



ANTA
MED'SPA

VILLAS RESORT
Villa complex with medical
services and a signature
wellness program

Asia – global leader in the wellness industry

The wellness and medical industry is one of the key global trends. Asia shapes its future, combining traditional practices and modern medical technologies.



\$1.1 trillion

global market volume (2024)

\$1.4 trillion

forecast for 2027 (+9.2% CAGR)

258+ million

trips and \$445+ billion in revenue attributed to Asia

+

Leading destinations: Bali, Thailand, India, South Korea, Malaysia

Wellness tourism
market of Asia

40%

attributed to medical
and spa tourism

+12-15%

per year in rejuvenation and
aesthetic medicine sectors



Focus areas:

detox, yoga, mindfulness,
aesthetics, biohacking

Trends:

eastern practices and technologies;
organ health and rejuvenation

Advantage:

premium service at a
competitive price

Wellness tourism market of Bali

Bali - a major wellness destination:

tropical nature and climate, developed infrastructure for expats and tourists, network of premium spas and wellness centers

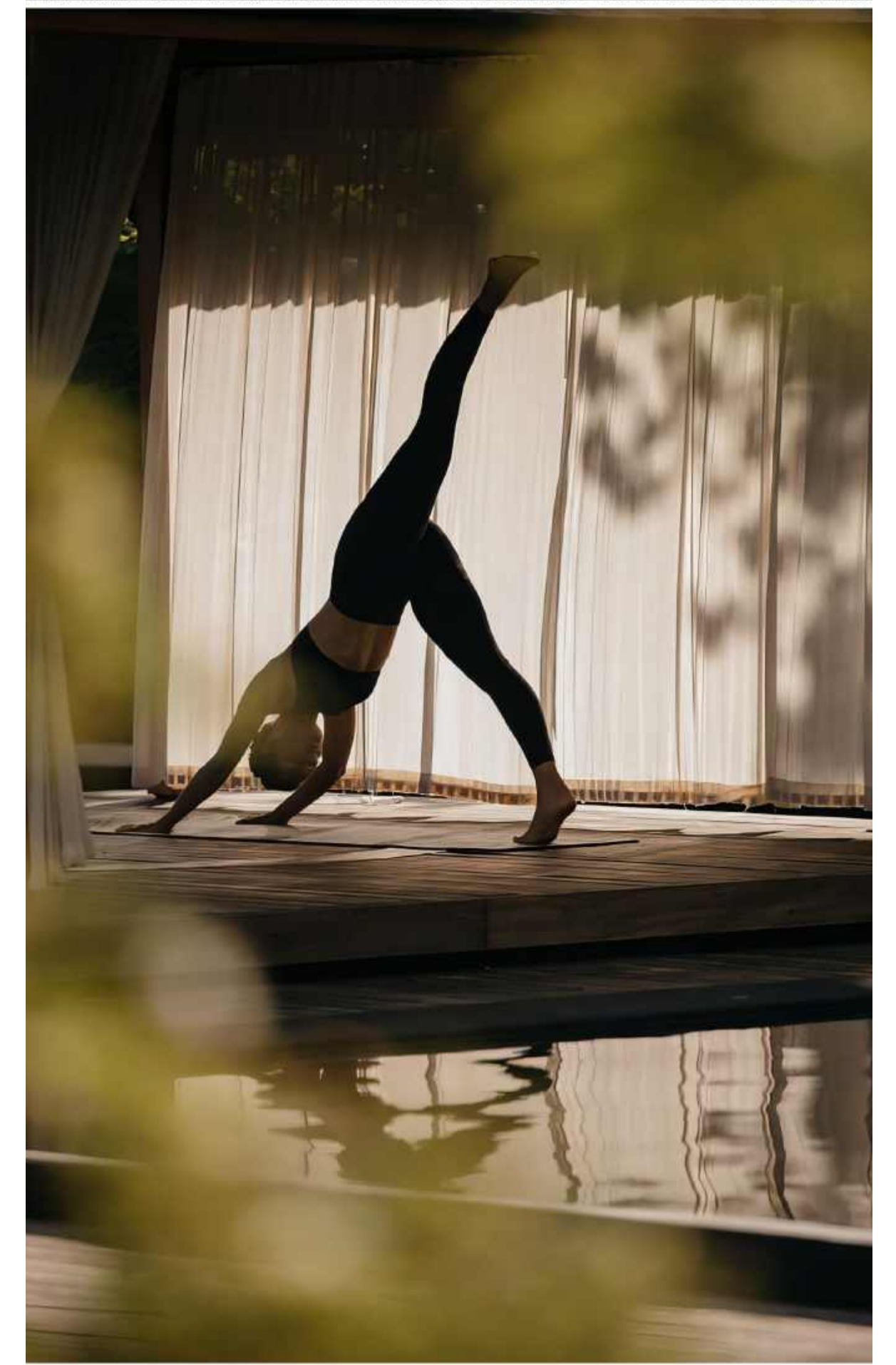


Growing demand:

- > government support
- > high interest of expats and digital nomads in signature recovery programs

Market opportunity:

shortage of hotels combining medical services and comprehensive premium wellness



ULUWATU, BALI

10 400 m²

Land plot area

Key advantages:



