



PROJECT

KEDUNGU

A designer surf-residence
for the next generation of travelers

- 3 minutes from the ocean
- Kedungu's most popular
surfing location

BALI

A GLOBAL TOURISM MAGNET



**15M
VISITORS**
EXPECTED IN 2025



Among the most popular
destinations in Asia



Best place for living
and investing

Forbes



Best place for a winter
vacation



Best island
in the world

DestinAsian

13M

foreign tourists will visit Bali in 2025
according to Indonesian Ministry
of Tourism forecasts

**8-14
NIGHTS**

the average stay for foreign
tourists in hotels and rentals

+20%

Bali's tourist flow annual
growth

75%

the average occupancy rate for hotels,
villas, and apartments throughout the year

INDONESIA'S ECONOMY

52M

the size of Indonesia's
middle class in 2020

7TH PLACE

in the global ranking in GDP
by purchasing power parity

16TH PLACE

position by nominal GDP
in the world

5,03%

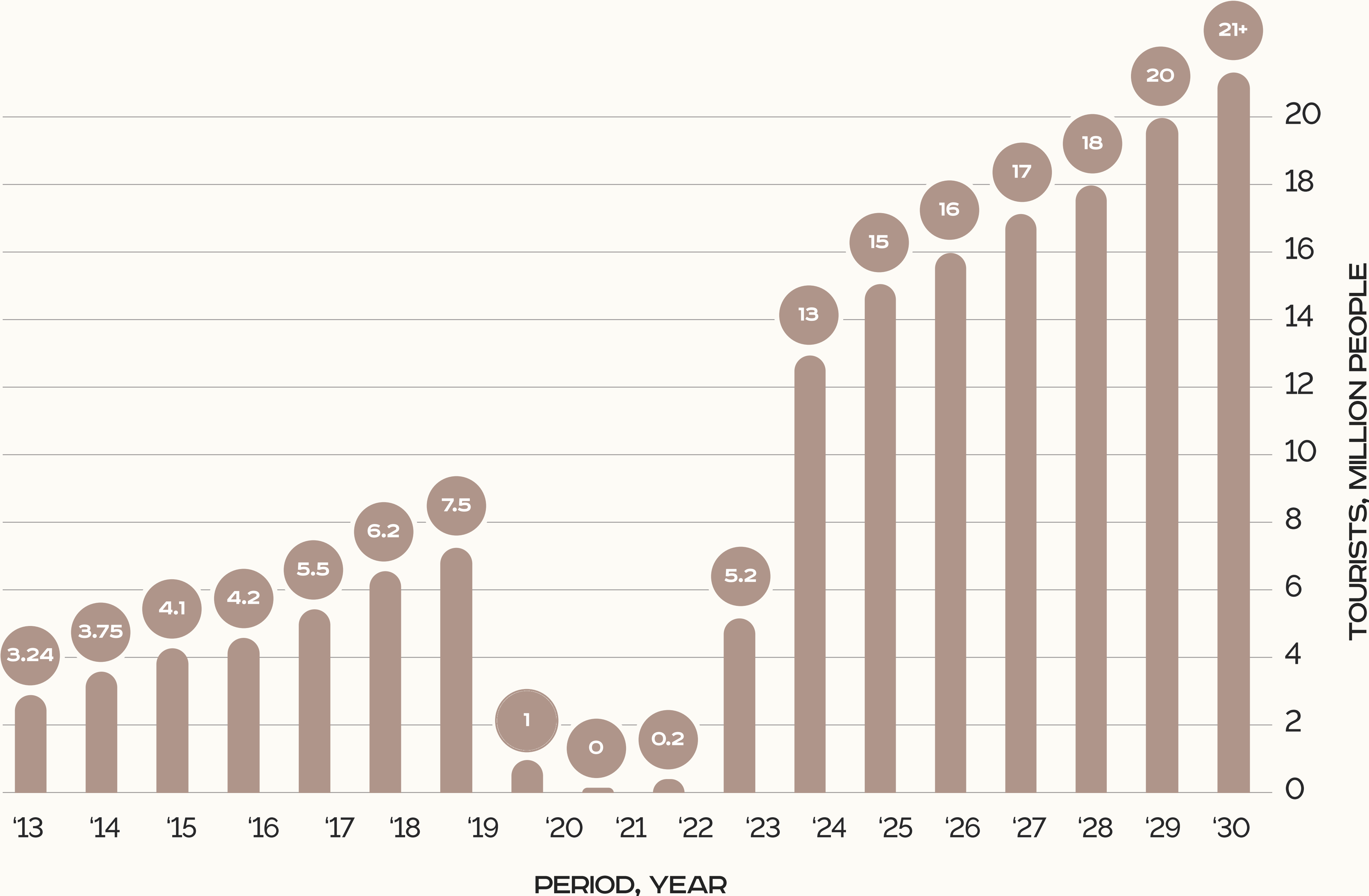
Indonesia's GDP growth
in Q4 2024 VS Q4 2023

3,05%

the average annual inflation
rate as of May 2024

Sources: World Bank, McKinsey, LTM, The Government of Indonesia

STATISTICS ON THE GROWTH OF TOURIST FLOW TO BALI



WHY BALI ATTRACTS

INVESTORS

1 POPULAR TOURIST DESTINATION

Bali's ever-growing tourist traffic ensures a quick investment payback, often within 5 years

2 HIGH PROFITABILITY

Real estate investments in Bali offer returns of up to 17% annually

3 RAPID INFRASTRUCTURE DEVELOPMENT

New roads, ports, and airport projects boost regional growth, driving up land and property values

4 AFFORDABLE INVESTMENT OPTIONS

Land prices in Bali remain significantly lower compared to other popular locations like Thailand or the Maldives, offering excellent value for investors

5 RISING GLOBAL HUB STATUS

Bali is evolving into a hub for digital nomads and international businesses, attracting a global audience

6 CONSISTENT ASSET APPRECIATION

Land and real estate values in Bali show steady growth, providing long-term capital gains

WHY BALI ATTRACTS

TOURISTS

1 STUNNING NATURAL BEAUTY

White sandy beaches, lush rice terraces, majestic volcanoes, and breathtaking waterfalls create an unforgettable landscape

2 RICH CULTURE AND TRADITIONS

Thousands of temples with unique architecture, vibrant religious ceremonies, and colorful festivals showcase Bali's deep cultural heritage

3 DIVERSE RECREATIONAL ACTIVITIES

From world-class surfing, yoga, and meditation to exploring monkey forests, snorkeling, diving and enjoying lively clubs and bars, Bali offers something for everyone

4 HOSPITALITY AND COMFORT

A range of accommodations, from budget-friendly guesthouses to luxurious villas with pools and ocean views, complemented by diverse international cuisine

5 UNIQUE ENERGY

Known for its serene and harmonious atmosphere, Bali offers a sense of tranquility that captivates visitors from around the globe

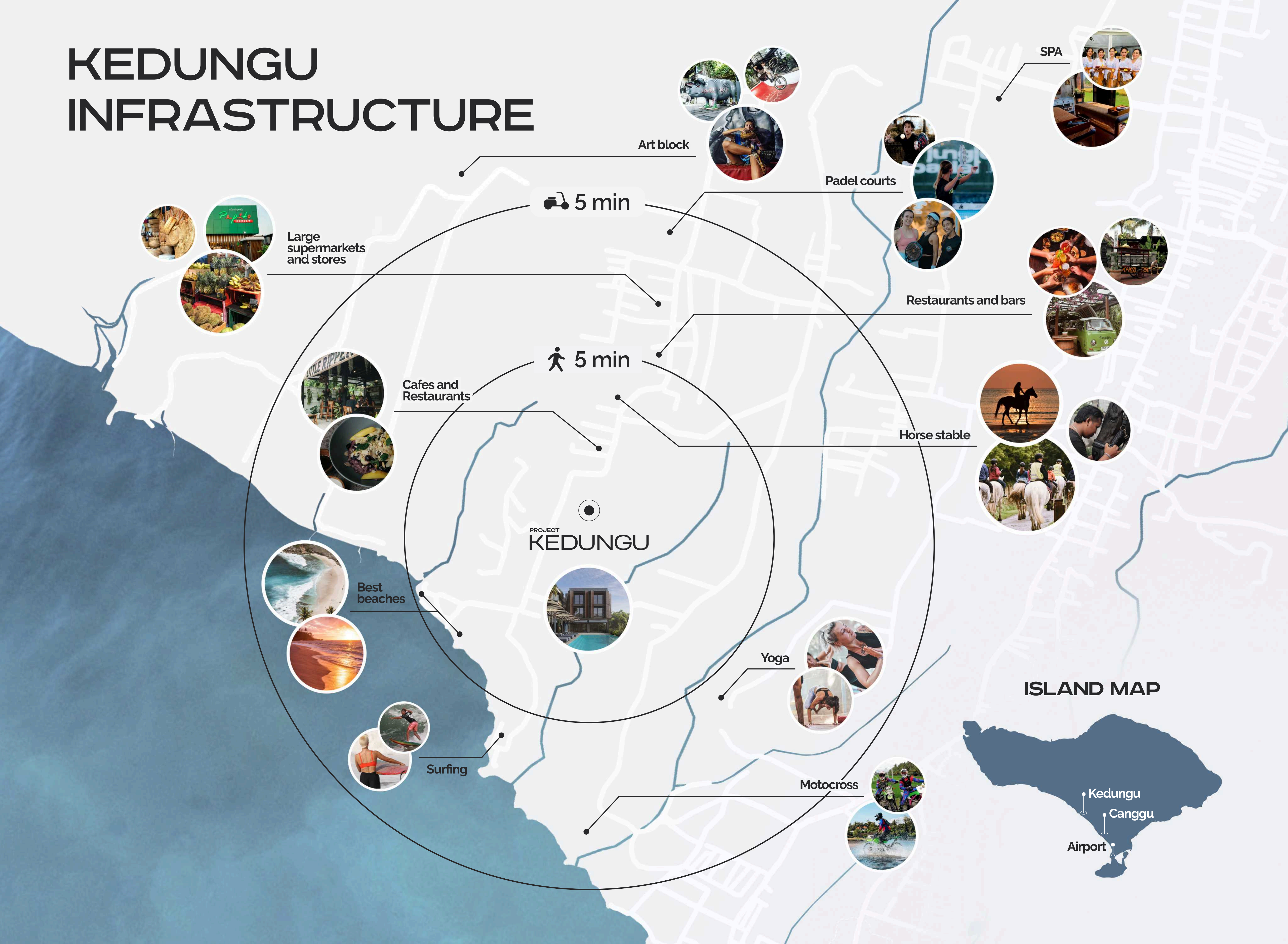
KEDUNGU

THE BALI OF DREAMS

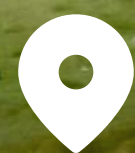
A harmonious blend of stunning
natural beauty, peaceful
surroundings and convenient
access to Bali's vibrant hotspots



KEDUNGU INFRASTRUCTURE



OFF-THE-RADAR LOCATION THAT EMBODIES THE TRUE BALI



Kedungu is a scenic coastal district in Tabanan, just 20 minutes from Canggu.

It still preserves its peaceful, untouched charm — yet today, it's emerging as a popular tourist destination with well-developed infrastructure.



The Indonesian government has identified Tabanan as a key region for sustainable tourism development.

In Kedungu, new infrastructure is already underway — including a road that will link the area to major island destinations. Land is also being set aside for schools, healthcare facilities and cultural hubs, laying the groundwork for thoughtful, long-term growth.

HOTSPOT FOR SURFERS, BUZZING WITH ENERGY AND CONNECTION



Kedungu is already on the radar of surf enthusiasts, known for its wide sandy beach and consistent, beginner-friendly waves that also challenge experienced riders.

Unlike the busy shores of Uluwatu or Canggu, Kedungu offers a more serene, stylish take on surf life — attracting those who value both the ocean and an active, like-minded community.



EMERGING DESTINATION GUIDED BY MEANINGFUL VALUES

Kedungu is home to a vibrant, growing community of creative expats and local entrepreneurs, who are opening cafes, yoga studios, co-working spaces, surf schools, and fitness centers.

93%

growth of the rental
real estate market in Tabanan
from 2021-2024*

80%

average occupancy rate
of properties in Kedungu

New projects in the area are thoughtfully blending tourism with sustainable agriculture — helping to protect the environment while supporting the local community.

All of this contributes to Kedungu's rising investment appeal and long-term capital growth potential.

*According to independent analytics REID



BALI'S INVESTMENT GEM



Today, Kedungu offers a rare chance to enter the market early!

Prices are still reasonable, demand is growing fast, and quality properties are limited.



