

2024/10/14



**ASTER**  
APARTMENT



**AVAILABLE 1 BEDROOM TYPE 1 & 1 BEDROOM TYPE 2**

IN CANGGU, BALI, INDONESIA

29 Years Leasehold • Luxury & Fully Furnished • Smart Loft Studio

**PRESENTED BY YOUNG PROPERTIES**





DIVISION OF YOUNG CORPORATION  
REPUTABLE PROPERTIES DEVELOPMENT  
AND INDUSTRIES IN USA & INDONESIA  
WITH 38 YEARS OF EXPERIENCE

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• • •

Young Properties is a division of the Young Corporation. Young Properties has a diversified portfolio of properties including industrial, residential and multifamily.

Our developments include from the ground-up and creating new value from refurbishing existing buildings. We develop spaces to experience, including interiors from our turn-key solutions we offer from our many exclusive brands.



# OUR PROJECT IN USA



**Cheney Mill**  
Redevelopment

**River Mill**  
Redevelopment

**Young Creek**  
Townhome





# OUR PROJECT IN INDONESIA



**BELLEVUE**  
VILLA COMPLEX



**CABIN**   
YOUNG PROPERTIES



**DONOVAN**  
RESIDENCE







A new apartment near the edge of beachfront Canggu, Bali.

Presented by Young Properties Indonesia, PT.

Aster will feature 92 luxury and fully furnished smart loft studio apartments. Exclusive resident amenities include a swimming pool, gym, restaurant and roof garden.





# Why Bali

Bali is the most popular island destination in the Indonesian archipelago. Renowned globally for its stunning beaches, blood-red sunsets, premier surfing and rich culture. Bali welcomed over 16 million tourists in 2019 alone, making it the standout choice for property investment in Asia. In 2021, it was ranked the #1 destination by TripAdvisor beating out Rome, London, Paris, and Dubai.

DestinAsian

**BEST ISLAND**  
IN THE WORLD  
FOR TWELVE  
CONSECUTIVE  
YEARS

**TRAVEL+**  
**LEISURE**

**TOP 25**  
ISLANDS  
IN THE WORLD

**statista**

**16 MILLION**  
TOURIST ARRIVAL  
IN 2019

Travelers'  
Choice



2023  
Best of the Best

**#2**

POPULAR  
DESTINATION  
IN THE WORLD 2023



Tripadvisor

**NUMBER 1**  
DESTINATION  
IN ASIA



Tripadvisor

**WORLD'S**  
FAVOURITE  
DESTINATION

Condé Nast  
**Traveler**

**TOP 5**  
ISLANDS  
IN THE WORLD



# Canggu

A fantastic little town in Bali that is popular among young travelers, surfers, and digital nomads. Hidden behind the bigger and busier cities Kuta and Seminyak, Canggu is holding on to a backpack laid-back town vibe where lush green rice fields are surrounding the countless hipster cafes, fantastic restaurants, yoga studios, surfing spot and loads of creative inspiration.





# Canggu - Bali **ASTER** **APARTMENT**

**Most  
Desirable  
Things  
Near Here**

## Surfing in Canggu

For many, Bali means surfing. Canggu has waves suitable for surfers of every level. Throughout the entire day you will see people on motorbikes driving to the beaches with their surfboards, ready to hit the waves. There are three well-known surf spots in Canggu near the Aster Apartment : Echo Beach (intermediate), Berawa Beach, Batu Bolong Beach (at Old Man's)

## The Beaches of Canggu

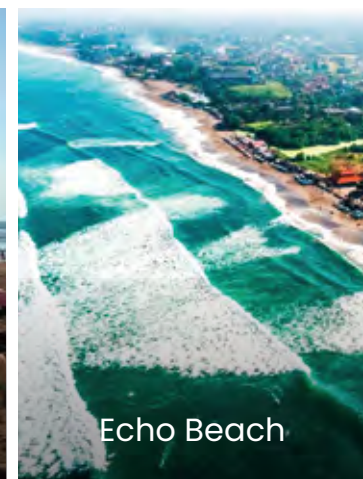
Aster Apartments are in close proximity to the famed Batu Bolong, Berawa, and Pererenan beaches offer a relaxed atmosphere and surfing culture.



Berawa Beach



Batu Bolong Beach



Echo Beach



Pererenan Beach





## Berawa Beach Sunset

Enjoy the sunset at Berawa Beach. Just next to the bigger beach clubs like Fins are a few smaller local beach bars with bean bags in front. This is an excellent spot near the Aster Apartment to spot all the surfers in the water, and seeing the sun go down in the sea.



The Lawn



Atlas Beach Fest



La Brisa



Finns Beach Club

## Relax at a Beach Bar or Pool Bar

Spend your afternoon at one of the many trendy pools or beach bars found near Aster Apartments. These beautifully decorated venues offer a great place to hang with friends, enjoy live

