Premium plot in an exclusive coastal area of Bali

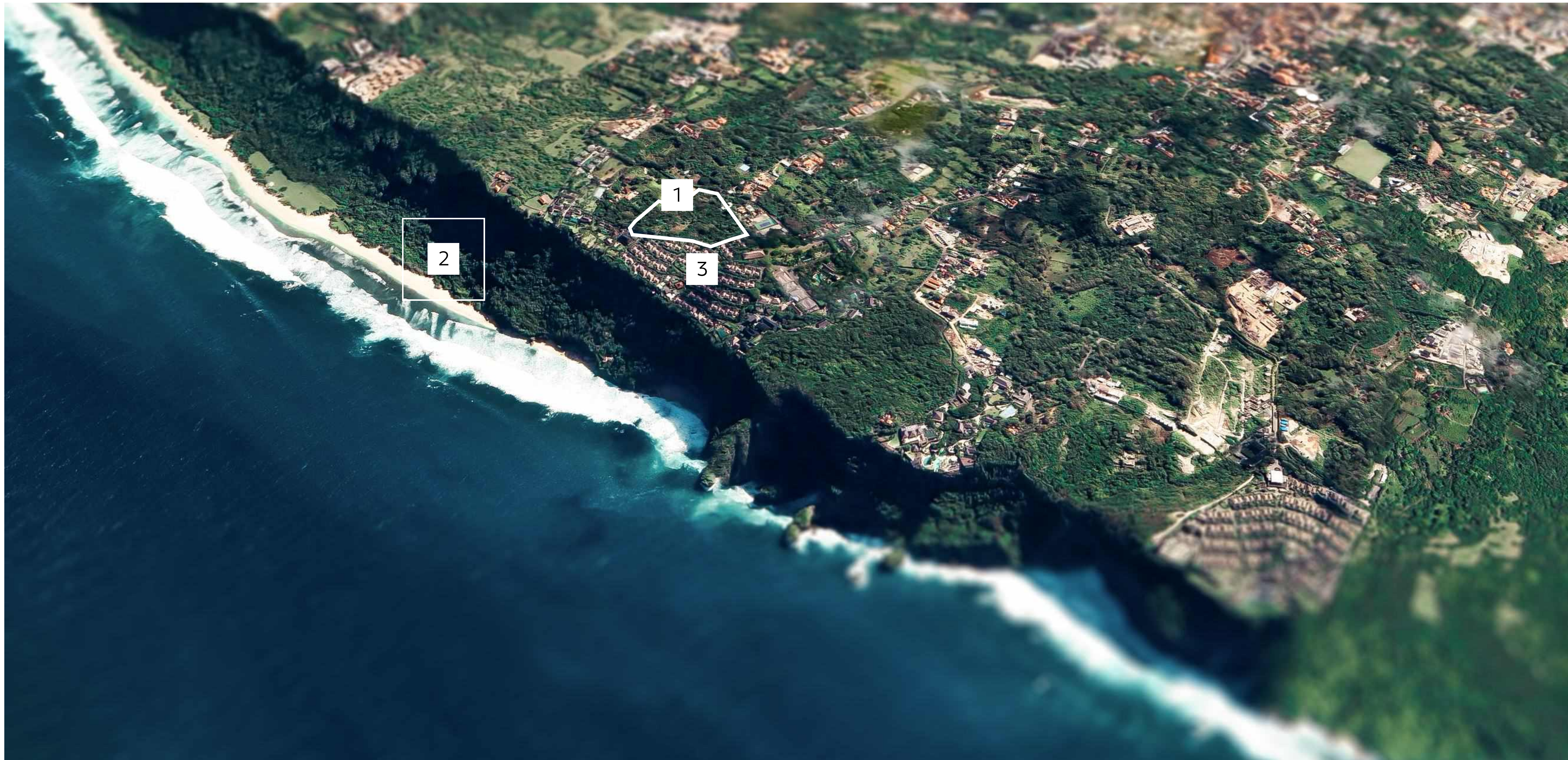


Includes a private beach



Surrounded by world-renowned luxury brands





ULUWATU, BALI

1 PROJECT LOCATION

2 PRIVATE BEACH

3 BVLGARI RESORT BALI

ANTA
MED'SPA
VILLAS RESORT

PRIVATE
BEACH

Pantai
Nunggalan



PRIVATE BEACH

Pantai Nunggalan

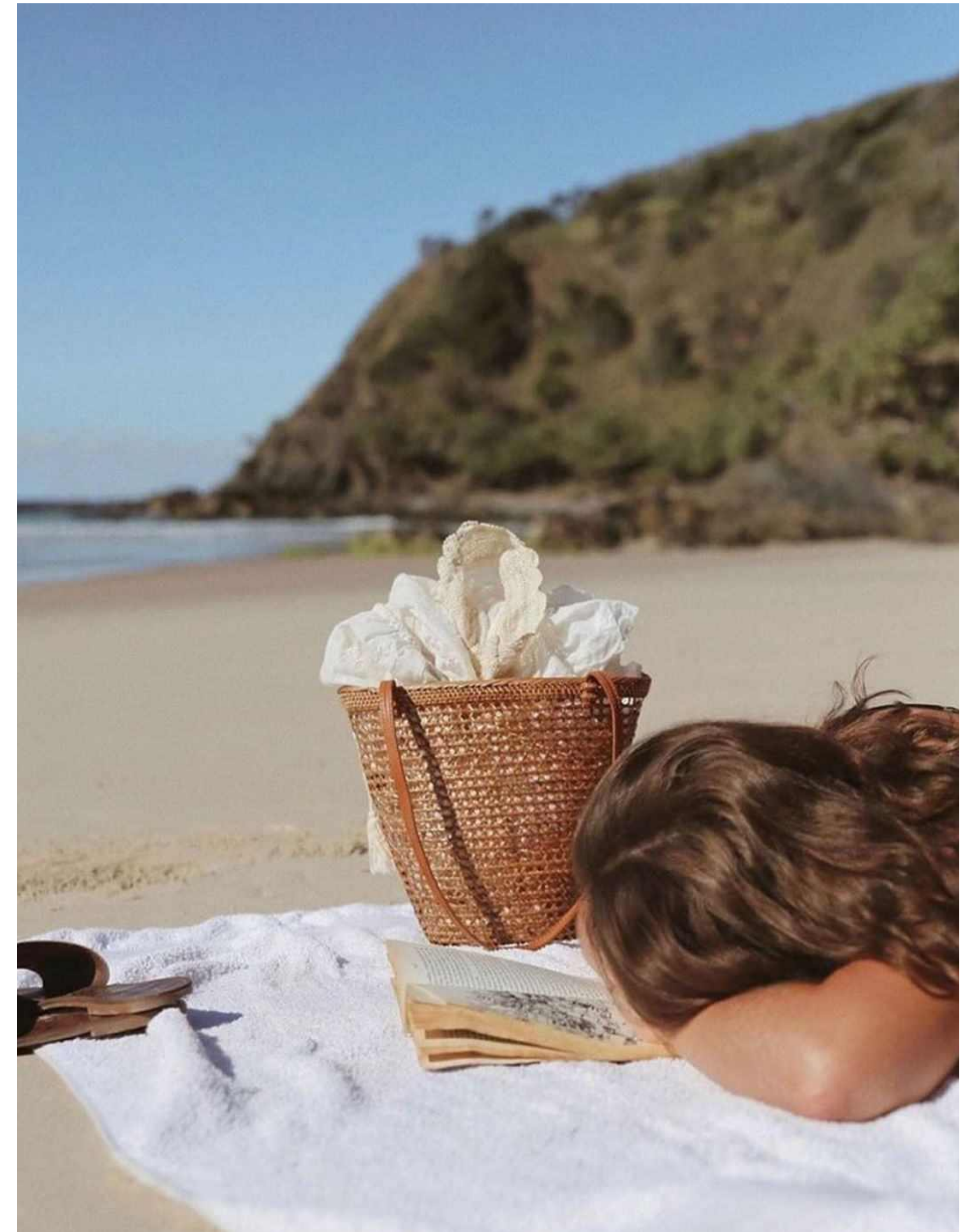
Accessible to residents and guests, ensuring complete seclusion and exclusivity.

