

AQ~VA

HOTEL & VILLAS



~ INVEST IN YOUR DREAMS ~

AQ-VA Hotel & Villas is a tranquil condohotel that offers a mix of stylish housing from one and two-bedroom apartments to two-bedroom townhouses to three and four-bedroom villas.

AQ~VA is strategically located in the heart of Legian, an area that is rich with entertainment, shopping and restaurants. This affordable development has been built to the highest standards by a reputable developer who has vast experience in building and managing professionally designed resorts, boasting a portfolio of some of the most successful projects on the island, including the first apartments in Bali and first condo hotel in Indonesia. With AQ-VA's unique style, central location and secure title, this truly is a unique investment opportunity.

Welcome to AQ-VA.

6 REASONS TO BUY

There are so many good reasons why you should feel confident about investing in a residence at AQ-VA Hotel & Villas. Here are six we think are important.

CENTRAL LOCATION

AQ-VA Hotel is situated in the heart of Legian, one of the most sort after locations in Bali. Legian is known for its beautiful beaches, diverse shopping and great restaurants. It's a very popular location, and because of this, property values are increasing rapidly, meaning a purchase in AQ-VA will return capital gains.

CONTEMPORARY STYLING

AQ-VA's architectural and interior designs speak for themselves. From its natural stone wall coverings to its stunning glasswork to its totally original designs AQ-VA truly is unique.

QUALITY MANAGEMENT

The team behind AQ-VA have a long and distinguished history in Bali, having created and managed some of the best hotels on the island. They where responsible for designing, building & operating the first large condo-hotel in Indonesia. AQ-VA owners are in good hands.

FLEXIBLE USAGE

AQ-VA Hotel differs from most other condo hotels in Bali. AQ-VA has no owner usage restrictions in place for its owners. An owner can use their property whenever they want, for as long as they want. They can even live in their property if they wish, with no penalty.

MAJORITY OF INCOME

When an owner chooses to place their property into the rental pool of the hotel they receive 60% of the income, with the management company receiving 40%. For this 40% the management company take care of every aspect of the hotel. Returns are deposited quarterly into the owner's bank of choice, with statements being sent monthly.

HASSLE FREE INVESTMENT

Owning an AQ-VA property truly is a hassle free experience. Every aspect is taken care of by the management company. All you have to do is inform management when you are coming and keep an eye on your increasing bank balance.



LIMITED STOCK REMAINING

FLEXIBLE PAYMENT PLAN

HOTEL FULLY OPERATIONAL

HIGHLY EXPERIENCED MANAGEMENT



LOCATION ADVANTAGES

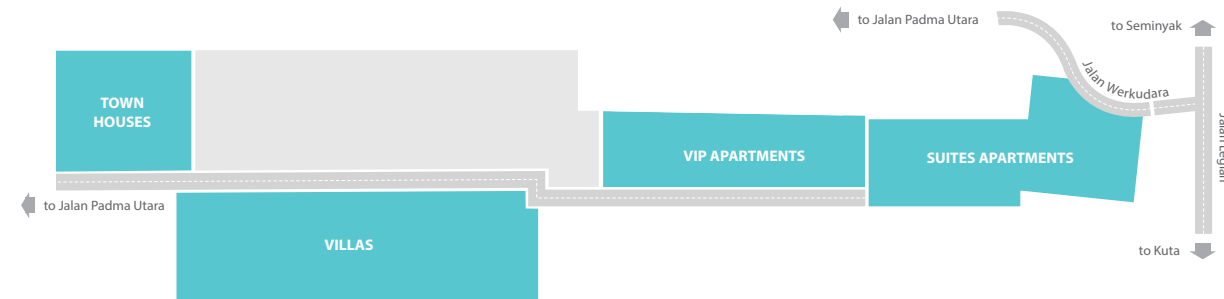
AQ-VA Hotel & Villas are strategically located in the heart of Legian, within walking distance to some of the best shopping and restaurants on the island. The whole of Legian is no bigger than a few blocks, but despite its small size, Legian has a very high profile with visitors, due to its excellent shopping and relaxed atmosphere. Legian Beach boasts a number of restaurants and bars, offering excellent fine dining with ocean views.

Welcome to Legian. Welcome to AQ-VA.



PROPERTIES

Within AQ-VA there are studio apartments, one-bedroom apartments, two-bedroom apartments, two-bedroom townhouses, three-bedroom villas and four-bedroom villas. The apartments come furnished, whereas the townhouses and villas do not. We find that buyers of our larger properties prefer to add their own personal touch to their interiors. However buyers do have the option of using an AQ-VA furniture package if they wish. The attitude of management is that each property is privately owned, and placed in the rental pool only at the owners discretion.



Studio apartments

Come fully furnished, being situated within the Suites and VIP apartment blocks. Average size: 36 sq meters with 10 sq meter terraces.

One-Bedroom apartments

Come fully furnished, being situated within the VIP apartment block. Average size: 40 sq meters with 15 sq meter terraces.

Two-Bedroom apartments

Come fully furnished, being situated within the VIP apartment block. Average size: 74 sq meters with 15 sq meter terraces.

Two-Bedroom townhouses

Consist of two levels, with the lounge, kitchen, dining room and pool downstairs, and the two bedrooms with ensuites upstairs. Average size: 100 sq meters internally with a 30 sq meter sun deck.