**BEACH**

**PHASE 2**

Under Construction

**PHASE 1**

Finished

LAND SIZE

**11,95 ARE**

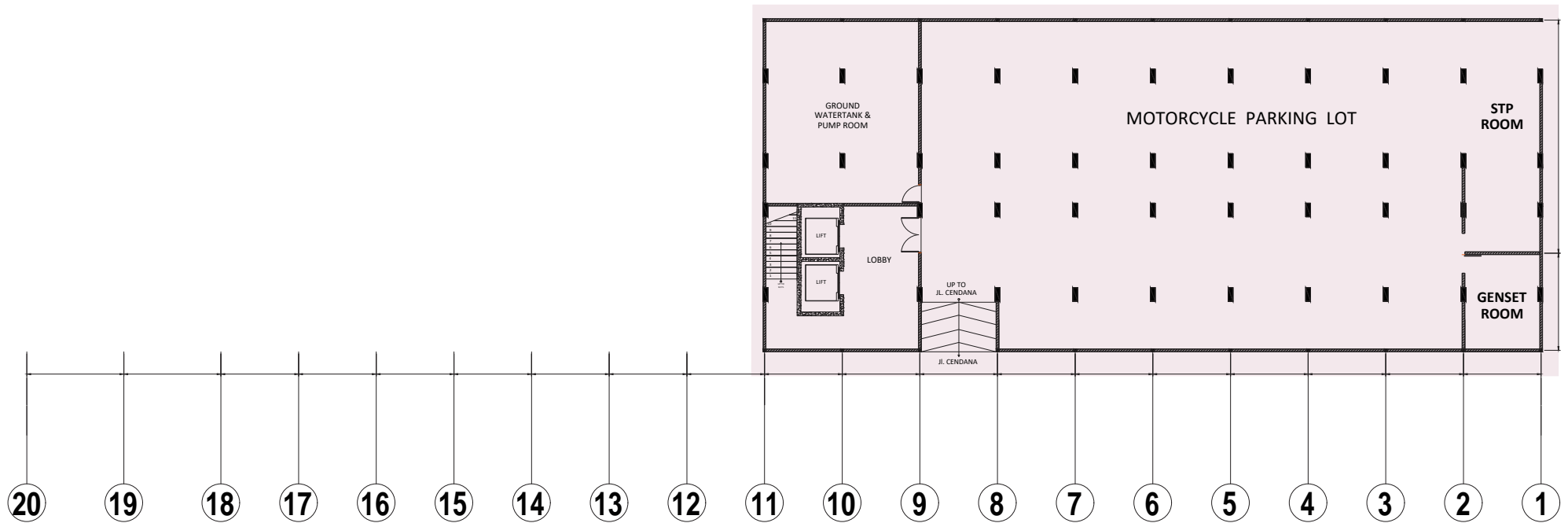
ONLY

**300**

**METERS TO THE BEACH**




# PHASE 1



## Basement

### Amenities:

 Motorcycles Parking







# PHASE 2

# PHASE 1





## 1st Floor

### Amenities:

-  Lobby With Reception & Security
-  2 Passenger Lift

### Unit Type :

- 1 Bedroom Type 1  48,5 sqm
- 1 Bedroom Type 2  48,5 sqm






# PHASE 2

# PHASE 1





## 2nd Floor

### Amenities:

 2 Passenger Lift

### Unit Type :

1 Bedroom Type 1  48,5 sqm  
 1 Bedroom Type 2  48,5 sqm





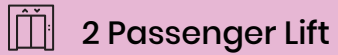
# PHASE 2

# PHASE 1



## 3rd Floor

### Amenities:



### Unit Type :

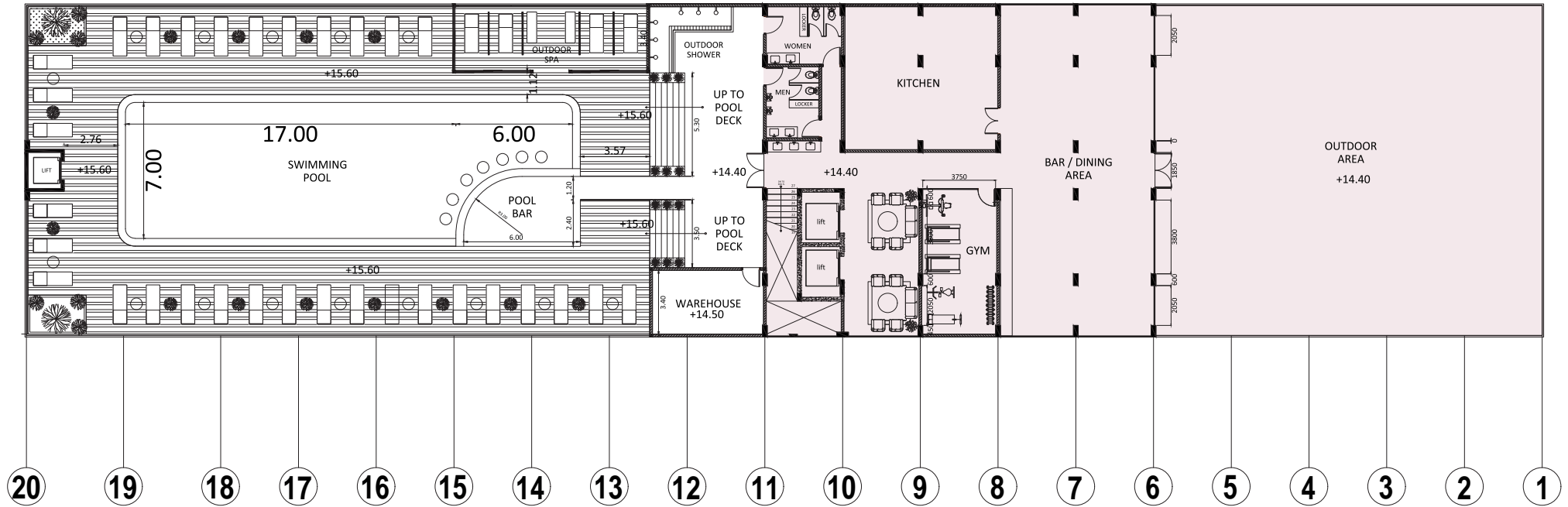
- 1 Bedroom Type 1  48,5 sqm
- 1 Bedroom Type 2  48,5 sqm








