



Rukan Gold Coast Blok B No.8, Jl. Boulevard Pantai Indah Kapuk, Jakarta 14470, Indonesia.
Tel: +622 2931 9888, 2903 2838 (Hunting) Website: www.gwsproperti.com Email: info@gwsproperti.com

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Marketing Chandra Suhardiman +6287881511938

Welcome to *Paradise*

欢迎来到人间仙境

Reading through this brochure you will discover some of the personal benefits of owning a luxury seaview resort in Bintan Island, Indonesia.

通过阅读本手册，您将发现在印度尼西亚民丹岛拥有豪华海景度假村的好处。

Bintan island is a beautiful idyllic place which many people consider a piece of paradise. Owning a luxury seaview resort in such an ideal setting is a unique and exclusive opportunity, not to be missed.



We at GWS want to offer you an opportunity to own a 'care-free' luxury seaview resort – Strata Title (Freehold) ownership.

'Care-free' means it's fully furnished, free maintenance. And you will have a free stay of 30 points per year.

With no holding costs this is truly 'Care free'.

民丹岛是一个美不胜收宛如世外桃源的地方，许多人甚至认为它是人间仙境/天堂。在这样一个理想的环境下拥有一个奢华的海景度假村绝对是一个非常独特和难得的机会，这种机会不容错过。

我们GWS想为您提供一个机会，拥有一个“无忧无虑”的豪华海景度假村 - Strata标题（永久地契）的拥有权。

“免保养”意味着它的设备齐全，免费维护。你将有一个每年30分的免费住宿。

无需而外附加保养费用，这就是真正的“免费”。





Bintan Island 民丹岛

Bintan Island is part of Indonesia's Riau Archipelago, a short boat ride from the city of Singapore. Its northern Lagoi area is an upscale resort destination offering championship golf courses, secluded beaches and diverse water sports.

民丹岛是印度尼西亚的Riau群岛其中的一部分，可从新加坡的城市乘搭短船出发。Lagoi北部的地区是一个高级度假胜地，它具有锦标赛高尔夫球场，偏僻的海滩和各种各样的水上运动。

The ultra-elite island destination has abundance of white powder soft beaches and the highest standard of living in Indonesia.

这个花红柳绿的岛屿具备了雪白的绵长海滩和印度尼西亚最高的生活水平。



Governed under Indonesian Common Law and famed for the absence of direct taxation, Bintan Island has become one of the safest and most privileged populations in the world.

民丹岛是受印度尼西亚的普通宪法所管治，而且也因其免税而著名，所以民丹岛的成为了世界上最安全和最具特权的地区之一。



Outstanding Potential

杰出潜力

GWS is a company as committed to the success of our clients' investments as it is to the outstanding potential offered by Indonesian Government.

GWS是一家致力于协助客户投资成功的公司。公司将积极开发和规划具有巨大潜力的民丹岛项目。

Our Objective

Our objective is to achieve optimum results for every client. We strive to fulfill the potential of each project. We formulate plans that work, whether they are fearlessly futuristic or surprisingly simple.

Our Approach

We communicate and perform with a result-oriented focus delivering secure and affordable luxury seaview resort. Our approach to business is simple and designed to deliver an uncomplicated package.

Feng Shui

The balance between the 5 elements would create a positive energy. Avara Resort is facing the Northeast side which gives a healthy ray to start the morning activities. Water itself symbolizes prosperity. The back of Avara Resort is facing the West which is a hill. It symbolizes power or the King's position to create a synergy in life. Therefore, happiness, prosperity, good fortune and welfare for those who owned Avara Resort.

