

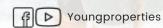




DIVISION OF YOUNG CORPORATION
REPUTABLE PROPERTIES DEVELOPMENT
AND INDUSTRIES IN USA & INDONESIA
WITH 38 YEARS OF EXPERIENCE

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



Young Creek
Townhome











# **OUR PROJECT IN INDONESIA**





















DestinAsian

**BEST ISLAND** 

IN THE WORLD

FOR TWELVE

CONSECUTIVE

YEARS

Bali is the most popular island destination in the Indonesian archipelago.

Renowned globally for it 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.



TRAVEL+ LEISURE

**TOP 25** 

ISLANDS

IN THE WORLD

🧱 statista 互

16 MILLION TOURIST ARRIVAL IN 2019



IN THE WORLD 2023

Tripadvisor

NUMBER 1 DESTINATION IN ASIA



WORLD'S FAVOURITE DESTINATION



TOP 5
ISLANDS
IN THE WORLD





#### 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.



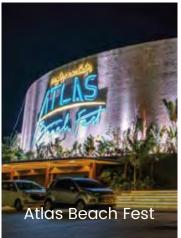
















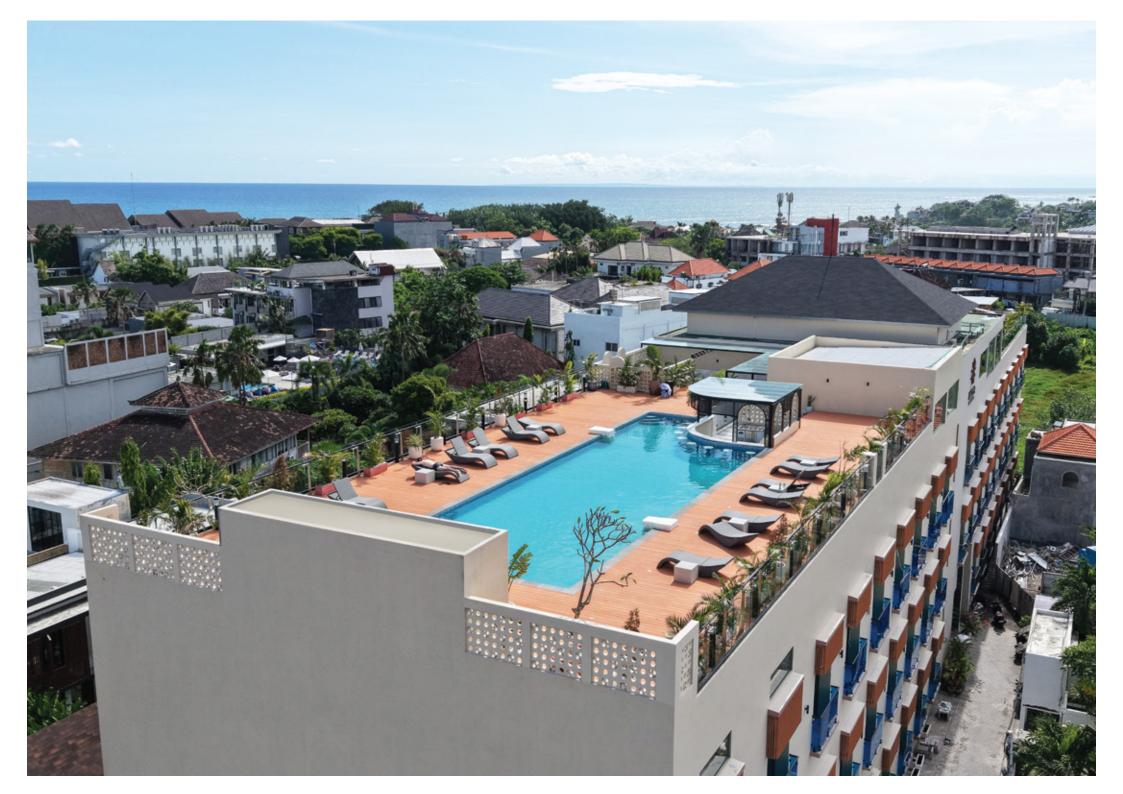
#### Relax at a Beach Bar or Pool Bar

Spend your afternoon at one of the many trendy pools or beach bars found near Aster Apartments.

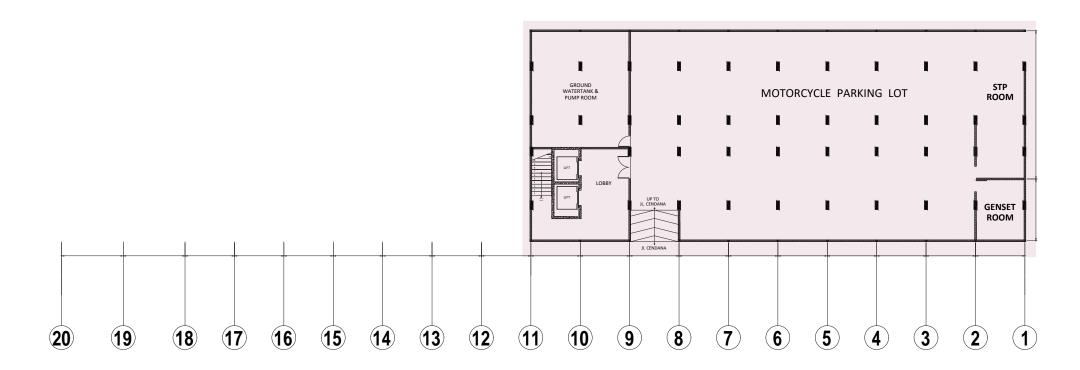
These beautifully decorated venues offer a great place to hang with friends, enjoy live











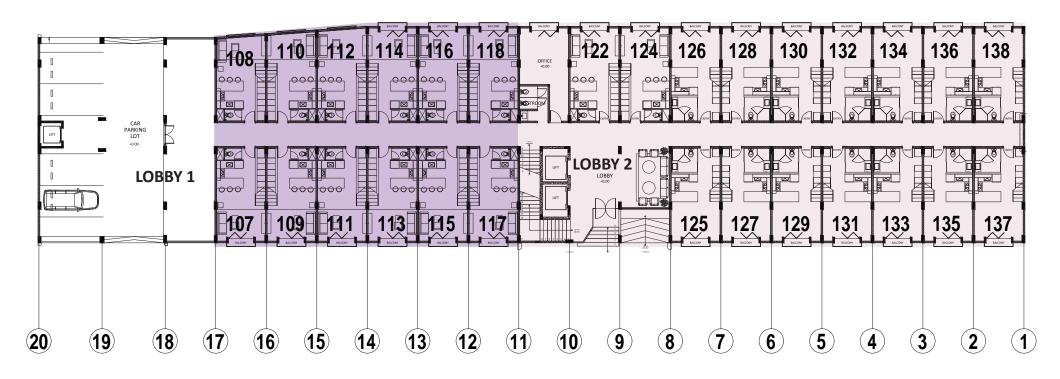
# **Basement**

#### **Amenities:**





# PHASE 1



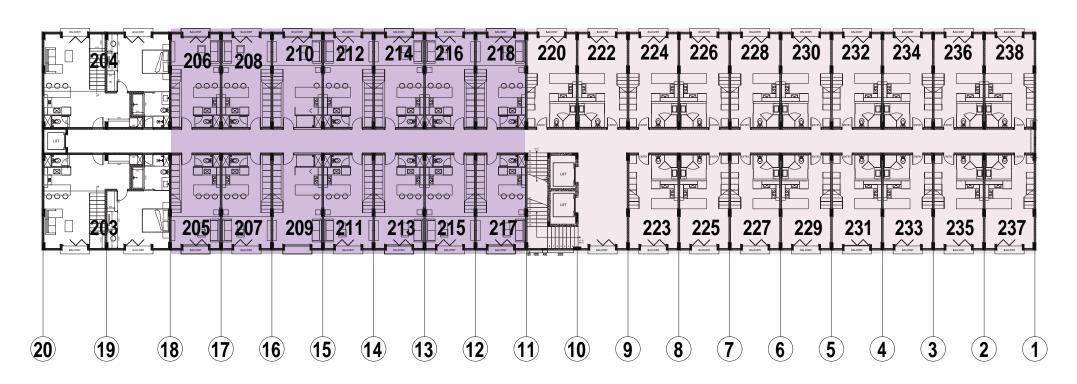
## **1st Floor**

# Amenities: Lobby With Reception & Security 2 Passenger Lift





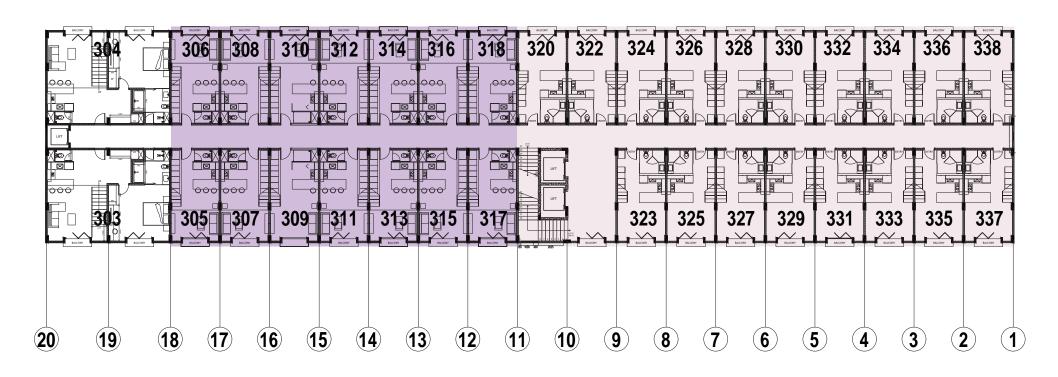
PHASE 2 PHASE 1



## 2nd Floor



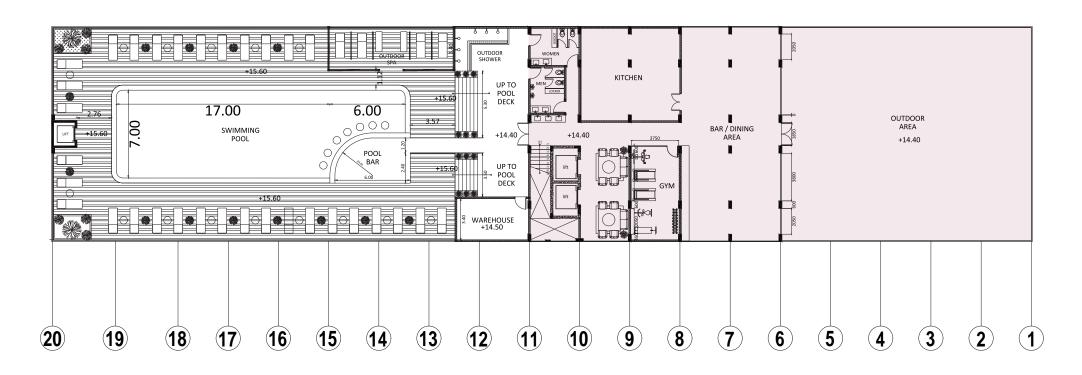
# PHASE 1



## **3rd Floor**

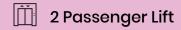
# Amenities: Unit Type: 1 Bedroom Type 1 48,5 sqm 1 Bedroom Type 2 48,5 sqm