# PHASE 2



# PHASE 1



## Rooftop

### Amenities:

-  2 Passenger Lift
-  Gym
-  Bar & Cafe

-  Roof Garden
-  Swimming Pool  
23 x 7 sqm

-  Pool Bar
-  Spa



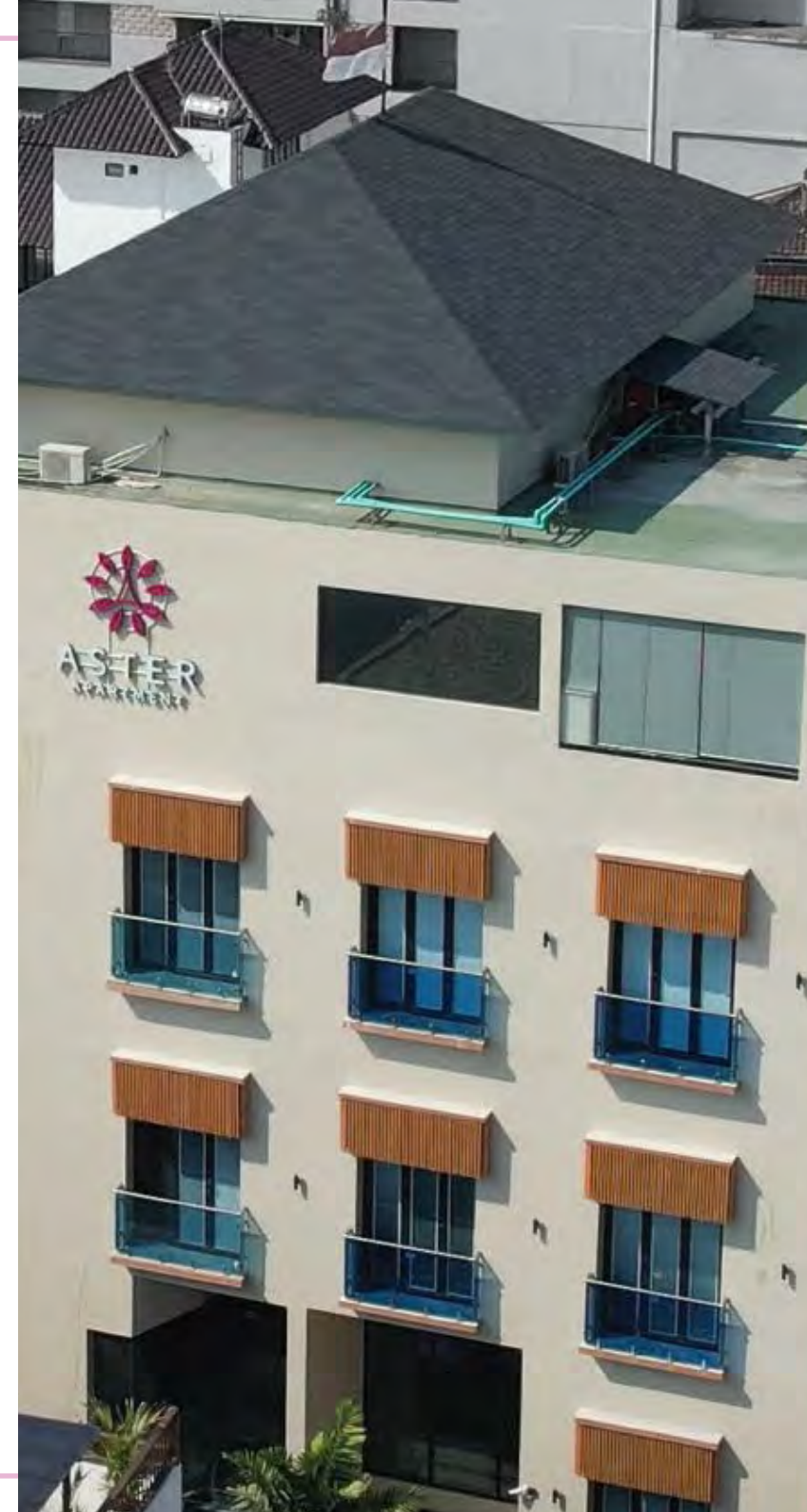


# BUILDING SPECIFICATION

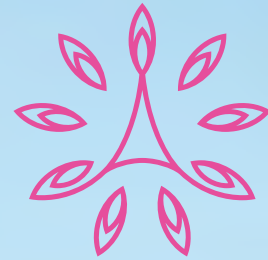
Item	Description
Wall Finish	Brick & light brick (Hebel) wall finish paint
Ceiling	Gypsum finish paint
Hydrant	2 hydrant every floor
Fire Alarm (Smoke Detector)	Every units & corridor
CCTV	Parking area & lobby every floor
2 Passenger Lift	Max 10 person

*Note:*

- Specifications are subject to change at any time without prior notice.
- Specification changes will resemble the original specifications or equivalent.







