



SERENITY VILLAS

Our projects

Our company is experienced in the construction and development of both private villas and large complexes. We are growing and you are invited to be part of a big family

5+

Projects in Bali

70+

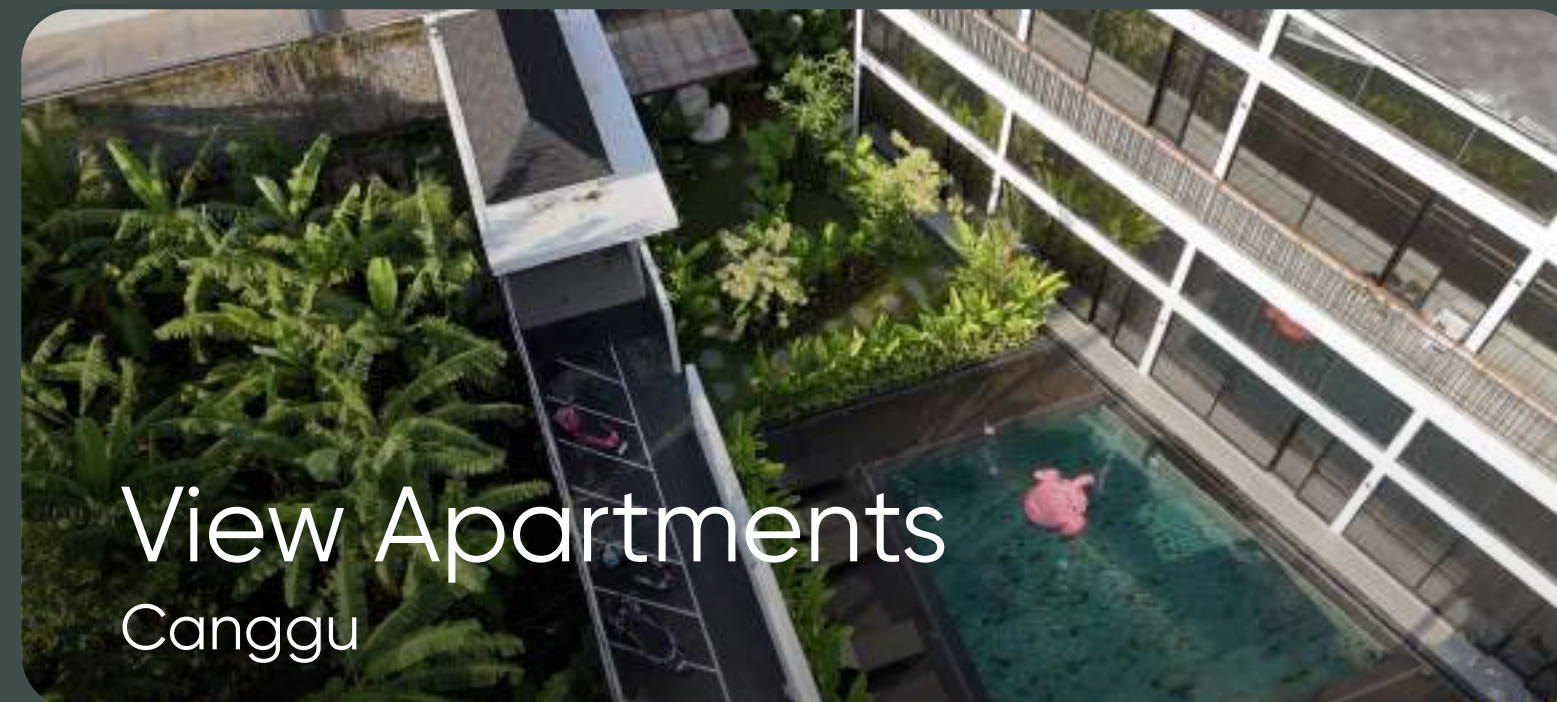
