



A NEW CITY *in Bali*

APARTMENTS AND VILLAS
WITH AN OCEAN VIEW

PROJECT *advantages*

0% 80+ YEARS 25 YEARS

DOWN PAYMENT
INTEREST-FREE
INSTALLMENT PLAN

LEASEHOLD

STRUCTURAL
WARRANTY

ABOUT *the Developer*

A PREMIUM REAL ESTATE DEVELOPER IN BALI, FOUNDED BY A VISIONARY ENTREPRENEUR WITH OVER 18 YEARS OF INTERNATIONAL EXPERIENCE IN LUXURY RESIDENTIAL CONSTRUCTION AND SALES.



This is more than real estate development – it is the creation of exclusive communities where comfort, quality, and investment value become the foundation of a distinctive lifestyle. The company's projects are chosen by individuals who value long-term appreciation, sustainability, and impeccable execution.

The developer combines international expertise in delivering luxury villas and hospitality projects with a contemporary vision of architecture and lifestyle, creating properties where innovative design, environmental responsibility, and exceptional living comfort come together seamlessly.

A key competitive advantage lies in the company's proprietary construction technology, which has proven its reliability, efficiency, and superior quality across projects on multiple continents.



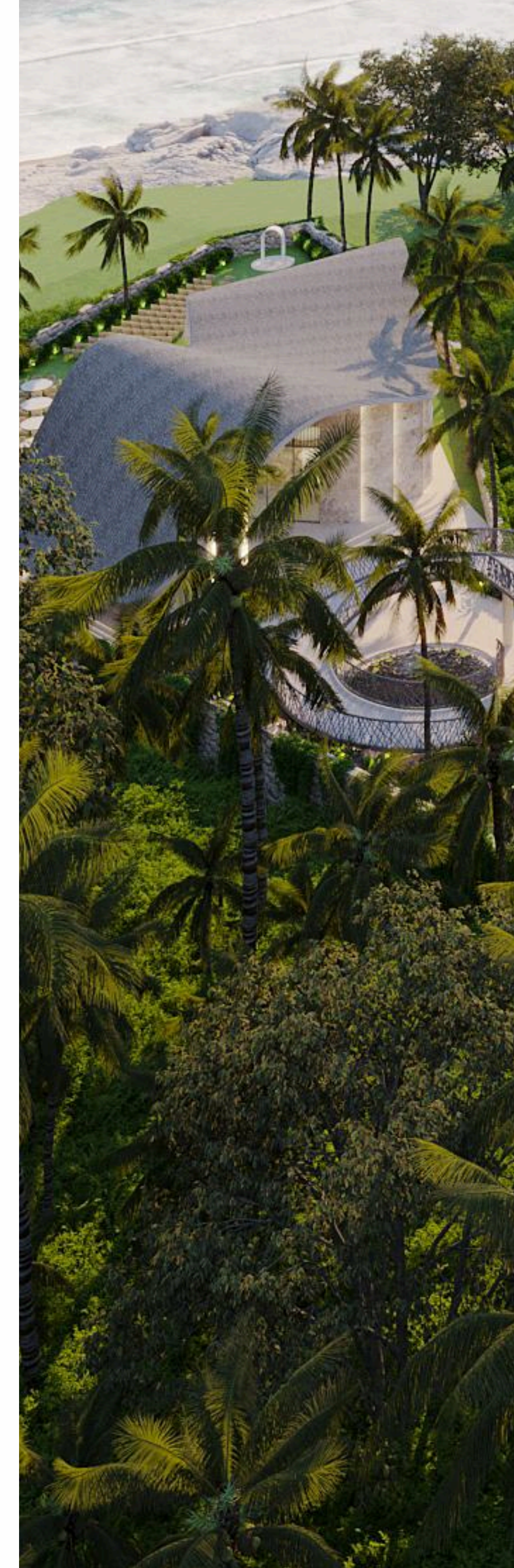
PROJECT *Concept*

AN EXCLUSIVE LIVING SPACE ON THE SHORES OF THE INDIAN OCEAN, WHERE A HIGH LEVEL OF COMFORT, ARCHITECTURAL AESTHETICS, AND A RESORT-LUXURY ATMOSPHERE COME TOGETHER IN A UNIFIED CONCEPT.

A monumental cascading bridge, integrated with unique art spaces, transforms the area into a distinctive open-air gallery and one of the island's most desirable photo destinations.