By the time our project is complete, the area will be thriving with new hotels, cafes, beach clubs, and eco-initiatives driven by growing tourist interest. Kedungu is set to become a magnet for those seeking a balance of nature, comfort and the authentic spirit of Bali.

PROJECT KEDUNGU

A designer surf-residence
for the next generation
of travelers just 3 minutes
from the ocean

58 UNITS

2 150 M²

COMPLETION IN Q1 2027

LEASEHOLD FOR 30+30 YEARS

UNDER CONSTRUCTION



COMPLEX AREA

Perfect waves
for surfing

Breathtaking sunsets
and sunrises

Just 3 minutes
to Kedungu Beach

Unique volcanic
sand and rocky
landscapes

Easy access via
Jl. Pantai Kedungu
Road

PROJECT
KEDUNGU

Incredible views
of the volcano



ATMOSPHERE OF THE COMPLEX

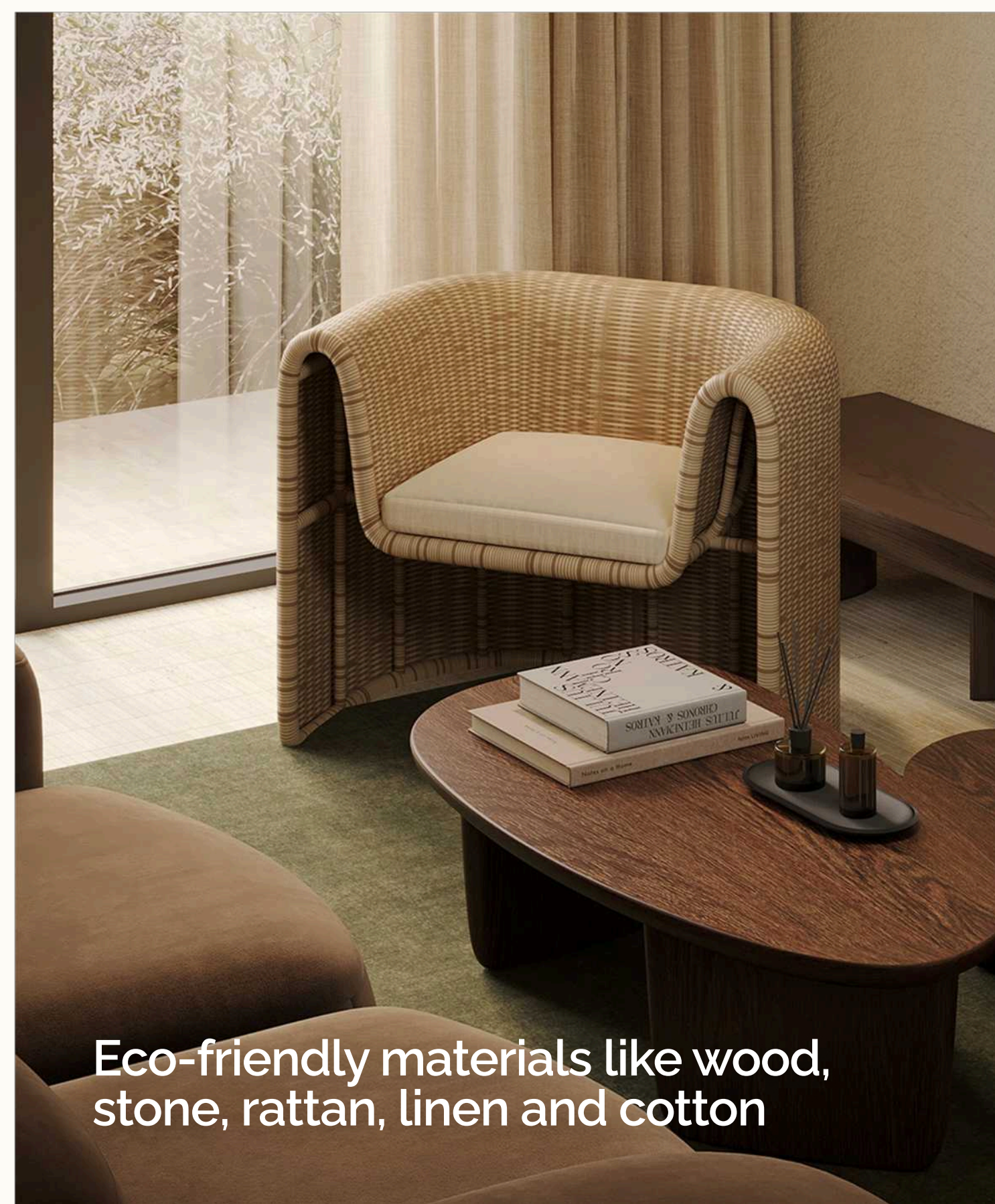
The complex reflects the essence of California Coastal style, blending functionality, comfort and natural aesthetics inspired by the ocean



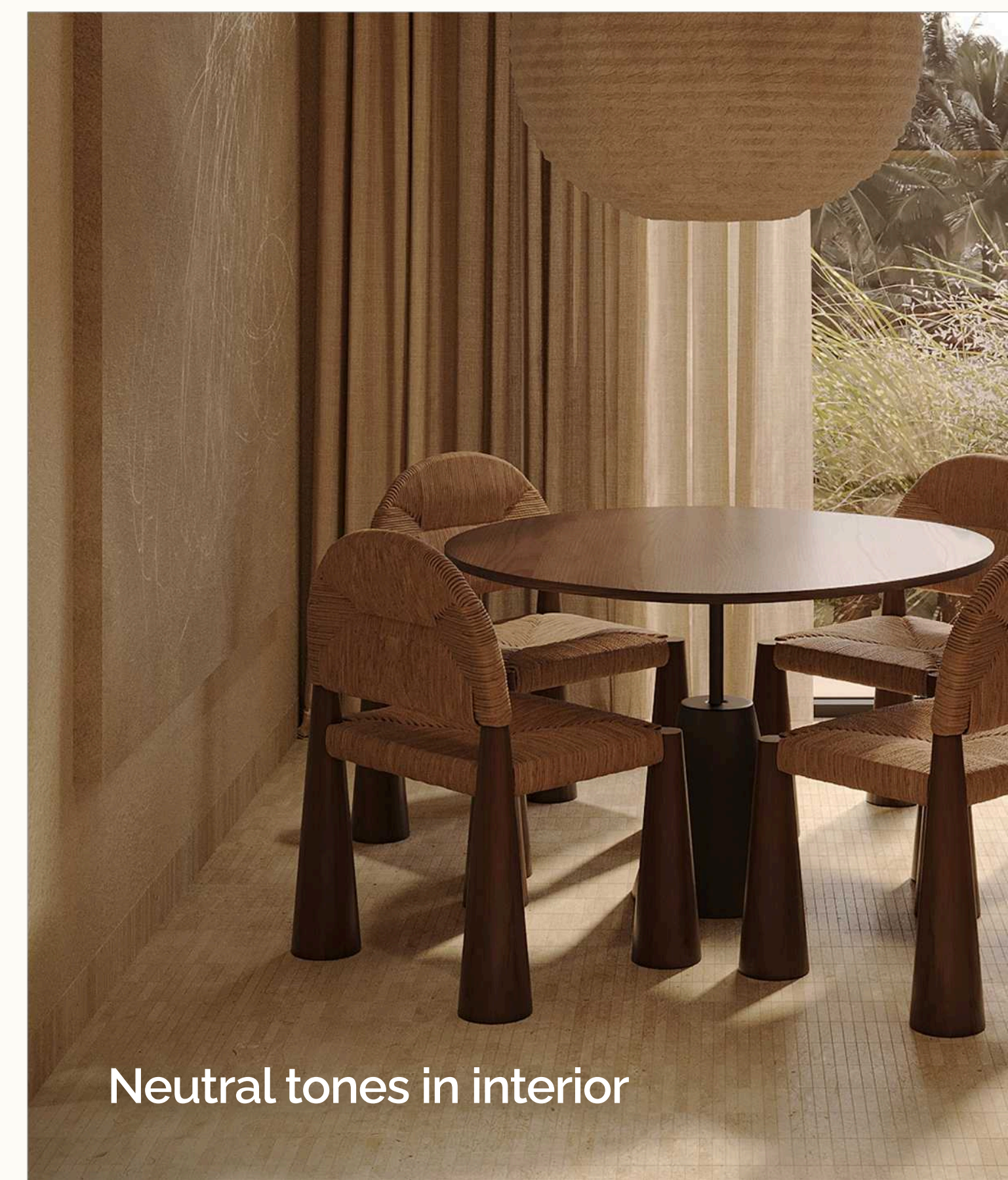
Large panoramic windows and glass partitions create seamless integration with the surrounding landscape



Spacious layouts with combined kitchen, dining and living areas provide a sense of freedom and flow



Eco-friendly materials like wood, stone, rattan, linen and cotton



Neutral tones in interior

ATMOSPHERE OF THE COMPLEX

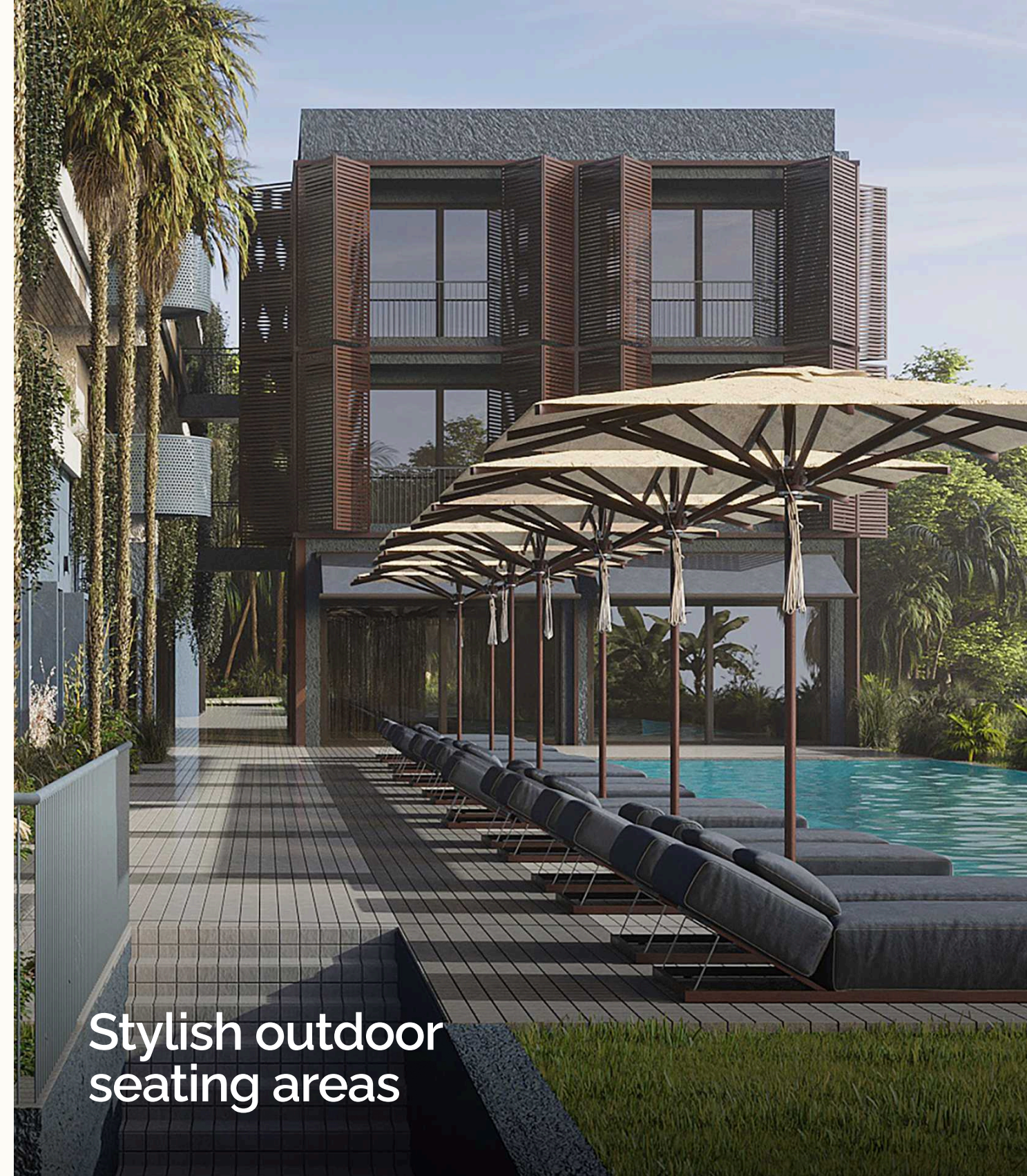
The complex is just 3 minutes from the ocean and offers breathtaking views of Bali's natural beauty in all 4 directions

