

# SUNNY CUDDLES

EXCLUSIVE LIVING SPACE

CONCEPT  
ADULTS ONLY

SDG  
SUNNY DEVELOPMENT GROUP



OPEN-AIR CINEMA



BIG  
SWIMMING  
POOL



HOOCAH BAR



BAR



BBQ

7 MINUTES  
FROM BERAHA BECAH

TOP LOCATION

ATLAS BEACH CLUB

LA BRISA

FINNS RECREATION CLUB

TAMORA GALLERY

MONTESSORI SCHOOL BALI

GO TO LOCATION



# ONE BEDROOM VILLAS

THE COMPLEX IS READY

> 2 FLOORS

> 60 M<sup>2</sup>  
AREA

> 250 000\$  
PRICE

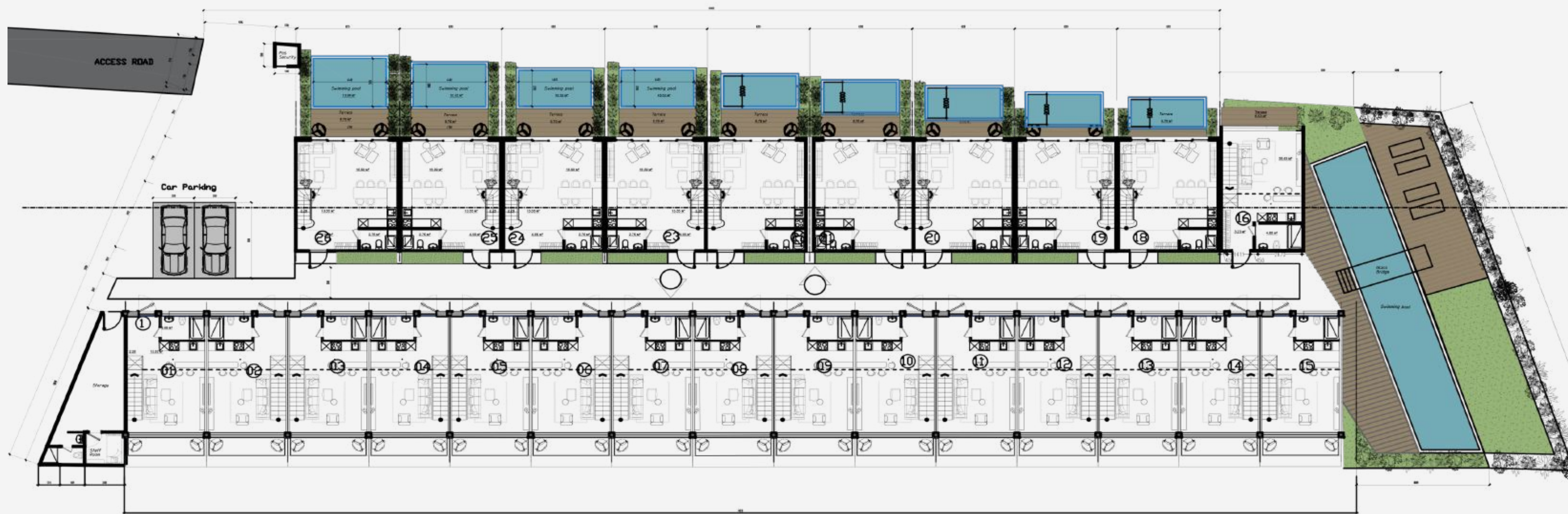
\$ > 160\$  
DAILY RENT

**ROI 14,52%**  
PAYBACK IN 5-6 YEARS



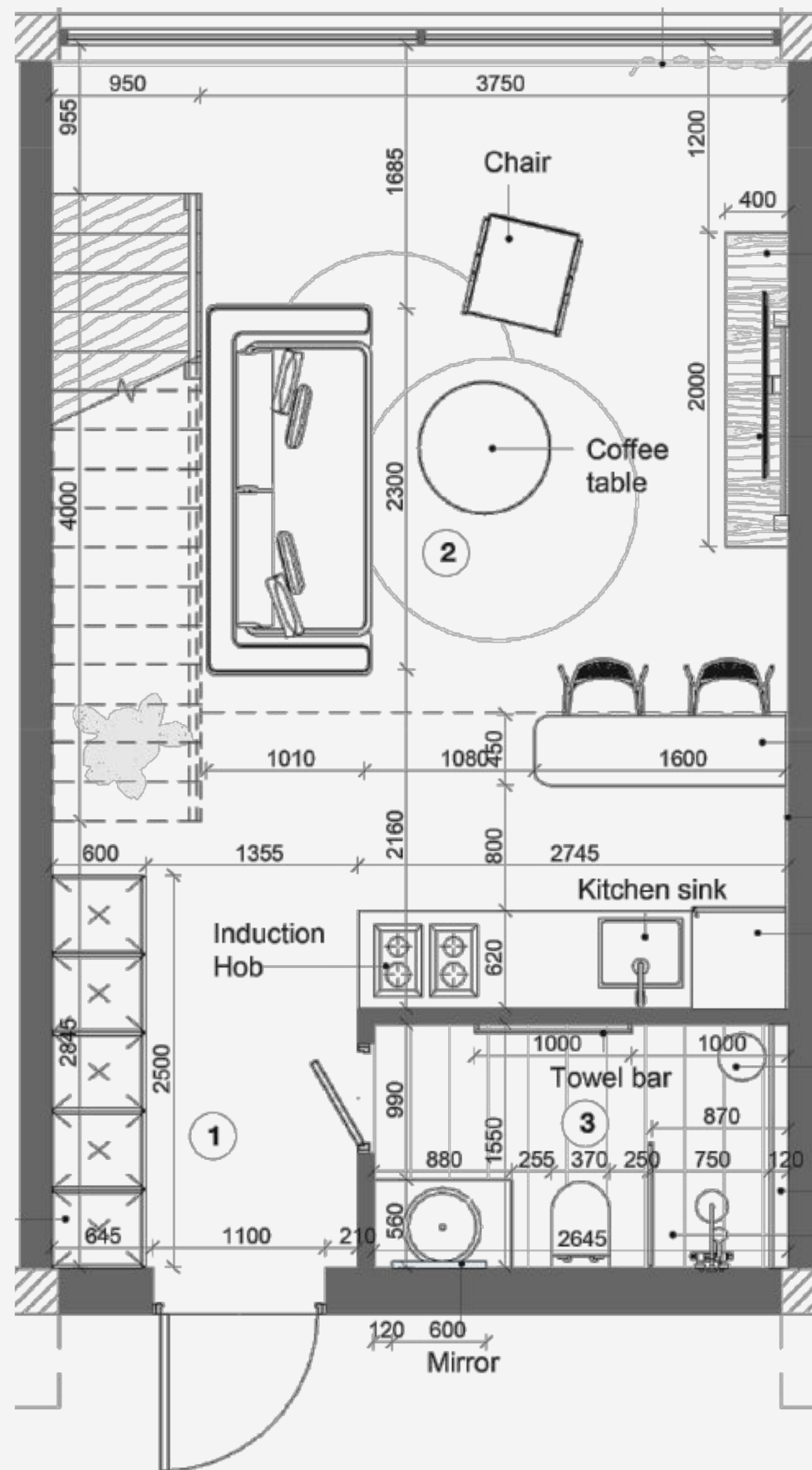


GENERAL PLAN



SUNNY CUBDLES



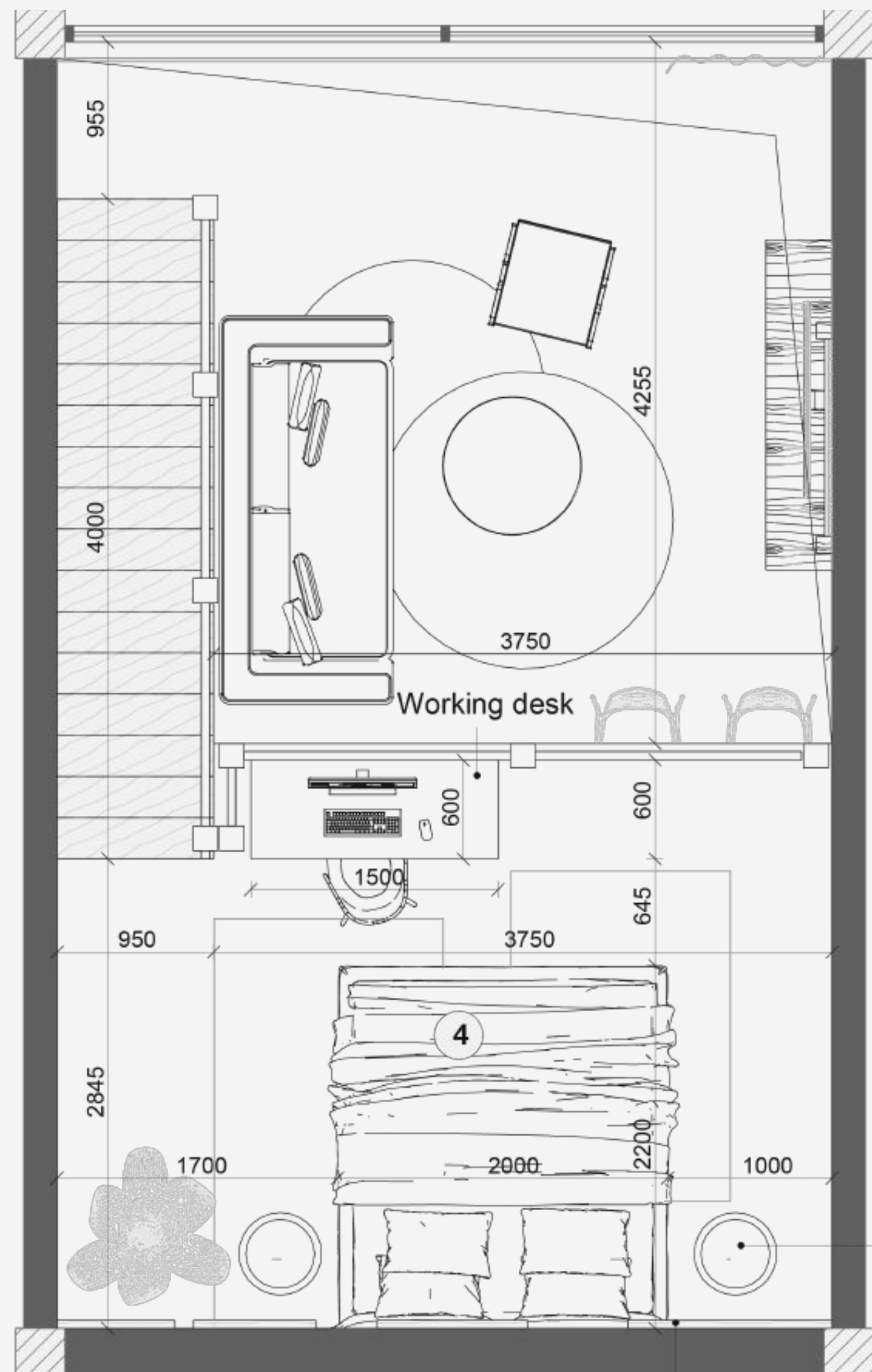


1 FLOOR

# ONE BEDROOM VILLAS

## FURNITURE PLAN - 1 FLOOR

Hallway - 3.23 m<sup>2</sup>  
Kitchen/Living room - 29.08 m<sup>2</sup>  
Bathroom - 4.11 m<sup>2</sup>



2 FLOOR

## FURNITURE PLAN - 2 FLOOR

Bedroom 1 - 16.01 m<sup>2</sup>

Panoramic view from the windows of the picturesque nature of Bali  
Interior thought out to the smallest detail  
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 SUNNY CUDDLES:

## ONE-BEDROOM VILLA

SCENARIO	CONSERVATIVE*	EXPECTED/REAL
DAILY RENTAL COST	130\$	160\$
AVERAGE MONTHLY RENTAL PROFIT	3 120\$	4 320\$
OCCUPANCY	80%	90%
AVERAGE ANNUAL RENTAL PROFIT	37 440\$	51 840\$
OPERATING EXPENSES **	11 232\$	15 552\$
NET INCOME	26 208\$	36 288\$
ANNUAL ROI	^ 10,48%	^ 14,52%

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





# TWO-BEDROOM VILLAS

THE COMPLEX IS READY

> 2 FLOORS

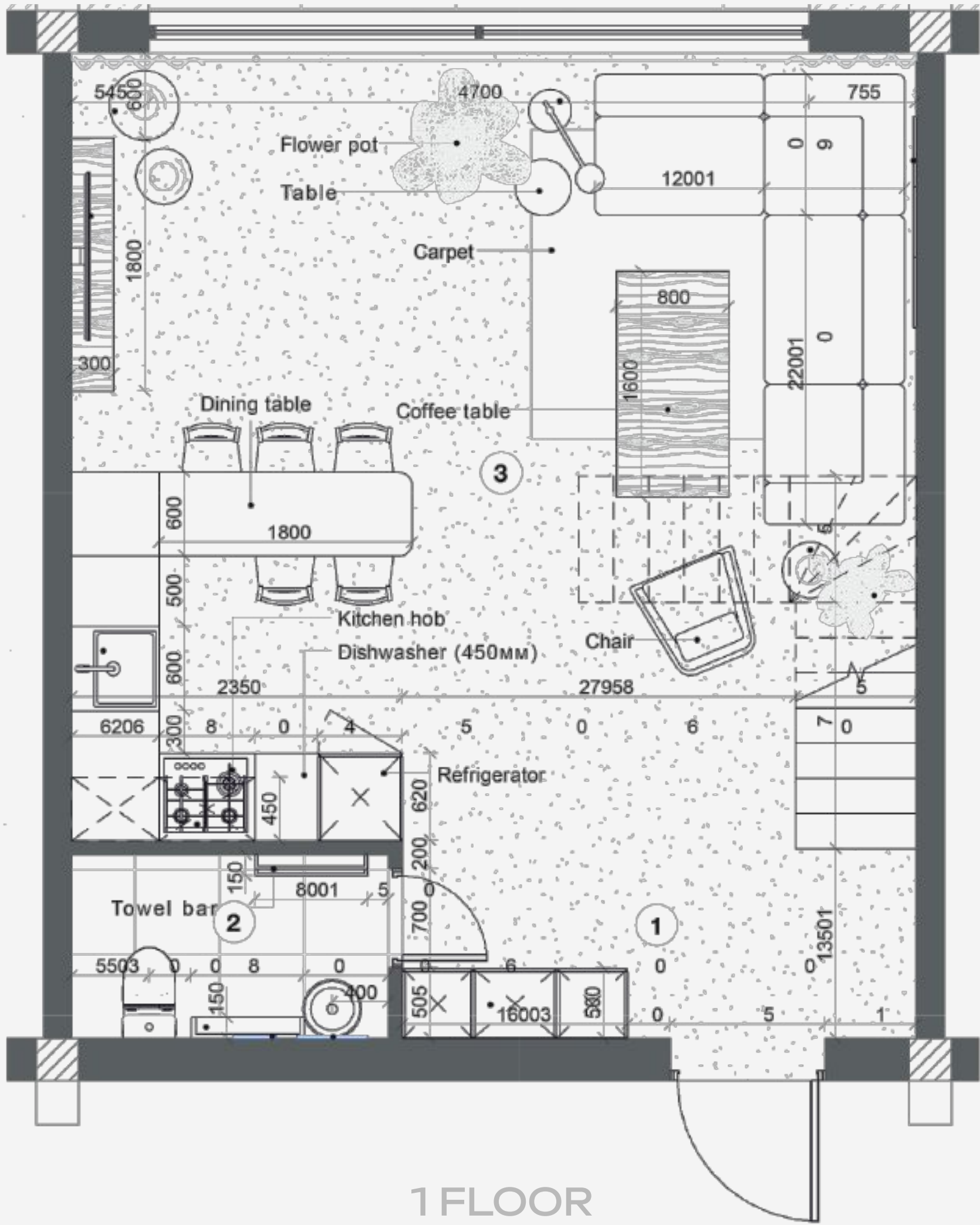
\$ > 200\$  
DAILY RENT

> 110 M<sup>2</sup>  
SIZE

> 320 000\$  
PRICE

**ROI 14,18%**  
PAYBACK IN 5-6 YEARS



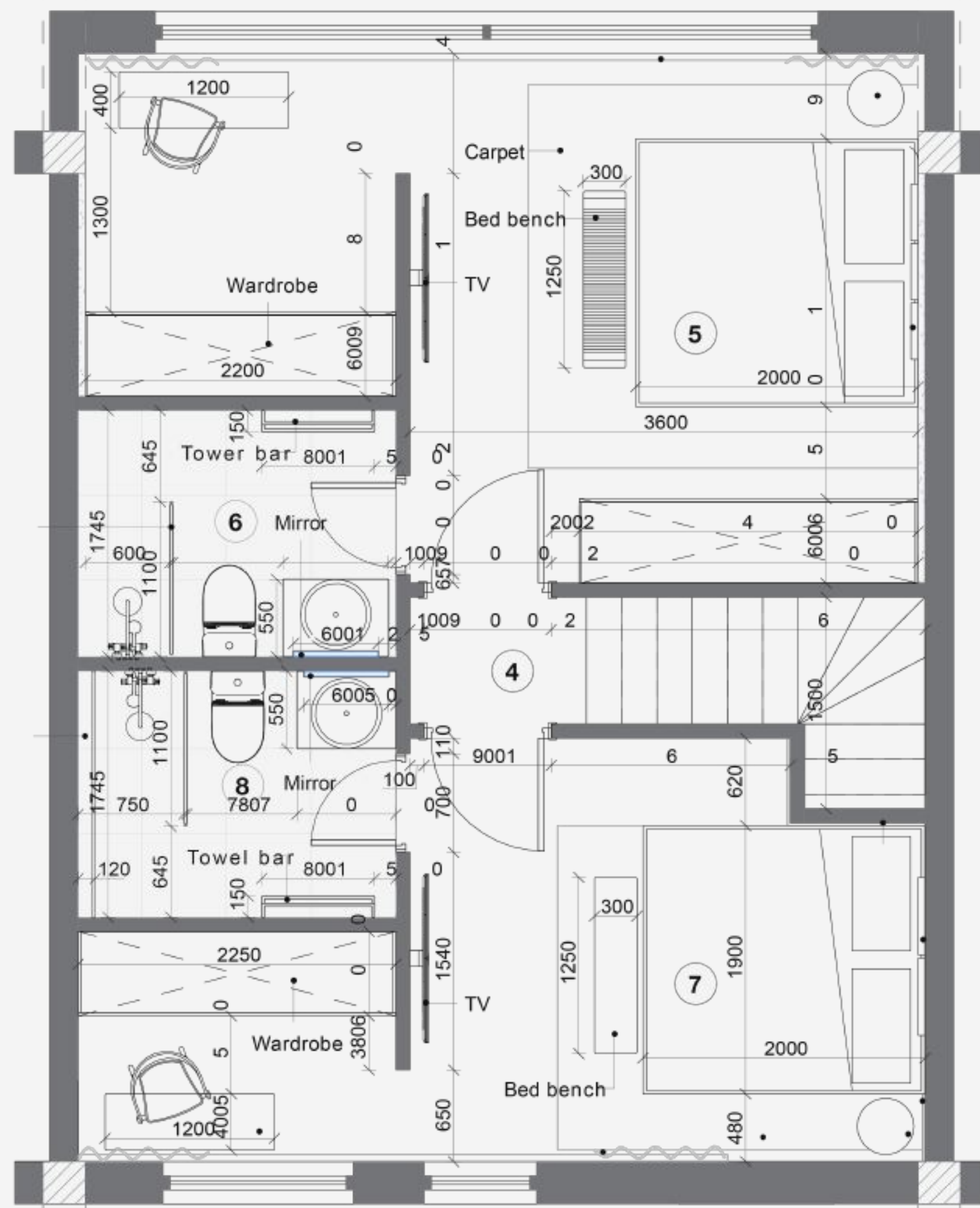


# TWO-BEDROOM VILLAS

## FURNITURE PLAN - 1 FLOOR

- Hallway - 3.23 m<sup>2</sup>