## PHASE 1



# Rooftop

#### **Amenities:**





Bar & Cafe







# **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.





# 3 Bedrooms

#### 10000 2300 2300 4680 6600 7500 000 5 3 2850 900 600 3150 4710 1340

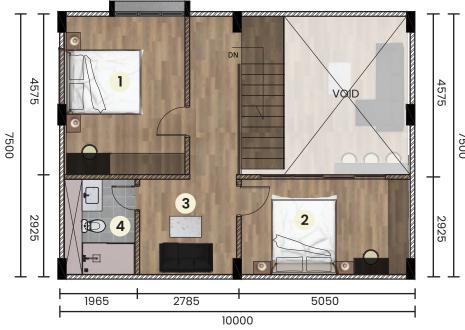


3665

2nd FLOOR PLAN

1st FLOOR PLAN

**3 BEDROOMS** 10 X 7,5 METER (TYPICAL)



1350

4985

# **Total Unit Size** 108 sqm

#### **1ST FLOOR PLAN**



1. MUDROOM



2. MASTER **BEDROOM** 



3. MASTER **BATHROOM** 



4. POWDER ROOM



5. KITCHEN + DINING



6. LIVING ROOM



7. BALCONY

#### 2ND FLOOR PLAN



1. BEDROOM 1



2. BEDROOM 2



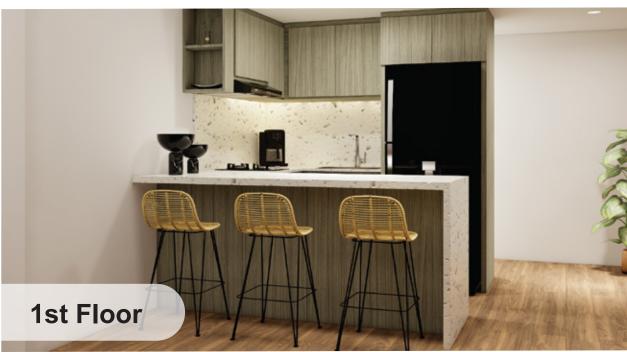
3. SEATING AREA



4. BATHROOM

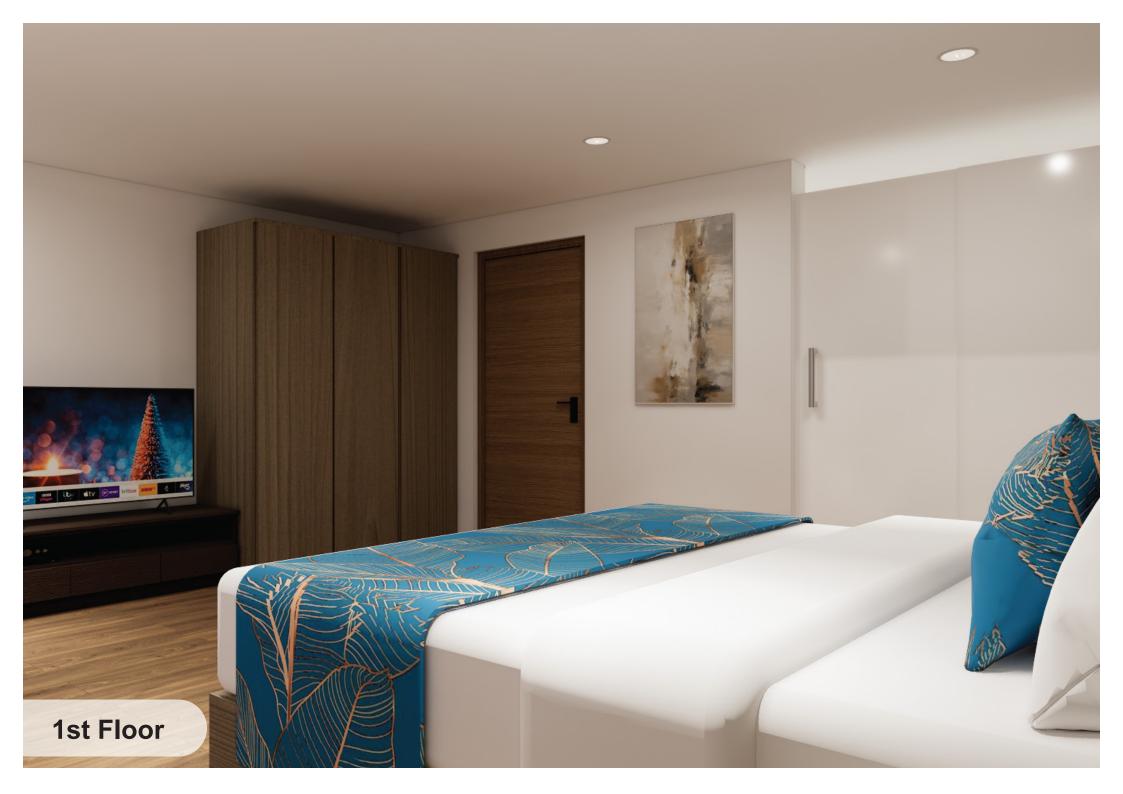


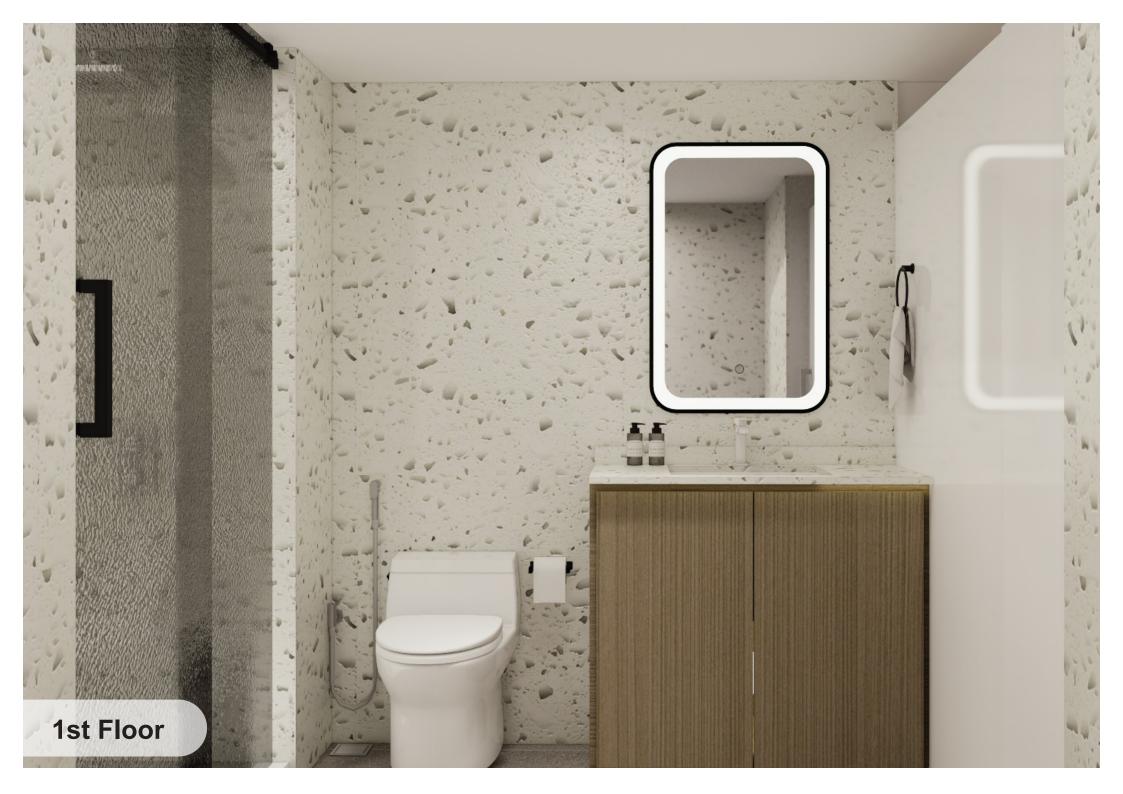


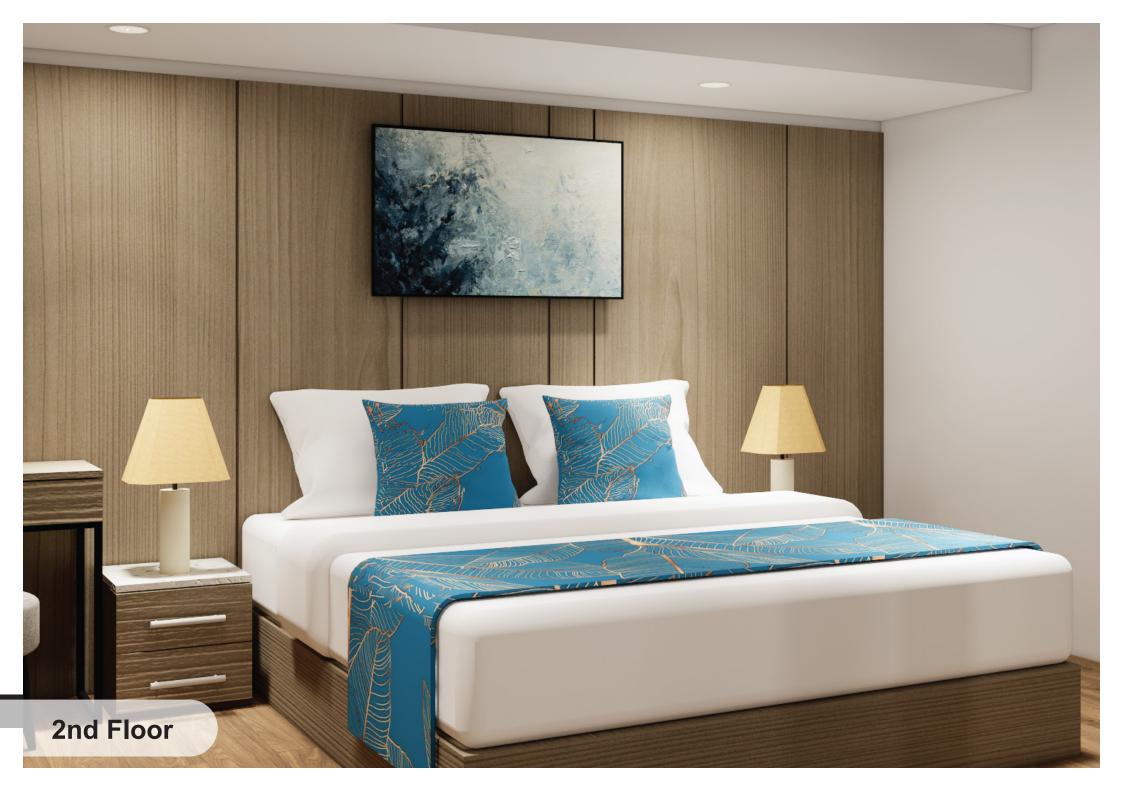


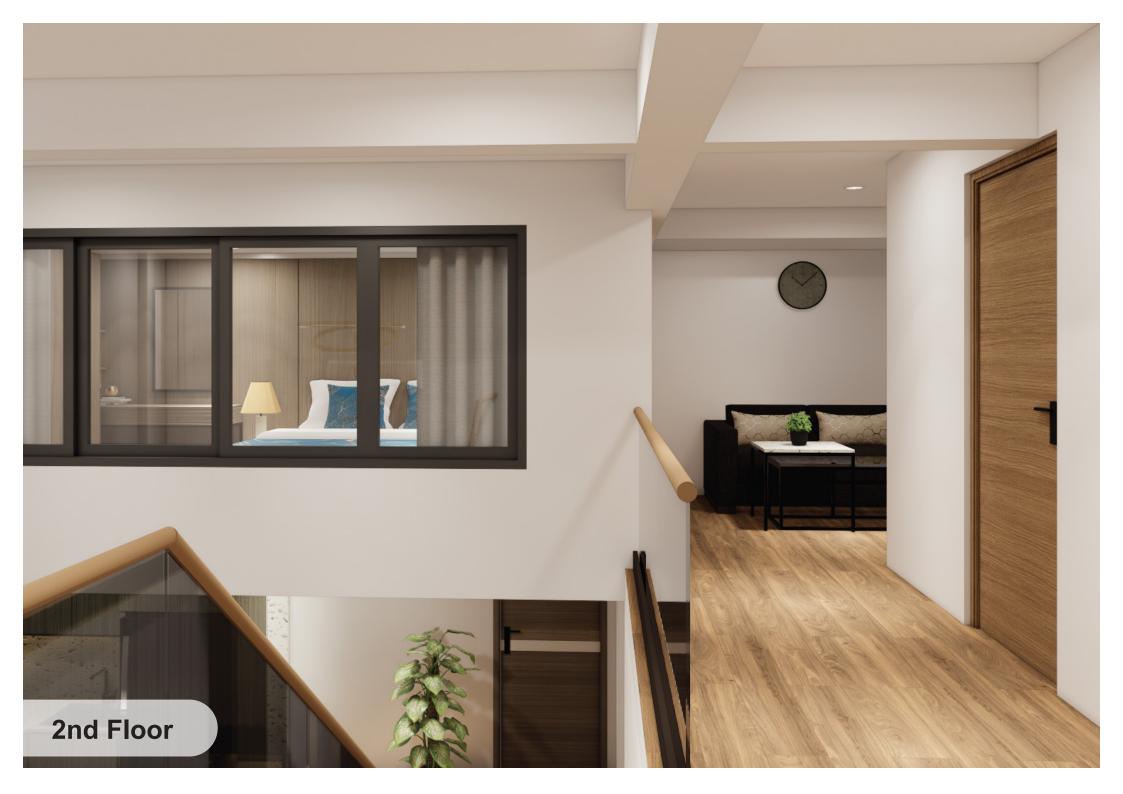














#### 3 Bedrooms

#### **UNITS INTERIOR SPECIFICATION - 1ST FLOOR**







#### Bedroom, Bathroom & Seating Area

**UNITS INTERIOR SPECIFICATION - MEZZANINE** 

Item



#### Living room & Kitchen

**Material** 

Floor Finish Wall finish

Ceiling

Main Entrance Door

Window (Folding Door)

Rigid Vinyl Tile thk 6 mm ex. Induro

Brick & Light Brick (Hebel)

wall finish paint

Gypsum finish Paint

Wood Door with smart key

Aluminium Folding Door (Open Inward)

Glass: 5mm low-E + 9A

+ 5mm double tempered clear glass

Floor Finish

**Item** 

Wall finish

Ceiling

Railing Mezzanine

Bathroom Floor Finish

Bathroom Wall Finish Bathroom Sliding Door Rigid Vinyl Tile thk 6mm ex. Induro

Brick & Light Brick (Hebel) wall finish paint

Concrete finish Paint

**Material** 

**Tempered Clear Glass** 

(thk 12mm and solid wood hand railing)

Ceramic Tiles ex. Roman

Quartz Slab ex. Indoquartz



#### Master Bedroom



#### **Mechanical Electrical**

Floor	Finish

Wall finish

Ceiling

Item

Rigid Vinyl Tile thk 6mm ex. Induro

Brick & Light Brick (Hebel) wall finish paint

Concrete finish Paint

Material

Item

**Electrical Power** 

Water Heater (Central system)

Sanitary

Plumbing

Fire Alarm (Smoke Detector)

Internet

440 watt with digital power meter

Heat pump system