👁️ To the ocean

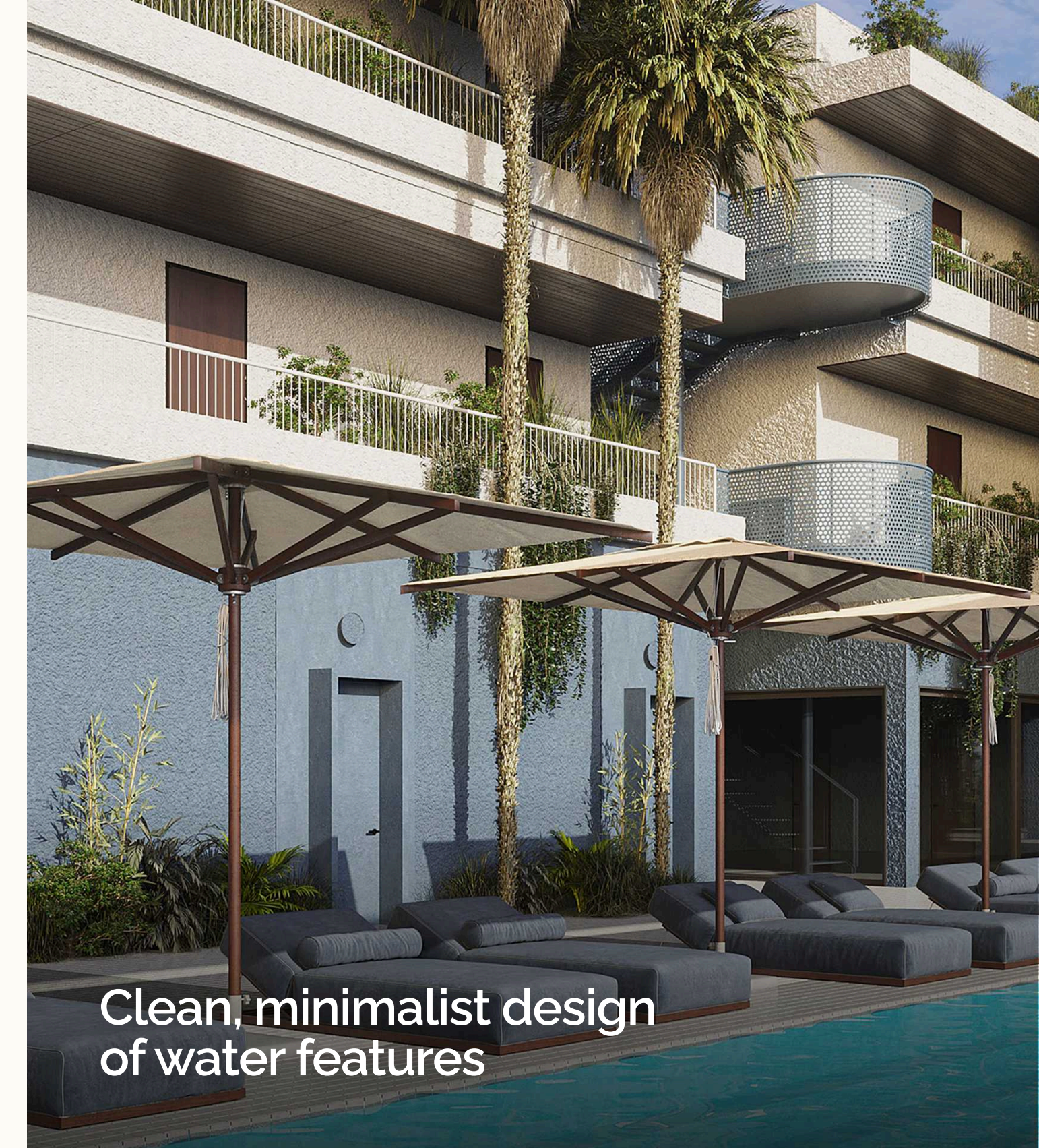
👁️ To the Batur volcano

👁️ To the river

👁️ To the rice fields



Stylish outdoor seating areas



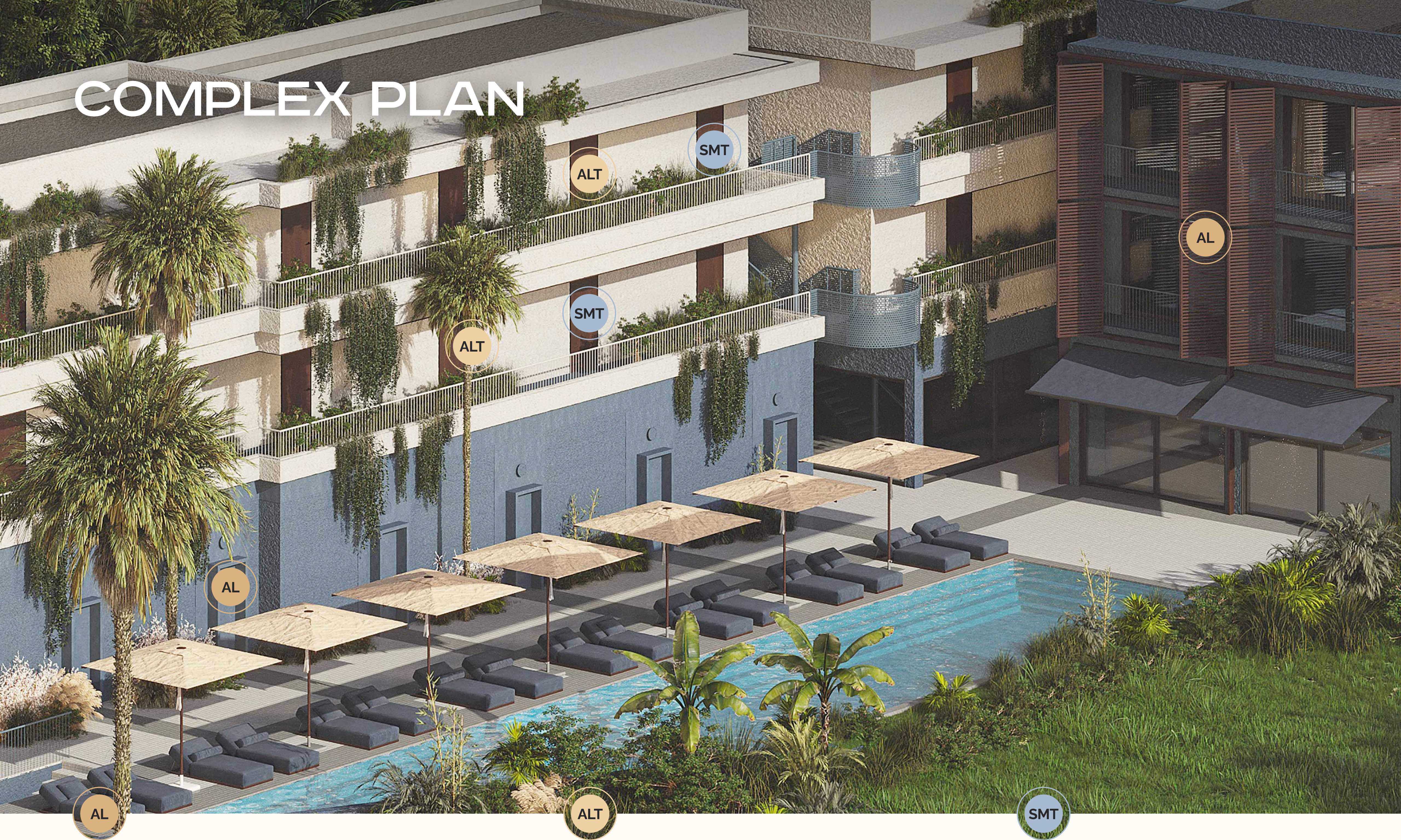
Clean, minimalist design of water features



High ceilings, often with exposed wooden beams



Abundant natural light complemented by rattan or wooden pendant lamps



COMPLEX PLAN

1BR APARTMENT AL

38,6 m²

1BR APARTMENT ALT

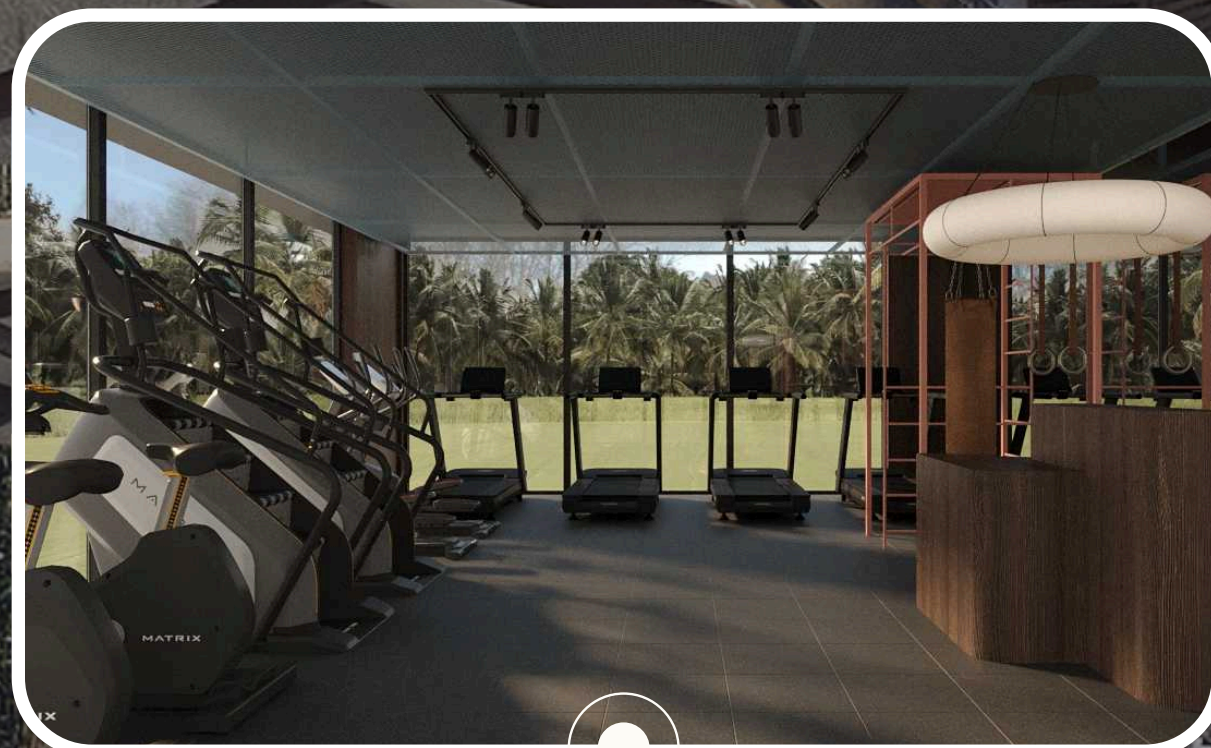
43,5 m²

STUDIO SMT

29,3 – 32,5 m²

INFRASTRUCTURE

Rooftop terrace
with ocean view



Gym on two levels equipped
with fitness equipment

24-hour reception
& concierge-service

Vibrant café serving
European cuisine

Infinity pool
25 m

INFRASTRUCTURE

Rooftop terrace
with ocean view

Laundry service
for all guests

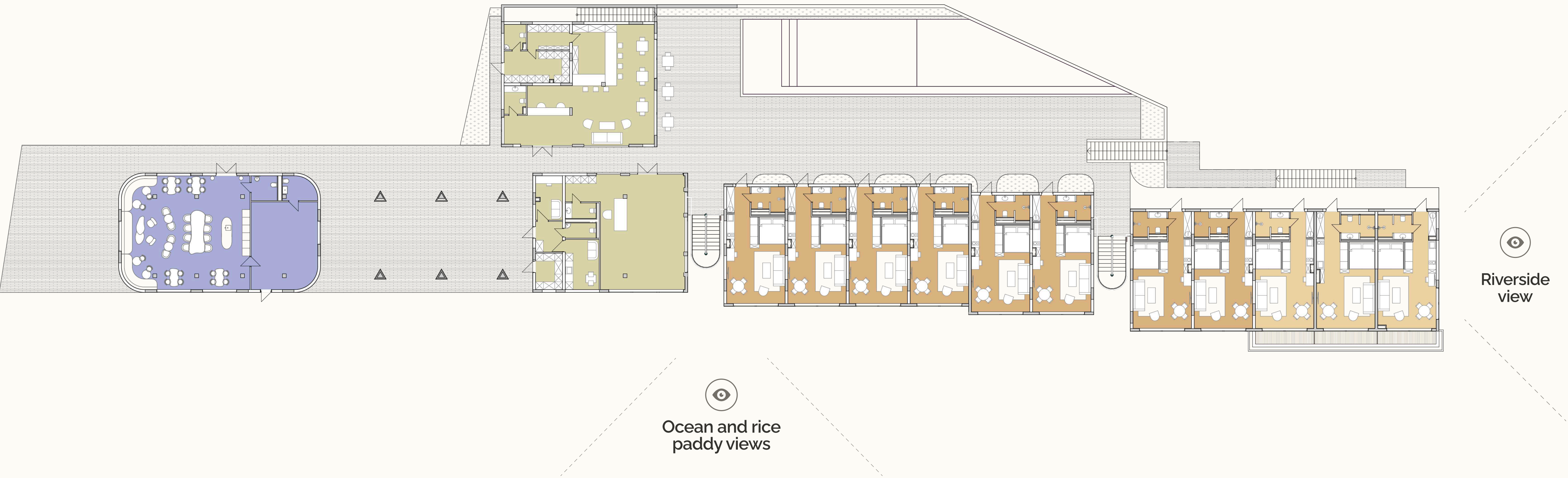
Covered parking
for cars and bikes

Designer cafe
and surf store

Outdoor
parking lot

MASTER PLAN

1ST FLOOR



COMMERCIAL AREA

Designer café and surf equipment store.



