

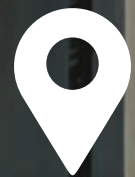
VILLA FOR LIVING AND INVESTMENT



BALISTAR
INVEST



50%
OBJECT PREPAREDNESS



NUSA DUA

DREAM SUNRISE

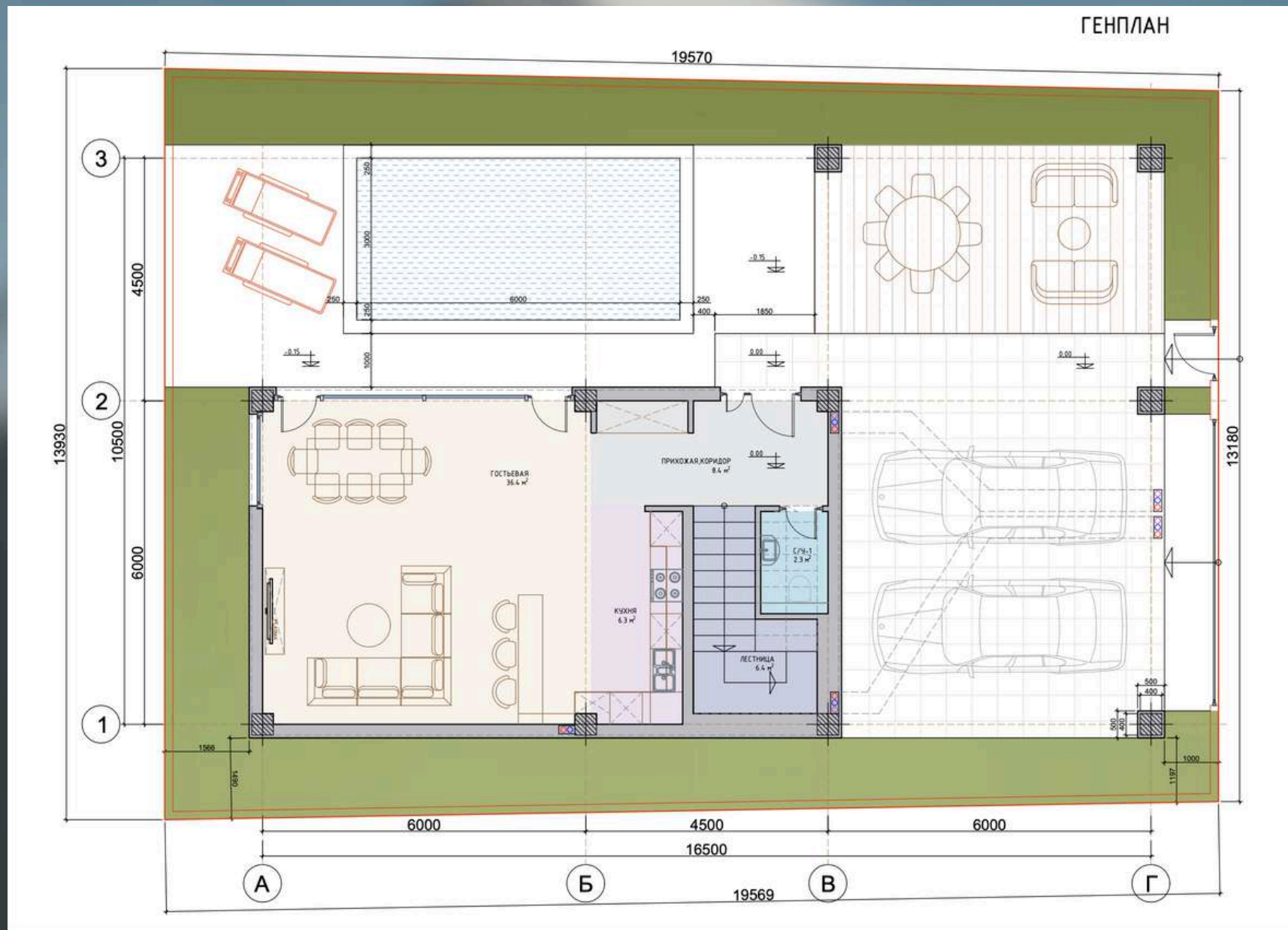
\$860.000

DURING THE CONSTRUCTION PHASE

FREEHOLD

YELLOW ZONE

THE PROPERTY IS INTENDED FOR COMMERCIAL USE WITH THE OPTION FOR DAILY RENTAL



GROUND AND SECOND FLOOR PLAN



3 BEDROOM HOUSE

TOTAL DEVELOPMENT AREA

536 m²

PLOT AREA

275 m²

VILLA AREA

360 m²

FIRST FLOOR

- *Spacious and ergonomic kitchen-living room*
- **Panoramic windows** overlooking the pool and the ocean
- Guest bathroom
- Covered parking

