

The background of the image consists of several long, slender palm fronds in various shades of dark green and black, creating a dense, textured pattern. The fronds are oriented vertically and slightly angled, with some showing fine details of their ribbed structure.

# ADVA VILLAGE

# 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+

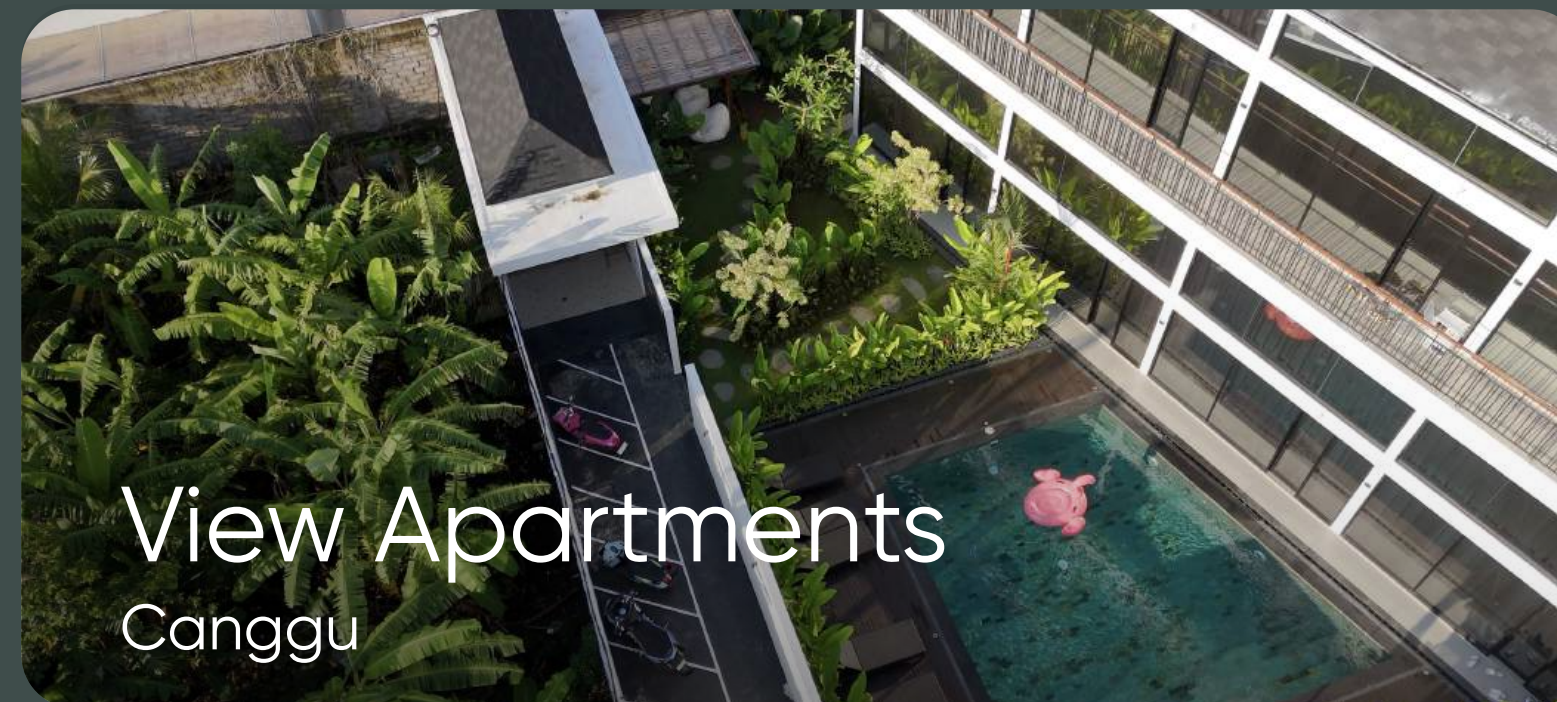
Total delivered and in-progress units



