

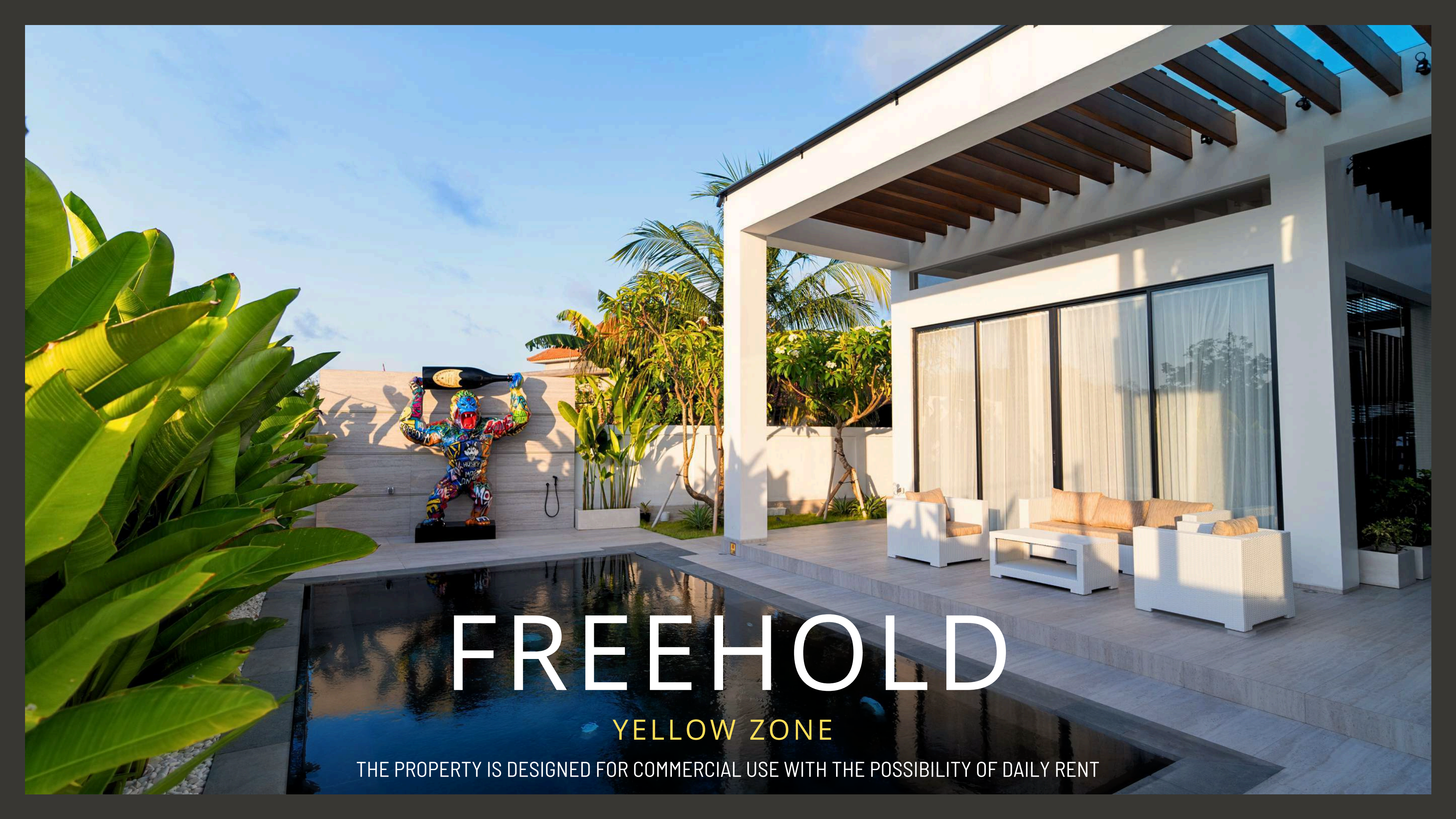
VILLA FOR LIVING AND INVESTMENT




NUSA DUA

AZURE MIAMI

98%
OBJECT READINESS



FREEHOLD

YELLOW ZONE

THE PROPERTY IS DESIGNED FOR COMMERCIAL USE WITH THE POSSIBILITY OF DAILY RENT



4 BEDROOM HOUSE

