

 [GO TO LOCATION](#)



SUNNY APARTS TWO

COMPLEX OF MODERN PREMIUM APARTMENTS

-  RESTAURANT ON THE TERRITORY
-  GYM
-  CO-WORKING AREA
-  ROOFTOP LOUNGE
-  BIG SWIMMING POOL
-  PRIVATE CAR PARKING PLACE

TOP LOCATION [ATLAS BEACH CLUB](#) [LA BRISA](#) [FINNS RECREATION CLUB](#)
[TAMORA GALLERY](#) [MONTESSORI SCHOOL BALI](#)

35 MINUTES BY CAR OR SCOOTER TO THE
NGURAH RAI INTERNATIONAL AIRPORT

40 m²

ONE BEDROOM APARTMENTS

COMPLETION OF CONSTRUCTION
SEPTEMBER 2024

> 180 000 \$

PRICE

> 130 \$

DAILY RENT

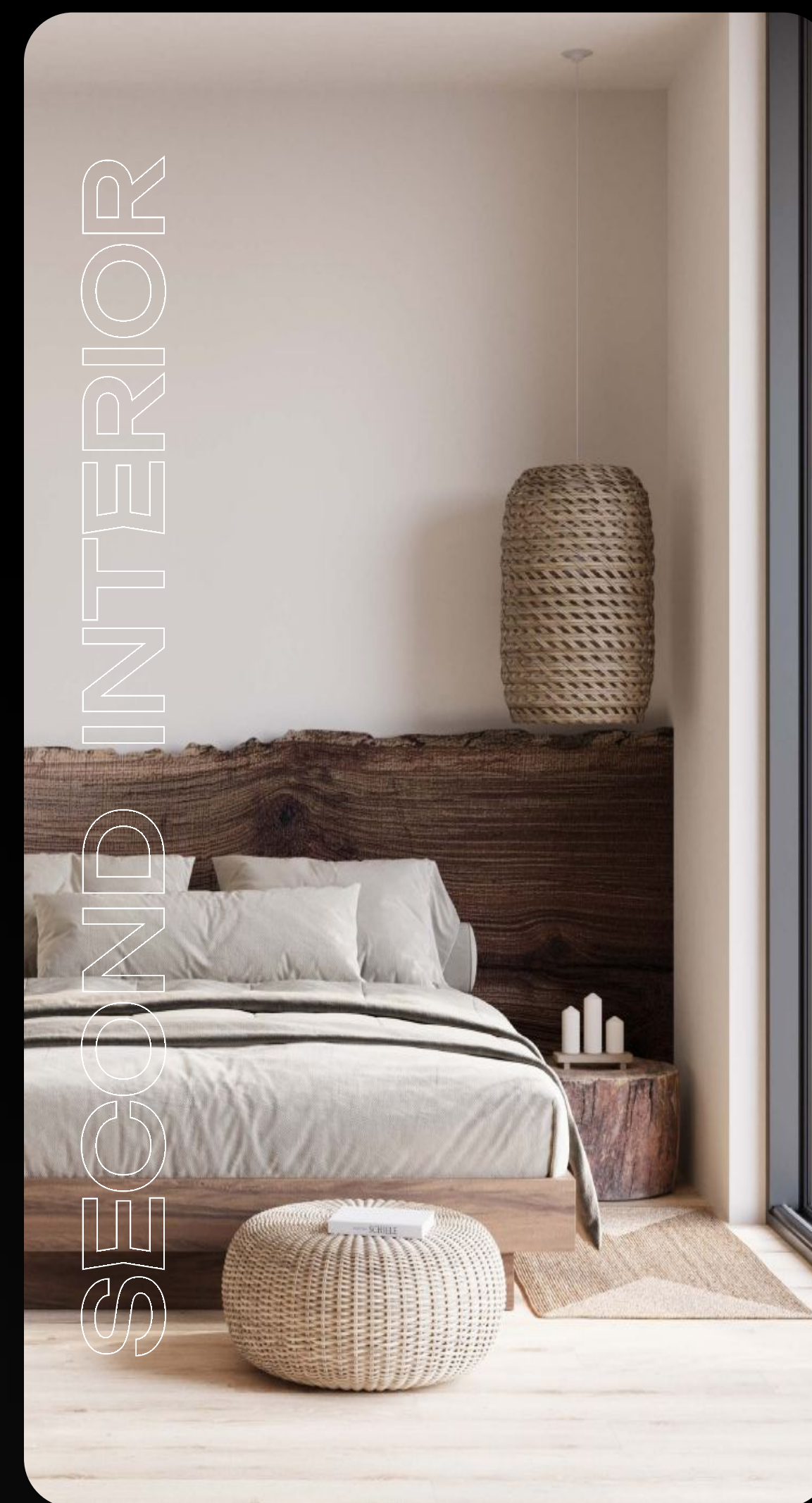
ROI 16,38%

4-6 YEARS PAYBACK



FIRST INTERIOR

DARK
DESIGN



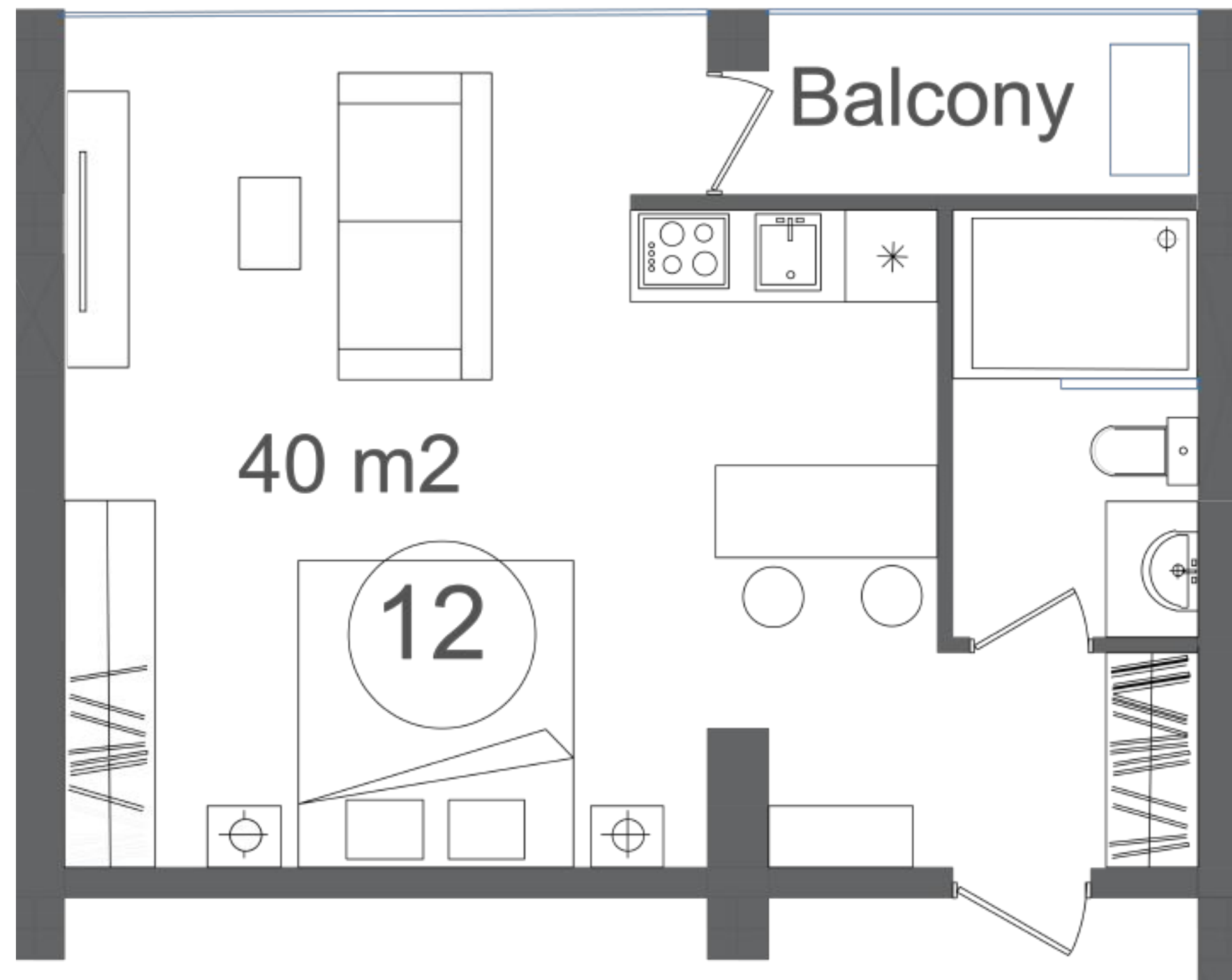
SECOND INTERIOR

BRIGHT
DESIGN

GENERAL PLAN



After completion of construction, the actual area may have a slight discrepancy, not more than 3% of the area specified in the project documentation.



