

ZEN. HOTELS AND RESIDENCES

Investing in Zen

will generate
consistent returns for
over 20+ years.



**This is premium
oceanfront real estate**

that preserves your capital,
provides steady returns and
gives you your own personal
sanctuary in Bali.

ZEN. HOTELS AND RESIDENCES

✓ Reliability

Safety —

is the #1 priority in today's Bali real estate market.

Investor funds are held in bank escrow accounts.

- ✓ Zero risk of misappropriation of funds.
- ✓ The developer receives payments **strictly according to construction milestones.**

At Zen, capital protection comes first — only then is the return calculated.

47-year leasehold (27 + 20) with an extension option.

High Completion Status

65%+

- ✓ Strict adherence to deadlines and network scheduling.

Full legal compliance and registration.

The deal structure, ownership timeline, and construction oversight are designed to ensure that every investor always knows where their money is and what stage the project is currently in.


ZEN. HOTELS AND RESIDENCES

 Concept


A one-of-a-kind concept in a prime location.




 1,000,000+
tourists per year.

 Uluwatu / Melasti — Bali's
premium southern coast.

 Private 5-star resort
with residences.

 Zen-inspired park areas with a
sense of seclusion.

 2.9 ha of secured,
gated grounds.

 A blend of Japanese
architecture and contemporary
minimalist design.

Set on Bali's most 'Instagram-worthy' shoreline — golden sand and a crystal-blue ocean. There are virtually no comparable new plots available for development near Melasti Beach anymore.

ZEN. HOTELS AND RESIDENCES

☯ The Philosophy Behind the Concept

Zen.

High standard of living.

- ✓ Long-term stays
- ✓ High loyalty
- ✓ Stable average spend
- ✓ Returning guests
- ✓ Minimal wear and tear



The Zen format is designed with investor benefit in mind:

Slow Luxury, conscious opulence for investors, entrepreneurs, digital nomads, families, and a discerning, solvent audience.

ZEN. HOTELS AND RESIDENCES

 Infrastructure

**At Zen, you can live, relax,
and work without ever
leaving the complex**

 **Retail Zone**

≈ 5,000 m²
(boutiques, supermarket,
pharmacy).

 **Recovery Zone**

≈ 1,000 m²
(onsen, SPA, yoga, sports,
massage).

 **F&B**

On-site restaurants and
breakfast cafés

 **Work**

Coworking and
event space.

 **Kids**

Full-day kids club
/ Kids Camp.

Zen Infrastructure

The level of a 5★ resort turns real estate from a "simple villa" into a full-fledged tourism product for long stays, family vacations, and lifestyle living — ensuring stable occupancy and income year-round.



A retail space designed to create a comfortable environment for residents and guests.



Boutiques of everyday luxury

A curated selection of fashion, beauty, and lifestyle brands.



Wellness Essentials

A pharmacy and specialty health-store products.



Financial Point

ATMs and essential service points.



Convenience Zone

A premium supermarket with everyday groceries.



Grab & Go / Specialty Coffee

Morning coffee or a light snack on the way to the ocean.



Restaurants and Cafes (F&B)



✓ Specialty coffee shop

✓ Trendy cafe for breakfasts and brunches

✓ All-day dining restaurant

✓ Premium evening restaurant (Asian-European fusion)



Recovery Zone

1,000 m²



Onsen — the first and only one in Bali.



A dedicated yoga space



Massage rooms



SPA



GYM



Pilates



Japanese garden



Coworking & Event Space

1,000 m²



Currently negotiating with three operators



Infrastructure

KIDS CAMP

The complex's key family advantage



Gives parents freedom (surfing, work, spa)
and offers children activity and safety.

Full-service all-day kids club
(8:00–20:00) with kindergarten, play area, and pool.

Professional nannies and educators
Multiple languages, individual approach.

Outdoor entertainment zone
rope park, water slides, kids pool.

Increases length of stay for families
Boosts loyalty and revenue for retail, spa, and restaurants.


ZEN. HOTELS AND RESIDENCES




 Luxury hotel

A hotel within Zen

is a constant flow of guests and a driver of profitability.

 Higher occupancy of residences and higher average rate

 Boosts the project's brand recognition

 ~100 rooms

 International format

Capitalization:

The brand and hotel infrastructure increase the value of the asset. For a residence owner, this means that the property operates not as a standalone apartment or villa, but as part of a larger hotel product. This increases rental income and the future resale value.



