



# ANTA OASIS



# COMPANY VALUES

- **Relevance.** Building profitable real estate in the world's top locations
- **Quality.** Strict adherence to construction technologies and standards
- **Transparency.** Honest and open communication with investors
- **Control.** Managing the project 100%: from development to dividend payout





# OUR EXPERTISE

WE BUILD INVESTMENT PROJECTS IN THE BEST  
TOURIST LOCATIONS

- **Renovation in Turkey.** Design and realization of new complexes that meet all modern construction and safety standards.
- **Complex engineering structures.** Apartment hotel in Bali with underground parking and a wave-shaped roof
- **Background** in hotel development





**RAMADA ENCORE HAS BEEN OPERATING  
HOTELS AROUND THE WORLD SINCE 1954**

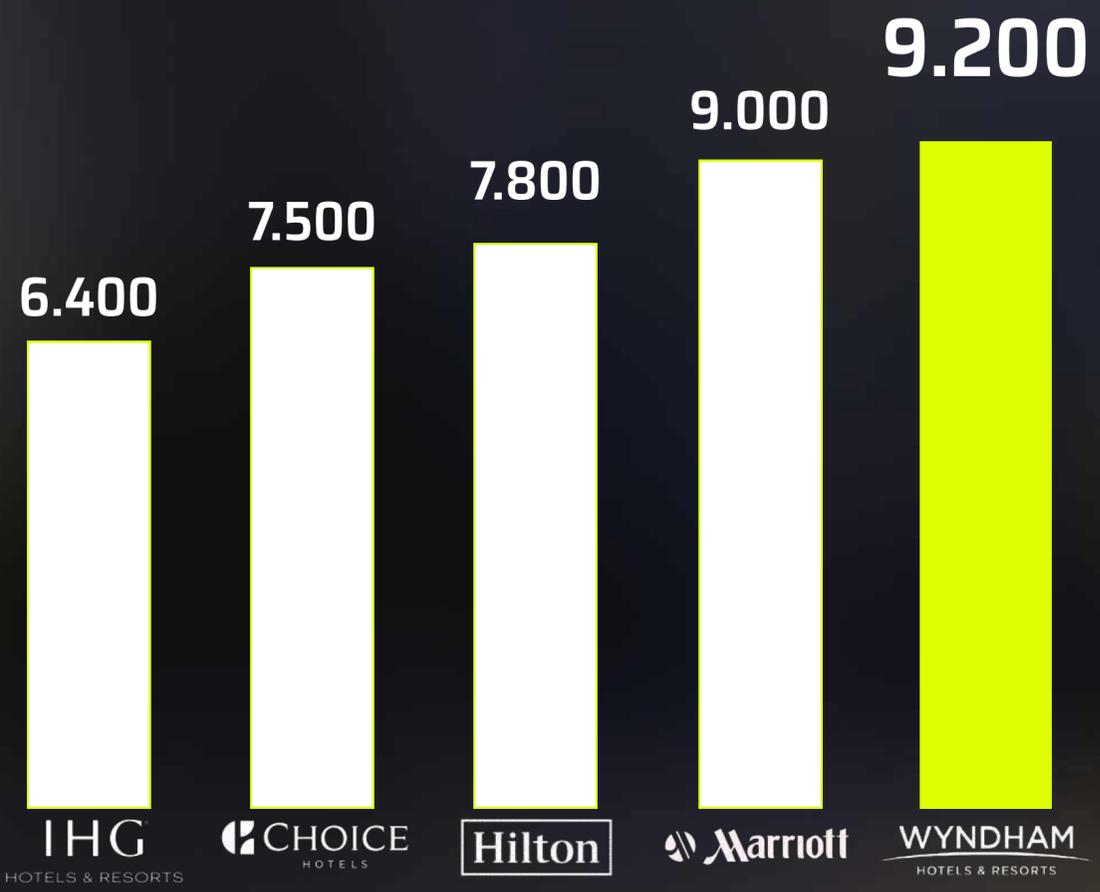
**108000000**  
**NETWORK MEMBERS**

**AVERAGE REVENUE PER NUMBER IN THE NETWORK INCREASED BY 7% IN 2024 YEAR  
ACTIVE NETWORK GROWTH IN SEA REGION (+9% PER YEAR)**



