

AMO RESIDENCE

2 MINUTES FROM
THE OCEAN
(BERAWA BEACH)

- THE MOST ATTRACTIVE
TOURIST LOCATION IN BALI
- FOR LIVING OR PROFITABLE
INVESTMENT

3 LUXURY VILLAS IN BALI

6 REASONS TO CHOOSE BALI :

300%

increase in land value over the last 5 years

20%

average increase in the over the cost of rent per year

60-80%

average property occupancy rate per year

LOW

taxation

SEASON

all year round

STABLE

political situation

INTRODUCING OUR
NEW PROJECT:

LUXURY VILLA 5 BEDROOMS

400 M2

Size of the villa

500 M2

Size of the land

SWIMMING POOL

Private

GARDEN

On the territory of the villa

GYM

On the territory of the complex

RENTAL TERM

30 years

Monthly rent of the villa
from **25.000 USD**ROI **13-22%**Payback in **4-6 YEARS**Price: **1.100.000 USD**

WHY AMO RESIDENCE

AMO Residence is a one of a kind luxury residence project in the heart of Canggu.

AMO RESIDENCE

A unique and unparalleled luxury villa project that sets itself apart from all others. It consists of three luxurious villas, each thoughtfully designed to offer an unrivaled living experience.

- 1 AMO RESIDENCE IS THE PERFECT CHOICE FOR THOSE SEEKING A PREMIUM LIFESTYLE OR A PROFITABLE INVESTMENT OPPORTUNITY.
- 2 EACH VILLA FEATURES FIVE SPACIOUS AND EXQUISITELY DECORATED BEDROOMS, ALONG WITH SIX MODERN AND FULLY EQUIPPED BATHROOMS.
- 3 THE EXPANSIVE LIVING ROOM IS THE PERFECT PLACE TO ENTERTAIN GUESTS, WITH AMPLE SPACE FOR RELAXATION AND SOCIALIZING.
- 4 THE MODERN KITCHEN IS EQUIPPED WITH THE LATEST APPLIANCES, MAKING IT A CHEF'S DREAM COME TRUE.
- 5 BREATHTAKING VIEW OF THE LUSH RICE FIELDS THAT SURROUND THE VILLAS.

Whether you're looking for a private retreat or a profitable investment, AMO Residence is the perfect choice for you.

LOCATION

We select only the top locations in Bali for real estate development.
This guarantees a premium quality of life and a high return on investment.

2 MINUTES FROM
BERAWA BEACH



[View location on Google Maps](#)

📍 WHAT'S NEAR

A unique area that includes all the amenities necessary for a Comfortable living: cafes, sports and beach clubs, spas, shops, Schools and kindergartens.

3 MINUTES

FINNS BEACH CLUB

A unique space with a variety of entertainment, co-working area, fitness and sports grounds. 4 pools, 8 bars, 5 restaurants, and more.

2 MINUTES

MORABITO BEACH CLUB

Architecture and interior designed by French, Paris-based jeweler Pascal Morabito, MORABITO ART VILLA is the perfect mix of contemporary and ancient works of art.

2 MINUTES

BERAWA BEACH

A beautiful beach with a panoramic view of the Indian Ocean. A Great place to relax and enjoy unforgettable sunset views.

4 MINUTES

ATLAS BEACH CLUB

This most prominent beach club in Southeast Asia is currently under the spotlight as the project highlights Indonesia's one-stop remarkable lifestyle center of fun and entertainment.

WHAT'S NEAR

* To get acquainted with each of the locations in more detail, you can follow the [CLICK](#) built-in link in the name of each object.

3 MINUTES

TAMORA GALLERY

A high-end shopping mall designed for families and offers a variety of educational, entertainment, and recreational facilities.

7/18

4 MINUTES

MONTESSORI SCHOOL

An International school with an acclaimed educational program that brings out the best in students and helps them become the leaders and change-makers of tomorrow.

2 MINUTES

FRESTIVE MARKET

A supermarket that offers Smarter Shopping provides customers with incredibly high-quality goods and a large assortment.

30 MINUTES

NGURAH RAI AIRPORT

Bali International Airport.



**YOU WILL RECEIVE A TURNKEY
VILLA THAT INCLUDES:**

- 1** LAND LEASE FOR 30 YEARS.
- 2** CONSTRUCTION WARRANTY - 5 YEARS.
- 3** CONDUCTED COMMUNICATIONS (LIGHT, WATER, SEWER).
- 4** SWISS VILLA INSURANCE FOR 1 YEAR (WITH THE POSSIBILITY OF EXTENSION).
- 5** TABLEWARE, BED LINEN, CURTAINS, ALL HOUSEHOLD APPLIANCES, REPAIRS, FURNITURE



02
EXTERIOR



01
INTERIOR



02

INTERIOR



VARIETY CHOICES OF FURNITURE

We have also compiled catalogs of exquisite furniture for you. They will help you find what you like.

CLICK



[View catalogs online](#)



CHAIRS & SOFAS



COPPER



DECOR



RATTAN



TABLES

WE CHOOSE ONLY THE BEST FOR OUR PROJECTS

Miele

MIELE appliances
(Germany)

blum

BLUM
furniture fittings

GROHE

GROHE sanitary ware
(Germany)

**KING
KOIL**

Mattresses KING KOIL
(USA)

DAIKIN

DAIKIN
air conditioners
(Japan)



Teak wood
natural and
stone

INVESTMENT PLAN

NEGOTIATION & APPROVAL 1ST PAYMENT

You sign an investment contract with Sunny Development Group and pay 50%.

SUBSEQUENT PAYMENTS

After 6 months you pay 25% of the total transaction amount, and the last 25% already at completion of construction.

DURING THIS PERIOD, YOU WILL RECEIVE REGULAR REPORTS ABOUT THE PROGRESS OF CONSTRUCTION WITH A PHOTO. AT THE END OF THE CONSTRUCTION YOU RECEIVE THE KEYS AND DOCUMENTS.

PAYMENT PLAN



50%

1ST PAYMENT



25%

2ND PAYMENT



25%

3RD PAYMENT

**INVESTING WITH US
YOU GET A READY-MADE
WORKING BUSINESS**

We take on all the obligations of villa management and guest service.

VILLA MANAGEMENT

Once you take over the villa, you can have an agreement with our management company or choose an Apartment self-managed.

**IN THIS CASE, WE WILL TAKE ON THE ISSUE
PAYBACK OF YOUR VILLA!**

GENERATING YOU A 13-22% NET RETURN ANNUALLY.

1. MAKE SURE TENANTS TURNOVER IS TIMELY.
2. SERVE THE GUESTS AND RESOLVE THEIR ISSUES.
3. WE WILL KEEP THE PROPERTY IN EXCELLENT CONDITION.

MANAGEMENT COMPANY COMMISSION 10%