TOTAL DEVELOPMENT AREA

464 m²

PLOT AREA

373 m²

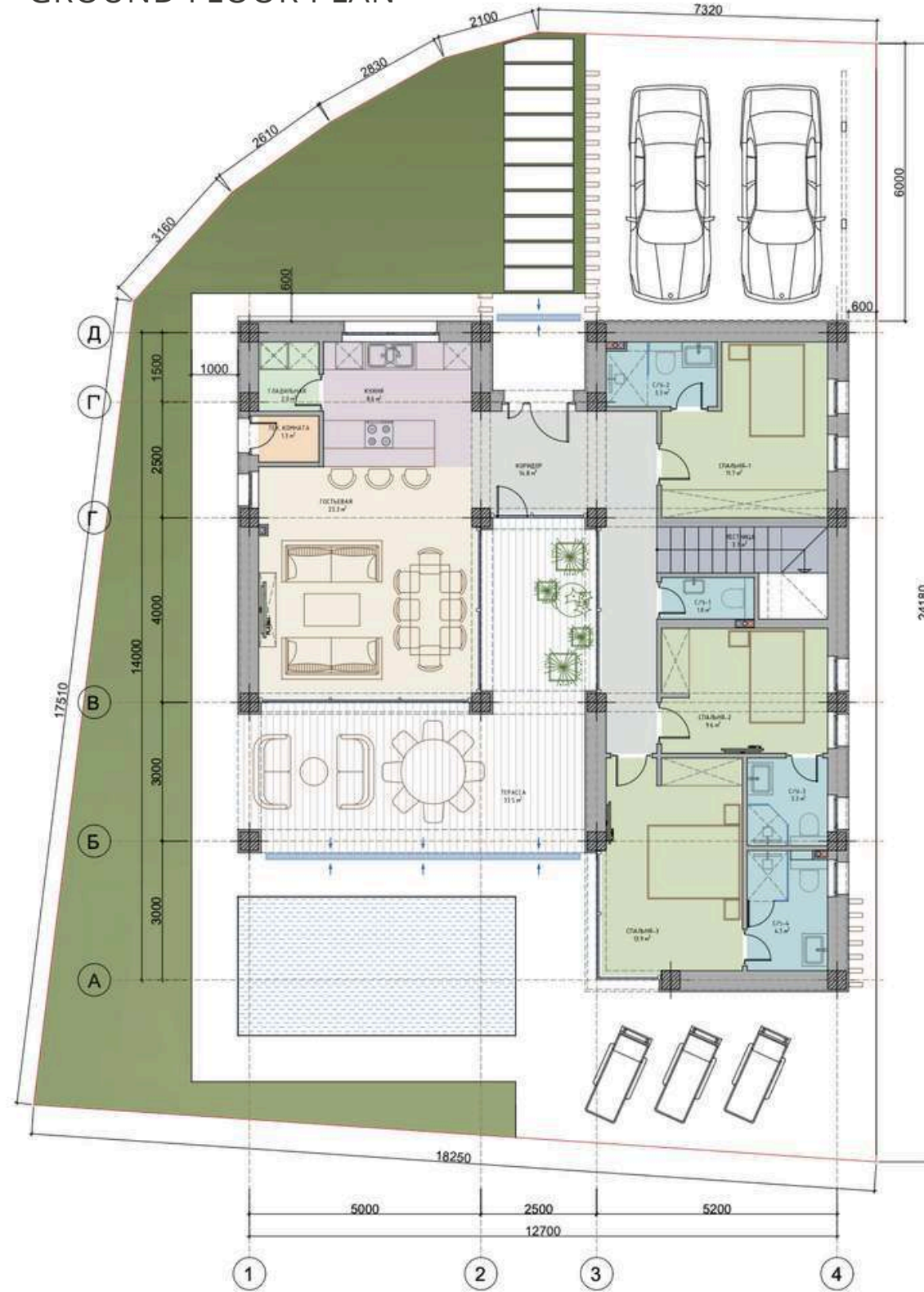
VILLA AREA

247 m²

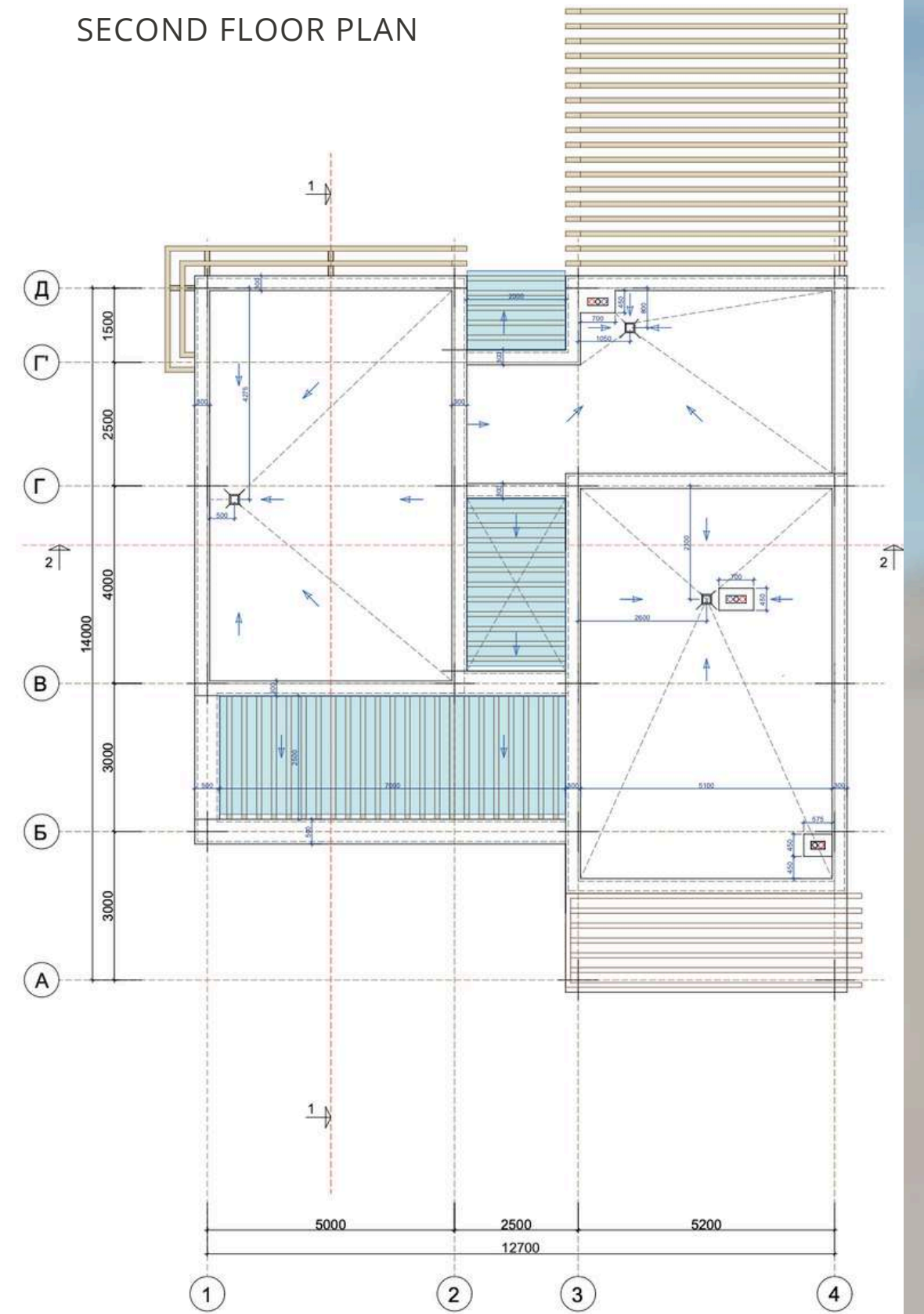


1 m
5 m
Azure Miami

GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR

- **Spacious and ergonomic kitchen-living room** with all necessary equipment
- **3 bedrooms** with private bathroom
- Guest bathroom

We have embodied the concept of functional minimalism

Simplicity of lines, purity of forms and transparency of structures fill the space with air and light.





