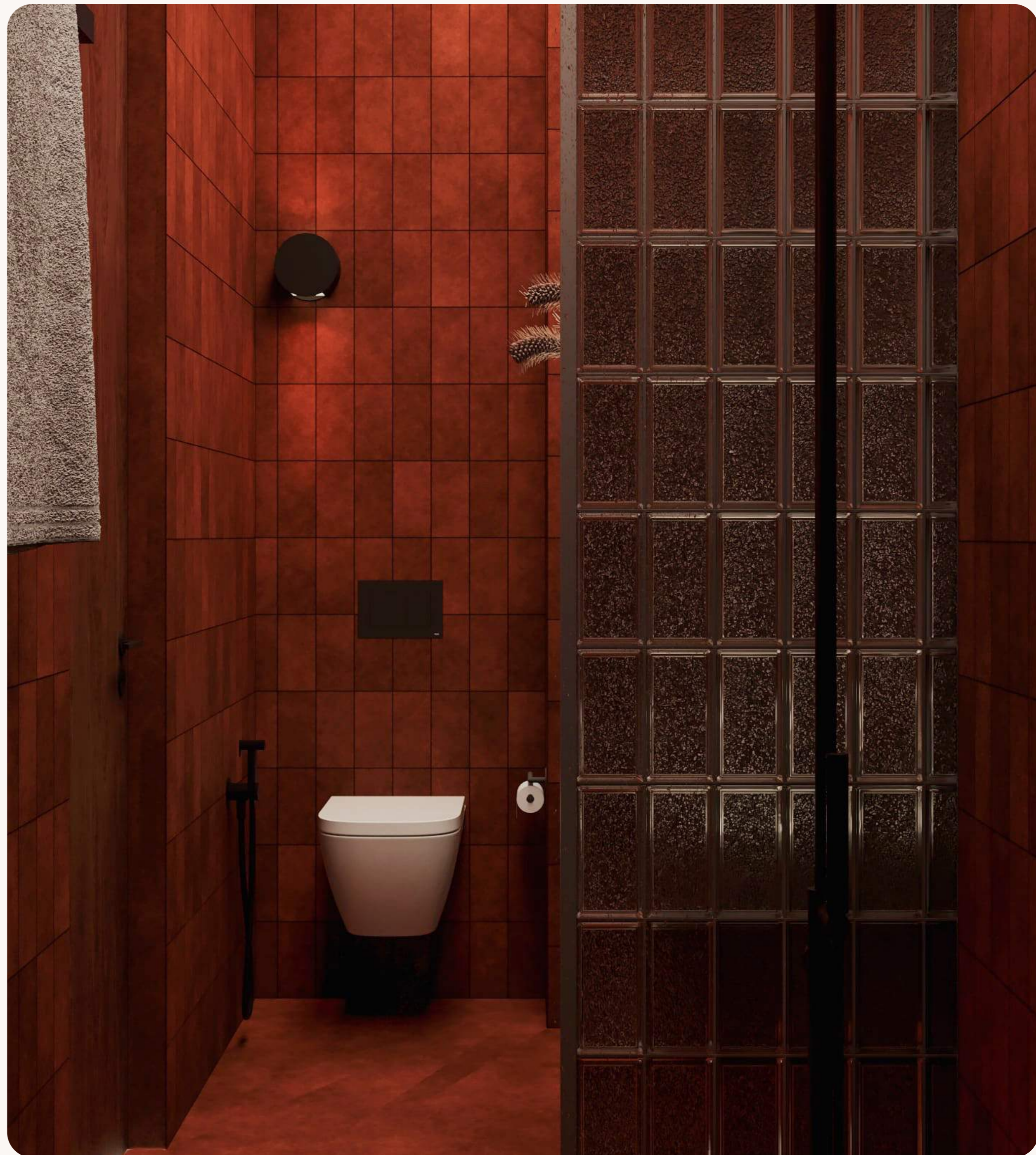
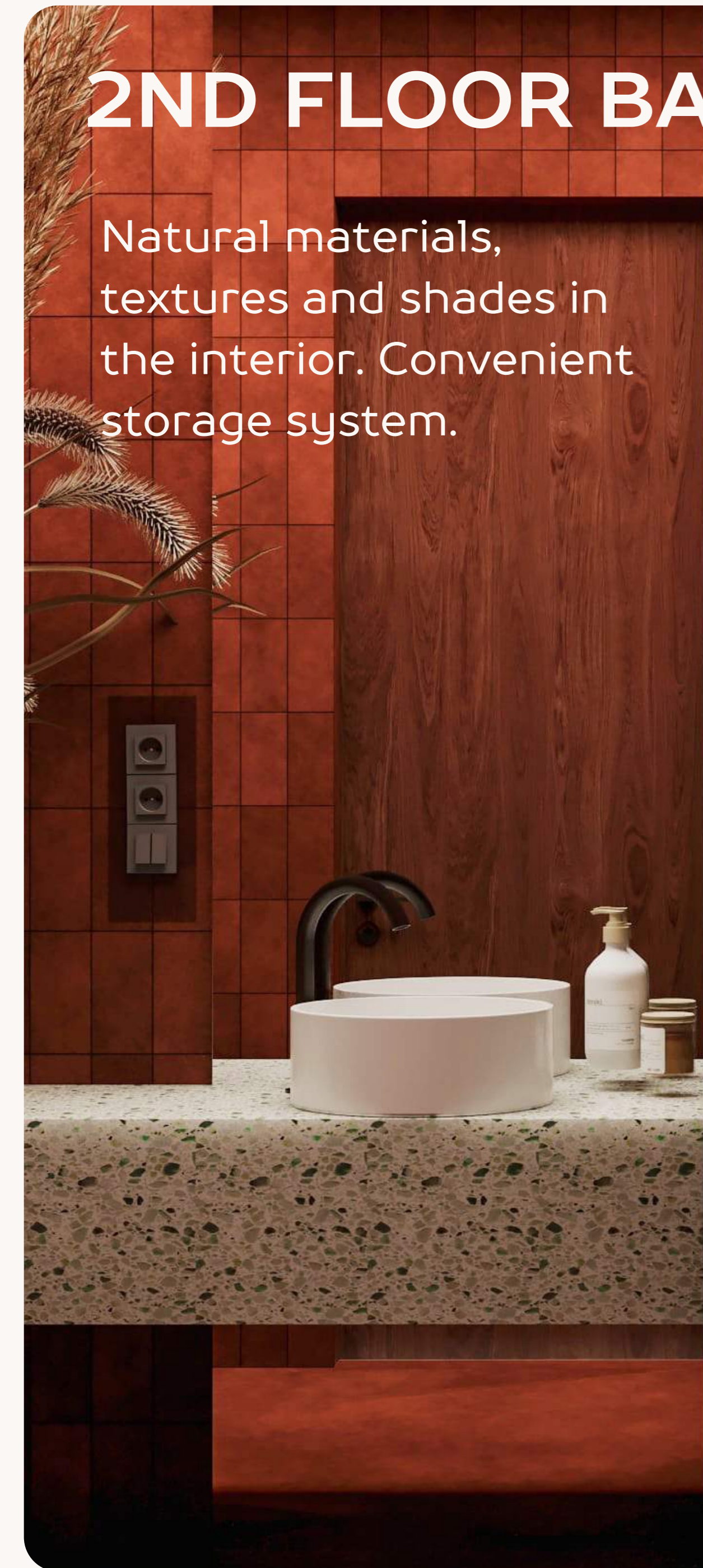


2ND FLOOR BEDROOM



2ND FLOOR BATHROOM

Natural materials, textures and shades in the interior. Convenient storage system.



INSTALLMENT FOR THE TOWNHOUSE 150 M²

0% for the whole term

FIRST PAYMENT

30%

SECOND PAYMENT

30%

THIRD PAYMENT

30%

GETTING THE KYES

10%

FINANCIAL FORECAST

All taxes are included in the calculations

150M²

TOWNHOUSE

25%

PROJECTED PROFITABILITY
FROM RESALE

10%

GUARANTEED INCOME
FROM RENT

15%*

ANNUAL ROI UP TO

36 821 \$

INVESTOR'S NET PROFIT PER YEAR
MINUS EXPENSES AND TAXES

6.5 years

PROJECTED PAYBACK PERIODS

*subtract of additional profitability in case of resale of the object

TOWNHOUSE

100M²

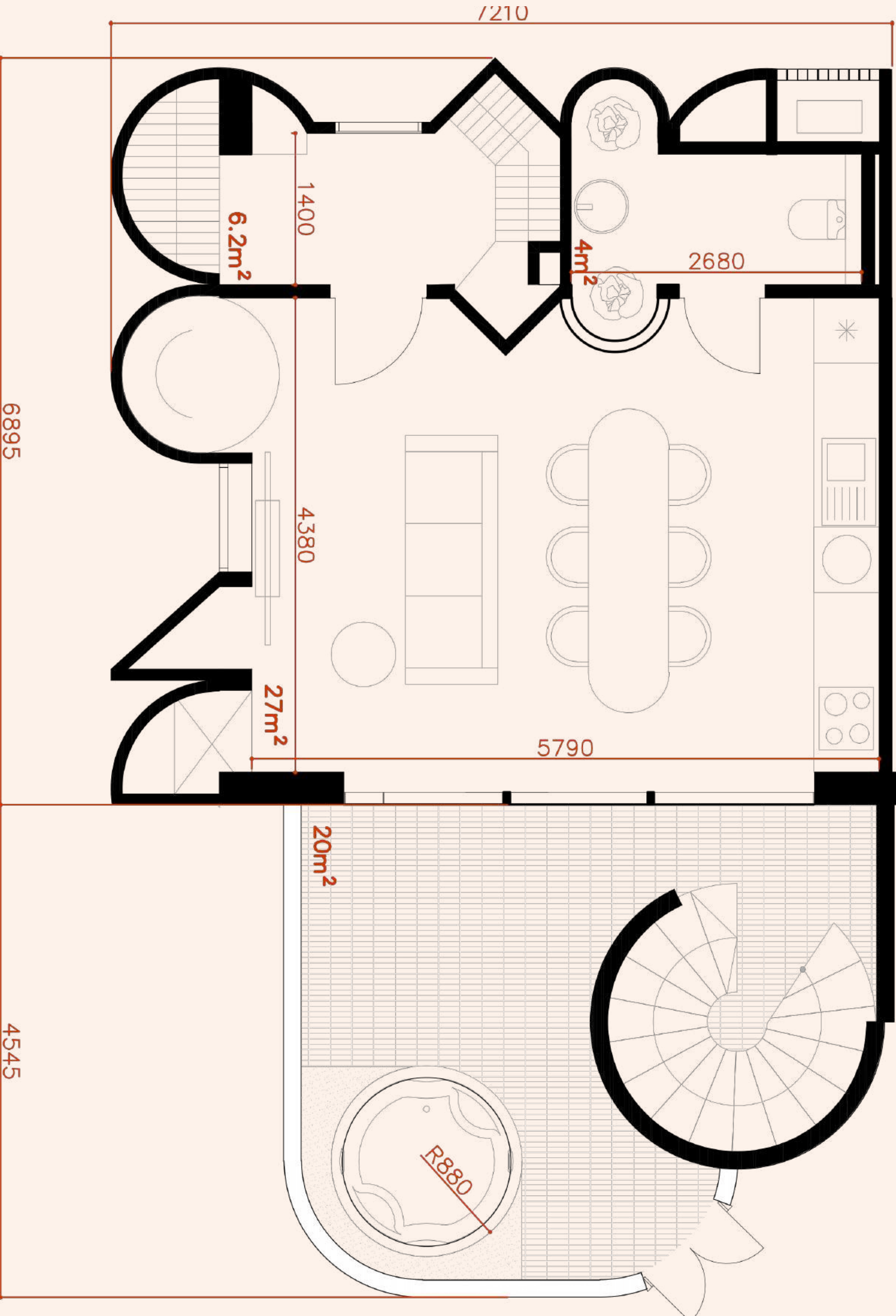
Spacious and thoughtfully designed two bedroom townhouse