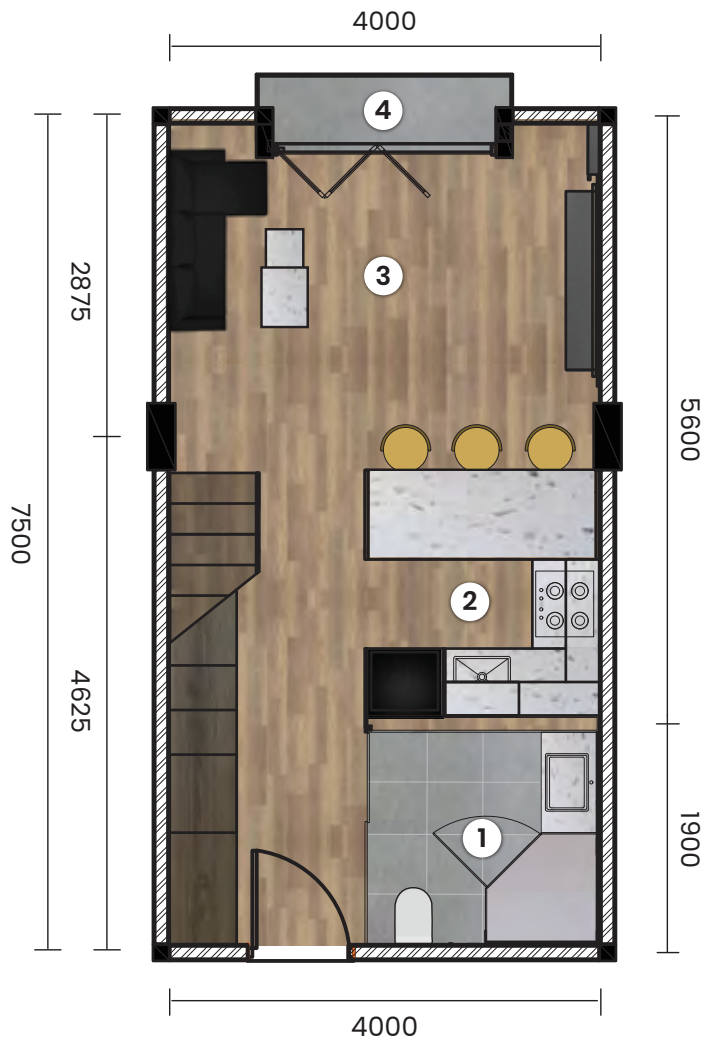
ASTER  
APARTMENT

# 1 Bedroom Type 1

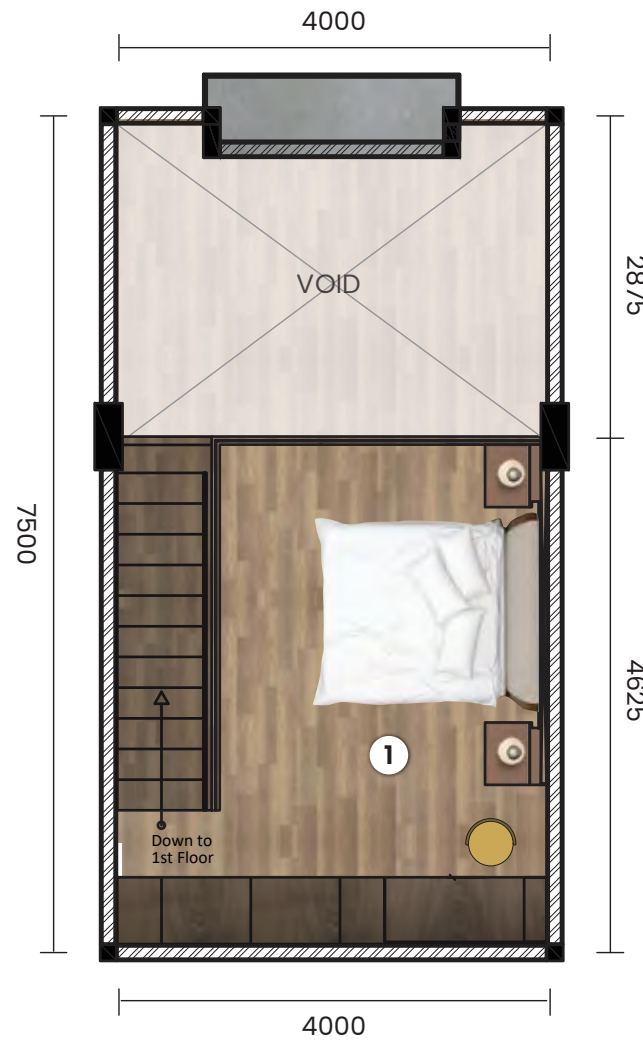


Total Unit Size  
**48,5 sqm**

1ST FLOOR PLAN



MEZZANINE PLAN



1ST FLOOR PLAN



1. BATHROOM



2. KITCHEN



3. LIVING ROOM



4. BALCONY

MEZZANINE PLAN



1. BEDROOM

**1 BEDROOM TYPE 1**  
4 X 7,5 METER (TYPICAL)





1st Floor









1st Floor





**1st Floor**





**Mezzanine**



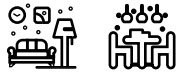


Mezzanine



# 1 Bedroom Type 1

## UNITS INTERIOR SPECIFICATION – 1ST FLOOR



### Living room & Kitchen

Item	Material
Floor Finish	Rigid Vinyl Tile thk 6mm ex. Induro
Wall finish	Brick & Light Brick (Hebel) wall finish paint
Ceiling	Gypsum finish Paint
Main Entrance Door	Wood Door with smart key
Window (Folding Door)	Aluminium Folding Door (Open Inward) Glass: 5mm low-E + 9A + 5mm double tempered clear glass