INDUSTRIAL MINIMALISM IN A TROPICAL CONTEXT

THE PROJECT REFLECTS THE CONCEPT OF FUNCTIONAL ARCHITECTURE: CLEAR LINES, CONCRETE TEXTURES AND PANORAMIC GLAZING CREATE A SPACE WHERE THE BRUTALITY OF MATERIALS IS COMBINED WITH AIRINESS AND OPENNESS OF FORMS









SECOND FLOOR

*THE SECOND FLOOR INCLUDES
a master bedroom
with a private bathroom
and two comfortable standard
bedrooms*

- **Stained glass windows**
- **Private terraces**
- **Each bedroom has a private bathroom**

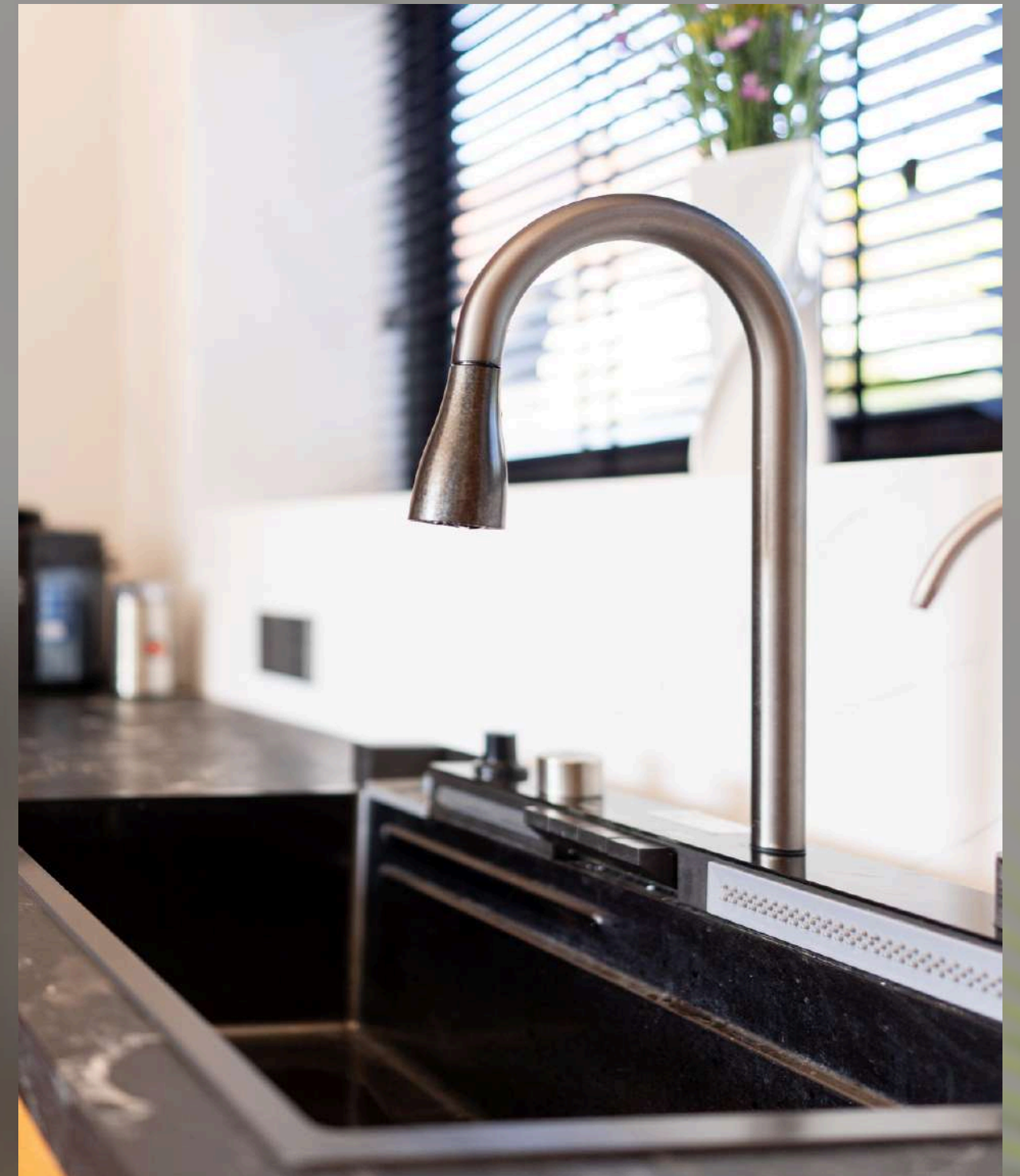


MASTER BEDROOM



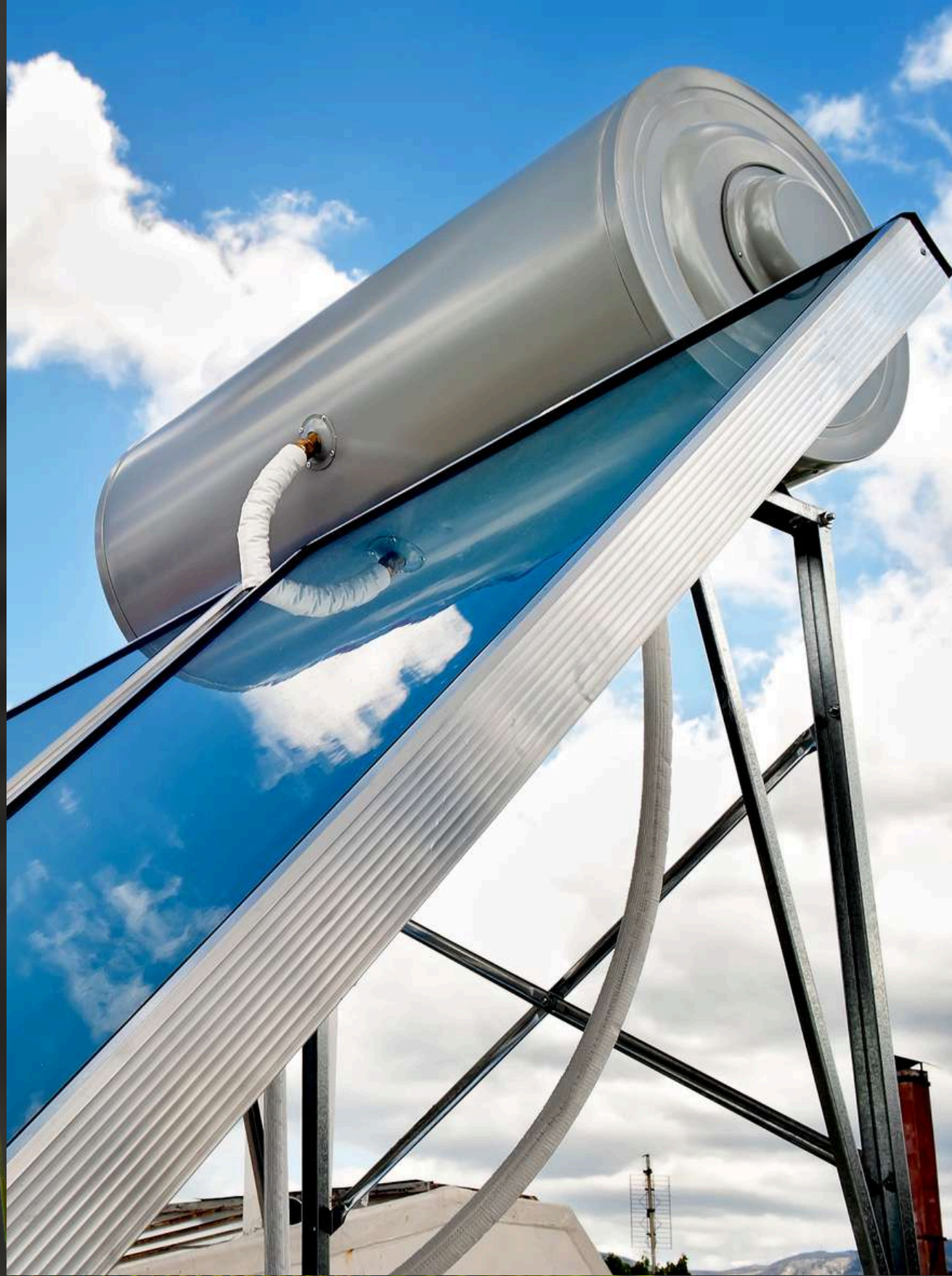
STANDARD BEDROOM

THE VILLA IS EQUIPPED WITH PREMIUM EQUIPMENT