- Premium furnishings
- Panoramic glazing
- Convenient storage area
- Appliances
- Master bedroom
- Kitchen-living room
- Work area
- Bathroom
- Smart Home
- Wi-Fi
- Jacuzzi

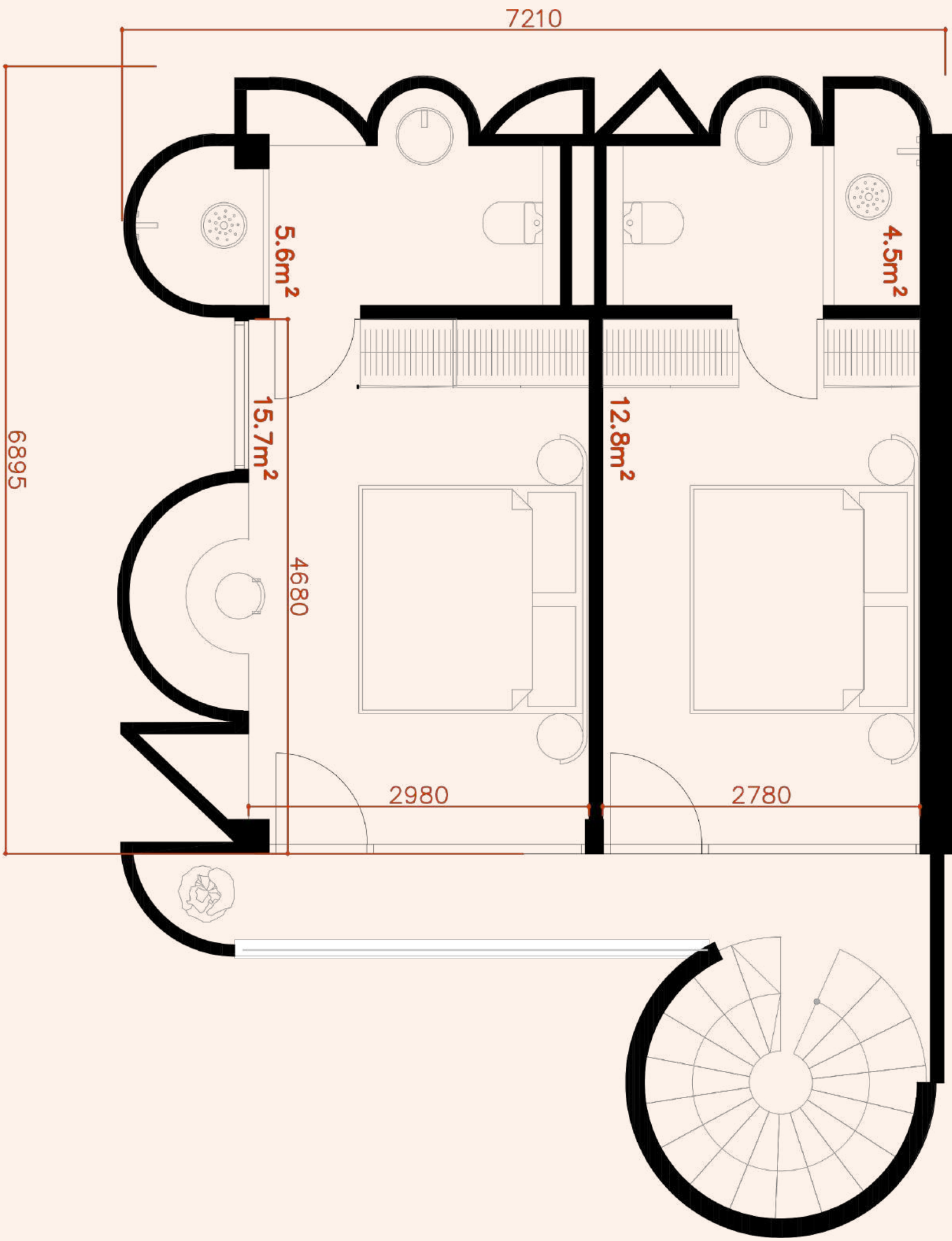
210 000\$



1ST FLOOR PLAN

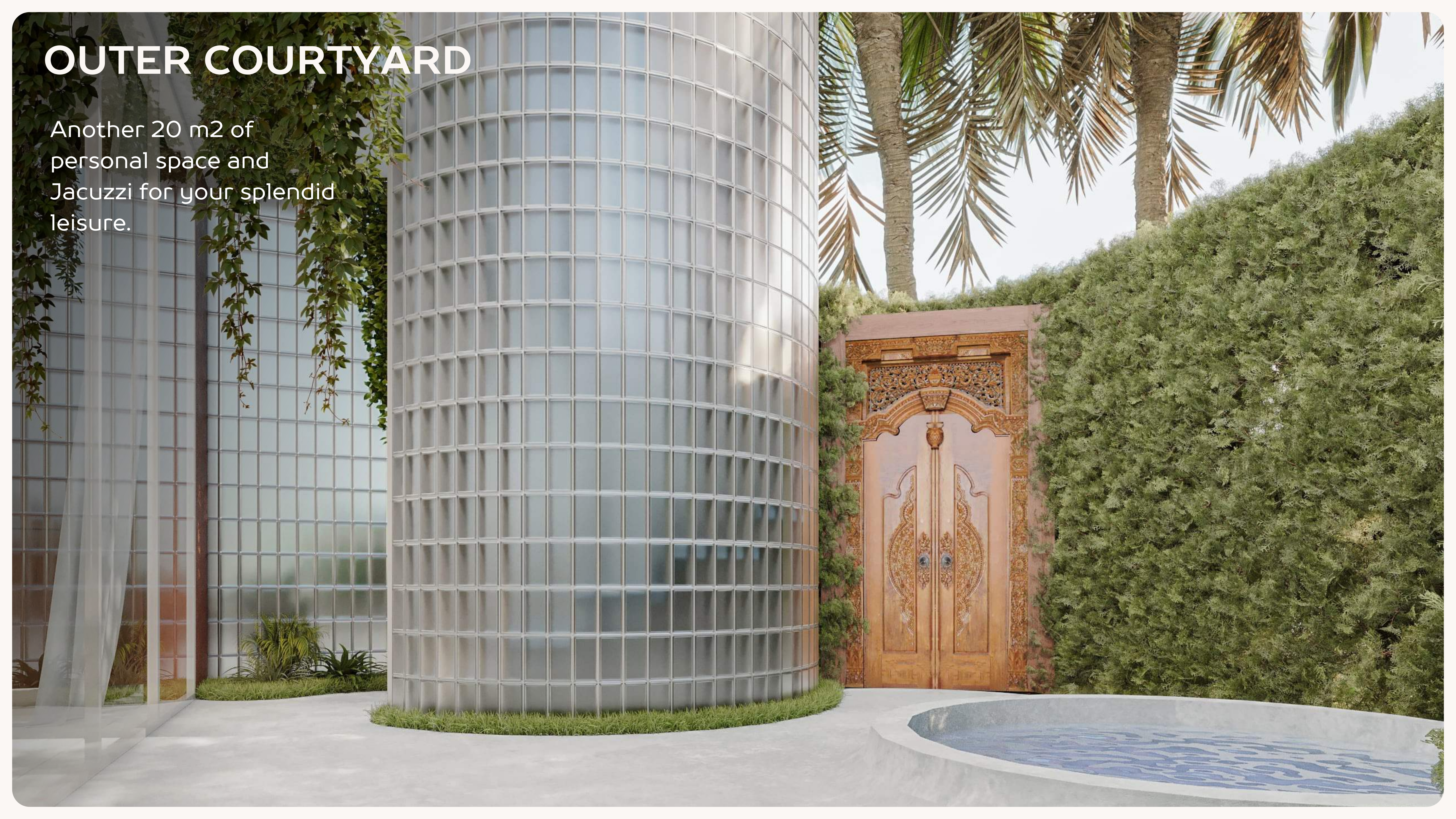


2ND FLOOR PLAN



OUTER COURTYARD

Another 20 m² of personal space and Jacuzzi for your splendid leisure.



