



**INVEST IN BALI'S NEW  
WELLNESS ECONOMY**

**AURA**  
WELLNESS RESORT

1. BPS Statistics Indonesia 2024
2. UNESCO on Bali Heritage
3. Trading Economics — Indonesia Currency 2024
4. Bank Indonesia - Monthly Inflation Report, December 2024
5. World Bank — Indonesia Economic Prospects 2024
6. ClimateData.org — Bali Climate Overview

16.8 mln

tourists in 2024<sup>1</sup>

30+

categories of activities<sup>2</sup>

~2%

inflation<sup>4</sup>

-1% to USD

currency in 2024<sup>3</sup>

+5% GDP annually

50 years of stable growth<sup>5</sup>

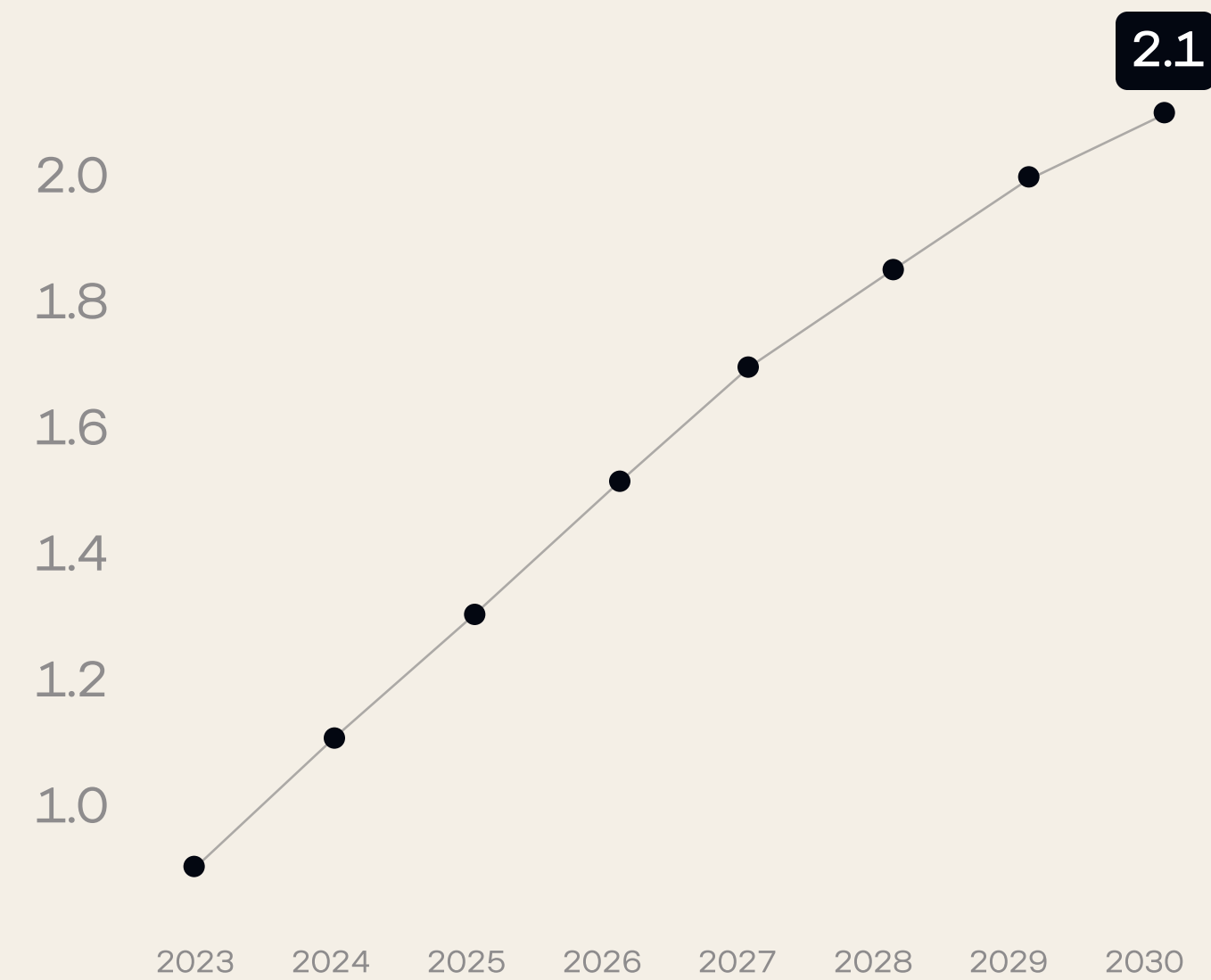
26—29°C

all year round<sup>6</sup>

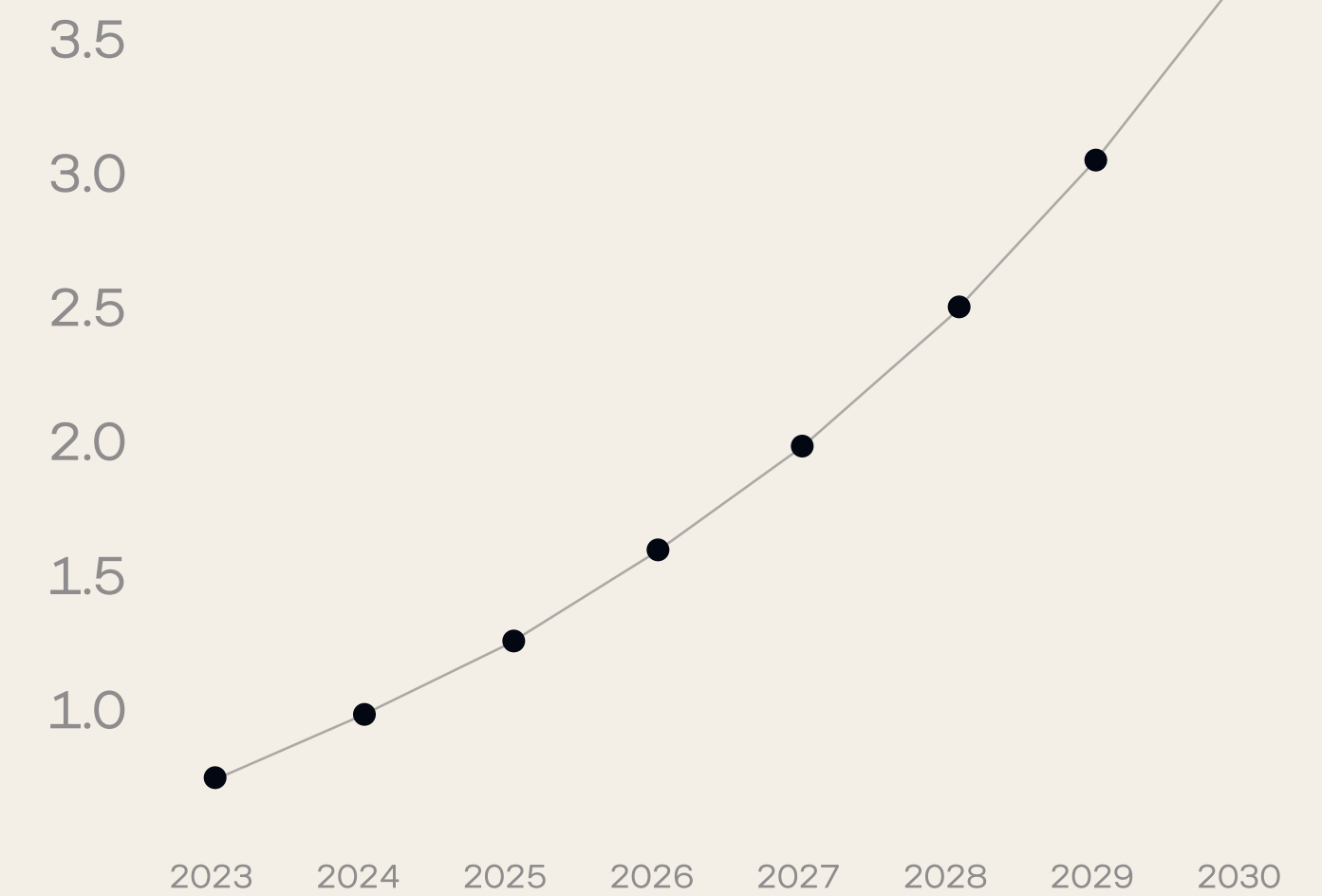


- 1. Grand View Research
- 2. Global Wellness Institute

Global wellness tourism growth, \$ trln<sup>1</sup>



CAGR growth of wellness real estate \$20.5<sup>2</sup>



**Every 4th**  
Tourist goes to Ubud for Wellness

# Classic tourism

Length of stay

Basic level

Spending

Basic level

Repeat visits

Standard