**Description** 

Heat pipe (PPR PN 20) and cool pipe (PPR PN 10)

Plumbing pipe (PVC AW type)

**Every units** 

Dedicated internet



**Item** 



#### Powder Room & Master Bathroom

Floor Finish
Wall Finish

Sliding Door

Ceramic Tiles ex. Roman

Material

Quartz Slab ex. Indoquartz

**Tempered Frosted Glass** (thk 8mm for door + 10mm for fix panel) ex. Avena Note:

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## 3 Bedrooms

- TV Credenza & Wood Panel

- Air Conditioner 2 pk

- Painting

- Chandelier

FURNITURE & A	APPLIANCES		
1st Floor		Mezzanine	
Room	Item	Room	Item
Mudroom  Master Bedroom	- Bench - Cabinet  - Wardrobe - Spring Bed (King Size) 180 x 200 cm - Smart TV 65 inch - Writing Desk - Table Lamp for Nightstand - Dressing Table	Bedroom 1	<ul> <li>- Wardrobe</li> <li>- Table Lamp for Nightstand</li> <li>- Dressing Table</li> <li>- Safety Box</li> <li>- Bed &amp; Wallpanel</li> <li>- Chair</li> <li>- LED Mirror</li> <li>- Painting</li> <li>- Spring Bed</li> </ul>
్లు Master <u>్లో</u> Bathroom	- Bed & Wallpanel - Safety Box - Chair  - LED Mirror - TV Credenza - Painting  - Wall Decoration  - Toilet - Swing Shower Door  - Bathroom Fixture (Shower) - Bathtub  - Bathroom Accessories  (Towel Bar, Toilet Paper Holder, Rob Hook, & Caddy Rack)	Bedroom 2	<ul> <li>(King Size) 180 x 200 cm</li> <li>Wardrobe - Table Lamp for Nightstand</li> <li>Writing Desk - Safety Box</li> <li>Bed &amp; Wallpanel - Chair</li> <li>LED Mirror - Painting</li> <li>Spring Bed</li> <li>(King Size) 180 x 200 cm</li> </ul>
Powder Room	<ul> <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>	。 允 Bathroom	<ul> <li>Toilet</li> <li>Bathroom Fixture (Shower)</li> <li>Bathroom Accessories (Towel Bar,</li> <li>Toilet Paper Holder, Rob Hook, &amp; Caddy Rack)</li> <li>Swing Shower Door</li> </ul>
្តាំទី Kitchen	<ul> <li>Electric Stove 4 burner</li> <li>Exhaust</li> <li>Refrigerator</li> <li>Water Cooler (Dispenser) Bottom Galon</li> <li>3 Chair</li> <li>Dining Table</li> </ul>	Seating Area	- Coffee Table - Sofa Bed 2 Seater
说,Living room	- Sofa Bed 2 Seater - Smart TV 65 inch - Coffee Table - Under Stair Cabinet		