OUTER COURTYARD



KITCHEN-LIVING ROOM

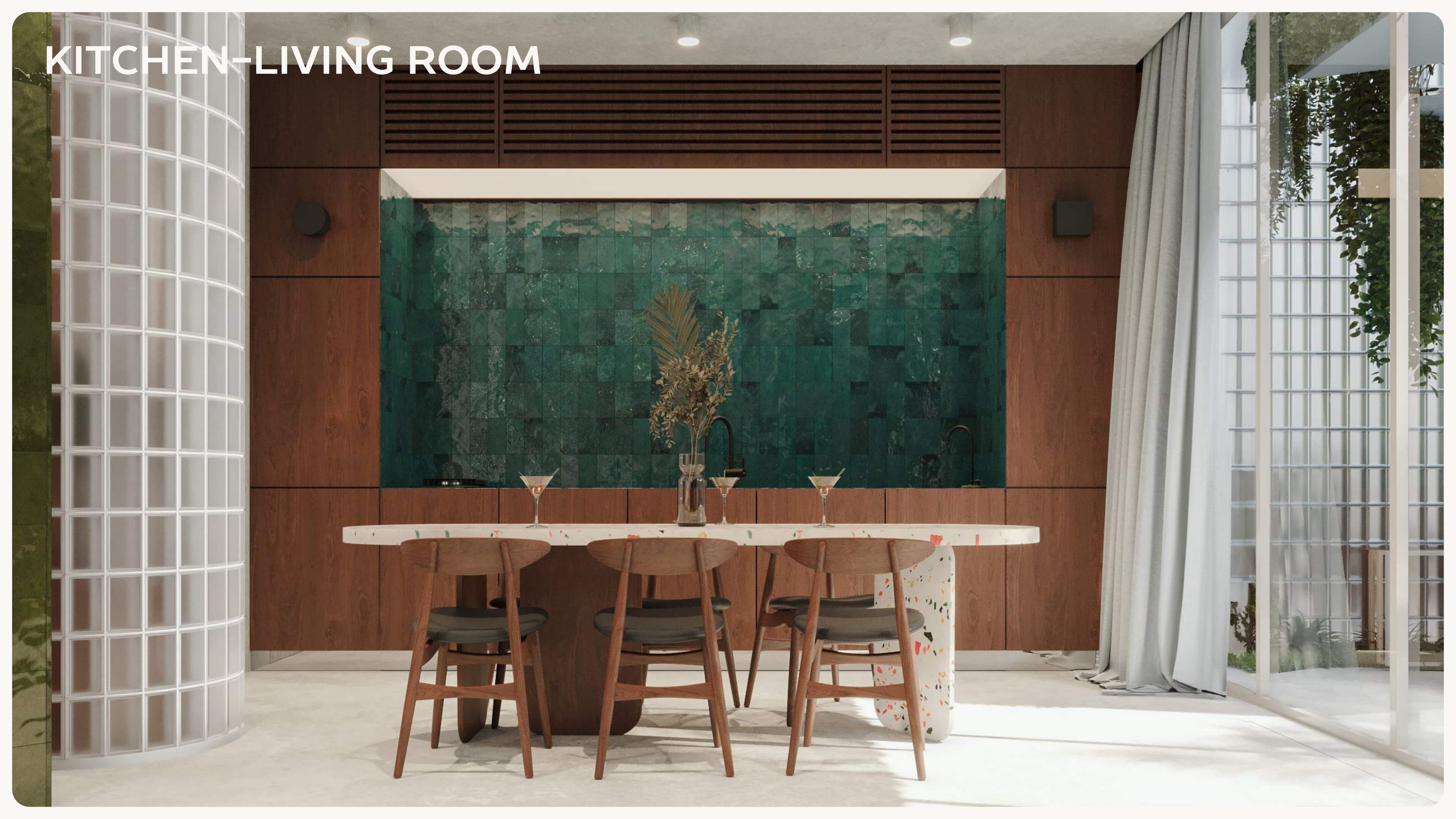
Area 27 m2, floor-to-ceiling windows and view to the private courtyard. Discreet lines in the interior and expensive shades of natural materials.



KITCHEN-LIVING ROOM



KITCHEN-LIVING ROOM

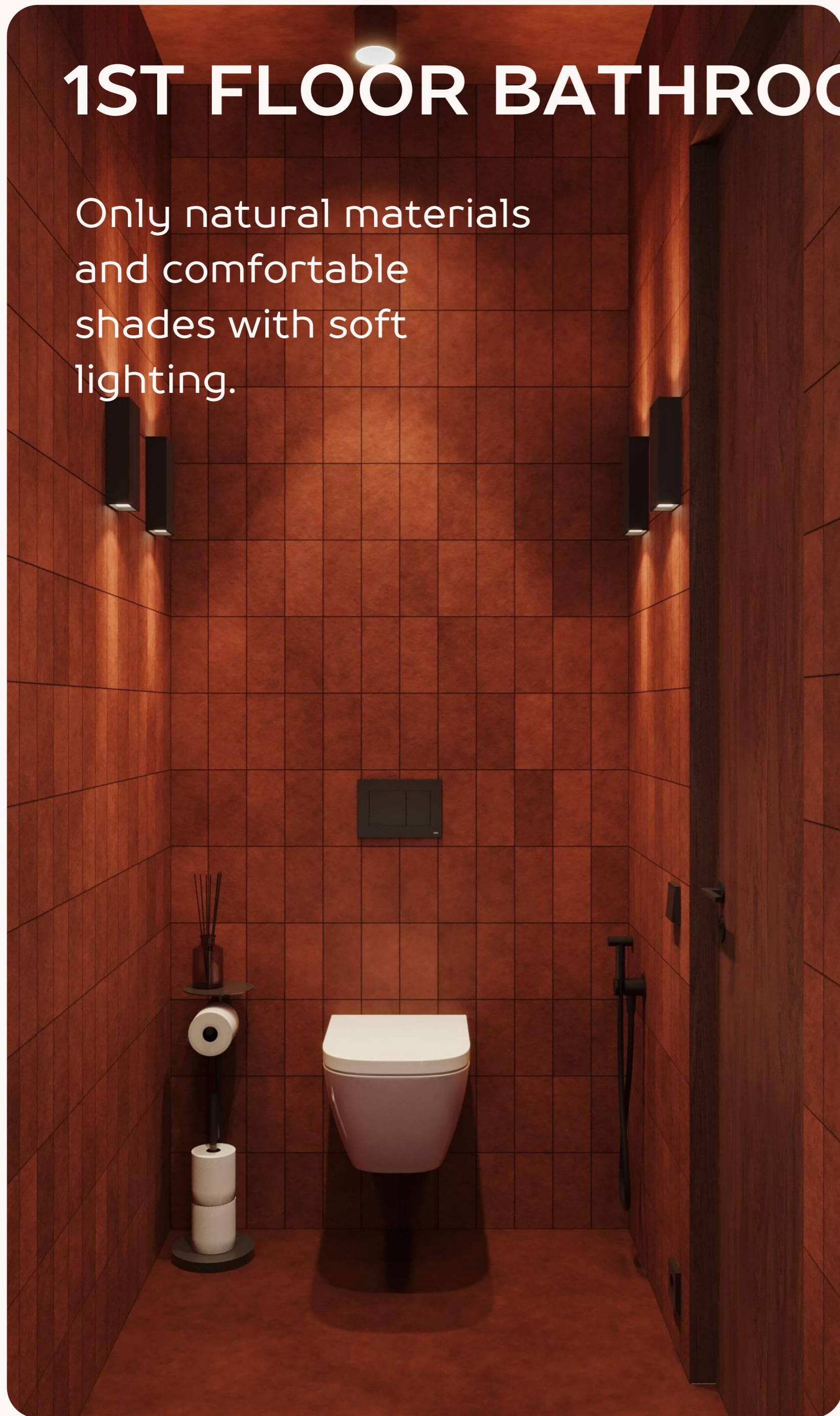


KITCHEN-LIVING ROOM



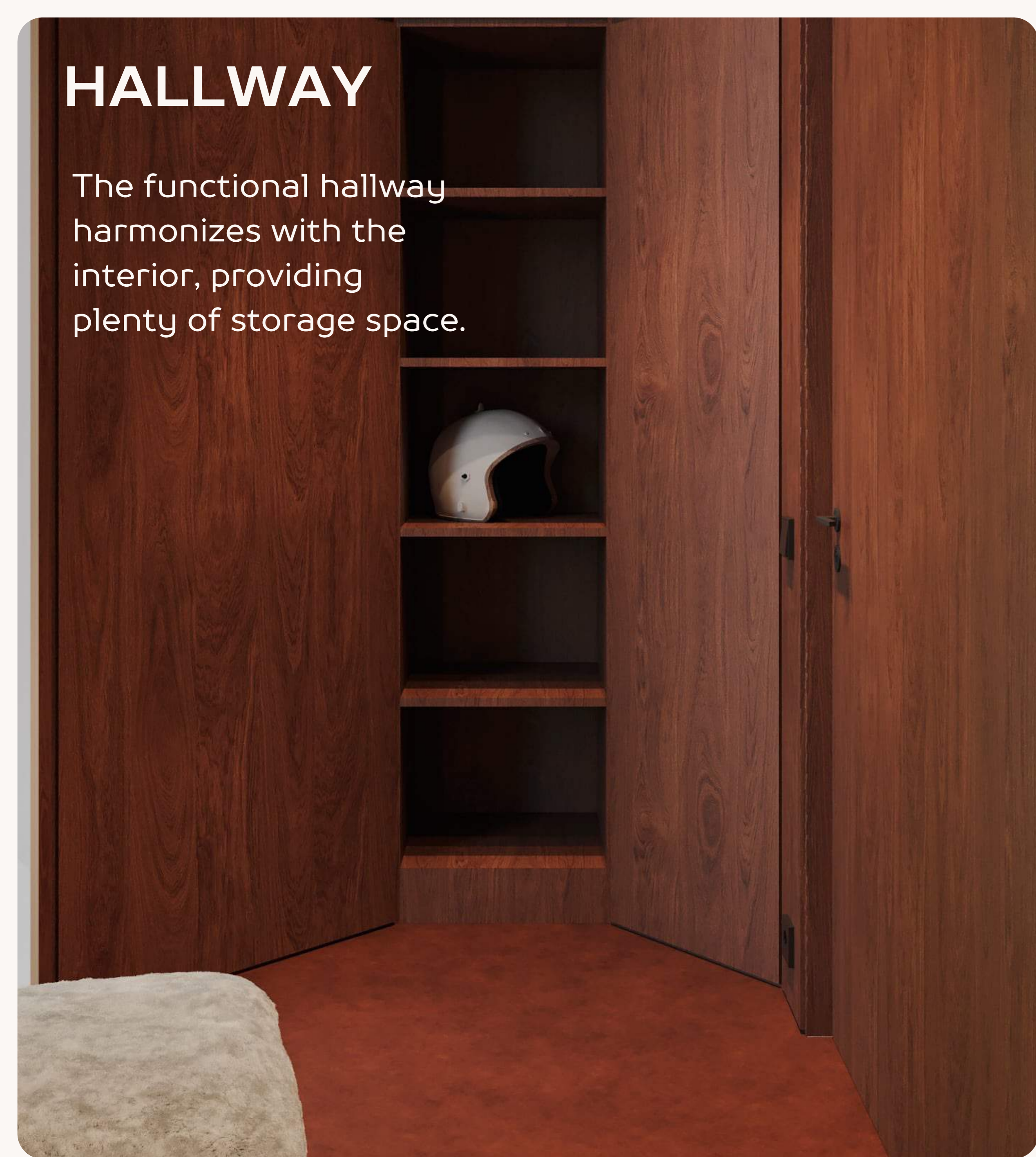
1ST FLOOR BATHROOM

Only natural materials
and comfortable
shades with soft
lighting.



HALLWAY

The functional hallway harmonizes with the interior, providing plenty of storage space.