You are the owner.

Everything else is the management company's concern.

The management company handles everything:

From marketing to handing over keys to guests and cleaning after checkout. The investor receives clear reports and income distribution without getting involved in daily operational tasks.

Service:

24/7 Concierge, Housekeeping, In-room dining, Laundry, Nannies, Beach transfer.

Ownership Format:

Fully passive.

Management:

Professional management company.

One Asset — Two Proven Income Strategies to Choose From.

You can flexibly combine formats with personal use. The management company helps select the model that best fits your goals and risk profile.

Strategy #1



- ✓ Short-term rental
- ✓ Maximum yield
- ✓ High ADR
- ✓ Seasonal peaks

Strategy #2



- ✓ Long-term rental
- ✓ Stable fixed income
- ✓ Minimal wear and tear
- ✓ Predictable cash flow

ZEN. HOTELS AND RESIDENCES

Investment Units

3 Premium Asset Options

From compact studios to smart villas.

Each format is designed as a turnkey investment product:

with a clear entry price, target audience and built-in management, allowing you to proceed immediately to what matters most — capital growth.



Studios

Starting at:

95,000 \$

Zen Apartments

Starting at:

185,500 \$

Smart Villas

Starting at:

262,500 \$

Studio Apartments

Starting at:

95,000\$

Apartments
25 m² (1)

Starting at:

122,100\$

Apartments
33 m² (2)

Starting at:

144,000\$

Penthouses
Sea View 36 m² (3)

***5%**

discount for full
payment



25 m²

(+7 m² balcony)



33 m²

(+14 m² balcony)



36 m²

(+15 m² balcony)

Yield:

12.9%

annual
*over 10 years



Ergonomic open-
space layout:
bedroom, living area,
kitchen, private
bathroom.



Fully furnished and
equipped "turnkey" in
signature Zen design.



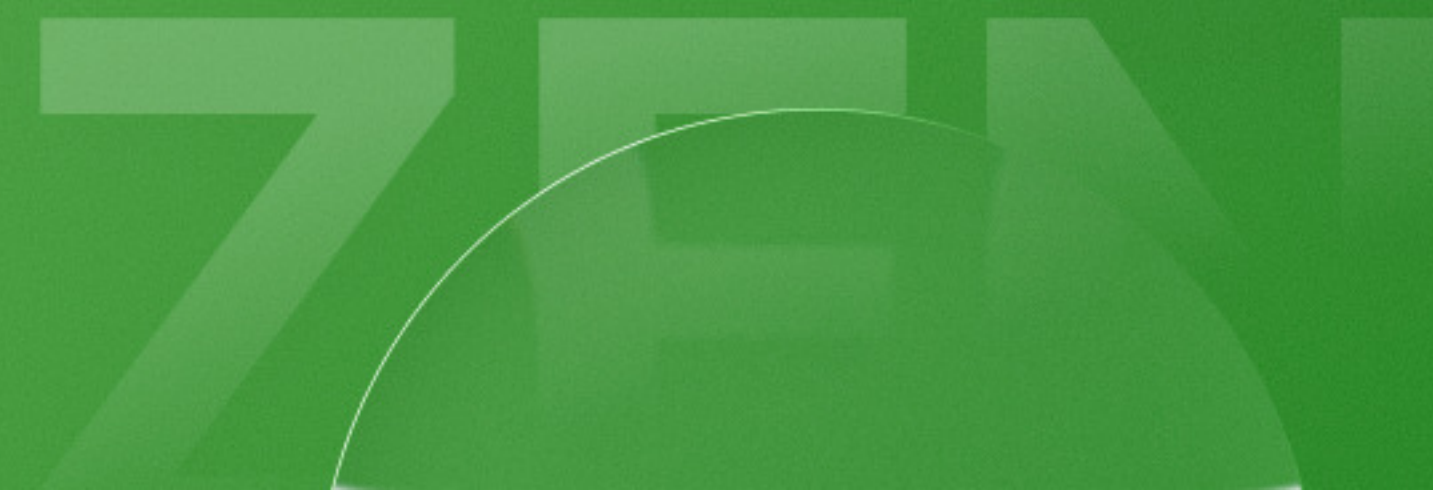
High ceilings (3+ m) and
panoramic glazing — a sense
of light and volume.



