



PREDMET. KABAKABA RESORT

5 ULTRA LUXURY VILLAS AND 11 PREMIUM COTTAGES

KABAKABA RESORT - BALI, INDONESIA

DESIGNED FOR
SERENITY.
BUILT FOR
LONG-TERM
VALUE.

KABAKABA RESORT
EMBODIES THE
ESSENCE OF
CONTEMPORARY
TROPICAL LIVING –
BLENDING
MINIMALIST
ARCHITECTURE, REFINED
COMFORT, AND
FULL – SERVICE
HOSPITALITY
EXPERIENCE.

ITS MORE THAN AN
ASSET – IT'S A
STATEMENT OF TASTE,
PRECISION, AND
SUSTAINABLE
PROFITABILITY.



KABAKABA
RESORT
IS DIVIDED INTO TWO
INTERCONNECTED
ZONES

UPPER SECTION

LUXURY VILLAS WITH 3,4 AND 6 BEDROOMS,
EACH WITH PRIVATE POOLS AND
PANORAMIC VIEWS.

LOWER SECTION

ONE BEDROOM APARTMENTS DESIGNED
FOR COMFORT AND OPERATIONAL EFFICIENCY

An aerial photograph of five modern, ultra-luxury villas. The villas are arranged in a cluster, each featuring a large, rectangular swimming pool. The architecture is characterized by dark, flat roofs and extensive glass facades. The villas are surrounded by lush greenery, including palm trees and dense foliage. The overall scene is captured from a high angle, providing a comprehensive view of the property layout and its integration with the natural environment.

5 ULTRA LUXURY VILLAS

An aerial photograph of a cliffside resort. Eleven modern, rectangular cottages with dark roofs and light-colored walls are arranged on a steep, rocky slope. The cottages are surrounded by lush tropical vegetation, including palm trees and ferns. In the foreground, a rocky coastline meets the ocean. To the left, a swimming pool with several lounge chairs and umbrellas is visible. In the upper right, a larger building with a swimming pool is partially visible. The overall scene is a high-end, scenic vacation spot.

11 PREMIUM COTTAGES

(STYLISH, PREMIUM QUALITY)



INFRASTRUCTURE INCLUDE

01. BAR-
RESTAURANT
"BAR BARABAR"

02. INFINITY POOL
AND LOUNGE
AREA

03. PRIVATE ROADS
AND PARKING

04. 15 UNITS TOTAL
- FULLY MANAGED
AND SERVICED

MODERN
TROPICAL
MINIMALISM
MEETS
ARTISANAL
CRAFTSMANSHIP.

CLEAN LINES,
NATURAL MATERIALS,
AND OPEN SPACES
CREATE AN
ATMOSPHERE OF
HARMONY AND
SOPHISTICATION.

EACH VILLAS IS
SEAMLESS BLEND OF
ARCHITECTURE AND
LANDSCAPE, WHERE
INTERIOR AND
EXTERIOR FLOW
AS ONE
CONTINUOUS
EXPERIENCE.