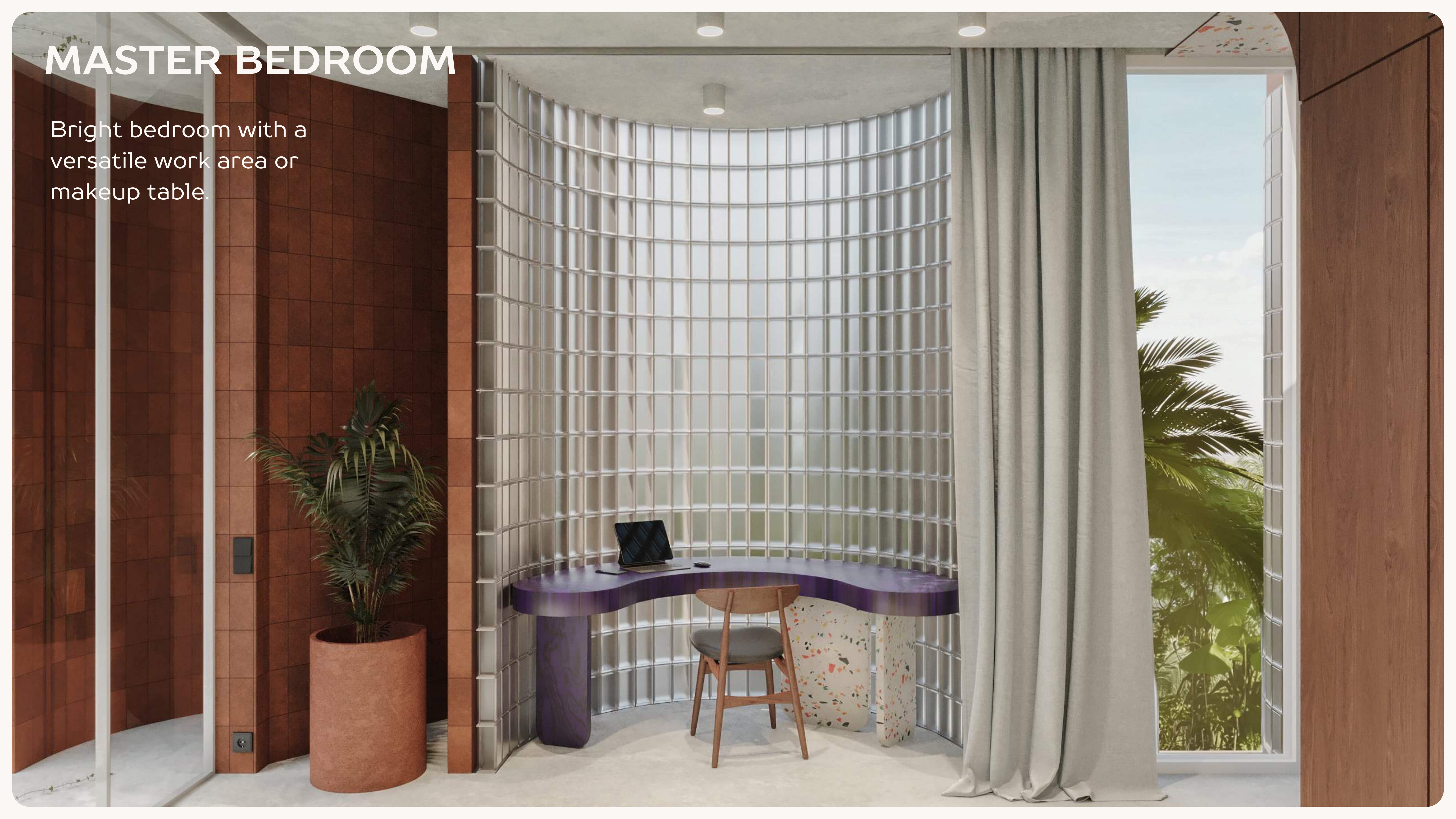
MASTER BEDROOM

Area 15.7 m², floor-to-ceiling windows. Comfortable workspace. Dressing room and unique style bathroom.



MASTER BEDROOM

Bright bedroom with a versatile work area or makeup table.