Total delivered and in-progress units



Terracotta
Ubud



Serenity Villas
Canggu



View Apartments
Canggu



ADVA Village
Canggu

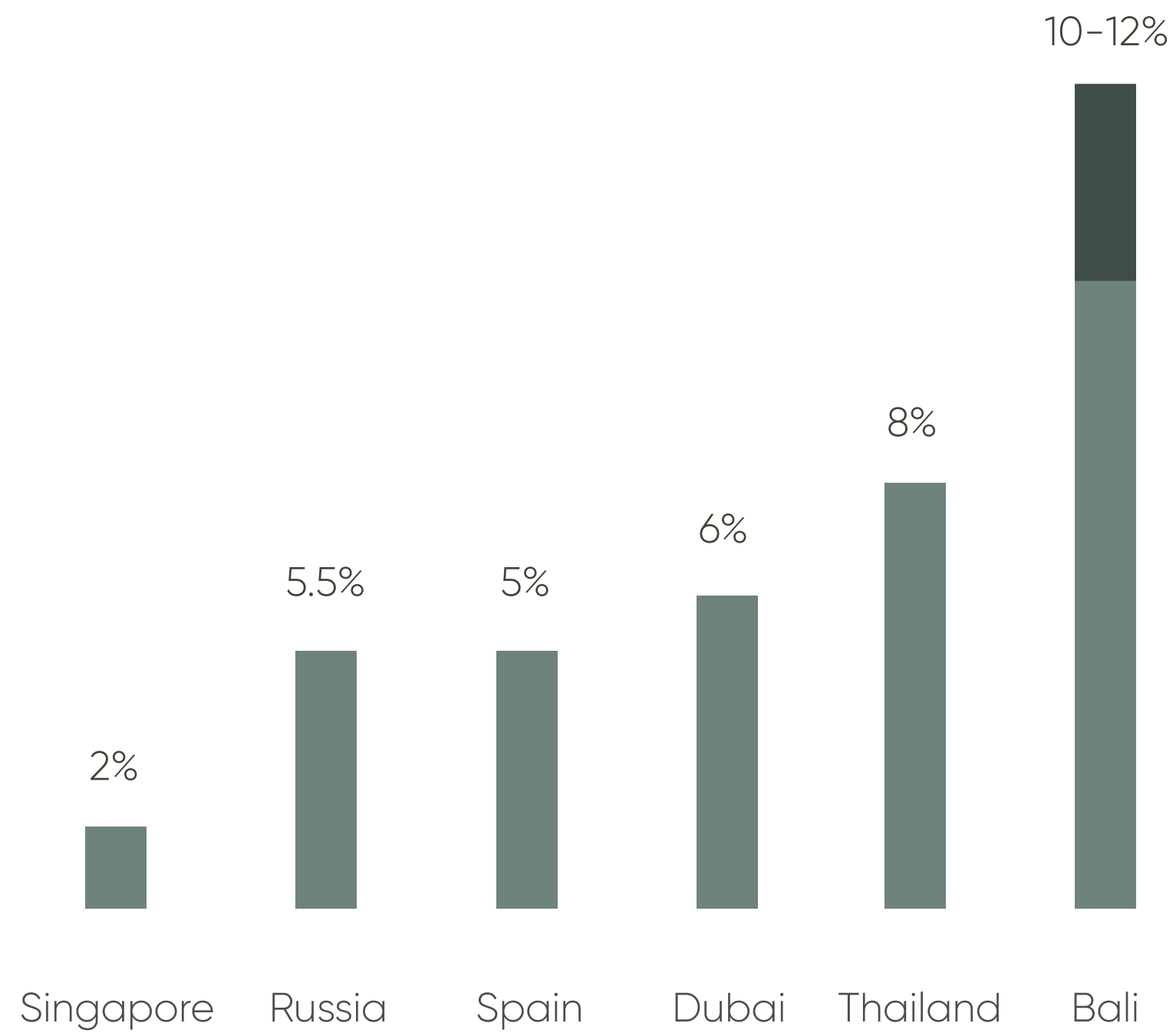


Six Stars
Canggu

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Bali through the eyes of an investor