Three-Bedroom Villas

Consist of two levels, with the lounge, kitchen, dining room, pool, deck area and master bedroom downstairs, and the 2nd and 3rd bedrooms plus ensuites upstairs. Average size: 130 sq meters internally with a 60 sq meter sun deck.

Four-Bedroom Villas

Consist of two levels, with the lounge, kitchen, dining room, pool, deck area and master bedroom downstairs, and the 2nd, 3rd & 4th bedrooms plus ensuites upstairs. Average size: 180 sq meters internally with a 40 sq meter sun deck.





FACILITIES

RESTAURANTS AND BAR

There are quality restaurants provided within the hotel.

CAR AND BIKE PARKING

There is parking available for motorbikes and cars.

OWNER STORAGE FACILITIES

Owners have the ability to leave their belongings in a secure facility when they are not in residence, including surfboards and motor bikes.

SWIMMING POOLS

Stay fit or just relax at one of our 3 swimming pools.

FITNESS CENTRE

Get in shape at AQ-VA's fitness center.

SPA AND SAUNA

Get pampered at our very own spa and sauna facilities.

IN ROOM MASSAGE

No need to leave your room for a massage.

ROOM SERVICE

Want to enjoy breakfast, lunch or dinner in your room, or just a quick drink, just dial in for room service.

DAILY MAID SERVICE

Every property within AQ-VA is serviced daily.

DOCTOR ON CALL

If you should require medical assistance of any kind, we have a full medical service available on call.

AIRPORT PICK UP AND DROP OFF

Hassle free transport is provided to and from the airport on request.

CAR AND MOTORBIKE HIRE

We can arrange your car or motorbike rental.

TOUR GUIDE SERVICE

We provide you the best in tour guide services. No need to hunt down tours, we've got you covered.

INTERNET ACCESS

Enjoy high speed wi-fi throughout the hotel.

CABLE TV 60+ CHANNELS

60+ channels with everything from news and sports to the latest movies.

24/7 SECURITY

No need to worry, we have all sorts of security looking after you.

FREQUENTLY ASKED QUESTIONS

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What are the options available when purchasing?

Foreigners are not allowed to own land freehold in Indonesia. Consequently AQ-VA offers buyers the opportunity to lease a property in their own name, which is lawful within Indonesia. When purchasing an AQ-VA property the buyer receives a lease in their own name for a set period of time.

Can I extend the lease?

Yes, a 10 year lease extension is available. The cost for the lease extension is denoted in the Purchase Agreement.

What are the legal fees involved when purchasing?

There is a legal fee of 1% of the purchase price. This covers all the legal costs involved for purchasing an AQ-VA property.

Are there any other costs involved when purchasing an AQ-VA property?

There is a 10% VAT tax, payable to the Indonesian Government. This tax applies to all purchases of freehold and leasehold property under Indonesian tax law.

What is the anticipated capital growth of an AQ-VA property?

Industry normal is once the hotels construction is complete and management have stepped in property values increase by 10% to 20%. We expect this norm to apply to AQ-VA properties.

Can the apartments be resold?

There are no restrictions on resale. We can sell the property on your behalf or you can handle the sale yourself.

How is Rental Revenue paid?

Revenue is paid quarterly to an owner's nominated bank account. Financial statements are provided monthly.

How are Rental Rates set?

Rates will be set by the management company, who can be expected to secure optimum revenues.

What is the policy regarding family and friends?

Immediate family members (mother/father, brother/sister, son/daughter) may stay in an owner's property at no cost. A list of qualifying family members will be submitted to the Management Company. Persons on this list enjoy the same benefits as owners. Friends and associates of an owner will be treated as normal paying guests.

Will there be a Body Corporate or Owners Association?

Yes, on purchasing, an owner can elect to have their contact details included in the owners association database.

Is the Maintenance Levy fixed?

The maintenance levy may be increased. Any increase would be indexed to the rate of inflation in Bali, as published by the Statistical Office of Bali Province.

Does the Maintenance Levy cover major maintenance and repairs?

Yes, ten percent of the maintenance levy is placed in a "sinking fund" account and held there in reserve for any future capital maintenance that may be required.

What level of construction quality has been used?

The project concept was to create the highest possible level of quality, equal to international standards. The Project Team was led by experienced expatriate civil, mechanical and electrical engineers with years of construction experience in Asia. We feel that we have created a finished product that is on the upper level of what Bali has to offer.

Is there any guarantee covering building construction and materials?

Yes, the guarantee period from handover is 5 years for structural and 12 months for the remainder of the property.

Does a buyer have to be in Bali to complete the purchase of an AQ-VA property?

No, this can be organized from a buyer's location wherever they may be in the world.

What safety features are provided?

Our "fire and life" standards are to International Hotel Standard.

What level of security is provided?

There is a high level of security in place on the premises, being 24 hours a day, 7 days a week.

Is onsite car parking provided?

Yes, underground parking is provided as well as designated parking areas within the hotel. When an owner is in residence they will have a dedicated space for their vehicle.



While every effort has been made to ensure that the information contained in this brochure is accurate and up to date, the developer makes no warranty, representation or undertaking, whether expressed or implied, nor does he assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness, or usefulness of any information.
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Images courtesy of AQ-VA HOTEL & VILLAS

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Jl Werkudara no. 464
Legian, Bali Indonesia 80361
+62 (0)361 761883
info@aq-va.com
www.aq-va.com