# GLOBAL LEADER IN HOTEL FRANCHISING

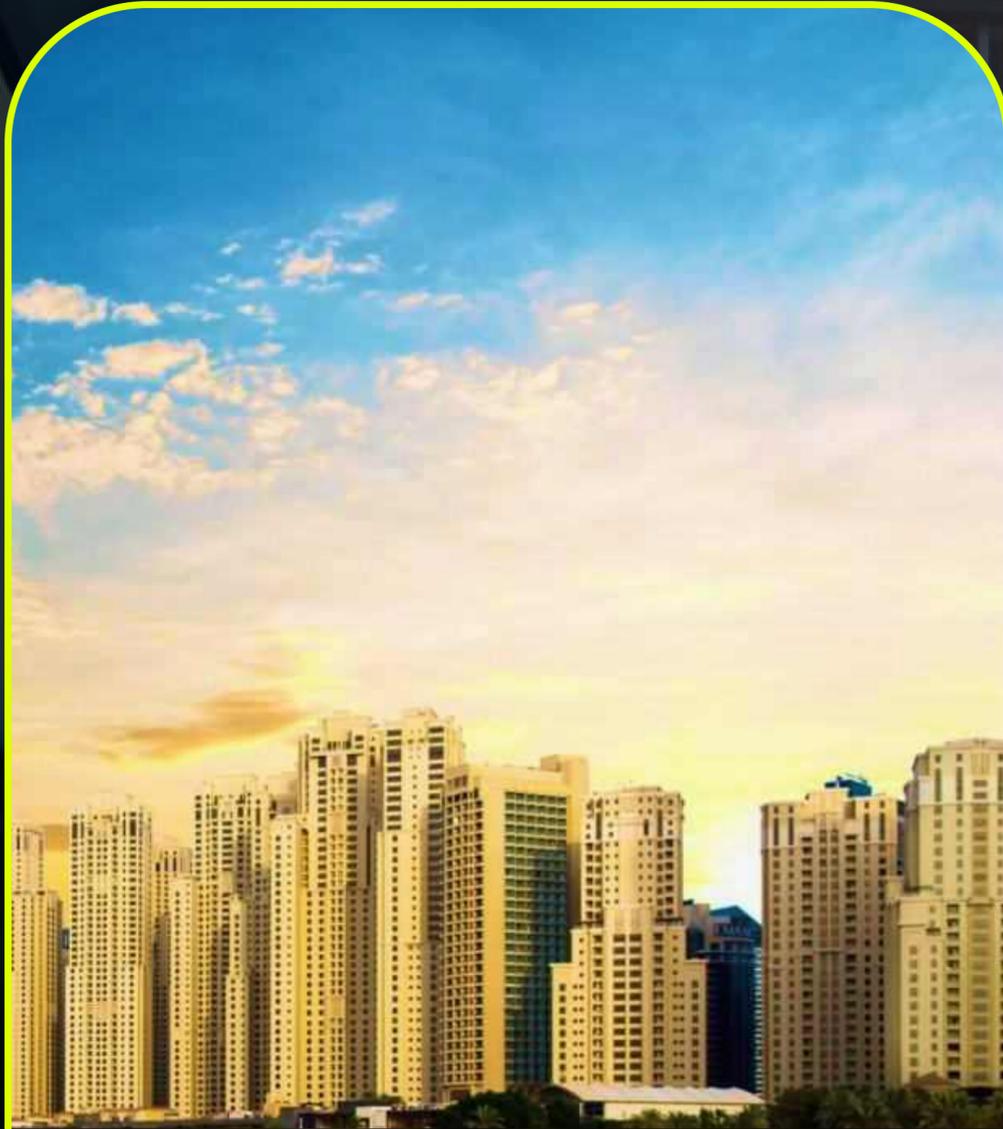
## NUMBER OF HOTELS WORLDWIDE



## GLOBAL PRESENCE

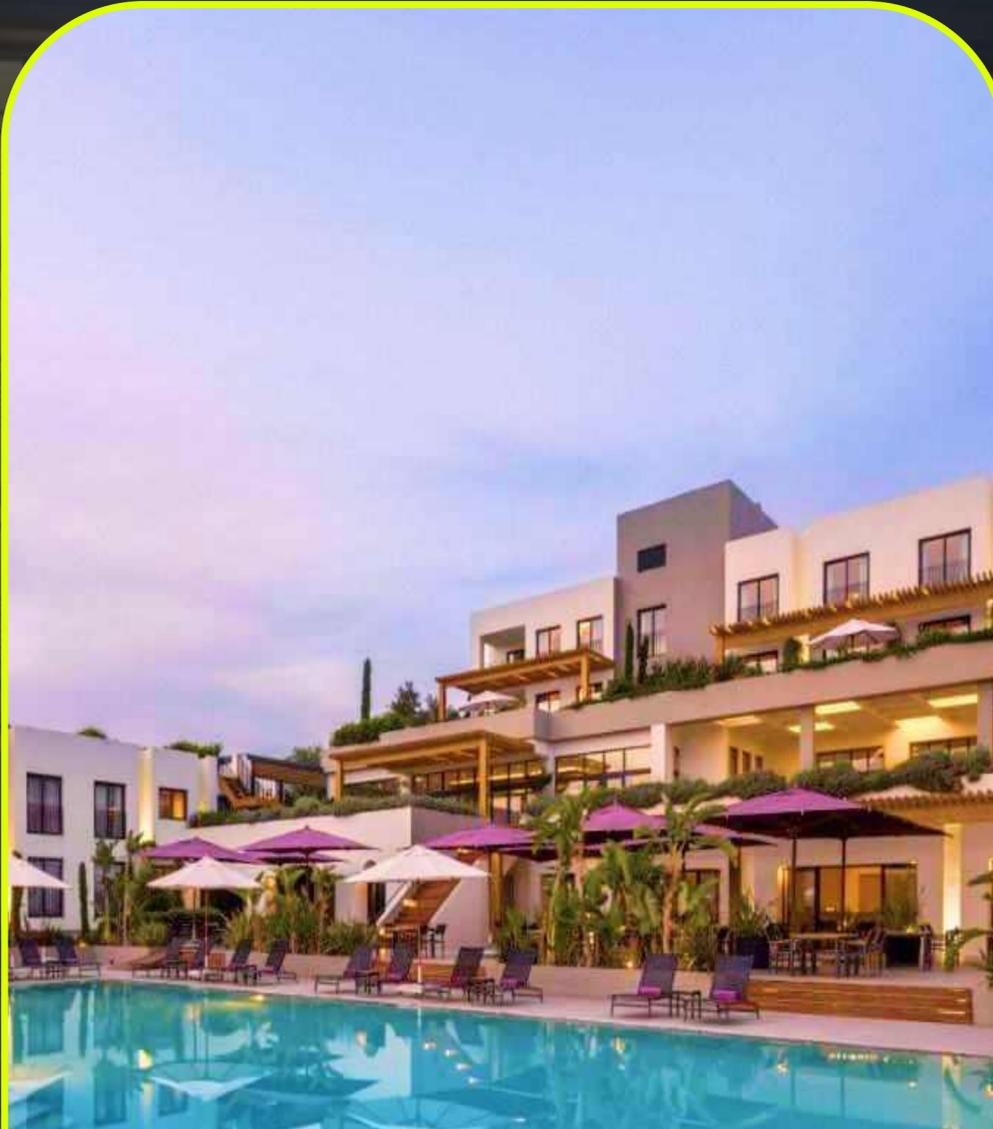


# BEST RAMADA ENCORE BY WYNDHAM HOTELS:



Ramada Hotel & Suites  
by Wyndham Dubai JBR

COST PER NIGHT: 239\$



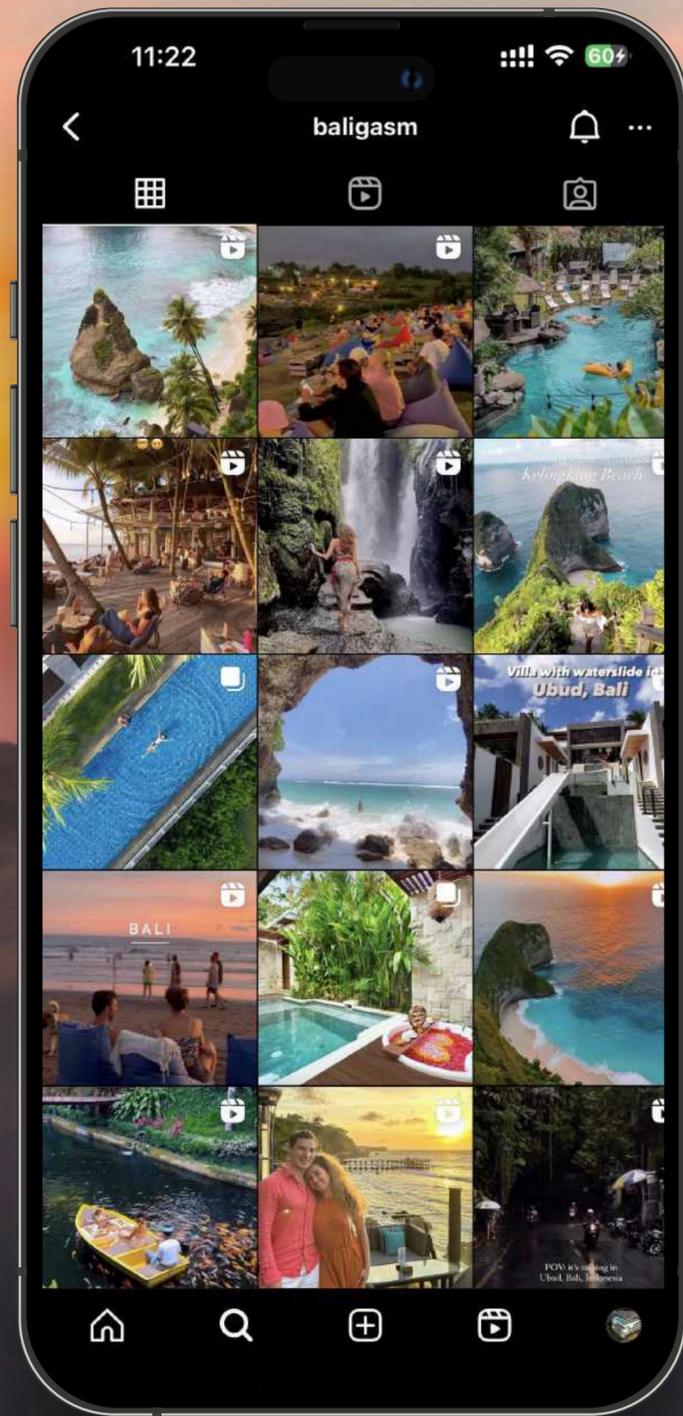
Ramada Resort by  
Wyndham Bodrum

COST PER NIGHT: 193\$



Ramada by Wyndham  
Phuket Deevana

COST PER NIGHT: 132\$



# WHY BALI?

## Forbes

Top 4 in the world according to Forbes by investment attractiveness

## Insider

#1 Best wellness place on the planet to visit in 2023

## Tripadvisor

The #1 island in the world for event tourism

## Instagram

Top 5 most Instagram-worthy places on the planet

## DestinAsian INDONESIA

#1 best island in the world

## lonely planet

The #1 vacation island in the world

## Booking.com

The most desirable place in the world



# BENEFITS OF INVESTING IN BALI REAL ESTATE

 **HIGH OCCUPANCY RATE**  
70-80% average occupancy per year

 **RISING REAL ESTATE PRICES**  
Rising real estate prices

 **LOW TAXES**  
Property tax in Bali is only 0.1% of the assessed value.

 **NO SEASONALITY**  
365 tourist and 320 sunny days per year

 **HIGH RENTAL YIELD**  
The average yield is 15% per annum, while the global average yield is 5%





# TOURIST MAGNETS IN BALI



## Volcanoes

The island is known for its active volcanoes such as Agung and Batur, which attract trekking enthusiasts and breathtaking views



## Surfing

Bali attracts surfers of all skill levels all year round thanks to its perfect waves



## Nature

Bali has incredible nature, tropical jungles, waterfalls and rice terraces



## Beaches

More than 100 beaches, from white to black, from secluded to noisy, where everyone will find their perfect spot.