Breathtaking ocean views and well-planned beach infrastructure serve as a natural extension of the wellness and recovery concept



PRIVATE BEACH

Located 200 meters from the complex, combining convenient accessibility with privacy – a rare advantage that strengthens the project concept and guarantees stable demand from affluent audience.



NEW SPORT
CENTER IN
ULUWATU



SPORT CENTER

OPENING 2Q 2026

AREA:
5,000 M²

sport complex just 5 minutes from the MediSpa Villas Resort

Facilities:

2

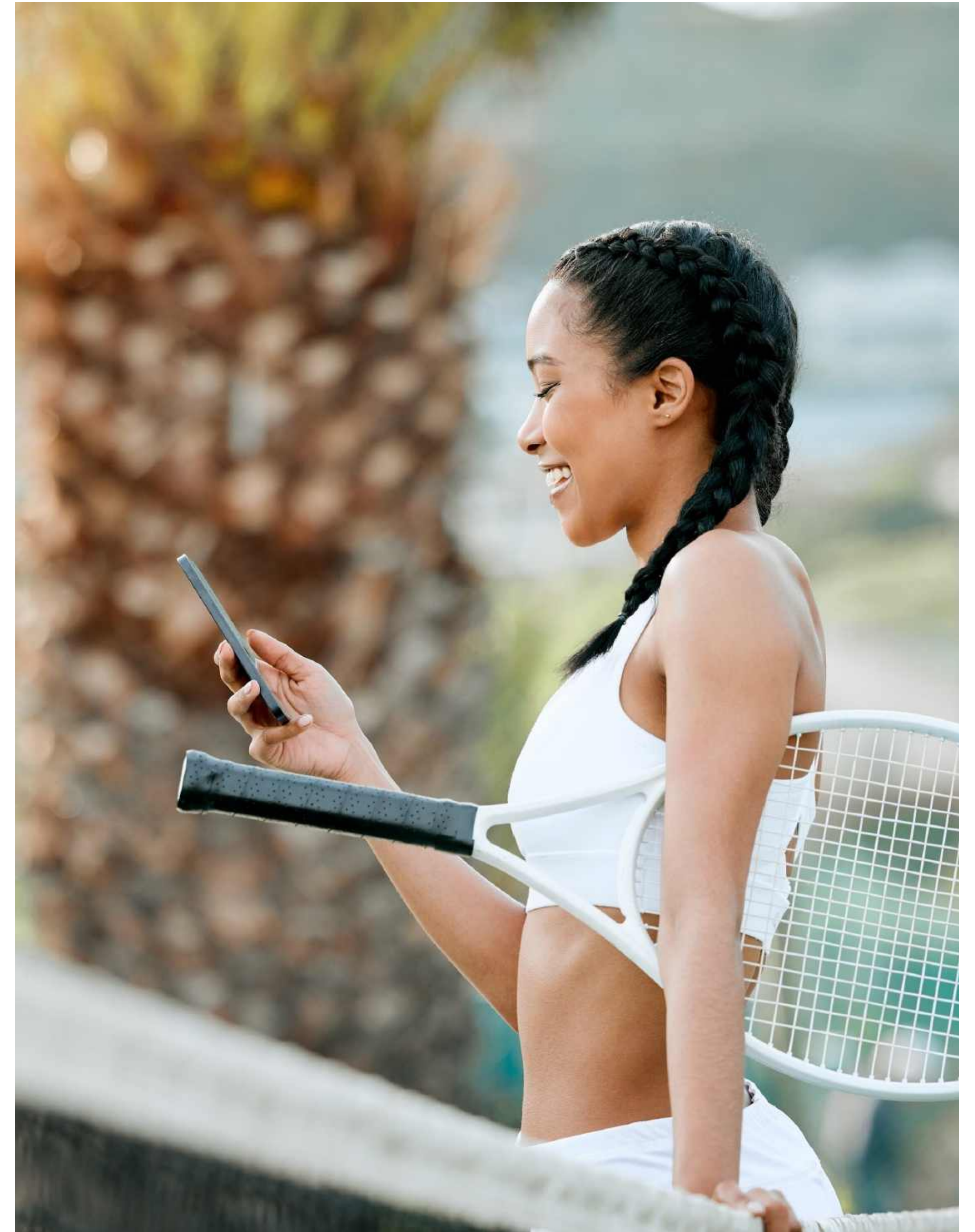
tennis courts (covered)

