



CANGGU PROPERTI
REAL ESTATE

Bali

BALI | 2022

THE CRUISE

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ABOUT US

CANGGU PROPERTI
REAL ESTATE
Bali

Canggu Properti was founded in 2015, with the core expertise of developing residential real estate in the island of Bali, Indonesia. In the past few years the Company was active in the region of Canggu, as it has become one of the most popular and attractive areas for investment in South East Asia. With offices in Bali and Flores, our portfolio includes modern design apartments, lofts and villa compounds while the Company has also have expanded its reach to complementary activities including renovations, land sourcing, marina resorts and hotels. Additionally, the Company now counts on a strong dedicated team to cover the function of property development and facility management. Since the beginning, the constant growth of our Company has proven that our expertise on location scouting and dedicated professional teams on the field has continued to meet the expectation of our demanding clientele and our growing network of international clients, home owners and tenants. Our mission is to be constantly inspired and grow through innovation, while raising the bar of living standards for our clients.



CANGGU PROPERTY

REAL ESTATE

Bali

COMPLETED PROJECTS
TOTAL VALUE OF \$18,500,000

13 RESIDENTIAL
BUILDINGS

120 HOUSE
UNITS

BISMA APARTMENTS

4 x 4 bedrooms & 4 x 1 bedroom
Total 8 units

LANE HOUSE #1

1 unit

TROPICANA LOFT

18 apartments

BERAWA LOFT #1

4 NY style lofts

FACTORY LOFTS

2 units

BALISSIMO SUITES

11 units

BATU BELIG SPACE

5 rooms

UMALAS LIVING

6 modern tropical villas