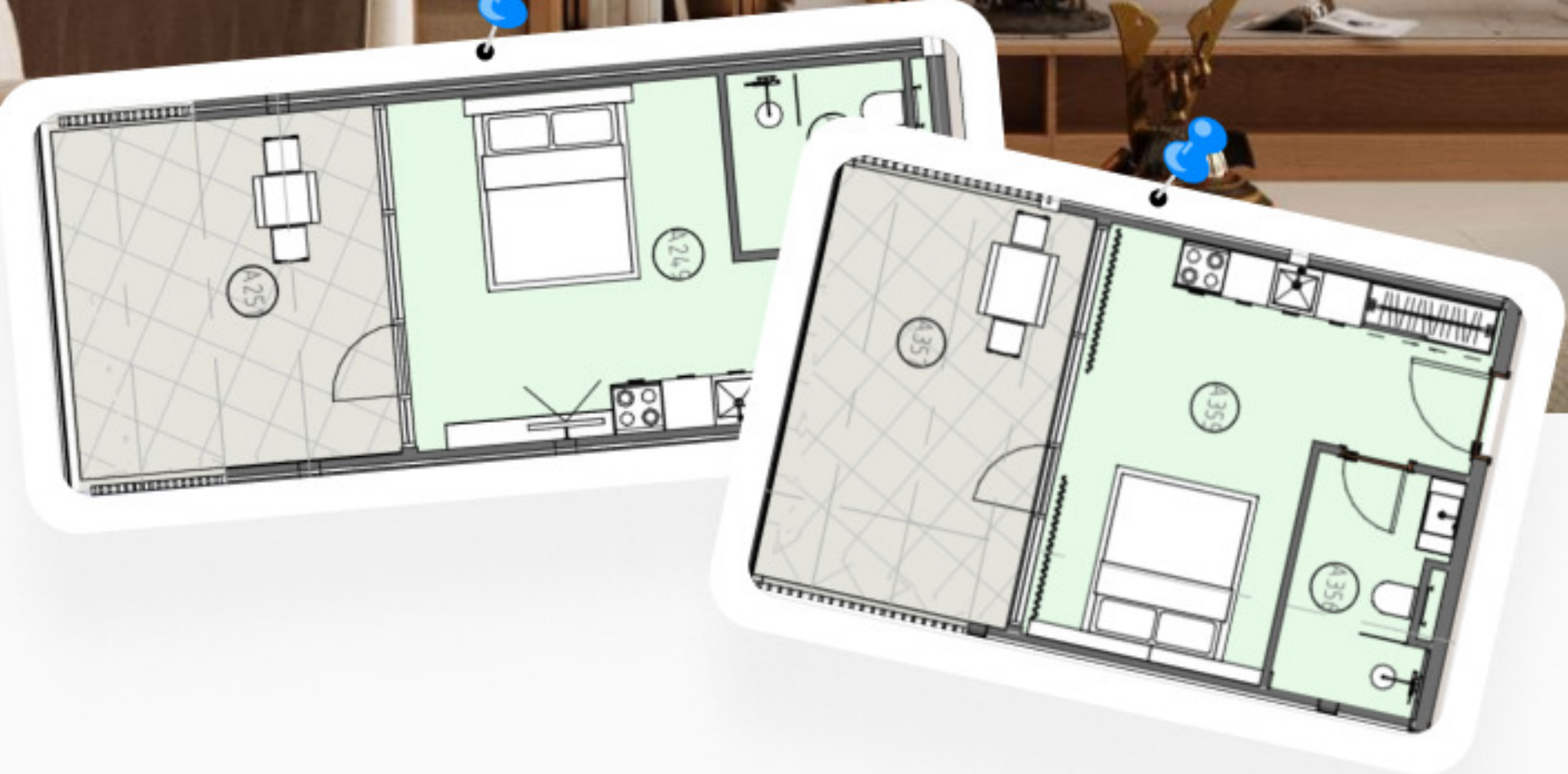
High demand from solo
travelers, couples, and digital
nomads; high occupancy and
yield.



Lock-off capability: Option to
combine two studios into one
large suite for flexible
investment strategy.



ZEN. HOTELS AND RESIDENCES



Zen Apartments

199,800\$

1st floor with
pool (1)

185,500\$

2nd floor with
balcony (2)

***5%**

discount for full
payment



101 m² (54+47 m²
terrace + pool)



64 m²
(50+13.8 m²)

Yield:

12.9% annual
*over 10 years



Private mini-pool on the
terrace — a huge rarity.



Ideal for long-term stays and
premium long-term rentals
with enhanced income.



