



AMANI MELASI: THE FIRST UPSCALE BOUTIQUE  
HOTEL AT BALI'S BEST BEACH

# THE CONCEPT OF AMANI MELASTI



## ONLY 90 ROOMS

Apartments from 27 to 71 sqm with a view of the sunset ocean or with direct access to a private pool.



## EARN WITH THE BRAND

The investor receives a share of the hotel's total revenue, regardless of how their room was rented. The tourist flow to Bali exceeds 16 million people annually, and the premium hotel segment is growing by 12% annually, according to BPS-Statistics Indonesia.



## LIFESTYLE HOTEL

The style that allows for a seamless combination of relaxation with daily habits and work is becoming increasingly popular – in the past 5 years, demand for this format has grown by 35% (Global Hotel Investment Outlook 2025, JLL).

Amani Melasti — an upscale boutique hotel with panoramic views of the ocean and sunsets at one of Bali's most beautiful beaches, Melasti.

The project is developed by the international developer Teus Group and managed by the world's largest hotel chain, Wyndham Hotels & Resorts.



## LUXURY INFRASTRUCTURE

Rooftop with a cocktail bar and infinity pool overlooking the sunset ocean, SPA, a restaurant with gourmet cuisine, and a working space.



## 250 METERS TO THE BEST BEACH

Melasti is in the TOP-10 best beaches in Asia. It features white sand, a gentle azure ocean, and 325 sunny days a year, attracting thousands of tourists.



## HIGH-CLASS SERVICE

61% of guests at branded hotels are willing to pay above market rates for comprehensive infrastructure and personalized service (research by Medallia, a customer service quality management company).



EXCLUSIVE PATIO WITH A POOL AND PRIVATE ACCESS FROM THE  
FIRST-FLOOR ROOMS

# 5 REASONS WHY INVESTORS ARE GUARANTEED TO EARN WITH AMANI MELASTI

01

## DEVELOPER

TEUS Group has grown from a company that has been operating in the real estate market for over 80 years. This experience, skills, and knowledge are unmatched by any developer in Bali.

02

## MANAGEMENT

The managing brand is the world's largest hotel chain, Wyndham. With 9,300 hotels under 25 brands in 95 countries, it generates over \$1.5 billion annually for its investors.

03

## ARCHITECTURE

The design concept of Amani is handled by the international architectural firm AIMM, which has completed 420 impressive projects in 14 countries, from the USA to Qatar.

04

## CONTRACTORS

The contracting companies that TEUS engages for the construction of Amani are the best construction teams in Bali. They have already completed a number of top-tier projects on the island, including luxury-class hotels.

05

## LOCATION

The most beautiful beach on the island, Melasti, is the best location for an investor. There is high demand for rentals here and low competition in the UPSCALE segment.

# UPSCALE HOTEL: INVESTMENT IN EXISTING DEMAND



## AUDIENCE OF MILLIONS

The UPSCALE category consists of high-class branded hotels with an optimal balance of premium service and a nightly rate of \$120-\$150.

This is the most in-demand hotel category in Bali, according to Badan Pusat Statistik Indonesia. It is preferred by affluent travelers who spend between \$250 and \$500 per day on leisure. This accounts for about 18% of the total tourist flow—more than one million tourists annually.



## A HOTEL WHERE GUESTS STAY LONGER

In UPSCALE category hotels, guests in Bali stay the longest: an average of 3.3 days compared to 2.7 days in the luxury and economy segments (Bali Hotel Association and Horwath HTL).



## DEMAND OUTPACES SUPPLY

Bali has a shortage of modern hotels that meet current lifestyle trends. Only 16 have opened in the last 10 years, and none in the Melasti area (according to the National Information Agency of Indonesia, Antara).