& 5 lofts total 11 units

LANE HOUSE #2

1 unit

BERAWA MARKET

6 units

BERAWA LOFT #2

10 NY style lofts

CANGGU STUDIOS

9 rooms boutique guesthouse

CANGGU 2PLEX

12 lofts

2 RESTAURANTS

RIVIERA

Seafood Bistrot, Berawa

DON FERNANDO

Argentinian Bistrot, Berawa

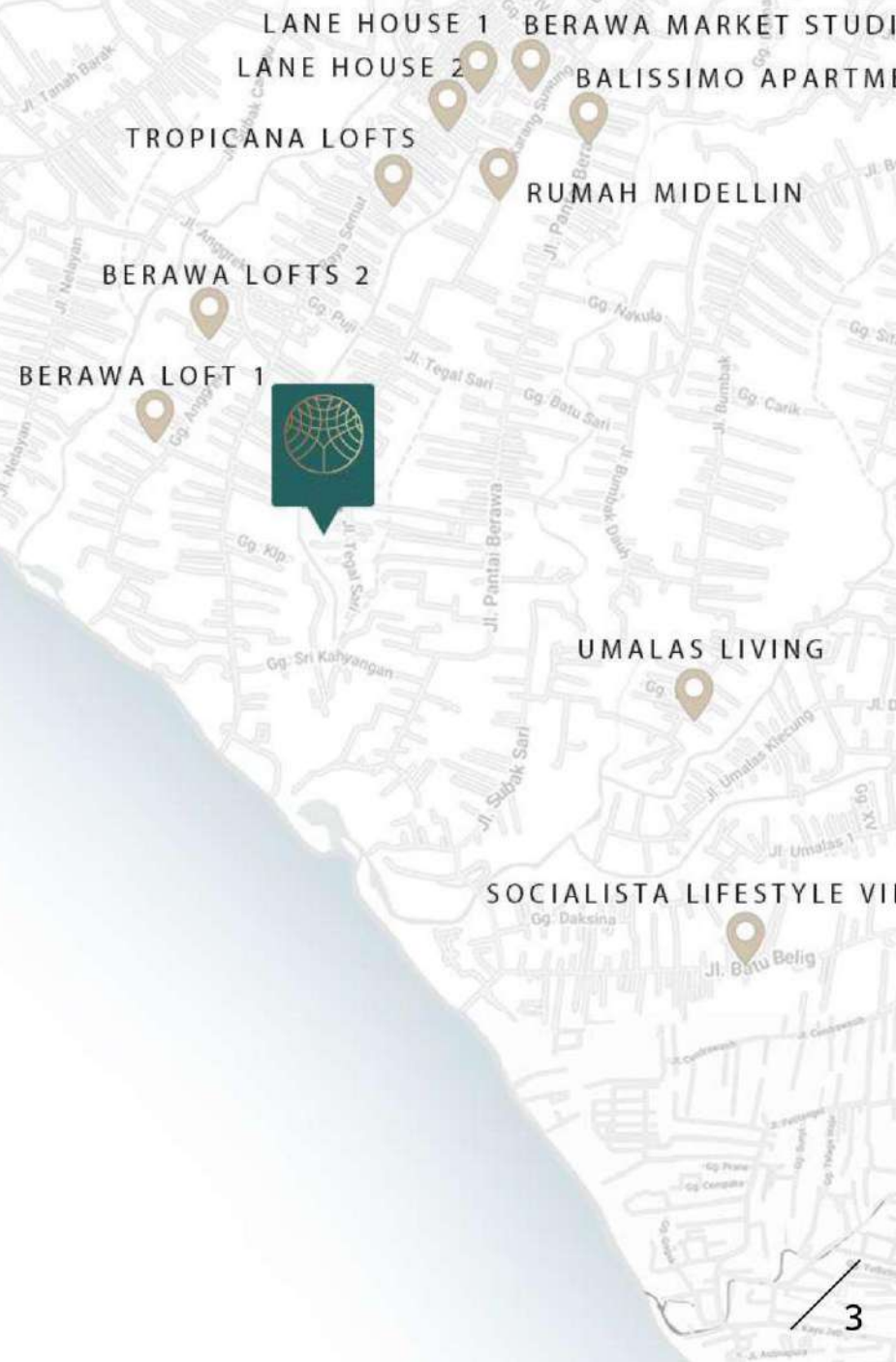
1 YACHT

MAGIA 2

4 cabins, 26 meters
10 guests & 8 crew capacity

38 HECTARES
LAND BANK

4 hectares in Canggu Bali
5 hectares in Gili Gede beachfront
29 hectares sea view land in Flores



An architectural rendering of a modern building with a green facade. The building features multiple levels with lush greenery and several palm trees. The sky is a soft, hazy blue with a warm, golden light, suggesting a sunset or sunrise. The overall style is clean and contemporary.

EXTERIOR RENDERS



THE CRUISE





THE CRUISE





THE CRUISE





ARCHITECTURE & DESIGN

THE CRUISE





• LARKEY STUDIO
APARTMENT BUILDING

THE CRUISE





THE CRUISE





THE CRUISE





INTERIOR RENDERS

REFERENCE ONE BEDROOM APARTMENTS

POINTS OF VIEW



ENTRANCE
1C



Link reference
video 3d tour:



0 2 m 4 m







AIRKEY
ARCHITECTURE





KEY STUDY
IDEA & DESIGN







NET STUDIO
DESIGN & DESIGN









INTERIOR RENDERS

REFERENCE TWO BEDROOMS E PENTHOUSE

POINTS OF VIEW



Link reference
video 3d tour:



0 2m 4m





STUDIO
INTERIOR & SIGN









AIRKEY STUDIO
ARCHITECTURE & DESIGN













FAIRKEY STUDIO
ARCHITECTURE





A faint, light gray background image showing a detailed floor plan of a multi-story apartment building. The plan includes various room layouts, corridors, and structural elements like walls and doors, all rendered in a minimalist, schematic style.