Upper levels with views of
the ocean and complex
gardens.



"Understated Luxury"
interior: light tones, wood,
stone, panoramic windows.



Separate bedroom
with walk-in closet.



Living room.

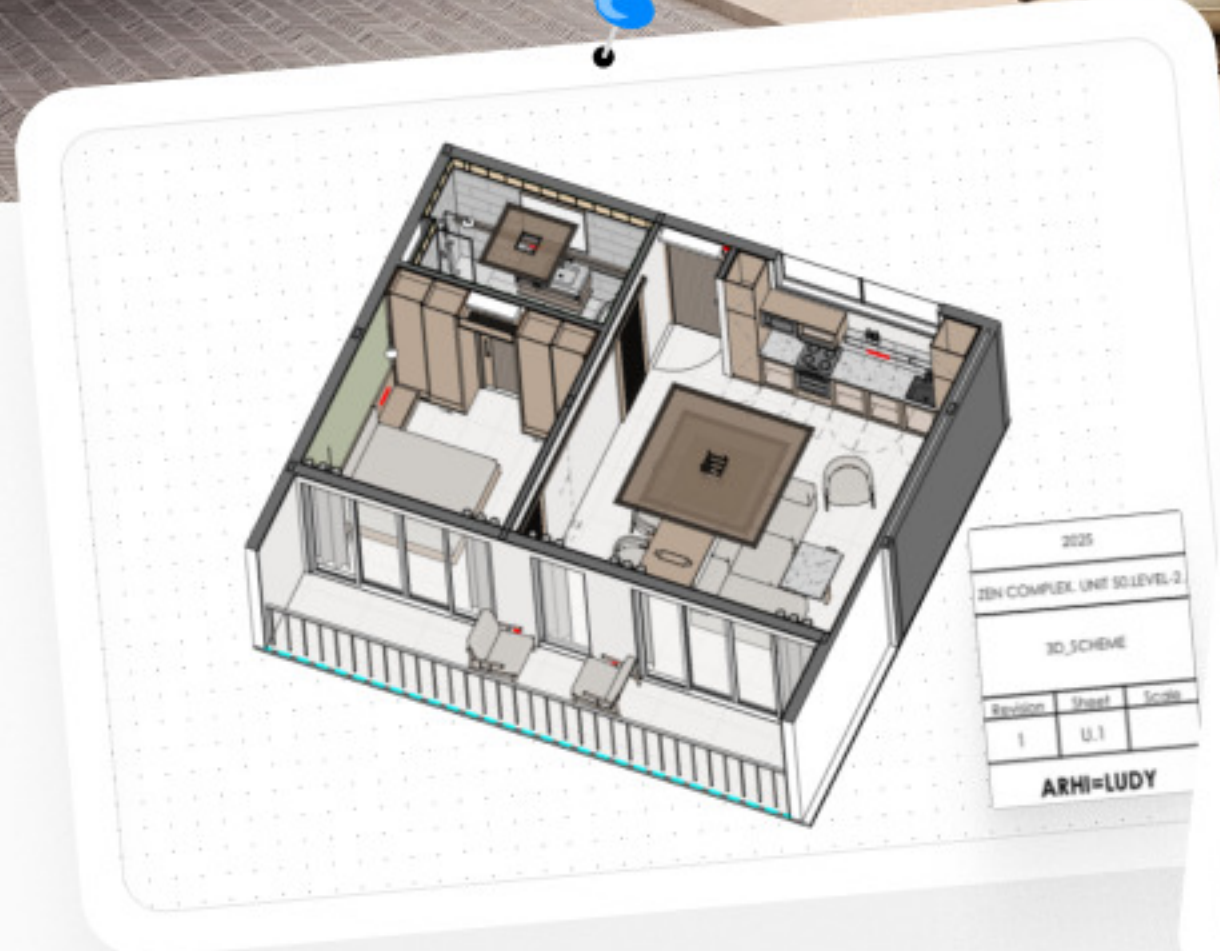


Open-plan kitchen.



Dining area.

ZEN. HOTELS AND RESIDENCES



Smart Villas

262,500\$ Sea View
Rooftop

***5%**

discount for full
payment



142 m² (75+23.8 m² terrace +
pool, 43.15 m² rooftop)

Yield:

12.9% annual
*over 10 years



Modern tropical design with
Japanese minimalism and
nature integration.