我们的目标

我们的目标是每个客户实现最佳结果。我们努力实现每个项目的潜力。我们制定的工作计划，无论大胆创新还是如基础般简单，都会以有效和实用为基础。

我们的方案

通过沟通和以结果为中心的心态加于表现，我们将提供安全和负担得起的豪华海景度假村。我们使用的业务方法简单易懂，旨在提供简单的包装。

风水

五行元素的平衡将产生正能量。奥威拉度假村面向东北侧，提供大家健康的阳光，让大家进行各种上午的活动，同时阳光也是人类最需要的资源之一。水象征着繁荣。奥威拉度假村酒店背对着西侧的一座山丘。它象征着权力或国王的位置，在生活中创造一个协同作用。因此，为拥有奥威拉度假村的人带来幸福，繁荣，好运和生活福利。



Avara *Experience*

奥威拉度假村 生活体验

Activities

Recreational activities include snorkeling, jet-skiing, canoeing, wind surfing, golfing, fishing, sailing, diving, island hopping and shopping. Sun seekers may take a leisurely stroll along the white sandy beaches and enjoy sun bathing in the warm sunshine.

娱乐活动包括浮潜，水上摩托车，划独木舟，风帆冲浪，打高尔夫球，钓鱼，航行，跳水，岛屿跳跃和购物。阳光爱好者可以沿着白色的沙滩悠闲漫步和在温暖的阳光下享受阳光浴。



Getting There

You can reach Bintan from Singapore, Malaysia (Johor Bahru) or Indonesia (Batam) by Ferries.

交通

您可以从新加坡，马来西亚（柔佛州）或印度尼西亚（巴淡岛）乘坐渡轮前往民丹岛。

Most international travelers arrive from Singapore and Johor Bahru. Bintan is also the major domestic seaport for the Riau Islands and is a port of call for Indonesia's major passenger shipping company Pelni.

大多数国际旅客从新加坡和新山出发。民丹岛也是廖内群岛的主要国内海港，是印度尼西亚主要客轮公司Pelni的港口。



Location

地理位置

Location & Geography

Bintan Island is part of Indonesia's Riau Archipelago, a short boat ride from the city of Singapore. Its northern Lagoi area is an upscale resort destination offering championship golf courses, secluded beaches and diverse water sports. To the south, the provincial capital, Tanjung Pinang, has Dutch colonial architecture and a rich history as a trade port.

Bintan International Airport

Raja Haji Fisabilillah International Airport, formerly Kijang Airport, is an airport located in Tanjung Pinang, Bintan. It is the second largest airport in Riau Islands, after the Hang Nadim International Airport in Batam.

Visa-free entry countries

As of 21 March 2016 there are now 169 countries that receive a 30 day Indonesia free visa upon arrival. This includes China.

地理位置

民丹岛是印度尼西亚的廖内群岛其中的一部分，可从新加坡的城市乘搭短船出发。拉古洼北部的地区是一个高级度假胜地，它具有锦标赛高尔夫球场，偏僻的海滩和各种各样的水上运动。东北特里科拉地带是一个不太发达的海岸线。在南方，省城丹戎檳榔，有荷兰殖民地建筑学和有丰富的历史作为贸易港口。

民丹岛国际机场

Raja Haji Fisabilillah 国际机场，以前的Kijang机场是位于民丹岛的Tanjung Pinang，是廖内群岛的第二大机场。在2016年起，已提供中国直飞航班。

免签证入境国

截至2016年3月21日，现在有169个国家在抵达时获得30天的印尼免费签证。这包括中国在内。





Why invest in Avara Resort?

为何选择投资奥威拉度假村？

Avara Resort as Bintan's icon
Avara Resort is the only four-star hotel that has a five-star facilities and the highest building in Bintan at the moment. Thus, Avara Resort is our icon of pride.

奥威拉度假村- 民丹岛的新地标
奥威拉度假村是唯一一家拥有五星级设施的四星级酒店，而且是目前民丹岛最高的建筑物。因此，奥威拉度假村是我们骄傲的象征。

Owning a hotel must be everyone's dream. Furthermore, if the hotel is a luxury and international standard hotel located in a golden area, a definite portrayal of a perfect lifestyle. Avara Resort gives a four-star fully furnished room, free maintenance and passive income.

Limited and grow
Limited with only 300 units in the best location across the white sand beach. Be ensured that the investments will turn into multiplied profits in both the room revenue and the capital gain.