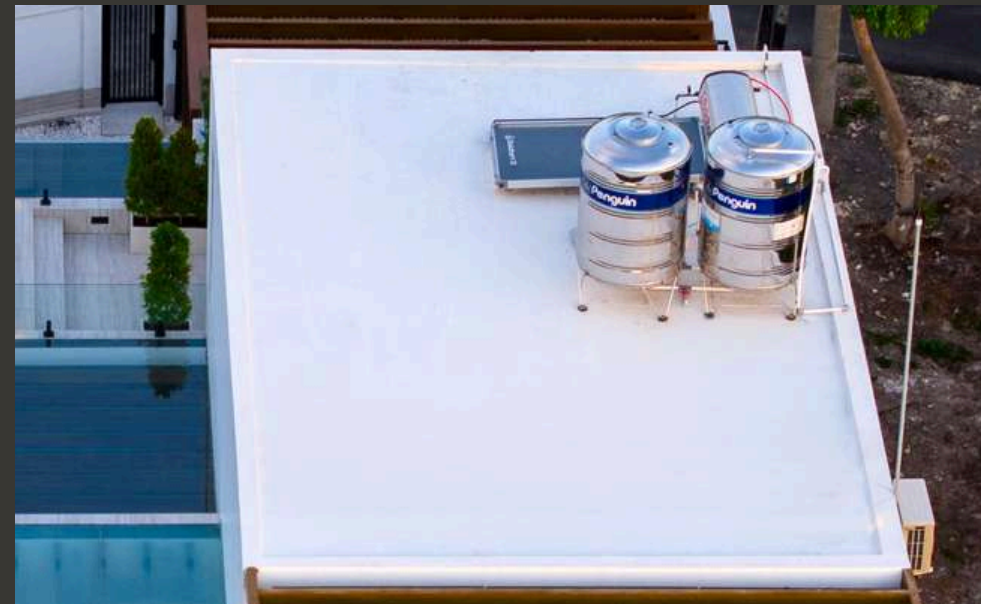


- TV, air conditioners
- Oven
- Microwave oven
- Refrigerator
- Hob
- Dishwasher

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

15 minutes 



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



15 minutes 

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



15 minutes 

BEACHES WITHIN MINUTES' DISTANCE



Geger Beach - 12 MINUTES



Karma Kandara Beach - 27 MINUTES



Melasti Beach - 25 MINUTES



Pandawa Beach - 23 MINUTES



Nusa Dua Beach - 10 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 

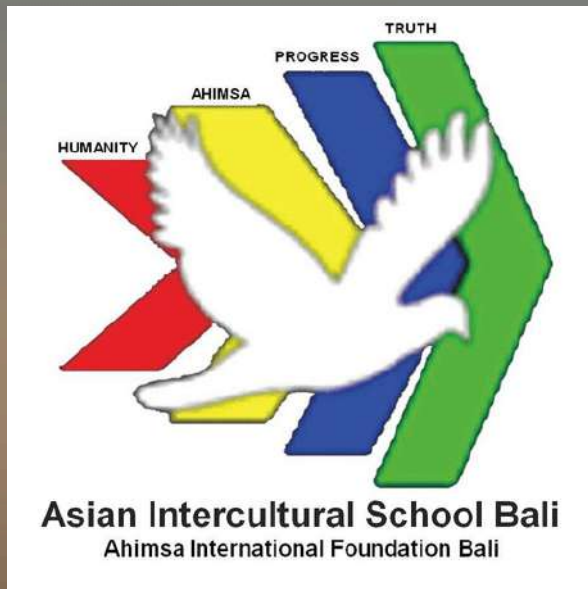