COMPLEX INFRASTRUCTURE FACILITIES

Reception and concierge service, café-bar, laundry, gym, lockers, and security area.



1BR APARTMENT AL

38,6 m²

Large one-bedroom apartment with ocean and rice paddy views. Fully furnished.



1BR APARTMENT ALT

43-43,8 m²

Expansive one-bedroom apartment featuring a 4,9 m² private terrace overlooking the rice fields. Fully furnished.

MASTER PLAN

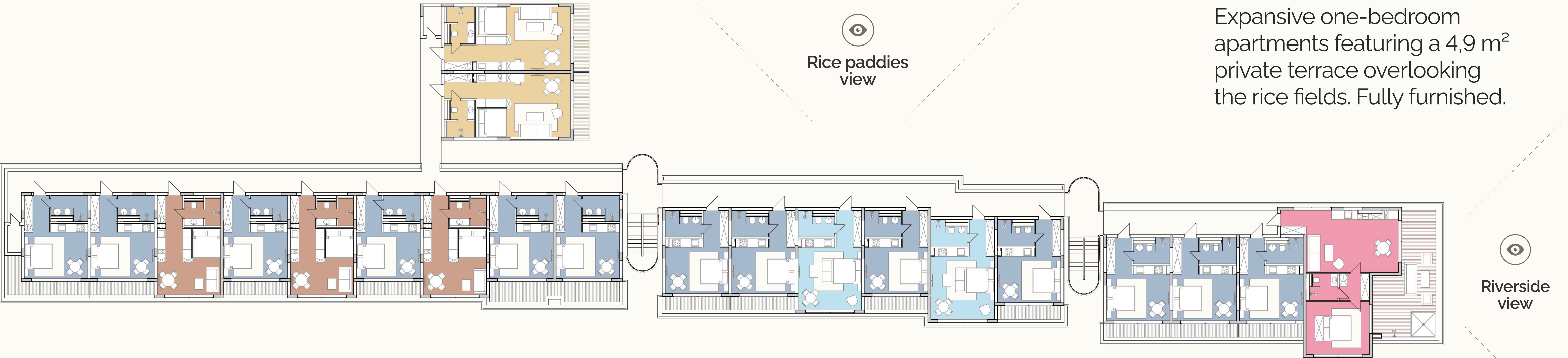
2ND FLOOR



1BR APARTMENTS ALT

43-43,8 m²

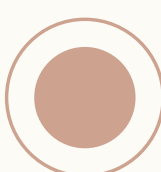
Expansive one-bedroom apartments featuring a 4,9 m² private terrace overlooking the rice fields. Fully furnished.



STUDIOS SMT

29,3-32,5 m²

Cozy studios with breathtaking ocean and rice field views, plus a 4,3 m² private balcony. Fully furnished.



1BR APARTMENTS AM

29,8 m²

Charming one-bedroom apartments with ocean and rice paddy views. Fully furnished.



STUDIO SL

30,4 m²

Spacious studios with ocean and rice paddy views. Fully furnished.



WEDDING SUITE HM.T

87,4 m²

A luxurious honeymoon suite featuring a 31 m² private terrace with a jacuzzi. Fully furnished.

MASTER PLAN

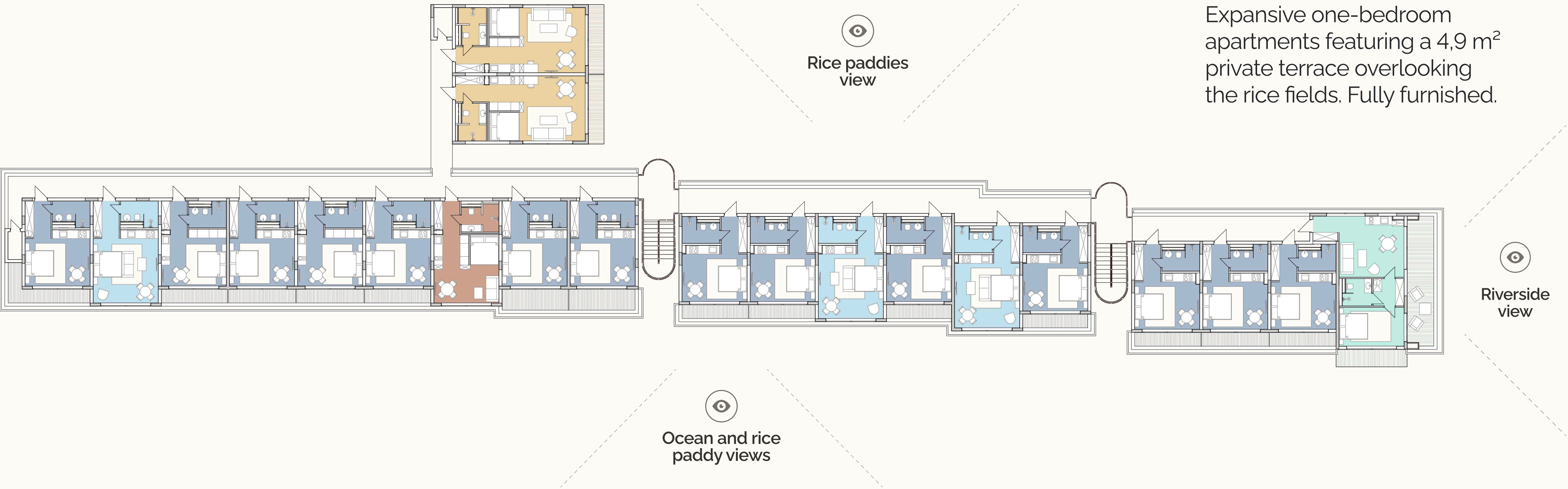
3RD FLOOR



1BR APARTMENTS ALT

43-43,8 m²

Expansive one-bedroom apartments featuring a 4,9 m² private terrace overlooking the rice fields. Fully furnished.



STUDIOS SMT

29,3-32,5 m²

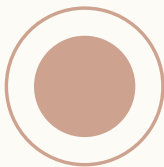
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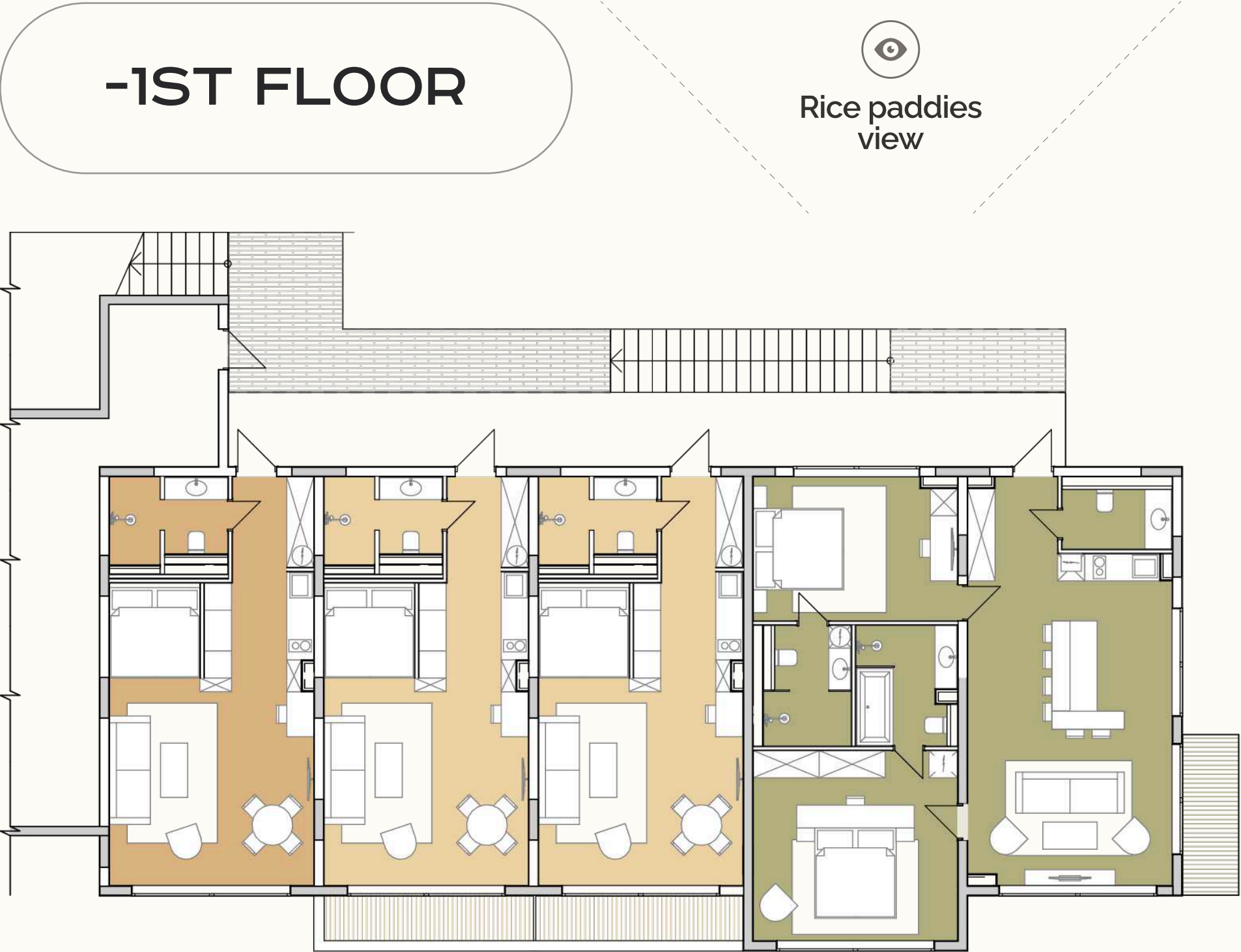


1BR APARTMENT A.XXL.T

64 m²

Extended apartment with a large private terrace of 22,1 m². Fully furnished.

MASTER PLAN



**1BR
APARTMENTS AL**

38,6 m²

Large one-bedroom apartment with ocean and rice paddy views. Fully furnished.