SECOND FLOOR

- ***Master bedroom***
- Private bathroom
- Rooftop with soft seating area and ocean view

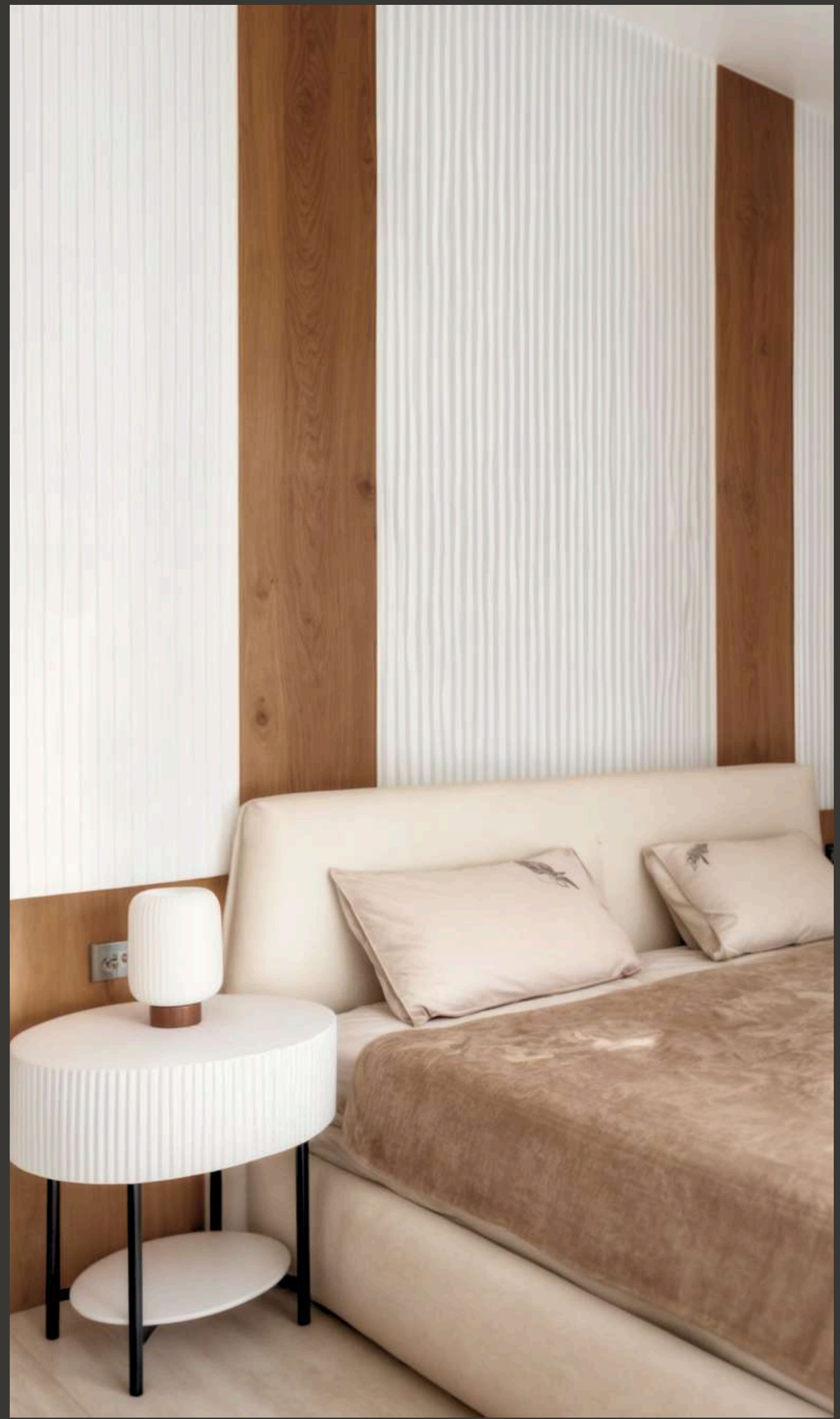
Private place with bathtub in the balcony

The second floor is entirely dedicated to the master bedroom with its own bathroom and spacious roof terrace, creating ideal conditions for secluded relaxation and maximum tranquility.









