

2025/04/07



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

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



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

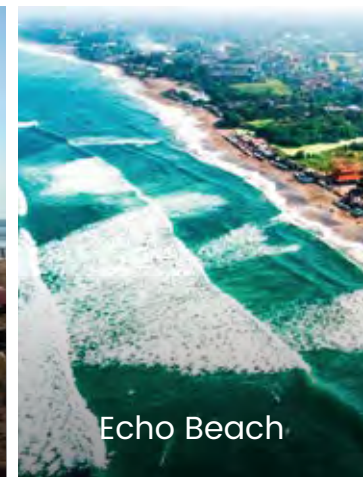
Aster Apartments are in close proximity to the famed Batu Bolong, Berawa, and Pererenan beaches offer a relaxed atmosphere and surfing culture.



Berawa Beach



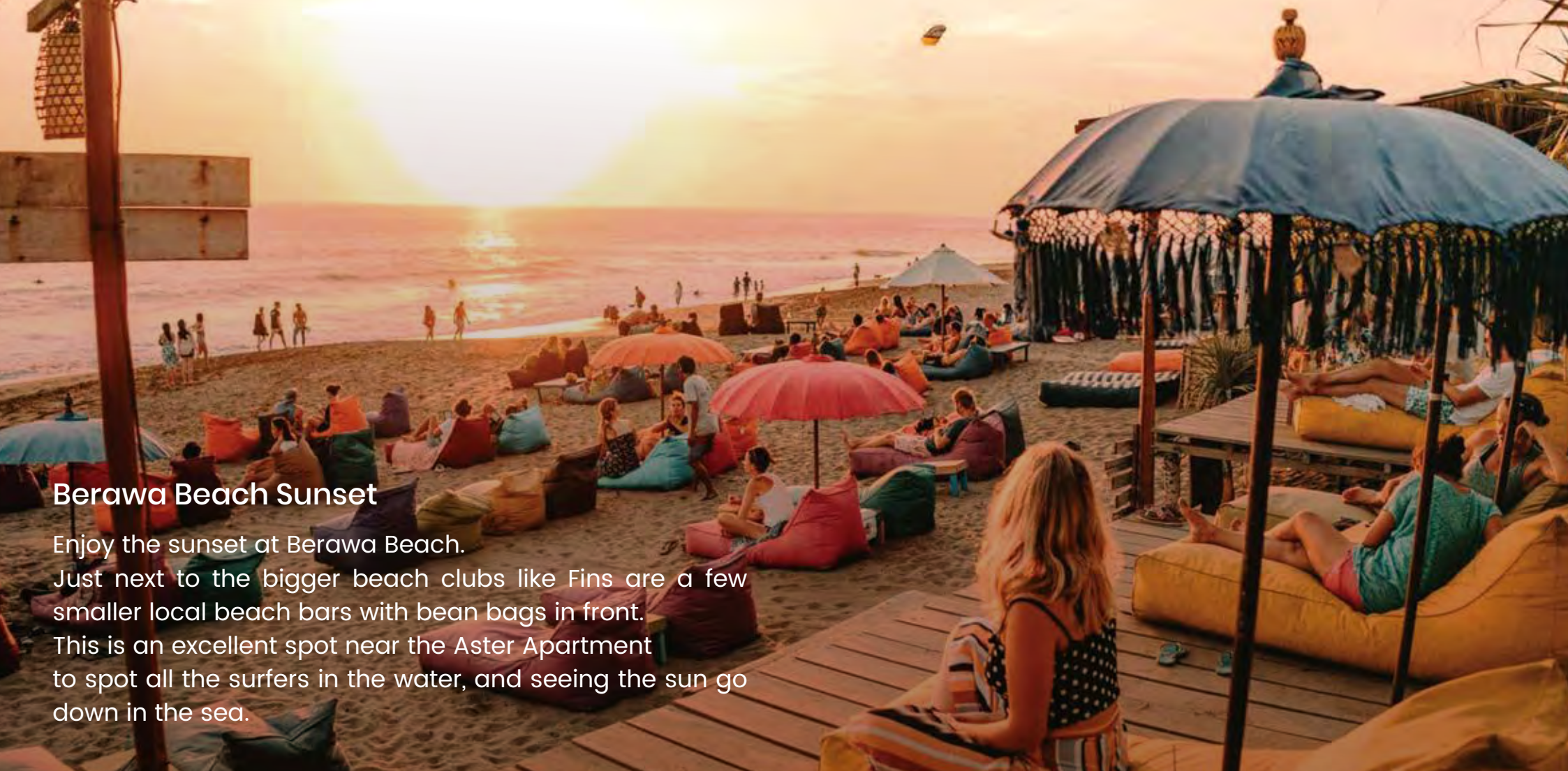
Batu Bolong Beach



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





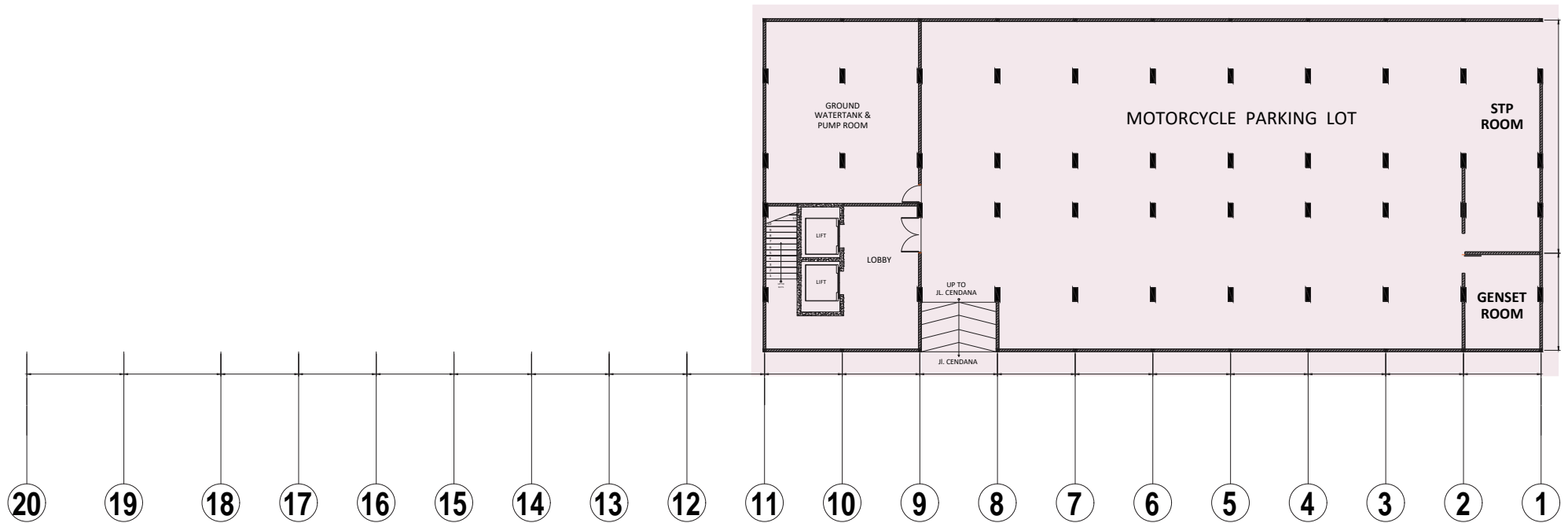




LAND SIZE
11,95 ARE


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



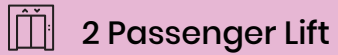
PHASE 2

PHASE 1



3rd Floor

Amenities:



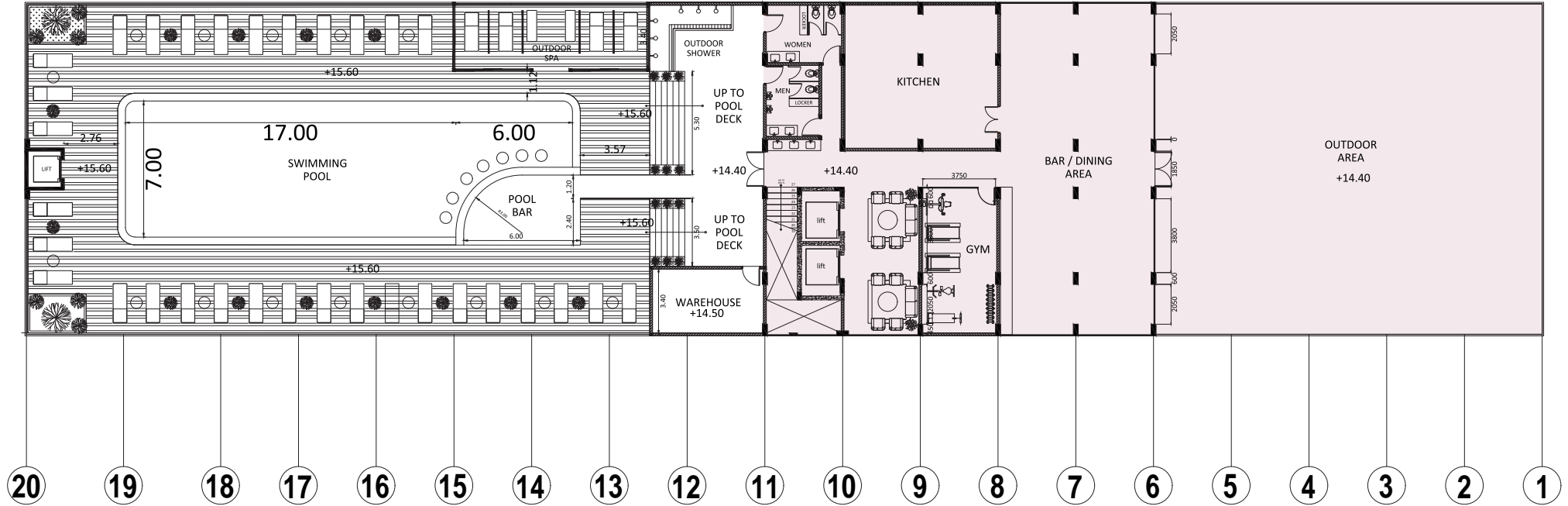
Unit Type :

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




PHASE 2

PHASE 1



Rooftop


Amenities:

 2 Passenger Lift

 Roof Garden

 Pool Bar

 Gym

 Swimming Pool
23 x 7 sqm

 Spa

 Bar & Cafe



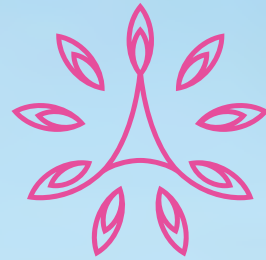
BUILDING SPECIFICATION

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.





