

BLOOM

HOTEL MELASTI

”*Emotions in Bloom*,”

DESIGN HOTEL IN BALI

5
minutes
to the ocean



SPEAKEASY BAR



STAINED GLASS



MOSAIC POOL

2025

BLOOM

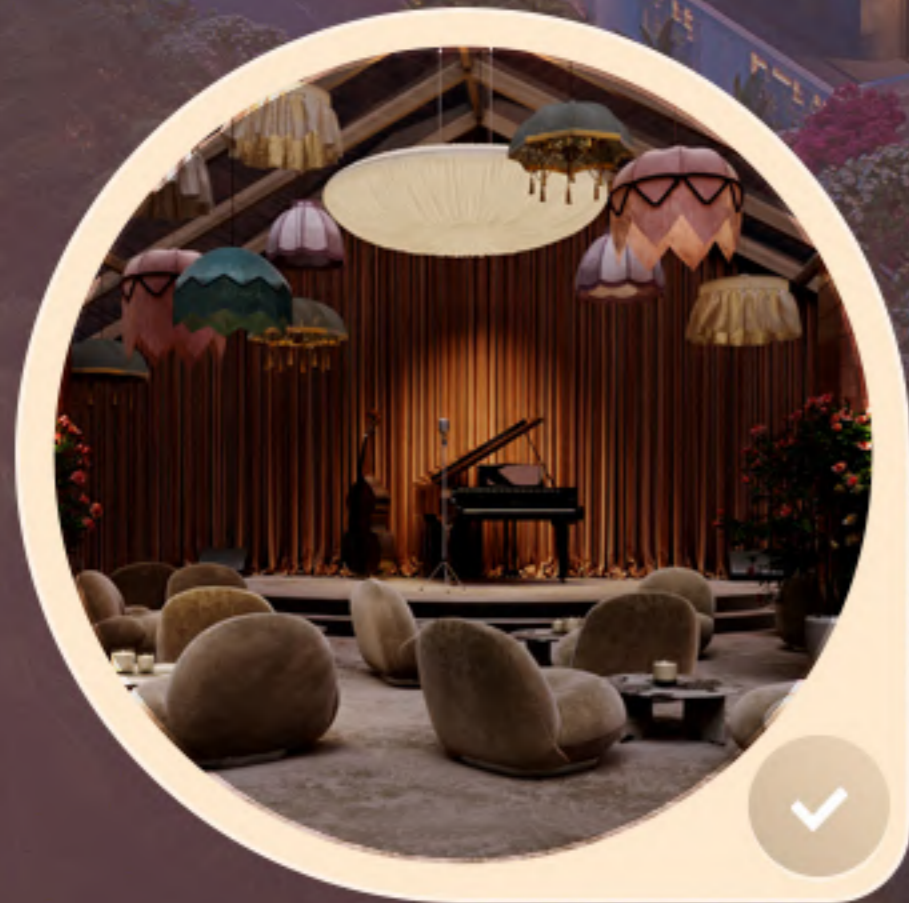
HOTEL MELASTI



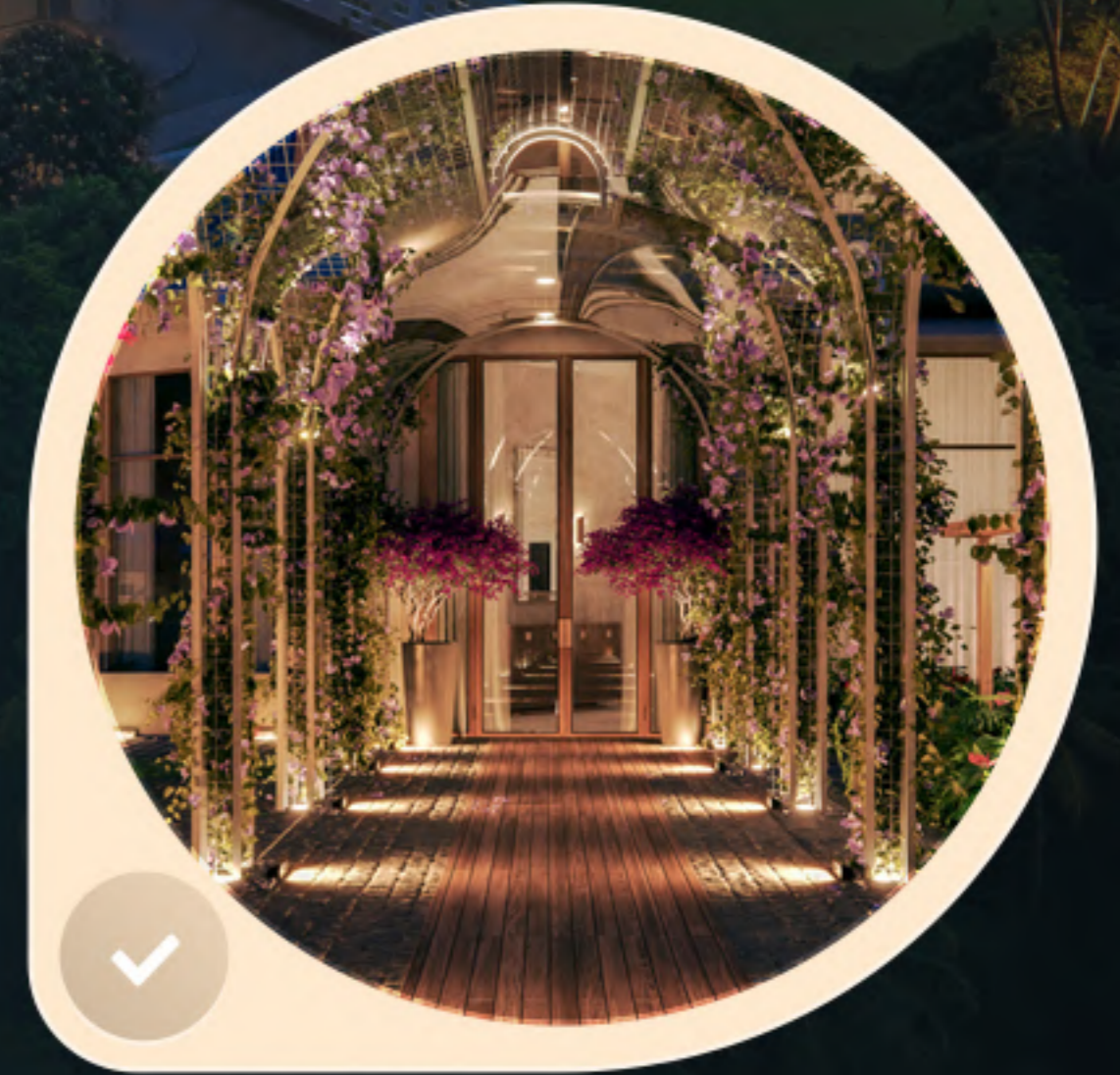
Close to the ocean.
5 minutes to Melasti Beach



Location *in the heart*
of touristy Bali



Instagrammable architecture
and rooftop gardens



Leasehold for the *first 39*
years already in unit value

ABOUT THE PROJECT

Special attention in the hotel is given to the **guest's experience**:
attentive service, distinctive interior design, and
special entertainment programs.

About the complex

Number of rooms **145** designer apartments

Construction: **IV** quarter 2025 - **I** quarter 2028

Leasehold **39** years + **30** years

Land Color: **«Pink»**
Tourism Land Zoning

Panoramic windows

Fixed yield guarantee of **8%** for 3 years



The rooms *are fully equipped* with furniture and appliances

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Bali *is one of the strongest* tourist destinations in the world

A market *with proven demand* and stable growth

- ✓ *Over 7 million international tourists* in 2025 — a historic record
- ✓ Bali consistently ranks *among the Top 3 global travel destinations* according to Tripadvisor, Condé Nast Traveler, and Travel + Leisure
- ✓ *Best Island in Asia* — 18 consecutive years according to DestinAsian Readers' Choice Awards