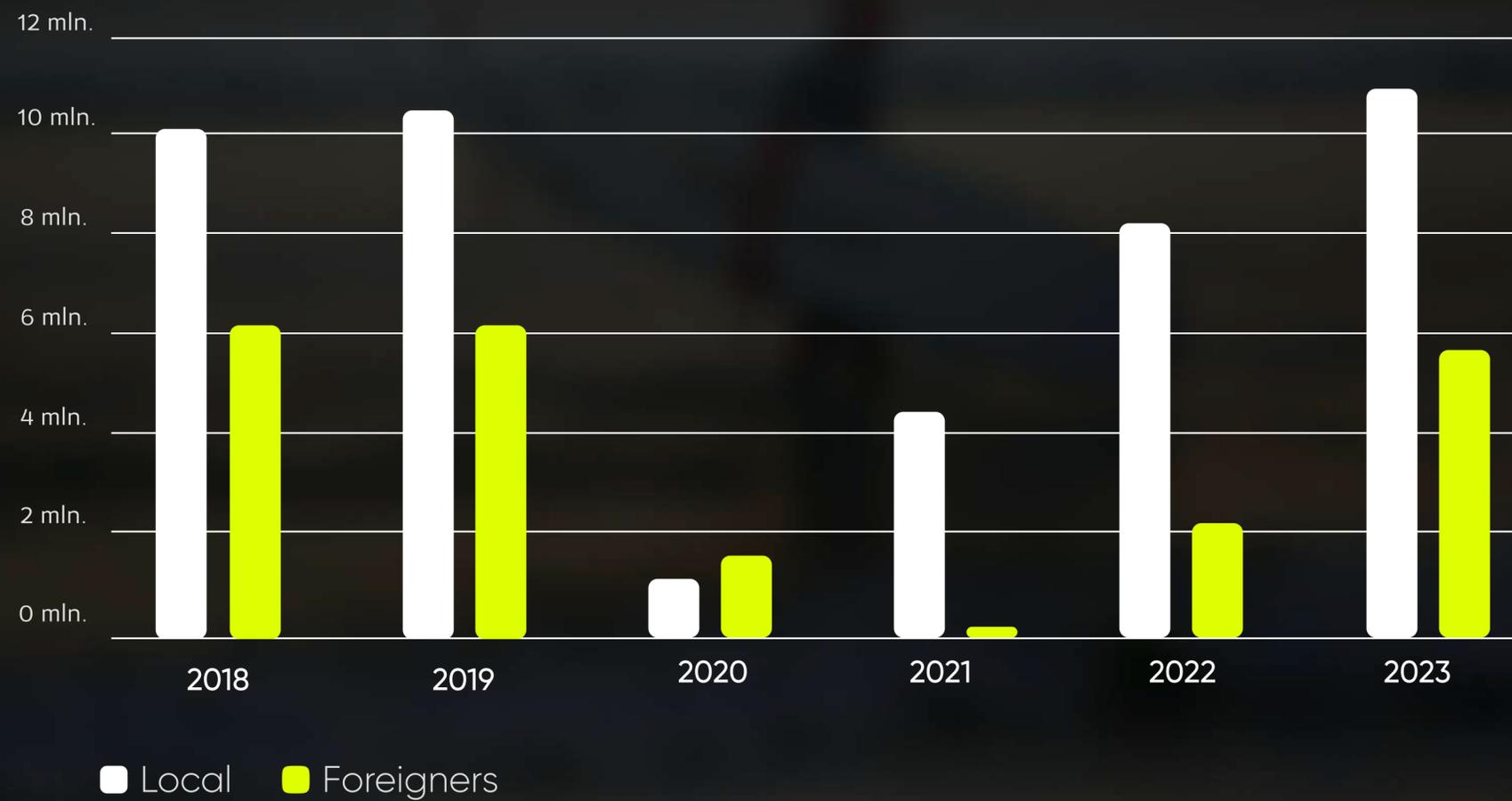
## Amusement parks

The most popular places on the island are Waterbom Bali and Bali Safari and Marine Park



# TOURIST FLOW TO BALI

Dynamics of tourist flow for 2018-2023.





AIRPORT - 33 MINUTES

Padang Padang beach

Nusa Dua beach

The Ritz-Carlton Bali Hotel

Bali National Golf Club

Bukit Pandawa Golf & Country Club

The Apurva Kempinski Bali Hotel

Savaya Club

Melasti beach

Green Bowl beach

Pandawa beach



ANTA OASIS



# AIR TAXI

There is a helipad 5 minutes from the complex

Aerotaxi is ready to take you to any point of the island and back to the complex, meet you at the airport or give you a tour around the island.