4

padel courts (covered)

Cafe and lounge area
Locker rooms, reception, and pro shop

One of the benefits for investors is 40 hours of complimentary time you can use to visit the club during the calendar year.



NEARBY HOTELS

Surrounded by world hospitality brands – **Six Senses**, **Khayangan Estate**, **The Edge**. The direct neighbor is **BVLGARI Resort Bali**, one of the most prestigious hotels on the island with a price up to \$1800 per night.



LOCATION STATUS

Such surroundings confirm the status of the location and its high investment potential.

BVLGARI RESORT BALI



COMPLEX WITH MEDICAL SERVICES AND A SIGNATURE WELLNESS PROGRAM

Unique format combining luxury residences, signature wellness practices and advanced medical services.
A project capable of setting a new standard in Bali.



58 PRIVATE VILLAS 14 EXCLUSIVE HOTEL ROOMS

harmoniously integrated into the natural landscape.

TOTAL AREA
8 220m²

LIVING AREA
6 400 m²

- 1 **MAIN BUILDING**
Elegant lobby, reception,
and deluxe suites.
- 2 **PREMIUM & LUXURY VILLAS COLLECTION**
Privacy, spaciousness, and a high level
of service.
- 3 **HEALTH AND LONGEVITY CENTER.**
Medical and wellness programs
SPA center with signature programs
Jungle Gym
Lounge-zones and two restaurants with
ocean views (à la carte and healthy cuisine).



LOCATION OF THE COMPLEX

Close proximity to the ocean and world-class brands:

4 - 150 m to the beach and ocean

5 - 5 m to **BVLGARI** Resort Bali

MEDICAL WELLNESS CENTER

Multi-level space for health and recovery.
Allows personalization of approach to each guest.
Covers the path from prevention and early diagnostics
to deep recovery and strengthening of the body.





WELLNESS SPA CENTER

First level of the complex – a center that generates consistent demand for detox, longevity and aesthetic practices. Traditions are combined with modern methods for deep recovery. Unique format attracts solvent clients and increases the value of the project in the premium segment.

Multiformat: flexible programs for a wide audience

Medical expertise: integration of spa and preventive medicine (10+ rooms)

Natural location: environmentally clean setting

Flexibility of client flow: balanced occupancy and LTV growth

Key directions:

LEVEL 1

First level of the complex



Detox and longevity:

retreats, personalized programs, infusion therapy.

Anti-stress and sleep:

breathing practices, meditation, aromatherapy, VR programs.

Modern therapies:

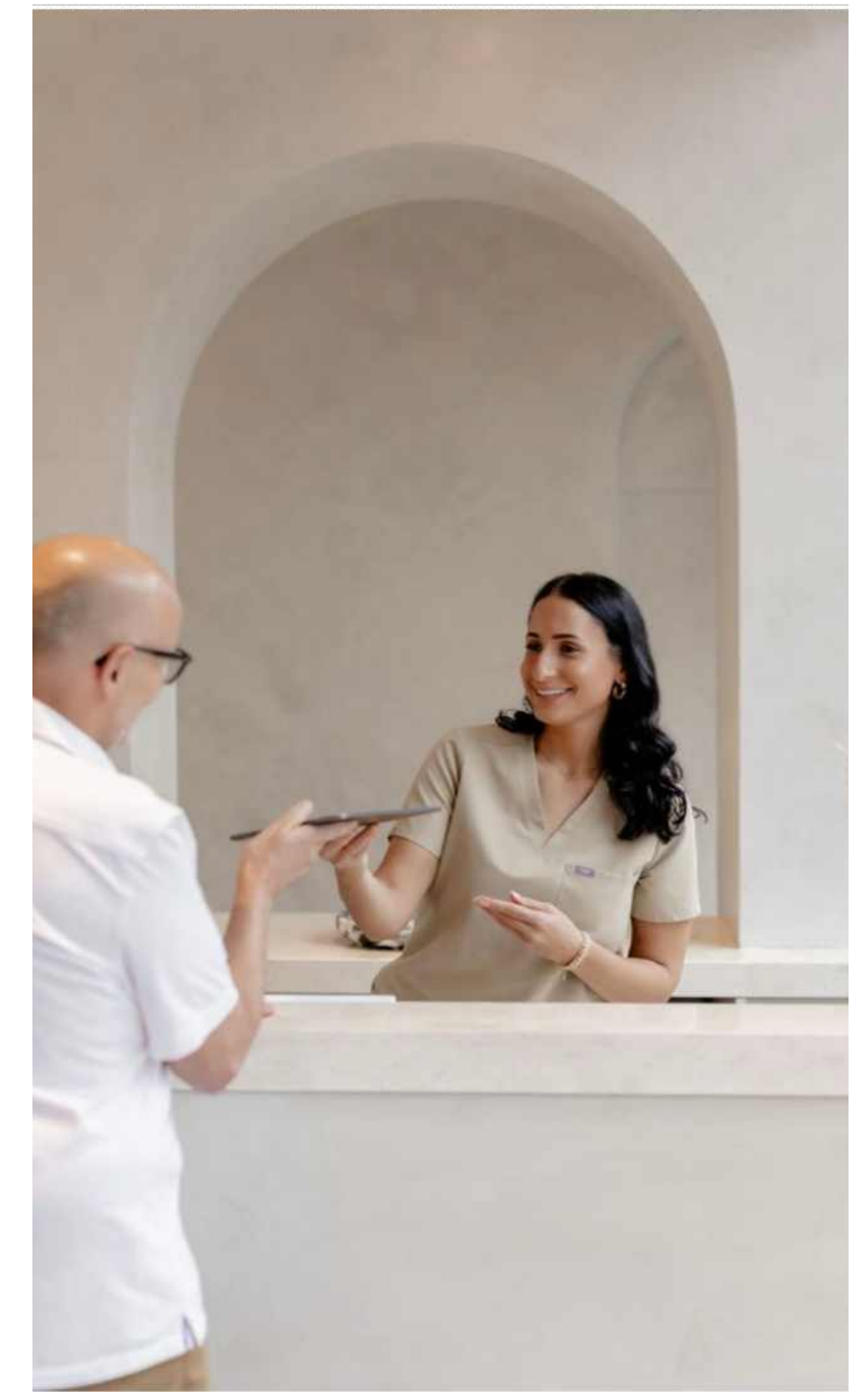
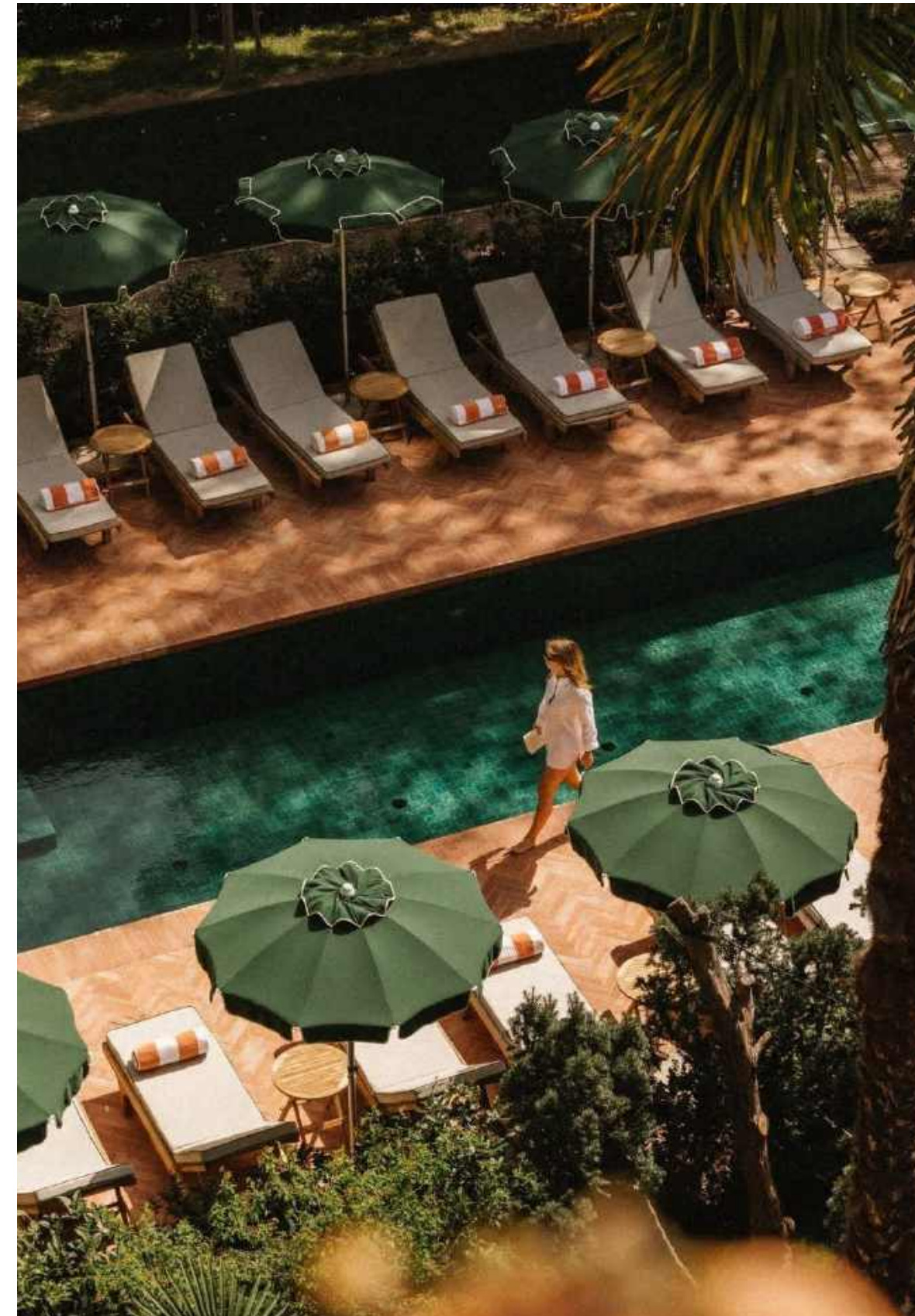
sauna complex, thermal pools, hydro- and cryotherapy.