FLOOR PLAN APARTMENTS

THE CRUISE

Nº	APARTMENT	PLAN 1 (MQ)	PLAN 2 (MQ)	BALCONY (MQ)	TERRACE (MQ)	GARDEN (MQ)	TOTAL INTERN (MQ)	TOTAL GROSS (MQ)	TOTAL INTERIOR PIANO (MQ)	TOTAL GROSS (MQ)
1	1_A	55,40				40,00	55,40	100,00	416,87	830,20
2	1_B	58,24				75,50	58,24	136,80		
3	1_C	58,35				74,57	58,35	136,80		
4	1_D	55,34				40,40	55,34	100,00		
5	1_E	56,70				62,90	56,70	124,80		
6	1_F	55,84				61,90	55,84	121,80		
7	1_G	38,50	38,50	8,60		15,00	77,00	110,00	338,44	493,80
8	2_A	55,40		18,30			55,40	78,00		
9	2_B	58,25		29,50			58,25	91,00		
10	2_C	58,35		29,20			58,35	91,00		
11	2_D	55,34		18,70			55,34	78,00		
12	2_E	56,70		19,50			56,70	80,00		
13	2_F	54,40		17,80			54,40	75,80	419,57	583,90
14	3_A	55,40		18,30			55,40	78,00		
15	3_B	89,17		33,40			89,17	121,80		
16	3_C	89,70		33,40			89,70	123,80		
17	3_D	64,35		21,50			64,35	91,20		
18	3_E	66,55		22,30			66,55	93,30		
19	3_F	54,40		17,80			54,40	75,80	698,50	1216,20
20	4_A	55,40	44,50	18,25	36,20		99,90	176,00		
21	4_B	89,20	58,10	33,70	69,20		147,30	267,50		
22	4_C	89,70	49,80	33,70	36,20		139,50	227,30		
23	4_D	64,40	43,70	21,50	43,20		108,10	195,00		
24	4_E	66,50	40,90	22,30	23,80		107,40	175,20		
25	4_F	55,50	40,80	17,80	42,00		96,30	175,20		

1557,08

316,30

435,55

250,60

370,27

TOTAL

1873,38

3124,10



1st | GROUND FLOOR



GROUND FLOOR

APARTMENT 1A



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	17.5 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	OUTDOOR DECK	10.6 m ²
8	GARDEN	29.5 m ²
9	POOL (5m*2m)	10 m ²

TOT. 100 m²



Link reference
video 3d tour:



0 2 m 4 m



GROUND FLOOR

APARTMENT 1B



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	19.8 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	OUTDOOR DECK	17 m ²
8	GARDEN	58.5 m ²
9	POOL (5m*2m)	10 m ²

TOT. 136.8 m²



Link reference
video 3d tour:



0 2 m 4 m



GROUND FLOOR

APARTMENT 1C



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	19.8 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	OUTDOOR DECK	16.3 m ²
8	GARDEN	58.3 m ²
9	POOL (5m*2m)	10 m ²

TOT. 136.8 m²

Link reference
video 3d tour:



GROUND FLOOR

APARTMENT 1D

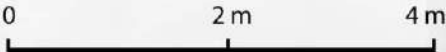


N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	17.5 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	OUTDOOR DECK	10.6 m ²
8	GARDEN	29.8 m ²
9	POOL (5m*2m)	10 m ²

TOT. 100 m²



Link reference
video 3d tour:



GROUND FLOOR

APARTMENT 1E



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	19.8 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	OUTDOOR DECK	16.3 m ²
8	GARDEN	46.6 m ²
9	POOL (5m*2m)	10 m ²

TOT. 124.8 m²

Link reference
video 3d tour:



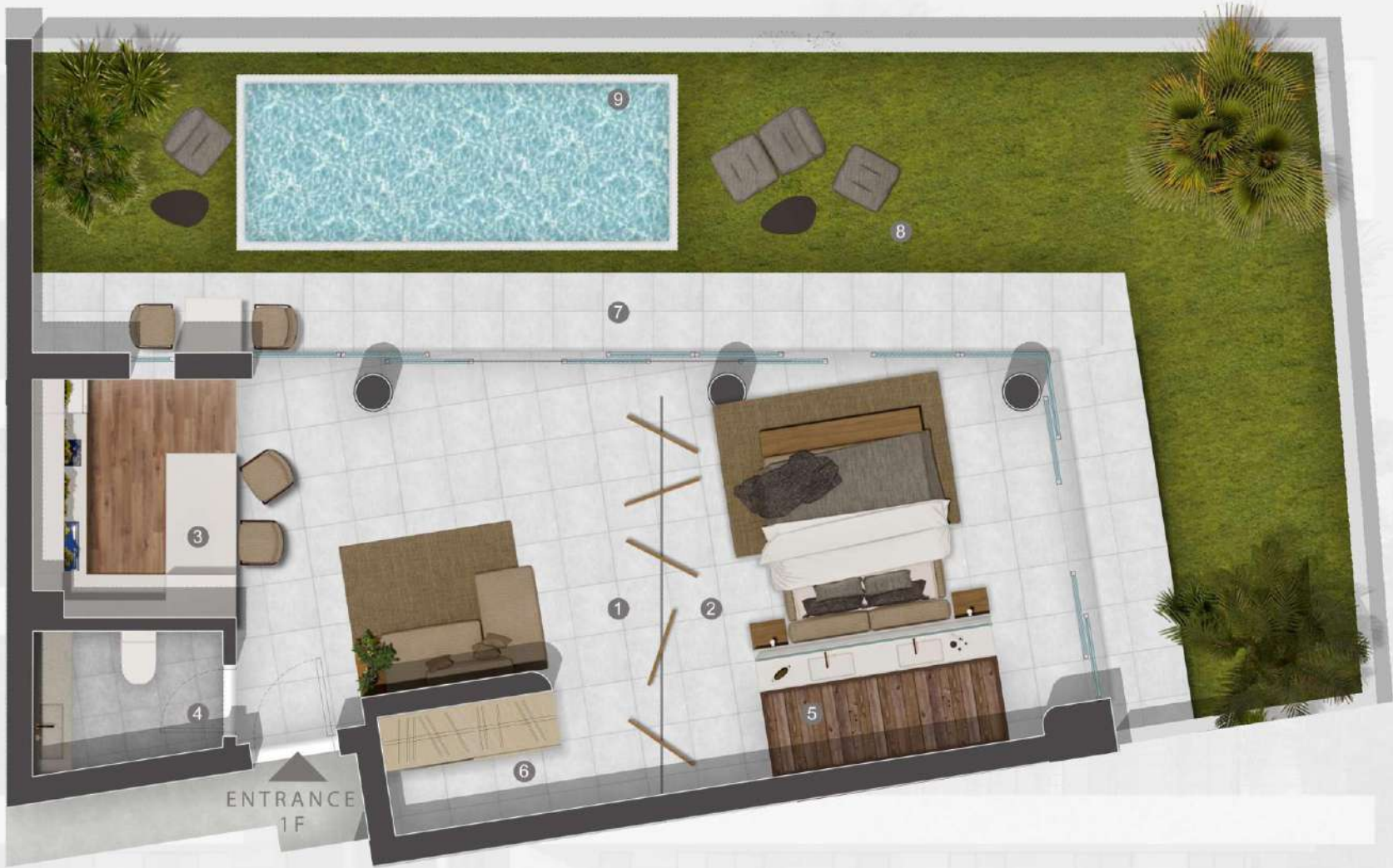
GROUND FLOOR

APARTMENT 1F



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	16 m ²
3	KITCHEN	6.2 m ²
4	BATHROOM	3.2 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	3.1 m ²
7	OUTDOOR DECK	15 m ²
8	GARDEN	47 m ²
9	POOL (5m*2m)	10 m ²

TOT. 121.8 m²



Link reference
video 3d tour:



0 2 m 4 m



GROUND FLOOR

APARTMENT 1G



N.	AREA	SMQ		
1	ENTER AREA	3.5 m ²	F L O O R	S T
2	STAIRS	2.9 m ²		
3	LIVING + DINING ROOM	22.5 m ²		
4	KITCHEN	4.7 m ²		
5	BATHROOM	3.8 m ²		
6	OUTDOOR DECK	4.9 m ²		
7	GARDEN	15 m ²		
8	POOL (3m*2m)	6 m ²	63 m ²	

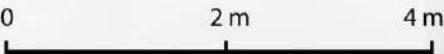
9	STAIRS	3.2 m ²	S E C O N D	F L O O R
10	BATHROOM	5 m ²		
11	BEDROOM	20 m ²		
12	STUDIO AREA	9 m ²		
13	BALCONY	8.6 m ²		
			48 m ²	

TOT. 110 m²

Link reference
video 3d tour:



*It is possible to customize the
apartment with a 2 bedrooms
solution



2nd | SECOND FLOOR



SECOND FLOOR
APARTMENT 2A



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	17.5 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	BALCONY	18.3 m ²