MASTER BEDROOM



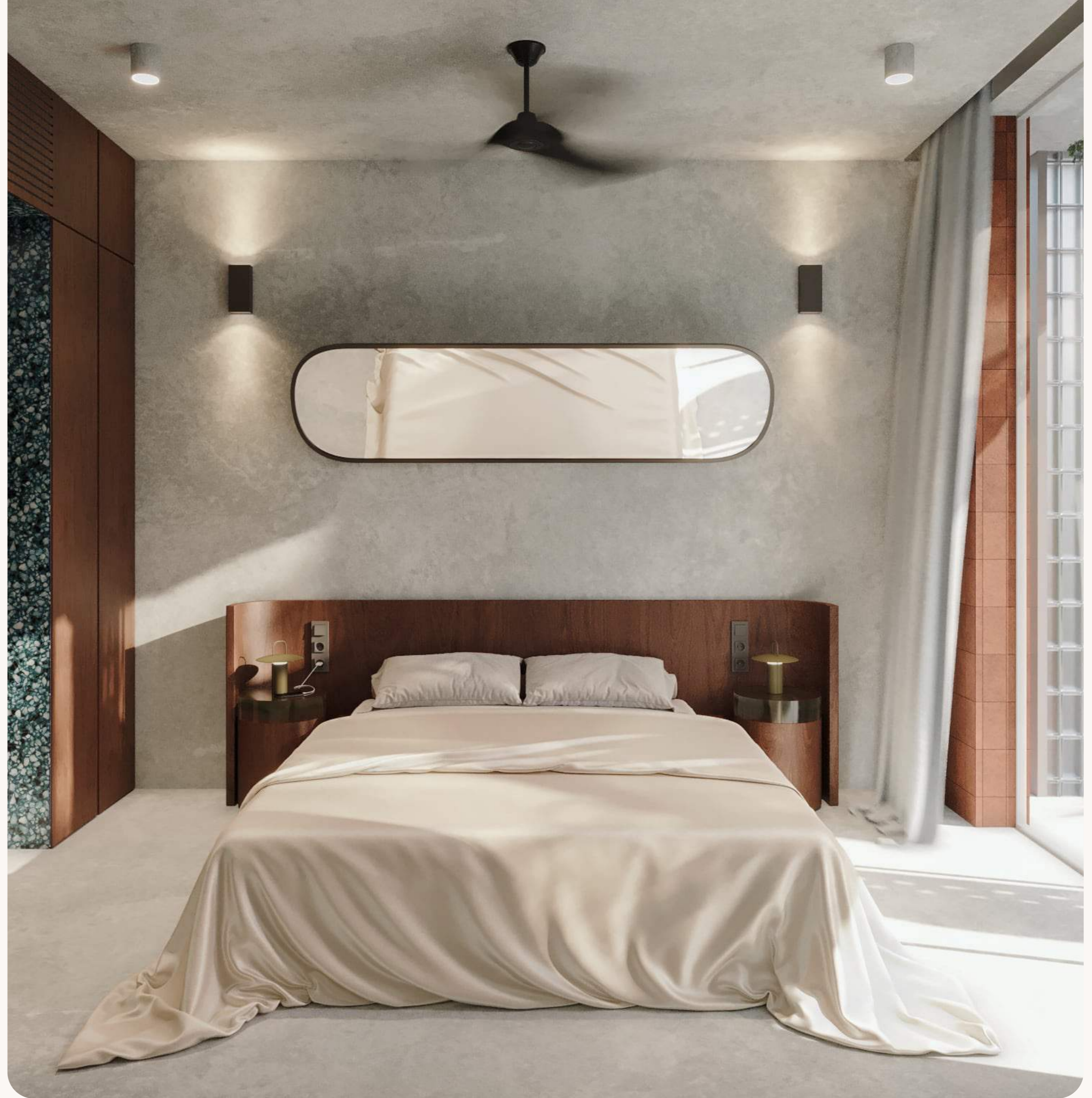
BATHROOM



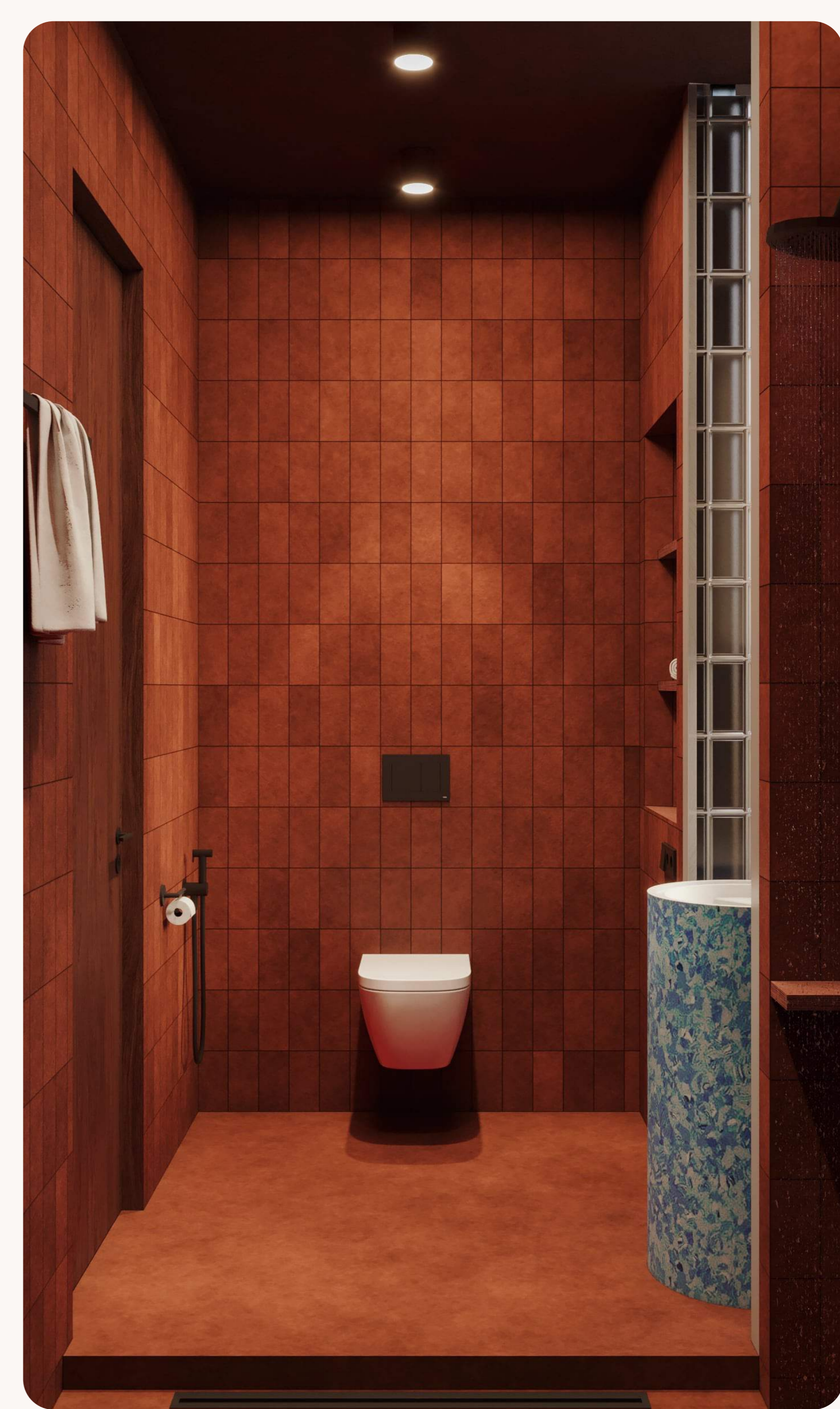
SMALL BEDROOM



SMALL BEDROOM



SMALL BATHROOM



INSTALLMENT FOR THE TOWNHOUSE 100 M²

0% for the whole term

FIRST PAYMENT

30%

SECOND PAYMENT

30%

THIRD PAYMENT

30%

GETTING THE KYES

10%

FINANCIAL FORECAST

All taxes are included in the calculations

100M²

TOWNHOUSE

25%

PROJECTED PROFITABILITY
FROM RESALE

10%

GUARANTEED INCOME
FROM RENT

16%*

ANNUAL ROI UP TO

28 151 \$

INVESTOR'S NET PROFIT PER YEAR
MINUS EXPENSES AND TAXES

6.5 years

PROJECTED PAYBACK PERIODS

*except of additional profitability in case of resale of the object

APARTMENTS

55m²

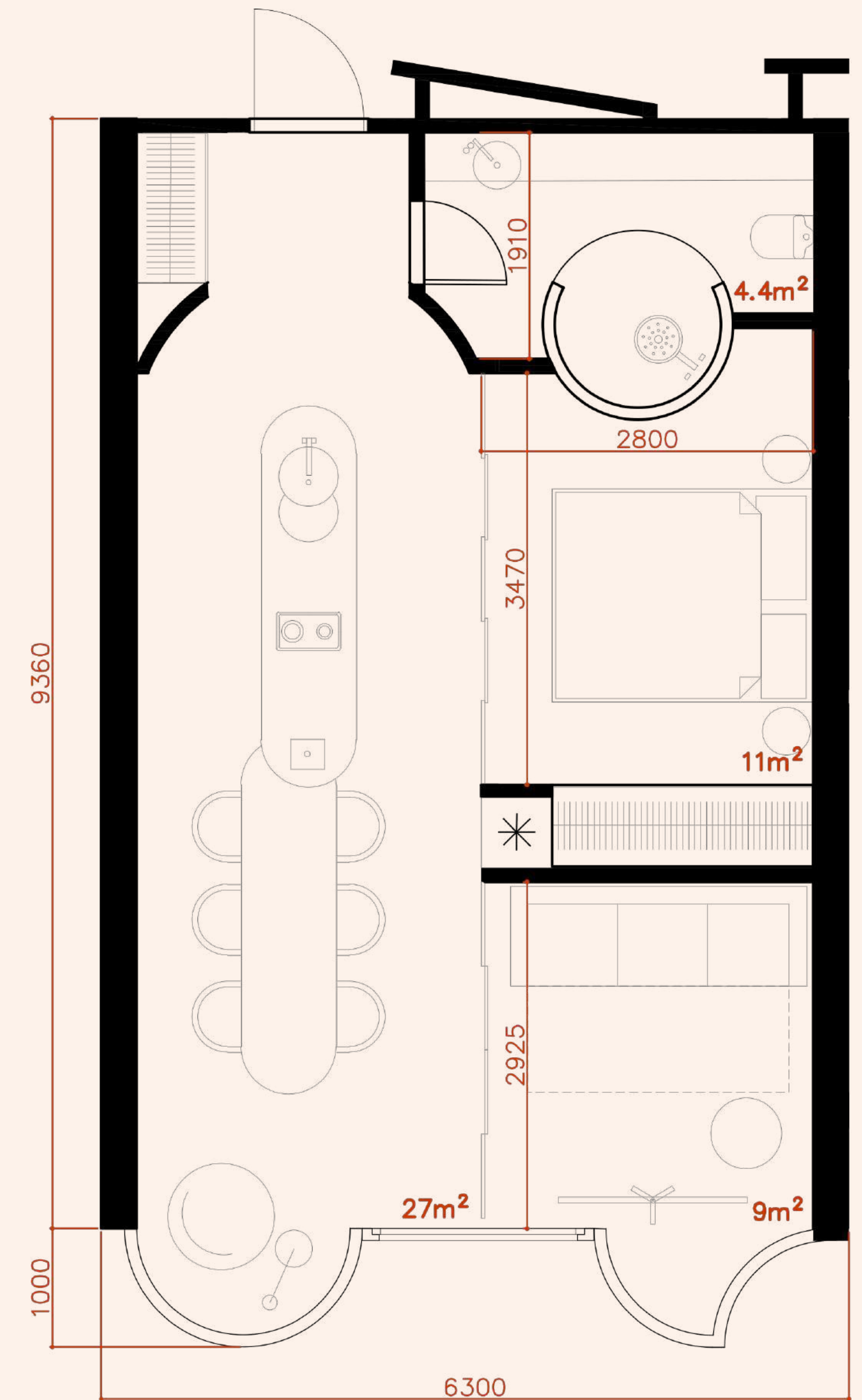
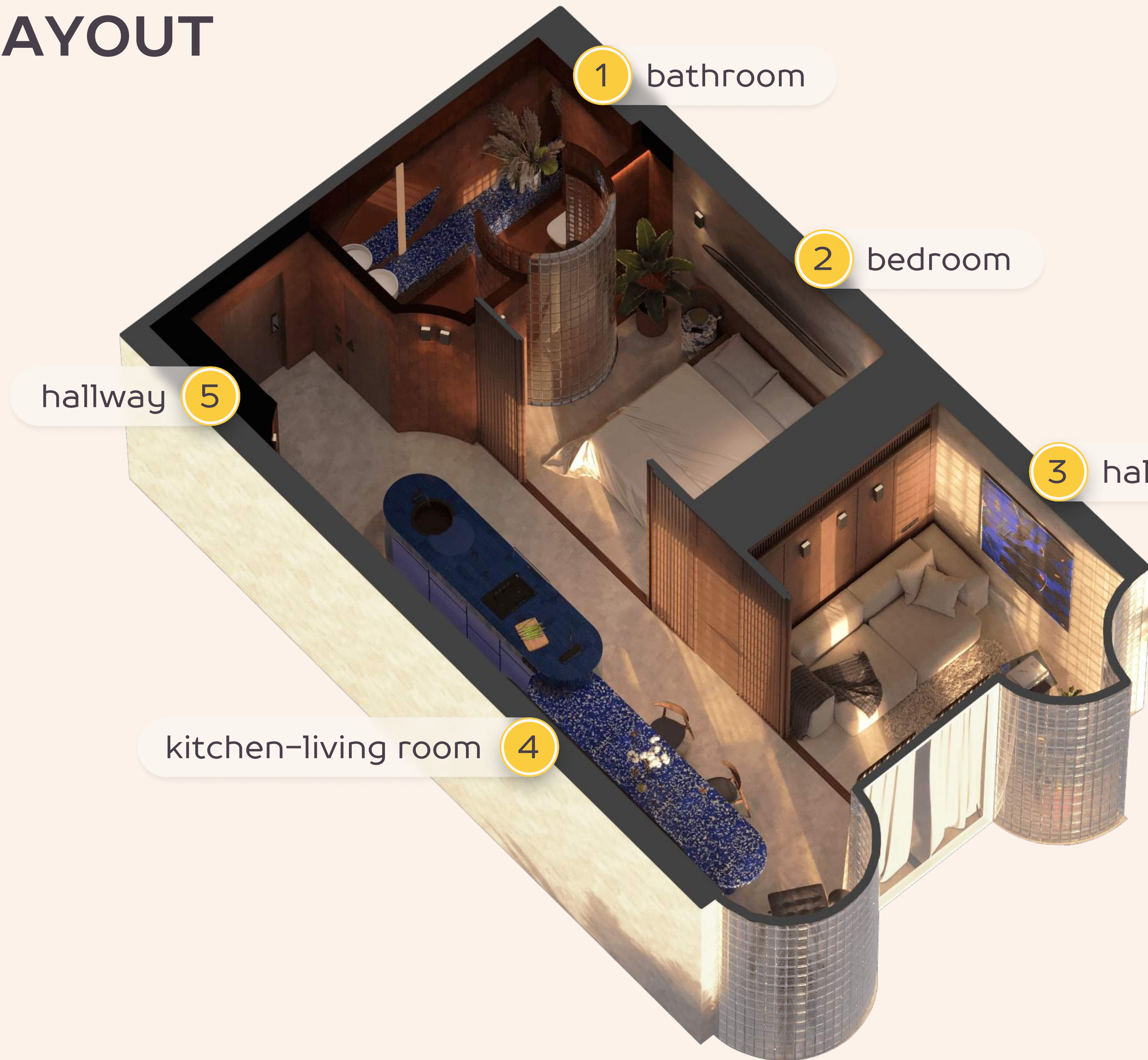
One bedroom apartment with the possibility of dividing into three private areas where everyone will find privacy and comfort.

- Premium furnishings
- Panoramic glazing
- Convenient storage area
- Appliances
- Master bedroom
- Kitchen-living room
- Work area
- Bathroom
- Smart Home
- Wi-Fi