Mavic Hospitality
The best services will be provided by Mavic Hospitality as an international standard hotel management. Mavic is managed by professionals and are exclusively experienced. The customer's satisfaction is guaranteed.

能拥有一家酒店是大家的梦想。此外，如果酒店是一个位于黄金地带的豪华国际标准酒店，那将完美地演绎完美的生活方式。奥威拉度假村提供设备齐全的4星级客房，免费维修和被动收入。我们对客户的投资宗旨是 投资必须具备终身价值的利润。

有限和成长
面对着绵长的雪白海滩的单位只限300个。保证这项投资的利润降成倍增长，并且房间收入和资本收益将继续蓬勃发展。

Mavic酒店管理
最好的服务将由作为国际标准的酒店管理Mavic 酒店管理提供。Mavic由专业团队管理，并拥有丰富的专业经验。保证客户满意，随着时间的推移增加您的投资收益。



The Luxury Heaven of Bintan Island



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Facilities 设备

Facilities include 设施包括：

- Children Playground 儿童游乐场
- Convention Hall 会议厅 (capacity 1000 pax)
- 4 Meeting Rooms 4间会议室 (capacity 350 pax)
- Wedding Chapel 婚礼教堂
- Fitness Centre 健身中心
- Sky Lounge 空中酒廊
- Zen Garden 禅花园
- Spa Wellness Centre 水疗中心
- Coffee Lounge 咖啡厅
- Rooftop Infinity Pool 屋顶无边泳池
- Business Centre 商业中心
- Tropical Terrace 热带露台
- Waterfront Dining 海滨餐饮
- Sunshine Deck 阳光甲板
- 24 Hours Security & CCTV
24小时保安和CCTV
- Water Sports 水上运动
- Pool Bar 泳池酒吧
- Laundry Service 洗衣服务
- Duplex Penthouse with private pool
复式阁楼带私人游泳池
- Souvenir Store 纪念品商店
- Large Parking Area 大型停车场



Coffee Lounge 咖啡厅



Meeting Room 会议室



Grand Ballroom 大宴会厅



Sky Lounge 空中酒廊



Pool 游泳池

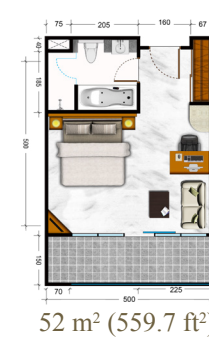
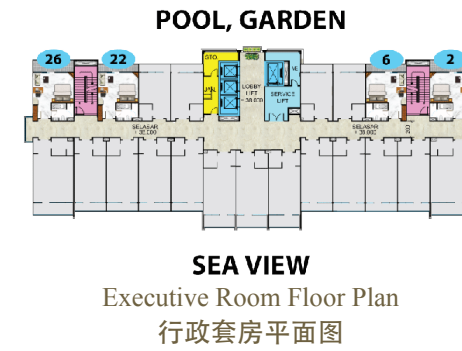
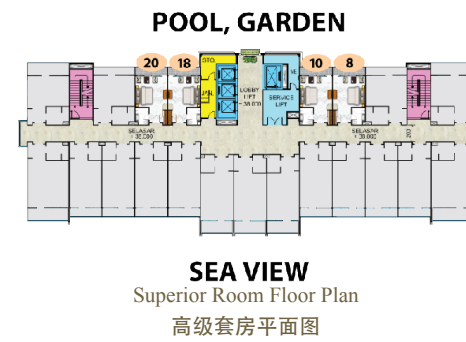


