

AWWA

BOUTIQUE HOTEL

Make
awwasome
investment

Fully completed and operational income-generating complex



CONCEPT-DRIVEN BOUTIQUE HOTEL

REST BEYOND THE HOLIDAY

Location

8 minutes

to Berawa beach



South Bali's prime coastal hub

steps away from world-renowned beach clubs and iconic surf spots

[explore on the map](#)

Land zone: pink

Leasehold until 2051

option to extend for an additional 25 years

SK-SLF-510306-05112025-024

The hotel is

fully operational and revenue-generating

3d quarter 2025

officially commissioned

ADULTS ONLY

MARKET POSITIONING



25M SIGNATURE POOL
WITH ART &
INSTAGRAM ZONE



AN OPEN-AIR CINEMA
EXPERIENCE ON THE ROOFTOP



YOGA-PLACE



APARTMENTS
WITH A KITCHEN



DEDICATED 24/7
CONCIERGE SERVICE



AN ELEGANT ON-SITE
BAR

AN ICONIC INSTAGRAM-WORTHY POOL IN BALI

ART BY KOKETIT



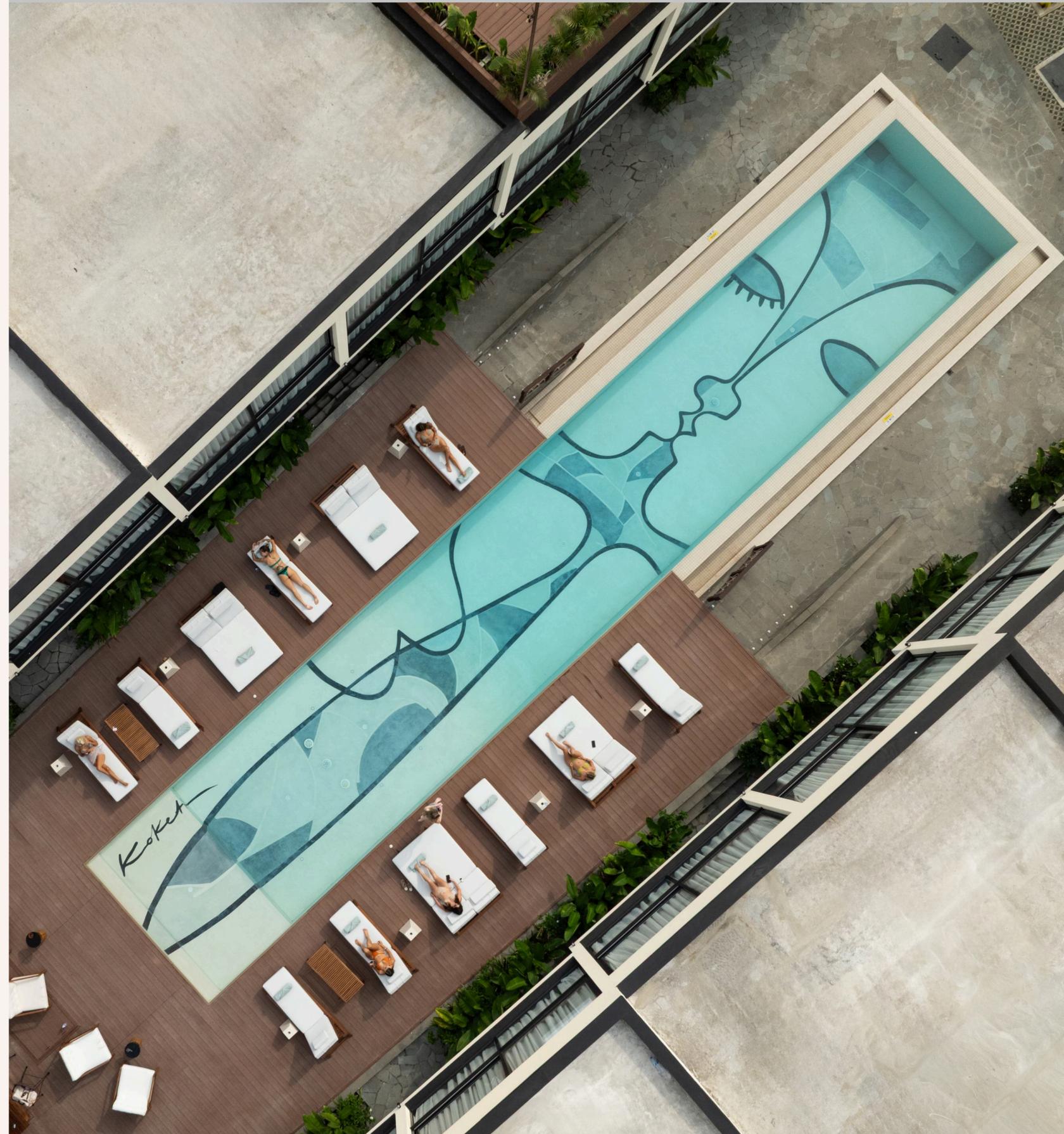
SHIRA BARZILAY

An internationally renowned artist exclusively created a bespoke artwork for the 25-meter signature pool at AWWA

Koketit



Her portfolio of collaborations features world-renowned brands including Cartier, Porsche, Vogue, ELLE, ZARA, Harper's Bazaar, Lenovo – alongside AWWA



ONE-BEDROOM APARTMENT
AND ECO-CONSCIOUS DESIGN



IDR 2.47 bn

33+ m²
total area

IDR 1.169 bn
Initial installment

up to 12%
ROI

EXCHANGE RATE: 16 700 IDR/USD

PRICE VALID THROUGH MARCH 31, 2026

IDR 108.6M/MONTH (12-MONTH INSTALLMENT PLAN)

TWO ROOM CATEGORIES:

DELUXE POOL ACCESS ROOM

A room with direct access to the pool, thoughtfully designed for refined and effortless living. The space includes a private bathroom, a fully equipped kitchenette, and a comfortable work area with a desk



DELUXE POOL VIEW ROOM

