

# HIRAVA RESIDENCE

Eco-friendly Living in Bali's Mengwi District







# about **HIRAVA RESIDENCE**



Hirava Residence 2024

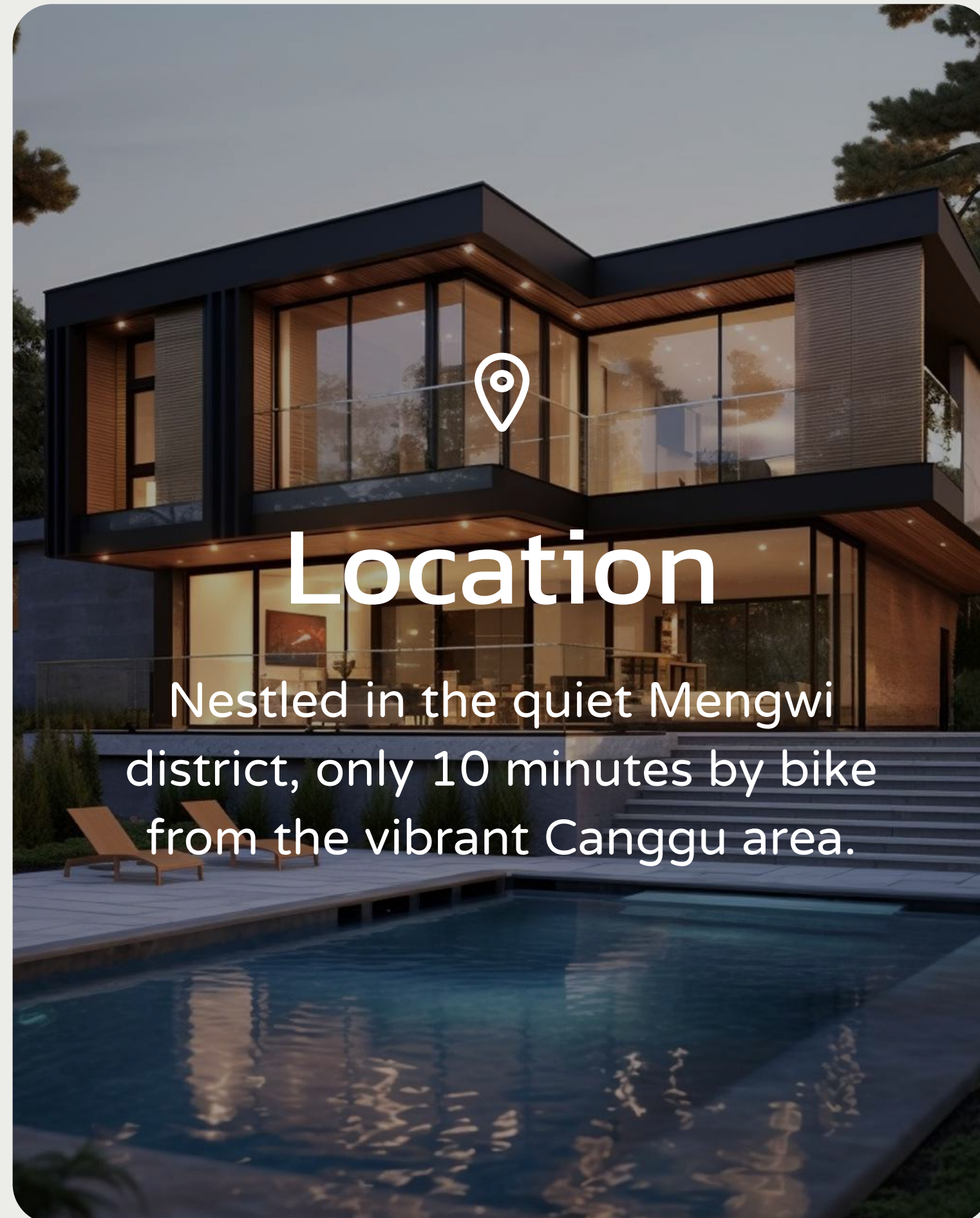
Hirava Residence offers 14 exclusive apartments with eco-friendly materials, designed in light tones to enhance spaciousness and bring tranquility. Each unit provides maximum comfort with a touch of Balinese serenity.

## Key Feature

60-year land lease—unmatched in Bali, where competitors typically offer 30 years.