### Bathroom

Item	Material
Bathroom Floor Finish	Ceramic Tiles ex. Roman
Bathroom Wall Finish	Quartz Slab ex. Indoquartz
Bathroom Sliding Door	Tempered Frosted Glass (thk 8mm for door + 10mm for fix panel) ex. Avena

## UNITS INTERIOR SPECIFICATION – MEZZANINE



### Bedroom

Item	Material
Floor Finish	Rigid Vinyl Tile thk 6mm ex. Induro
Wall finish	Brick & Light Brick (Hebel) wall finish paint
Ceiling	Concrete finish Paint
Railing Mezzanine	Tempered Clear Glass (thk 12mm and solid wood hand railing)



### Mechanical Electrical

Item	Description
Electrical Power	440 watt with digital power meter
Water Heater (Central system)	Heat pump system
Sanitary	Heat pipe (PPR PN 20) and cool pipe (PPR PN 10)
Plumbing	Plumbing pipe (PVC AW type)
Fire Alarm (Smoke Detector)	Every units
Internet	Dedicated internet

Note:

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Specification changes will resemble the original specifications or equivalent.




# 1 Bedroom Type 1

## FURNITURE & APPLIANCES

### 1st Floor

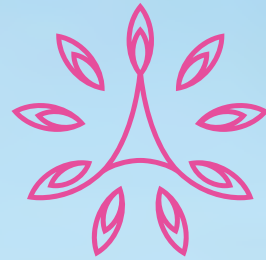
Room	Item
 <b>Aisle</b>	<ul style="list-style-type: none"><li>- Under Stair Cabinet</li><li>- Washing Machine</li><li>- Dryer</li></ul>
 <b>Bathroom</b>	<ul style="list-style-type: none"><li>- Smart Toilet</li><li>- Bathroom Fixture (Shower)</li><li>- Bathroom Accessories (Towel Bar, Toilet Paper Holder, Rob Hook, &amp; Caddy Rack)</li><li>- Swing Shower Door</li></ul>
 <b>Kitchen</b>	<ul style="list-style-type: none"><li>- Electric Stove 4 burner</li><li>- Exhaust</li><li>- Refrigerator</li><li>- Microwave</li><li>- Water Cooler (Dispenser) Bottom Galon</li><li>- Dining Table</li><li>- 3 Chairs</li></ul>
 <b>Livingroom</b>	<ul style="list-style-type: none"><li>- Sofa Bed 2 Seater</li><li>- Coffee Table</li><li>- TV Credenza &amp; Wood Panel</li><li>- Air Conditioner 2 pk</li><li>- Smart TV 65 inch</li><li>- Chandelier</li></ul>

### Mezzanine

Room	Item
 <b>Bedroom</b>	<ul style="list-style-type: none"><li>- Wardrobe</li><li>- Writing Desk</li><li>- Bed &amp; Wallpanel</li><li>- Chair</li><li>- LED Mirror</li><li>- Spring Bed (King Size) 180 x 200 cm</li><li>- Table Lamp for Nightstand</li><li>- Safety Box</li><li>- Internal telepon (IP Phone)</li></ul>