from 110 000\$

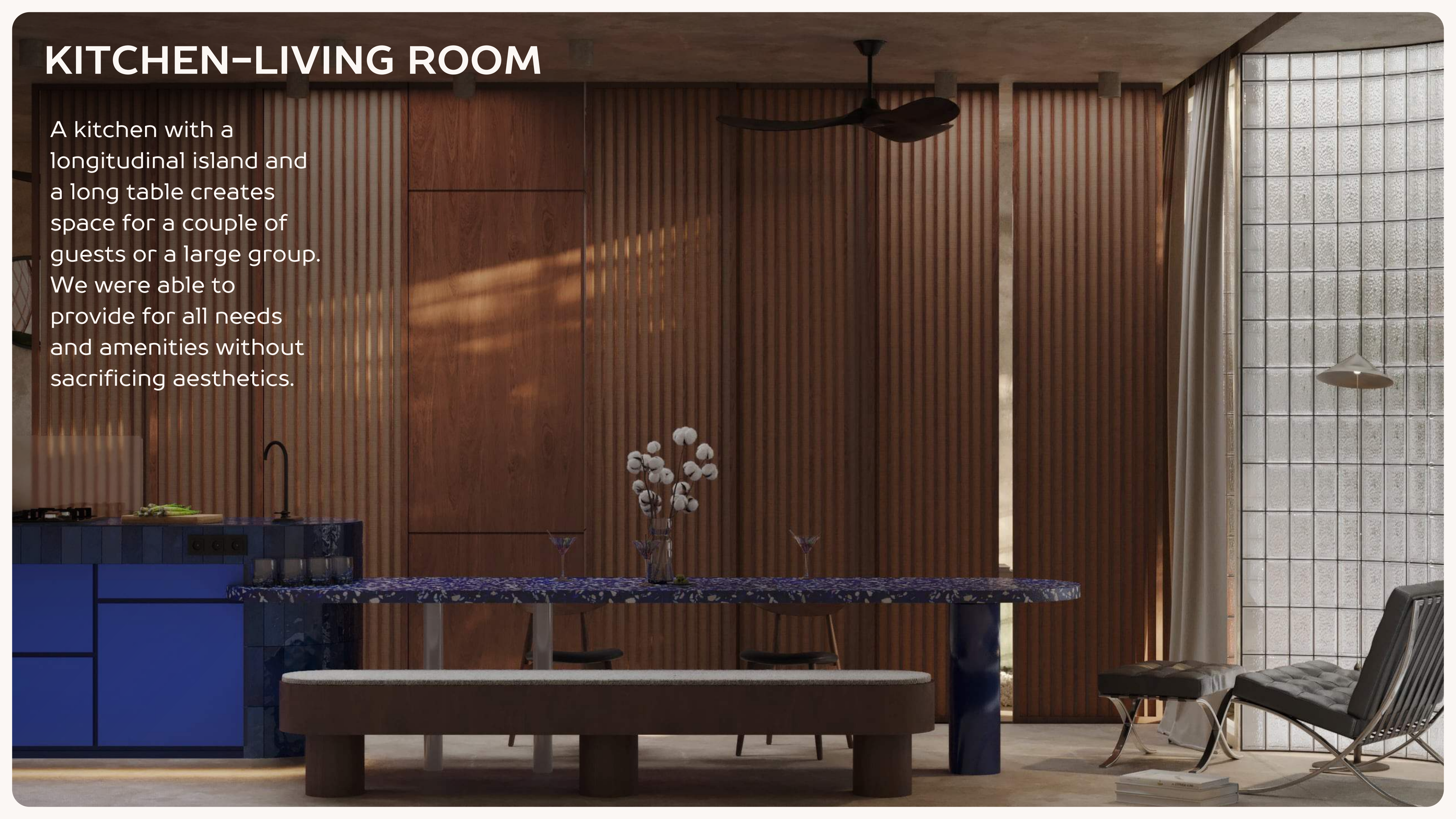


LAYOUT



KITCHEN-LIVING ROOM

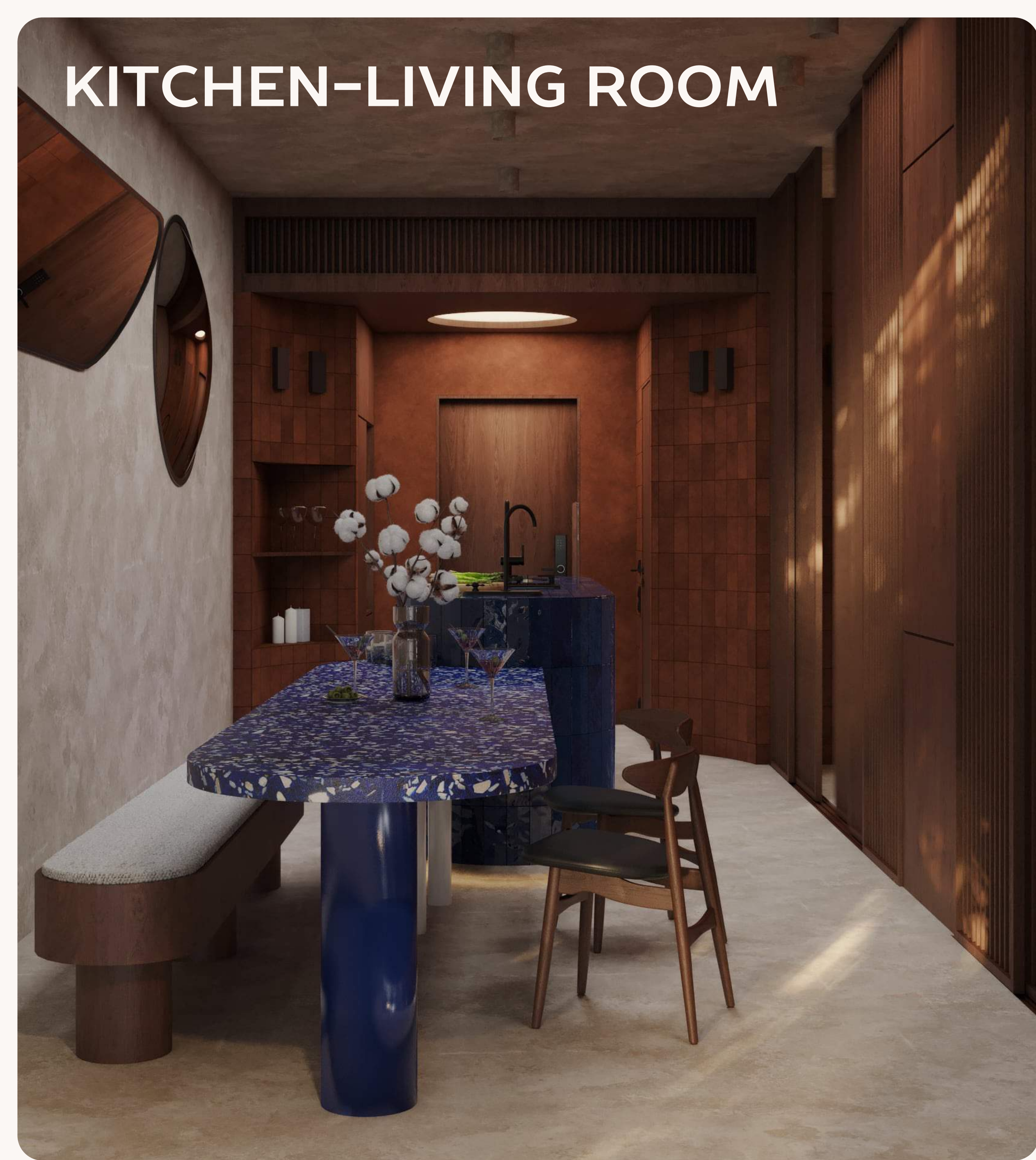
A kitchen with a longitudinal island and a long table creates space for a couple of guests or a large group. We were able to provide for all needs and amenities without sacrificing aesthetics.