Located on the second floor, the rooms overlook the pool and Bali's lush tropical landscape. Each space is appointed with a private bathroom, a spacious round table, and a functional kitchenette for an elevated stay experience

INTERIOR

1/4



DELUXE POOL ACCESS ROOM

INTERIOR

2/4

DELUXE POOL ACCESS ROOM



INTERIOR

3/4



INTERIOR

4/4



INTERIOR

1/4



DELUXE POOL VIEW ROOM

INTERIOR

2/4



DELUXE POOL VIEW ROOM



INTERIOR

3/4



EXTERIOR

1/4



EXTERIOR

2/4



EXTERIOR

3/4



BENEFITS OF OPERATING UNDER AN IN-HOUSE MANAGEMENT STRUCTURE AT AWWA BOUTIQUE HOTEL

INTERNATIONAL-LEVEL EXPERTISE

we have drawn on experience from over 450 hotels worldwide, selecting the most effective practices for our project in Bali

THE STRONG BRAND OF AWWA BOUTIQUE HOTEL

signature design, a wellness focus, collaborations with renowned brands (Ruslan Baginskiy, Koketit), and eco-initiatives make the hotel attractive to guests and strengthen its market position

FULL CONTROL AND TRANSPARENCY

as the developer, we remain in the project after completion and take personal responsibility for its management. you receive monthly reports detailing the performance of your unit and can check financial results at any time through our CRM system

**THE MANAGEMENT COMPANY
PROVIDES**

**QUARTERLY
PAYOUTS AND
REPORTING**

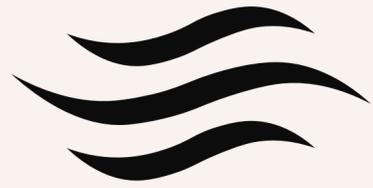
**PAYMENT OF TAXES
AND OPERATING
EXPENSES**

**ACCESS TO THE
BIG WAVES
DEVELOPMENT
PRIVILEGE CLUB**

**OCCUPANCY
STARTING
FROM 80%**

**24/7 CONCIERGE
SERVICE**

**HOTEL AND TERRITORY
MAINTENANCE**



BIG WAVES DEVELOPMENT

proven construction
expertise

13

a portfolio of conceptually distinct
leisure developments:
2 completed projects
2 currently under construction

4

in prime island
locations

- Ubud
- Canggu
- Virgin Beach,
Karangasem