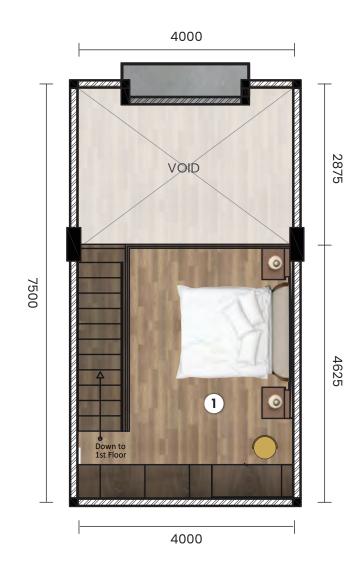
# 1 Bedroom Type 1

#### **1ST FLOOR PLAN**

# 4000 2875 3 5600 2 4625 1900

4000

#### **MEZZANINE PLAN**



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

# Total Unit Size 48,5 sqm

#### **1ST FLOOR PLAN**



1. BATHROOM



2. KITCHEN



3. LIVING ROOM

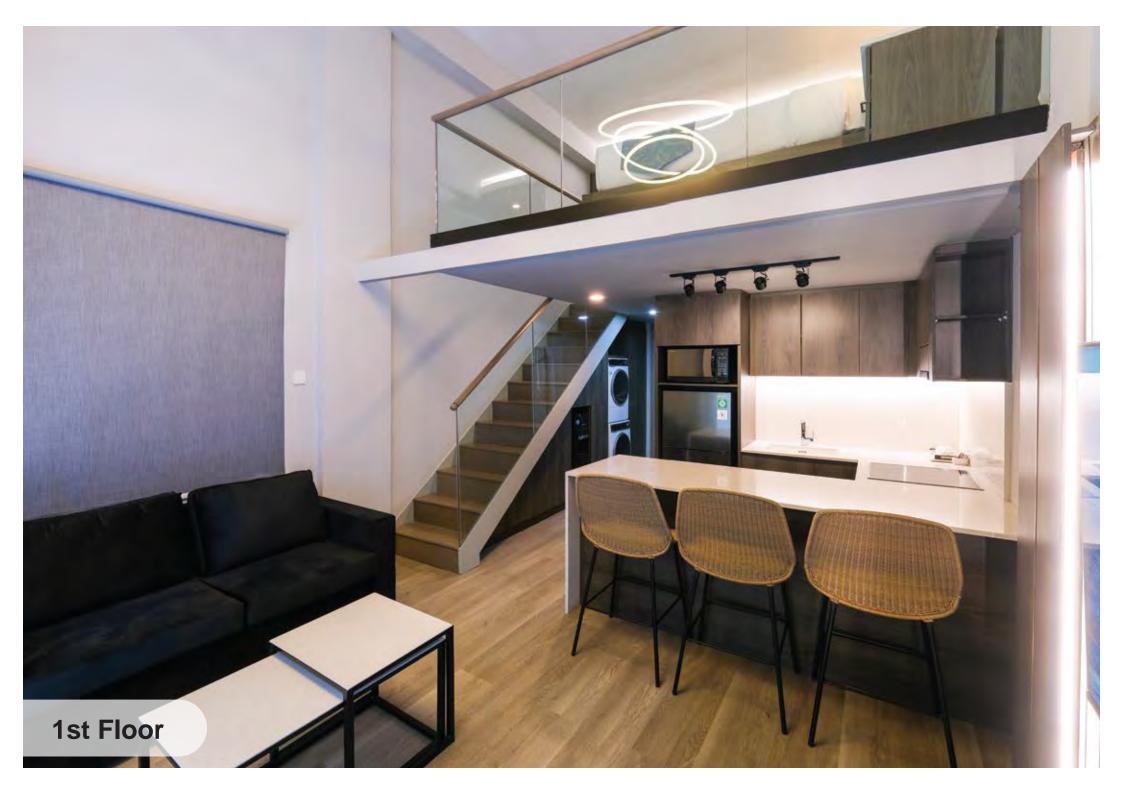


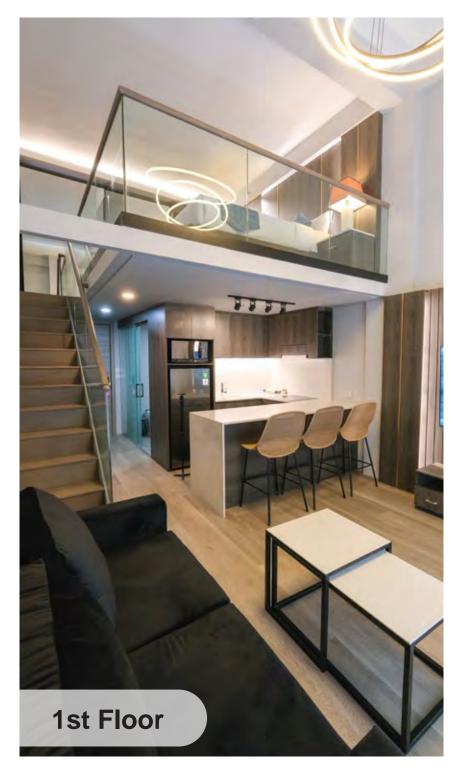
4. BALCONY

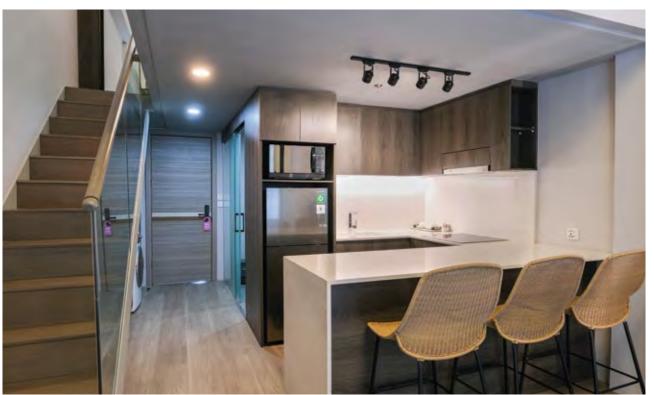
#### **MEZZANINE PLAN**



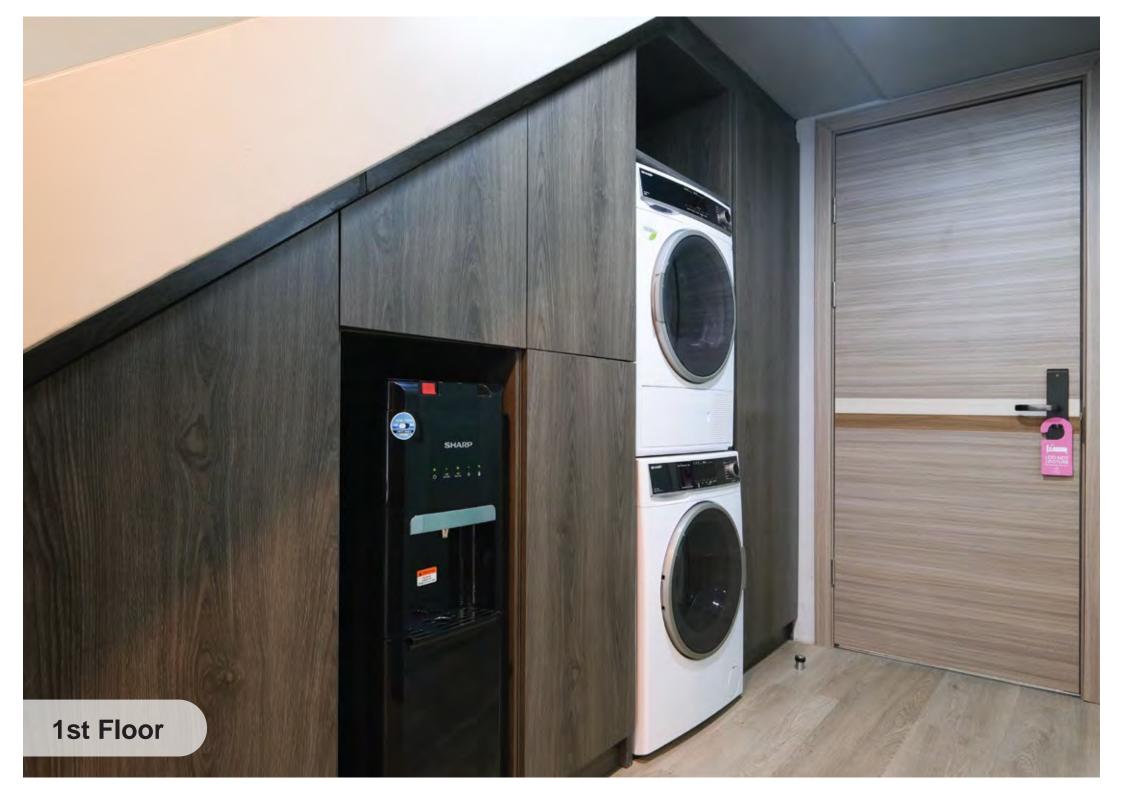
1. BEDROOM

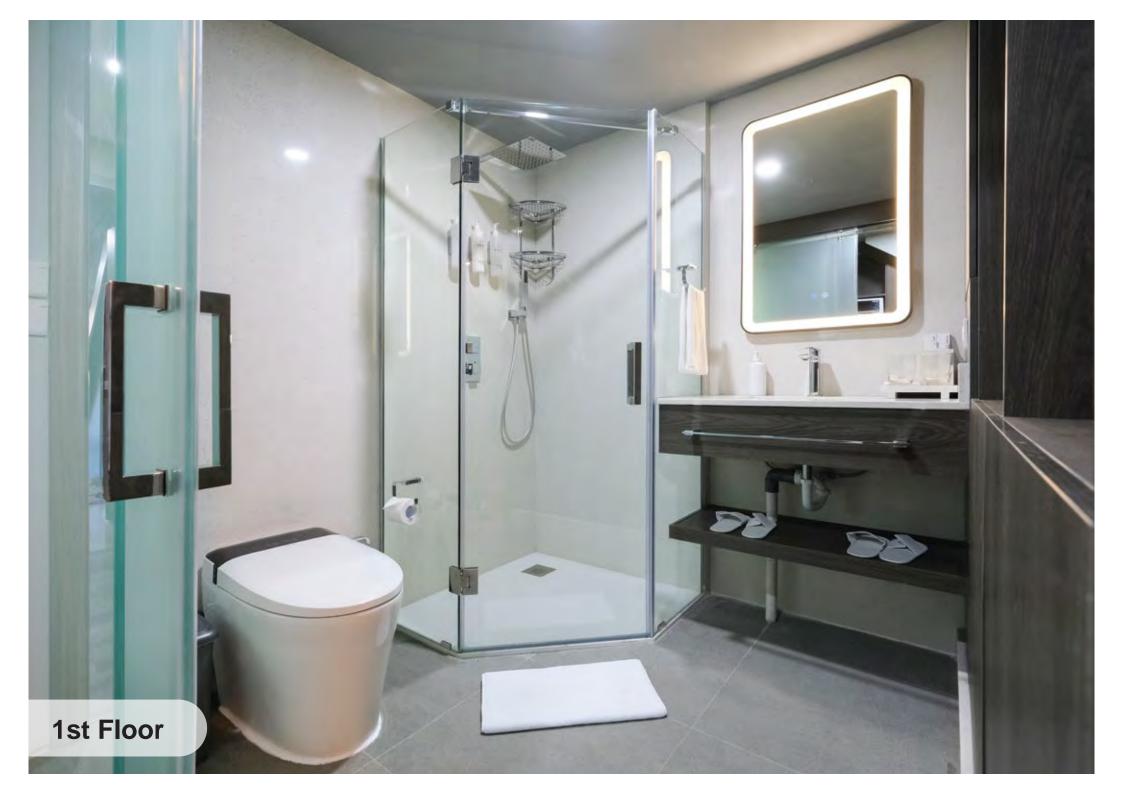


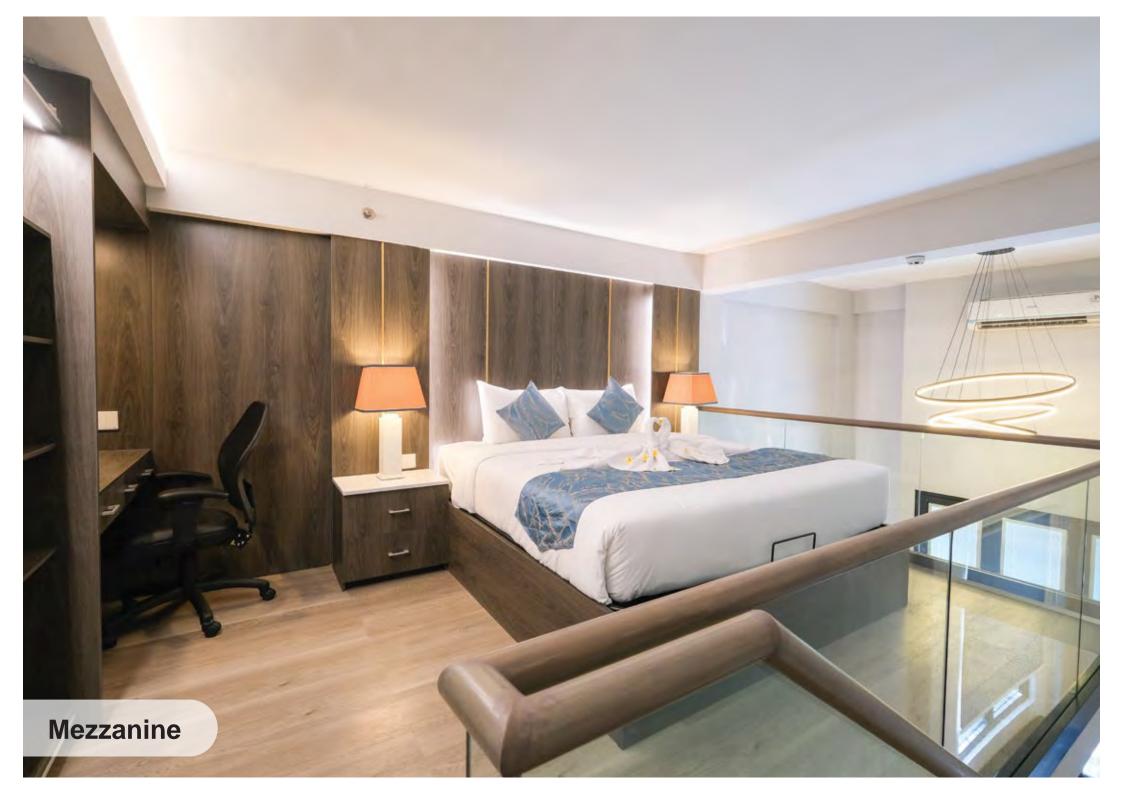


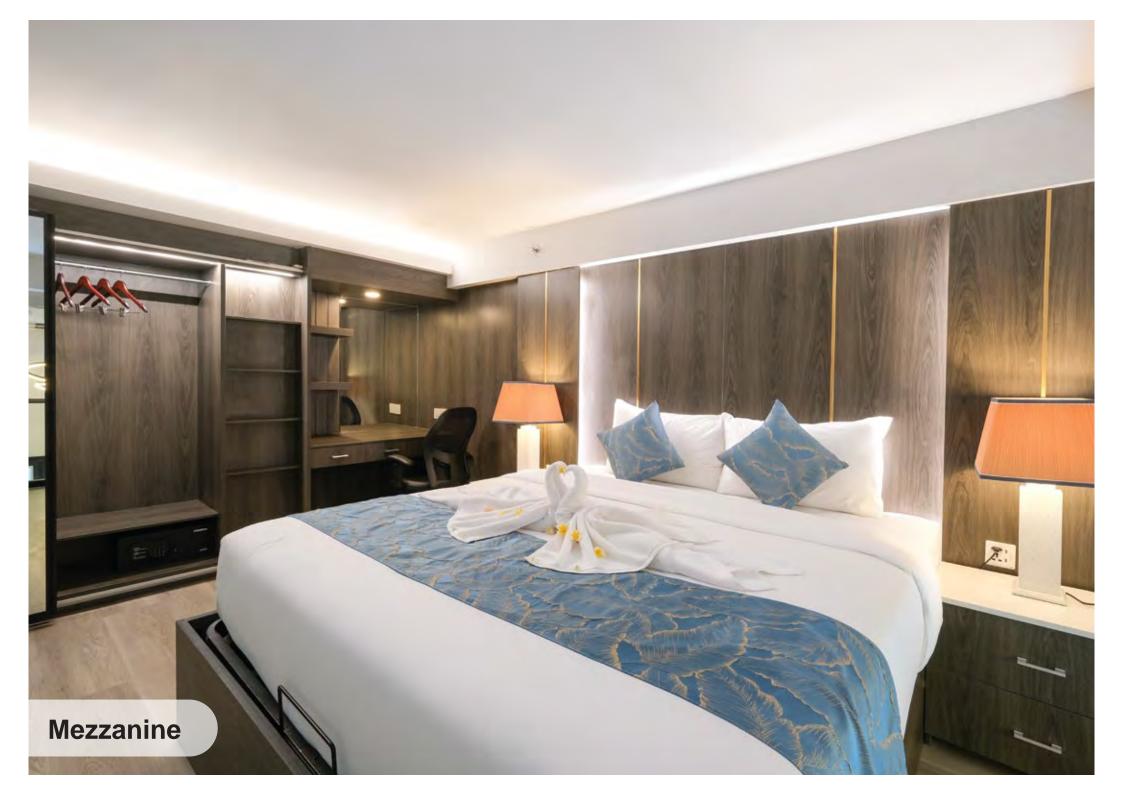












#### **UNITS INTERIOR SPECIFICATION - 1ST FLOOR**

### UNITS INTERIOR SPECIFICATION - MEZZANINE





Living room & Kitchen



#### **Bedroom**

Item	Material	Item	Material
Floor Finish	Rigid Vinyl Tile thk 6mm ex. Induro	Floor Finish	Rigid Vinyl Tile thk 6mm ex. Induro
Wall finish	Brick & Light Brick (Hebel) wall finish paint	Wall finish	Brick & Light Brick (Hebel) wall finish paint
Ceiling	Gypsum finish Paint		
Main Entrance Door	Wood Door with smart key	Ceiling	Concrete finish Paint
Window (Folding Door)	Aluminium Folding Door (Open Inward)	Railing Mezzanine	Tempered Clear Glass
	Glass: 5mm low-E + 9A		(thk 12mm and solid wood hand railing)
	+ 5mm double tempered clear glass		



#### **Bathroom**



#### **Mechanical Electrical**

Item	Material	Item	Description
Bathroom Floor Finish	Ceramic Tiles ex. Roman	Electrical Power	440 watt with digital power meter
Bathroom Wall Finish	Quartz Slab ex. Indoquartz	Water Heater (Central system)	Heat pump system
Bathroom Sliding Door	Tempered Frosted Glass (thk 8mm for door + 10mm for fix panel) ex. Avena	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:

Specifications are subject to change at any time without prior notice.

Specification changes will resemble the original specifications or equivalent.

#### **FURNITURE & APPLIANCES**

1st Floor					
Room	Room Item				
	Aisle	<ul><li>- Under Stair Cabinet</li><li>- Washing Machine</li><li>- Dryer</li></ul>			
	Bathroom	<ul> <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>			
Ŏ <u>.</u> B <u> </u>	Kitchen	<ul> <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>			
	Living room	<ul> <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
Bedroom	<ul> <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 Rox</li> </ul>



- Internal telepon (IP Phone)