Massage and body care:

signature techniques and rejuvenation methods.

Eastern practices:

Ayurveda, Balinese and traditional rituals.



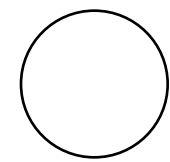
SPA for couples and families

joint programs and immersive retreats.

MEDICAL CENTER IN DAY-CLINIC FORMAT

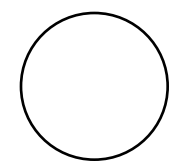
LEVEL 2

Second level of the complex



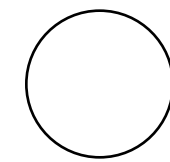
DIAGNOSTICS 360°

health assessments, personalized programs, biological age



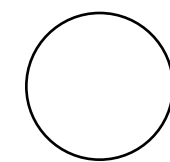
BIOHACKING AND PREVENTIVE MEDICINE:

genetics, infusions, cryo- and light therapy



SCIENCE AND SPA

technologies for recovery and relaxation



INTERNATIONAL STANDARDS

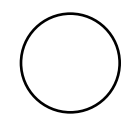
strict quality and safety norms.

The heart of the project is a next-generation clinic combining preventive medicine, advanced biohacking technologies, and restorative practices. It follows the philosophy of leading European health centers, set in the natural atmosphere of Bali and the ocean.



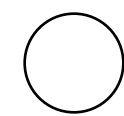
Personalized programs under medical supervision

Comprehensive approach to balance, immunity and inner harmony: weight control, detox, emotional reboot, energy recovery.
More than 12 signature methods are adapted to individual needs of guests.



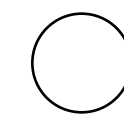
DIAGNOSTICS:

laboratory tests and
extended analyses



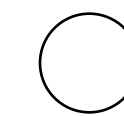
THERAPY:

infusions (vitamins, antioxidants),
physiotherapy and hydrotherapy
(laser, magnet, water)



WELLNESS PROCEDURES:

peloid-mineral wraps,
personalized nutrition
and coaching



BALINESE TRADITIONS:

botanical components
from the jungle

Comprehensive wellness programs

Diagnostics and selection of personal programs

Energy recovery, weight control, anti-stress

Cell regeneration and neuro-optimization

Metabolic support and holistic well-being

Energy stimulation and immunity

Combination of evidence-based medicine, biohacking and holistic practices attracts solvent clients focused on longevity, productivity and prevention – making the project premium and promising on the global leisure market.



Leading specialists and partner clinics in Bali

Signed memorandums with clinics of Bali and international partners allow integration of signature practices, development of primary care services in accordance with standards, and access to biochemistry, longevity, and genetic diagnostics technologies.

BALI
INTERNATIONAL
HOSPITAL

integration of local practices, formation of primary services, medical standards.

PSYCHEMEDICS
CORPORATION (USA,
MASSACHUSETTS)

drug toxicology research on hair, access to precise long-term activity testing

KIZUNA CLINIC
(INDONESIA,
JAKARTA)

body composition analysis, identification of food allergies and genetic features, preventive medicine.



Two leading clinics will become partners of the complex

This partnership will provide guests with a professional medical approach, involving qualified specialists, and premium wellness services that combine cutting-edge technologies, individualized programs, and a high standard of service.

EDEM
FAMILY GROUP

The first Ukrainian management company creating a multi-product ecosystem in the fields of medicine, premium hospitality, and resort real estate.

 **BaliClinic**

A modern medical center in Bali with over 20 years of experience and 24-hour service