Lobby 大堂

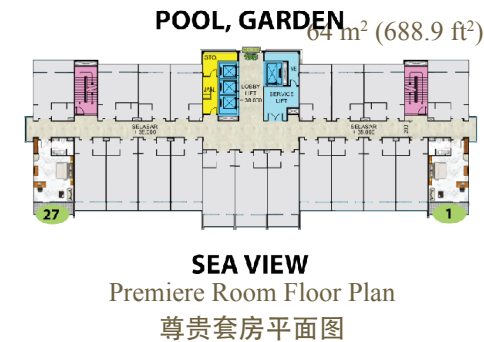
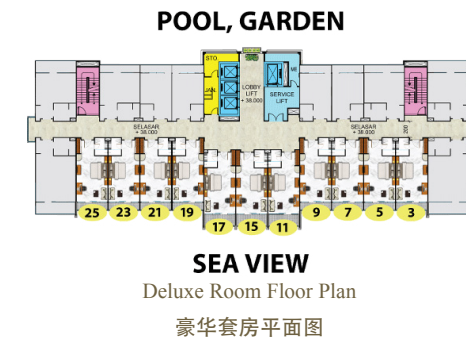


Waterfront Dining 海滨餐饮

Superior Room 高级套房



Deluxe Room 豪华套房



Premiere Room 尊贵套房



Penthouse 总统套房

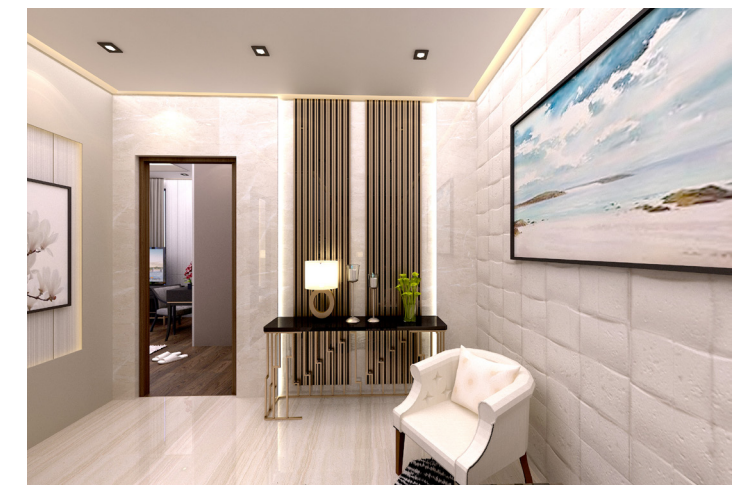


Penthouse Floor Plan 1st Floor
总统套房平面图一楼



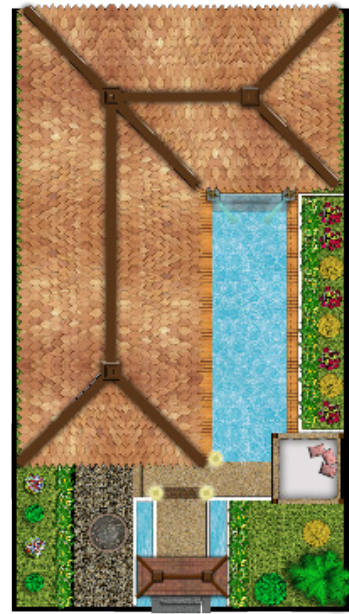
Penthouse Floor Plan 2nd Floor
总统套房平面图二楼

240-300 sqm (2.583, 3-3.229,2 sqft)