#### **1ST FLOOR PLAN**

4000

3

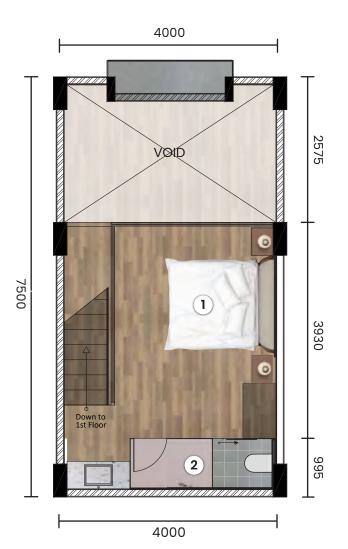
2

4000

6505

995

#### MEZZANINE PLAN



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

7500

# Total Unit Size 48,5 sqm

#### **1ST FLOOR PLAN**



1. REST ROOM



2. KITCHEN



3. LIVING ROOM



4. BALCONY

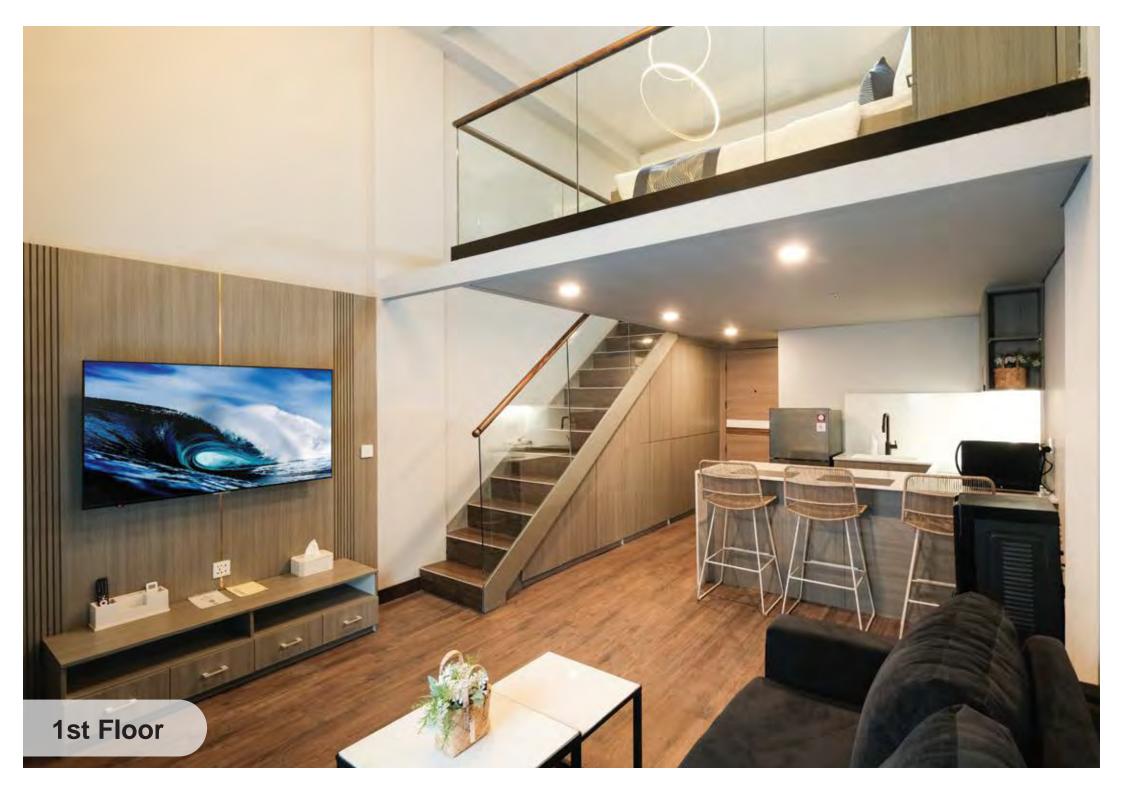
#### **MEZZANINE PLAN**

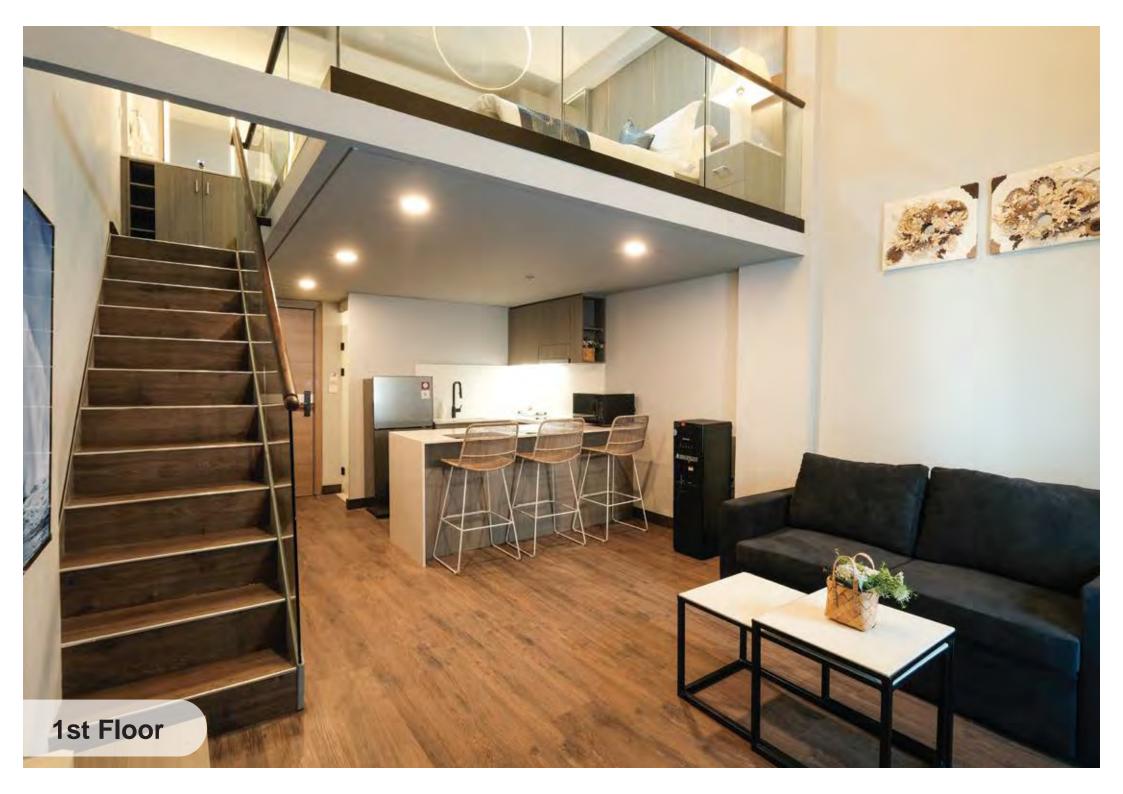


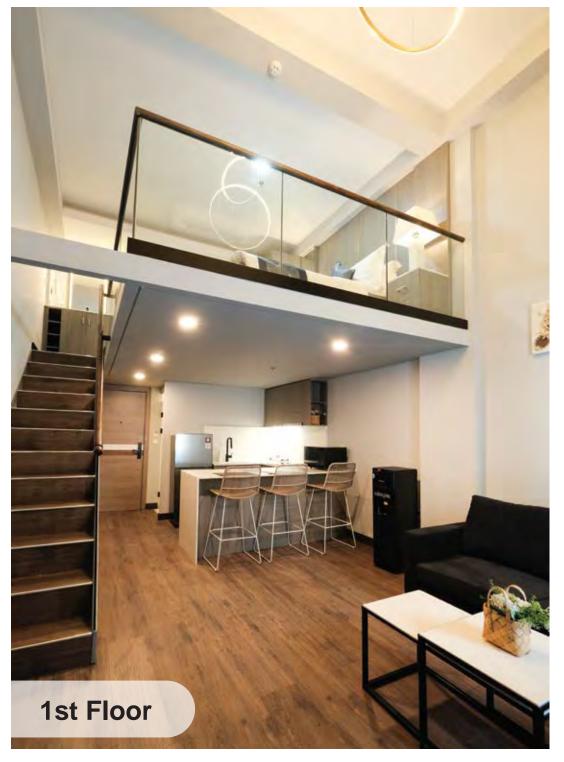
1. BEDROOM



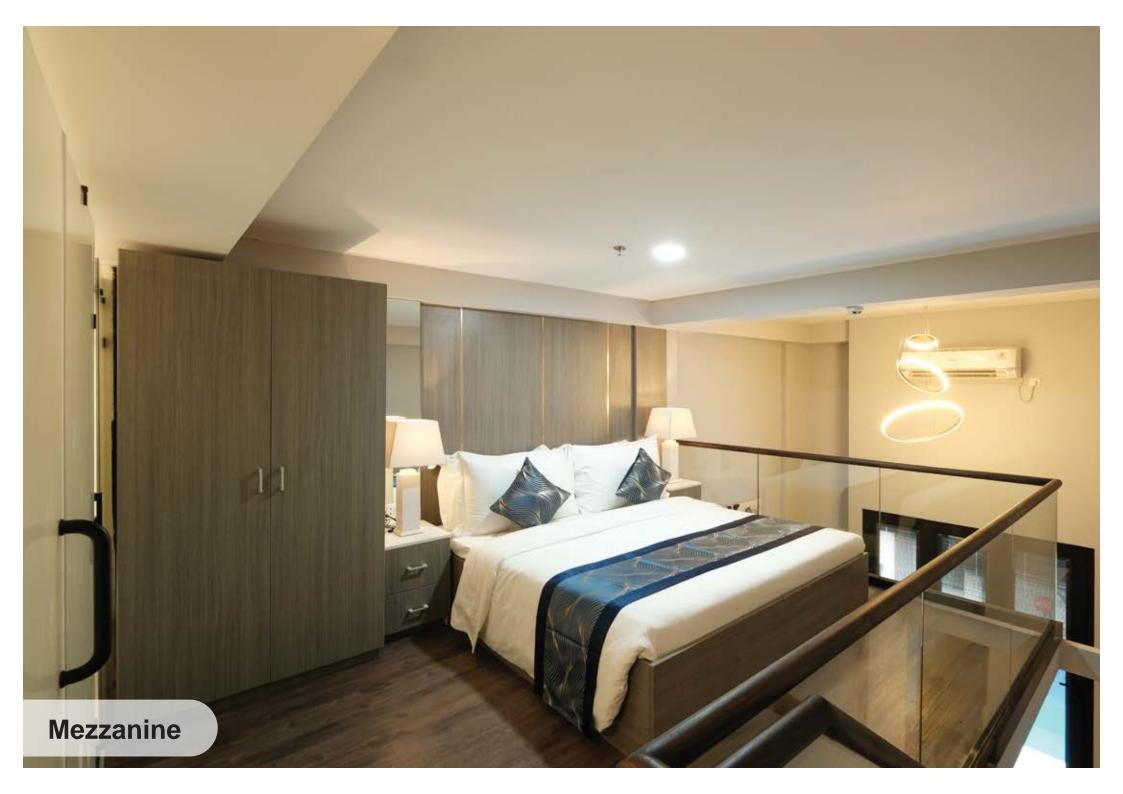
2. BATHROOM





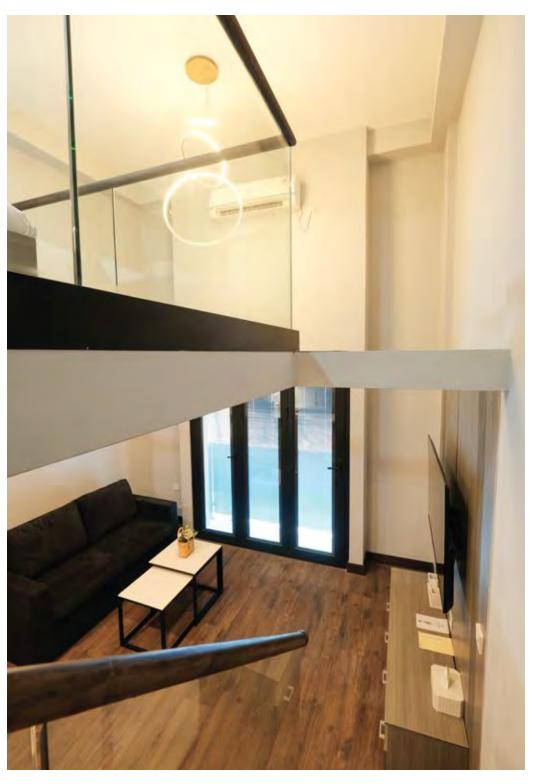


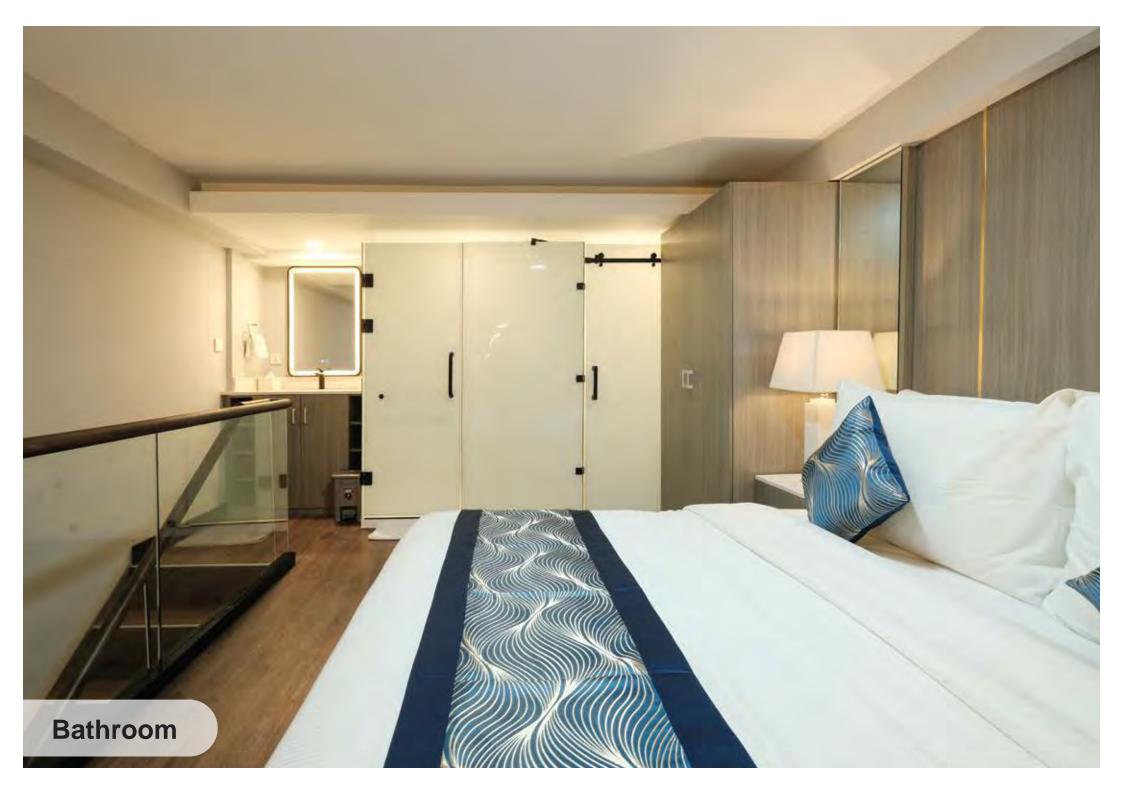












#### **UNITS INTERIOR SPECIFICATION - 1ST FLOOR**

Living room & Kitchen





#### Bedroom & Bathroom

**UNITS INTERIOR SPECIFICATION - MEZZANINE** 

(thk 8mm for door + 10mm for fix panel) ex. Avena

» <u>====</u> 00000			
Item	Material	Item	Material
Floor Finish	Rigid Vinyl Tile thk 6 mm ex. Induro	Floor Finish	Rigid Vinyl Tile thk 6mm ex. Induro
Wall finish	Brick & Light Brick (Hebel)	Wall finish	Brick & Light Brick (Hebel) wall paint finish
	wall finish paint	Ceiling	Concrete finish Paint
Ceiling	Gypsum finish Paint	Railing Mezzanine	Tempered Clear Glass
Main Entrance Door	Wood Door with smart key		(thk 12mm and solid wood hand railing)
Window (Folding Door)	Aluminium Folding Door (Open Inward)	Bathroom Floor Finish	Shower Tray Tiles
