



**ADVA**  
DEVELOPMENT



# VIEW APARTMENTS

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 VIEW APARTMENTS**
- 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





Complex of 8 apartments in Bali.  
An exquisite holiday among rice terraces and mountains, where every sunrise and sunset is a masterpiece of nature. Your luxury secluded paradise with easy access to vibrant local culture is perfection for living and renting.



 lounge area

 swimming pool

 parking

 closed area

 smart house

 10 minutes to the beach



# VIEW APARTMENTS





from **99 000\$\***

1 534 500 000 IDR

40 SQM

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



- 1 bedroom
- living room
- bath
- smart home
- workplace
- kitchen

finishes,  
furniture and  
appliances  
included

**Status:** The load-bearing structures of the building have been erected, plastering work and roofing are being installed.

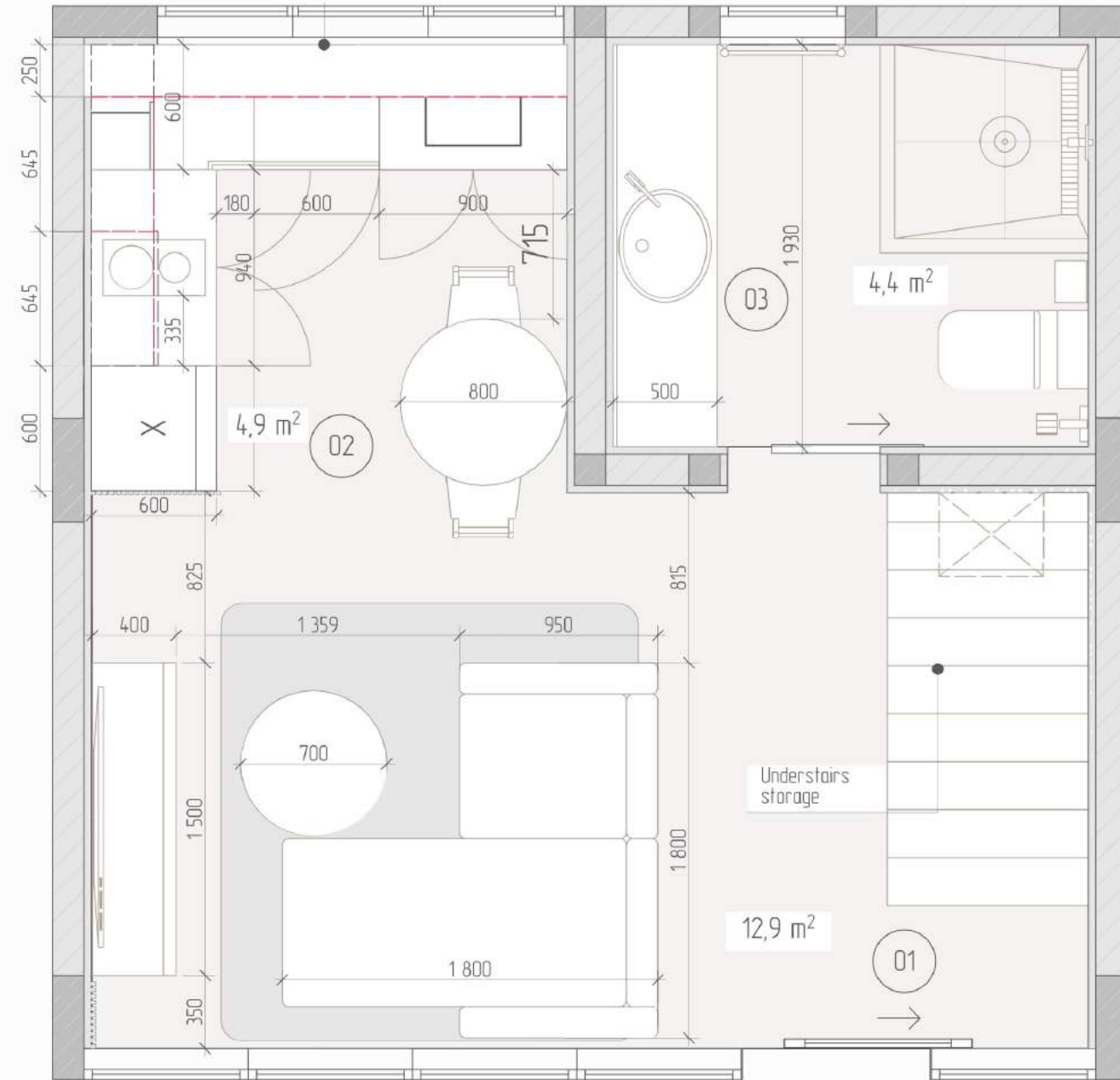
**Object completion date:** 3st quarter of 2024