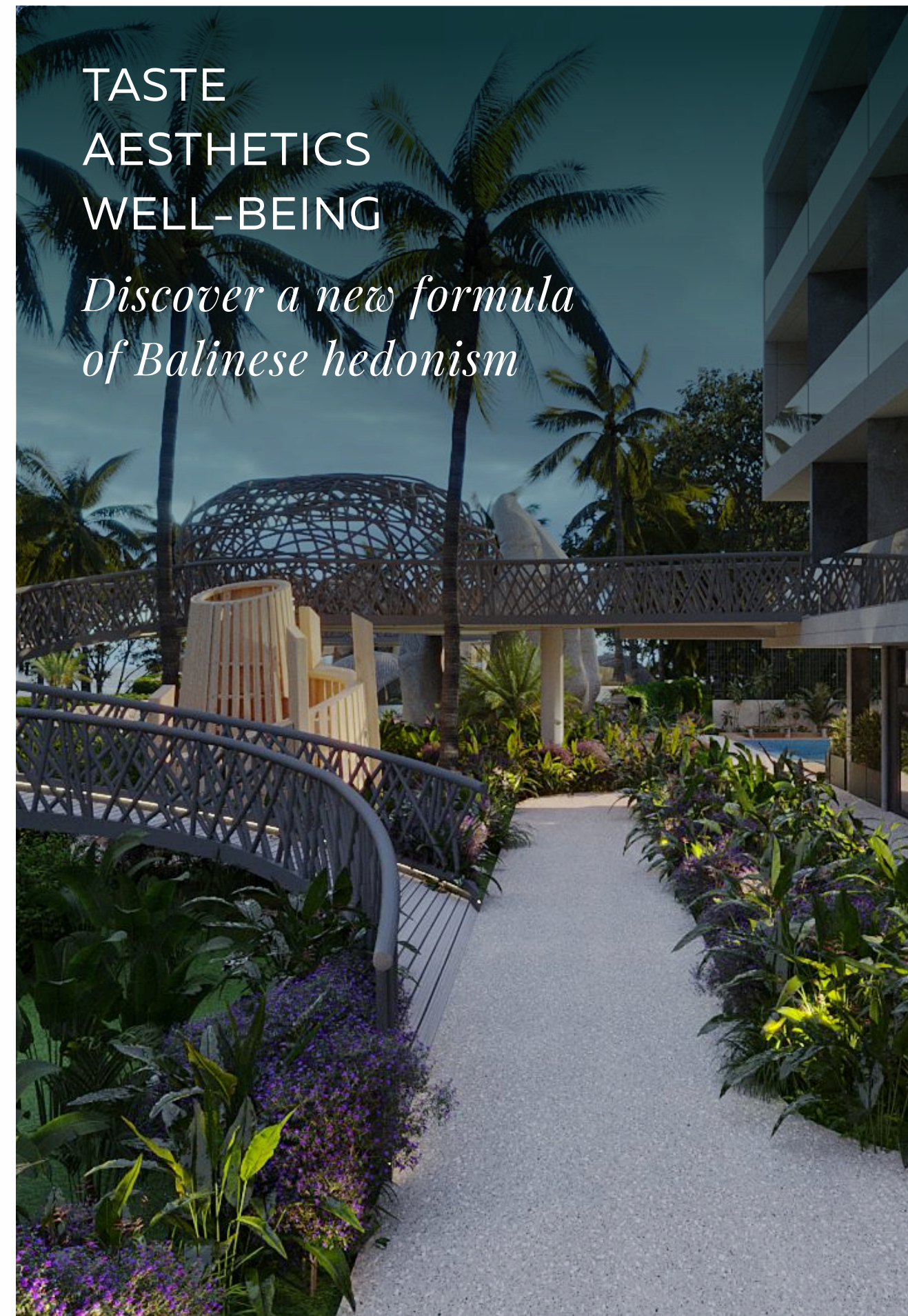
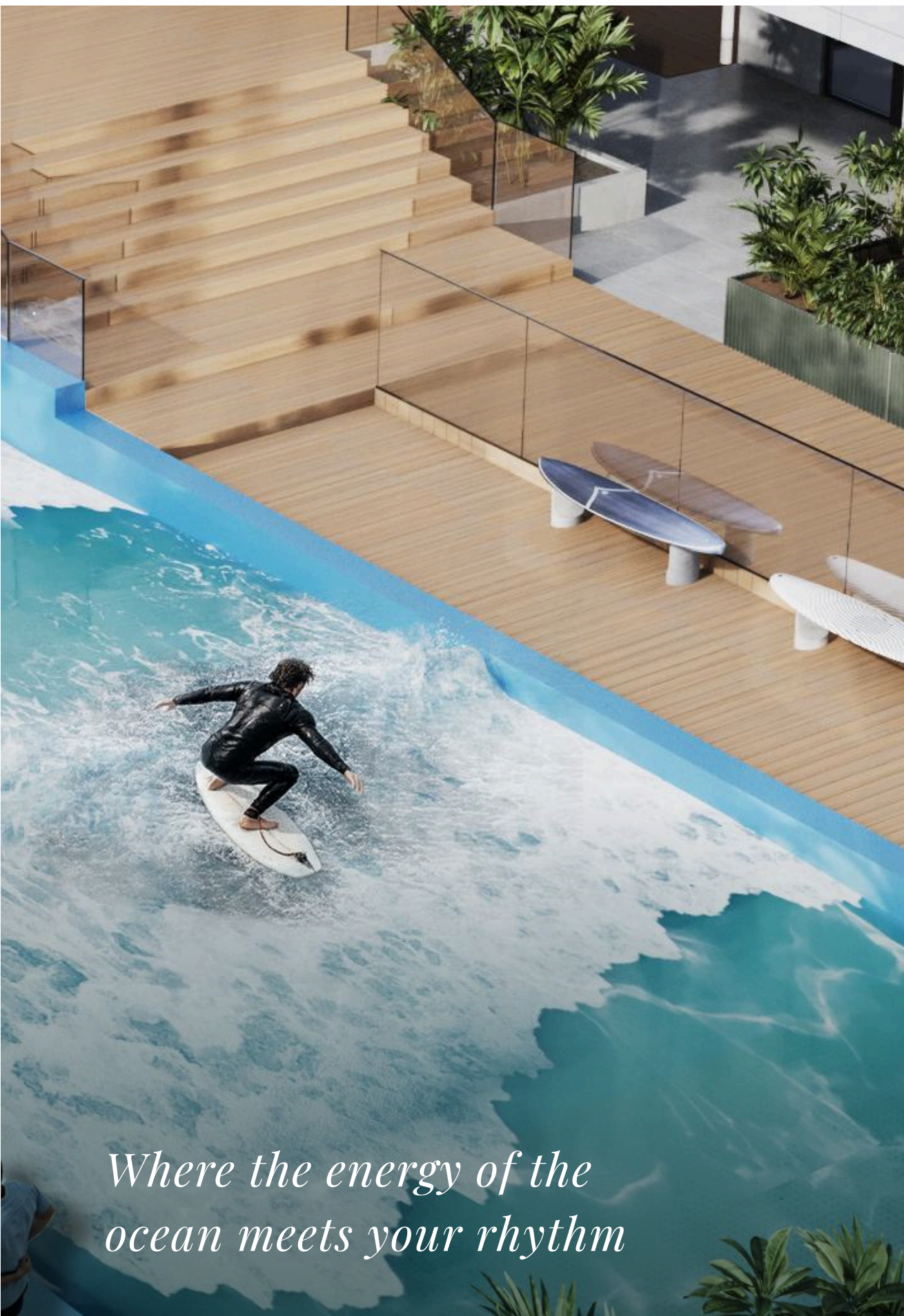
The project's infrastructure redefines the standards of conventional development, offering residents a private artificial surf wave and a state-of-the-art wellness cluster focused on biohacking and preventive health.