**1BR
APARTMENTS ALT**

43,2 m²

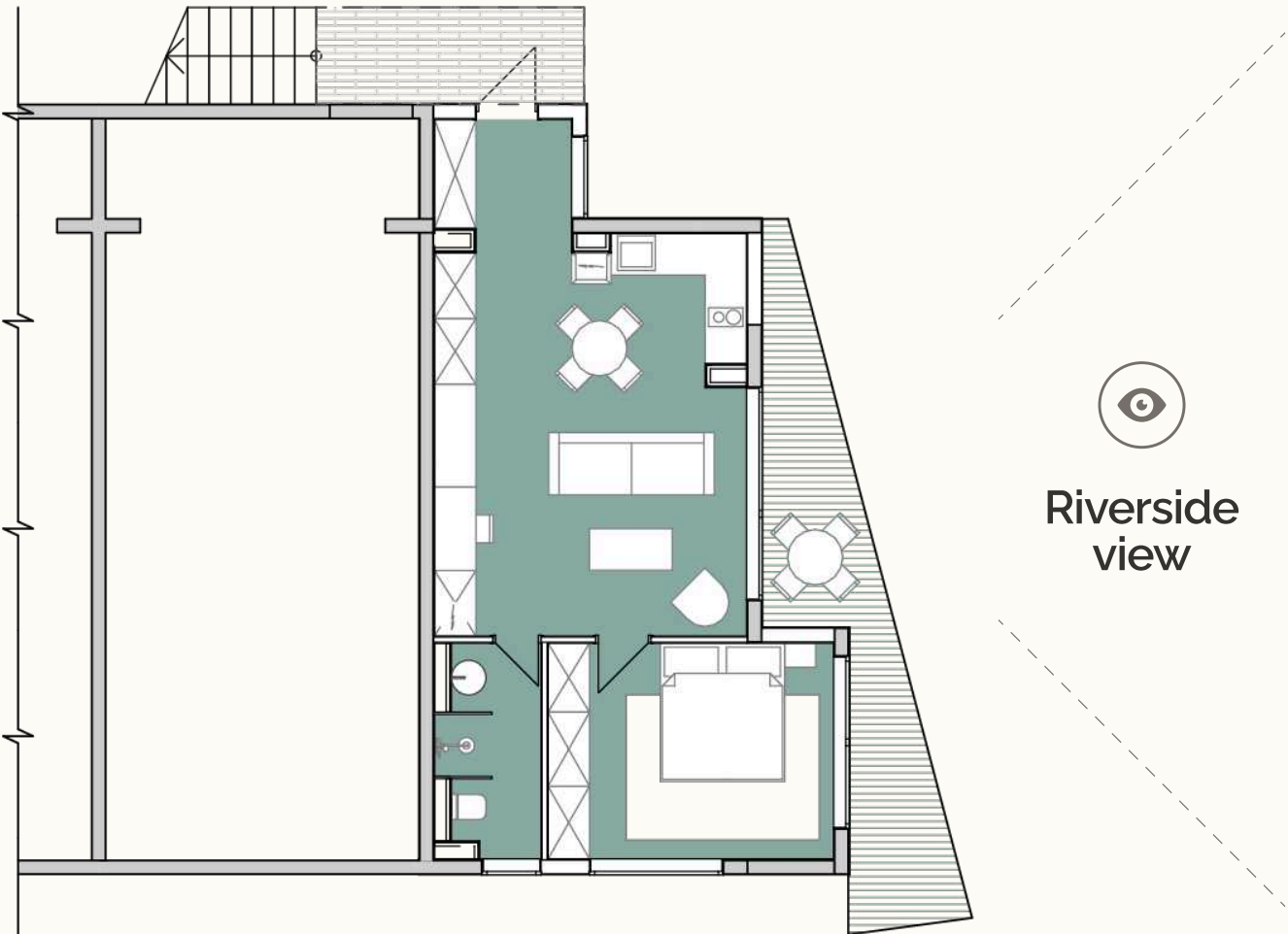
Expansive one-bedroom apartments featuring a 4,9 m² private terrace overlooking the rice fields. Fully furnished.

**PRESIDENTIAL
SUITE P**

87 m²

Elegant two-room presidential suite offering a breathtaking river and jungle view. Features a 4,2 m² private terrace. Fully furnished.

-2ND FLOOR



**1BR APARTMENT
WITH GARDEN AG**

58,1 m²

Spacious superior one-bedroom apartment with a private garden and a 12,1 m² terrace. Fully furnished.

PRESIDENTIAL SUITE P

87 M²

Elegant two-room presidential suite offering
a breathtaking river and jungle view.
Features a 4,2 m² private terrace.
Fully furnished.

2



2



3



1



1



1



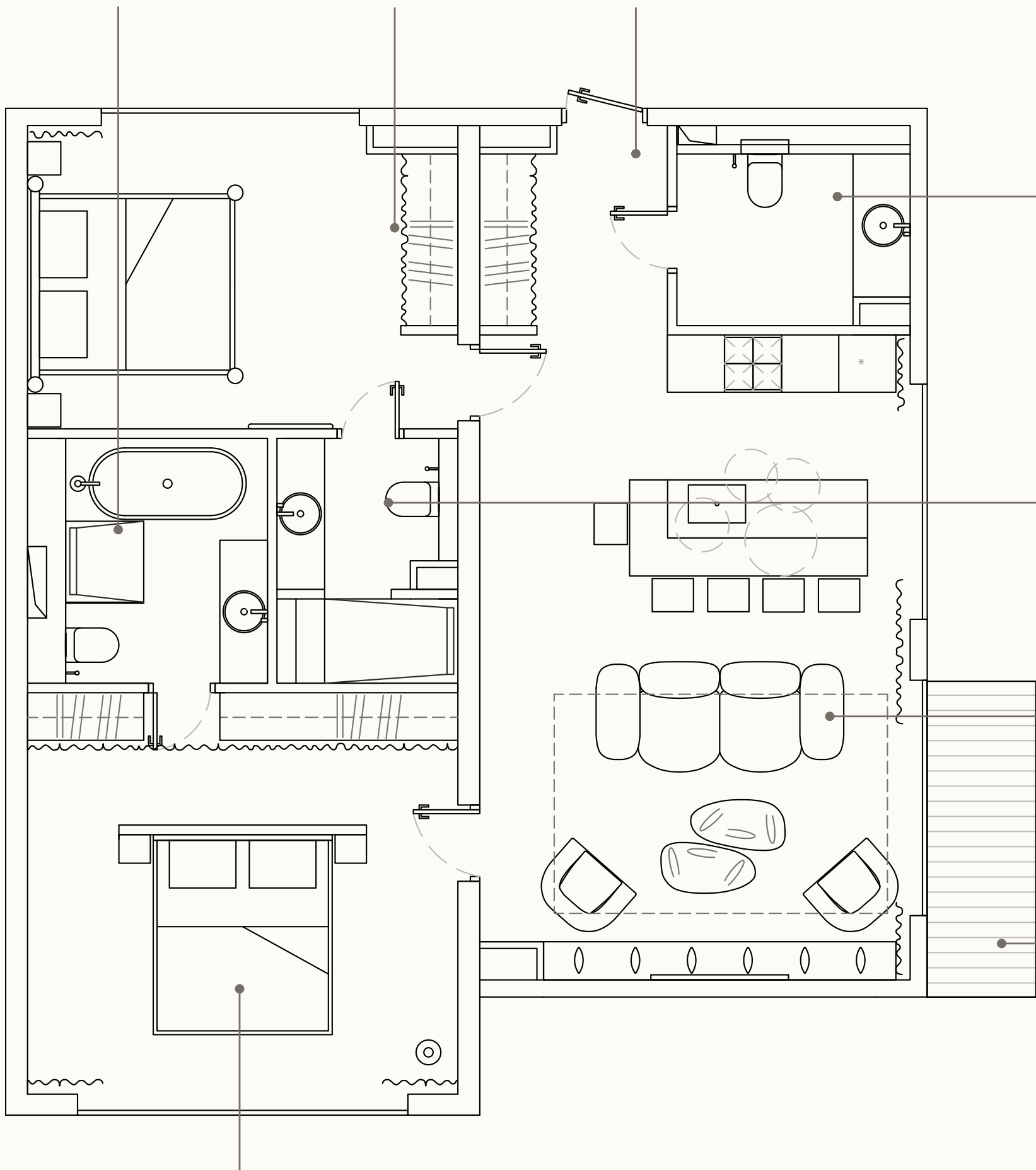
LAYOUT OVERVIEW

PRESIDENTIAL SUITE P

87 m²

P

Bathroom 1 4,8 m² Bedroom 1 14,2 m² Hallway 3,2 m²



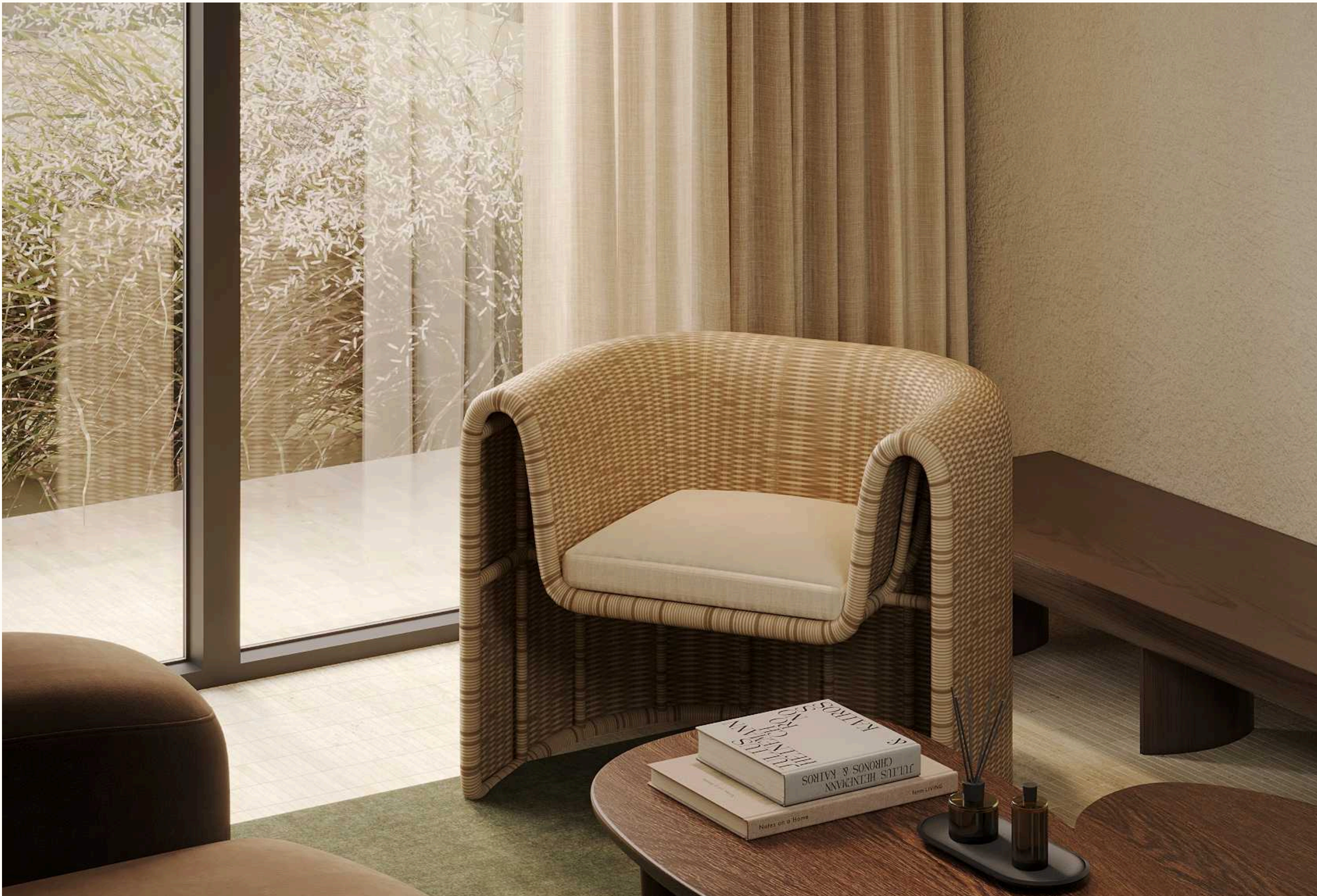
Bathroom 2 3,2 m²

Bathroom 3 5,6 m²

Living Room 32,8 m²

Terrace 4,2 m²

Bathroom 2 19,0 m²



WEDDING SUITE HM.T

87,4 M²

Spacious honeymoon apartment featuring
a private 31 m² terrace with a jacuzzi.
Fully furnished and ready for a romantic getaway.