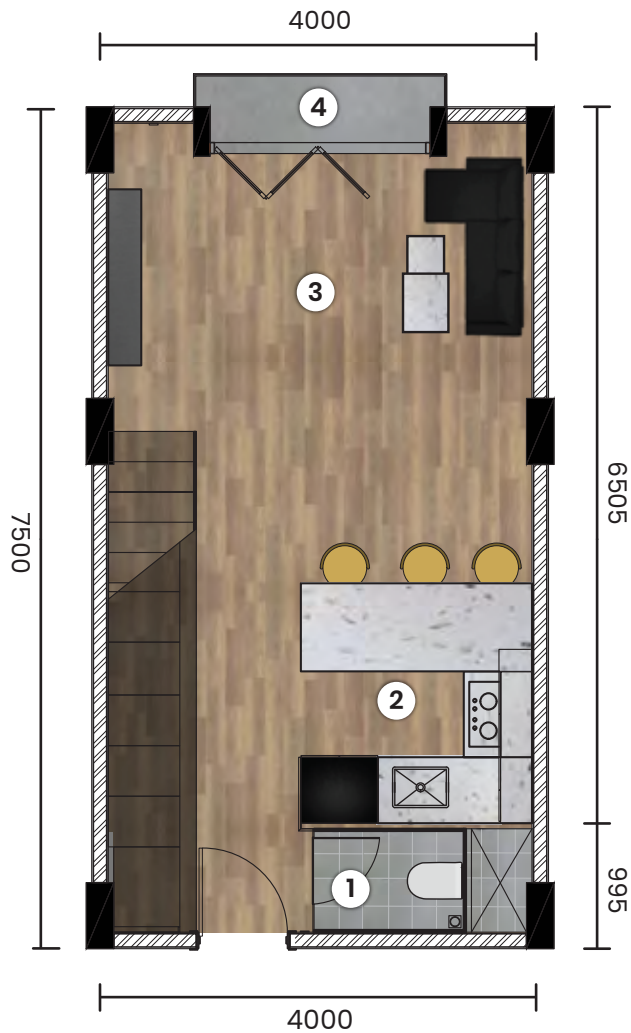




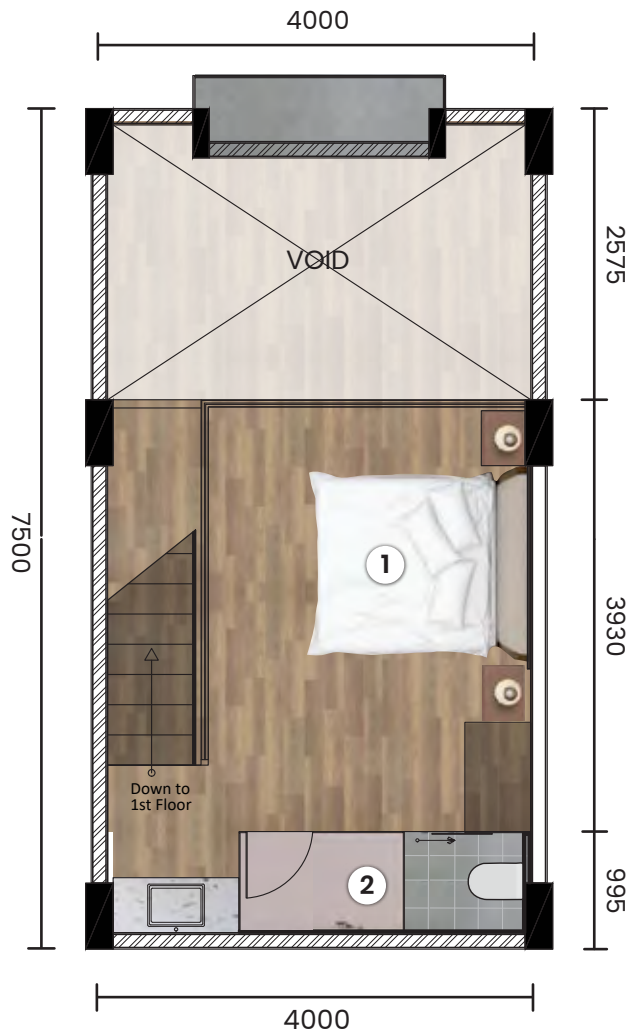
**A S T E R**  
APARTMENT

# **1 Bedroom Type 2**

### 1ST FLOOR PLAN



### MEZZANINE PLAN





Total Unit Size  
**48,5 sqm**

### 1ST FLOOR PLAN

-  1. REST ROOM
-  2. KITCHEN
-  3. LIVING ROOM
-  4. BALCONY

### MEZZANINE PLAN

-  1. BEDROOM
-  2. BATHROOM

**1 BEDROOM TYPE 2**  
4 X 7,5 METER (TYPICAL)





**1st Floor**



1st Floor





1st Floor





**Mezzanine**





**Mezzanine**



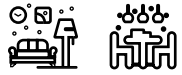


**Bathroom**



# 1 Bedroom Type 2

## UNITS INTERIOR SPECIFICATION – 1ST FLOOR



### Living room & Kitchen

Item	Material
Floor Finish	Rigid Vinyl Tile thk 6 mm ex. Induro
Wall finish	Brick & Light Brick (Hebel) wall finish paint
Ceiling	Gypsum finish Paint
Main Entrance Door	Wood Door with smart key
Window (Folding Door)	Aluminium Folding Door (Open Inward) Glass: 5mm low-E + 9A + 5mm double tempered clear glass



### Rest Room

Item	Material
Floor Finish	Ceramic Tiles ex. Roman
Wall Finish	Quartz Slab ex. Indoquartz
Swing Door	Tempered Frosted Glass (thk 8mm for door + 10mm for fix panel) ex. Avena

## UNITS INTERIOR SPECIFICATION – MEZZANINE



### Bedroom & Bathroom

Item	Material
Floor Finish	Rigid Vinyl Tile thk 6mm ex. Induro
Wall finish	Brick & Light Brick (Hebel) wall paint finish
Ceiling	Concrete finish Paint
Railing Mezzanine	Tempered Clear Glass (thk 12mm and solid wood hand railing)
Bathroom Floor Finish	Ceramic Tiles ex. Roman
Bathroom Wall Finish	Quartz Slab ex. Indoquartz
Bathroom Sliding Door	Tempered Frosted Glass (thk 8mm for door + 10mm for fix panel) ex. Avena



### Mechanical Electrical

Item	Description
Electrical Power	440 watt with digital power meter
Water Heater (Central system)	Heat pump system
Sanitary	Heat pipe (PPR PN 20) and cool pipe (PPR PN 10)
Plumbing	Plumbing pipe (PVC AW type)
Fire Alarm (Smoke Detector)	Every units
Internet	Dedicated internet

#### Note:

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# 1 Bedroom Type 2

## FURNITURE & APPLIANCES

### 1st Floor

Room	Item
 <b>Aisle</b>	<ul style="list-style-type: none"><li>- Under Stair Cabinet</li></ul>
 <b>Rest Room</b>	<ul style="list-style-type: none"><li>- Smart Toilet</li></ul>
 <b>Kitchen</b>	<ul style="list-style-type: none"><li>- Electric Stove 4 burner</li><li>- Exhaust</li><li>- Refrigerator</li><li>- Air fryer</li><li>- Water Cooler (Dispenser) Bottom Galon</li><li>- 3 Chairs</li><li>- Dining Table</li></ul>
 <b>Livingroom</b>	<ul style="list-style-type: none"><li>- Sofa Bed 2 Seater</li><li>- Coffee Table</li><li>- TV Credenza &amp; Wood Panel</li><li>- Air Conditioner 2 pk</li><li>- Smart TV 65 inch</li><li>- Painting</li><li>- Chandelier</li></ul>