A cinematic event venue turns the project into a premier destination for refined living, luxury weddings, and signature social events by the ocean.



INTERNATIONAL *Lifestyle Hub*

YOUR ENVIRONMENT DEFINES EVERYTHING





Why?

BALI

Indonesia — PROMISING MARKET FOR INVESTMENTS

THE LARGEST ECONOMY OF SOUTHEAST ASIA
AND PROMISING REGION FOR LONG-TERM INVESTMENTS

24,1%

GROWTH OF DIRECT FOREIGN
INVESTMENTS ACCORDING TO THE
RESULTS OF THE FIRST HALF OF 2025

7,05 MILLION

TOURISTS ANNUALLY IN BALI
(ACCORDING TO 2025 STATISTICS)

2 PLACE
IN THE WORLD

OCCUPIES INDONESIA IN TERMS
OF ECONOMIC GROWTH RATES

USE THE OPPORTUNITIES TO BE PART OF ACTIVELY GROWING ECONOMY WITH HIGH PROFITABILITY!

No 1 IN THE WORLD FOR PROFITABILITY *and investments*

BALI CONFIDENTLY MAINTAINS THE POSITION
OF THE WORLD LEADER IN PROFITABILITY OF
REAL ESTATE INVESTMENTS

Average profitability reaches 12-15% per annum.
At the same time cruise occupancy of objects
holds at the level of about 70% – noticeably
higher, than in such popular directions as
Sihanoukville, Dubai, Spain and Thailand



THE MOST IN-DEMAND DIRECTION *for tourism*



TRAVEL+
LEISURE

«THE BEST WELLNESS PLACE ON THE PLANET,
WHICH IS WORTH VISITING»
according to Travel + Leisure rating

Condé Nast
Traveler

«THE BEST WINTER DIRECTION»
award from Conde Nast Traveler

lonely planet

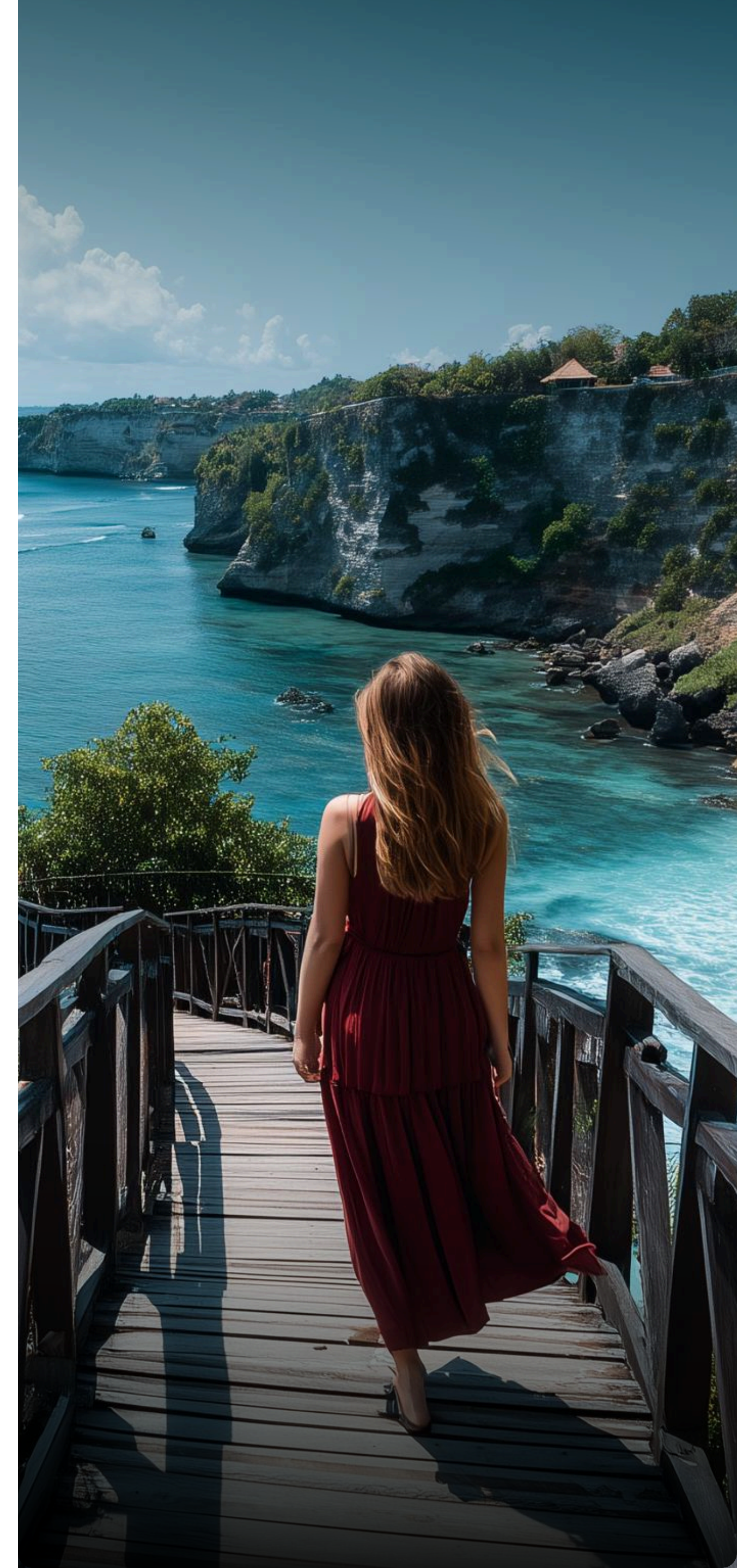
«THE MOST POPULAR DIRECTION
IN THE WORLD ACCORDING TO TRAVELERS»
according to Lonely Planet rating

Forbes

«THE MOST INVESTMENT
ATTRACTIVE PLACE IN THE WORLD»
according to Forbes version

NATIONAL
GEOGRAPHIC

INCLUDED BEACHES OF BALI IN THE RATING
«100 BEST BEACHES IN THE WORLD»
according to National Geographic version



Bukit Peninsula — BALI'S MOST PREMIUM AREA

THE PROJECT CREATES A NEW POINT
OF ATTRACTION ON THE COASTLINE.

