



NUGRAA

APARTMENT CANGGU



BROCHURE

NUGRAA.COM



NUGRAA

... is a manifestation of divine blessings, pure delight, and graceful serendipity.
Here, the harmony of nature's charm and artistic elegance creates
an atmosphere of deep peace and unmatched comfort.
Embrace a living experience where every moment is a blessing and pure joy.





BALI'S FIRST GASTRONOMIC LIVING

Experience the pinnacle of refined living at NUGRAA APARTMENT CANGGU, where elegant design meets culinary mastery. Your stay with us promises an unmatched blend of comfort and gastronomic delight, crafting not just a home, but a haven of perfection.





TURNÉ

by Anthony Genovese

A format that offers an Asian cuisine in which Taste is always at the center: delicious and seemingly simple proposals.

ANTHONY GENOVESE



Chef Anthony Genovese, born in France to a Calabrese family, trained in Nice and gained experience in France before returning to Italy. After ventures in Tokyo, London, and Malaysia, he earned his first Michelin star in Ravello. In 2003, he opened Il Pagliaccio in Rome, now with 2 Michelin stars.

RESTAURANT



MICHELIN



BLACK POPE

Speakeasy Bar

It transports you to a clandestine indulgence and exquisite taste. Discreetly tucked away behind an unassuming facade, this haven of sophistication beckons those in the know to step into a world where elegance reigns supreme.



This is not just a bar, it's a sanctuary of luxury where one can escape the mundane. A night at BLACK POPE is an experience to be savored, a journey into the world of refined taste and discreet indulgence, a truly luxurious adventure for those seeking the finest pleasures life has to offer.

As you pass through the secret entrance, the dim, intimate lighting casts a warm glow, revealing a sumptuous interior. Luxurious leather banquettes cradle you in comfort, while the smooth, mahogany bar gleams with an air of distinguished craftsmanship. The bartenders, true artisans of mixology, create masterful concoctions, skillfully crafting cocktails that dance on your palate like liquid poetry.





THE PROJECT.

Phase I Northern Wing:
Construction started!
Completion in March 2025.

Phase I Now Selling:
24 Exclusive Units Available.