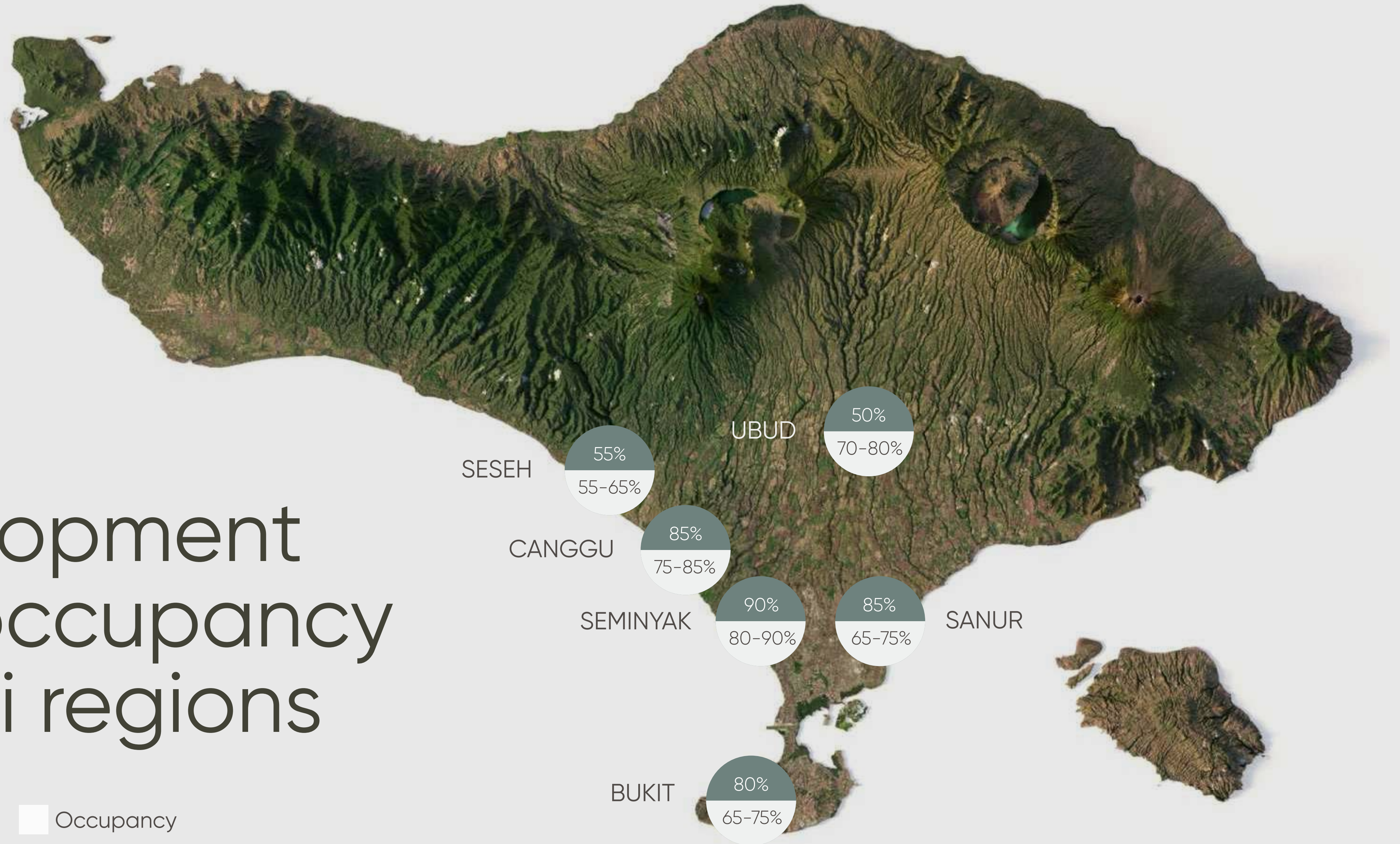
■ Average annual return



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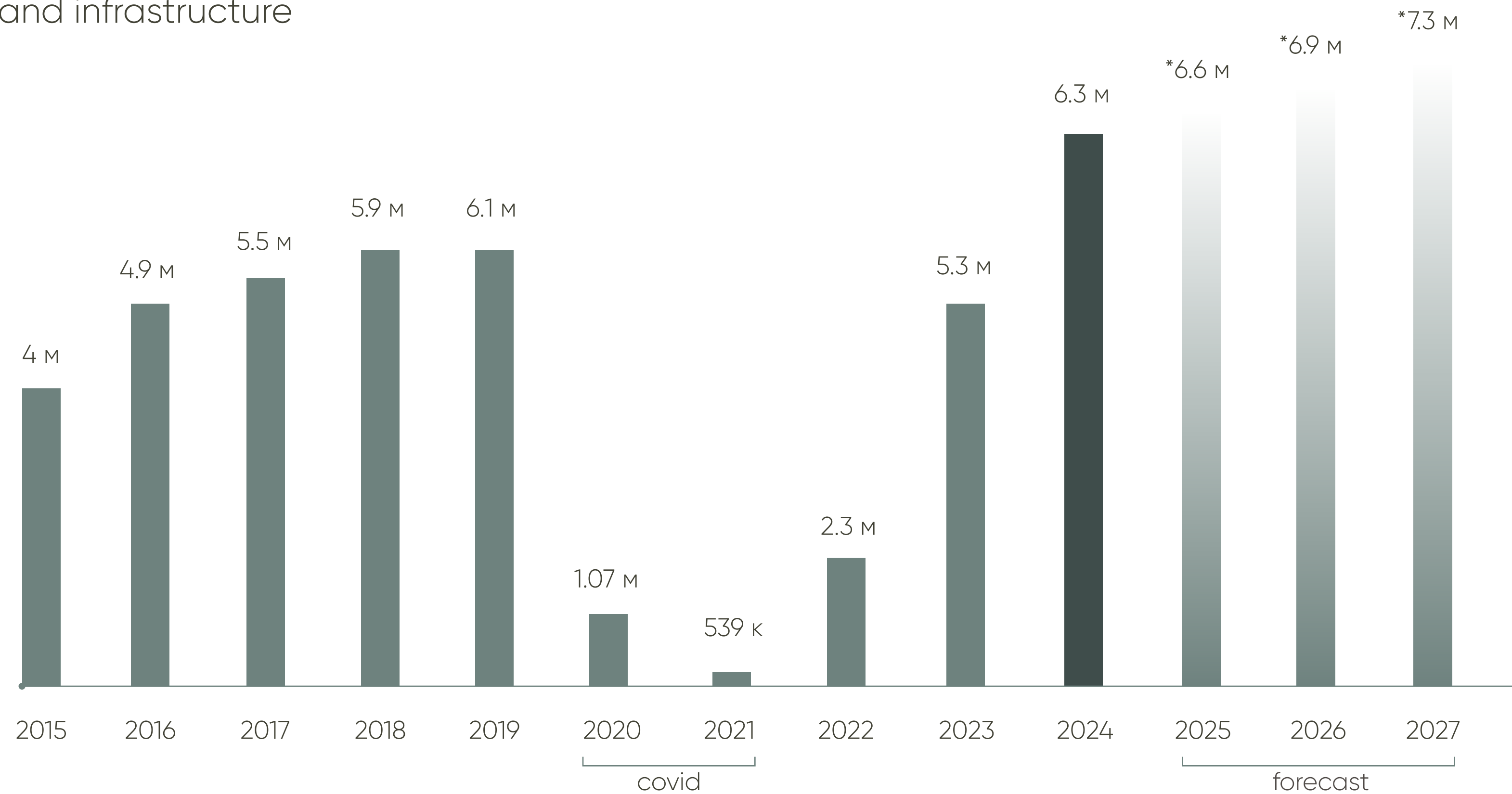
Development and occupancy of Bali regions

■ Development ■ Occupancy



Growth of tourist flow

Tourism in Bali is booming, with record visitor numbers driving demand for new property and infrastructure



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Life in Canggu

The perfect place for those who value balance: mornings with surfing, days spent working with views of rice fields, and evenings in stylish cafés by the ocean. Everything is close by – modern villas, a vibrant community, comfort, and aesthetics. Canggu isn't just a neighborhood, it's a way of life

Location

The complex is located close to the best restaurants, gyms, yoga studios, and atmospheric local spots. Everything you need for an active and balanced life is right at your fingertips



Nuanu
26 minutes



Finns Beach club
16 minutes

Tabanan



Nirvana Wellness Club
10 minutes

Ubud

Gianyar



Montessori school
0 minutes

Canggu

Serenity villas



Atlas Beach Club
17 minutes

Kuta



Airport
55 minutes

Puri Gading

[Open in Google Maps](#)

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Modern infrastructure

Canggu is a neighborhood with well-developed infrastructure

[Open in Google Maps](#)



01

Gyms and yoga studios

Canggu is home to a wide variety of gyms and yoga studios



02

Lounge areas and spas

Perfect spots for relaxation, rejuvenation, and enjoying impeccable service



03

Restaurants

A vast variety of dining options – from trendy cafés to exquisite fine dining establishments