ASTER
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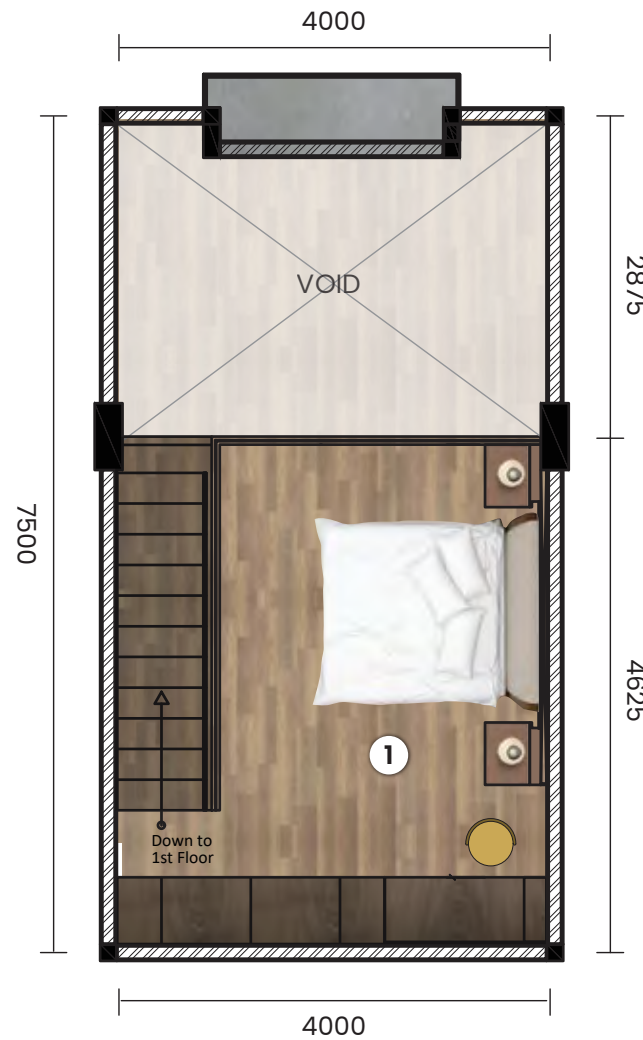
1 Bedroom Type 1

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



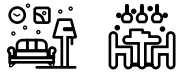
Mezzanine



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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1 Bedroom Type 1