1



2



1



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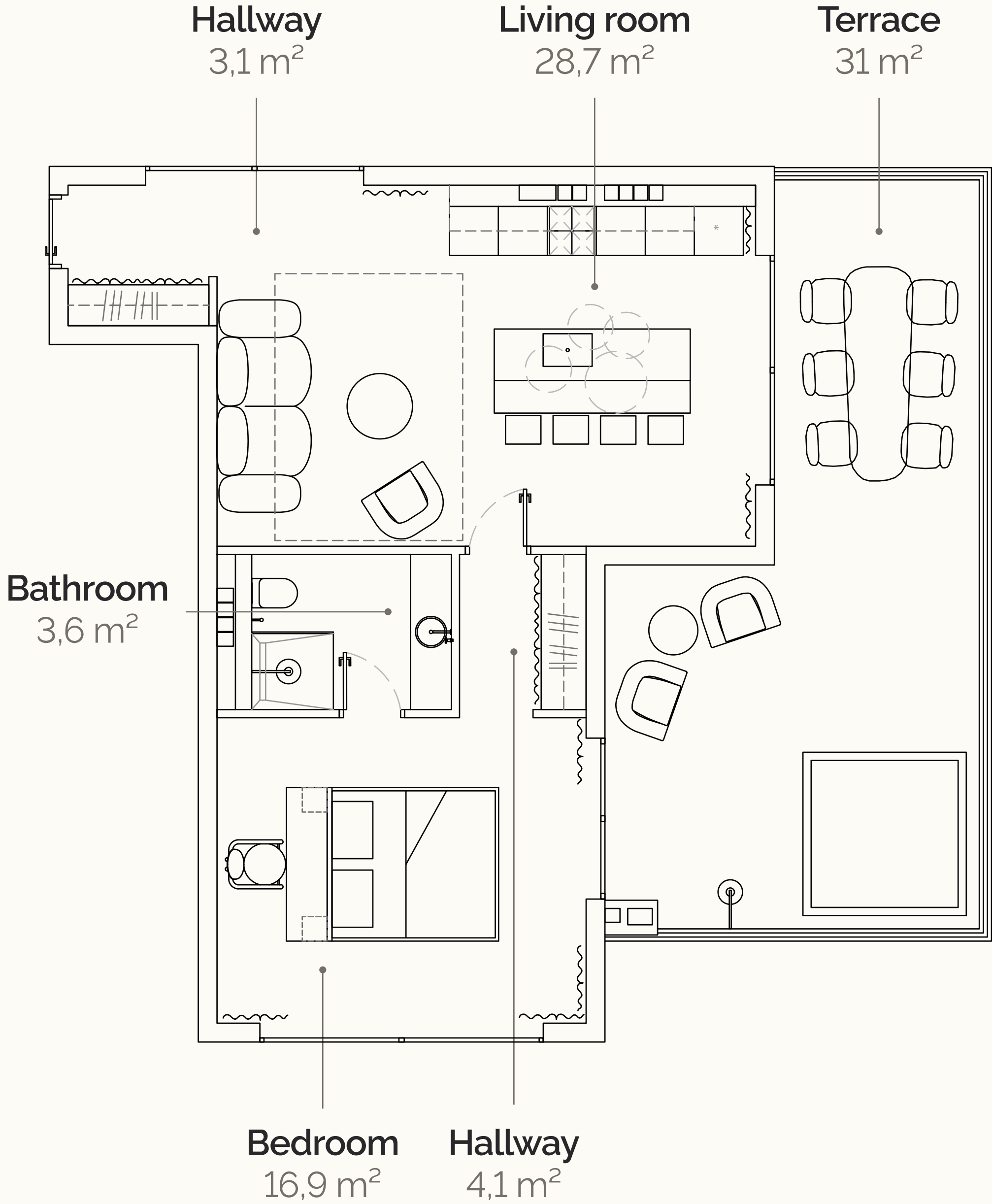


LAYOUT OVERVIEW

WEDDING
SUITE HM.T

87,4 m²

HM.T



1BR APARTMENTS ALT

43,8 M²

Spacious 1BR apartment with a 4.9 m² private terrace offering serene ocean and rice field views. Fully furnished.

1



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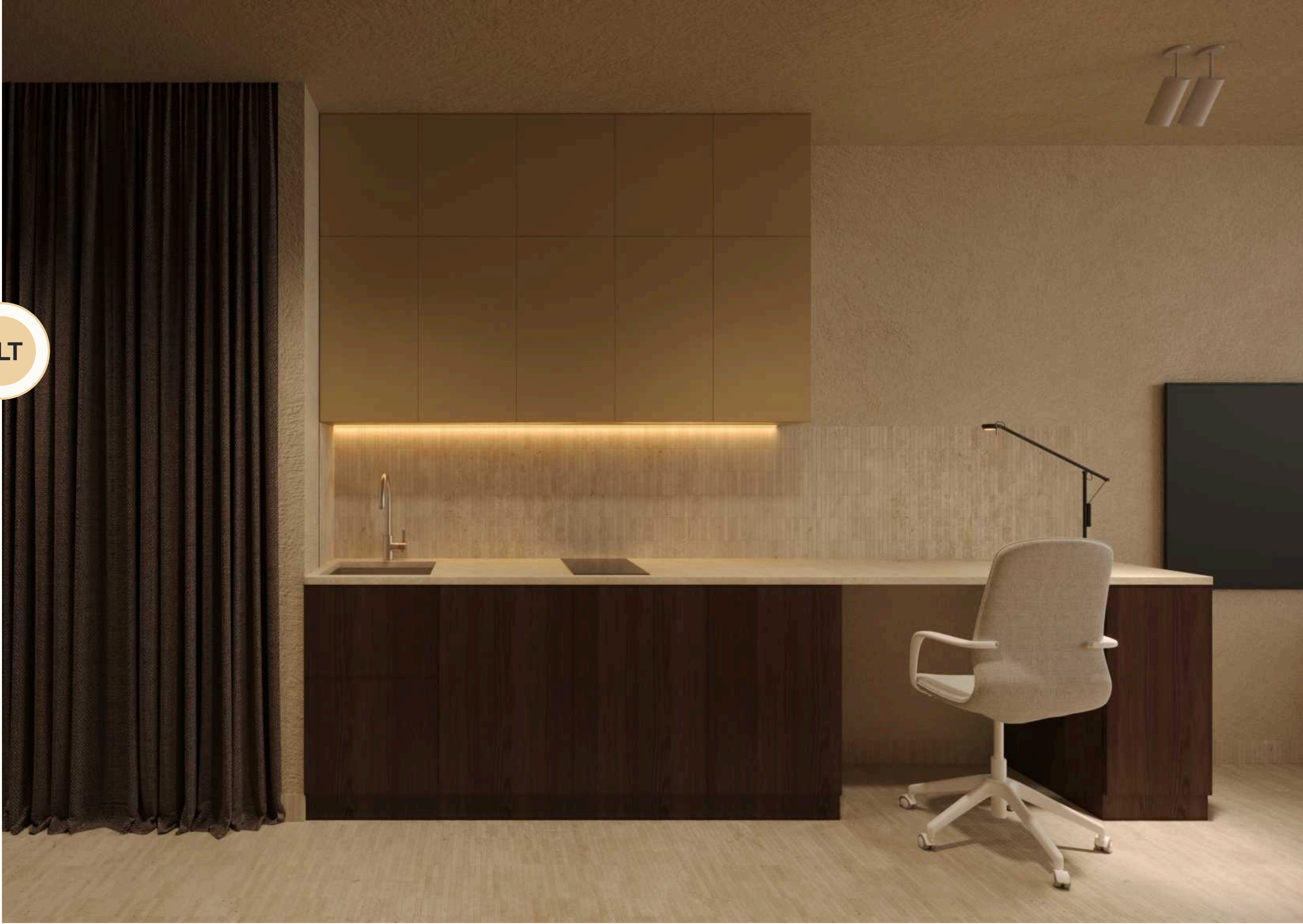
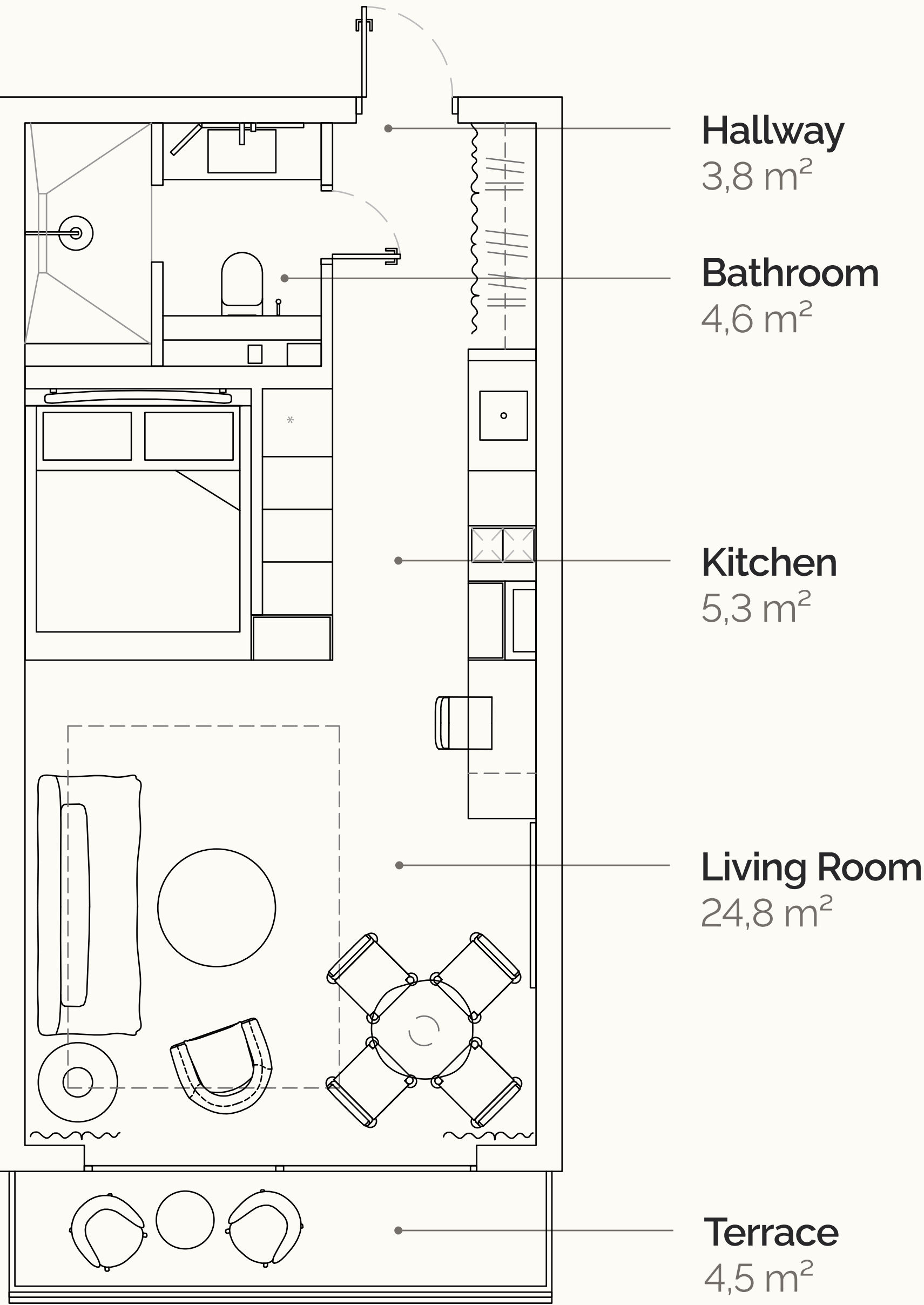


LAYOUT OVERVIEW

1BR
APARTMENT ALT

43 m²

ALT



1BR APARTMENTS AL

38,6 M²

Large one-bedroom apartment
with ocean and rice paddy views.
Fully furnished.