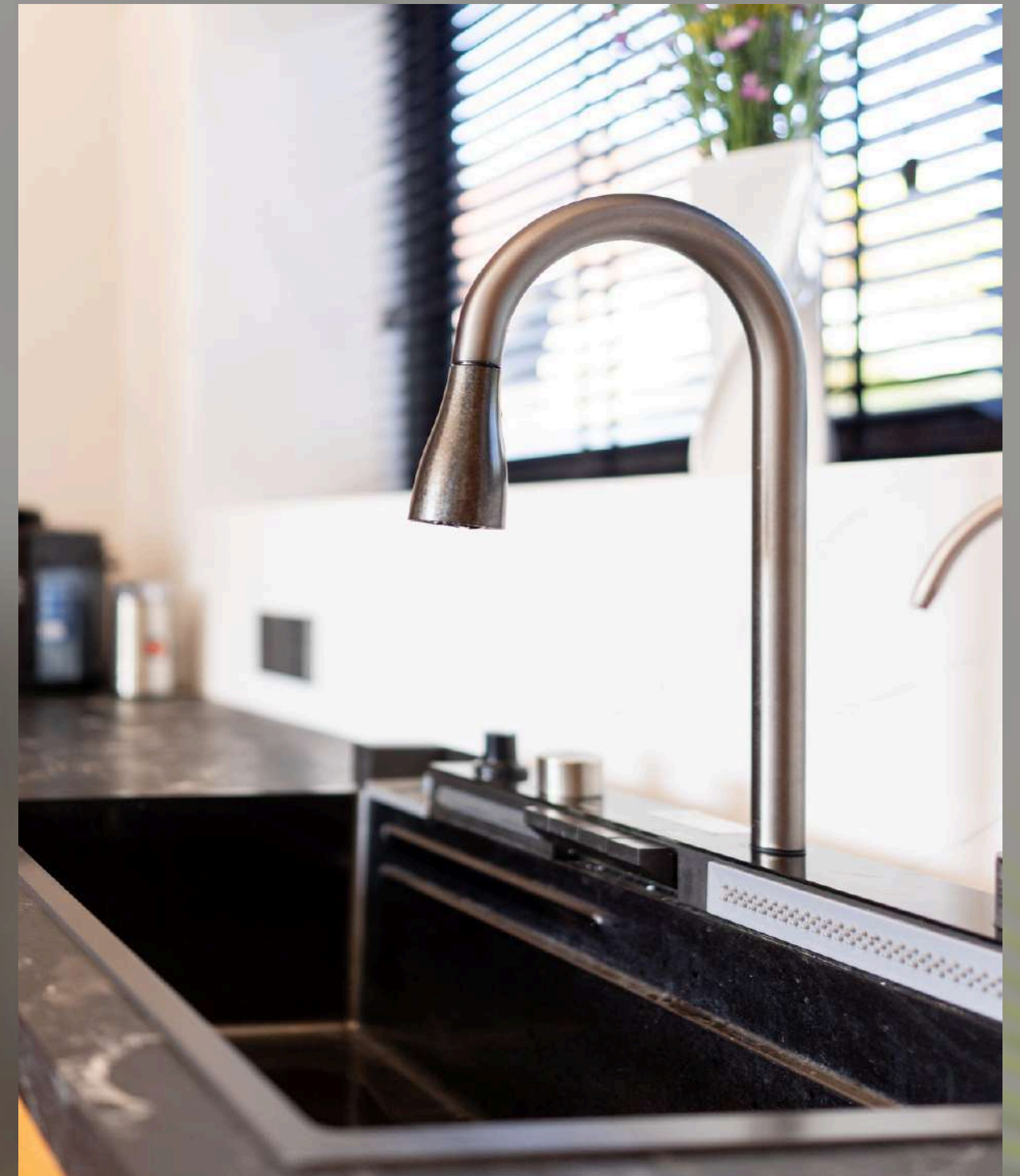






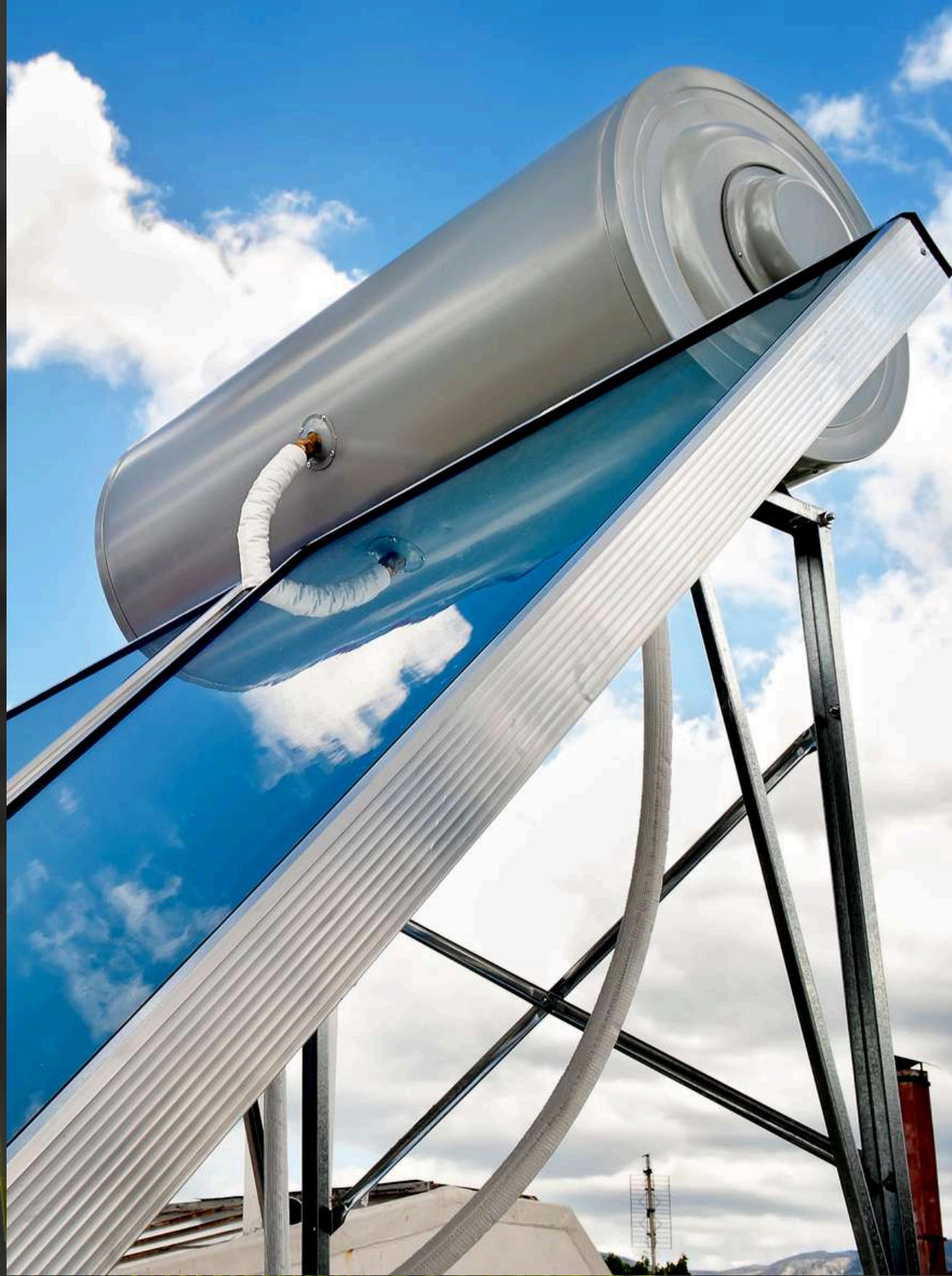


THE VILLA IS EQUIPPED WITH PREMIUM EQUIPMENT



- TV, air conditioners
- Oven
- Microwave oven
- Refrigerator
- Hob
- Dishwasher

ALREADY INCLUDED IN THE PRICE



- **SOLAR WATER HEATERS**
- **UNINTERRUPTIBLE WATER SUPPLY SYSTEM AND NICKEL-PLATED STORAGE TANKS**
- **DISHWASHER**
- **LIGHTNING ROD**





FARSIGHT MANAGEMENT COMPANY



FOR OUR PROJECTS, **WE PARTNERED WITH BALI'S LEADING MANAGEMENT COMPANY.** THEY OFFER A SEAMLESS AND **TRANSPARENT SERVICE TO MAXIMIZE RENTAL INCOME USING INNOVATIVE TECHNOLOGIES.** ENJOY PROFESSIONAL MULTI-CHANNEL MARKETING, DYNAMIC PRICING, CRM, AND REVENUE MANAGEMENT—ALL INTEGRATED INTO A SIMPLE, READY-TO-USE SYSTEM.