Terracotta  
Ubud



Serenity Villas  
Canggu



View Apartments  
Canggu



ADVA Village  
Canggu

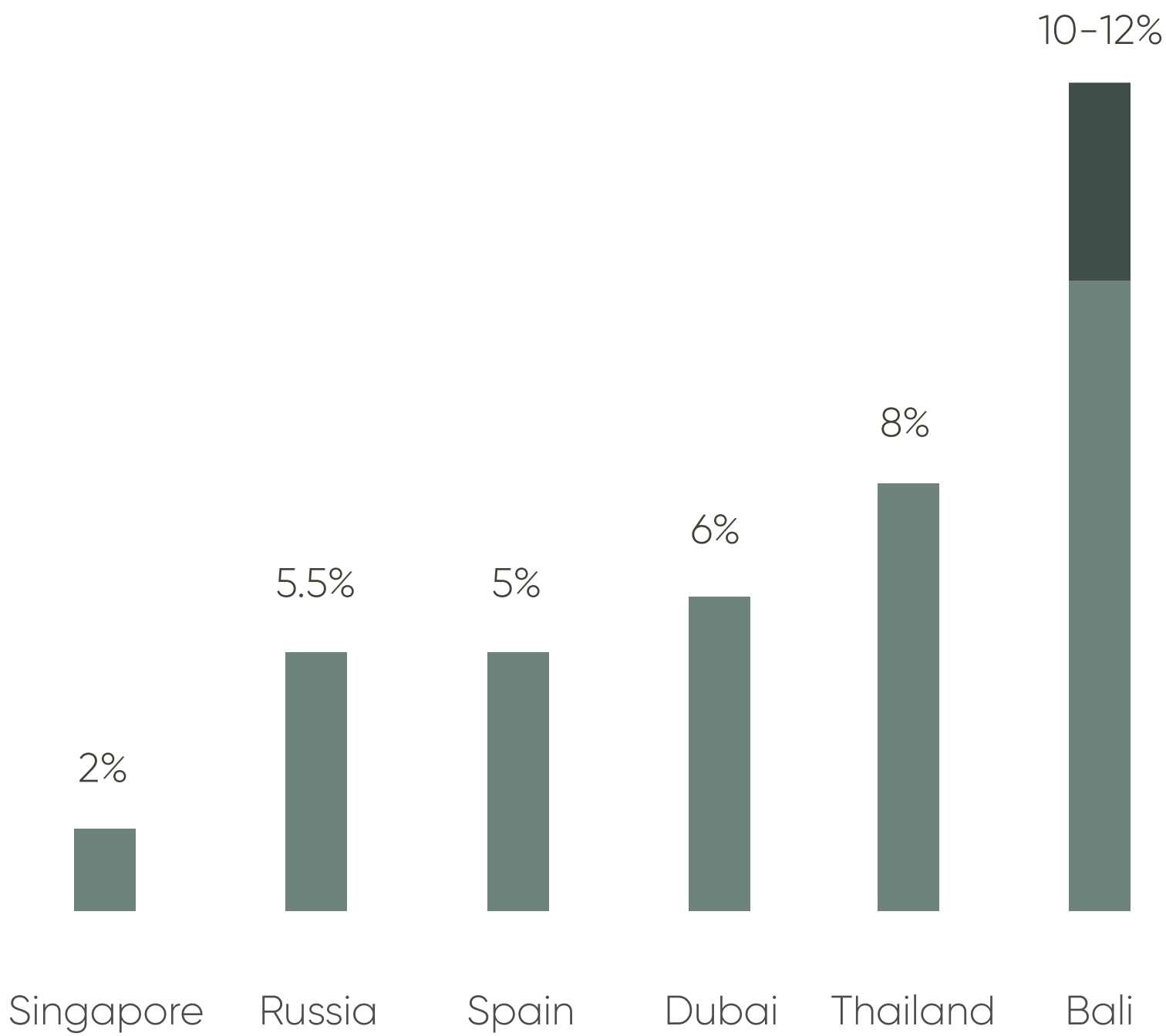


Six Stars  
Canggu

ADVA VILLAGE

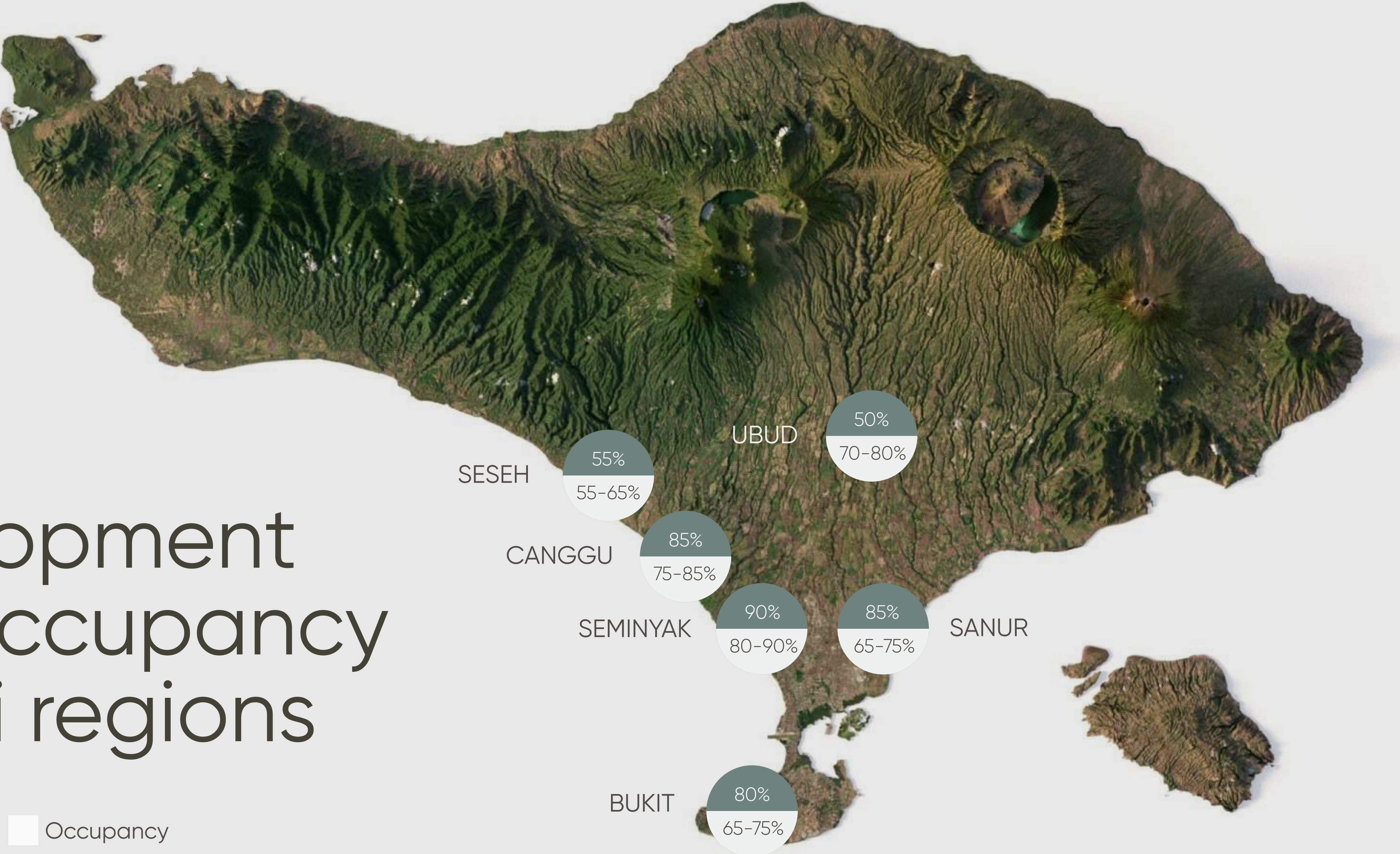