- ✓ *Asia's Most Romantic Destination* — 7 consecutive years according to the World Travel Awards
- ✓ *The most visually popular island in the world* — over 75 million mentions on social media

2023-2025

Travelers'
Choice™



Tripadvisor

Beaches

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70%

*According to Booking.com,
70% of guests choose
hotels near these
locations.

Booking.com

Melasti

A 5-minute bike ride away is Melasti, the island's most Instagrammable beach, which is ranked *in TripAdvisor's top 10 most recommended beaches* in Bali

**3 minutes*
on your own buggy

Karma Kandara

And just 400 meters from the hotel *is a secluded beach with white sand*, clear water and access to the best beach clubs on the coast, including Kandara Beach Club *with its own transportation to the beach*

Infrastructure *of the district*

In the heart of tourist Bali



Watch location videos



- ✓ *12 elite beach clubs* within walking distance
- ✓ *Legendary club Savaya* in 8 minutes
- ✓ *More than 30 restaurants* within a radius of 3 km
- ✓ *The main tourist mecca* - GWK park in 15 minutes
- ✓ *Leisure:* golf courses, helipad, paragliding
- ✓ *Necessary infrastructure:* Shops, pharmacies and currency exchangers



Concept

Design hotels are hotels where **architecture, interior design, and atmosphere are not a backdrop**, but a core value of the product. The guest is here not just to spend the night, but to experience something aesthetic and meaningful.