Rental growth

0—2% conditional

Capitalization

5—7% conditional

ROI

10—20% over 5 years

# Wellness- economy

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WELLNESS RESORT

+25—40%

+50—130%

Higher annual return

+8—12% per year

+12—15% per annum

+40—60% in 5 years



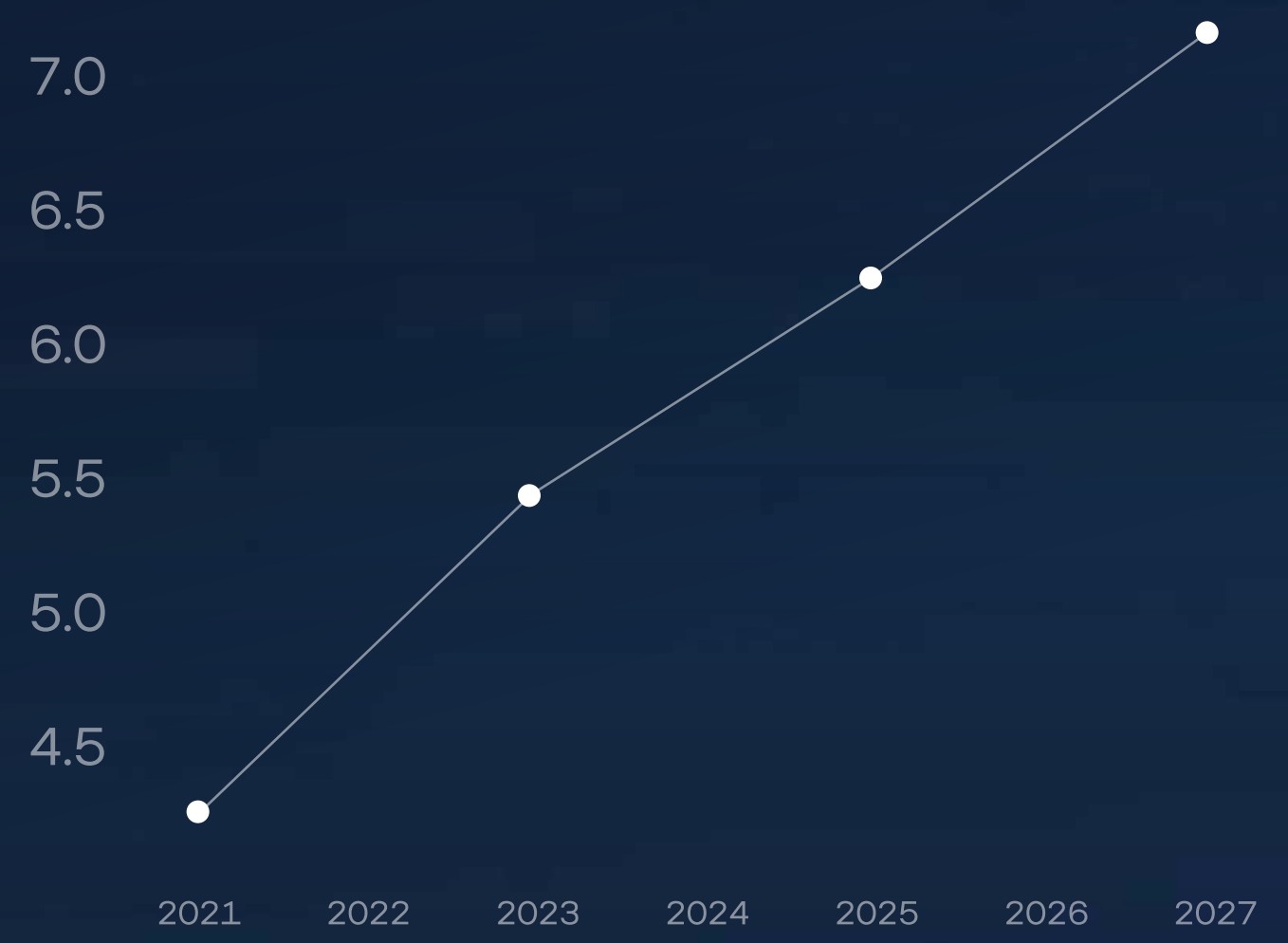


Top 5 Wellness Destinations

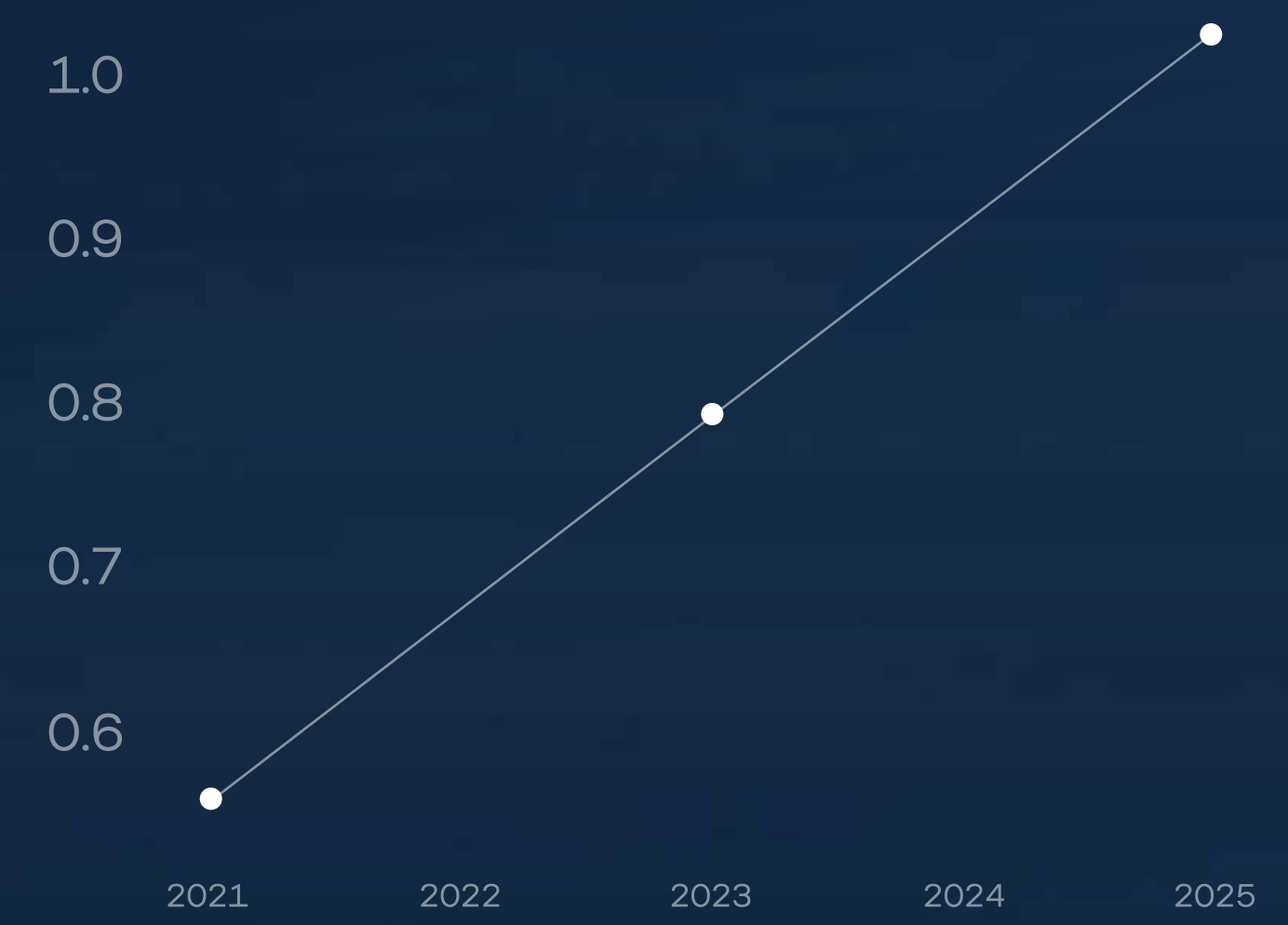
- 1. Global Wellness Institute
- 2. Global Wellness Institute
- 3. Global Wellness Institute