FURNITURE & APPLIANCES

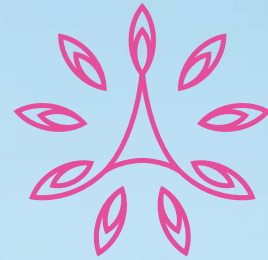
1st Floor

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

Mezzanine

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

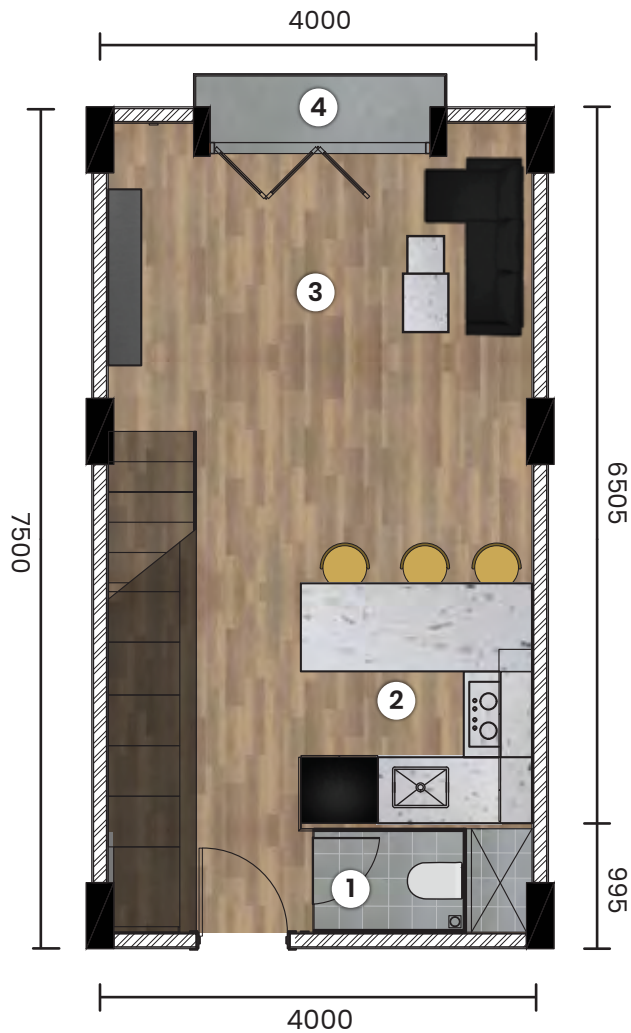




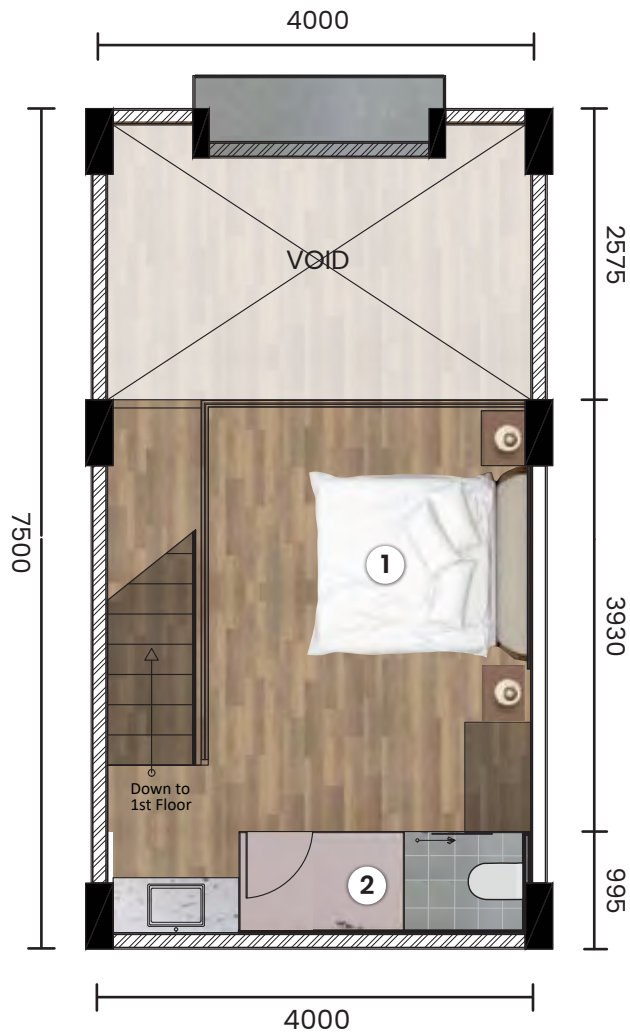
ASTER
APARTMENT

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

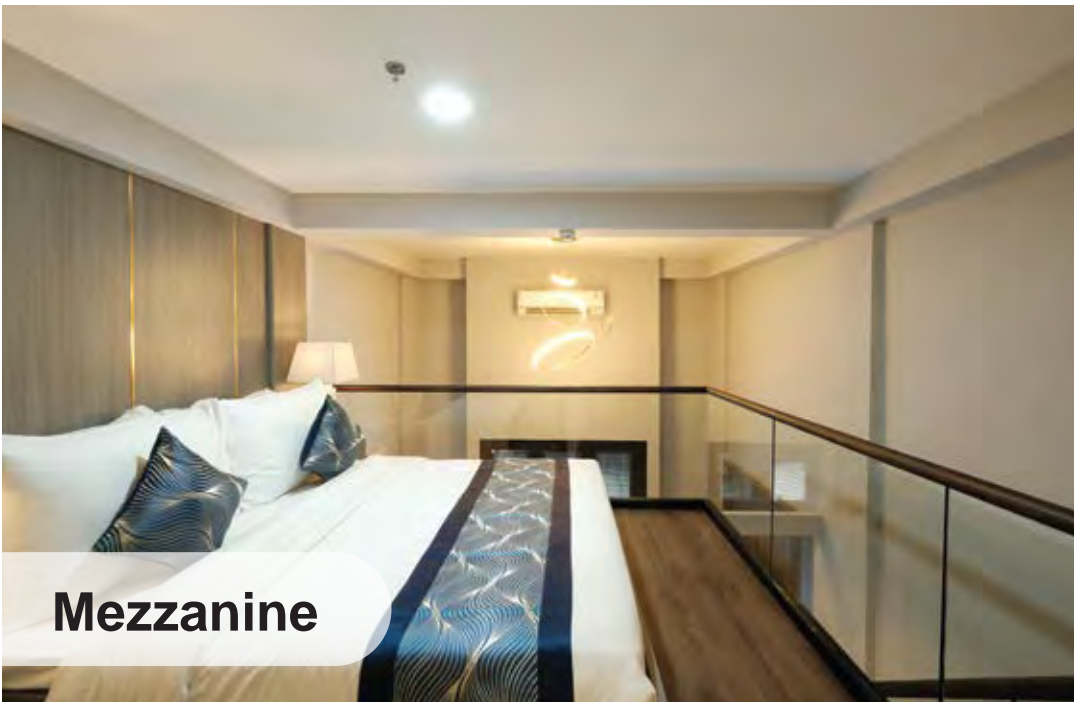
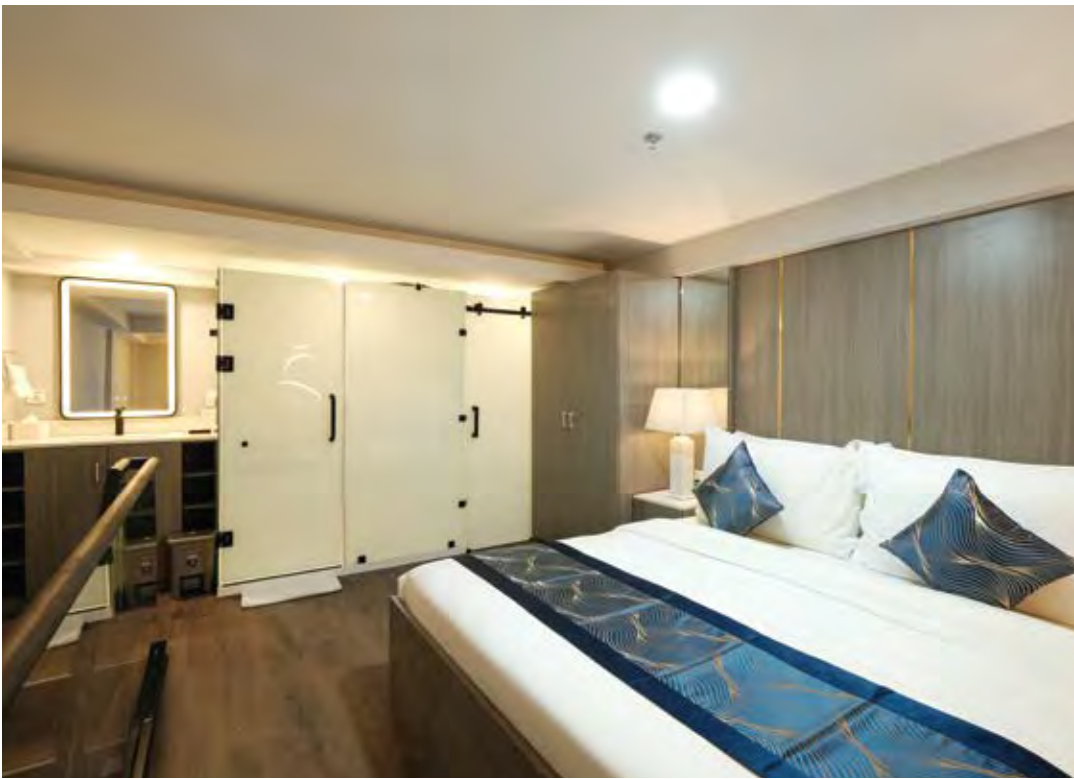