Bloom is conceived as a design hotel where architecture, emotion, and service come together as one. The hotel team's attention is focused on the guest's state of mind. The hotel becomes part of a personal experience, rather than merely a backdrop to the journey.

- ✓ Abundance of fresh flowers and floral motifs in the interiors
- ✓ Partner program for organizing dates
- ✓ Exclusive SPA-complex
- ✓ Picturesque photo zones for love story
- ✓ Romantic dinners
- ✓ Live music

Infrastructure

OF THE COMPLEX

- ✓ *Exclusive SPA complex:* premium rituals and treatments with organic cosmetics
- ✓ *Mosaic pool* with author's design and lounge area with sun loungers
- ✓ *Rose Bar* is a hidden speakeasy bar with live jazz and vinyl records.
- ✓ *"Theatre"* — a restaurant with live music.
- ✓ *Picturesque park with relaxation area* and flower photo booths
- ✓ *Laundry* service
- ✓ *Yoga Space* - a space for practicing
- ✓ *Concierge* service
- ✓ *24/7 security* and video surveillance
- ✓ *Parking* lot



Premium *SPA-complex*

in partnership *with Royal Spa*

- ✓ *Premium rituals* and treatments with organic cosmetics
- ✓ *Author's* aromatherapy programs
- ✓ *Couples' treatments*: synchronized massages, romantic spa sessions
- ✓ *Cozy rooms* with dimmed light and natural materials
- ✓ *Baths with* petals, scrubs, oils and body care
- ✓ *SPA-shop*: an opportunity to buy your favorite products
- ✓ *Sauna* for relaxation and recovery



Bloom SPA





Bloom SPA



INFRASTRUCTURE
OF THE COMPLEX

Swimming pool

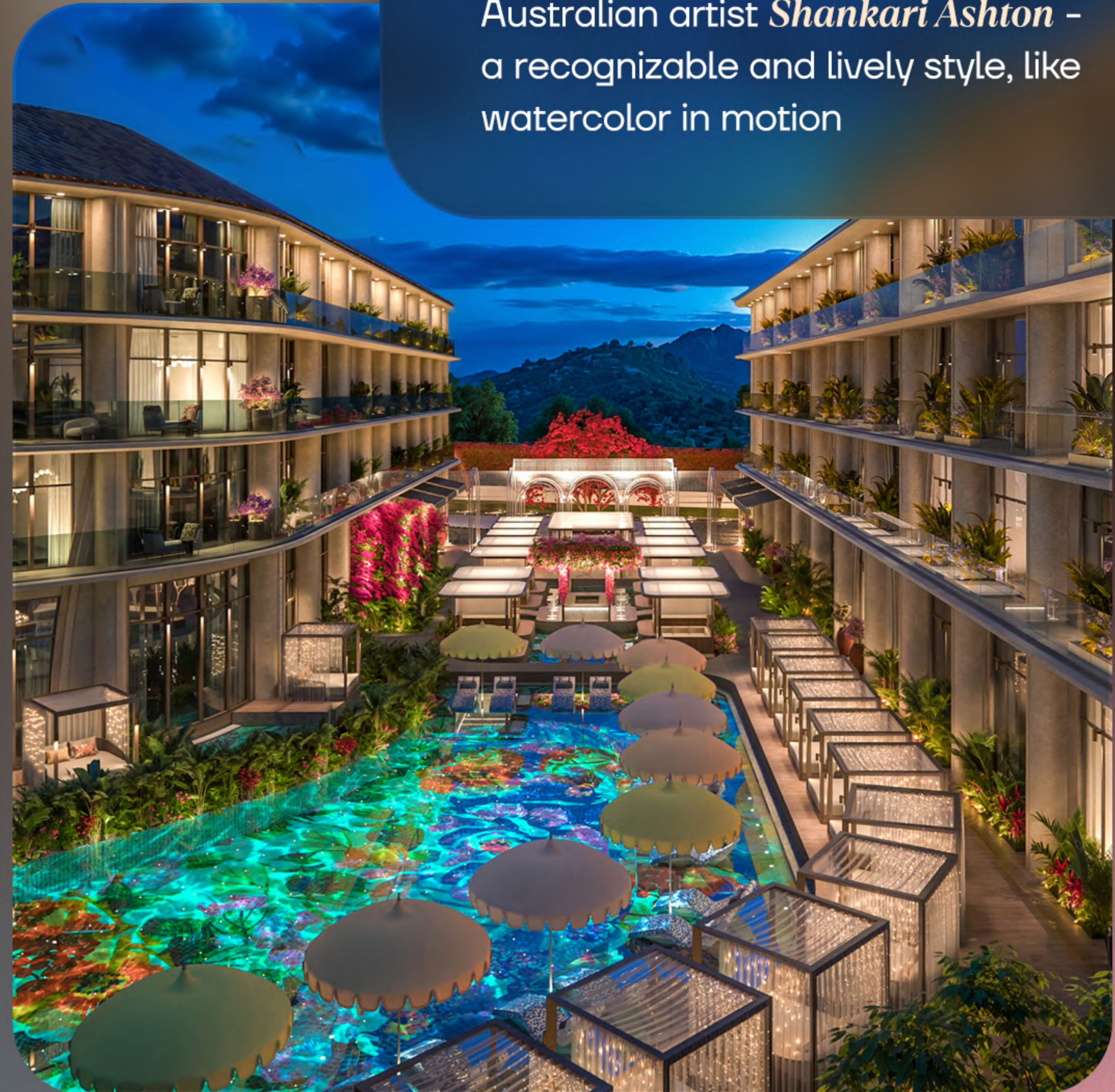
Bali's only swimming pool lined *with brightly colored mosaics*