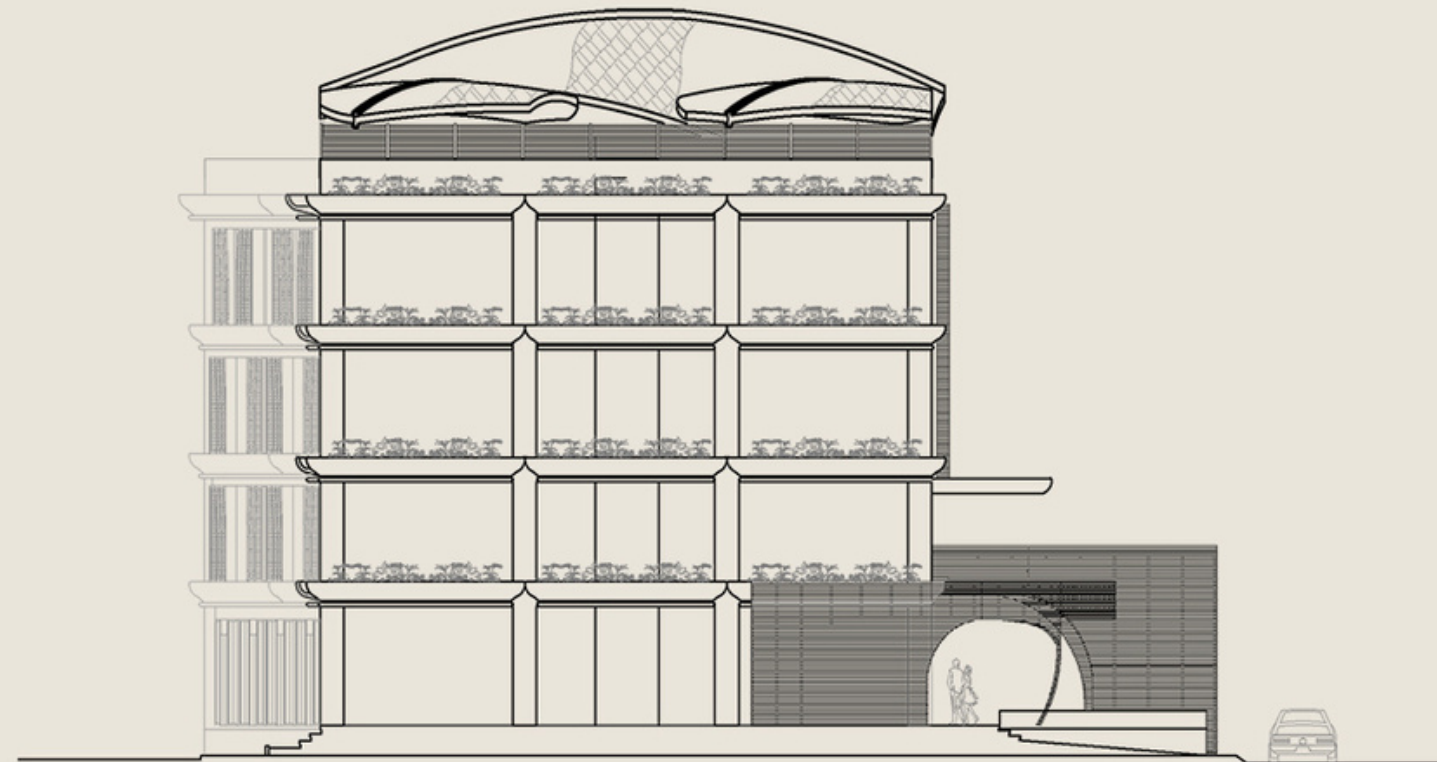
Northern Wing: Phase I

Southern Wing: Phase II



Pantai Batu Bolong Street

Northern Wing Side



4th | 2 Bedroom Penthouse (fl. 2nd)

3rd | 2 Bedroom Penthouse - 4 units

2nd | 1 Bedroom Studio - 8 units

1st | 1 Bedroom Studio - 8 units

G^F | 1 Bedroom Studio - 4 units
Lobby and Restaurant

B^F | Basement Parking Area





BUILDING FEATURES

80 Apartment units & 32 Modules of Commercial Space

10,000 M² Building size

One Bedroom Studio 48 M² (68 units) Garden & Poolside

Two Bedroom Suite 96 M² (8 units)

Two Bedroom Penthouse 192 M² (4 units)

Private Sauna in each unit

Public Swimming Pool

24-hour Concierge Service

Smart System Access Control and CCTV Surveillance

High International Standard Security

Ground Floor 2-Michelin Stars Restaurant & Commercial Rooftop

Basement Parking

Gym, Spa, Yoga shala, TRX and Lounge

Elevators and Stairs are available









UNIT PRICELIST.

TITLE:
Leasehold until 2055

**Price exclude VAT*

FREE ELECTRIC SCOOTER
with every unit purchased

**Terms & Condition apply*



1 Bedroom Studio
48 M2 | Furnished
Start from: USD 133.000

THE STUDIO.

**Maintenance Fee USD 150*



2 Bedroom Suite
96 M2 | Furnished
Start from: USD 257.000

THE SUITE.

**Maintenance Fee USD 300*



2 Bedroom Penthouse
192 M2 | Furnished
Start from: USD 420.000

THE PENTHOUSE.

**Maintenance Fee USD 499*





THE STUDIO.

1 Bedroom Studio

48 M²

1 Bedroom
En-suite bathroom
Wardrobe
Living Area
Kitchen
Balcony
Private Sauna
Furnished





MODERN FORM MEETS WARMTH AND CHARM











THE SUITE.

2 Bedroom Suites

96 M²

2 Bedrooms

Wardrobe

En-suite bathroom

Living Area

Dining Area

Kitchen

Balcony

Private Sauna

Furnished





ESSENTIAL COMFORT: YOUR TRANQUIL RETREAT















THE PENTHOUSE.

2 Bedroom Penthouse

192 M²

2 Floor

2 Bedrooms

Wardrobe

En-suite bathroom

Living Area

Dining Area

Kitchen

Balcony

Lounge Area

Private Sauna

Jacuzzi

Furnished



1st Floor



2nd Floor



ELEGANCE AND EXCLUSIVITY
DEFINE EVERY MOMENT





















IDYLIC HIDEAWAY IN CANGGU'S PRIME LOCALE

NUGRAA APARTMENT CANGGU,
strategically nestled in the vibrant heart of Canggu,
mirrors the energy and allure of its surroundings.
Embracing a tropical modern design,
it provides a serene oasis, offering tranquility and
privacy amidst the dynamic pulse of the area.