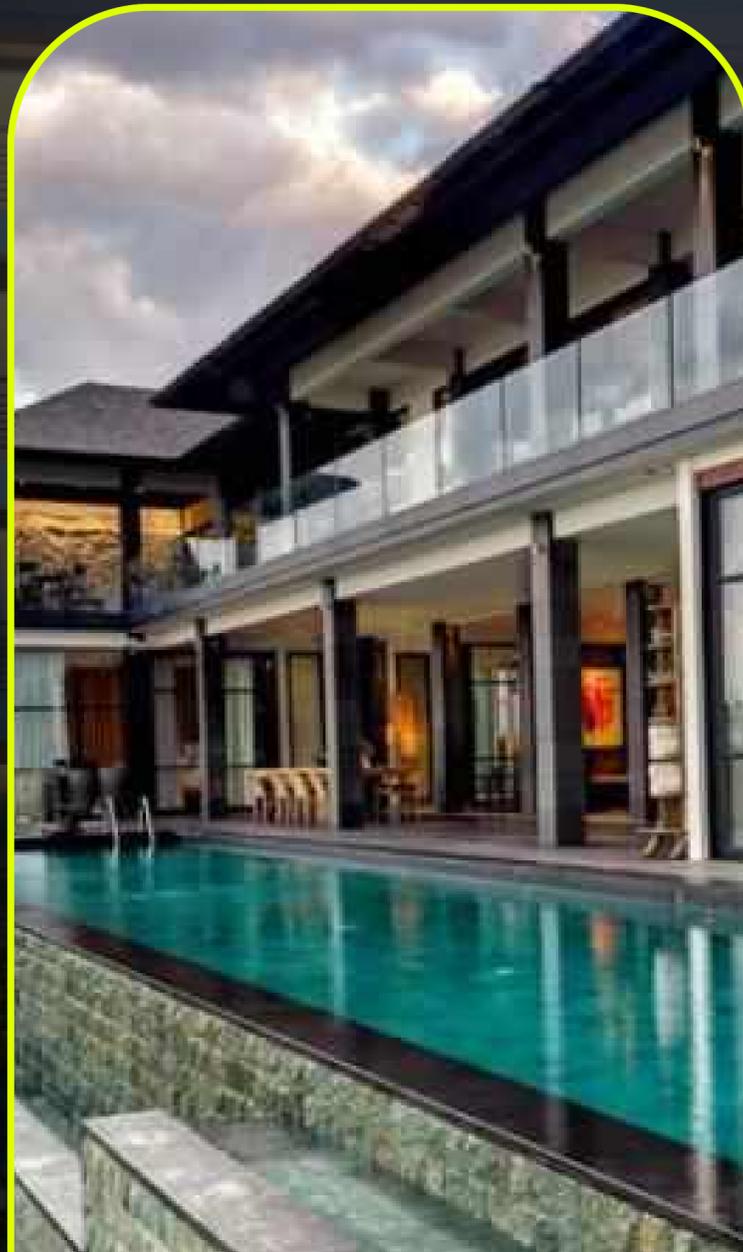


# PRICE FOR RENTING VILLAS IN COMPLEXES NEARBY:



**MULIA RESORT & VILLAS**

VILLA 1 bedroom  
Cost per night: **577\$**



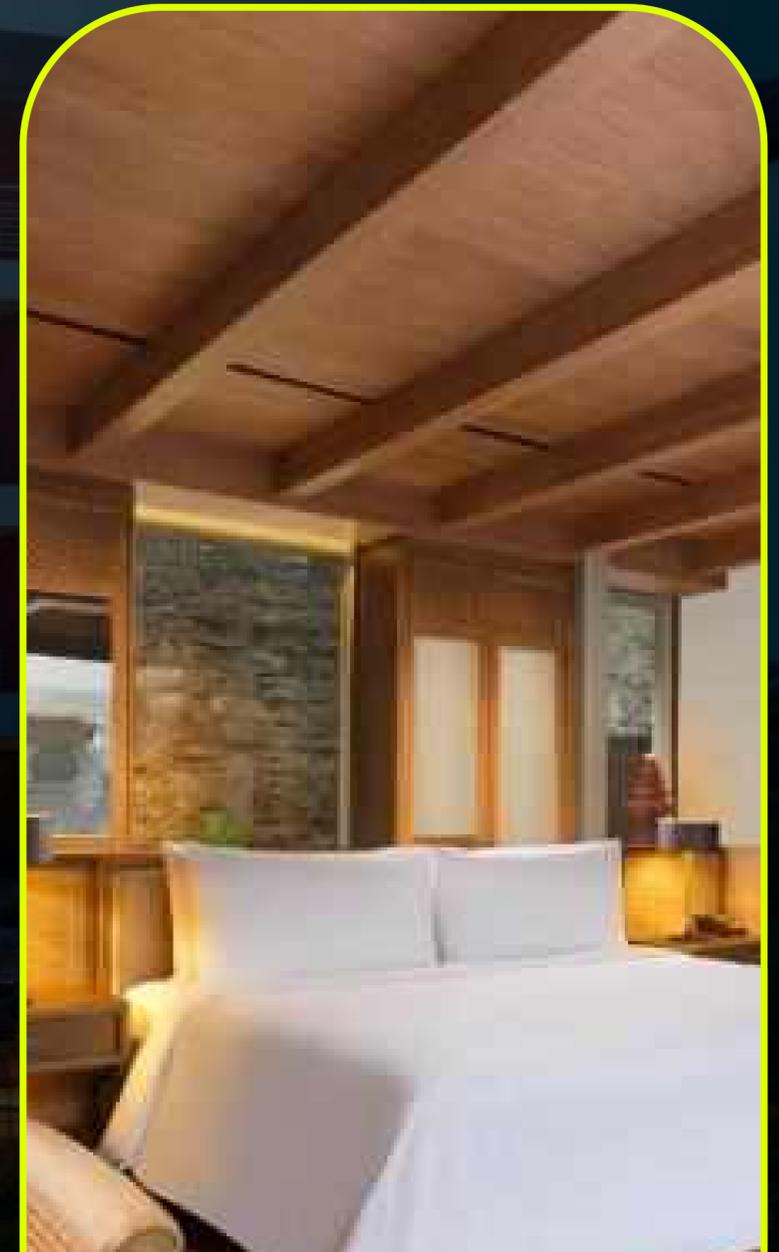
**PRIVATE VILLAS OF BALI**

VILLA 2 bedroom  
Cost per night: **593\$**



**VILLA THE APURVA KEMPINSKI BALI**

VILLA 1 bedroom  
Cost per night: **941\$**



**VILLA THE APURVA KEMPINSKI BALI**

VILLA 2 bedroom  
Cost per night: **1346\$**



# LOCATION

BUKIT DISTRICT, BALI ISLAND

# 1 HA OF TERRITORY

-  3 MINUTES TO THE OCEAN
-  BY BIKE/CAR
-  15 MINUTES ON FOOT



# LOCATIONS NEAR



Jalan Darma Wangsa

Kutuh Jalan Nusa Dua Selatan

Savaya Club

Palmilla Bali

Melasti Beach Ungasan

Green Bowl Beach

Pandawa Beach

Roosterfish beach club

Bukit Pandawa Golf & Country Club

Canna Bali



📍 BUKIT PANDAWA GOLF & COUNTRY CLUB



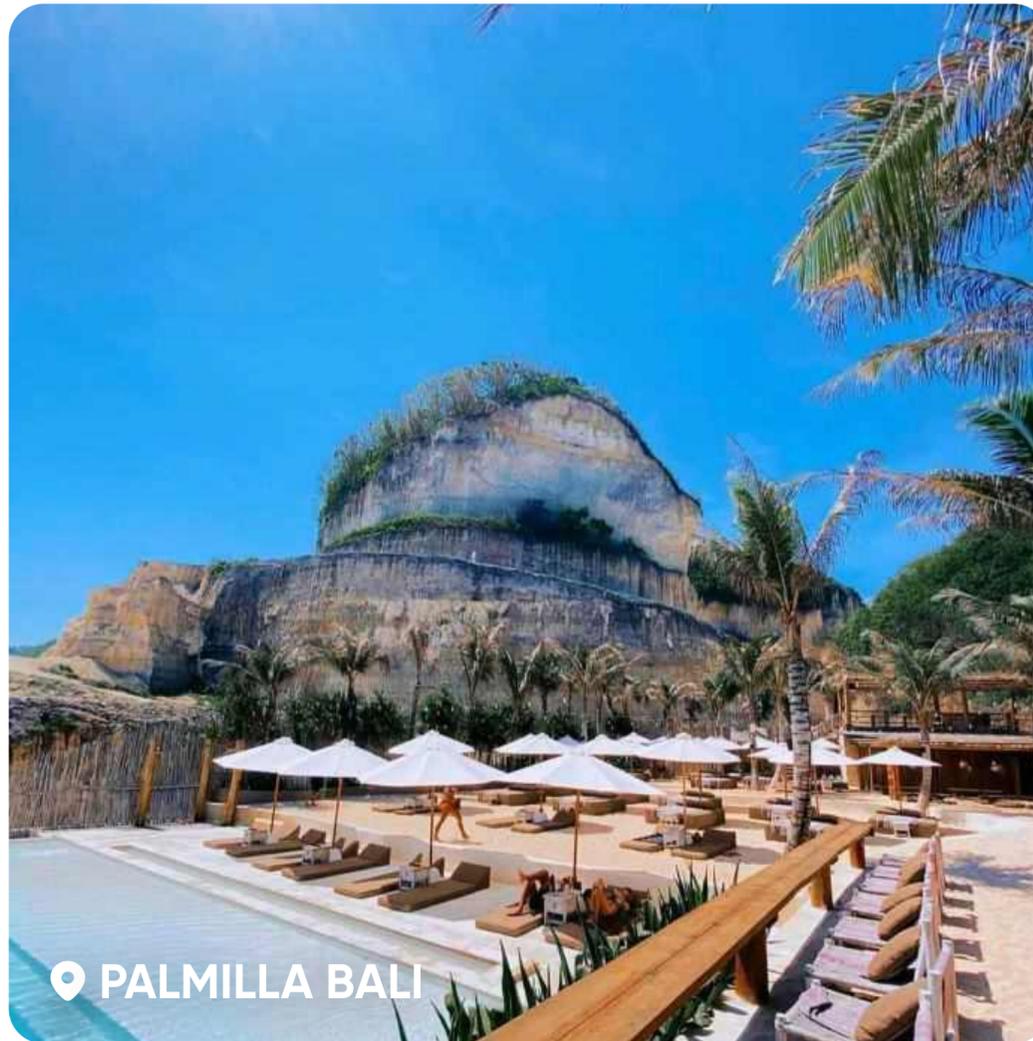
📍 GREEN BOWL BEACH