Thoughtful layout:
panoramic bedroom, studio
living room with kitchen,
spa-level bathroom.



1 bedroom +
private rooftop



Scenic
rooftop



Two
bathrooms



Pool



Private rooftop lounge: pool,
sun loungers, BBQ, ocean
and sunset views.

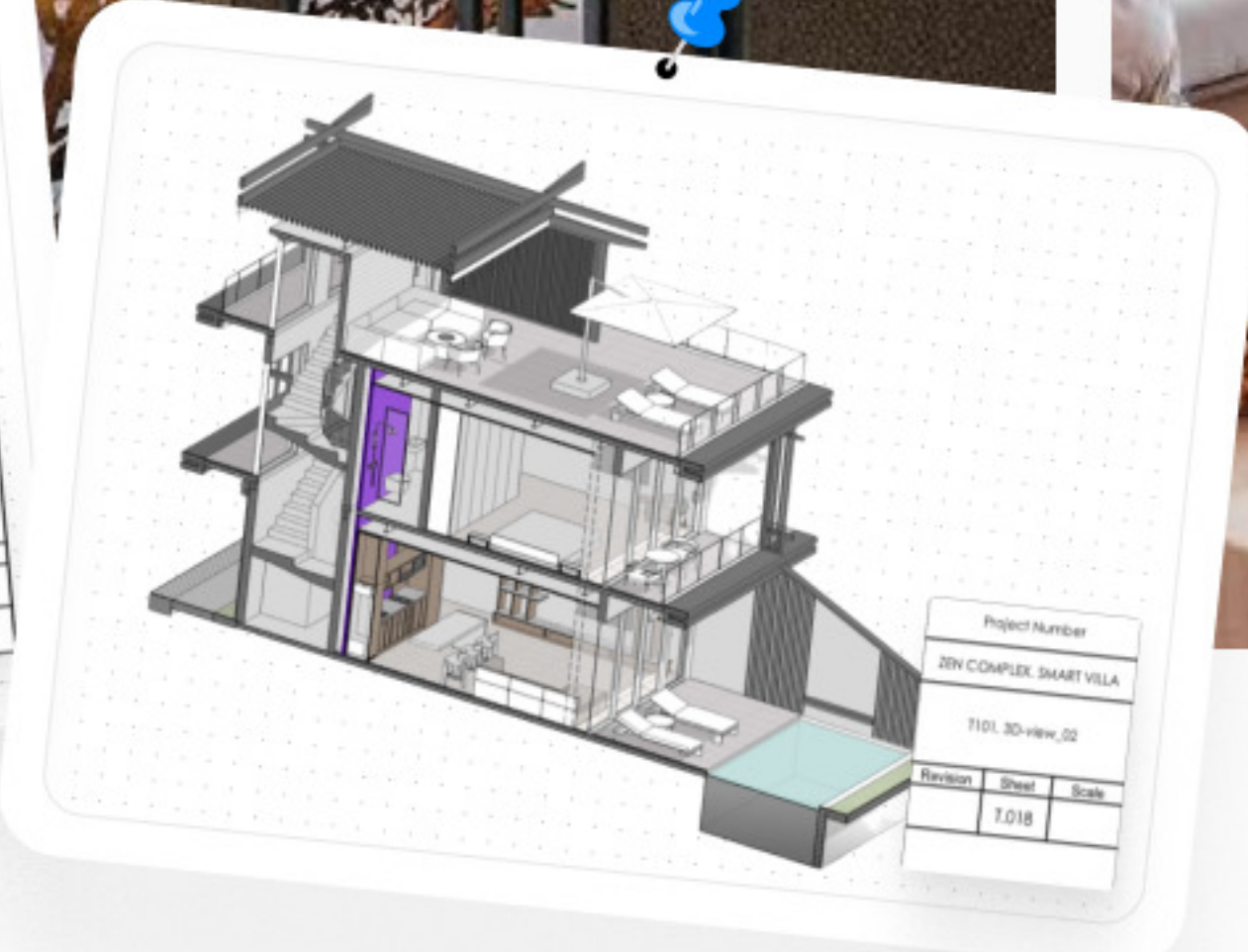
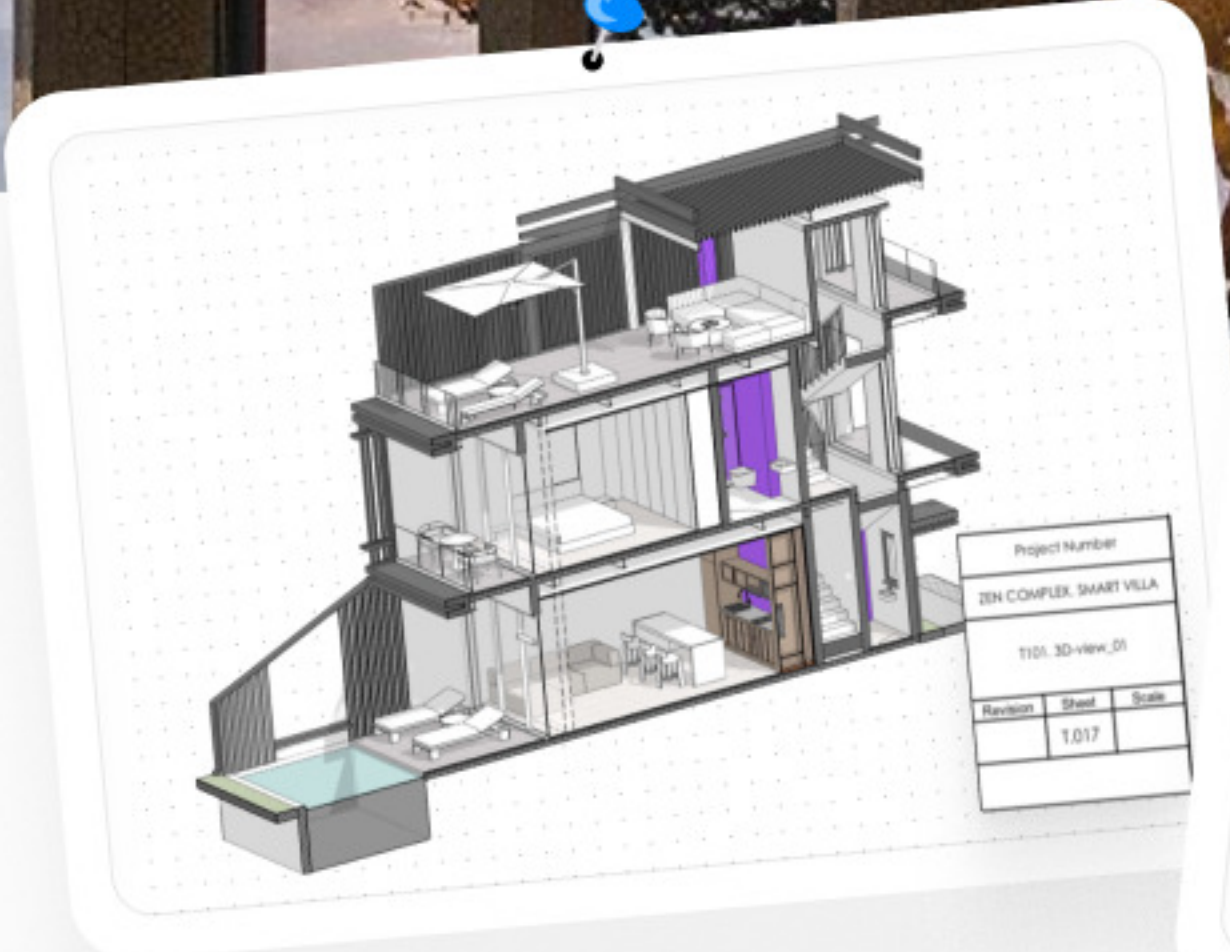


Unique rental product in Bali
— high demand and premium
rental rates.



Convertible
sofa

ZEN. HOTELS AND RESIDENCES



Escrow Accounts

100%

Protection

Investor funds are held in the bank until construction milestones are met. Full transparency.

Luxury Service

Integration with a premium hotel. 24/7 Concierge, room service, and buggies. Negotiations with international operators (Hilton, IHG, Accor).

5,000 m²

In-house Ecosystem: Onsen, SPA, coworking, restaurants, retail, and supermarket. All life and leisure services within the complex.

High Completion Status

65%+

Strict adherence to deadlines and network scheduling.

Ricci Expertise

ricci

20+ years of experience.

Yield

12,9%

per annum.

Prime Location

Melasti
Uluwatu

"Pink Zone". 1 km walking area, 1M+ tourists per year. Walking distance to the best beaches.

Leasehold **47** years

Kids Camp

Full-day kids club with kindergarten, pool, and rope park.