A VISUAL BALANCE
BETWEEN
MODERN
PRECISION
AND NATURAL
BEAUTY













VILLA 1



VILLA 2



VILLA 3



VILLA 4



VILLA 5



CINEMA



BEDROOM



BATHROOM



BEDROOM



BATHROOM





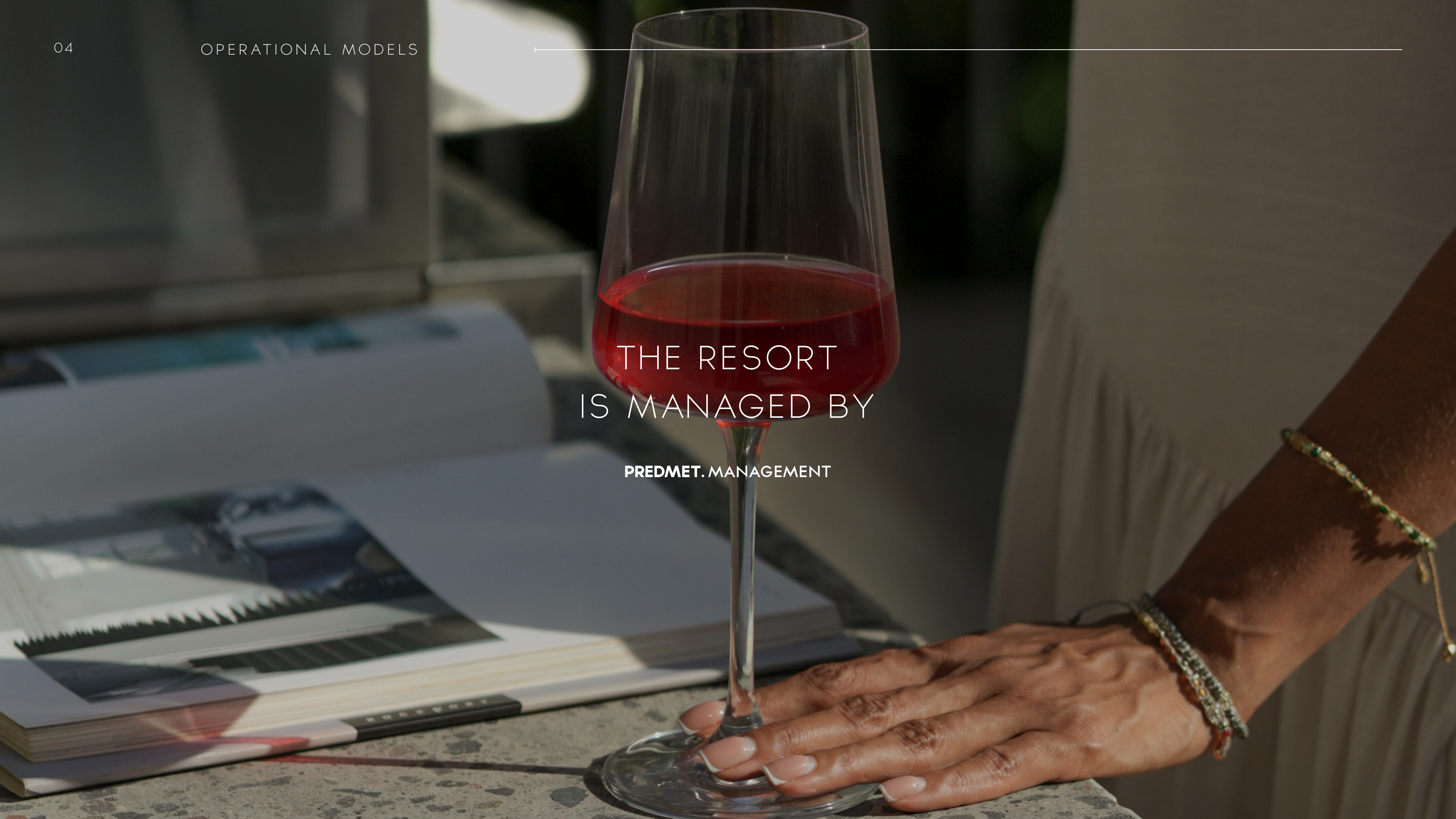






THE RESORT
IS MANAGED BY

PREDMET.MANAGEMENT



ENSURING A SEAMLESS
GUEST EXPERIENCE AND
OPERATIONAL
EXCELLENCE.

SERVICES INCLUDE:

1. FULL HOUSEKEEPING
AND MAINTENANCE
2. F&B OPERATIONS
(BAR BARABAR)
3. POOL AND GARDEN
CARE
4. GUEST RELATIONS
AND CORCIERGE

A "READY TO
OPERATE"
HOSPITALITY
ASSET

DESIGNED
FOR IMMEDIATE
ENTRY INTO
THE PREMIUM
BALI RESORT
MARKET.