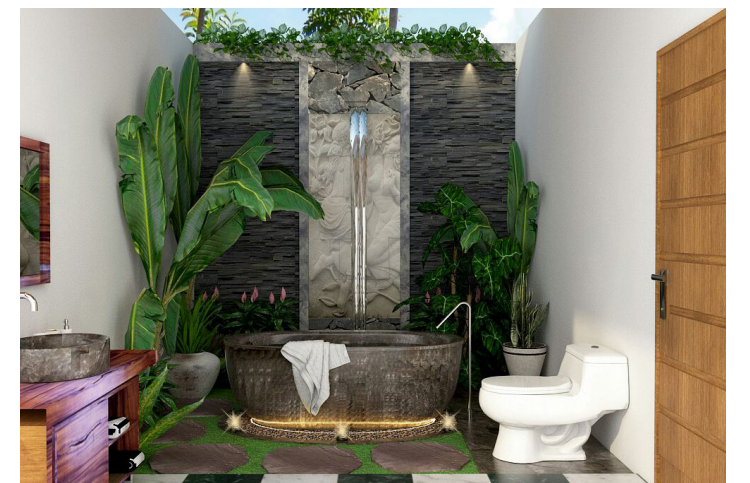


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Luxury Villa 豪华别墅



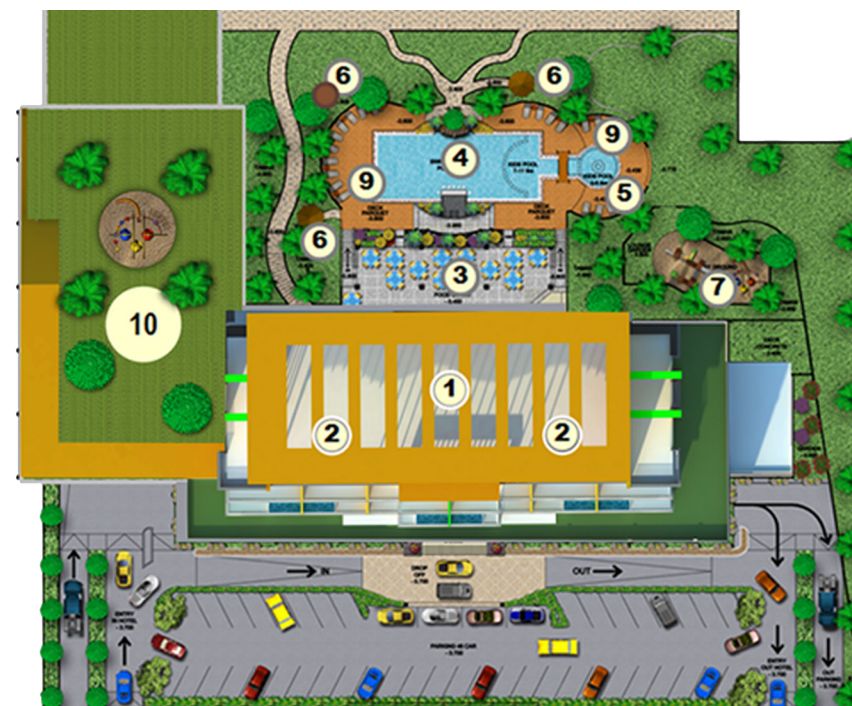
Luxury Villa Floor Plan
豪华别墅平面图
120 sqm (1.291,7 sqft)



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Site Plan 总平面图

1. Lobby 大堂
2. Lounge Area 空中酒廊
3. Restaurant 餐厅
4. Pool 游泳池
5. Kids Pool 孩子们游泳池
6. Pavillion 亭子
7. Children's Playground 儿童游乐场
8. Villas 别墅
9. Sunshine Deck 阳光甲板
10. Ballroom 会议厅



Hotel management by



Unit Specification 规范套房

Structure 结构	Reinforced concrete 加固混凝土
Wall 墙	Dry wall/lightweight concrete blocks with emulsion paint 涂料干墙
Ceiling 顶棚	Gypsum with emulsion paint 涂料石膏
Windows 窗户	UPVC/Powder Coated 铝
Doors 门户	Timber Door/UPVC/Aluminium
Floor finishes 地面精加工	Bedroom 卧室 - Wooden Tiles 木瓦/Carpet 地毯
	Living Room 客厅 - Homogeneous Tiles 屋面瓦
	Bathroom 洗澡间 - Homogeneous Tiles 屋面瓦
Bathroom Wall 卫生间墙	Homogeneous Tiles 屋面瓦
Vanity Top 洗手台	Granite 花岗岩
Shower Cubical 洗手间	Tempered Glass 钢化玻璃
Water Heater 热水器	Connection Ready 停当
Sanitary 卫浴	Grohe/Toto/Equal
Building Access 建筑接入	Security Electronic Access 电子访问安全 & CCTV 24 hours 24小时保安和CCTV
Fire Safety 消防安全	Smoke Detector 烟雾探测器, Sprinkler 喷水器, Fire Extinguisher 灭火器, Hydrant 消防栓

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