NUGRAA





JALAN PANTAI BATU BOLONG, CANGGU
BADUNG
BALI
80351

View on Google Map





NUGRAA

SEMINYAK
BEACH
8 KM

BATU BELIG
BEACH
6 KM

DEL MAR
CAFE
5KM

CANGGU
COMMUNITY
SCHOOL
3 KM

BERAWA
BEACH
3 KM

PEPITO
MARKET
100 M

FRESHTIVE
MARKET
100 M

CANGGU
MEDICAL
100 M

BODY
FACTORY
1 KM

NELAYAN
BEACH
1,5 KKM

BATU BOLONG
BEACH
1,5 KM

OLD MAN'S
1,5 KM

THE LAWN
1,5 KM

ECHO BEACH
1,7 KM

LA BRISA
2 KM

PERERENAN BEACH
3 KM



CANGGU

Bali's Most Desirable Address

A lively expatriate hub with diverse amenities, including international schools, shops, and a renowned surfer's beach—a major draw for families

BALI'S COMPETITIVE ADVANTAGE

	TURKEY	THAILAND	UAE	BALI
PROFITABILITY	3-5%	7-15%	5-7%	12-25%
SEASONALITY	6 Months	6 Months	7 Months	All-year Season

Bali's Profitable Charm:
Blending natural beauty, cultural richness, and warm hospitality, Bali boasts a distinct appeal that enhances profitability. Strategic management of seasonality ensures year-round allure for visitors.



NUGRAA APARTMENT CANGGU

MANAGED BY

ONE PLACE COLLECTION[®] HOTELS

Over 50 Hotels in Over 15 Cities



BATAM • BINTAN • BELITUNG • PALEMBANG • BOGOR • JAKARTA • TANGERANG • SUKABUMI
SURABAYA • MALANG • BALI • MAKASSAR • GILI TRAWANGAN • NANGA PINOH • BALIKPAPAN

Hotels for everyone...



One Place Collection is a rising star in Indonesia's hospitality industry, adopting an asset-light strategy centered on design, technology, and lifestyle. Our mission is to elevate the experience for everyday travelers, reimagining hotels and creating new, crave-worthy experiences.

Our portfolio includes value, midscale, lifestyle, and upscale hotels, delivering great experiences and real value. **OPC's** roadmap for transformation focuses on:

- Unleashing the power of 7 brands (Loyalty)
- Digital experience (booking)
- Driving the democratization of travel.

We go the extra mile in work, play, and everything that matters to you, ensuring your stay is relaxed, comfortable, and personal, exceeding your expectations.



NUGRAA APARTMENT CANGGU

IN – DEMAND RENTAL FORMAT

75% of the tourist flow consists of people who prefer hotel-type complexes with quality service and infrastructure.

Most first-time visitors to Bali stay in a hotel rather than a villa to protect themselves from accidental encounters with insects and reptiles.

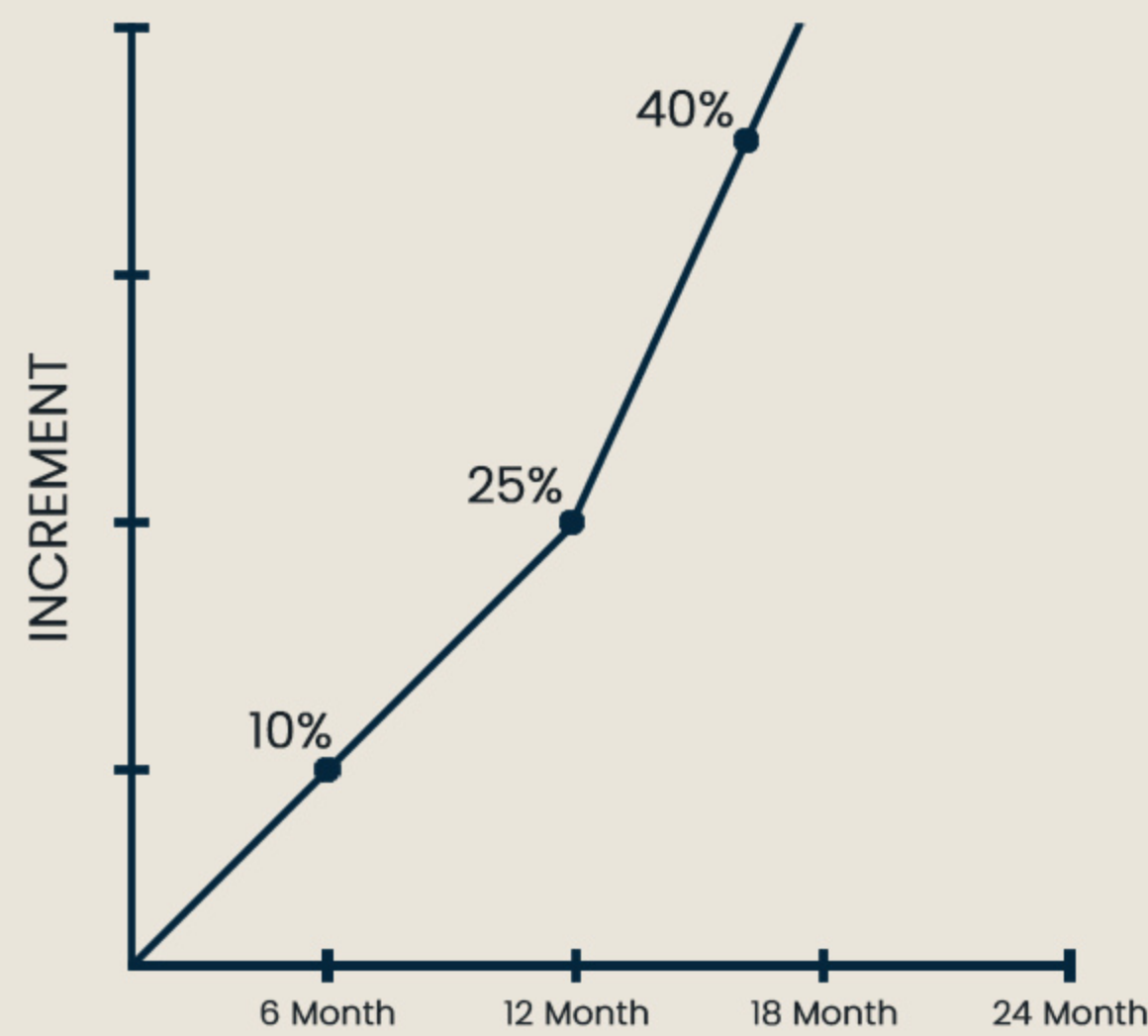
NUGRAA APARTMENT CANGGU is designed and developed for the main tourist request – short term rental format.





