



**ADVA**  
DEVELOPMENT



# SIX STARS

Mengwi, 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
- **SIX STARS**
- 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





The kitchen is designed in a modern style with high-quality appliances, including a dishwasher, washing machine, built-in oven, stovetop, coffee machine, blender, and serving items for added comfort. Ample cabinets provide storage for kitchen utensils and groceries, complemented by a dining table and chairs. Innovative storage solutions are seamlessly integrated into the staircase design, showcasing functionality.



-  lounge area
-  pool
-  parking

-  closed area
-  15 minutes to the beach



SIX STARS





from **185 000\$\***

2 867 500 000 IDR

131 SQM

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

- 🛏 2 bedrooms
- 🛋 living room
- 🚿 2 bathrooms
- 🍷 grill
- 🍽 working place
- 🍳 kitchen

🏠 finishes,  
furniture and  
appliances  
included

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

**Completion date:** 3st quarter of 2024

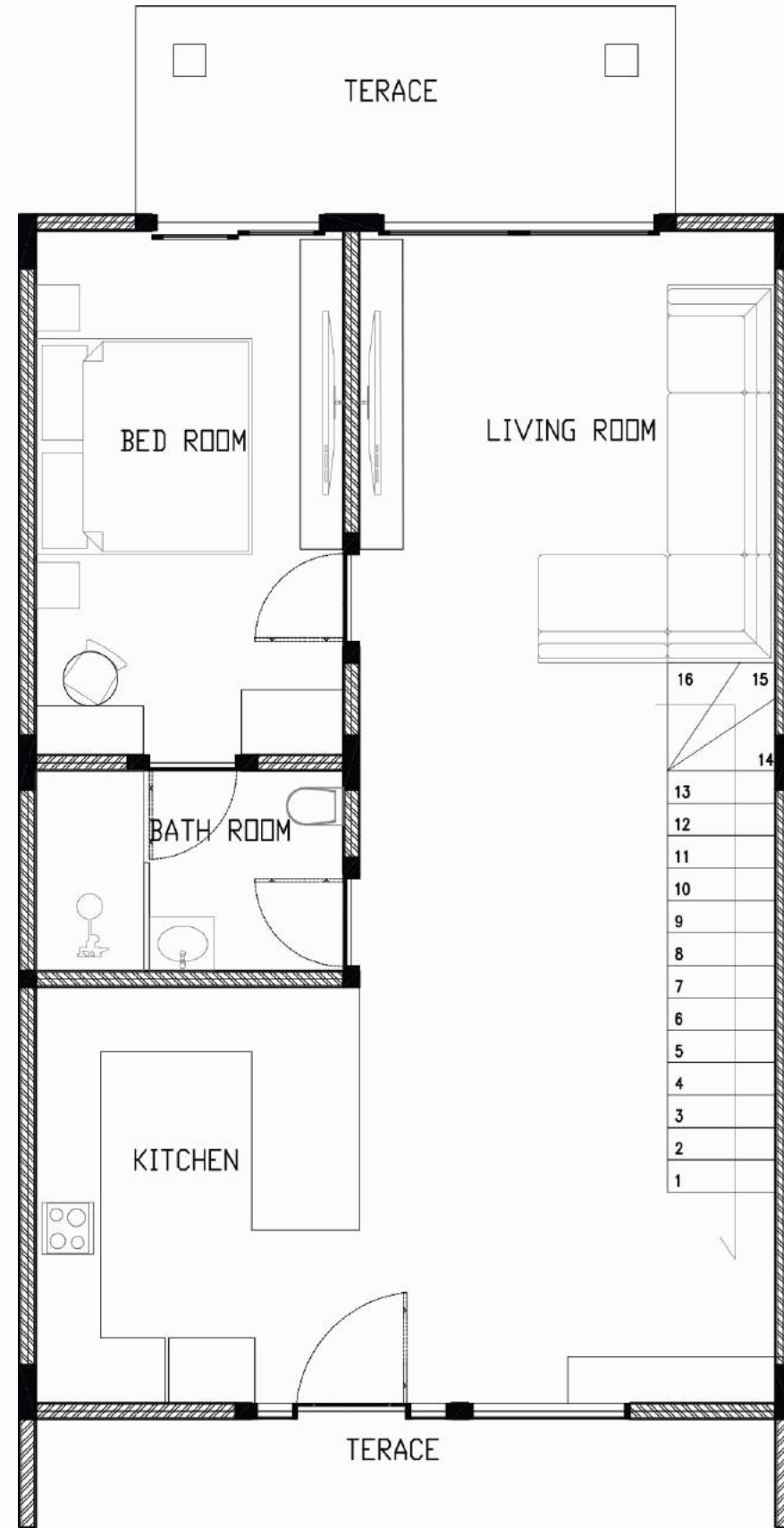
SIX STARS



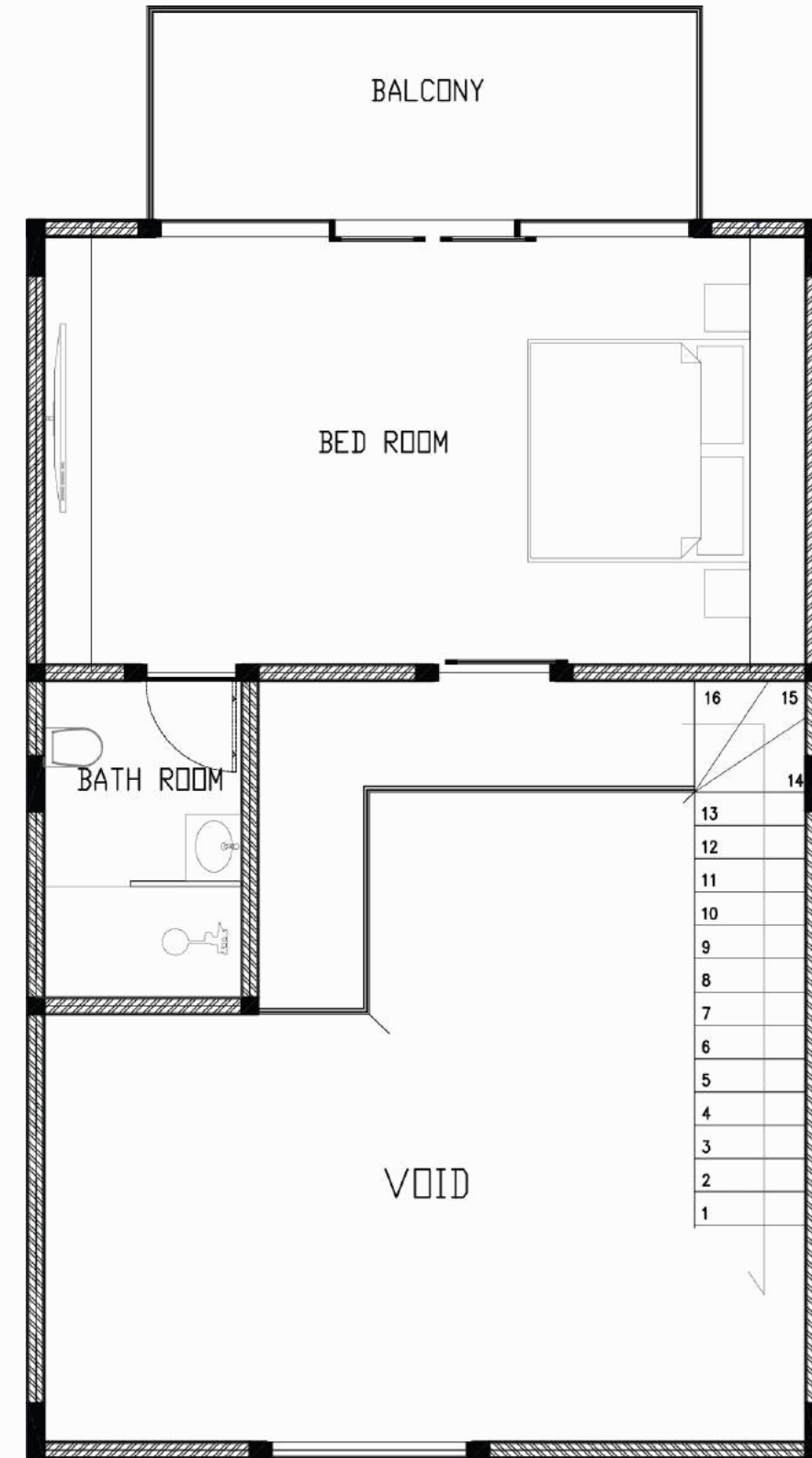




1 floor



2 floor



# LAYOUTS





# KITCHEN

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# LIVINGROOM

The living room features a cozy sofa and a television for comfortable evenings, with a large panoramic window offering a wonderful view of green rice fields. The window leads to an inviting leisure area with a pool and barbecue space, perfect for socializing with friends or enjoying a family dinner under the open sky.