	Glass: 5mm low-E + 9A	Bathroom Wall Finish	Quartz Slab ex. Indoquartz
	+ 5mm double tempered clear glass	Bathroom Sliding Door	Tempered Frosted Glass



#### **Rest Room**



## Mechanical Electrical

Item	Material	Item	Description
Floor Finish	Ceramic Tiles ex. Roman	Electrical Power	440 watt with digital power mater
			440 watt with digital power meter
Wall Finish	Artistic Decorative Fiber Wall	Water Heater (Central system)	Heat pump system
	Tempered Frosted Glass (thk 8mm for door + 10mm for fix panel) ex. Avena	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.

#### **FURNITURE & APPLIANCES**

1st Floor		Mezzanine	
Room	Item	Room	Item
Aisle  Rest Room	- Under Stair Cabinet - Toilet	Bedroom	<ul> <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>
୍ଞ୍ Kitchen	<ul> <li>Electric Stove 4 burner</li> <li>Exhaust</li> <li>Refrigerator</li> <li>Water Cooler (Dispenser) Bottom Galon</li> <li>3 Chairs</li> <li>Dining Table</li> <li>Microwave</li> </ul>	<b>Bathroom</b>	- Smart Toilet - Bathroom Fixture (Shower) - Bathroom Accessories (Toilet Paper Holder, Rob Hook, & Caddy Rack) - Swing Shower Door
obb			



#### Living room

- Sofa Bed 2 Seater
- Coffee Table
- TV Credenza & Wood Panel
- Air Conditioner 2 pk
- Smart TV 55 inch
- Painting
- Chandelier