ALL FINANCIAL DOCUMENTATION AND OWNERSHIP STRUCTURES

ARE PREPARED FOR DUE DILIGENCE. FULL PERFORMANCE METRICS AND ROI PROJECTIONS WILL BE DISCLOSED AFTER THE SOFT OPENING.

01. ROI FORECAST (2026 - 2028)

INVESTMENT STRUCTURE AVAILABLE FOR 100% ASSET ACQUISITION

02. AVERAGE DAILY RATE (ADR) COMPARISON

03. OCCUPANCY POTENTIAL BY SEGMENT

01.

CONSTRUCTION
PROGRESS :
95% COMPLETED

02.

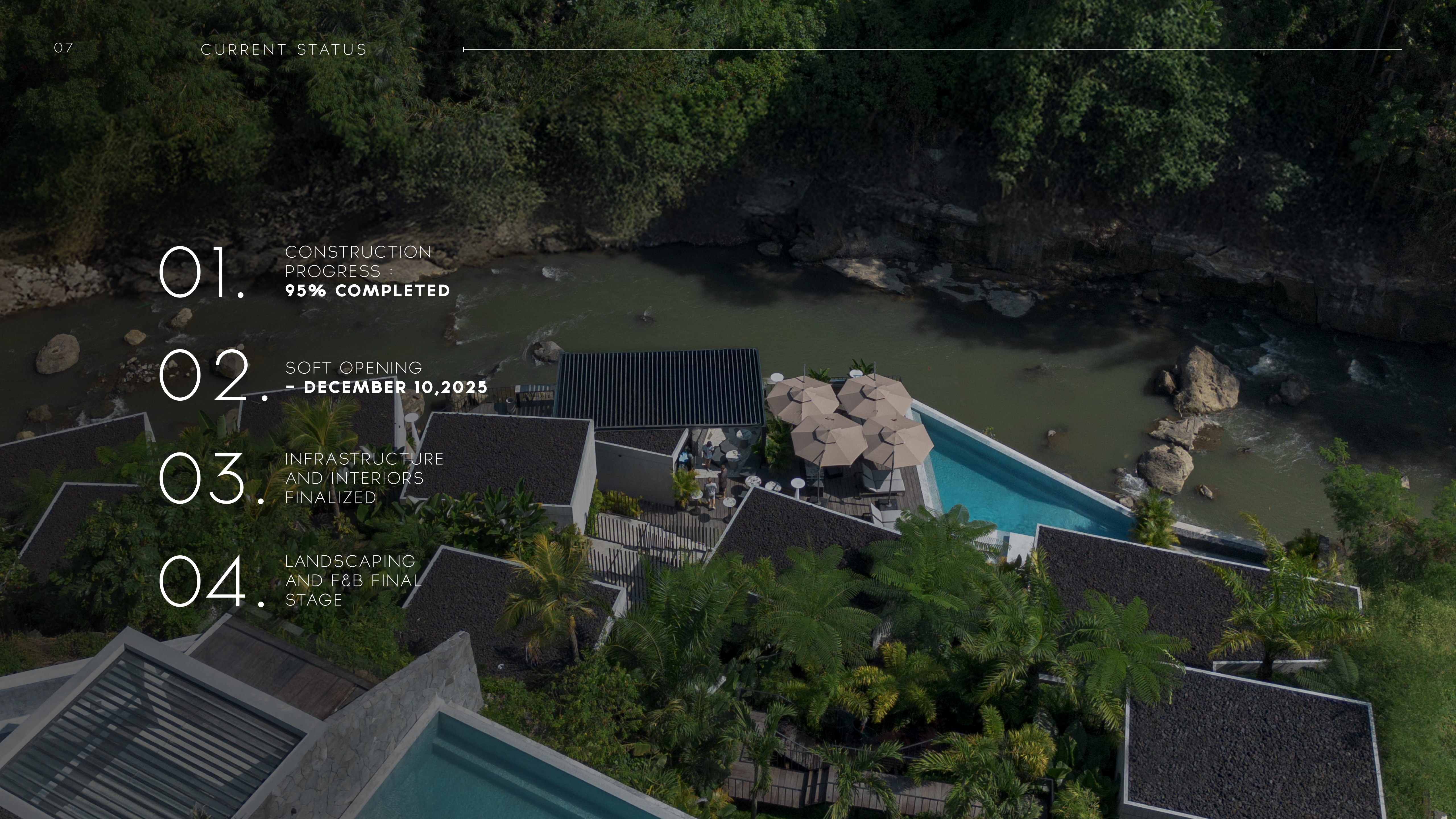
SOFT OPENING
- **DECEMBER 10, 2025**

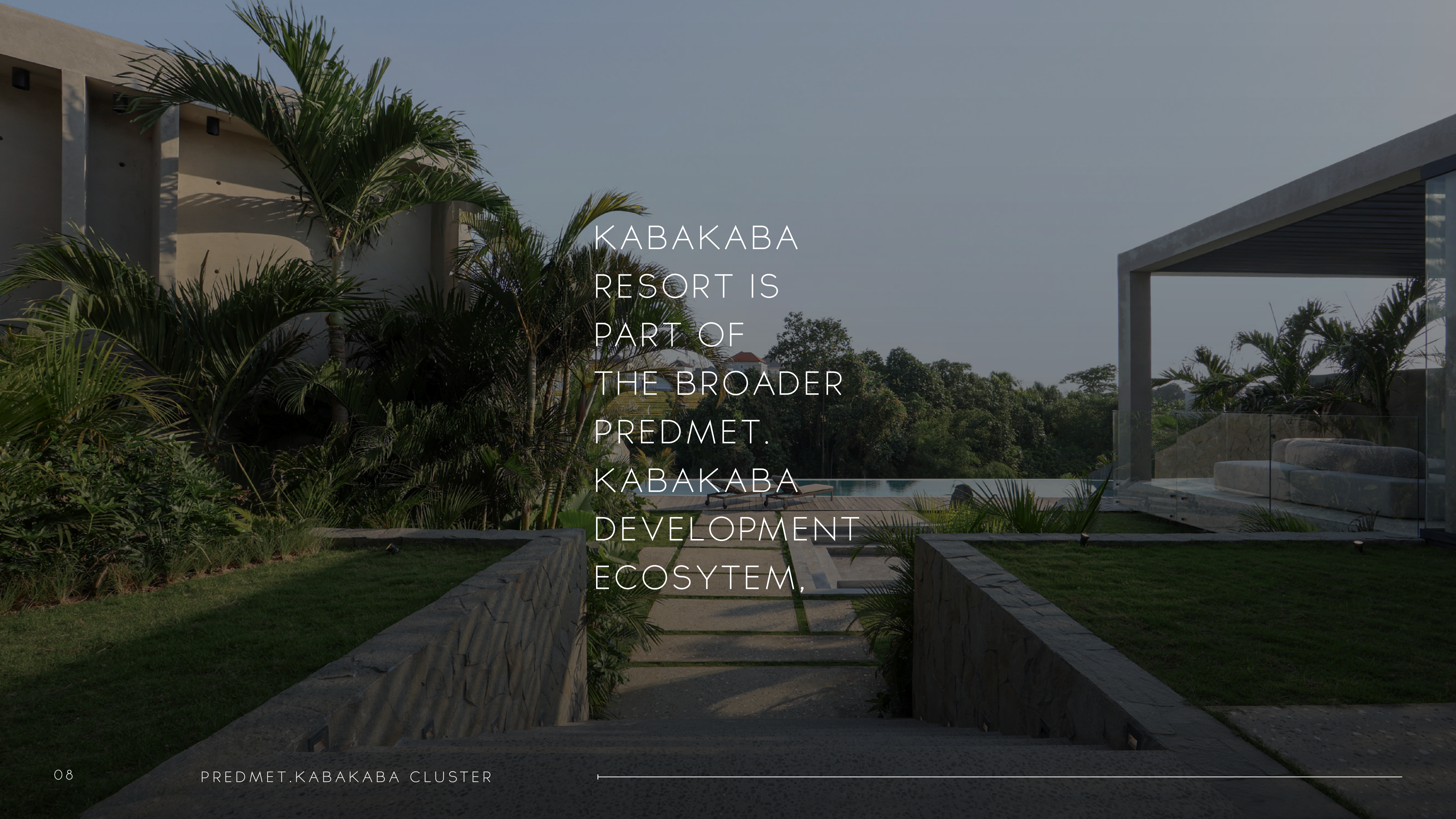
03.