- BIMC Siloam Nusa Dua serves as a premier facility for medical services of the highest quality, adhering to international standards.



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



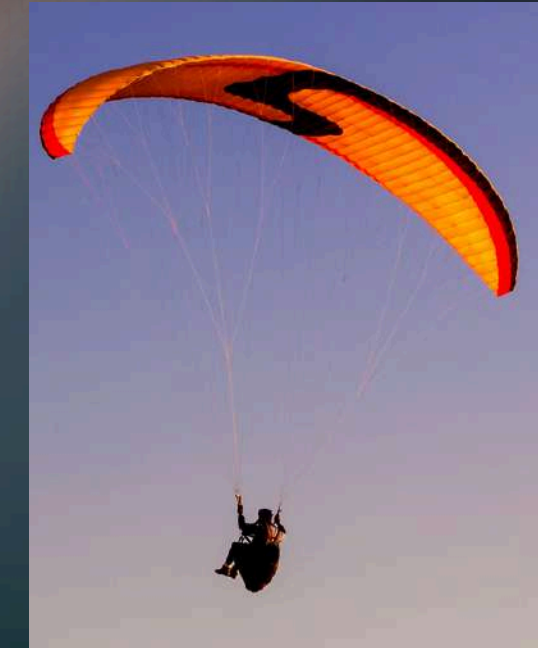
GOLF



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)

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 +62 821-4553-5357 EN RU ID

OUR PROJECTS

VILLA AZURE MIAMI. FREEHOLD. NUSA DUA.

A luxurious villa featuring a functional minimalist design, located just three minutes from The Apurva Kempinski.

Total development area - 464 m²

Object preparedness

99%



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