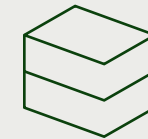


# Why choose HIRAVA RESIDENCE ?



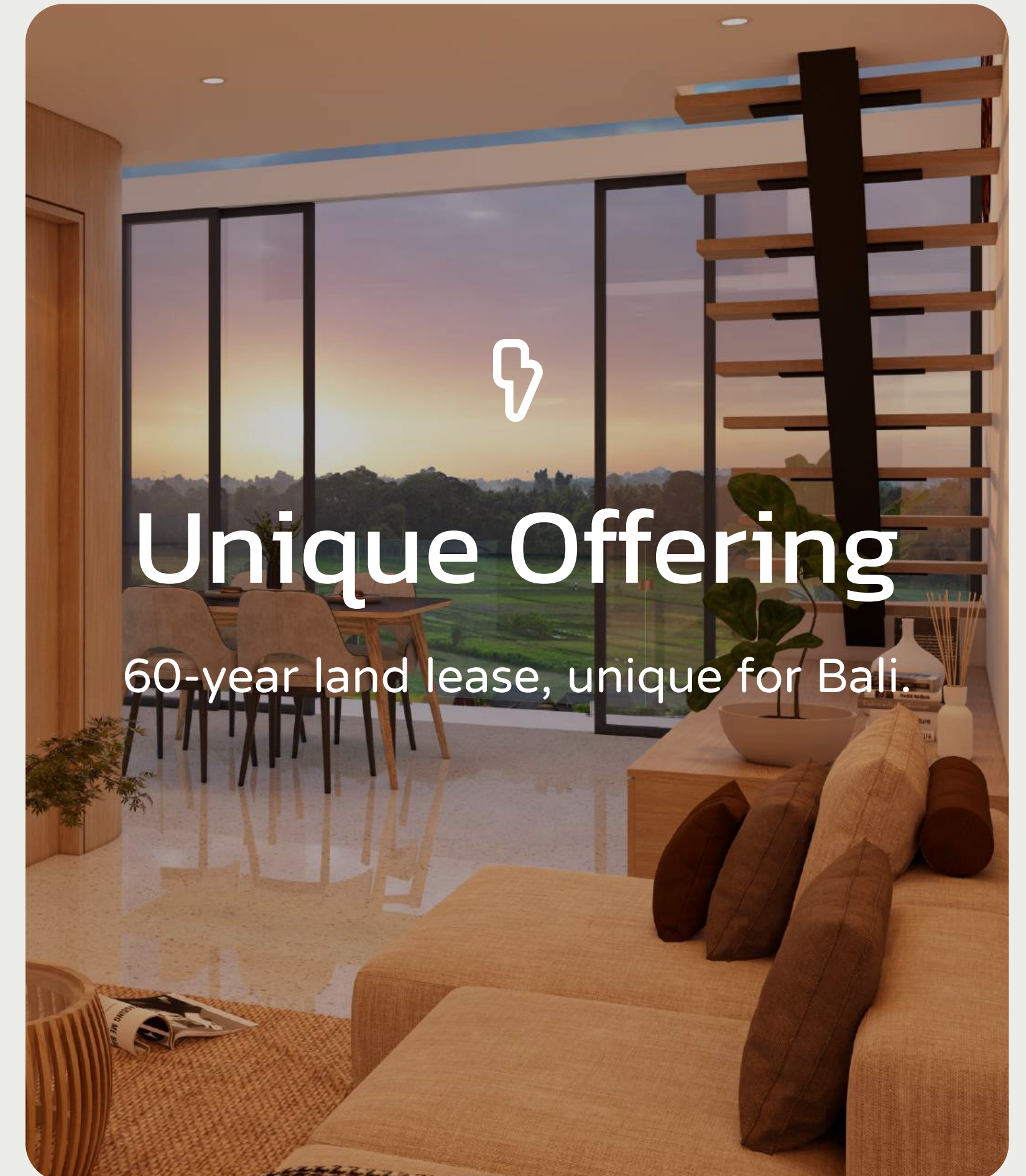
## Location

Nestled in the quiet Mengwi district, only 10 minutes by bike from the vibrant Canggu area.



## Eco Materials

Built with sustainable materials, creating a relaxing atmosphere with light tones.



## Unique Offering

60-year land lease, unique for Bali.



# APARTMENT LAYOUTS BY FLOOR

## 1st Floor<sup>•</sup>

Two units (54 m<sup>2</sup>) with motorbike parking and garden views.