# Bali through the eyes of an investor

■ Average annual return



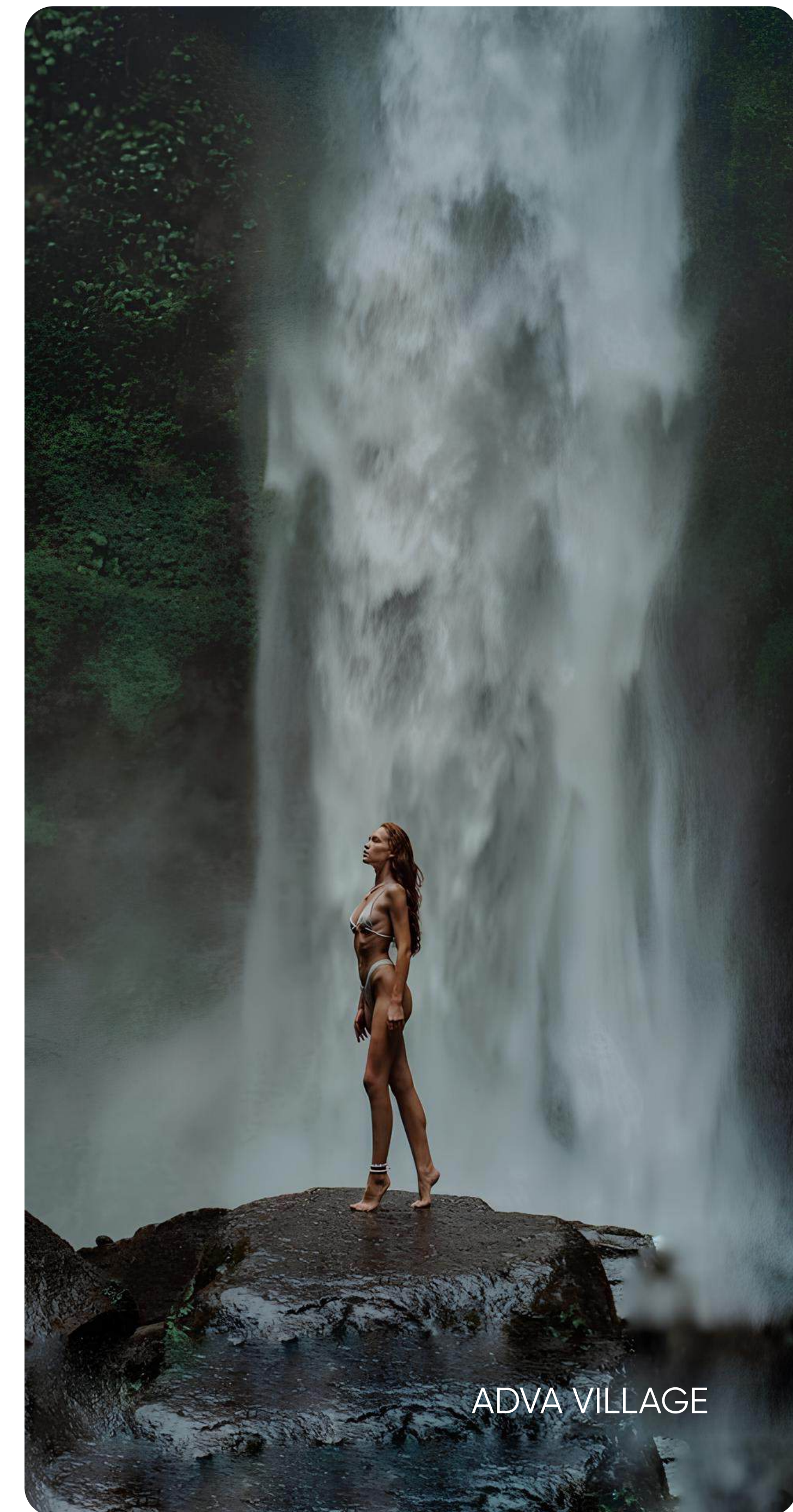
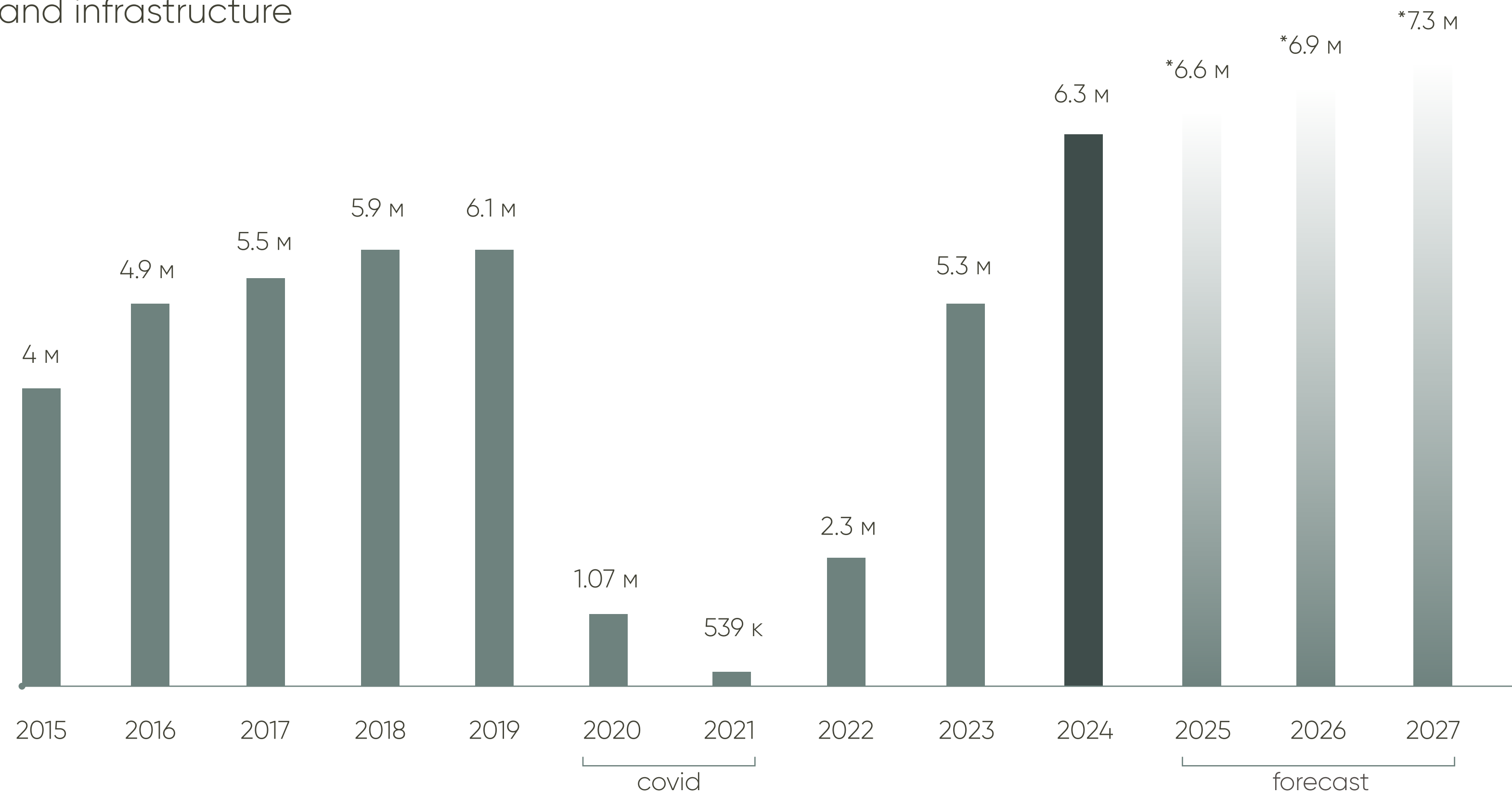
# Development and occupancy of Bali regions