# BEDROOM 1 FLOOR

The first-floor bedroom is both cozy and functional, equipped with everything needed for comfort, including a spacious bed, ample storage, a private bathroom, and a television. The panoramic window provides direct access to the pool.







# BEDROOM 2 FLOOR

The second-floor bedroom boasts a wide bed for unforgettable rest and deep sleep. The personal balcony offers breathtaking views of celestial sunsets and sunrises. A spacious wardrobe allows convenient storage, and the exquisite bathroom with a spacious bathtub provides a relaxing retreat. Each day begins with an inspiring landscape and ends with calming sunsets.





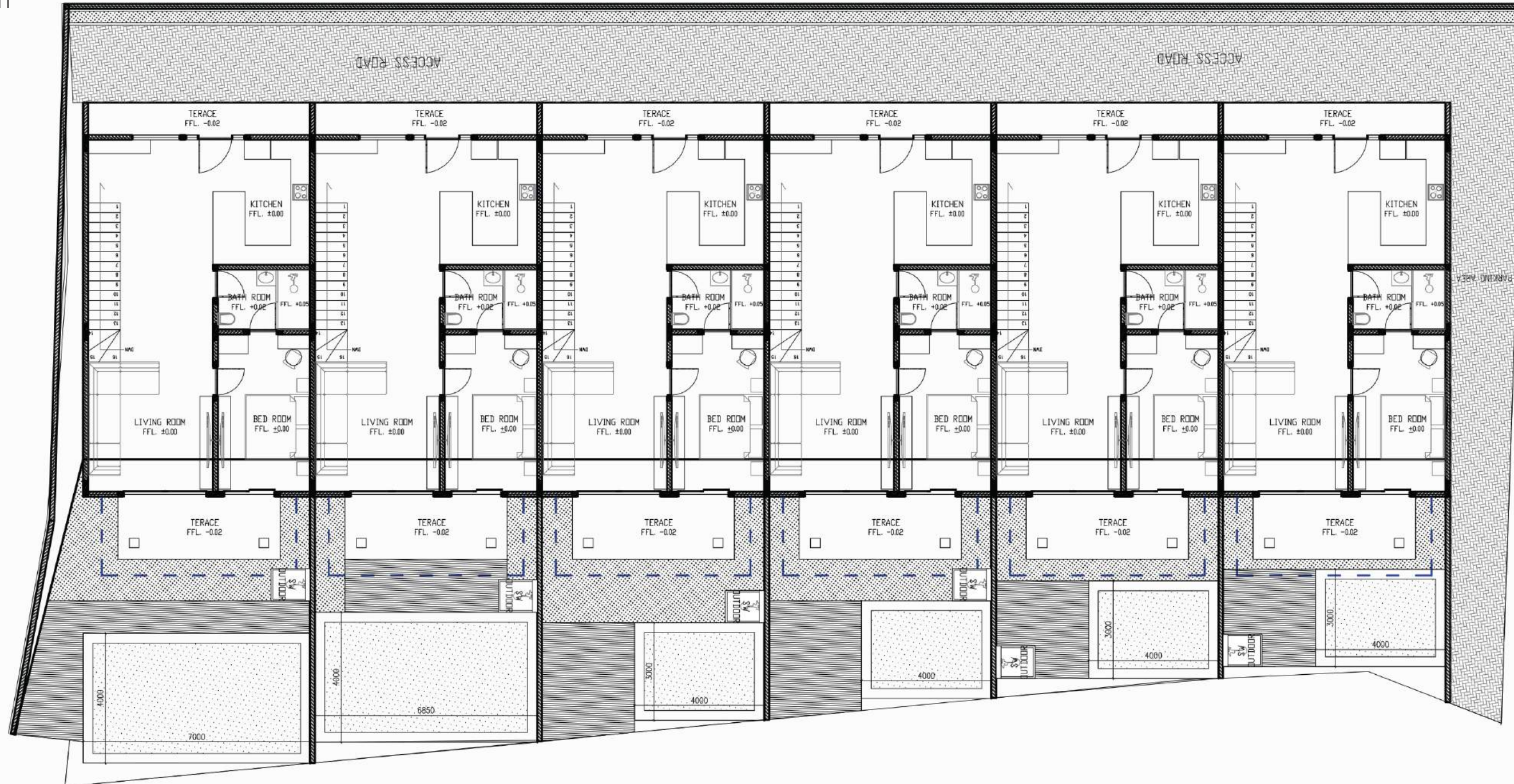


# WORKSPACE

The workspace is an ideal area for work and relaxation in your home, with a panoramic view that energizes and helps focus on tasks, making the work process simple and efficient.







# MASTER PLAN





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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