FARSIGHT



FARSIGHT
Villas & Hotels Management

80-90% OBJECT LOAD

WITH FULL FORESIGHT MANAGEMENT

13 YEARS ON THE MARKET

Real estate management

+1000 PARTNERS

Offline

127 EMPLOYEES

In the state

200 OBJECTS

REAL ESTATE IN MANAGEMENT

24/7 DEPARTMENT

ON WORKING WITH CLIENTS

14 DAYS

BEFORE THE FIRST BOOKINGS



Booking.com



Tripadvisor



airbnb

+50 online booking systems

Forbes

ACCORDING TO FORBES MAGAZINE, THE ISLAND IS RANKED FIFTH IN THE WORLD AS AN "INVESTMENT-ATTRACTIVE PLACE."



IN 2023 ALONE, BALI WAS VISITED BY MORE THAN 5.2 MILLION FOREIGN TOURISTS AND ABOUT 9.4 MILLION DOMESTIC TOURISTS. ACCORDING TO TRIPADVISOR'S 'TRAVELER' RATING, BALI WAS RANKED SECOND IN THE WORLD AMONG THE MOST POPULAR TOURIST DESTINATIONS, SECOND ONLY TO DUBAI.



TRIPADVISOR TRAVELERS' CHOICE AWARD 2017 FOR THE BEST PLACE IN THE WORLD, TODAY BALI IS AGAIN CHOSEN AS THE MOST POPULAR DESTINATION

MEDIA ABOUT BALI

- **ECONOMIC GROWTH:** INDONESIA HAS DEMONSTRATED STEADY ECONOMIC GROWTH, WHICH HAS CONTRIBUTED TO THE INCREASE IN PURCHASING POWER OF LOCALS AND TOURISTS.
- **CURRENCY STABILITY:** THE INDONESIAN RUPIAH HAS SHOWN STABILITY IN RECENT YEARS, REDUCING CURRENCY RISKS FOR FOREIGN INVESTORS.
- **AVAILABILITY OF TAX INCENTIVES:** INDONESIAN LAW OFFERS TAX INCENTIVES TO FOREIGN INVESTORS, MAKING INVESTMENTS MORE PROFITABLE.

COMPARATIVE ANALYSIS OF ECONOMIC GROWTH FOR 2023

GDP growth in 2023



NUSA DUA LOCATION



- **The residential complex is located in the most picturesque area of Bali, Nusa Dua. It was here that the G20 2022 summit was held. Nusa Dua has all the best hotels and beaches on the island.**
- **This area is a place of attraction for golf and surfing enthusiasts.**
- **The main advantages of the Nusa Dua area for living are wide roads and convenient transport interchanges.**
- **1 minutes from the villa, The Apurva Kempinski Hotel with a gorgeous beach, swimming pools and a fitness club**
- **In 5 minutes supermarket Coco Mart**





The Apurva Kempinski

One of the best hotels in the world

UNLIMITED ACCESS TO INFROSTRUCTURE, PREMIUM SPA COMPLEXES, BEACH AREAS, FITNESS AND RESTAURANTS
SPECIAL OFFERS AND LOYALTY PROGRAM FOR BALI RESIDENTS

1 minute



The Apurva
Kempinski

BALI



The Apurva
Kempinski

BALI

GASTRONOMIC DELIGHTS

The Apurva Kempinski boasts a team of renowned chefs.

Chef Koral Restaurant Jean-Baptiste Nathalie, awarded with a Michelin star



KORAL RESTAURANT
PALA RESTAURANT & ROOFTOP BAR
L'ATELIER BY CYRIL KONGO
BAI YUN



1 minute



SPA, FITNESS AND SWIMMING POOLS



The Apurva
Kempinski

BALI



The Apurva Kempinski offers a wide range of activities to support a healthy lifestyle

FITNESS CENTRE

The cost of a monthly subscription is \$45.

PILATES

V2 Max Plus Reformer

APURVA SPA

Apurva Spa with Ocean View

MASSAGES

based on traditional healing wisdom of Indonesia



1 minute



BEACHES WITHIN MINUTES' DISTANCE



Geger Beach - 7 MINUTES



Karma Kandara Beach - 20 MINUTES



Melasti Beach - 18 MINUTES



Pandawa Beach - 14 MINUTES



Uluwatu Beach - 40 minutes




Dreamland Beach - 30 MINUTES

EXTREMELY NEAR

NUSA DUA COMPLEX

- PARK AREA FEATURING CYCLING PATHS
- NUMEROUS BOUTIQUES AND RESTAURANTS
- BEACHES AND BEACH CLUBS OF THE FINEST FIVE-STAR HOTELS GLOBALLY WITH UNRESTRICTED ACCESS