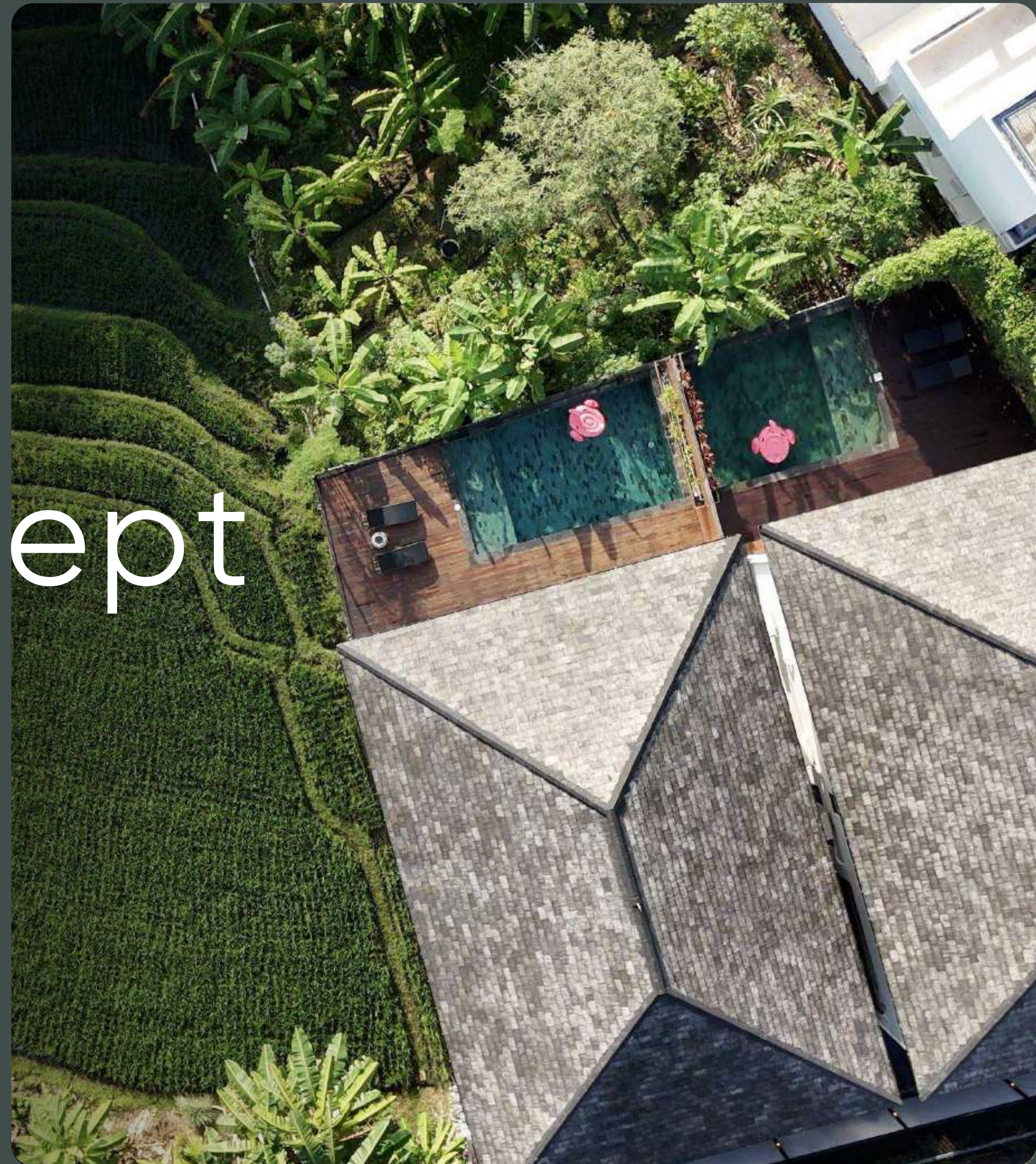
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Serenity Villas is a private collection of modern designer villas in Bali, each featuring its own private pool. Spacious layouts, panoramic windows, and open terraces create an atmosphere of privacy and freedom. Ideally located near the best beaches and the vibrant infrastructure of Canggu, the project is perfect for both personal living and investment rental. Serenity Villas is your oasis of style and tranquility in Bali.

Project concept

- Lounge area for relaxation
- Gated and secure community
- Shared swimming pool
- Smart home system
- Convenient parking
- Just 10 minutes to the beach

A project for those who appreciate open spaces, natural materials, and harmony with nature. Nestled among Canggu's picturesque rice fields, the location offers privacy while remaining just minutes from the beaches and local infrastructure. ADVA Village is the perfect blend of style, comfort, and investment appeal.