■ 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



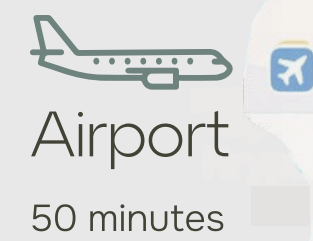
Nuanu  
26 minutes



Finns Beach club  
20 minutes



Atlas Beach Club  
14 минут



Airport  
50 minutes



Nirvana Wellness Club  
9 minutes



Montessori school  
10 minutes



Adva Village

[Open in Google Maps](#)

ADVA VILLAGE

ADVA VILLAGE

# 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



A row of modern townhouses with large windows and palm trees. The townhouses have a dark grey roof and light-colored walls. The windows are large and framed in dark grey. The palm trees are tall and green, with some yellow coconuts visible. The sky is a soft pink and orange, suggesting a sunset or sunrise. The overall scene is a mix of modern architecture and tropical nature.

# ADVA VILLAGE

ADVA Village is a boutique complex of 16 loft-style townhouses in the heart of Canggu, Bali. Split-level layouts, panoramic windows, high ceilings, and natural materials blend Scandinavian minimalism with Balinese charm. Surrounded by rice fields, the project is just 10 minutes from beaches, cafes, and Canggu's vibrant infrastructure. All units come fully furnished, equipped with a smart home system, and ready for rental. The complex offers gated security, a swimming pool, parking, and professional property management with guaranteed high occupancy rates.

ADVA VILLAGE

# Project concept

- lounge area
- shared pool
- parking
- gated area
- smart home
- 10 minutes to the beach

Spacious, light-filled townhouses with double-height ceilings, a kitchen, and a living room – surrounded by beautiful rice fields in a quiet and peaceful location. Ideal for both living and short- or long-term rental.