INFRASTRUCTURE
AND INTERIORS
FINALIZED

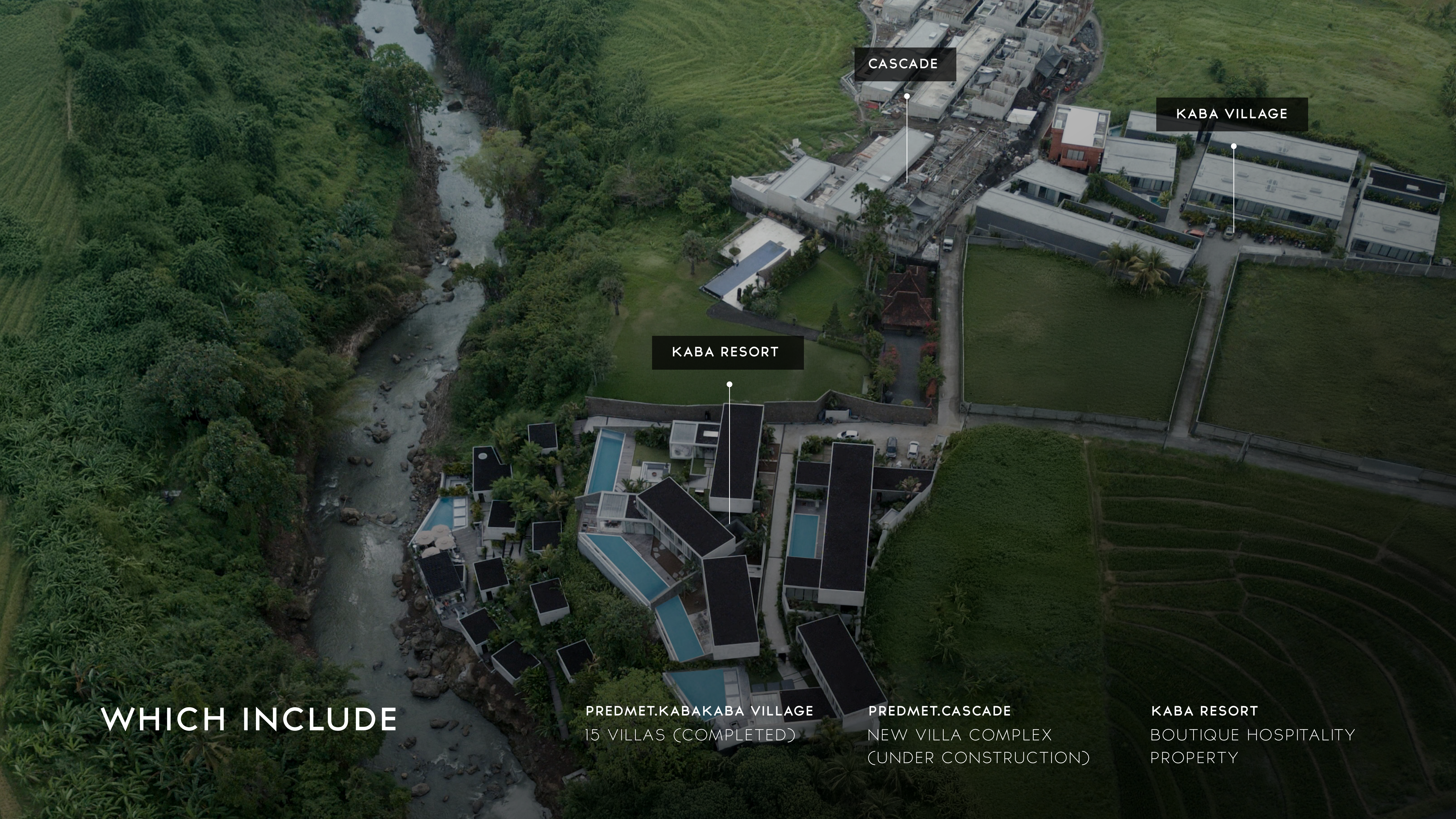
04.