- Toilet room - 2.94 m<sup>2</sup>
- Kitchen / Living room - 29.08 m<sup>2</sup>





2 FLOOR

## FURNITURE PLAN - 2 FLOOR

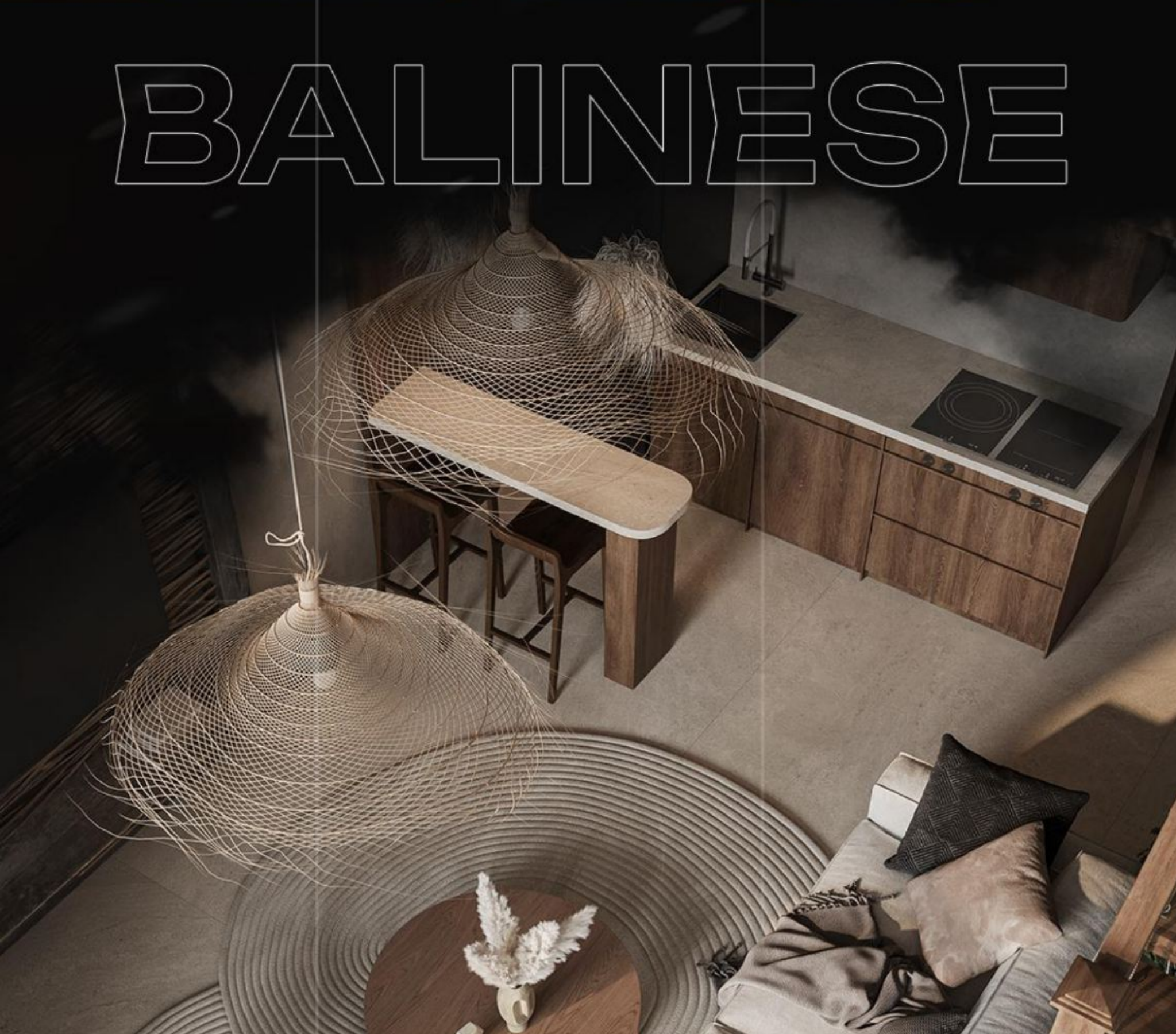
Staircase - 3.80 m<sup>2</sup>  
 Bedroom 1 - 18.55 m<sup>2</sup>  
 Bathroom 1 - 3.93 m<sup>2</sup>  
 Bedroom 2 - 14.07 m<sup>2</sup>  
 Bathroom 2 - 3.93 m<sup>2</sup>