The project's infrastructure will be enhanced
by access to nearby luxury hotels, offering an
extended range of services beyond restaurants
and swimming pools

2 MINUTES
to the ocean

20 MINUTES
to Ngurah Rai
International Airport





BUKIT IS BALI
AT ITS BEST:

privacy, luxury, returns, and views.
Everything else is a compromise.

Bukit Peninsula — BALI'S No1 AREA IN 2025*

CONFIRMED BY GOOGLE TRENDS: HIGH
DEMAND, TOP BEACHES, AND THE HIGHEST
CONCENTRATION OF LUXURY HOTELS

01 BUKIT'S BEACHES RANK AMONG
THE MOST POPULAR BEACHES
IN THE WORLD

DreamLand, Padang Padang,
Pandawa, Melasti

02 CLOSE TO THE AIRPORT:

10-15 min to DPS,
convenient for transit

03 BEACHES OF BUKIT ENTER
THE WORLD SURFING VENUES

Three permanent world surfing
competitions on surfing: WSL
Championship Tour, Rip Curl Cup,
Quiksilver Uluwatu Challenge

04 70% OF ALL 5-STAR HOTELS
ARE LOCATED IN BUKIT

Absolute majority luxury-segment: Bvlgari
Resort Bali, Raffles Bali, Jumeirah Bali, The
Apurva Kempinski, Four Seasons Jimbaran,
Ayana Resort & Spa

05 CLIFF-TOP SUNSETS OF BUKIT

The sun sets into the Indian Ocean.
Spectacular cliff-view sunsets —
unmatched anywhere else in Bali.

06 PRIVACY, CALM & SILENCE

No traffic congestion, no noisy bar streets,
vast natural landscapes and peaceful
surroundings

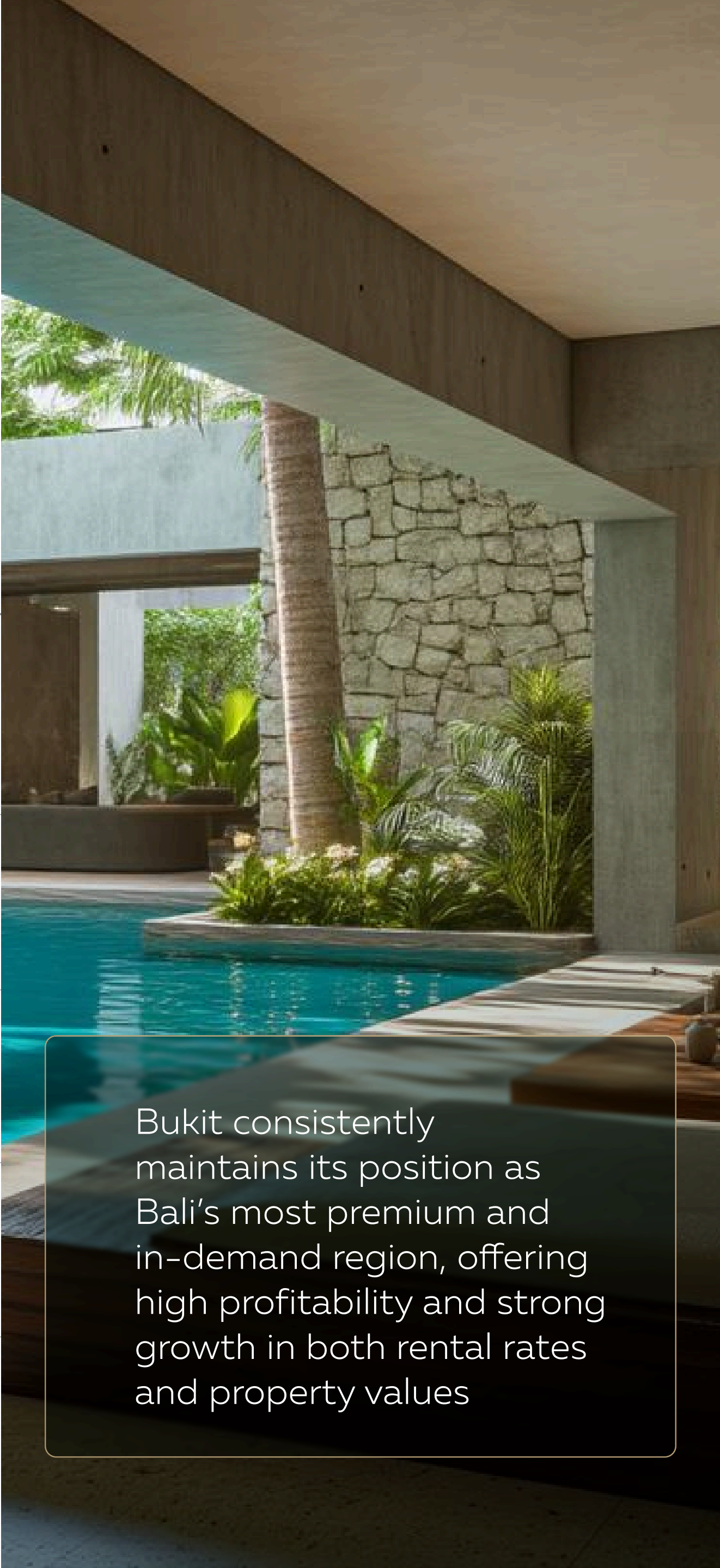
*according to
<https://www.bukitvista.com>