Growth of the global wellness market, \$ trln<sup>1</sup>



Growth in the number of wellness trips, billion people<sup>2</sup>



on **50—130%**  
wellness tourists spend more<sup>3</sup>

GLOBAL WELLNESS MARKET

1. Global Wellness Institute
2. Times Entertainment

**1,495,000 tourists**

23% of the total  
flow in Bali

**+10.5% growth**

wellness tourism  
in Asia annually<sup>1</sup>

**600—780 thousand**

tourists in wellness  
segment per year

**Bali—Top-3**  
world wellness direction<sup>2</sup>

# Ubud

1. Tripadvisor
2. Bamboo Routes
3. The Business Research Company

## Capital of Wellness

150+

wellness centers, retrites,  
spa & yoga studios<sup>1</sup>

75—85%

Occupancy  
in High Season<sup>2</sup>

60—70%

Occupancy  
in Low Season<sup>2</sup>

Rice terraces

cultural & spiritual  
environment

All in 5 minutes

Retrites, cafes, halls for  
practitioners

+8—10% per year

Rise in prices  
for Wellness<sup>3</sup>



Premium  
apartments & villas



Everything is in  
walking distance

**25+**  
wellness practices

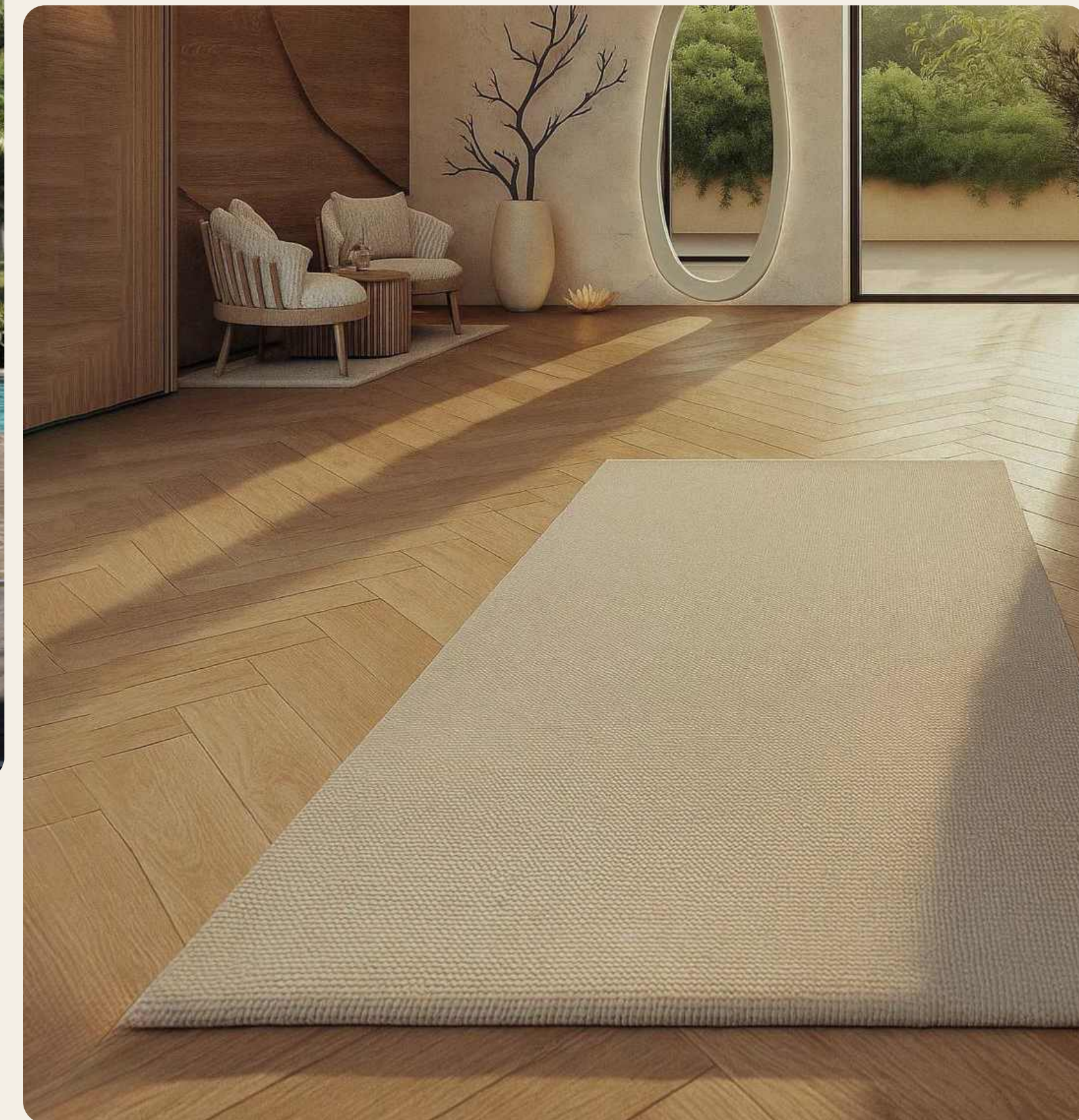


Infinity pool overlooking rice terraces



Spa, saunas, hammams, salt room

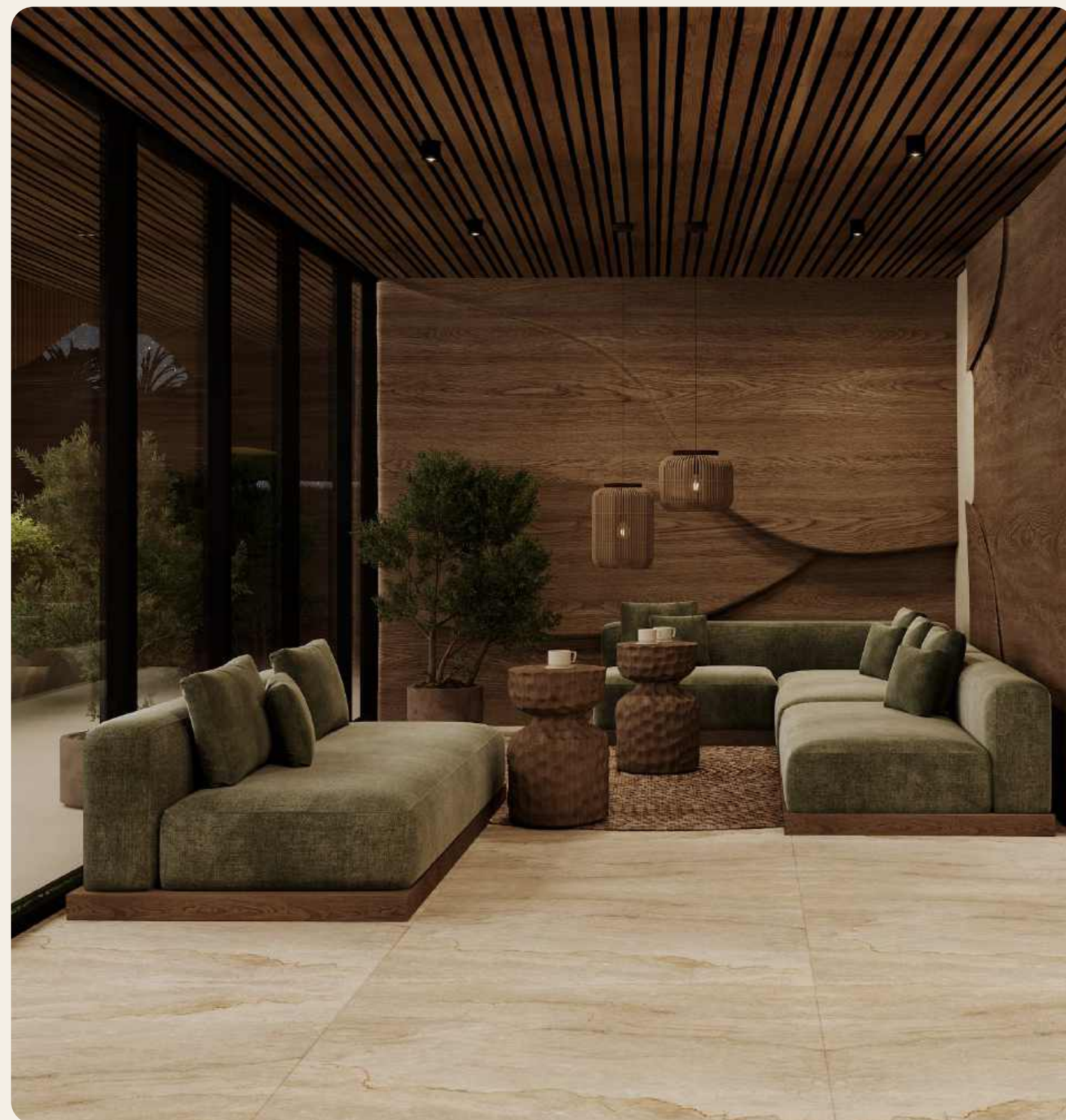
Yoga & meditation halls



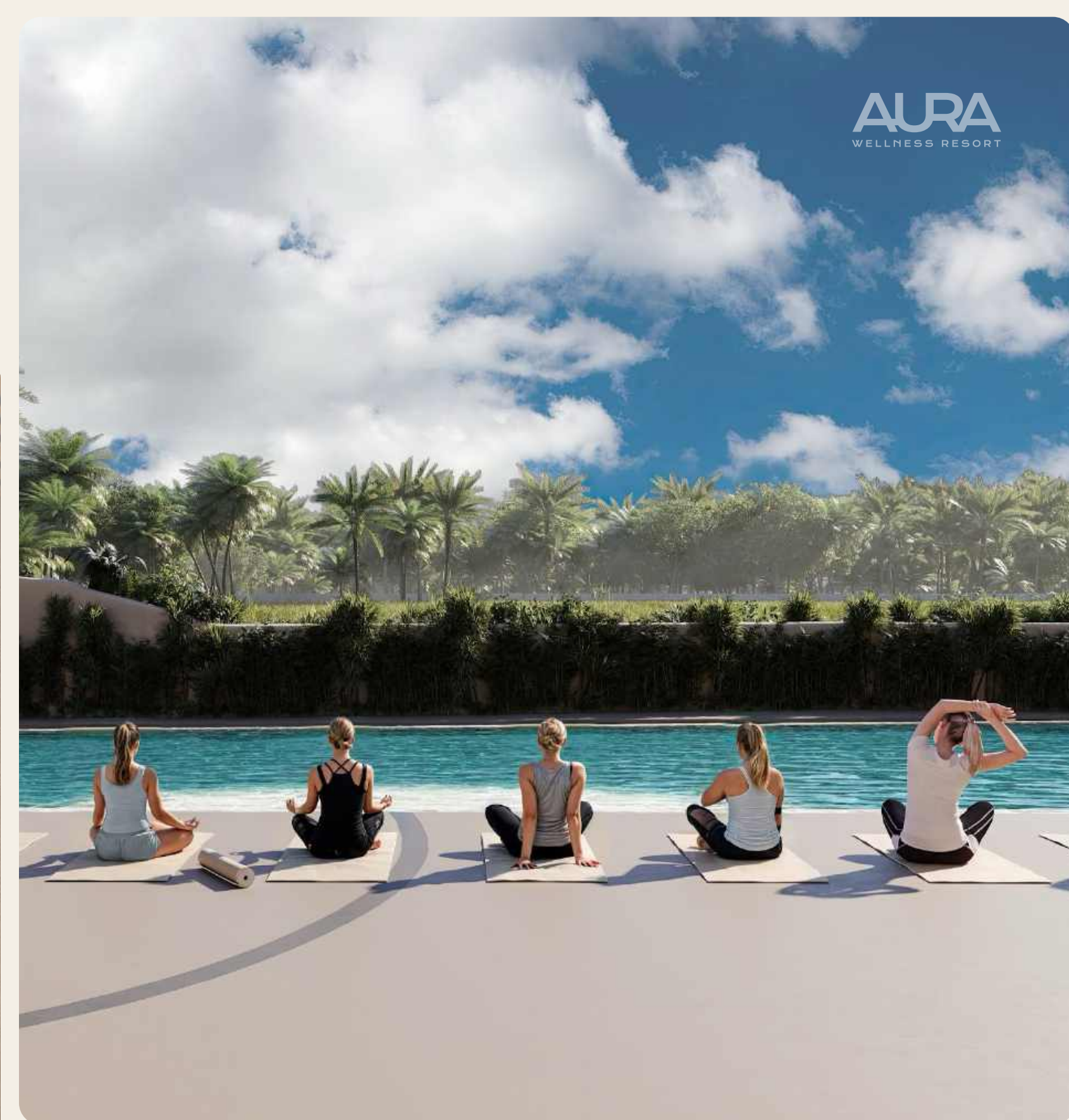