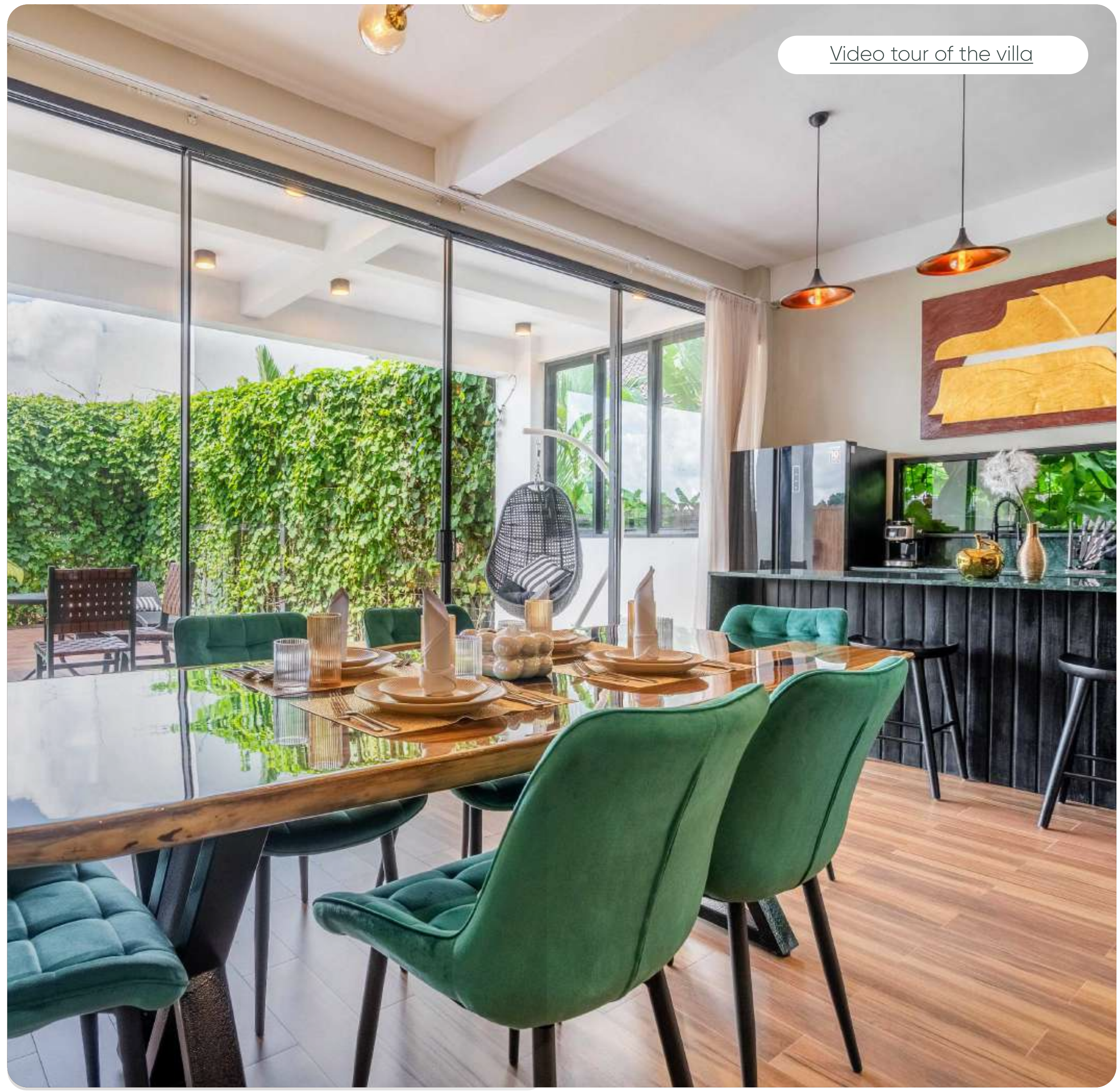
[Video tour of the villa](#)