1st Floor





Mezzanine



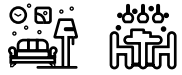
Mezzanine



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	Artistic Decorative Fiber Wall
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	Shower Tray Tiles
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
 Aisle	<ul style="list-style-type: none">- Under Stair Cabinet
 Rest Room	<ul style="list-style-type: none">- Toilet
 Kitchen	<ul style="list-style-type: none">- Electric Stove 4 burner- Exhaust- Refrigerator- Water Cooler (Dispenser) Bottom Galon- 3 Chairs- Dining Table- Microwave
 Living room	<ul style="list-style-type: none">- Sofa Bed 2 Seater- Coffee Table- TV Credenza & Wood Panel- Air Conditioner 2 pk- Smart TV 55 inch- Painting- Chandelier

Mezzanine

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





AMENITIES AND FACILITIES





Lobby

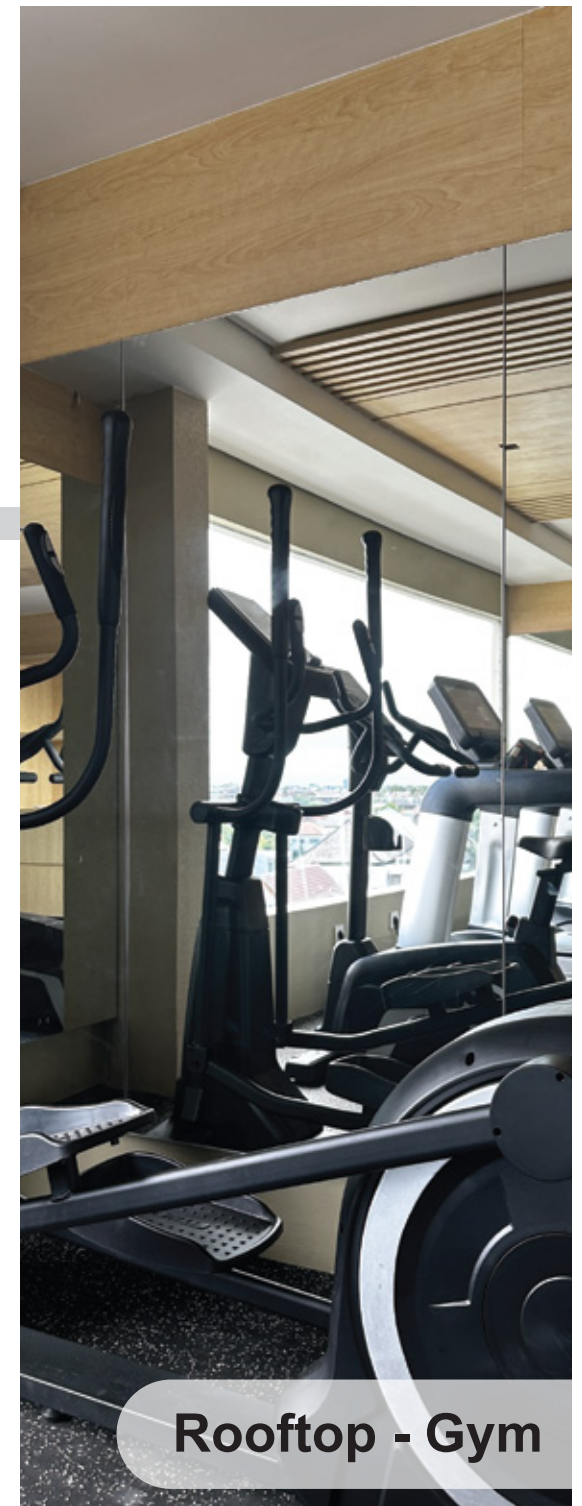


Lobby



Lobby





Rooftop - Gym



Rooftop - Cafe



Rooftop - Cafe



Rooftop - Garden



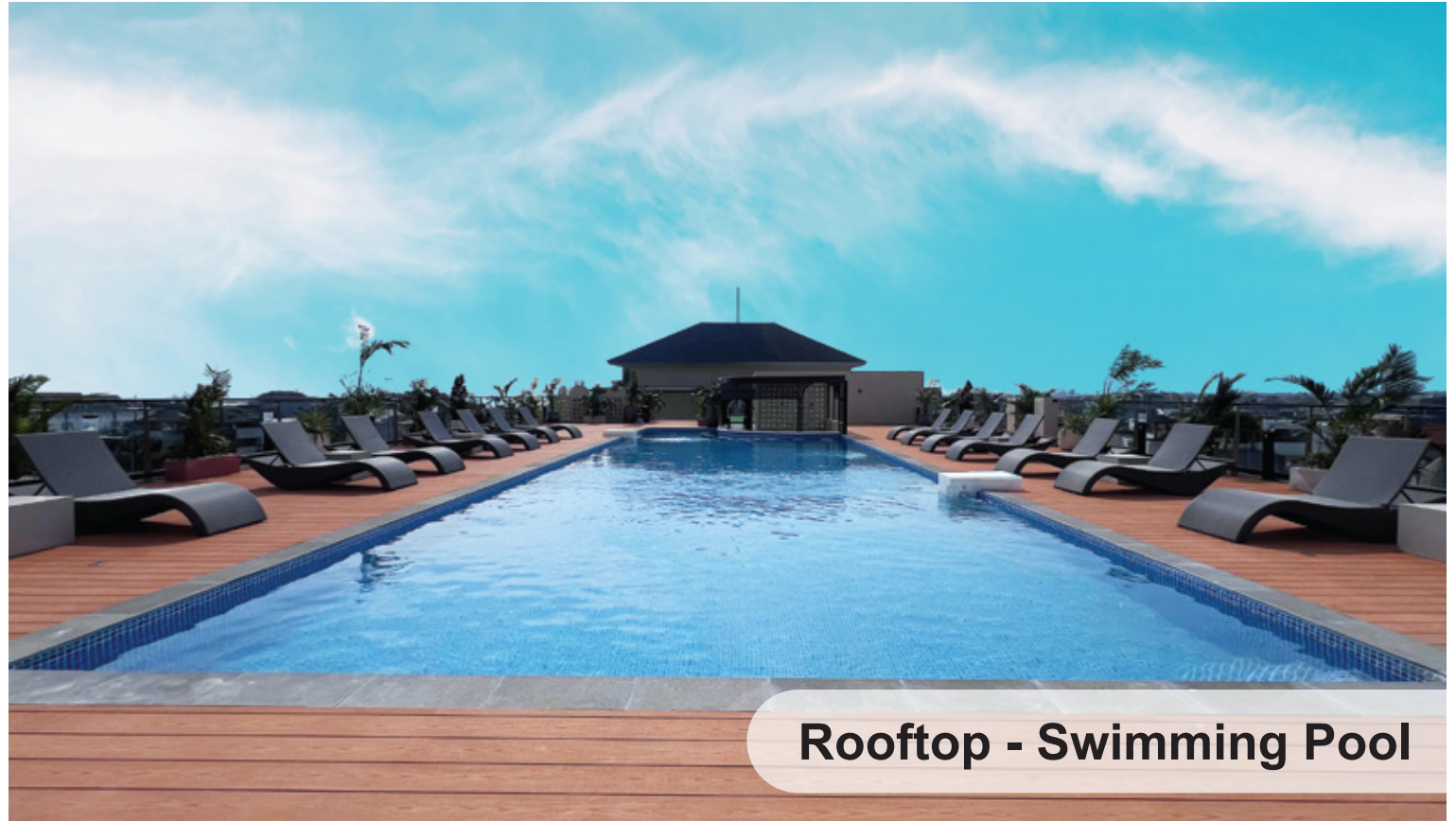
Rooftop - Garden



Rooftop - Swimming Pool



Rooftop - Swimming Pool





Rooftop - Pool Bar



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