### Mezzanine

Room	Item
 <b>Bedroom</b>	<ul style="list-style-type: none"><li>- Wardrobe</li><li>- Dressing Table</li><li>- Bed &amp; Wallpanel</li><li>- LED Mirror</li><li>- Spring Bed (King Size) 180 x 200 cm</li><li>- Table Lamp for Nightstand</li><li>- Safety Box</li><li>- Wall Decoration</li></ul>
 <b>Bathroom</b>	<ul style="list-style-type: none"><li>- Toilet</li><li>- Bathroom Fixture (Shower)</li><li>- Bathroom Accessories (Towel Bar, Toilet Paper Holder, Rob Hook, &amp; Caddy Rack)</li><li>- Swing Shower Door</li></ul>







# AMENITIES AND FACILITIES





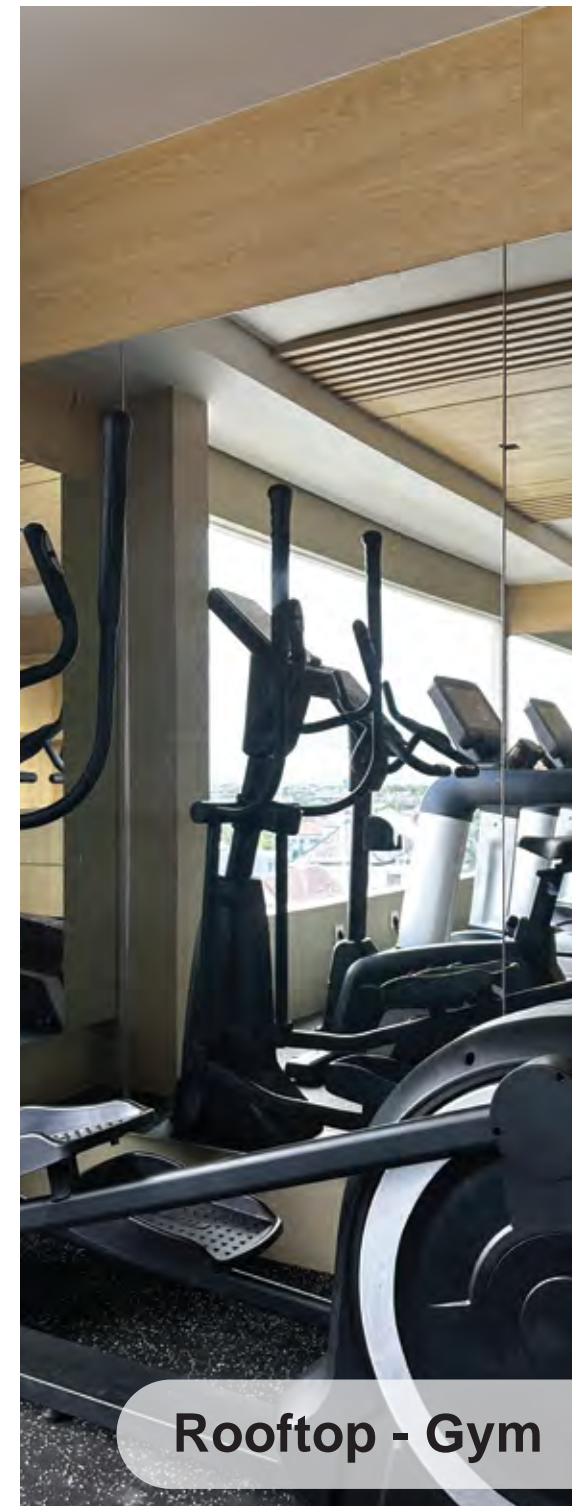


Lobby









Rooftop - Gym





**Rooftop - Cafe**





**Rooftop - Cafe**





**Rooftop - Garden**





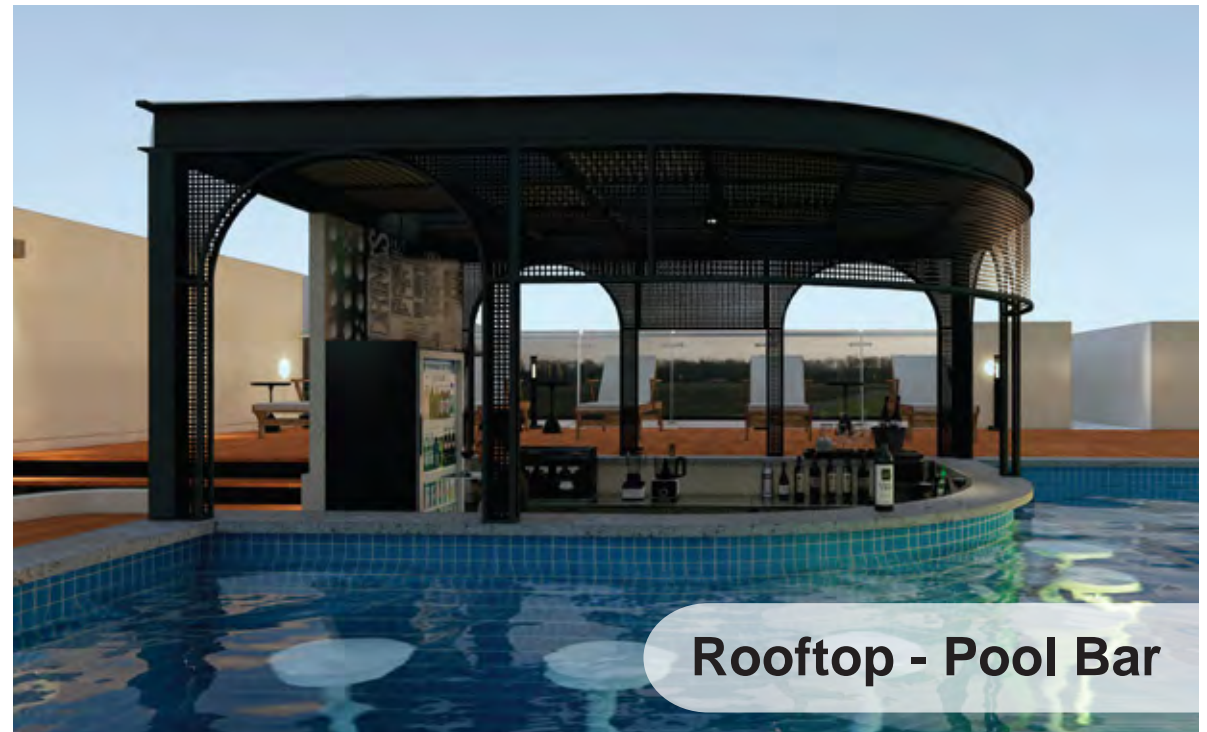
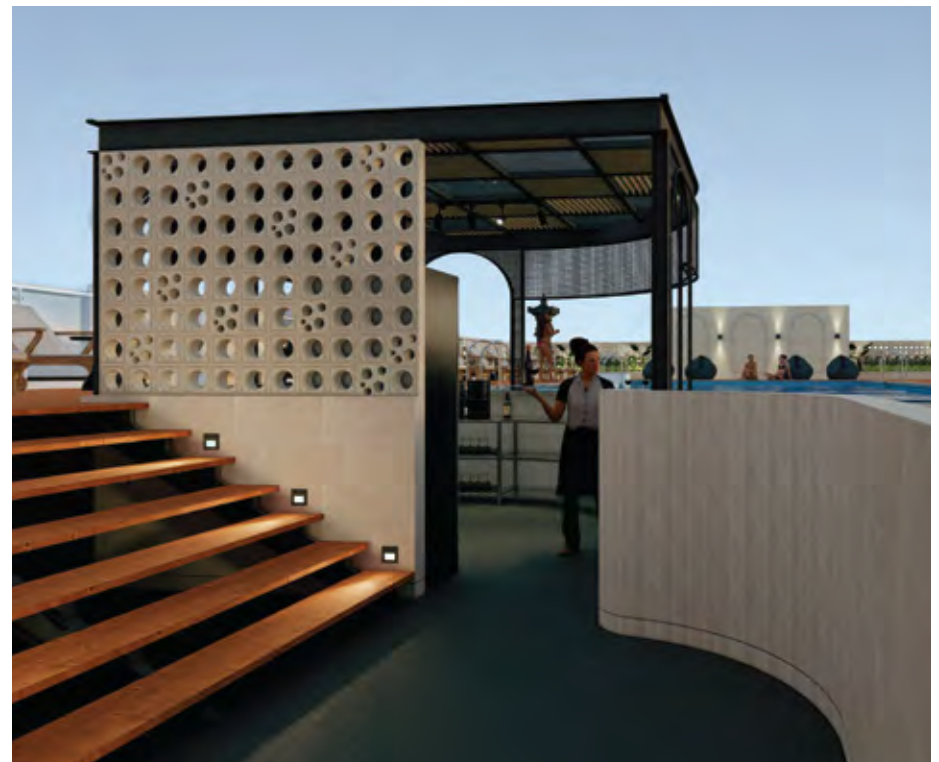
**Rooftop - Garden**





**Rooftop - Swimming Pool**





**Rooftop - Pool Bar**



# PRICELIST

Type	Floor	Price
1 Bedroom Type 1	1st	\$139.860
	2nd	\$139.860
	3rd	\$153.846
1 Bedroom Type 2	1st	\$139.860
	2nd	\$139.860
	3rd	\$153.846

- Down Payment 10%
- Installment max. 12x
- Promo until end of November 2024
- Include VAT 11%
- Exclude Notary Fee

Presented by Young Properties ( Division of Young Corporation )



## 29 Years

Leasehold