## 2nd Floor<sup>••</sup>

Four units (50-35 m<sup>2</sup>) with terrace access and spacious living rooms.

## 3rd Floor<sup>•••</sup>

Same as the second floor

## 4th Floor<sup>••••</sup>

Two units with mezzanine and two larger units with 54 m<sup>2</sup> space.



# APARTMENT 1.1

ground floor

PRICE:  
€100,000 EUR

SIZE:  
54 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 1,851/m<sup>2</sup>

Features:

**\$105,625.00 USD**

- 2 motorbike parking (total 28 motorbike)
- entrance with reception desk
- access to lift and staircase
- electrical and plumbing rooms
- 2 unit 1 bedroom of 54 sqm (101-102)





# APARTMENT 1.2

ground floor

PRICE:  
€100,000 EUR

SIZE:  
54 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 1,851/m<sup>2</sup>

Features:

**VENDIDO**

- 2 motorbike parking (total 28 motorbike)
- entrance with reception desk
- access to lift and staircase
- electrical and plumbing rooms
- 2 unit 1 bedroom of 54 sqm (101-102)



Hirava Residence 2024





# APARTMENT 2.1

second floor

PRICE:  
€105,000 EUR

SIZE:  
50 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,100/m<sup>2</sup>

\$110,906.00 USD

Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit 1 bedroom of 50 sqm (201-204).







# APARTMENT 2.2

second floor

PRICE:  
€80,000 EUR

SIZE:  
35 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,285/m<sup>2</sup>

VENDIDO

Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit 1 bedroom of 35 sqm (202-203)







# APARTMENT 2.3

second floor

PRICE:  
€ 80,000 EUR

SIZE:  
35 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,285/m<sup>2</sup>

\$84,000 USD

## Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit 1 bedroom of 35 sqm (202-203)







# APARTMENT 2.4

second floor

PRICE:  
€105,000 EUR

SIZE:  
50 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,100m<sup>2</sup>

\$110,906.00 USD

Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit 1 bedroom of 50 sqm (201-204)





# APARTMENT 3.1

third floor

PRICE:  
€115,000 EUR

SIZE:  
50 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,300/m<sup>2</sup>

\$121,500.00 USD

## Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit 1 bedroom of 50 sqm (301-304)





# APARTMENT 3.2

third floor

PRICE:  
€ 90,000 EUR

SIZE:  
35 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,571/m<sup>2</sup>

VENDIDO

Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit 1 bedroom of 35 sqm (302-303)





# APARTMENT 3.3

third floor

PRICE:  
€ 90,000 EUR

SIZE:  
35 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,571/m<sup>2</sup>

\$95,063.00 USD

Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit 1 bedroom of 35 sqm (302-303)





# APARTMENT 3.4

third floor

PRICE:  
€ 115,000 EUR

SIZE:  
50 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,300/m<sup>2</sup>

\$121,500.00 USD

Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit 1 bedroom of 50 sqm (301-304)







# APARTMENT 4.1

fourth floor

PRICE:  
€ 120,000 EUR

SIZE:  
54 m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,222/m<sup>2</sup>

\$126,738.00 USD

Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit 1 bedroom of 54 sqm (401-404)