Organic restaurant  
& Juice-Bar



LIFESTYLE



Covorking, art space



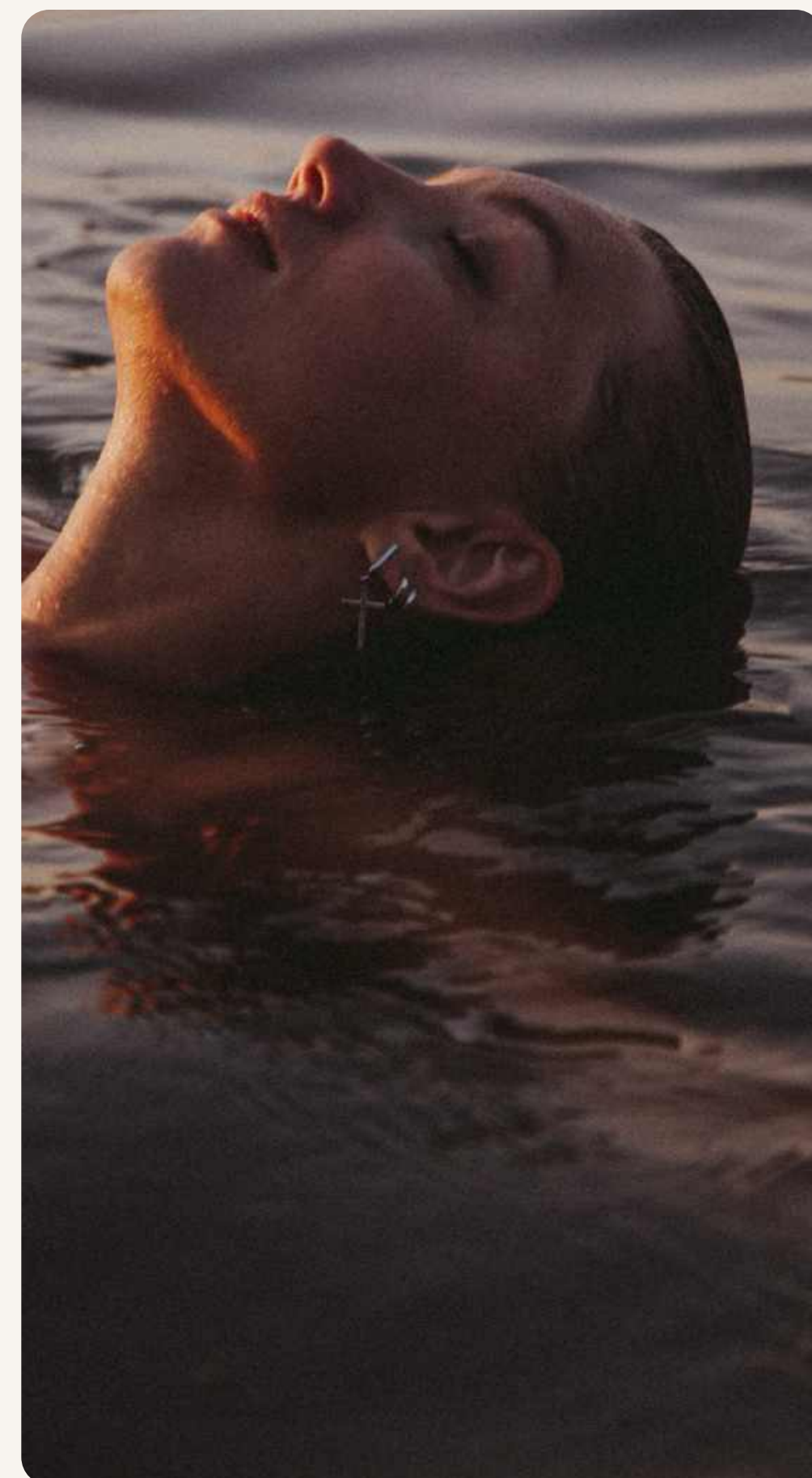
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WELLNESS RESORT

Retreat areas,  
eco-design

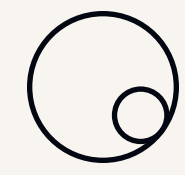
YOGA  
MEDITATION  
BREATHING PRACTICES  
SOUND HEALING  
PRANAYAMA



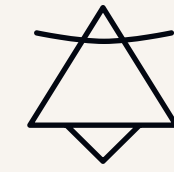
SAUNA  
HAMMAM  
ICE PLUNGE  
HYDROTHERAPY  
FLOAT THERAPY