APARTMENTS

40 m²

FURNITURE PLAN 2 FLOOR

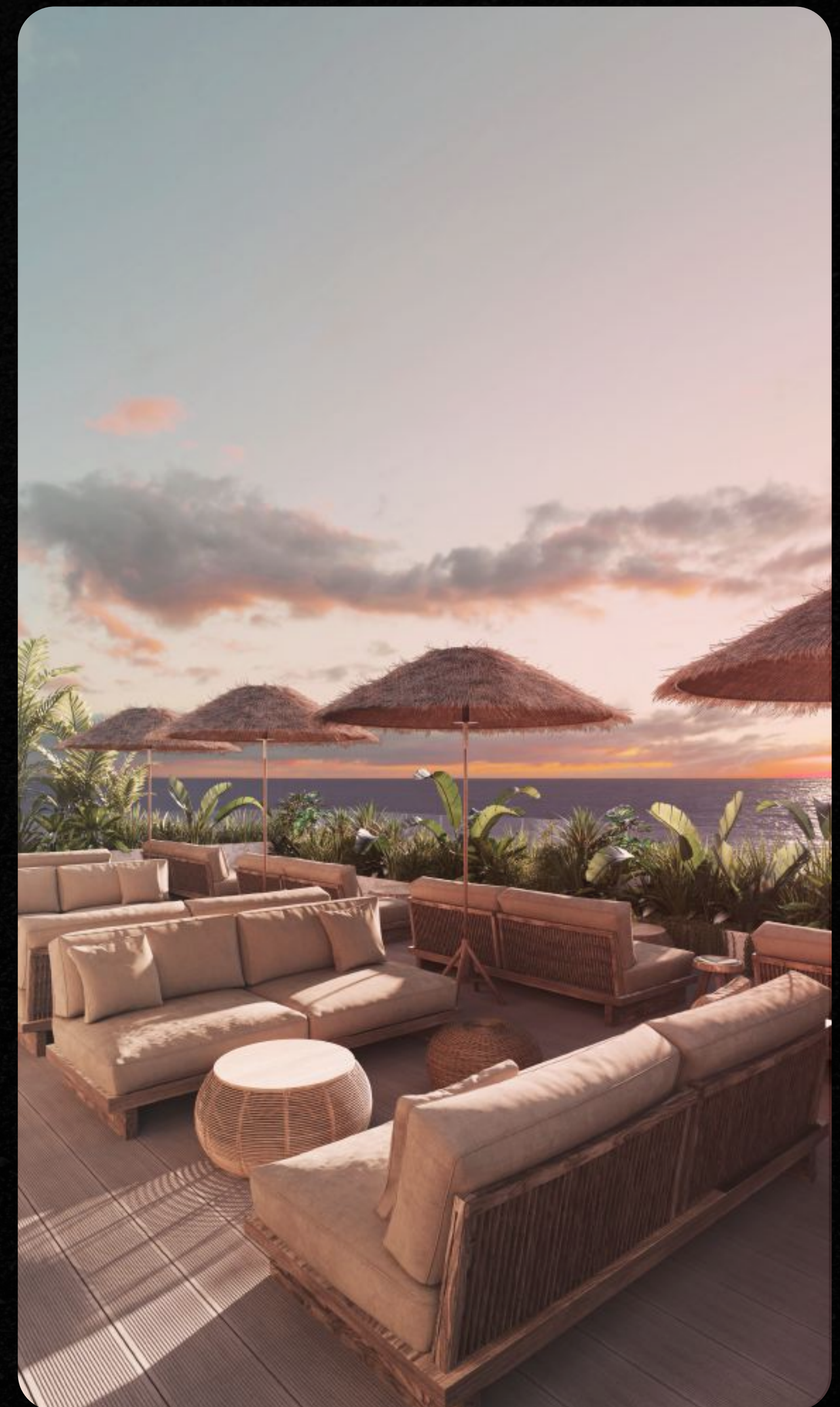
PANORAMIC VIEW FROM THE WINDOWS OF THE PICTURESQUE NATURE OF BALI. THE INTERIOR IS THOUGHT OUT TO THE SMALLER DETAILS.

THE BEST HOUSEHOLD APPLIANCES, FURNITURE, DISHES AND TEXTILES

After completion of construction, the actual area may have a slight discrepancy, not more than 3% of the area specified in the project documentation.