This is the jewel of **BLOOM**
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”

It's the center of the rhythm of the whole hotel. A place *you want to come back to every day* – even if you didn't go anywhere else ”

The ornament was created by Australian artist *Shankari Ashton* – a recognizable and lively style, like watercolor in motion





In the daytime



At night

INFRASTRUCTURE OF THE COMPLEX

Rose bar

Is a *hidden speakeasy bar set* within a rose garden.
Live jazz, vinyl records, and an intimate evening atmosphere



Rose bar





Rose bar



ИНФРАСТРУКТУРА КОМПЛЕКСА

Restaurant «*Theater*»

A refined restaurant where mornings are *filled with light and calmness*,
and evenings unfold in an intimate atmosphere with candles, flowers,
and live piano music.



Restaurant «Theater»

Park *and walking areas*

AN OASIS OF BEAUTY AND PRIVACY

Flowering frangipani, bougainvillea and hibiscus, *exclusive varieties of roses and orchids*, cozy benches and paths create the perfect space for relaxation.

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Yoga Studio «*Protean*»

INFRASTRUCTURE OF THE COMPLEX

On the top floor is a room filled *with soft light, the scents of wood* and the breath of space.

This is where morning *yoga sessions, evening meditations, breathing practices, sound-healing and gentle movement* take place.

No exercise equipment. No hustle and bustle. *Just silence, body and mindfulness.* This is not fitness. It's a return to yourself

Before or after classes, *you can go to the Juice Bar and drink your favorite* freshly squeezed juice or one of the author's mixes



Yoga Studio «Protean»





Juice Bar



BEYOND
work & life management

Privileges Card

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from *premium concierge service* Beyond

We offer a unique service not only on the property, but also throughout the island so that guests *can enjoy an exceptional vacation in Bali's* finest locations

Carefree arrival in Bali

- ✓ Visa support, *VIP meeting at the airport*, SIM card registration and currency exchange

Personal assistant on the island

- ✓ *Organization of premium holidays*, booking of restaurants, transportation, organization of unique adventures, access to private events, organization of photo shoots and flower delivery

Bonus program of the hotel:

- ✓ Accumulative *loyalty system*
- ✓ Invitations to private events - *music nights and workshops*

Date organization:

- ✓ *Individual ideas* for special occasions
- ✓ *Finding the perfect place* and organizing transfers
- ✓ *Romantic dinners* surrounded by flowers, surprises and sophisticated atmosphere
- ✓ Joint leisure activities - excursions, wine and cheese tastings, sunset picnics - with the services *of a professional photographer*



Interior

LOBBY AND RECEPTION

From the very first steps, you are greeted by an exquisite lobby, *where branded mosaics and majestic panels* with floral motifs attract the eye.

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Lobby

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Standard





Standard



Superior





Superior



Deluxe

BLOOM



Deluxe



Luxury



Luxury

It's all about *the numbers*

Why is it profitable to work under a well-known international brand?

55%

Average occupancy rate
of *NoName hotels in Bali*

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71%

Average occupancy rate
of *regular branded hotels in Bali*

Guaranteed yield

for three years under the agreement



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Initial term

leasehold
39 years!

Already included in the unit* price
+ guaranteed extension *for 30 years*

*

The investor purchases a unit
with an initial *lease term until 2064*

We build *as if for ourselves*

10
years

Warranty on supporting
structures and pool bowls

12
months

Warranty on finishing

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An aerial night view of the Bloom Hotel Melasti, a large, modern building with multiple levels and balconies, illuminated from within. The hotel is surrounded by lush greenery and palm trees. In the background, a coastal town is visible, and the ocean extends to the horizon under a twilight sky with a setting sun. A small sailboat is visible on the water. The overall scene is serene and picturesque.

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