Smart Studio Type Apartments and guaranteed extension at market price



## 92 Units

Total Units

52 units available at 1st phase.  
40 units available at 2nd phase



## Canggu

Bali, Indonesia

Strategic location in the Heart of Canggu which is nears with 4 beaches and famous beach clubs.



## Compact Design

Compact design with loft concept in interior, fully furnished and appliances





# RETURN ON INVESTMENT Simulation

**Purchase Price**  
**\$139.860**

Details	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Daily Rental Rate	\$66,67	\$106,67	\$113,33	\$120,00	\$123,33	\$126,67	\$133,33
Occupancy Rate	80%	85%	85%	85%	85%	85%	85%
Gross Revenue	\$19.466,67	\$33.093,33	\$35.161,67	\$37.230,00	\$38.264,17	\$39.298,33	\$41.366,67
** Total Cost	\$6.813,33	\$11.582,67	\$12.658,20	\$13.402,80	\$13.775,10	\$14.147,40	\$14.478,33
Nett Profit	\$12.653,33	\$21.510,67	\$22.503,47	\$23.827,20	\$24.489,07	\$25.150,93	\$26.888,33
ROI	9%	15%	16%	17%	18%	18%	19%

### \*\*Detail Total Cost

Management Fee	15%
Utilities	5%
Staff	5%
Maintenance	5%

### Return of Investment

**16%**  
Average Year 1- 7





MANAGEMENT COMPANY



PT. SISCO SEJAHTERA SENTOSA



INTERIOR FURNITURE SUPPORT BY



CRYPTO TRADING



OUR PARTNER