1



1



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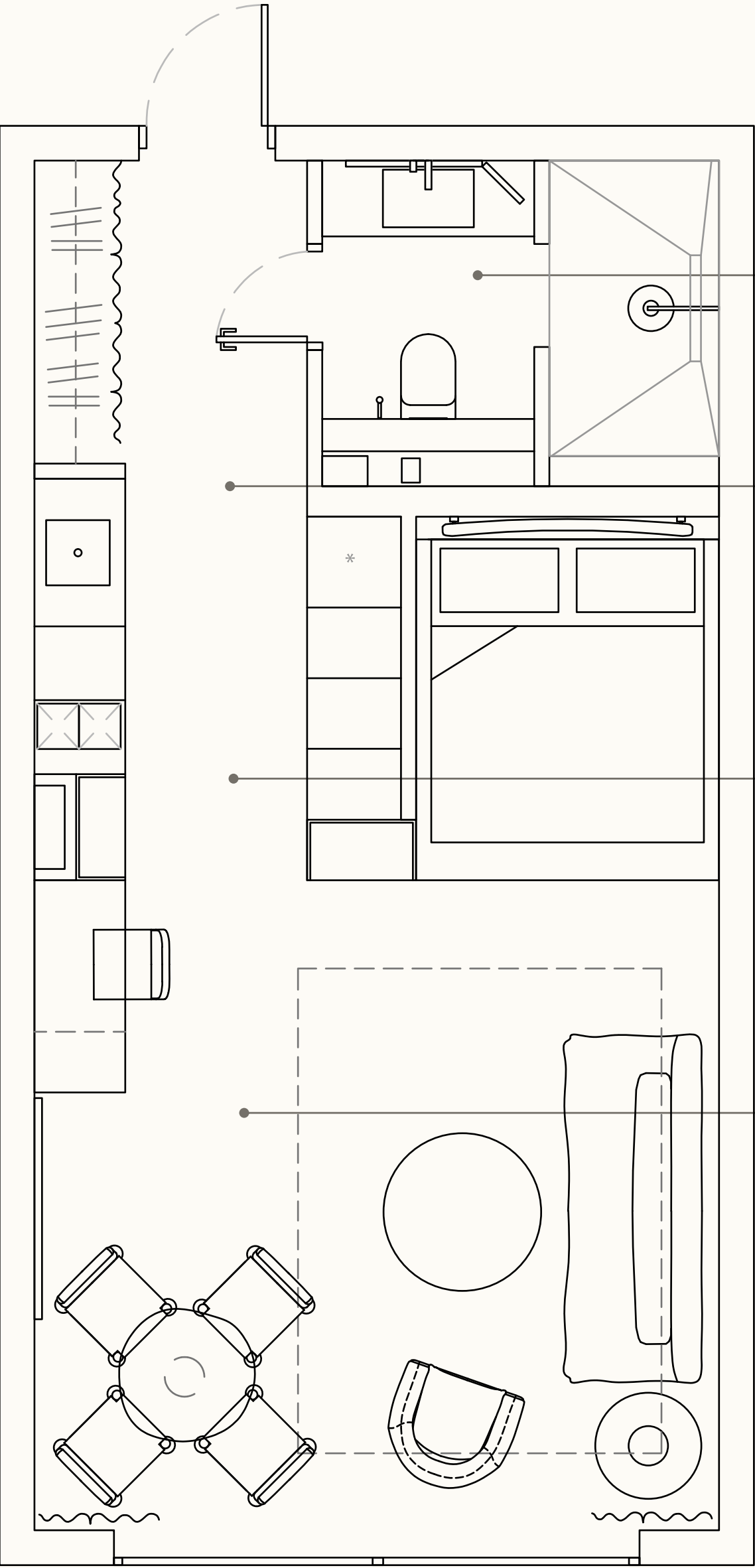


LAYOUT OVERVIEW

1BR
APARTMENT AL

38,6 m²

AL

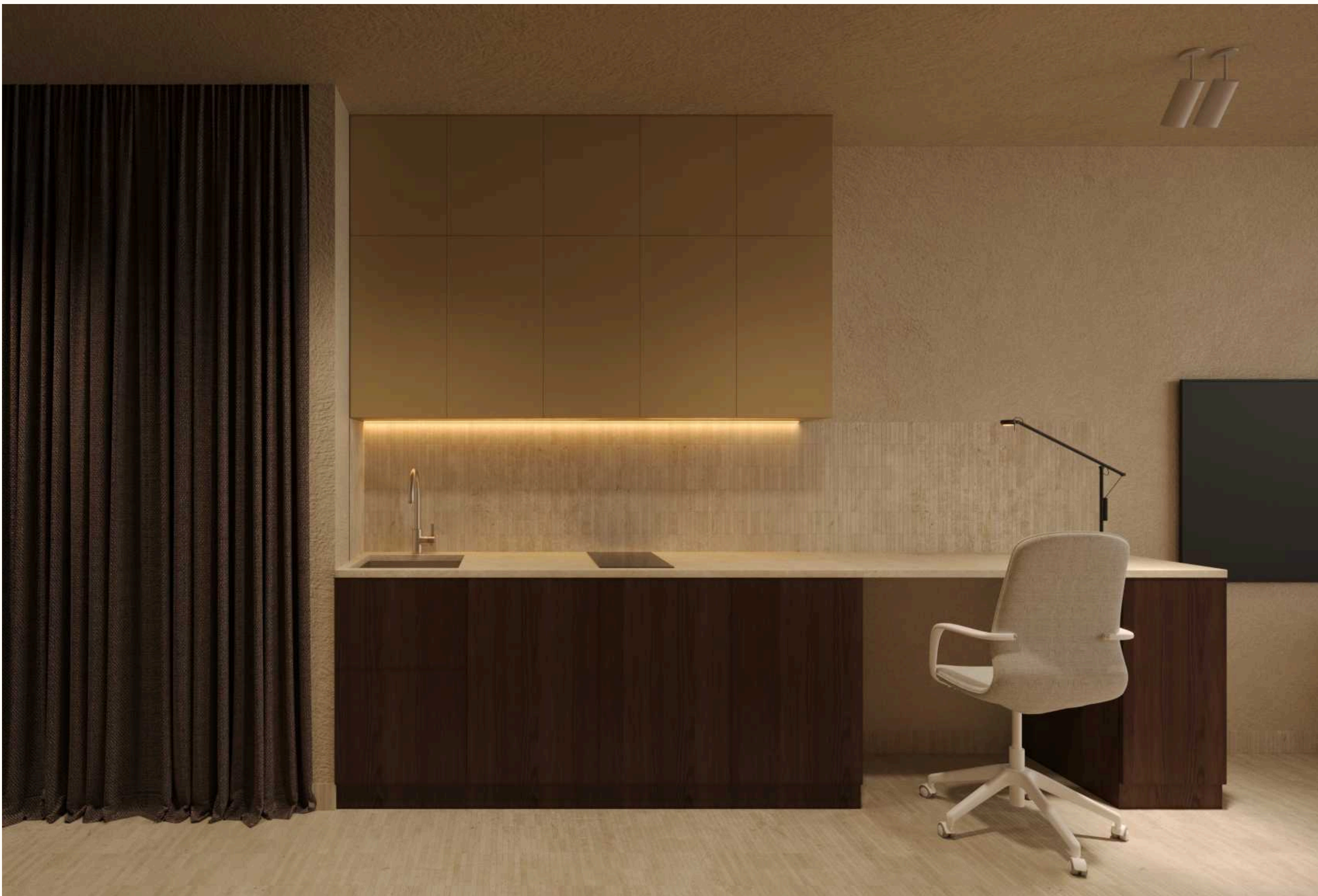


Bathroom
4,6 m²

Hallway
3,7 m²

Kitchen
5,4 m²

Living Room
24,9 m²



1BR APARTMENTS AM

29,8 M²

A stylish one-bedroom apartments with ocean and rice field views, designed for comfort and functionality. Fully furnished.

1



1



1



1



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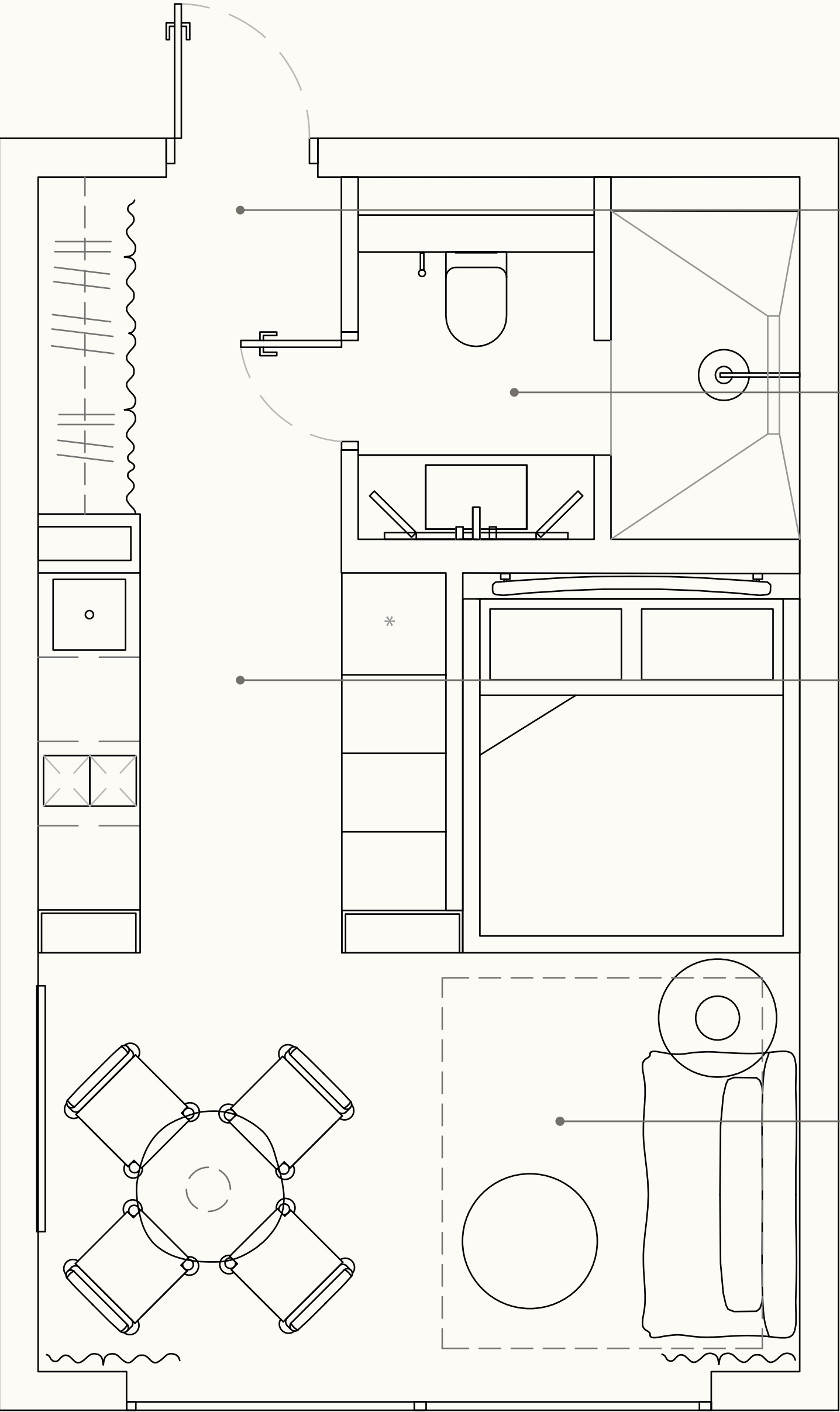


LAYOUT OVERVIEW

1BR
APARTMENT AM

29,8 m²

AM

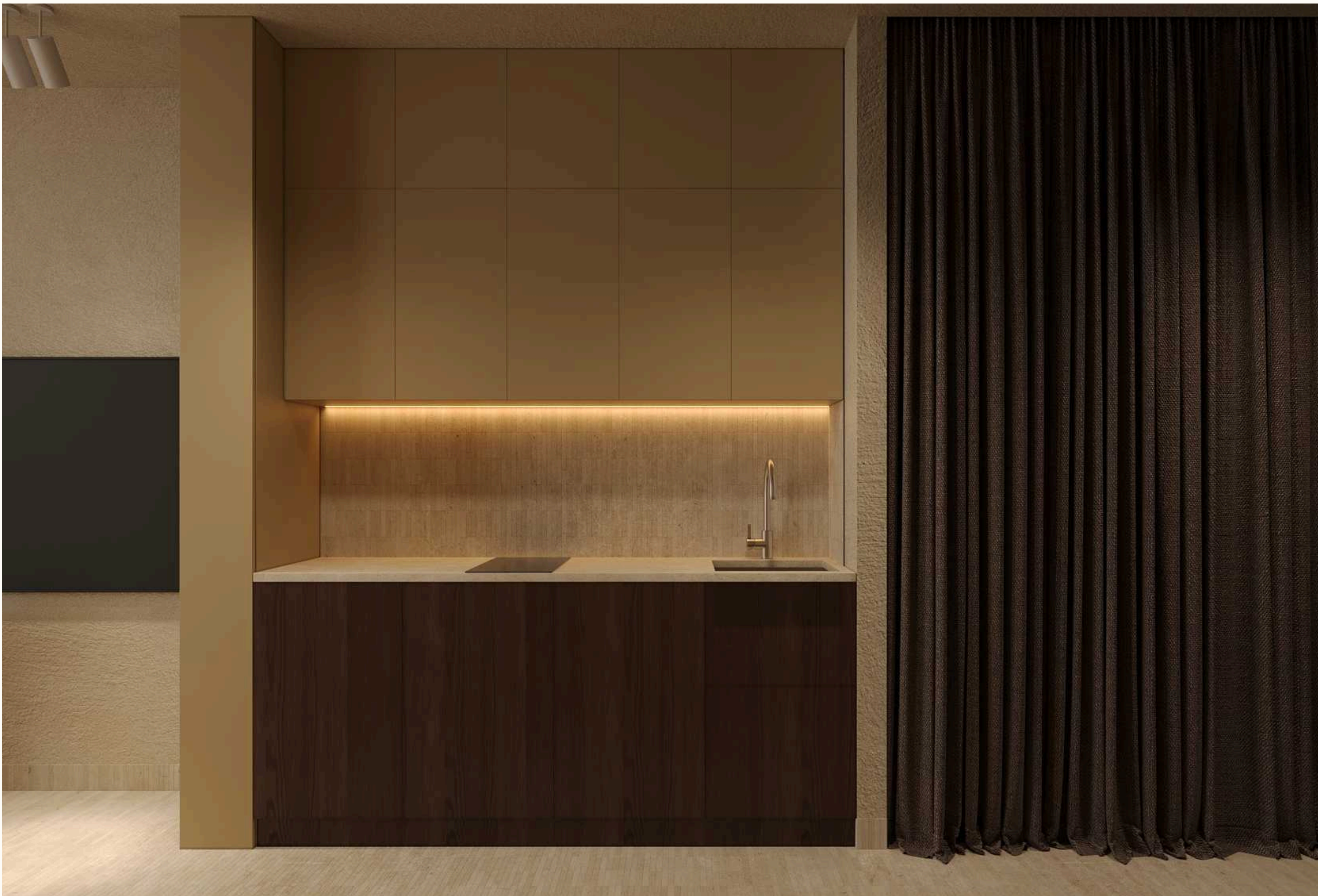


Hallway
4,0 m²

Bathroom
4,6 m²

Kitchen
5,1 m²

Living Room
16,1 m²



STUDIO SL

30,4 M²

Spacious studios with sweeping views of the ocean and rice paddies. Fully furnished.