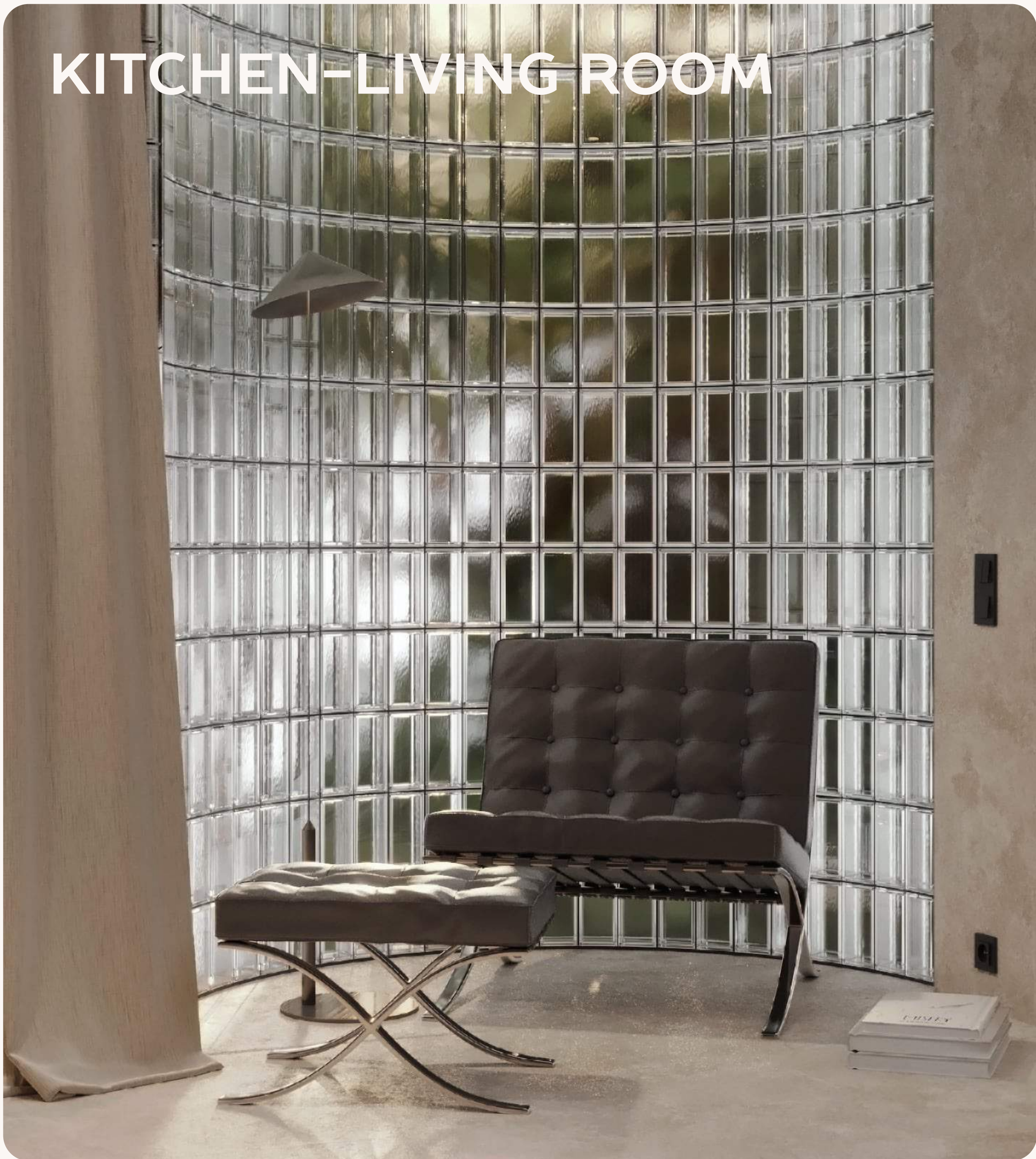
KITCHEN-LIVING ROOM



KITCHEN-LIVING ROOM



KITCHEN-LIVING ROOM

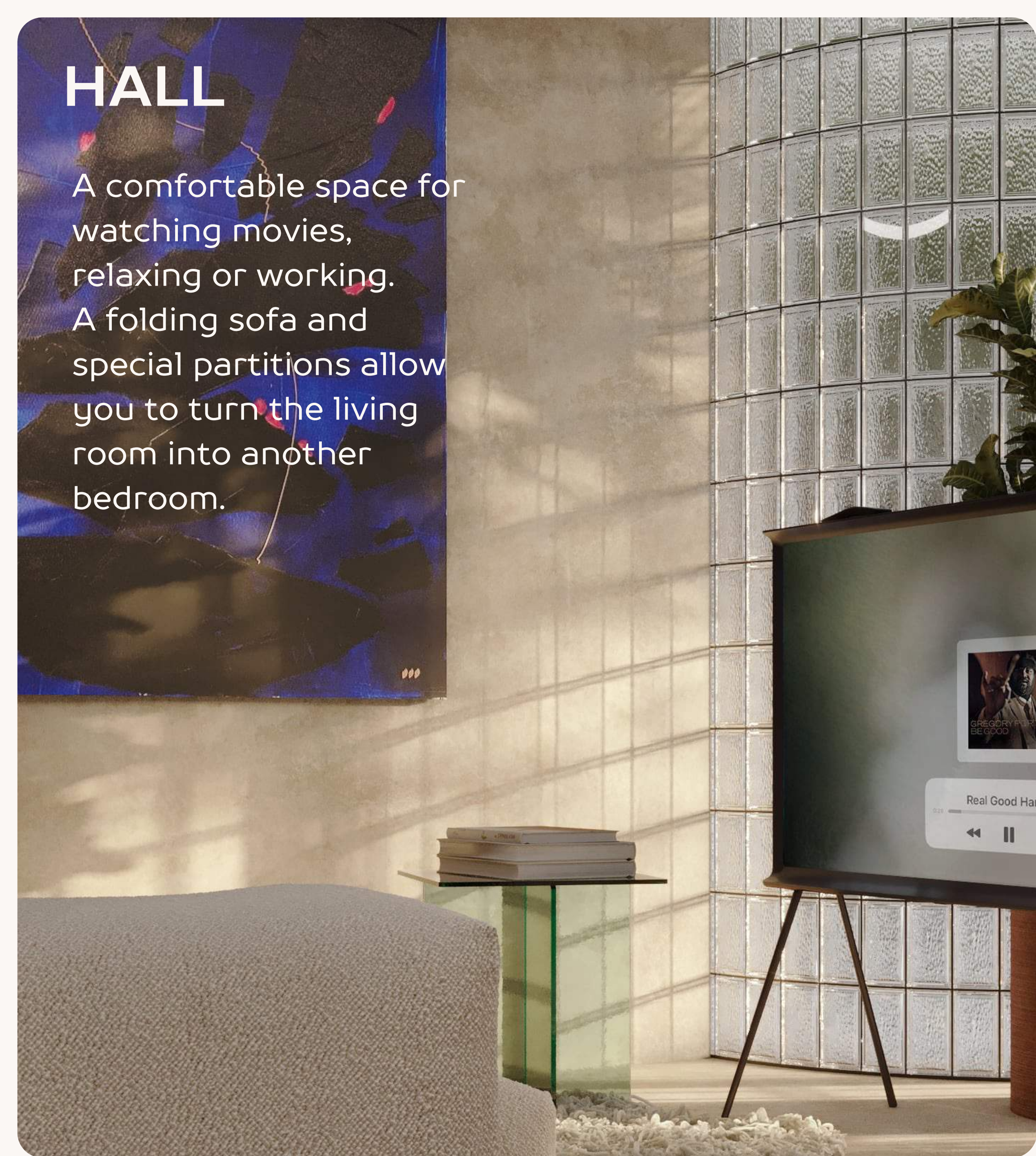


KITCHEN-LIVING ROOM



HALL

A comfortable space for watching movies, relaxing or working. A folding sofa and special partitions allow you to turn the living room into another bedroom.



HALL

Thanks to the glass fronts, you get a lot of light and space in a modern interior.



HALLWAY

The functional hallway harmonizes with the interior, providing plenty of storage space.



BEDROOM

The modern and relaxed interior design creates a homely and cozy atmosphere

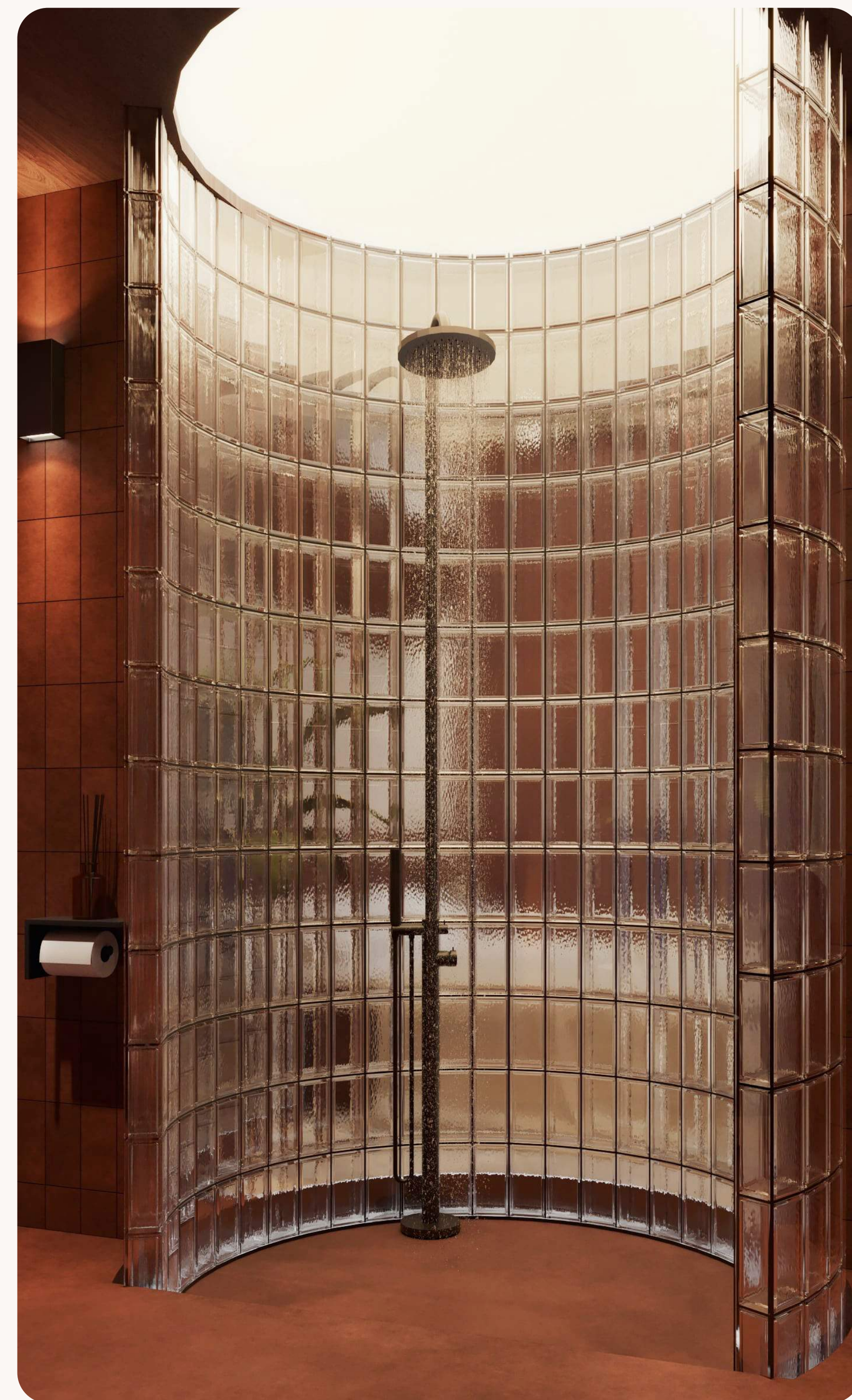


BEDROOM



BATHROOM

Comfortable space in warm colors with large mirror and functional storage system. Many lighting options are available.