Panoramic view from the windows of the picturesque nature of Bali  
 Interior thought out to the smallest detail  
 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

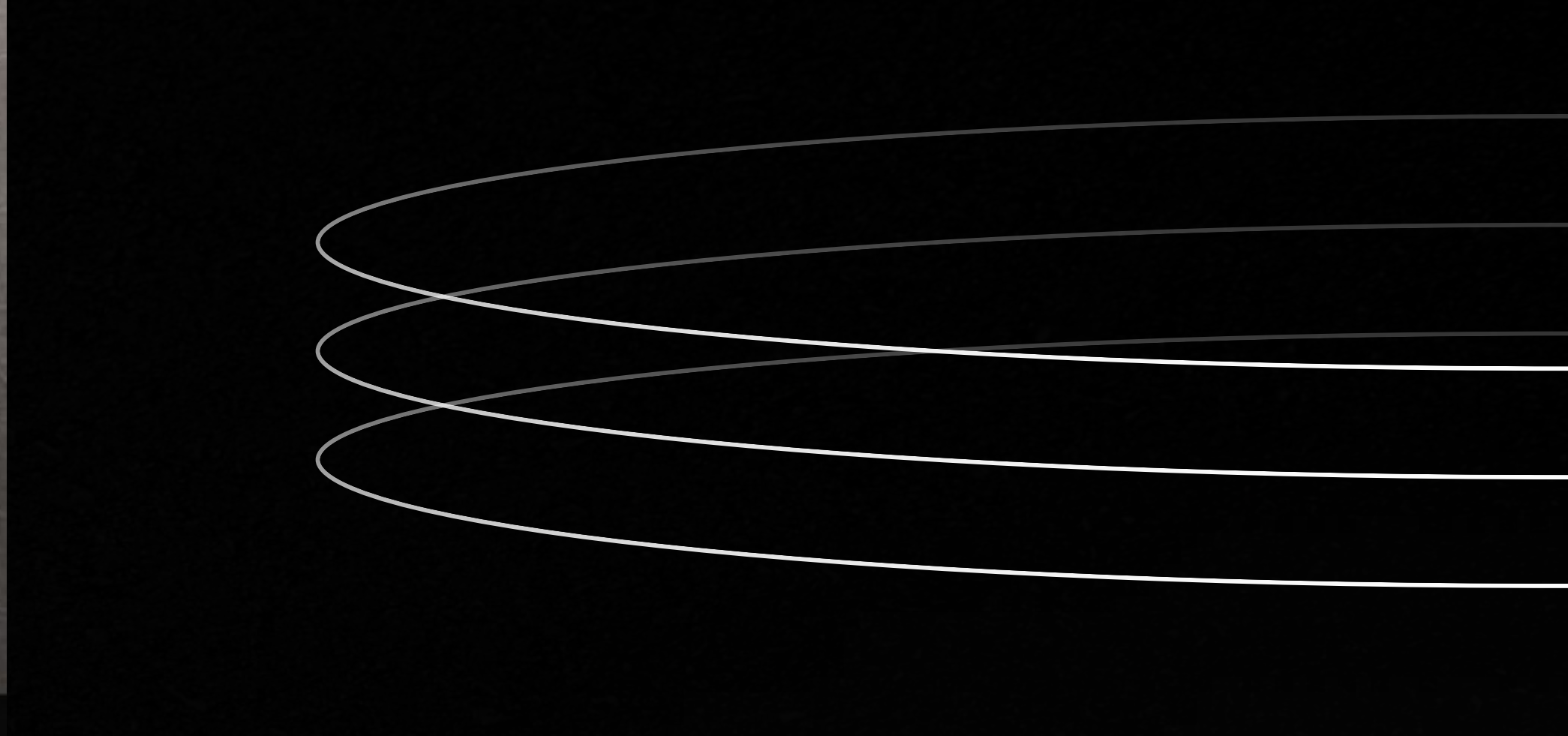


# BALINESE



## INTERIOR DESIGN





MODERN



# PAYBACK CALCULATION SUNNY CUDDLES:

## TWO-BEDROOM VILLA

SCENARIO	CONSERVATIVE*	EXPECTED/REAL
DAILY RENTAL COST	160\$	200\$
AVERAGE MONTHLY RENTAL PROFIT	3 840\$	5 400\$
OCCUPANCY	80%	90%
AVERAGE ANNUAL RENTAL PROFIT	46 080\$	64 800\$
OPERATING EXPENSES **	13 824\$	19 440\$
NET INCOME	32 256\$	45 360\$
ANNUAL ROI	^ 10,08%	^ 14,18%

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



# PREMIUM QUALITY MATERIALS

WE USE GLOBAL  
BRANDS:

- > BATHROOM FIXTURES BY GROHE
- > VENTILATION AND AIR  
CONDITIONING SYSTEMS BY DAIKIN
- > MATTRESSES BY KING KOIL (USA)
- > FURNITURE BY TEAK WOOD
- > AUSTRIAN FITTINGS BY BLUM
- > SWISS INSURANCE - 1 YEAR (RENEWABLE)
- > CONSTRUCTION GUARANTEE - 5 YEAR





# OUR MANAGEMENT COMPANY PROVIDES:



GUEST CONCIERGE-SERVICES



24/7 SECURITY GUARANTEE



80-90% OCCUPANCY