10 minutes 



BALI COLLECTION

SHOPPING AND RESTAURANTS



10 minutes 



POLO
RALPH LAUREN



NUSA



BALI COLLECTION CULTURAL CENTER



PACIFICA MUSEUM



CONCERT HALL



BALI NUSA DUA THEATRE

10 minutes 

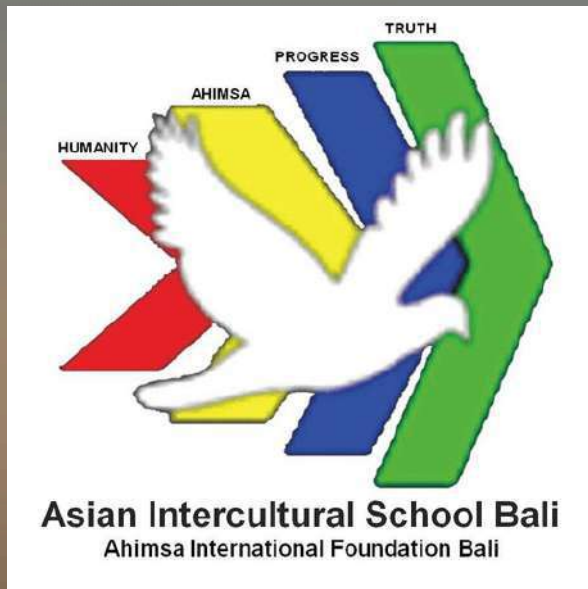


- BIMC Siloam Nusa Dua serves as a premier facility for medical services of the highest quality, adhering to international standards.



The property is conveniently located within walking distance of luxury five-star hotels and villas, the Bali Golf and Country Club, the Nusa Dua Convention Centre, and the Bali Collection Store.

10 minutes 



ASIAN INTERCULTURAL SCHOOL BALI



Cambridge Assessment
International Education

Cambridge International School

ASIAN INTERCULTURAL SCHOOL BALI

One of the most esteemed international schools in Indonesia, utilizing the Cambridge education system. The institution provides a world-class education with a particular focus on essential human values.

25 minutes 



ACTIVE RECREATION NUSA DUA



TENNIS



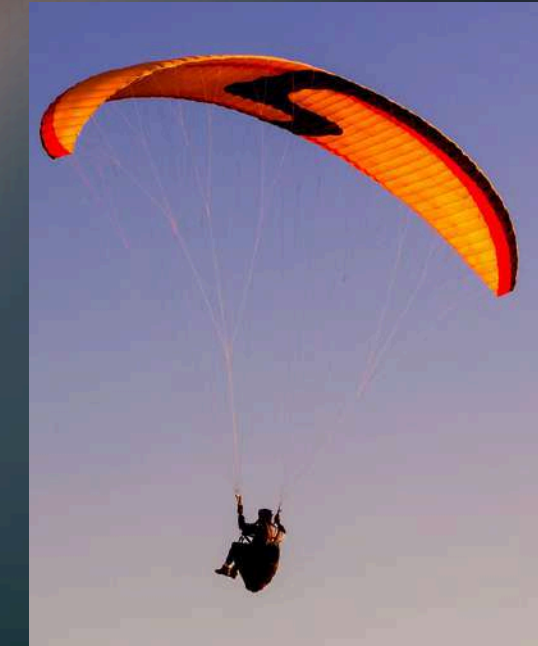
GOLF



SNORKELING



HYDROCYCLE



PARAGLIDING



SURFING

CONTACT US AND WE WILL SEND YOU THE FINANCIAL MODEL OF THE FACILITY



 [bali.star.invest](https://www.instagram.com/bali.star.invest)

 +62 821-4553-5357 EN RU ID

 +7 903 123-01-23 EN RU



OUR PROJECTS



OCEAN LOOK COMPLEX FREEHOLD.NUSA DUA

The complex has **10 villas** designed **for living and investment**. Modern aesthetics, plenty of natural light and open terraces overlooking the ocean.

95% object readiness



OUR PROJECTS

DREAM SUNRISE. FREEHOLD. NUSA-DUA

Villa with views of the Agung volcano, the ocean and the grand bridge connecting the Bukit Peninsula with the island of Bali

Total building area - 536 m

Object readiness

50%