1



1



1



1

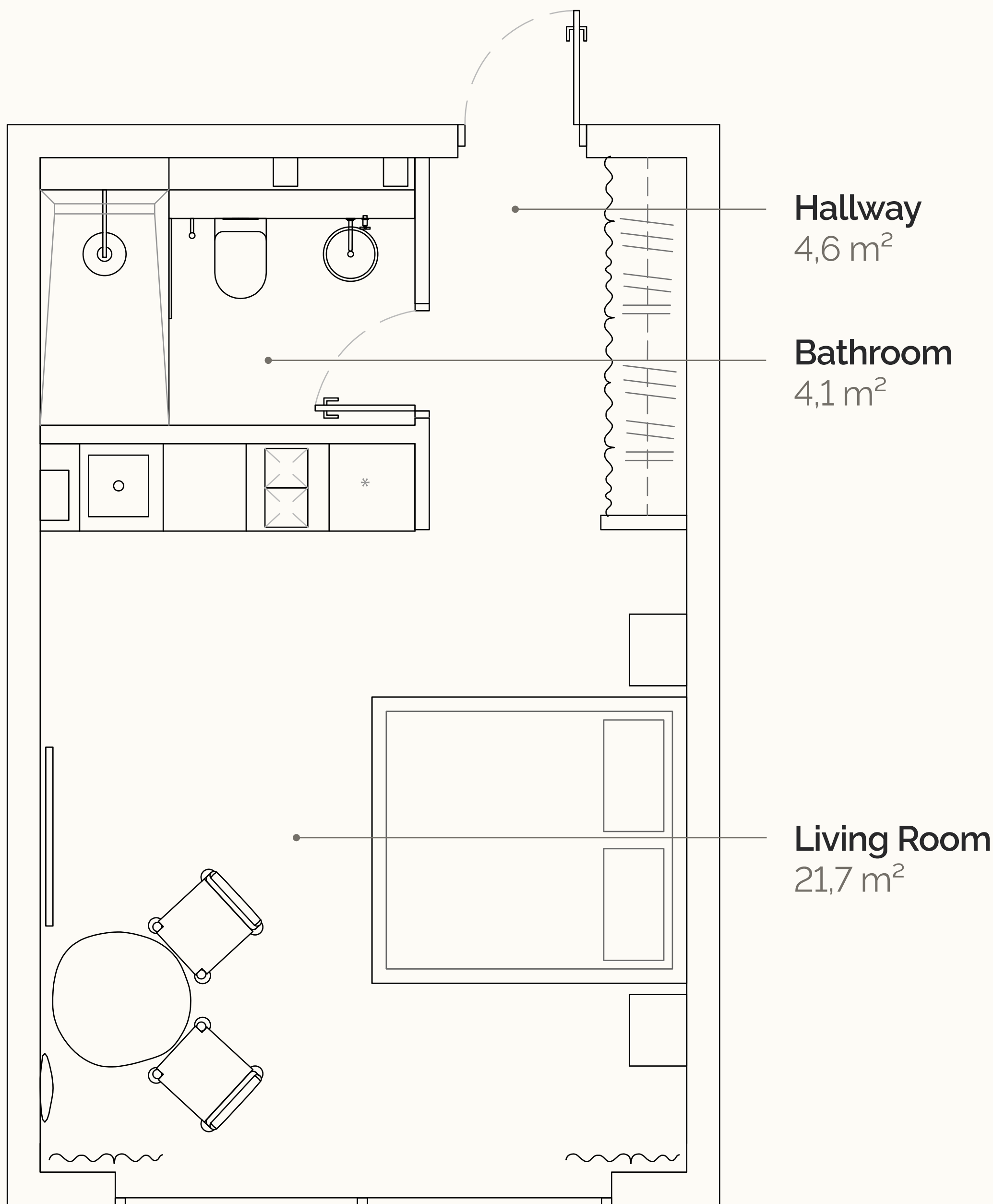


LAYOUT OVERVIEW

STUDIO SL

30,4 m²

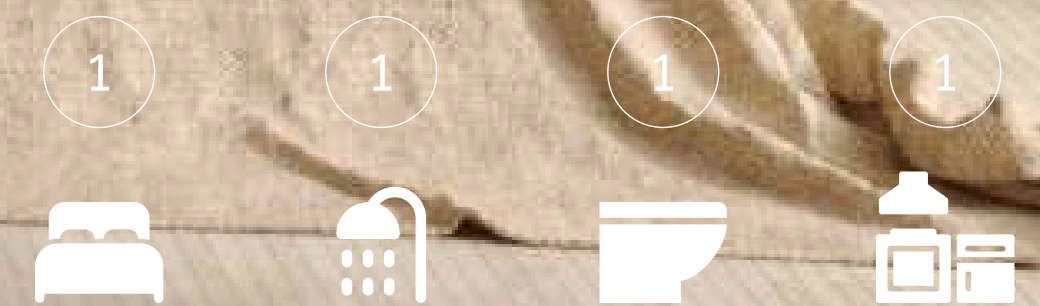
SL



STUDIO SMT

29,3 – 32,5 M²

Modern studio apartments with ocean and rice field views, featuring a private balcony (4,3 – 7,3 m²). Fully furnished.

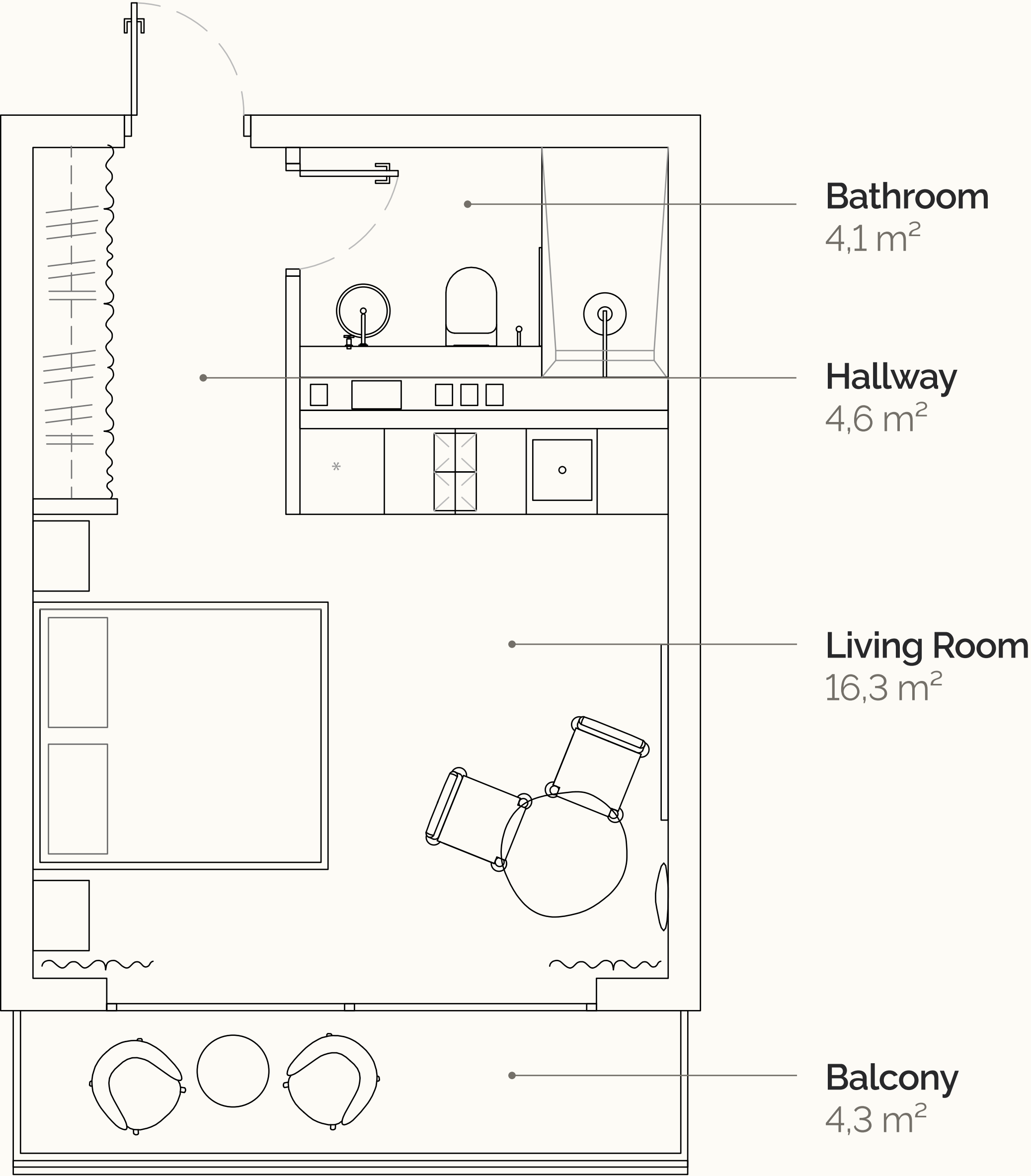


LAYOUT OVERVIEW

STUDIO SMT

29,3 m²

SMT



MANAGEMENT COMPANY

A transparent management company
that boosts rental property income
through innovative technology

13 YEARS

in the real estate
management market

200+

properties under
management

127+

team
members

1000+

offline
partners

50+

online booking
systems

COMMISSION 20%
the most advantageous conditions in Bali

Company's mission is to free up the property owner's time
while maximizing profits

MANAGEMENT COMPANY SERVICES



MARKETING MANAGEMENT

Ensures 80-90% occupancy



DYNAMIC SMART PRICING SYSTEM

Charges 12-18% more than competitors, optimizing rental income



ATTRACT DIRECT BOOKINGS

Minimize aggregator and agent commissions by 10-15%



STAFF TRAINING AND CONTROL

Enhances the probability of guests returning by 60%



REPUTATION MANAGEMENT

Increases profits by 8-12%



24/7 GUEST SUPPORT

Directly linked to hotel reputation and guest satisfaction



PROPERTY MAINTENANCE CARE

Extends the property's lifespan by 50%



ADDITIONAL SERVICES

Adds +15% to profit from transportation, transfers, tours and spas

GUARANTEES AND SECURITY

1

Formalizing transactions
in full compliance
with local legislation

2

Comprehensive
financial reporting
at each construction stage

3

Clear breakdown of costs,
construction timelines, payment
stages and responsibilities

4

Use of certified materials
and trusted contractors

5

Full technical supervision
and independent inspection
of contractor work

6

Assistance with asset resale,
from client acquisition to document
execution

LEGAL LAND REGISTRATION



LEASEHOLD

The Kedungu complex is offered with a 30-year leasehold agreement with a priority right to extend the lease for an additional 30 years.

Investors receive a 27-year leasehold starting from the handover of the property.



PINK LAND ZONE

Kedungu is situated in a legally designated tourism zone, allowing for licensed hotel and restaurant operations. This ensures full legal transparency and strong asset protection for investors.

In contrast, over 80% of Bali developments are built in areas without official permits for tourism-related businesses.



**LET'S DIVE INTO
THE FINANCIAL MODEL
OF THE PROJECT
AND REVIEW OUR OFFER**