VIEW APARTMENTS

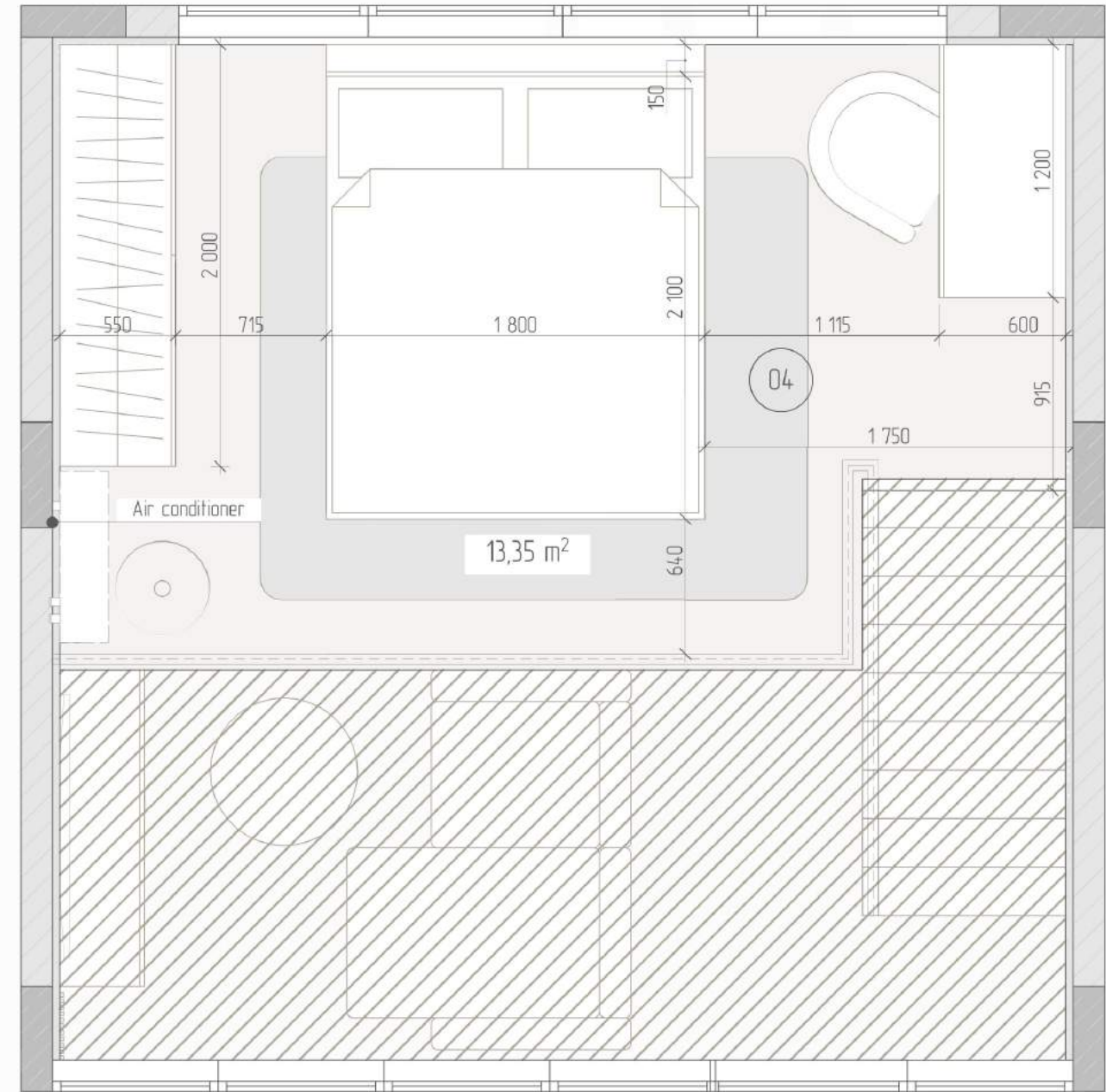




**1 floor**



**2 floor**



# LAYOUTS





# LIVINGROOM

The perfect combination of functionality, comfort and style. The design uses exclusively natural materials. Panoramic windows fill the room with light and offer a magnificent view of the green garden.







# LIVINGROOM

Designer chandeliers made of wicker material add a special charm to the interior. An innovative storage solution is discreetly integrated into the staircase design, a perfect example of functionality.







# BEDROOM

The bedroom is located on the top floor, accessible by stairs. Each step is illuminated with thin LED strips, which give the space a cozy glow at dusk. A full-length mirror adds light to the space and visually expands the room.







# BEDROOM

Maximum convenience: a closet where every thing is in its place, a bed with a high mattress that promises deep and restorative sleep – the heart of your room.







# BEDROOM

A workplace with a comfortable table and chair will allow you to work creatively in comfort, while enjoying the views of the tropical nature of Bali.





# BATHROOM

A large round mirror with delicate LED lighting adds soft light and makes the interior more comfortable. The backlight gives the mirror the effect of a floating surface. The organic and natural style of the room is added by a sink made of solid natural stone. Its natural patterns and irregularities make each shell unique.







# BATHROOM

A modern, spacious, large shower with a shower head allows you to enjoy the feeling of tropical rain.

The beige shades of the room combine perfectly with natural materials and add warmth to the interior.







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.





**ADVA**

DEVELOPMENT