# APARTMENT 4.2

fourth floor

PRICE:  
€ 120,000 EUR

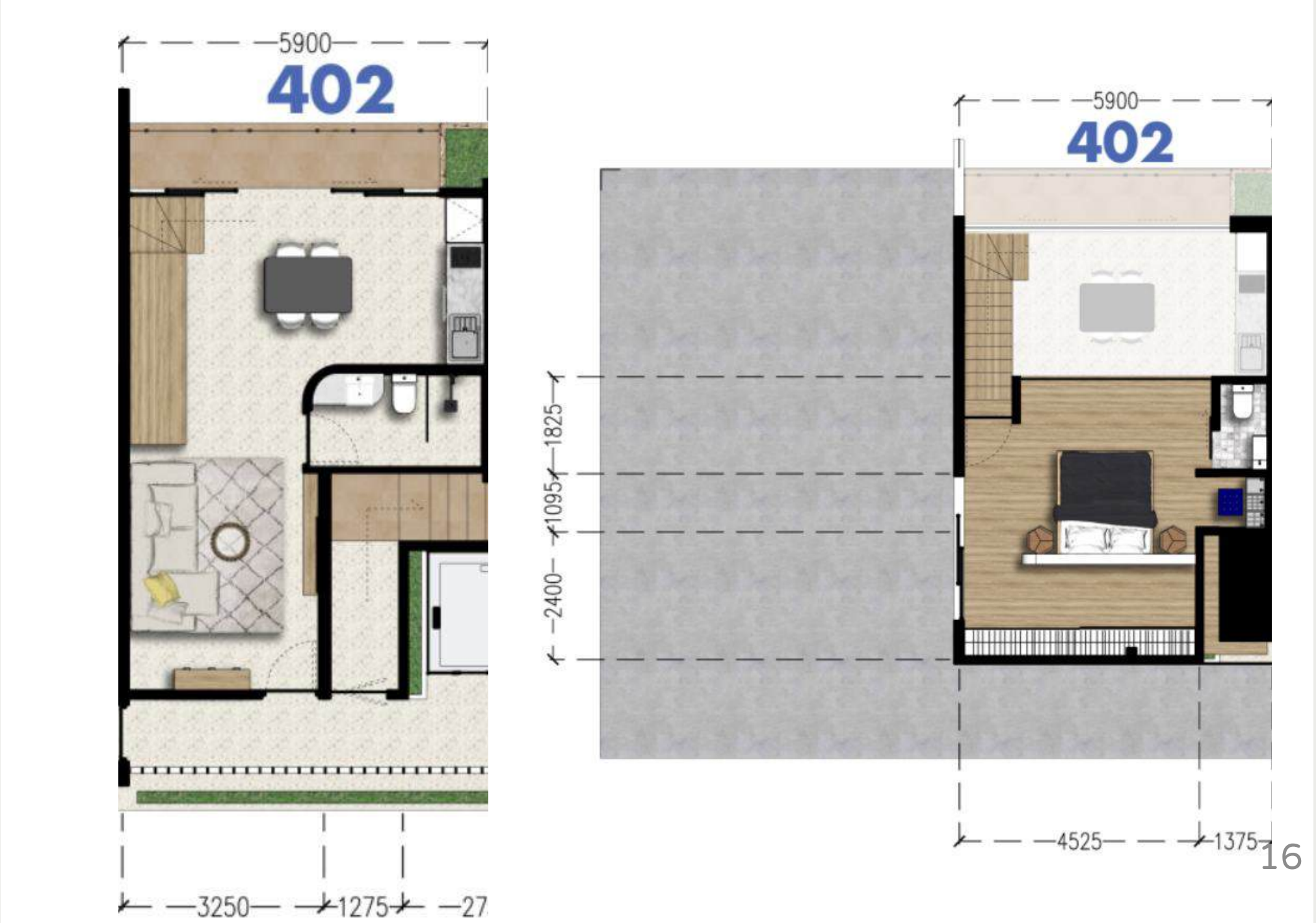
SIZE:  
30 + 26=56m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,142/m<sup>2</sup>

\$126,738.00 USD

Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit living, dining, kitchen, toilet of 26 sqm with bedroom on mezzanine (402-403)