PAYBACK CALCULATION

40 m²

ONE-BEDROOM APARTMENTS:

SCENARIO	CONSERVATIVE*	EXPECTED/REAL
DAILY RENTAL COST	90\$	130\$
AVERAGE MONTHLY RENTAL PROFIT	2 160\$	3 510\$
OCCUPANCY	80%	90%
AVERAGE ANNUAL RENTAL PROFIT	25 920\$	42 120\$
OPERATING EXPENSES **	7 776\$	12 636\$
NET INCOME	18 144\$	29 484\$
ANNUAL ROI	<div>10,08%</div>	<div>16,38%</div>

**INCLUDING REAL RENTAL COSTS AND VILLA MAINTENANCE COSTS 20% AND MANAGEMENT COMPANY COMMISSION OF 10%.

PREMIUM QUALITY MATERIALS

We use the global brands:

- > BATHROOM FIXTURES BY **GROHE**
- > VENTILATION AND AIR CONDITIONING SYSTEMS **DAIKIN**
- > FURNITURE FROM **TEAK WOOD**
- > FITTINGS FROM **BLUM** (AUSTRIA)
- > MATTRESSES FROM **KING KOIL** (USA)



SWISS INSURANCE -
1 YEAR

CONSTRUCTION
WARRANTY - **5 YEARS**

СОВРЕМЕННЫЕ ПРОФЕССИОНАЛЬНЫЕ
ТЕХНОЛОГИИ СТРОИТЕЛЬСТВА С МАКСИМАЛЬНОЙ
УСТОЙЧИВОСТЬЮ КОНСТРУКЦИИ.

OUR MANAGEMENT COMPANY PROVIDES:

01

GUEST
CONCIERGE-
SERVICES

02

24/7 SECURITY
GUARANTEE

03

MAINTENANCE
OF THE VILLA
AND GROUNDS

04

80-90%
OCCUPANCY

05

PROFITABILITY
REPORTS

PAYMENT OF
TAXES

UP TO 18% ROI*

STABLE ANNUAL INCOME

*MANAGEMENT COMMISSION 10%

INVESTMENT PLAN:

After signing the investment contract with Sunny Development Group you pay a down payment of 25%

INDIVIDUAL CONDITIONS OF THE INVESTMENT PLAN FOR THE CLIENT

during the entire period you will be provided with reports on all the stages of construction with up-to-date photos

you will get keys and documents on completion of construction



25%

DOWN
PAYMENT

25%

NEXT 3
MONTHS

25%

NEXT 3
MONTHS

25%

UPON
COMPLETION OF
CONSTRUCTION

WITH SUNNY DEVELOPMENT GROUP RISKS ARE MINIMIZED



In case of violation of the construction deadlines, a written explanation of the reasons for the delay and compensation to the investor in the amount of 1% per month of the amount of funds contributed by the investor is provided.

INCOME

High rental income
we guarantee 10% on contract

EXPERIENCE

Many years of experience in
construction helps us to complete
projects on time and guarantee the
quality of construction

MANAGEMENT

Own investment capital allows
us to start and implement
projects without delay

OUR OWN INVESTMENT CAPITAL ALLOWS US TO START AND
IMPLEMENT PROJECTS WITHOUT DELAYS.

OUR SOCIAL PROJECTS INCLUDE:

WE AIM TO MAKE THE WORLD A
BETTER PLACE!



**SOCIAL
RESPONSIBILITY**

IS AN INTEGRAL PART OF THE CORPORATE
CULTURE AT SUNNY DEVELOPMENT GROUP.

sdc
SUNNY DEVELOPMENT GROUP

01

PROVIDING ASSISTANCE
TO CHILDREN'S SOCIAL
ORGANIZATIONS ON THE
ISLAND OF BALI

02

PLACING GARBAGE
CONTAINERS ON THE STREETS
OF THE CHANGGU DISTRICT

03

CONSTRUCTING A MODERN
CHILDREN'S PLAYGROUND IN
CHANGGU

04

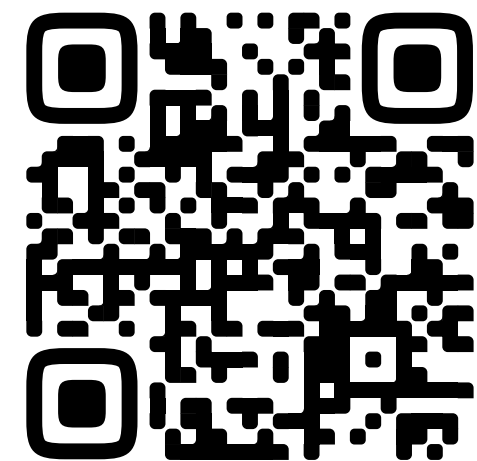
PLANTING TREES AS A
TRIBUTE TO THE ISLAND'S
ENVIRONMENT.

05

BUILDING OF AN
ORPHANAGE FOR 90 KIDS

SUNNY DEVELOPMENT GROUP

INVEST IN HIGH-YIELD REAL ESTATE



SDG
SUNNY DEVELOPMENT GROUP

SUNNYDG.COM

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