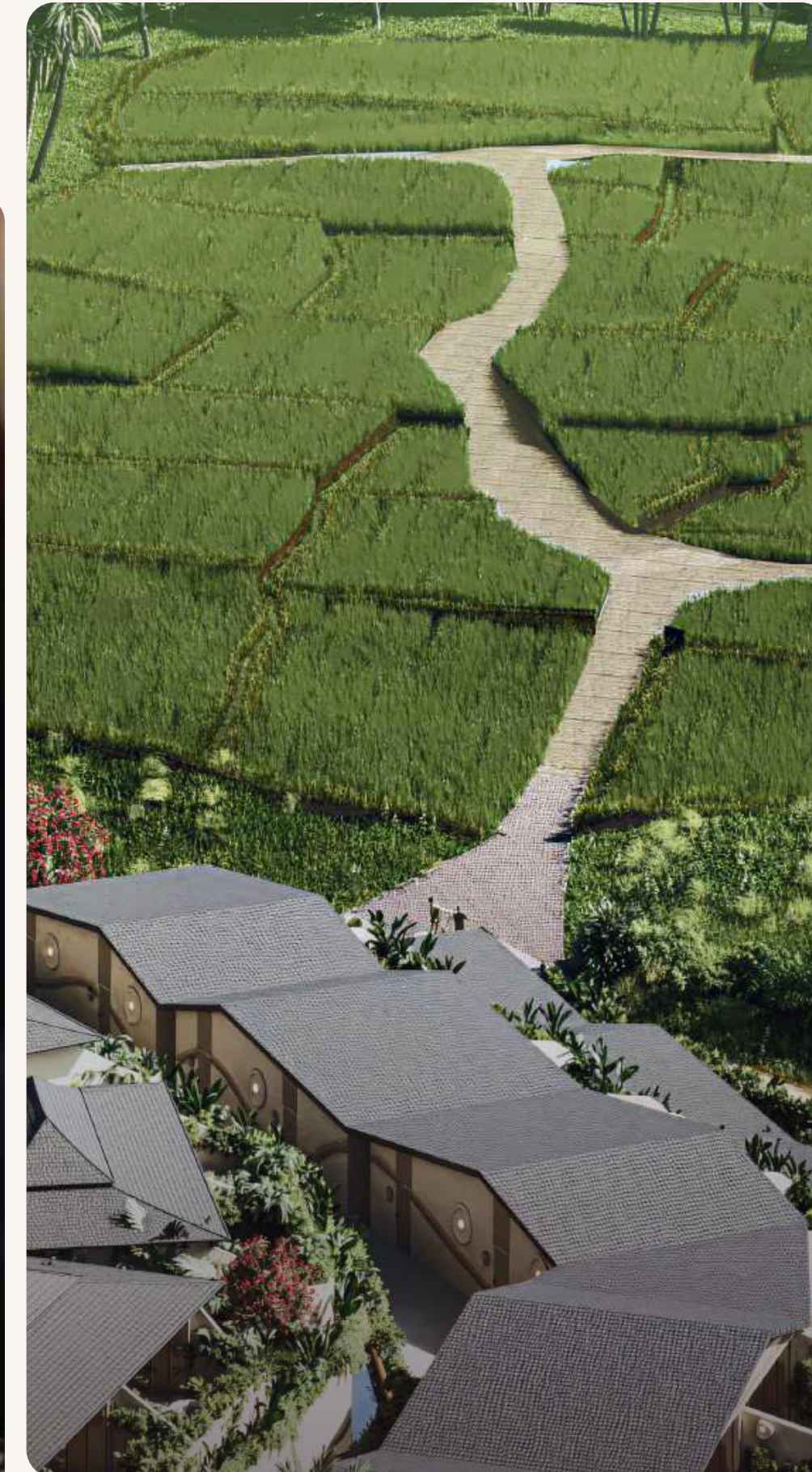
DETOX PROGRAMS  
AYURVEDA  
ORGANIC NUTRITION  
NUTRITIONAL SCIENCE  
FITNESS



ART THERAPY  
DANCE PRACTICES  
MENTAL PRACTICES  
COACHING  
PSYCHOLOGY



SOCIAL EVENTS  
SEASONAL EVENTS  
RITUALS  
WELLNESS GARDEN  
QUIET ZONES





## INDIVIDUAL WELLNESS PROGRAMS

In the complex, each guest receives a personalized wellness program with health indicators measured "before" & "after"



# All Wellness in One Place

25 wellness practices collected under one roof. Without trips all over without traffic jams & time losses. All Wellness in one place

## Pengempu Waterfall

🚗 47 min .  
🏍️ 44 min .

## Kuber Bali Adventure

🚗 47 min .  
🏍️ 41 min .

## Real Bali Swing

🚗 44 min .  
🏍️ 35 min .

## Tagallalang Rice Terrace

🚗 43 min .  
🏍️ 44 min .

## Manuaba Waterfall

🚗 44 min .  
🏍️ 38 min .

## Goa Raja Waterfall

🚗 1 hour  
🏍️ 56 min .

## Pura Titra Sudamala

🚗 50 min .  
🏍️ 45 min .



Wood-fired sauna with ice pool

Apartments

Spa complex

Pramas-room

Infinity pool

Cinema

Restaurant

1BR villas

Rice terraces

Studio villas

2BR villas

Studio villas

1BR villas

Parking

Shopping mall

Yoga area

 AURA PARK

INFRASTRUCTURE





Pramas, Dubai's leading wellness studio & a strategic partner of AURA Wellness Resort

## Expertise

700 m<sup>2</sup> of innovative practices & signature methods: Pravilo, Sense Gravity & recovery programs

## Technologies

Cryotherapy, red light, hyperbaric chambers & breathwork for deep healing & biohacking

## Concept

Daily rituals, detox courses & meditations that establish the status of a full-scale wellness resort



Location

**Bali's center of wellness tourism**

Exclusivity

**Limited pool of units**

Concept

**Wellness Living**

Infrastructure

**Full service cycle**

Management

**Turnkey service & rental**

**ADVANTAGES**



# Your Access to Bali's New Wellness Economy

from \$75,716  
apartments

from \$97,428  
villas

0% installment  
plan at 18 months or  
discount on full payment

9–16%  
predictable rental  
yield

up to 50%  
Predictable capital  
growth

Prices are indicated with 8%,  
subject to one-time payment