INSTALLMENT FOR THE TOWNHOUSE 55 M²

0% for the whole term

FIRST PAYMENT

SECOND PAYMENT

THIRD PAYMENT

GETTING THE KYES

50%

20%

20%

10%

FINANCIAL FORECAST

All taxes are included in the calculations

55M²

APARTMENT

25%

PROJECTED PROFITABILITY
FROM RESALE

10%

GUARANTEED INCOME
FROM RENT

20%*

ANNUAL ROI UP TO

19 419 \$

INVESTOR'S NET PROFIT PER YEAR
MINUS EXPENSES AND TAXES

5 years

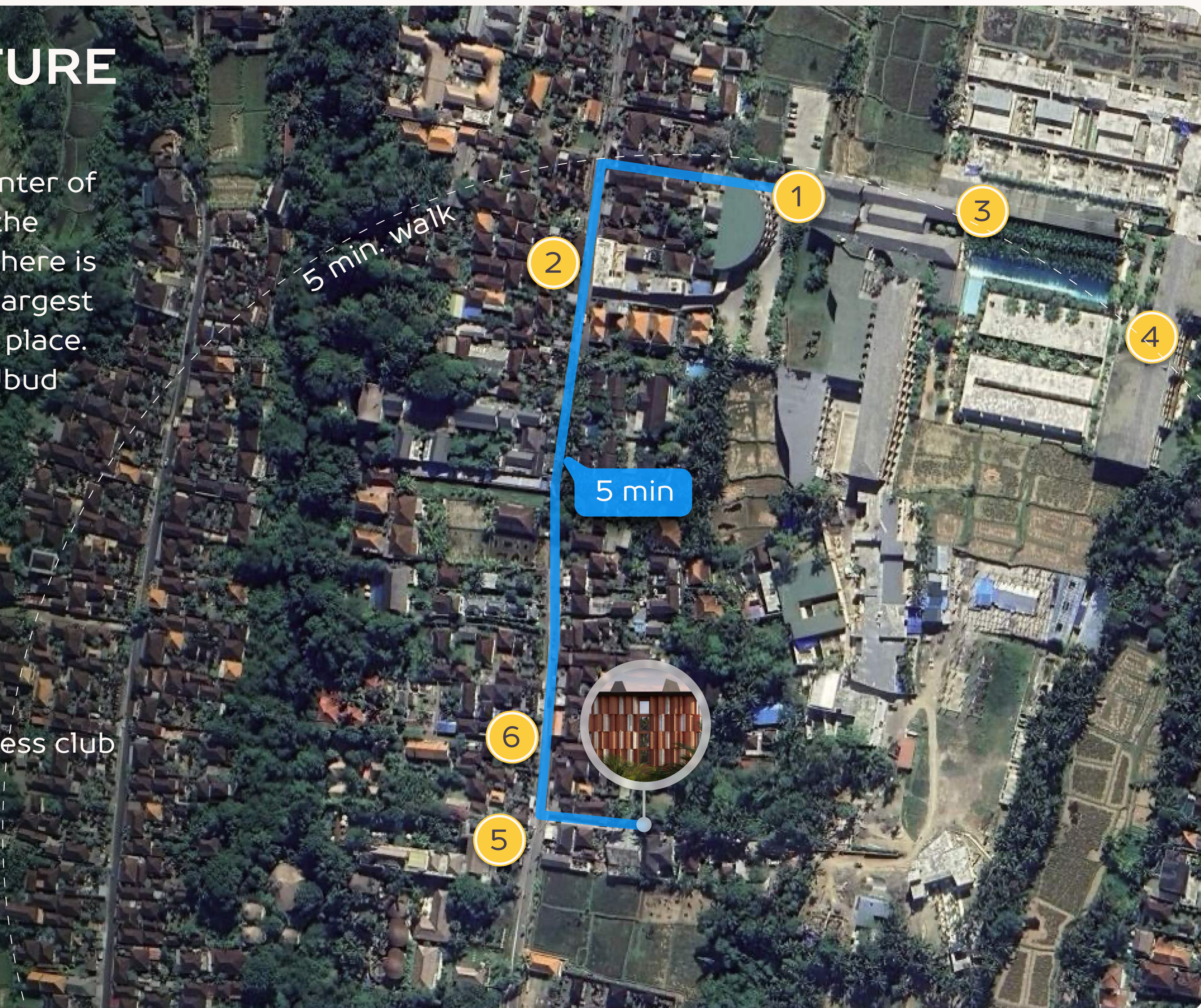
PROJECTED PAYBACK PERIODS

*Exclusion of additional profitability in case of resale of the object

LOCAL INFRASTRUCTURE

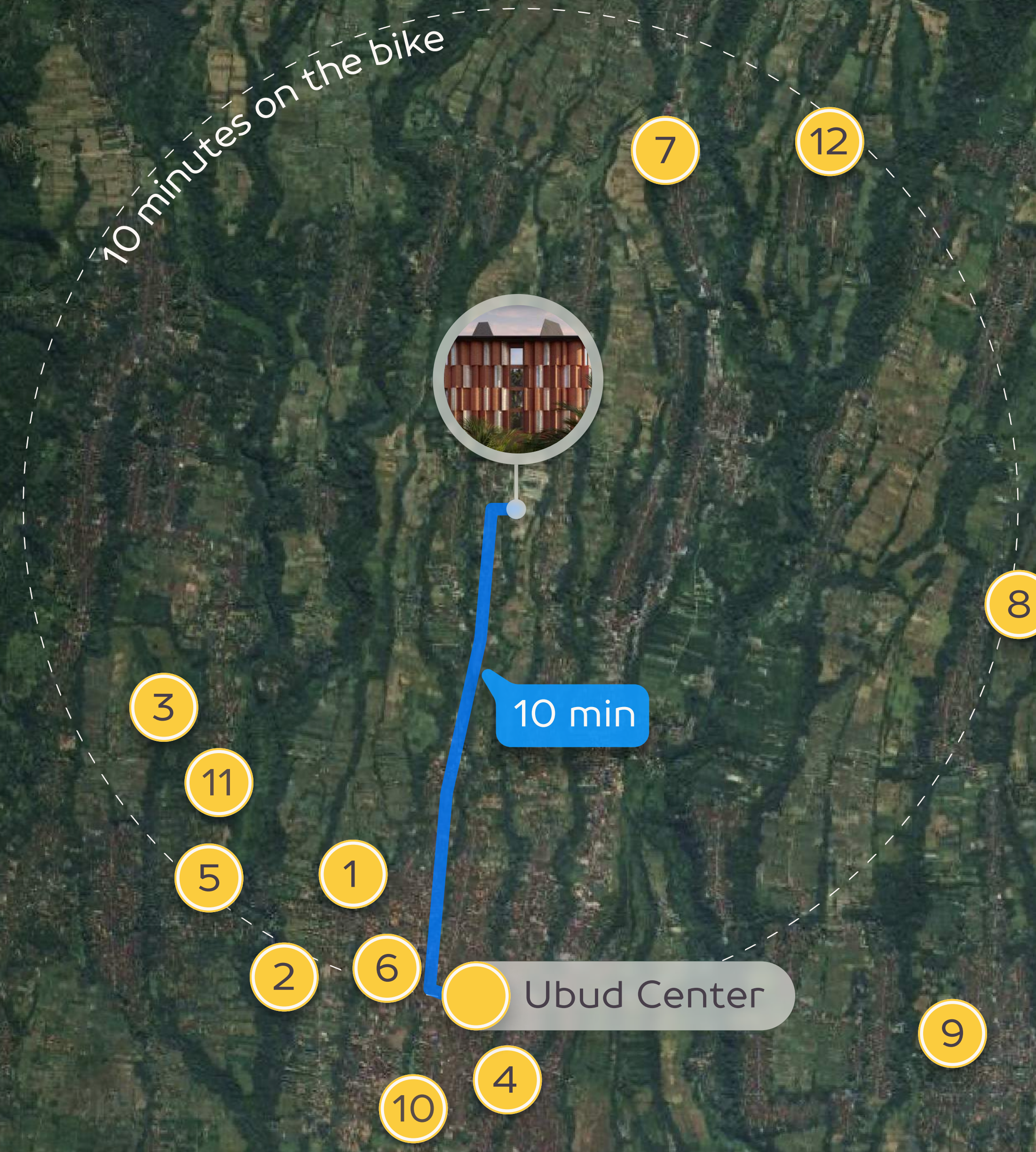
The project is located in the spiritual center of Bali – Ubud city, a 3-minute walk from the largest infrastructure complex PARQ. There is a co-working space, a concert hall, the largest children's development center in PARQ place. It is the most sought-after location in Ubud so far.

- ① – 5 min. to PARQ
- ② – 5 min. 8 restaurants
- ③ – 7 min. 80-meter swimming pool
- ④ – 7 min. Gymnasium – premier fitness club
- ⑤ – 3 min. Udaya Resort & Spa
- ⑥ – 3 min. Green Lab Laundry



LOCAL INFRASTRUCTURE

- 1 — Campuhan Ridge Walk
- 2 — Monkey Forest
- 3 — Neka Art Museum
- 4 — Yoga barn
- 5 — Room 4 Dessert
- 6 — Museum Puri Lukisan
- 7 — Tegalalang - Instagrammable rice terraces
- 8 — Tibumana - waterfall
- 9 — Kanto Lampo - waterfall
- 10 — Agung Rai Museum of Art
- 11 — Mozaic - French restaurant (Michelin Chef)
- 12 — Kabana - night club



TRANSACTION STAGES

01.



RESERVATION

02.



RECEIPT OF DOCUMENTS FOR
REVIEW AND VERIFICATION

03.

SIGN THE CONTRACT AND PAY
THE FIRST INSTALLMENT ON THE
INSTALLMENT SYSTEM

04.



MAKING PAYMENTS ACCORDING
TO SCHEDULE

05.



THE OBJECT IS READY. WE MAKE
THE LAST PAYMENT AND
REGISTRATION AT THE NOTARY.

06.

START GENERATING RENTAL
INCOME THROUGH THE
MANAGEMENT COMPANY

GUARANTEES

01. All land rights have been **fully paid** by developer's own funds.
02. The project is implementing **by own funds**.
03. The company **has been verified** by major law firms.
04. We **provide any verification** of all documents by your side, if it is needed.
05. **All contracts** are legally binding in accordance with Indonesian law.
06. The **investor is protected** by an installment program and sees each stage of construction by making payments on an agreed upon schedule.
07. Construction **warranty - 5 years**.
08. **Guaranteed** income of **10% per annum** during the first year from rental.
09. **All properties are insured** with the Swiss insurance company ZURICH against material damage and cataclysms.

AREA COMFORT SYSTEM

RESIDENCES ↓

- 28 apartments 55 m²
- 8 townhouses 100 m²
- 4 townhouses 150 m²
- Ceiling height: 3 m
- Automated control systems (Smart Home)

EQUIPMENT ↓

- The units are fully furnished
- Equipped with all appliances and air conditioning system
- Bed linen and bathroom and toilet accessories
- Only ecological materials

ENGINEERING ↓

- Silent elevator
- Air conditioning system
- Exhaust ventilation in toilets and kitchens
- Multiscenario lighting control
- High-speed WI-FI points allocated for each unit individually
- Multilevel water purification system
- Hot water system with heat pump
- Plumbing with sewage treatment system, silent PVC pipes
- Standby selective power generator
- Rainwater drainage with an absorption pit to protect the environment from flooding.

SAFETY ↓

- Fenced and guarded territory
- Video surveillance system, security alarm system, access control system
- Fire alarm and fire warning systems, fire extinguishers and hydrants
- Protection from lightning strikes

ABOUT BALI

Investments in real estate in Bali give rental yields from 10% to 15% per year, while the average rate of return on such investments in the world is 5%.

The island of Bali is developing very quickly and occupies the first places in all world rankings on the tourist flow and investment attractiveness.

75%

AVERAGE ANNUAL
OCCUPANCY

+28°C

AVERAGE TEMPERATURE

365

DAYS OF SUMMER

5000

THOUSANDS OF TOURISTS EVERY
MONTH

20%

INCREASE IN PROPERTY VALUE PER
YEAR

7%

INCREASE IN RENTAL COST
PER YEAR



ADVA DEVELOPMENT is a team of international experts with extensive experience in the development and construction of residential complexes and commercial buildings. Specializes in projects in Europe and Indonesia, and also plans to enter the market of Vietnam, South and North America. Our specialists began working on the island of Bali in 2019, and the team of Indonesian specialists and contractors has experience since 2010.

15

PROJECTS OF VARYING
DEGREES OF READINESS

2000

UNITS UNDER
CONSTRUCTION



MANAGEMENT COMPANY



Our properties are managed by professional international specialists and companies. Their more than 10 years of experience in Bali allows them to ensure **year-round occupancy rates of 70–80%** and guarantee careful operation and safety.

15% COMMISSION
MANAGEMENT COMPANY

80% OCCUPANCY RATE
COMPLEXES

MANAGING COMPANY: WHAT IS INCLUDED

TERRITORY MAINTENANCE

Maintenance and upkeep of the common area



Staff of the apartment complex



Annual land tax



Collection and removal of garbage



Security 24/7



Swimming pool service



Landscaping maintenance

SERVICE OF UNITS

Daily house cleaning



Replacement of bed linen and towels



Household appliance service



Utility payments: electricity, water, Internet



Amortization fund



Equipment maintenance

MANAGEMENT COSTS

Marketing and promotion of the complex



Posting ads in online services



Control of incoming receipts



Monthly reporting



Reception, accommodation and follow-up communication with tenants



Material supply and accounting



Overheads



Management team personnel

OUR PARTNERS



REAL GOOD HANDS

architecture, design
and general planning



BCENTRUM

tax and accounting support



FARSIGHT

management company



CARDEX

international financial
service



ZURICH

Swiss insurance company



OSOME studio

interior design
studio



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UBUD