LANDSCAPING
AND F&B FINAL
STAGE





KABAKABA
RESORT IS
PART OF
THE BROADER
PREDMET.
KABAKABA
DEVELOPMENT
ECOSYTEM,



CASCADE

KABA VILLAGE

KABA RESORT

WHICH INCLUDE

PREDMET.KABAKABA VILLAGE
15 VILLAS (COMPLETED)

PREDMET.CASCADE
NEW VILLA COMPLEX
(UNDER CONSTRUCTION)

KABA RESORT
BOUTIQUE HOSPITALITY
PROPERTY



TOGETHER, THESE
PROJECTS FORM
**A SYNERGIC
DESTINATION
CLUSTER**—MERGING
RESIDENTIAL COMFORT,
HOSPITALITY, AND
LIFESTYLE WITHIN
ONE INTEGRATED
LOCATION.

PLANNED
EXTENSIONS
INCLUDED :

01.

PADDLE
COURT

02.

YOGA AND
RELAXATION
ZONES

03.

WELLNESS
AND EVENT
AREAS

MARKET PROJECTIONS FOR 2025

**+15 – 20%
YOY**

LAND VALUE GROWTH IN
KABA-KABA

+12–15%

ADR INCREASE ACROSS
BOUTIQUE RESORTS

**UP TO
+30%
WITHIN
2 YEARS**

TOTAL ASSET
APPRECIATION POTENTIAL

*A STRATEGIC OPPORTUNITY TO OWN
AND EXPAND WITHIN BALI'S NEXT GROWTH CORRIDOR.*

01. PREDMET. CEMAGI –
OCEAN FRONT APARTMENTS
(ROI 15-17%)

02. PREDMET. BABAKAN –
TOWNHOUSES
COMMUNITY

03. PREDMET. FURNITURE –
IN-HOUSE MANUFACTURING
BASE

PREDMET.GROUP

AN INTEGRATED DEVELOPMENT,
CONSTRUCTION, AND DESIGN
COMPANY WITH A PROVEN TRACK
RECORD IN BALI'S PREMIUM SEG-
MENT. KEY PROJECTS INCLUDE:

EACH PROJECT REFLECTS THE
SAME DNA: **CLARITY, QUALITY,
AND PERFORMANCE.**

QUIET LUXURY,
STEP AWAY FROM
THE ISLAND'S MOST
DYNAMIC AREAS

NESTLED IN
KABA - KABA,
JUST 10 MINUTES FROM
CANGGU, THE RESORT
SITS
BETWEEN LUSH RICE
FIELDS AND THE
COASTLINE. IT'S AN
EMERGING ENCLAVE
FOR BOUTIQUE
HOSPITALITY -
PRIVATE, SCENIC, AND
SURROUNDED BY
HIGH-END VILLAS AND
LIFESTYLE
DESTINATIONS.

thank you!

FOR YOUR TIME AND INTEREST IN PREDMET. KABAKABA RESORT