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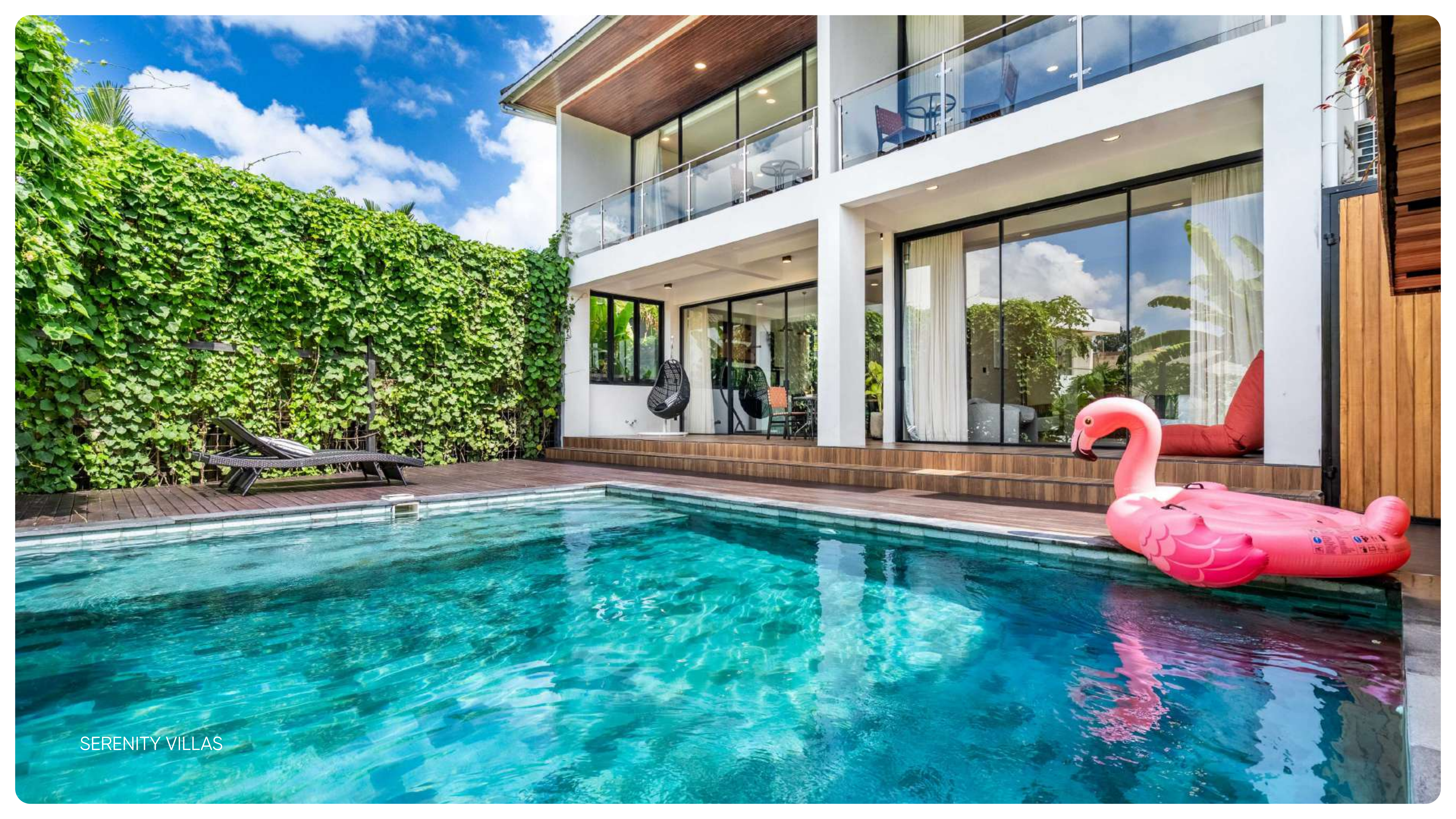
[Video tour of the villa](#)



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[Video tour of the villa](#)



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Why Bali Offers Better Returns: Comparison with Other Markets

	UAE	Turkey	Thailand	Bali
Daily Rental income	7-12%	4-6%	7-9%	Up to 13%
Payback Period	7-8 years	18-20 years	6-9 years	5-7,5 years
Tourist Seasonality	6 months (Oct-Apr)	7 months (Apr-Oct)	5 months (Nov-Mar)	Year-round season

Management company



The properties are managed by a top-tier management company, ensuring a stable occupancy rate of 70–80%, careful maintenance, and security. The management fee is 15% of the net profit, with minimal expenses and full transparency in accounting and taxes. Clients receive monthly passive income hassle-free.