TOT. 78 m²

Link reference
video 3d tour:



SECOND FLOOR

APARTMENT 2B



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	19.8 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	BALCONY	29.5 m ²

TOT. 91 m²

Link reference
video 3d tour:



SECOND FLOOR

APARTMENT 2C



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	19.8 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	BALCONY	29.2 m ²

TOT. 91 m²

Link reference
video 3d tour:



ENTRANCE
2C



SECOND FLOOR
APARTMENT 2D



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	17.5 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	BALCONY	18.7 m ²

TOT. 78 m²



Link reference
video 3d tour:



0 2 m 4 m



SECOND FLOOR

APARTMENT 2E



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	19.8 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	BALCONY	19.5 m ²

TOT. 80 m²



Link reference
video 3d tour:



0 2 m 4 m



SECOND FLOOR

APARTMENT 2F



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	16 m ²
3	KITCHEN	6.2 m ²
4	BATHROOM	3.2 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	3.1 m ²
7	BALCONY	17.8 m ²

TOT. 75.8 m²

Link reference
video 3d tour:



3rd | THIRD FLOOR



THIRD FLOOR

APARTMENT 3A



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	17.5 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.2 m ²
7	BALCONY	18.3 m ²

TOT. 78 m²

Link reference
video 3d tour:



THIRD FLOOR

APARTMENT 3B



N.	AREA	SMQ
1	ENTER AREA	4 m ²
2	LIVING + DINING ROOM	24 m ²
3	KITCHEN	7.5 m ²
4	BATHROOM	7.65 m ²
5	BEDROOM 1	18.5 m ²
6	PRIVATE BATHROOM B1	1.9 m ²
7	BEDROOM 2	16.2 m ²
8	BALCONY	33.4 m ²

TOT. 121.8 m²

Link reference
video 3d tour:



0 2 m 4 m



THIRD FLOOR

APARTMENT 3C



N.	AREA	SMQ
1	ENTER AREA	3.25 m ²
2	LIVING + DINING ROOM	27.6 m ²
3	KITCHEN	7.5 m ²
4	BATHROOM	6.9 m ²
5	BEDROOM 1	18.5 m ²
6	PRIVATE BATHROOM B1	1.9 m ²
7	BEDROOM 2	16.2 m ²
8	BALCONY	33.4 m ²

TOT. 123.8 m²

Link reference
video 3d tour:



0 2 m 4 m



THIRD FLOOR

APARTMENT 3D



N.	AREA	SMQ
1	LIVING ROOM	23.9 m ²
2	BEDROOM	19.8 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.4 m ²
7	BALCONY	21.5 m ²

TOT. 91.2 m²

Link reference
video 3d tour:



0 2 m 4 m



THIRD FLOOR

APARTMENT 3E



N.	AREA	SMQ
1	LIVING ROOM	23.9 m ²
2	BEDROOM	21.3 m ²
3	KITCHEN	7 m ²
4	BATHROOM	3 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	4.4 m ²
7	BALCONY	22.3 m ²

TOT. 93.3 m²

Link reference
video 3d tour:



0 2 m 4 m



THIRD FLOOR
APARTMENT 3F



N.	AREA	SMQ
1	LIVING ROOM	17.3 m ²
2	BEDROOM	16 m ²
3	KITCHEN	6.2 m ²
4	BATHROOM	3.2 m ²
5	SHOWER	3.7 m ²
6	WALK-IN CLOSET	3.1 m ²
7	BALCONY	17.8 m ²

TOT. 75.8 m²

Link reference
video 3d tour:



4th | FOURTH FLOOR



5th | FIFTH FLOOR



FOURTH FLOOR
APARTMENT 4A



N.	AREA	SMQ		
1	ENTER AREA+CORRIDOR	9 m ²	F I R S T	F L O O R
2	STAIRS	3.5 m ²		
3	BEDROOM 1	17.2 m ²		
4	BEDROOM 2	17.9 m ²		
5	BATHROOM	7.8 m ²		
6	BALCONY	18.25 m ²		
7	STAIRS AREA	3.5 m ²	S E C O N D	F L O O R
8	LIVING + DINING ROOM	21.5 m ²		
9	KITCHEN	13.2 m ²		
10	GUEST BATHROOM	3.9 m ²		
11	TERRACE	36.2 m ²		
12	POOL (3m*2m)	6 m ²		
13	SERVICE BALCONY	10.5 m ²		