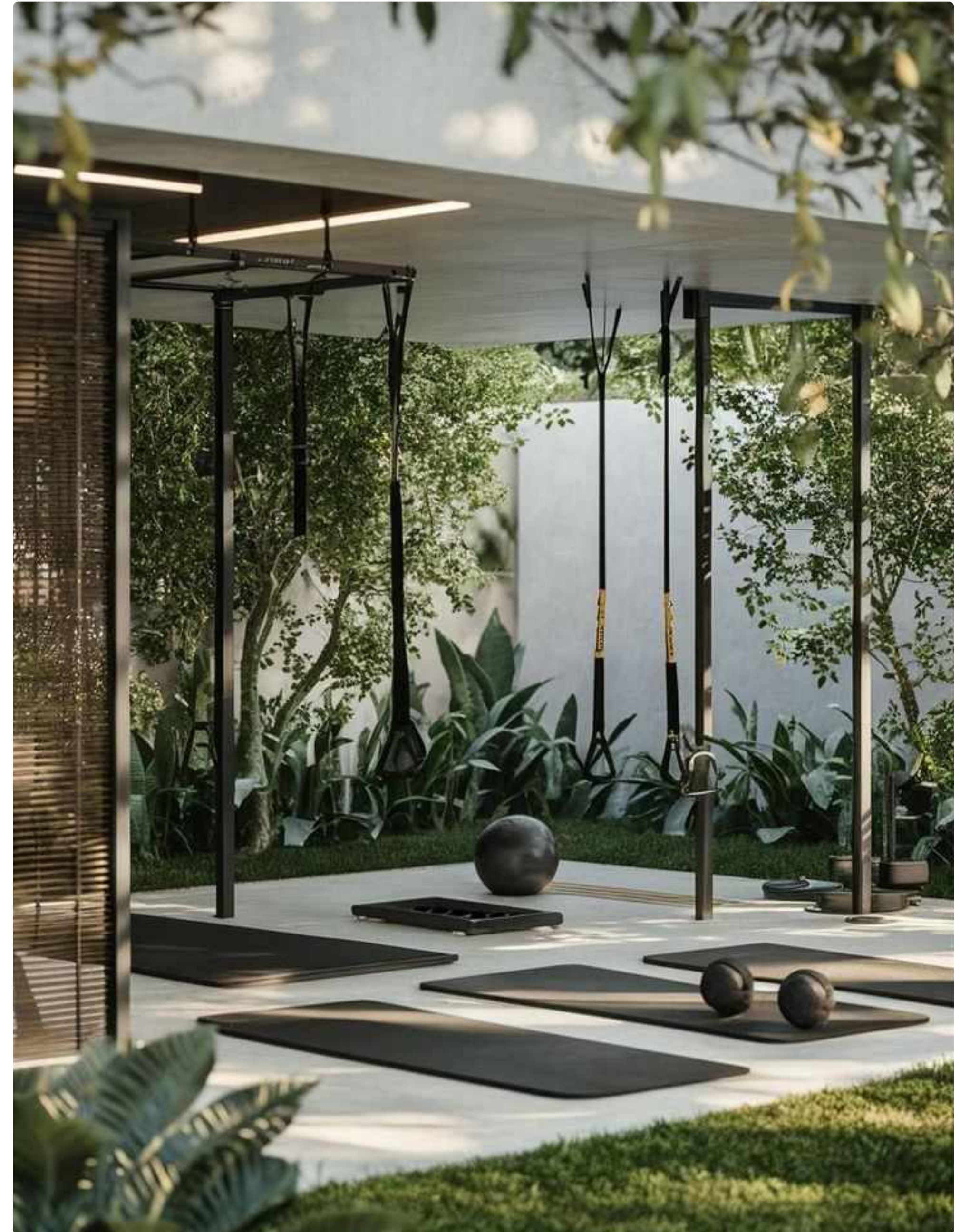


JUNGLE GYM



A modern fitness space that redefines the concept of a healthy lifestyle and takes everyday life to a new level.

MED'SPA
VILLAS RESORT



Healthy food and signature cuisine restaurants

LEVEL 3

Third level of the complex



Panoramic view and exquisite cuisine, where every meal becomes a pleasure for the body and delight for the soul.

Consists of two premium-class restaurants with panoramic views of the ocean and jungle.



HEALTHY FOOD RESTAURANT:

menu for detox and energy recovery, based on the principles of functional nutrition, superfoods and local organic products.

SIGNATURE CUISINE RESTAURANT

unique à la carte dishes from a world-class chef, possibility of private dinners and tasting sets.

Rooftop

LEVEL 3

Third level of the complex



On the rooftop of the complex there is a residence with panoramic views. The rooftop features a residence with panoramic ocean views.

COZY SPACE FOR
PRIVATE EVENTS
AND MEETINGS.



Incredible sunsets create a special atmosphere. Relaxation, meetings and networking become a pleasant ritual.



INFINITY
POOL



LOUNGE AREA WITH
COCKTAIL BAR

A COMPLEX OF
PRIVATE VILLAS
AND HOTEL ROOMS



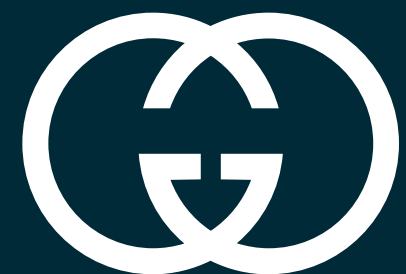
EXTERIOR



COLLABORATION
WITH GUCCI



GUCCI



Private villas with ownership rights

The project combines the privacy of a luxury villa with the benefits of a full medical and wellness resort. Each villa is offered with ownership rights, providing long-term control over the property, ensuring investment stability and possibility of transfer of ownership in the future.