Advantages

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01 High occupancy rate

We seamlessly combine long-term and short-term rentals. Using AI-powered real-time pricing across 80+ platforms, we optimize rates—raising them during high demand and lowering them when demand drops

04 Extensive partner network

We arrange additional guest services – from transportation rentals to visa assistance. The management company shares extra revenue generated from upselling

02 Cost optimization

We save 5–10% on travel platform commissions while ensuring full transparency of bookings and expenses

05 We operate according to Marriott hotel standards

We train staff and use an electronic quality control system

03 Service with a “Wow” effect

We cater to the most discerning guests, delighting them with thoughtful gifts and exceptional service

06 Advanced marketing

In addition to 80 platforms, we actively integrate direct sales channels

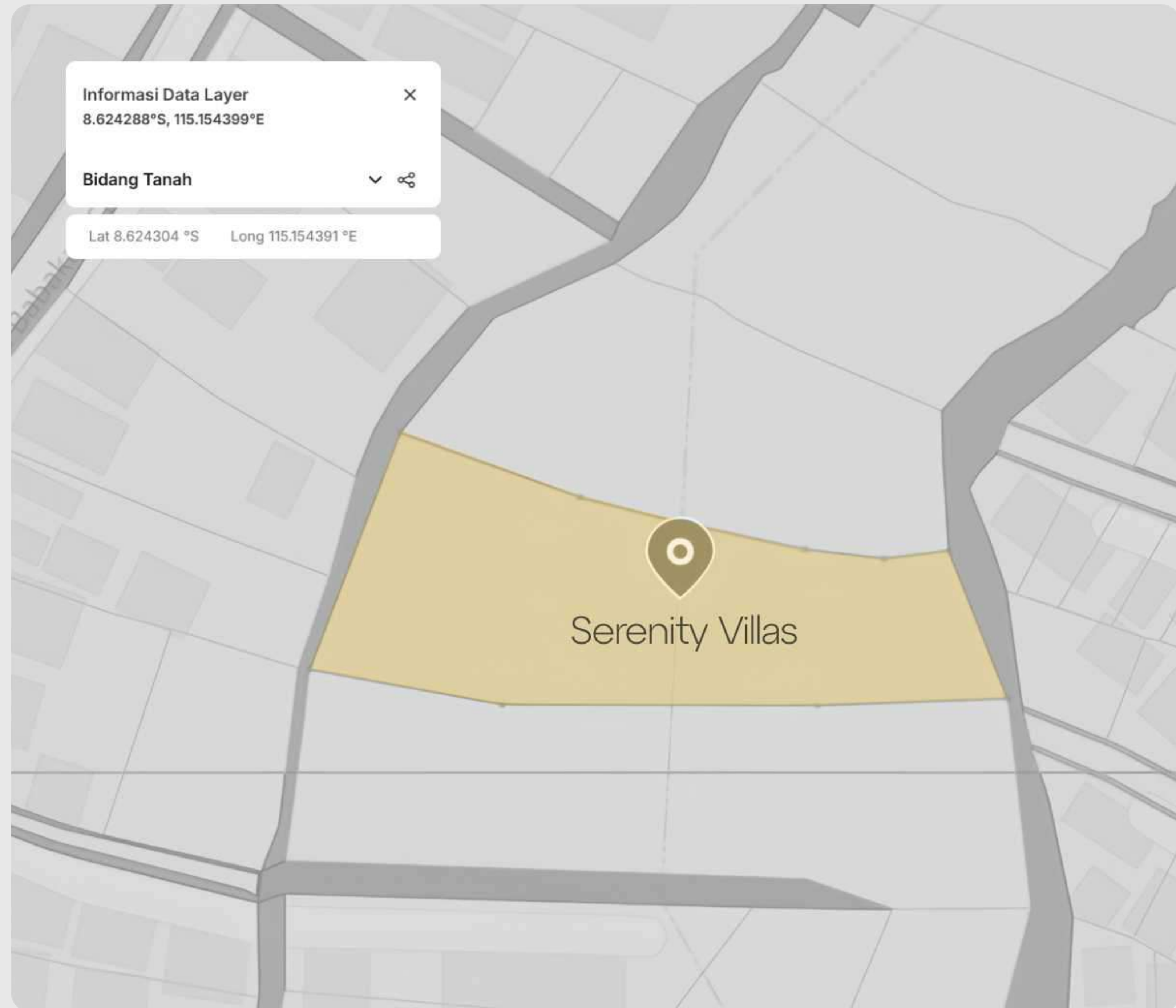
Land information

The project is located in the Yellow Zone – a Residential Zone designated for housing development

36,5 years

Leasehold with the option to extend

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Deal process

SIX STARS



The project is fully completed

You won't have to wait for construction to finish. You can start earning a steady passive income right now

01

Take the first step – make a reservation deposit starting from \$1,000 and secure your unit



02

You will receive all documents for review and verification

03

We sign the contract and make the first installment under the payment plan



04

You receive the keys and start earning income