TOT. 176 m²



Link reference
video 3d tour:



0 2 m 4 m

FOURTH FLOOR

APARTMENT 4B

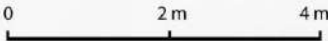


N.	AREA	SMQ		
1	ENTER AREA+CORRIDOR	9.8 m ²	F I R S T	F L O O R
2	STAIRS	3.7 m ²		
3	BEDROOM 1	22.8 m ²		
4	BATHROOM ROOM 1	4.8 m ²		
5	WALK-IN CLOSET 1	4 m ²		
6	BEDROOM 2	24.9 m ²		
7	BATHROOM ROOM 2	2 m ²		
8	WALK-IN CLOSET 2	2.8 m ²		
9	SHOWER - ROOM 2	2.8 m ²		
10	BALCONY	33.7 m ²		
		121 m ²		

11	STAIRS AREA	3.7 m ²	S E C O N D	F L O O R
12	LIVING + DINING ROOM	36.5 m ²		
13	KITCHEN	10.2 m ²		
14	GUEST BATHROOM	5 m ²		
15	TERRACE	69.2 m ²		
16	POOL (3m*2m)	6 m ²		
17	SERVICE BALCONY	11.1 m ²		
			146.5 m ²	

TOT. 267.5 m²

Link reference
video 3d tour:



*It is possible to customize the apartment with a 3 bedrooms solution



ENTRANCE
4B



FOURTH FLOOR
APARTMENT 4C



N.	AREA	SMQ	F I R S T	F L O O R
1	ENTER AREA+CORRIDOR	8 m ²		
2	STAIRS	2.5 m ²		
3	BEDROOM 1	19 m ²		
4	BATHROOM ROOM 1	6.9 m ²		
5	WALK-IN CLOSET 1	3.85 m ²		
6	BEDROOM 2	19.5 m ²		
7	BATHROOM ROOM 2	5.8 m ²		
8	WALK-IN CLOSET 2	8 m ²		
9	SHOWER - ROOM 2	4.2 m ²		
10	BALCONY	33.7 m ²		

11	STAIRS AREA	3.1 m ²	S E C O N D	F L O O R
12	LIVING + DINING ROOM	31.5 m ²		
13	KITCHEN	7.2 m ²		
14	GUEST BATHROOM	5.4 m ²		
15	TERRACE	36.2 m ²		
16	POOL (3m*2m)	6 m ²		
17	SERVICE BALCONY	10.5 m ²		

Link reference
video 3d tour:



TOT. 227.3 m²



*It is possible to customize the apartment with a 3 bedrooms solution

FOURTH FLOOR
APARTMENT 4D



N.	AREA	SMQ		
1	ENTER AREA+CORRIDOR	8.9 m ²	F I R S T	F L O O R
2	STAIRS	3 m ²		
3	TV ROOM-STUDIO	12.3 m ²		
4	BEDROOM 1	12.7 m ²		
5	BATHROOM ROOM 1	7.9 m ²		
6	WALK-IN CLOSET 1			
7	BEDROOM 2	11.5 m ²		
8	BATHROOM	3.7 m ²		
9	BALCONY	21.5 m ²		
			91 m ²	

10	STAIRS AREA	3.1 m ²	S E C O N D	F L O O R
11	LIVING + DINING ROOM	22.2 m ²		
12	KITCHEN	11.5 m ²		
13	GUEST BATHROOM	4.7 m ²		
14	TERRACE	43.2 m ²		
15	POOL (3m*2m)	6 m ²		
16	SERVICE BALCONY	10.5 m ²		

Link reference
video 3d tour:



TOT. 195 m²



*It is possible to customize the apartment with a 3 bedrooms solution



FOURTH FLOOR

APARTMENT 4E



N.	AREA	SMQ		
1	ENTER AREA+CORRIDOR	6.2 m ²	F I R S T	F L O O R
2	STAIRS	3.4 m ²		
3	TV ROOM-STUDIO	12.3 m ²		
4	BEDROOM 1	13.1 m ²		
5	BATHROOM ROOM 1	5.6 m ²		
6	BEDROOM 2	17.5 m ²		
7	BATHROOM	3.7 m ²		
8	BALCONY	22.3 m ²		
			94 m ²	

9	STAIRS AREA	2.8 m ²	S E C O N D	F L O O R
10	LIVING + DINING ROOM	23.2 m ²		
11	KITCHEN	8.8 m ²		
12	GUEST BATHROOM	3.8 m ²		
13	TERRACE	23.8 m ²		
14	POOL (2.3m*2m)	4.6 m ²		
15	SERVICE BALCONY	9.3 m ²	81.2 m ²	

TOT. 175.2 m²

Link reference
video 3d tour:



*It is possible to customize the apartment with a 3 bedrooms solution



FOURTH FLOOR
APARTMENT 4F



N.	AREA	SMQ	F I R S T	F L O O R
1	ENTRANCE	17.3 m ²		
2	STAIRS AREA	3.2 m ²		
3	BATHROOM	5.5 m ²		
4	BEDROOM 1	11.2 m ²		
5	BEDROOM 2	15.3 m ²		
6	WALK-IN CLOSET	7.7 m ²		
7	BALCONY	17.8 m ²	78 m ²	

8	STAIRS AREA	3.2 m ²	S E C O N D	F L O O R
9	KITCHEN	4.5 m ²		
10	GUEST BATHROOM	2.9 m ²		
11	LIVING + DINING ROOM	28.3 m ²		
12	TERRACE	42 m ²		
13	POOL (2.3m*2m)	4.6 m ²		
14	SERVICE BALCONY	10.5 m ²	96 m ²	

TOT. 174 m²



Link reference
video 3d tour:



0 2m 4m

*Final layout TBD



THE TEAM



JACOPO SERTOLI

Jacopo was born in Rome and graduated in International Relations from Paris Sorbonne, pursuing a specialization in Chicago, London, and Paris. In 2008 he moved to Shanghai to open an office and found Select Holding, an international representation and marketing company. Jacopo currently operates five offices in Asia, Europe, and the United States with activities that range from commodities trading to medical material trading and real estate development while still maintaining his interests in the tourism sector.



NICOLA ADAMO

For more than a decade, Nicola (EMBA) has been working for international luxury fashion brands in APAC sales, responsible for VVIP client relations. From the beginning in Canggu Properti, Nicola brings business acumen and corporate experience combined with a lifelong passion for sales and design.



ANDREA PECORARO

Andrea was raised in Bali and comes from a family with a long history of experience in real estate, first in Italy and then in Indonesia. His background and deep knowledge of the culture are unique assets to execute partnerships and build relations with local authorities, government bureaus, and opinion leaders.



GIANLUCA SESTITO

Gianluca is one of the founders of Canggu Properti, he arrived in Indonesia after over a decade in China where he was managing an international trading company focusing on clean energy products and technologies as well as innovative building materials. He brings an understanding of material purchase procedures and quality control into the building process.



ARCHITECTURE & INTERIORS



A|R KEY STUDIO BALI **Design & Architectural Partners**

We are partners with made-in Italy A|RKEY STUDIO BALI, with their extensive experience in the Asia residential and retail luxury markets. Together with A|RKEY STUDIOS as our design & architectural partners, we are able to bring a client's vision to life, with projects that increase value and showcase uniqueness. A|RKEY STUDIO's expertise covers architectural design, technical detailing, interior design, 3D visualization, and more. We provide a complete design team of the most knowledgeable, experienced, and professional.



ALESSANDRO RUDELLAT **Architect**

Italian designer Alessandro Rudellat has over 10 years of experience in luxury villas and retail spaces in Europe and Asia.

In 2018, he moved to Bali, Indonesia, to start his own business with A|RKEY STUDIO BALI. From continent to continent, each A|RKEY interior is the result of unique and sensitive response to location, architecture and client vision across Europe and Asia.



CANGGU PROPERTI

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