📍 MELASTI BEACH UNGASAN



📍 SAVAYA CLUB



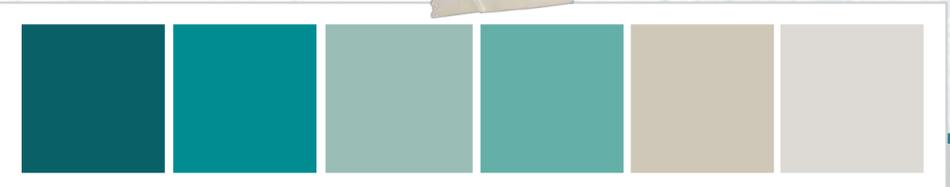
📍 PALMILLA BALI



📍 CANNA BALI



📍 ROOSTERFISH BEACH CLUB



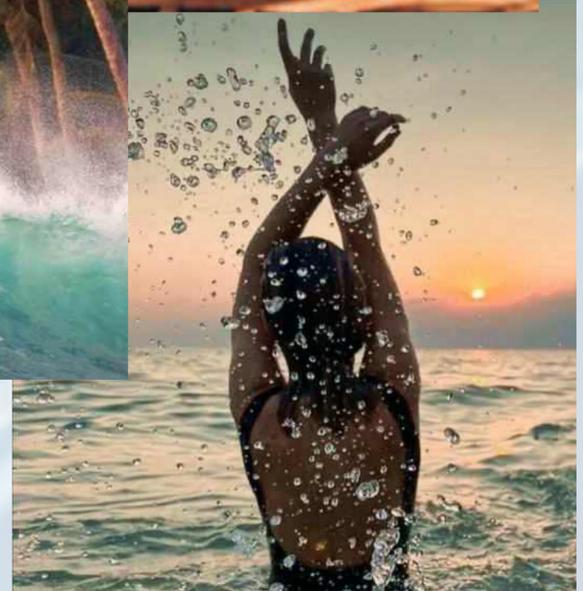
# WATER

CONCEPT

**WATER** IS A SOURCE OF ENERGY AND INSPIRATION IN THE ANTA OASIS PROJECT

THIS IS A LARGE LAGOON POOL FOR RELAXING  
INFINITY ROOFTOP POOL  
PRIVATE BEACH  
SURF SPOTS  
SPA AND UNIQUE CARE FOR YOUR BODY,  
WHERE WATER PLAYS A KEY ROLE

**UNIQUE FEATURE** – THE WATER OF LIFE  
THAT CAN ONLY BE TASTED HERE





# LEGALIZATION

## LAND LEASE TERM - GUARANTEED 50 YEARS WITH AN OPTION TO RENEW



**PEMERINTAH REPUBLIK INDONESIA**  
**PERIZINAN BERUSAHA BERBASIS RISIKO**  
**SERTIFIKAT STANDAR : 13032300841790001**

Berdasarkan Peraturan Pemerintah Pengganti Undang-Undang Republik Indonesia Nomor 2 Tahun 2022 tentang Cipta Kerja, Pemerintah Republik Indonesia menerbitkan Sertifikat Standar, kepada Pelaku Usaha berikut ini:

1. Nama Pelaku Usaha	: PT ANTA GROUP DEVELOPMENT
2. Nomor Induk Berusaha (NIB)	: 1303230084179
3. Alamat Kantor	: Jalan Sunset Road 819, Bali Ruko Sunset Indah II No. 10, . Desa/Kelurahan Kuta, Kec. Kuta, Kab. Badung, Provinsi Bali, Kode Pos: 80361
4. Status Penanaman Modal	: PMA
5. No. Telepon	: 80506699413
6. Kode Klasifikasi Baku Lapangan Usaha Indonesia (KBLI)	: 681111 - Real Estat Yang Dimiliki Sendiri Atau Disewa
7. Lokasi Usaha	: Jalan Sunset Road 819, Bali Ruko Sunset Indah II No. 10, Desa/Kelurahan Kuta, Kec. Kuta, Kab. Badung, Provinsi Bali, Kode Pos: 80351

Lampiran Sertifikat Standar ini memuat daftar persyaratan dan/atau kewajiban sesuai dengan kode KBLI Pelaku Usaha dan merupakan bagian tidak terpisahkan dari dokumen Sertifikat Standar yang dimaksud. Pelaku Usaha dengan Sertifikat Standar tersebut di atas wajib menjalankan kegiatan usahanya sesuai dengan ketentuan peraturan perundang-undangan.

Diterbitkan tanggal: 13 Maret 2023

**a.n. Menteri Pekerjaan Umum dan Perumahan Rakyat**  
**Menteri Investasi/**  
**Kepala Badan Koordinasi Penanaman Modal,**



Ditandatangani secara elektronik

Dicetak tanggal: 13 Maret 2023



**I PUTIJ HERRY WIRASUTA, S.H.,M.Kn.**  
**NOTARIS / PPAT**  
 Kantor:  
 Jl. Raya Kintamani No. 08, Hp. 0877 7006 8481 Bangli - Bali



**SALINAN**

**AKTA** : SENA MENYEWAKAN TANAH  
**NOMOR** : 18  
**TANGGAL** : 25 JULI 2024  
**NAMA** : 1. I WAYAN DANA, DKK  
 2. PT. ANTA GROUP DEVELOPMENT



12 July 2024

**Attention: Mr. Anton Taranenko**  
 Director  
 PT Anta Group Development  
 Jl. Sunset Road 819, Bali Ruko Sunset Indah II No. 10,  
 Desa/Kelurahan Kuta, Kec. Kuta, Kab. Badung  
 Bali - Indonesia

**Re: Letter of Intent – proposed Trademark License Agreement, Services Agreement and Technical Services Agreement for: Ramada Encore Bali Pandawa Hill, Indonesia.**

Dear Mr. Anton Taranenko,

As a result of our recent conversations, we are pleased to present to you this Letter of Intent ("LOI"), including the key business terms pursuant to which we may be willing to grant you a Trademark License Agreement, Services Agreement and Technical Services Agreement ("License Agreement") to operate a hotel under one of our brand systems. We are very excited about this excellent opportunity and the prospect of working with you and your company.

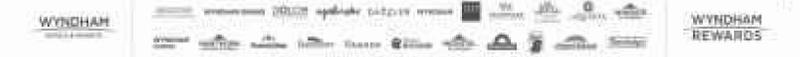
If the attached terms are acceptable to you, please:

(a) sign this LOI on the last page where indicated; and  
 (b) scan and return the LOI to me at [pamudji.slamet@wyndham.com](mailto:pamudji.slamet@wyndham.com)

Yours sincerely,



Pamudji Slamet  
 Director of Development  
 South East Asia and Pacific Rim  
 Wyndham Hotels and Resorts







Villa 3 bedroom

Villa 2 bedroom

Movie theater

Rooftop restaurant

Event hall

Co-working

Grill area

Villa 3 bedroom

Villa 2 bedroom

Villa 1 bedroom

Lagoon pool

Restaurant

Infinity pool

SPA

GYM

# INFRASTRUCTURE PROJECT

# INTERNAL INFRASTRUCTURE



The largest lagoon pool on the peninsula Bukit with an area of more than 700 m<sup>2</sup>



Infinity-pool with ocean views



European cuisine restaurant by the pool  
Restaurant of author's cuisine on Roof-top for 50 seats



A 50-seat coworking space with panoramic ocean views



Children's development camp "360", which provides developmental classes for children in English language



Grill area



SPA - center with complex procedures for beauty and health of body, mind and soul



Fitness center with world brand fitness equipment, cardio zone, group exercise room and yoga studio



Open-air movie theater



Smart car wash



# CAMP 360

Camp 360 is a children's educational camp in the format of a school of the future, where children and teenagers develop skills and personal qualities, interacting with each other and the environment without strict limits and rules

The camp will include:

- **Language School**
- **10+ disciplines from a variety of fields**
- **Surf school**
- **Visiting various attractions on the island**

For children from 4 to 16 years old



# CONCIERGE SERVICE

Concierge Service is a service aimed at assisting guests with daily tasks, saving time and ensuring the client's comfort

Concierge service includes:

- **Personal chef**
- **Baby sitter**
- **Personal driver**

All services are adapted to individual needs of the client and provided at the highest level.



# PRIVATE BEACH

Own private, full-service beach available only to guests of our hotel complex



# IN THE COMPLEX OF EVERYTHING

# 138 UNITS

Villa (1 bedroom) – 9  
Villa (2 bedrooms) – 28  
Villa (3 bedrooms) – 6  
Hotel complex – 95 units