# APARTMENT 4.3

fourth floor

PRICE:  
€ 120,000 EUR

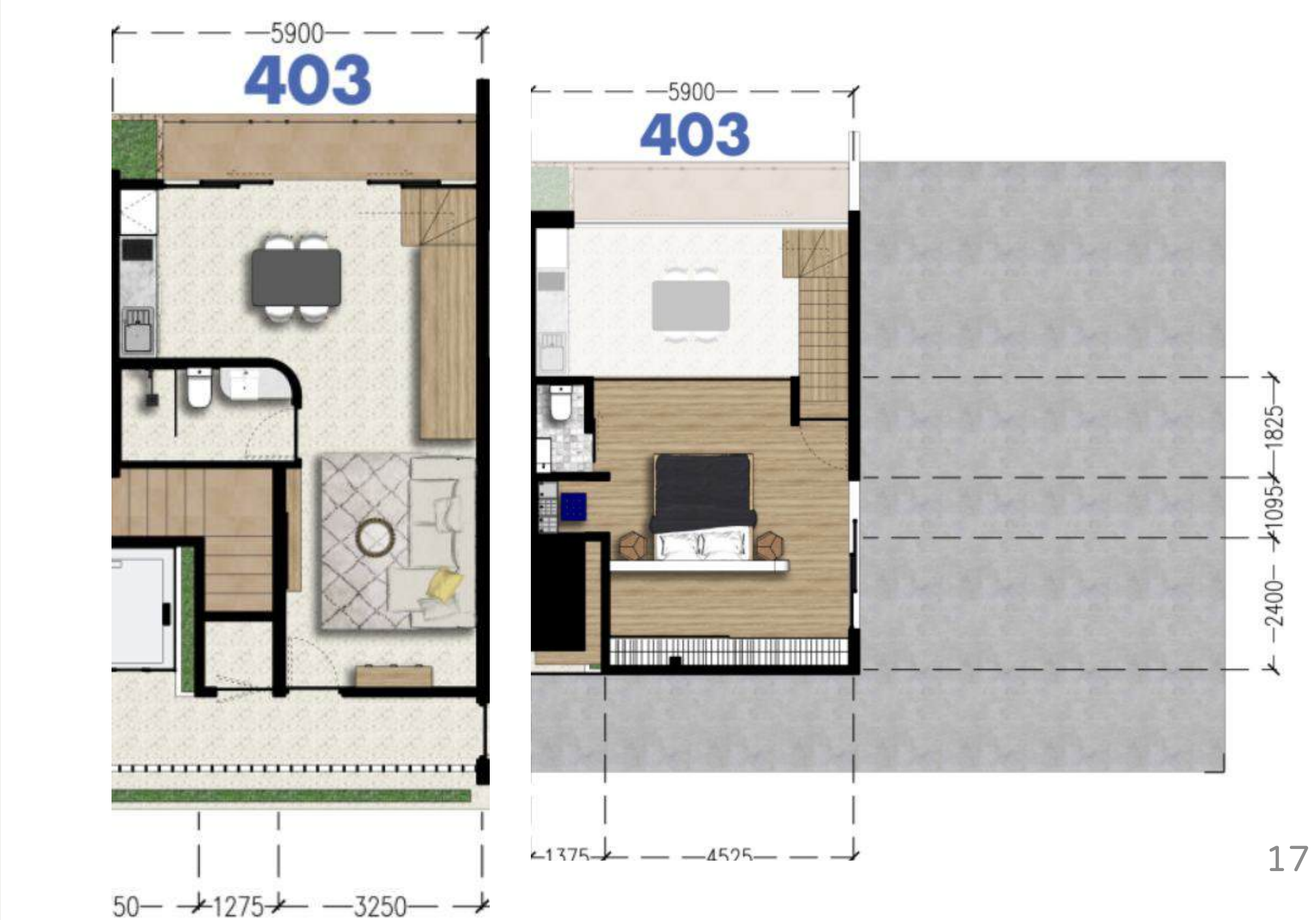
SIZE:  
30 + 26=56m<sup>2</sup>

PRICE PER m<sup>2</sup>:  
€ 2,142/m<sup>2</sup>

\$126,738.00 USD

Features:

- Corridor access to rooms
- Access to lift and staircase
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# APARTMENT 4.4

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PRICE:  
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Features:

- Corridor access to rooms
- Access to lift and staircase
- 2 unit 1 bedroom of 54 sqm (401-404)





# ONE OF THE **FASTEST ROI RATES** IN THE WORLD

Hirava Residence 2024

## ADDITIONAL BENEFITS

60-year land lease guarantees longevity and consistent value.



STARTING PRICE: From € 80,000 EUR for a one-bedroom unit.

AVERAGE RENTAL INCOME: €1,000 per month (for a standard 1-bedroom apartment)

ROI ESTIMATE: With an expected annual return of 10-12%, Hirava Residence offers one of the best ROI rates not only in Bali's real estate market but globally. This exceptional return on investment makes it one of the most attractive opportunities for those looking to invest in premium properties and secure a stable long-term income.



# EXCLUSIVE AMENITIES



Pool and relaxation area designed to foster a serene community.



Fully equipped gym for health-conscious residents.



24/7 security within a gated complex.



Eco-friendly landscaping with local plants.

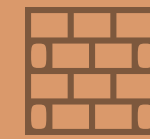


# Why **invest** in HIRAVA RESIDENCE ?



## Location

Quiet, secluded, but close to popular attractions.



## Eco-Friendly

Built with sustainable materials and designed for longevity.



## Unique Terms

60-year land lease—longer than competitors.



## Community

Small, exclusive complex with a range of high-end amenities.