NUGRAA APARTMENT CANGGU

ROI CALCULATION: RESALE



Yield from the sale of the Apartment	Increment (from the original price)	Type	Total	Net Income
Increase in property value after completion of construction	40%	The Studio.	USD 133,000	USD 53,200
		The Suite.	USD 257,000	USD 102,800
		The Penthouse.	USD 420,000	USD 168,000



RETURN OF INVESTMENT.

THE STUDIO. RENTING CALCULATIONS

**Dividends paid quarterly*

**The calculations above are a projection
and estimation for illustrative purposes only*

INVESTMENT COST: USD 133,000

SCRIPT	CONSERVATIVE	REAL	MONTHLY RENT
Daily Rent	USD 135	USD 155	USD 105
Occupancy Rate	80%	85%	100%
Average Annual Rental Income	USD 39,420	USD 48,088	USD 38,325
Operating Expenses	35%	35%	35%
Sinking Fund	3%	3%	3%
Management Fee	10%	10%	10%
Net Income	USD 22,368	USD 27,287	USD 21,747
ANNUAL ROI	16%	20%	16%
PAYBACK PERIOD	5,9 Years	4,8 Years	6 Years



RETURN OF INVESTMENT.

THE SUITE. RENTING CALCULATIONS

**Dividends paid quarterly*

**The calculations above are a projection
and estimation for illustrative purposes only*

INVESTMENT COST: USD 257,000

SCRIPT	CONSERVATIVE	REAL	MONTHLY RENT
Daily Rent	USD 265	USD 285	USD 235
Occupancy Rate	80%	85%	100%
Average Annual Rental Income	USD 77,380	USD 88,421	USD 85,775
Operating Expenses	35%	35%	35%
Sinking Fund	3%	3%	3%
Management Fee	10%	10%	10%
Net Income	USD 43,909	USD 50,174	USD 48,673
ANNUAL ROI	17%	19%	18%
PAYBACK PERIOD	5,8 Years	5,1 Years	5,2 Years



RETURN OF INVESTMENT.

THE PENTHOUSE. RENTING CALCULATIONS

**Dividends paid quarterly*

**The calculations above are a projection
and estimation for illustrative purposes only*

INVESTMENT COST: USD 420,000

SCRIPT	CONSERVATIVE	REAL	MONTHLY RENT
Daily Rent	USD 430	USD 450	USD 400
Occupancy Rate	80%	85%	100%
Average Annual Rental Income	USD 125,560	USD 139,612	USD 146,000
Operating Expenses	35%	35%	35%
Sinking Fund	3%	3%	3%
Management Fee	10%	10%	10%
Net Income	USD 71,249	USD 79,222	USD 82,847
ANNUAL ROI	17%	19%	19%
PAYBACK PERIOD	5,8 Years	5,3 Years	5 Years













CONTACT

MARKETING TEAM

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MARKETING GALLERY

NUGRAA APARTMENT OFFICE

Jalan Pantai Batu Bolong, Canggu

Nugraa Apartment Canggu (on map)