# EXTERIOR













# INTERIOR











# WHY

THIS FACILITY WILL **SELL WELL**  
AND HAVE **BETTER UTILIZATION?**

WE ARE TRUSTED BY INTERNATIONAL BRANDS



RAMADA<sup>®</sup>  
**encore**  
BY WYNDHAM

**OUR RAMADA ENCORE PANDAWA HILLS COMPLEX  
WILL BE PART OF A LARGE INTERNATIONAL NETWORK**

**RAMADA ENCORE BY WYNDHAM**



# ADVANTAGES

## HOTEL REAL ESTATE



HIGHEST OCCUPANCY FIGURES,  
COMPARED TO OTHER PROPERTY TYPES

AVERAGE CHECK PER NIGHT  
BUSINESS, PREMIUM SEGMENT

**\$300**

LITTLE COMPETITION COMPARED TO  
TRADITIONAL REAL ESTATE PROPERTIES

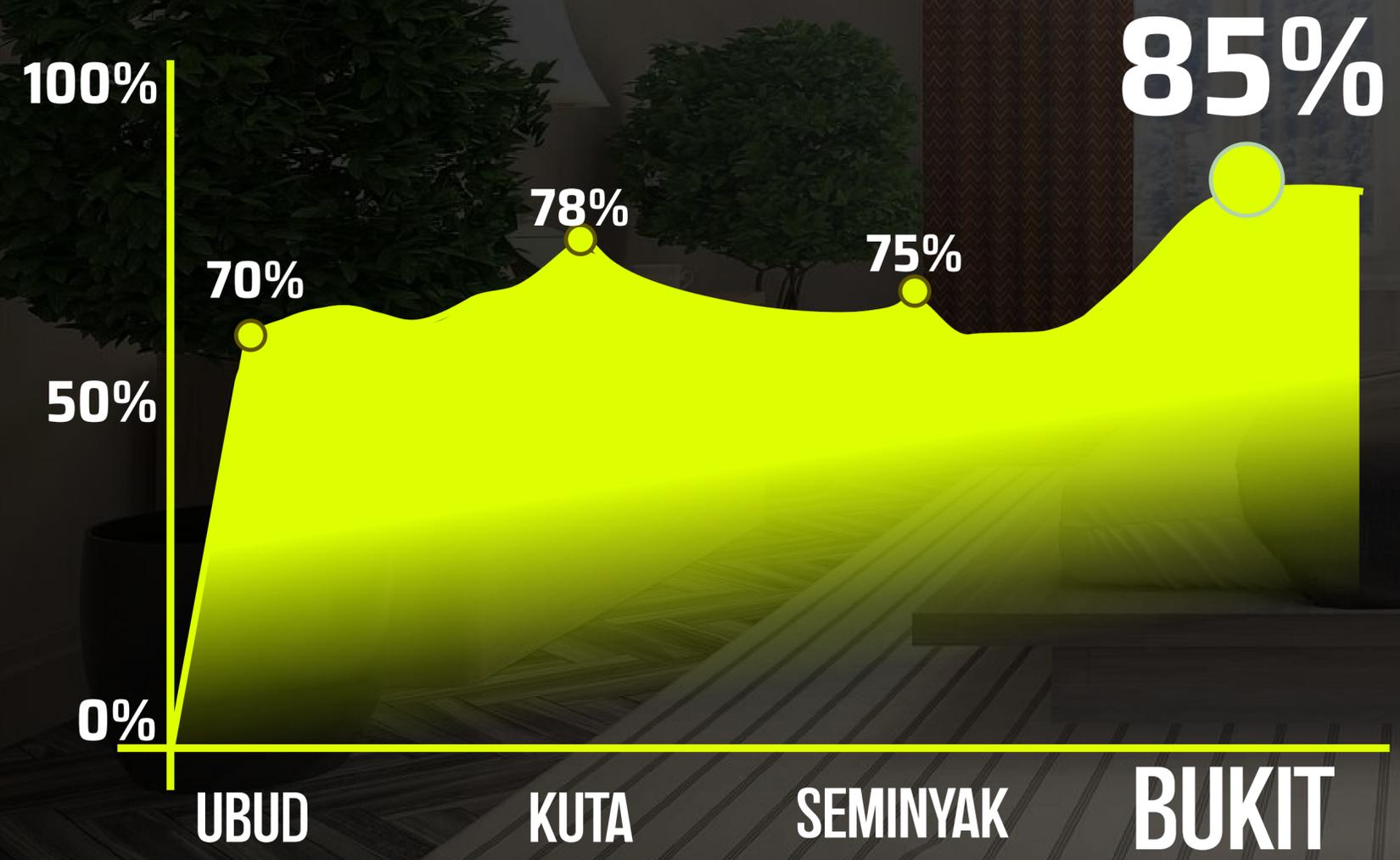
PAYBACK PERIOD

**7 YEARS**



# OCCUPANCY RATE

## HOTEL PROPERTIES IN TOURIST AREAS IN 2023 YEAR



**AVERAGE OCCUPANCY IN 2023  
RESUMED TO 2019 RATES OF -72%**



RAMADA  
**encore**  
BY WYNDHAM



# **INTEGRATED MANAGEMENT**

## **FOR YOUR COMFORT:**

Managing your real estate

Marketing and sales of accommodation services

Financial management

Uniform standards of service

# LOYALTY PROGRAM

## RAMADA ENCORE RESIDENCES



**FOR VILLA OWNERS  
2 BEDROOM AND 3 BEDROOM:**

- **FREE USE OF THE HOTEL INFRASTRUCTURE**
- **DISCOUNTS OF UP TO 25% ON ALL PAID SERVICES OF THE HOTEL**



# COOPERATION WITH BNI

**WE OPEN A BANK ACCOUNT FOR EACH INVESTOR WITH BNI INTERNATIONAL INDONESIAN BANK, WHICH WILL ALLOW:**

- **RECEIVE DIVIDENDS DIRECTLY TO YOUR CARD FROM ANYWHERE IN THE WORLD**
- **USE OTHER SERVICES OF THE BANK WITHOUT ANY LIMITS AND RESTRICTIONS WORLDWIDE**



# TERMS OF PURCHASE

## RESERVATION:

APARTMENTS - 1000\$

VILLA 1-2 bedroom - 2000\$

VILLA 3 bedroom - 3000\$

## INSTALLMENT PLAN:

MINIMUM  
FIRST PAYMENT - 25%

INSTALLMENT PERIOD -  
UNTIL THE END OF 2026