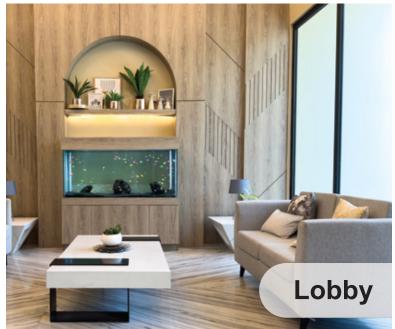


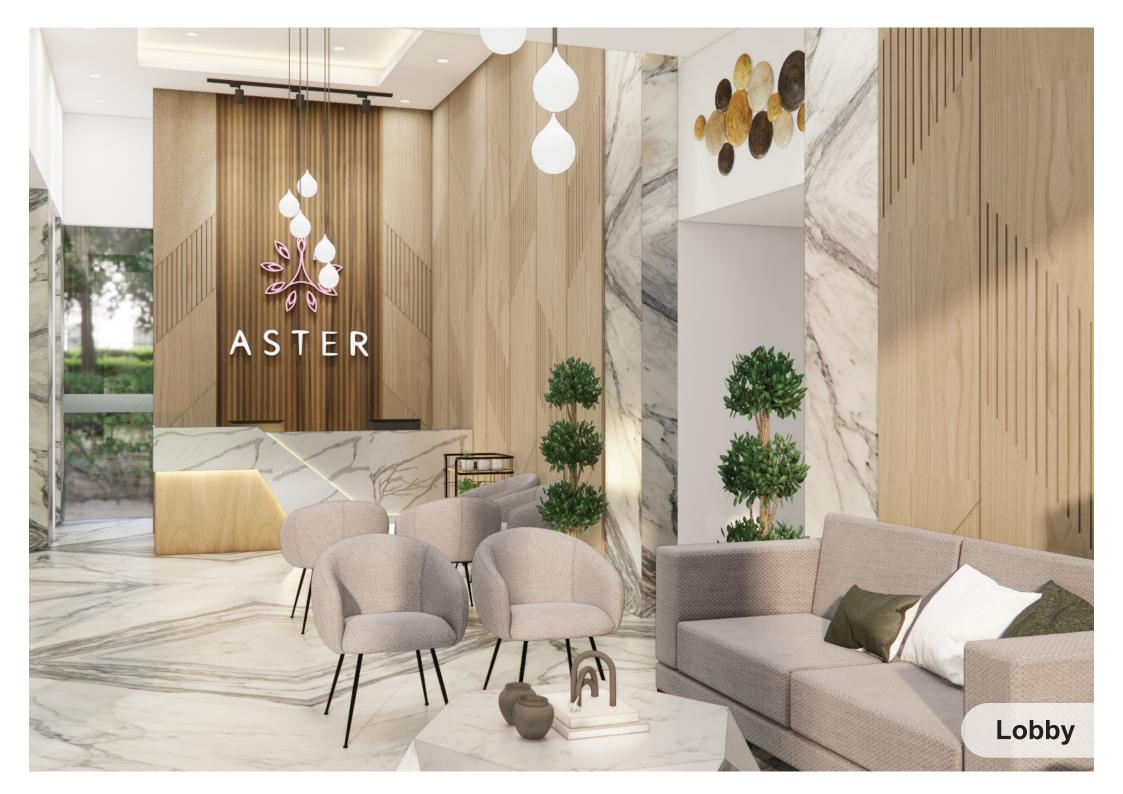






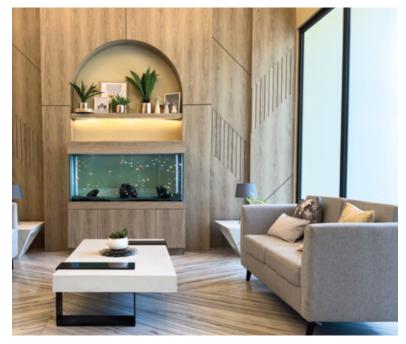










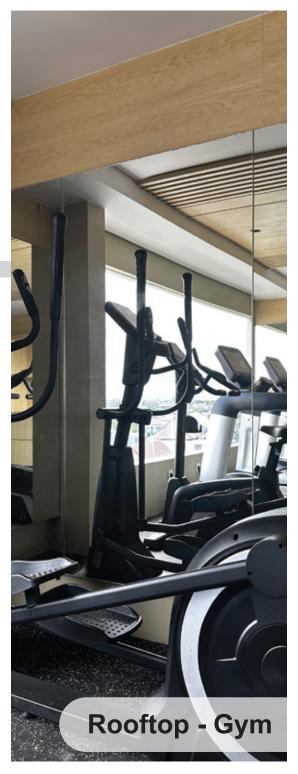


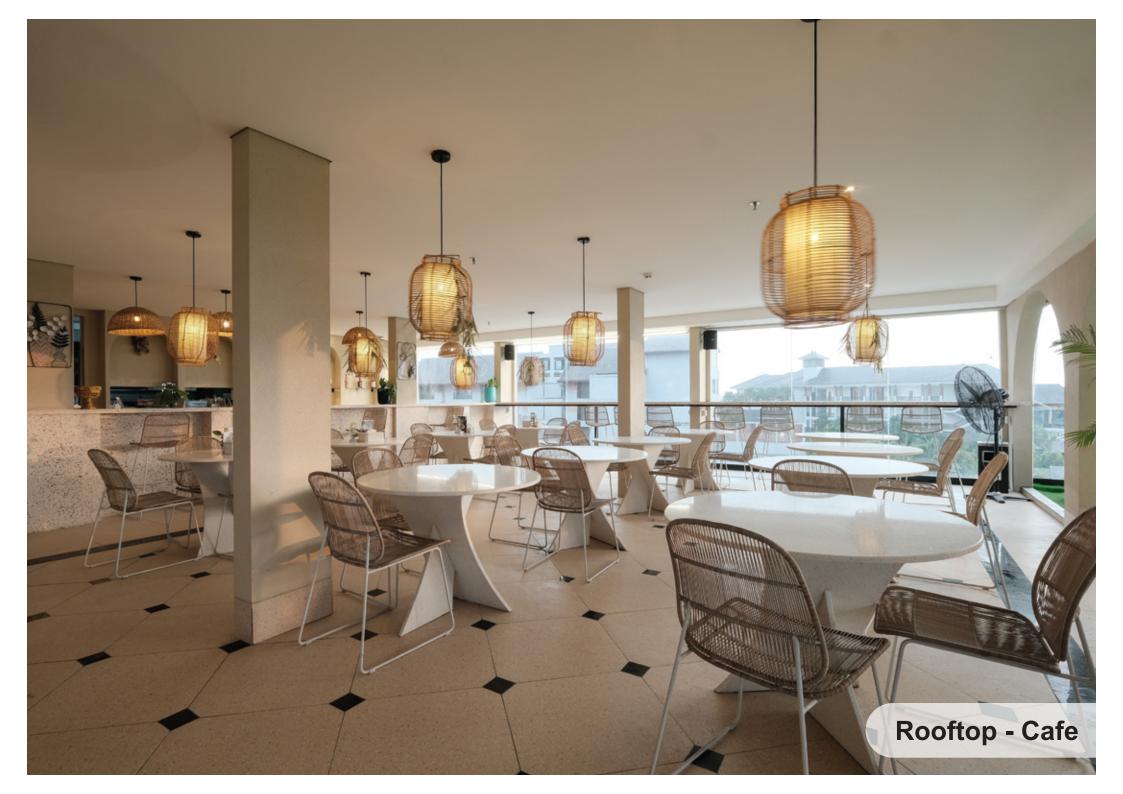














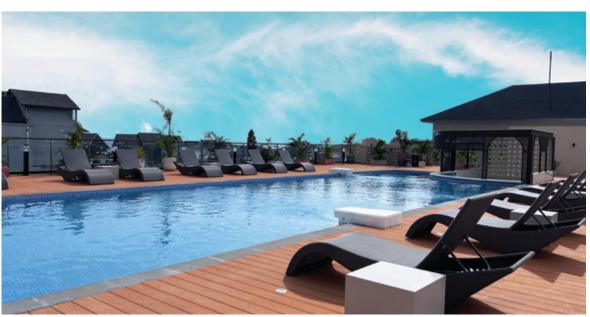


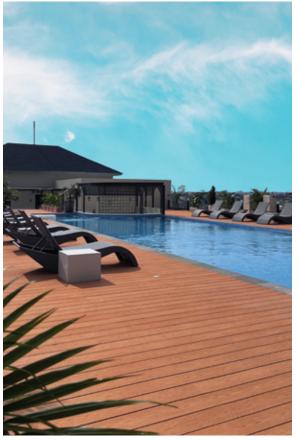


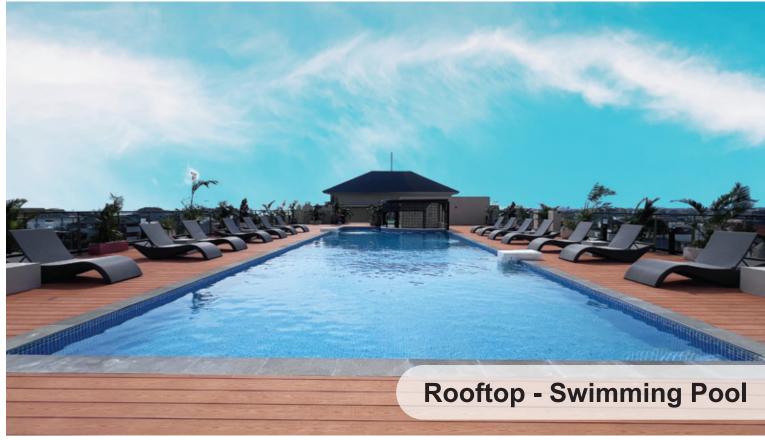


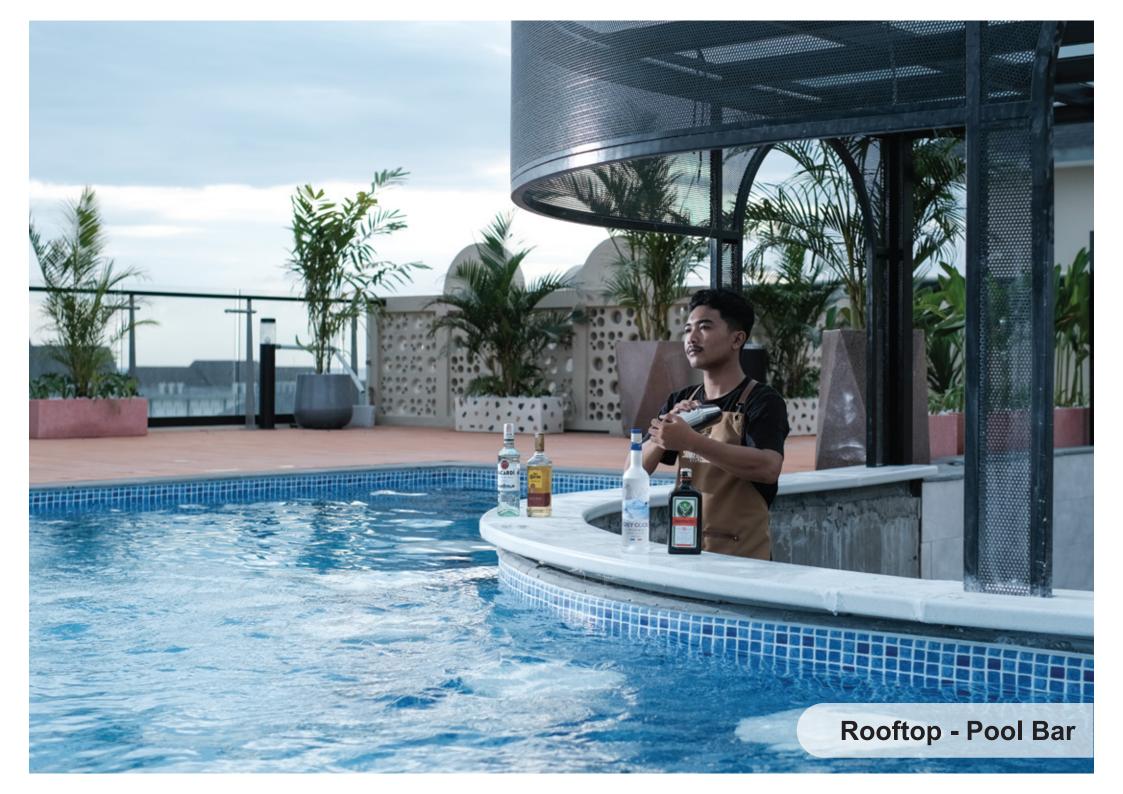


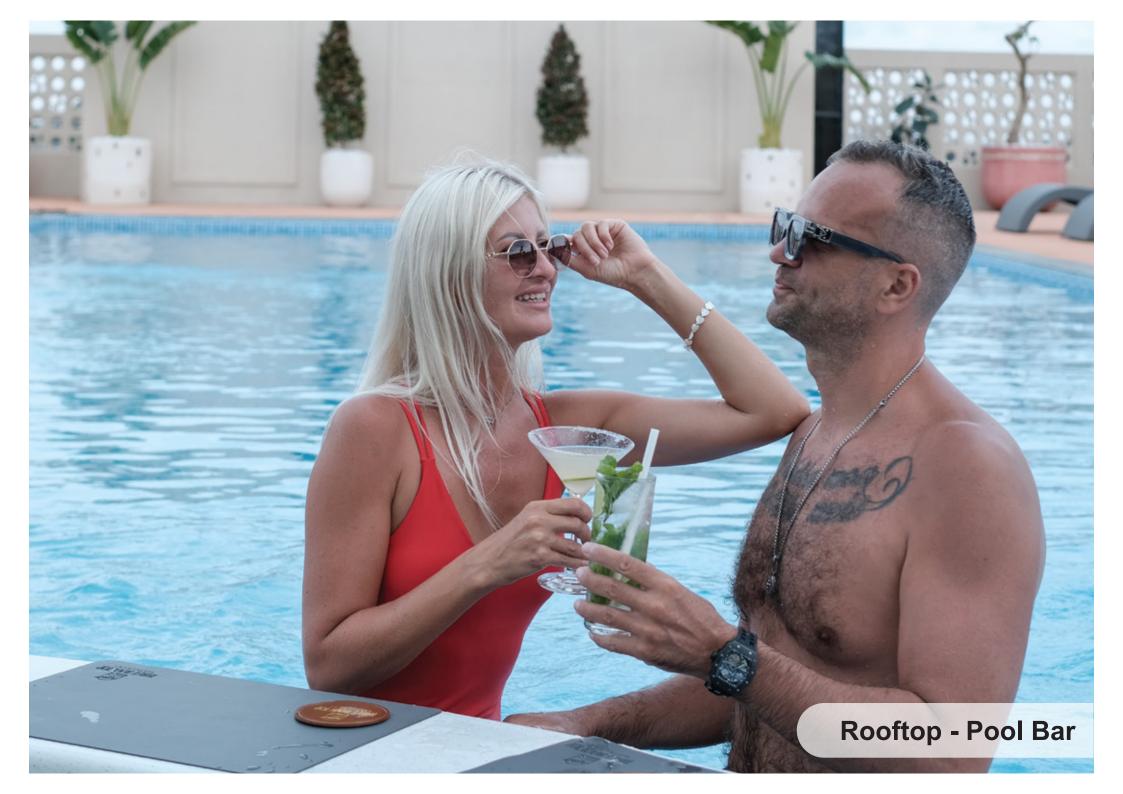












## **PRICELIST**

Туре	Floor	Price
1 Bedroom Type 1	lst	\$139.860
	2nd	\$139.860
	3rd	\$153.846
1 Bedroom Type 2	lst	\$139.860
	2nd	\$139.860
	3rd	\$153.846
3 Bedrooms	2nd	\$279.720
	3rd	\$307.692

- Incude VAT 11%
- Exclude Notary Fee

Presented by Young Properties (Division of Young Corporation)



## 

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

Presented by Young Properties (Division of Young Corporation)



## OUR **PARTNER**

MANAGEMENT COMPANY



INTERIOR FURNITURE SUPPORT BY



**CRYPTO TRADING** 