ADVA VILLAGE



ADVA VILLAGE

# 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

SERENITY VILLAS

## 01 High occupancy rate

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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

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

## 02 Cost optimization

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

## 05 We operate according to Marriott hotel standards

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We train staff and use an electronic quality control system

## 03 Service with a “Wow” effect

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

## 06 Advanced marketing

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

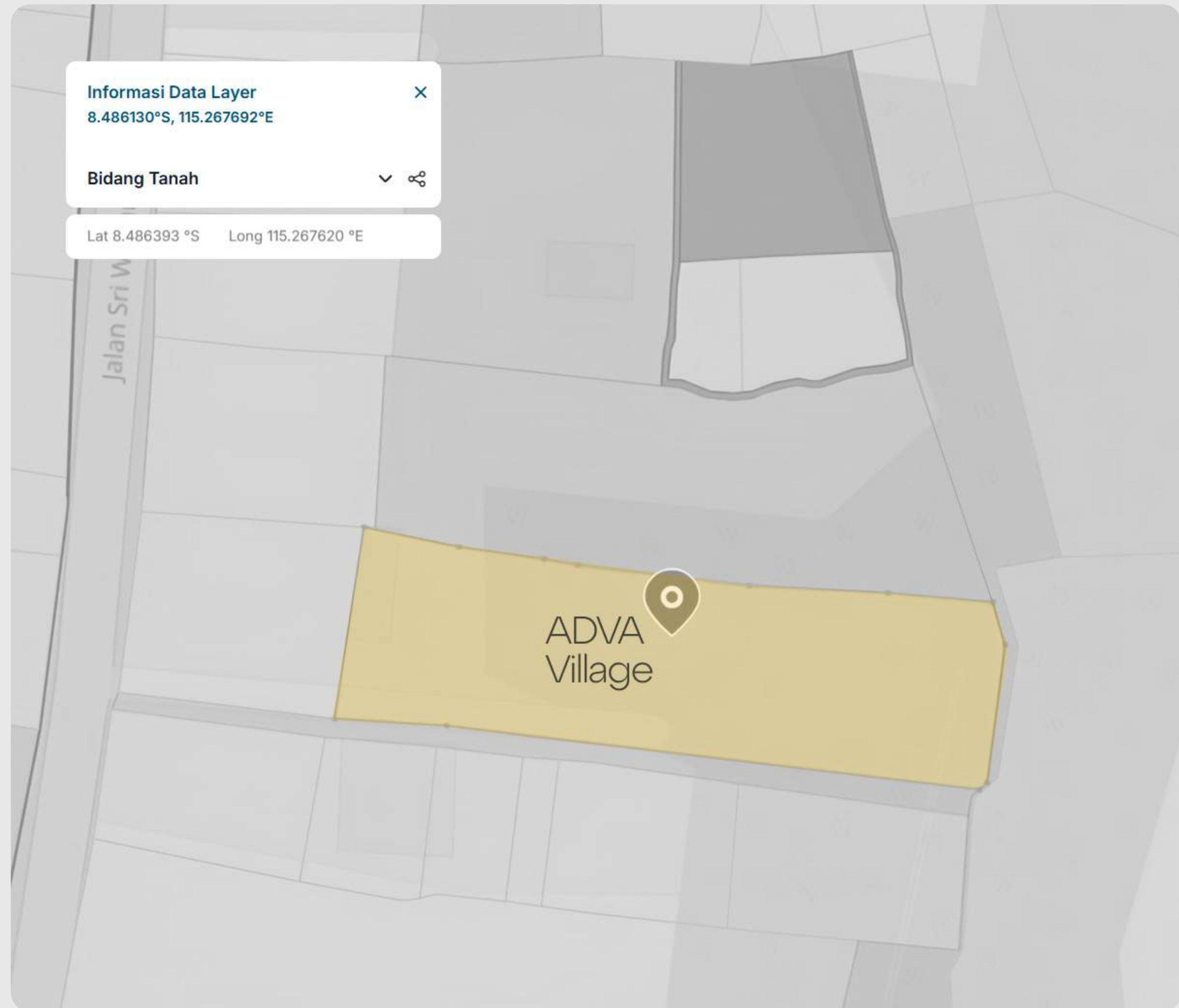
# Land information

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

## 25 years

Leasehold with the option to extend

ADVA VILLAGE





# Deal process

ADVA VILLAGE



Project completion  
date: Q3 2025

Construction and installation works  
are completed; finishing and furnishing  
are currently underway.

## 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