MAINTENANCE OF THE VILLA AND GROUNDS



PAYMENT OF TAXES



PROFITABILITY REPORTS

**STABLE ANNUAL  
INCOME OF**

**DO 18% ROI\***

\*MANAGEMENT COMMISSION 10%



# 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.

- ✓ HIGH RENTAL INCOME
- ✓ MANY YEARS OF EXPERIENCE IN CONSTRUCTION HELPS US TO COMPLETE PROJECTS ON TIME AND GUARANTEE THE QUALITY OF CONSTRUCTION
- ✓ OWN INVESTMENT CAPITAL ALLOWS US TO START AND IMPLEMENT PROJECTS WITHOUT DELAY



# OUR SOCIAL PROJECTS:

WE STRIVE TO MAKE THE WORLD  
AROUND US MORE BEAUTIFUL!

- ✓ HELPING CHILDREN'S SOCIAL ORGANIZATIONS ON BALI ISLAND
- ✓ PUTTING TRASH CANS IN THE STREETS OF CHANGGU DISTRICT
- ✓ BUILDING A MODERN PLAYGROUND IN CHANGGU
- ✓ GREENING THE ISLAND AND PLANTING TREES AS A WAY OF SAYING THANK YOU!

**SOCIAL RESPONSIBILITY IS**  
AN INTEGRAL PART OF SUNNY DEVELOPMENT  
GROUP'S CORPORATE CULTURE





# SUNNY DEVELOPMENT GROUP

INVEST IN HIGH-YIELD  
REAL ESTATE

[SUNNYDG.COM](http://SUNNYDG.COM)

[@SUNNY.DEVELOPMENT](mailto:@SUNNY.DEVELOPMENT)

+62 811 3830 8920

snc  
SUNNY DEVELOPMENT GROUP