EXCLUSIVITY

limited number of villas

SERVICE

round-the-clock wellness and medical support

PRIVACY

gated complex, private garden with pool, no neighbors

QUALITY

designer finishes, premium materials, modern interiors with Balinese accent

PERSONALIZATION

villa is adapted to the owner's wishes

LOCATION

Uluwatu, panoramic ocean views and direct access to a private beach

WORLD-CLASS MANAGEMENT

Anta MediSpa Villas Resort will be managed by one of the most respected global brands in the luxury hotel segment, guaranteeing:

RADISSON Individuals. PREMIER

sustainable growth of asset value due to high trust of investors and guests

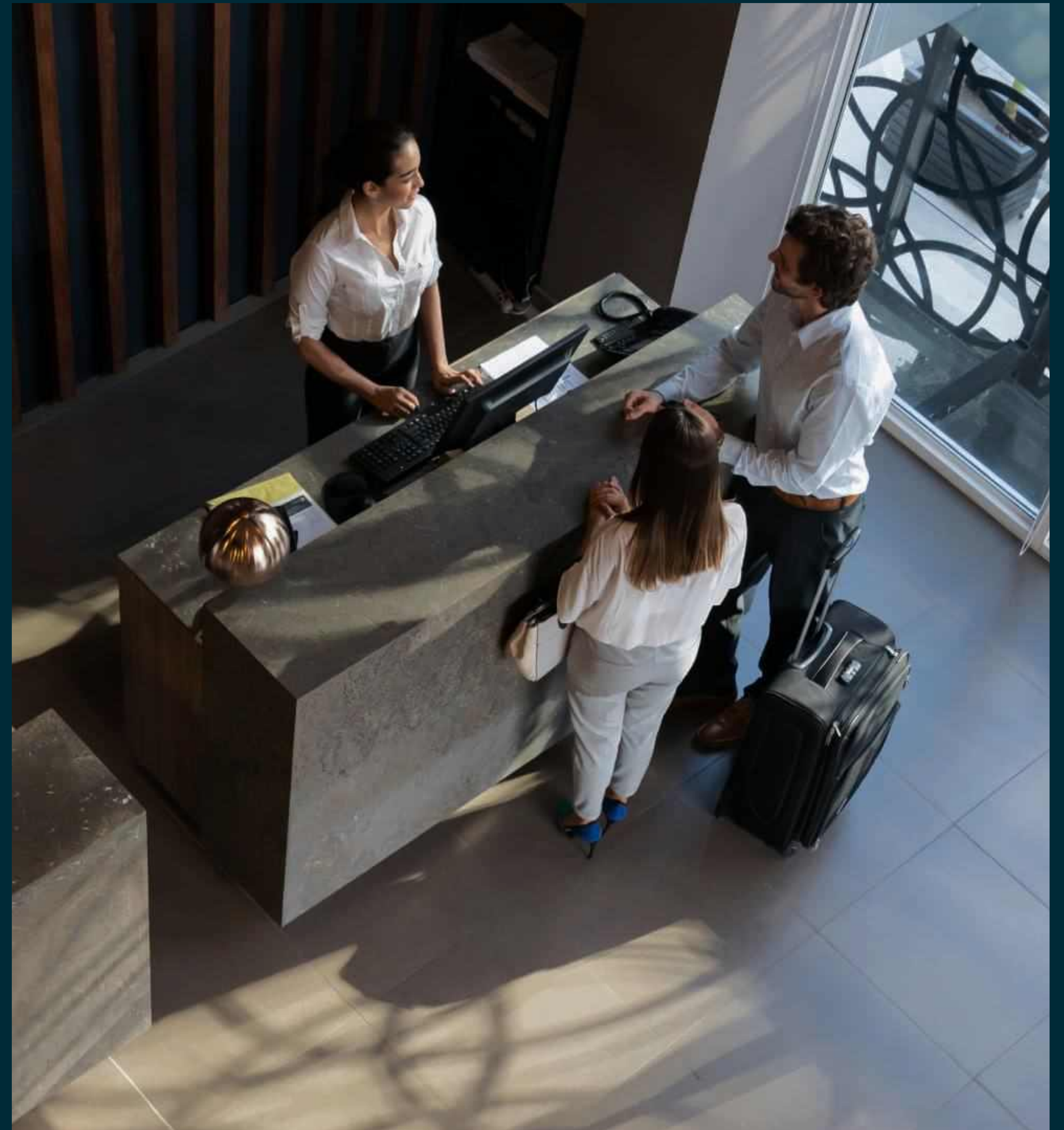
access to exclusive sales channels and loyalty programs of leading b

service quality and unified operational standards worldwide

increased liquidity, accelerating the occupancy of the complex and strengthening the reputation of the project

exclusive guest experience focused on the wellness segment

WORLD-CLASS MANAGEMENT



ACQUISITION TERMS

We offer two formats of villa ownership:



01

FREEHOLD
Full ownership rights.

02

LEASEHOLD
Long-term lease for 80 years with
extension option

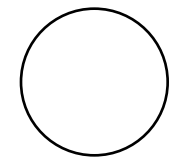


Full legal support for
every transaction.



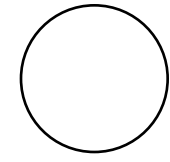
We help with the preparation of all
necessary documents.

TERMS OF PAYMENT AND BOOKING



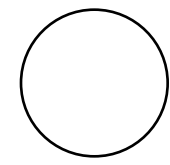
25%

down payment



2000\$

Booking amount



INTEREST-FREE
INSTALLMENT PLAN

Until the end of
construction, linked to
construction phases



CONSTRUCTION PHASES

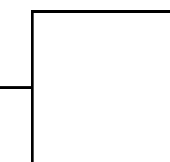
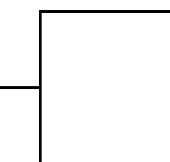
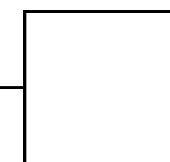
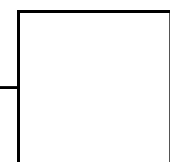


2026 Q1

2026 Q3

2027

Q4 2028



Development of design documentation

Beginning land preparation and obtaining permits

Construction and monolithic frame work

Interior work, completion of construction