AVERAGE NIGHTLY RATE

Villas



LOCATION	AVERAGE PRICE FOR 1-BEDROOM VILLAS (USD / NIGHT)
BUKIT	180-500
CANGGU	120-280
SEMINYAK	140-300
UBUD	80-150
KUTA / LEGIAN	90-120



Bukit consistently maintains its position as Bali's most premium and in-demand region, offering high profitability and strong growth in both rental rates and property values

AVERAGE NIGHTLY RATE

Apartments



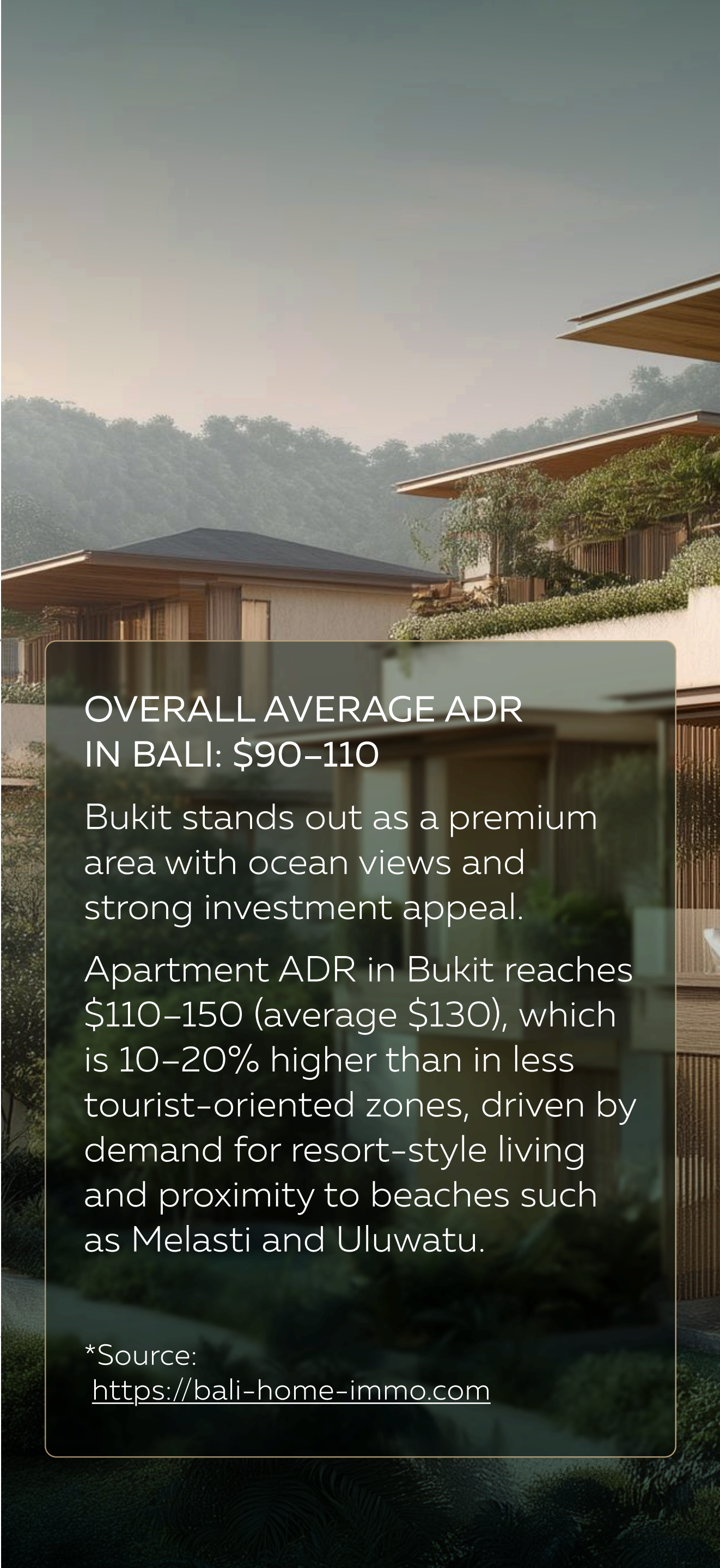
LOCATION	AVERAGE PRICE FOR APARTMENTS (USD / NIGHT)
BUKIT	110-150
SEMINYAK	100-140
CANGGU	90-120
UBUD	70-100
SANUR	60-90

OVERALL AVERAGE ADR
IN BALI: \$90–110

Bukit stands out as a premium area with ocean views and strong investment appeal.

Apartment ADR in Bukit reaches \$110–150 (average \$130), which is 10–20% higher than in less tourist-oriented zones, driven by demand for resort-style living and proximity to beaches such as Melasti and Uluwatu.

*Source:
<https://bali-home-immo.com>



Bukit Peninsula — BALI'S LEADER IN OCCUPANCY RATES*

SEGMENT	OCCUPANCY
VILLAS & APARTMENTS	85%
5★ Hotels Bulgari, Raffles, Six Senses	80–90%
4★ & Boutique Hotels	75–82%
Overall Bukit Average	78–85%

*Source: <https://horwathhtl.com/>
<https://balivillarealty.com/>

85%

AVERAGE OCCUPANCY RATE IN 2025
FOR VILLAS AND APARTMENTS IN
BUKIT

10–15%

AVERAGE ROI FOR PREMIUM REAL ESTATE



VILLAS

46,3 m² – 165,4 m²
area

58
units

APARTMENTS

34,6 m² – 109 m²
area

81
units

TOTAL LAND
AREA

30 552 m²

COMPLETION
DATE

Q4 2028

VILLAS





APARTMENTS





COMPLEX *territory*



COMPLEX *Infrastructure*

7 250 m²
Commercial and
infrastructure areas

LIFESTYLE & WELLNESS INFRASTRUCTURE
THOUGHTFULLY DESIGNED SPACES CREATED TO
ENHANCE YOUR EVERYDAY COMFORT



SERVICES

- 24/7 concierge service
- Coworking space

WATER ZONE

- Main swimming pool with sun loungers

WELLNESS & LONGEVITY

- SPA & Recovery
- Yoga Center
- Personalized Programs
- Diagnostics & Biomarkers
- Biohacking

ENTERTAINMENT

- Cinema
- Children's play area

GASTRONOMY

- Café / Bar / 2 restaurants

АКТИВНОСТИ

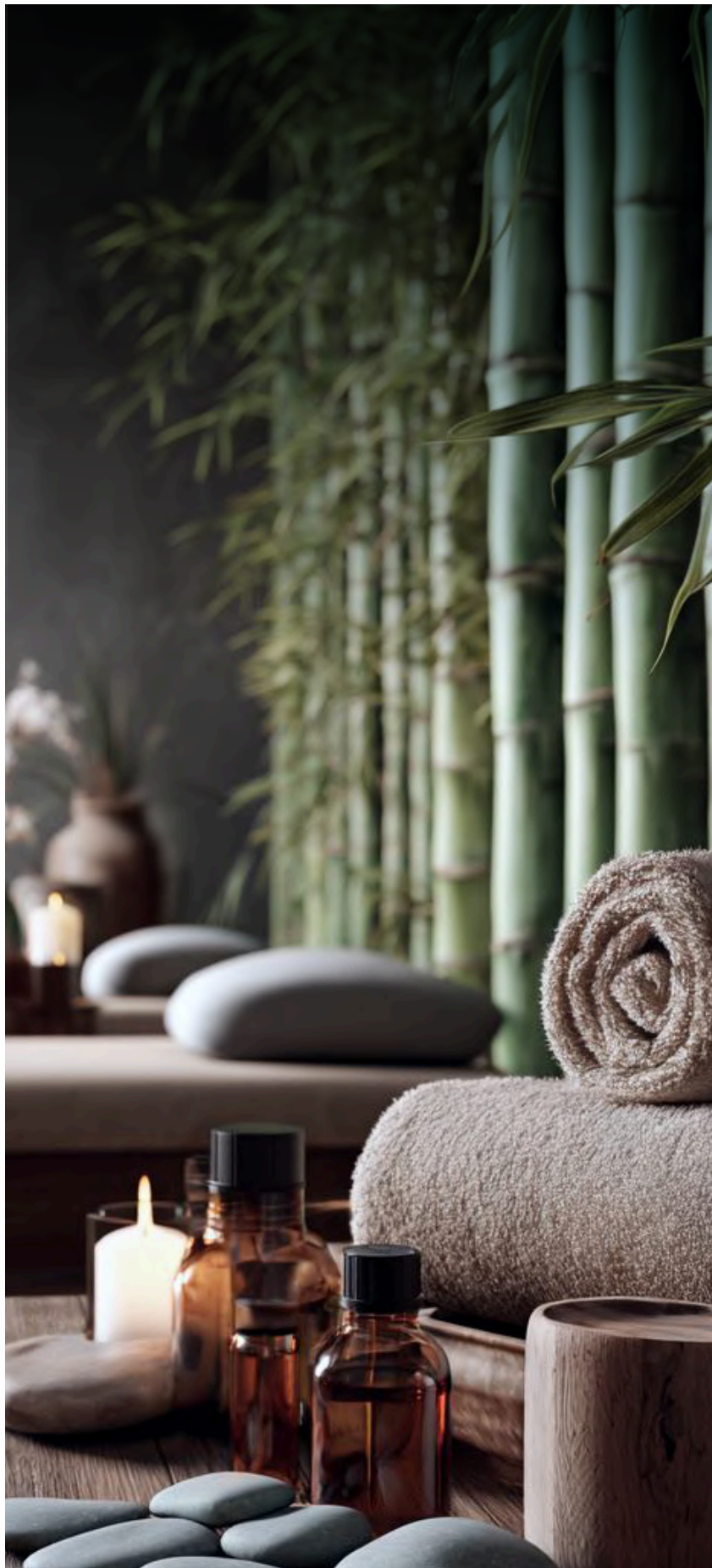
- Artificial surfing wave

ACTIVITIES

- Art Bridge

EVENT

- Wedding & event venue



COMPLEX *Infrastructure*

7 250 m²

Commercial and
infrastructure areas

A SPACE OF EXPERIENCES, WHERE ARCHITECTURE AND
NATURE CREATE NEW WAYS TO RELAX – FROM WALKS
ALONG THE ART BRIDGE TO SURFING ON A PRIVATE
WAVE

ART BRIDGE

WALKING AREAS



A SPACE THAT SHAPES THE PROJECT'S
RECOGNIZABLE IDENTITY

Wellness & LONGEVITY



NEXT-GENERATION DIAGNOSTICS

- Advanced biomarker panels
- Hormonal balance
- Metabolic and genetic profile
- Microbiome analysis



BIOHACKING & BODY ENERGY

- Light and infrared protocols
- Integration with wearable devices
- Personalized programs



CELLULAR-LEVEL RECOVERY

- NAD+ protocols
- IV therapy (intravenous infusions)
- Antioxidant programs



REGENERATIVE MEDICINE

- PRP / PRF therapy
- Exosome technologies
- Peptide protocols



Wellness & LONGEVITY



PERSONALIZED PROGRAMS

- Individual recovery protocols
- Long-term work with the body's condition
- Maintenance of energy and balance



FOCUS ON LONGEVITY

- Preventive approach to health
- Maintenance of cognitive and physical resources
- Improvement of quality of life



TECHNOLOGIES & DATA

- Use of biomarkers
- Tracking of body metrics
- Integration with digital devices



HOLISTIC APPROACH

- Integration of medicine and lifestyle
- Work with the body and condition
- Systemic recovery



SURF WAVE AREA



CAFE



POOL & LOUNGE AREA



WEDDING VENUE

THE WEDDING SEGMENT DRIVES
OCCUPANCY AND REVENUE

UP TO **16 000** WEDDINGS
ANNUALLY IN BALI

Growth driven by international demand

UP TO **90%+** OCCUPANCY
OF LUXURY HOTELS DURING
PEAK WEDDING PERIODS



WEDDING VENUE







WALKING AREAS



ARTIFICIAL SURFING WAVE





MAGICAL WORLD OF IMMERSIVE,
INTERACTIVE MULTIMEDIA EXPERIENCES.



THE HANDS, THE BRIDGE, THE PLAYGROUND, AND THE
CHARACTERS ARE NOT STANDALONE ELEMENTS, BUT PARTS
OF A SINGLE, UNIFIED ENVIRONMENT. EACH COMPONENT IS
DESIGNED TO INTERACT AND RESPOND IN REAL TIME,
CREATING A CONTINUOUS FLOW OF ENGAGEMENT.

A SIMPLE TOUCH SETS OFF A CHAIN REACTION ACROSS THE SPACE, WHILE MOMENTS OF PLAY TRIGGER LIGHT AND MOVEMENT THAT TRAVEL THROUGH THE INSTALLATION. THE ENTIRE EXPERIENCE FUNCTIONS AS A LIVING SYSTEM, WHERE EVERY DETAIL CONTRIBUTES TO A SHARED, DYNAMIC NARRATIVE.