# A SHORE WITH NO COMPETITION

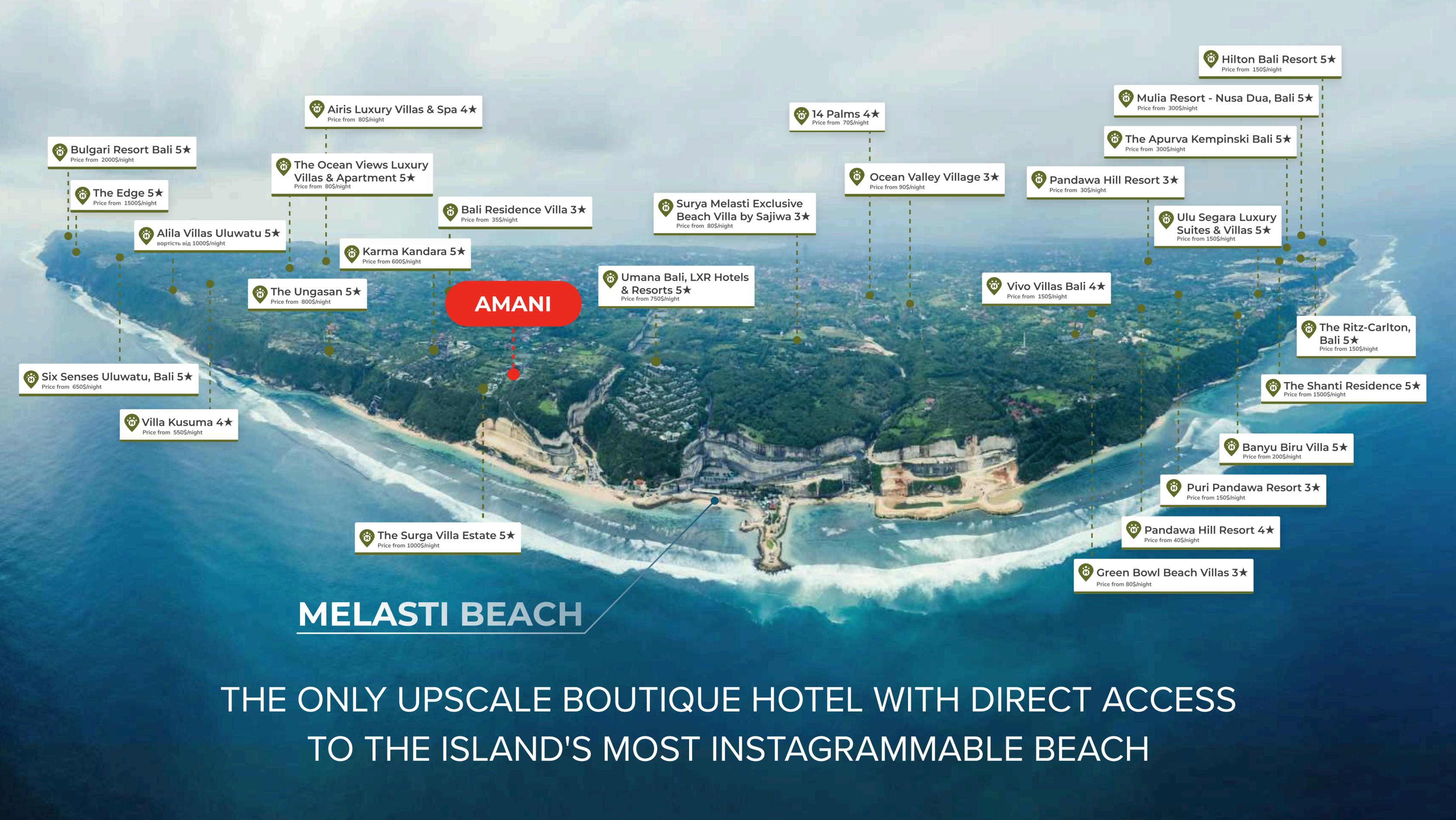
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THERE ARE NO HOTELS WITHIN 1.5  
KILOMETERS OF MELASTI BEACH IN  
THE MOST SOUGHT-AFTER SEGMENT -  
UPSCALE.

ONLY ULTRA-LUXURY 5\*  
(ONE OF THEM IS BRANDED) AND ECONOMY CLASS.

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**AMANI**

# MELASTI BEACH

THE ONLY UPSCALE BOUTIQUE HOTEL WITH DIRECT ACCESS TO THE ISLAND'S MOST INSTAGRAMMABLE BEACH



# BEST BALI LOCATION FOR INVESTORS IN 2025



## THE PLACE EVERYONE WANTS TO GO.

90% of Bali's Instagram photos are taken at Melasti. The top beach clubs are filled 80-90% year-round, even though the daily cost in them reaches \$60 – comparable to the price of a night in a budget hotel.



## TO COME, BUT NOT TO STAY

Thousands of travelers would love to live near Melasti, but they don't have that opportunity. There is no quality hotel offering nearby in the \$100-\$150 per night range.

# A BONUS FOR PROXIMITY TO THE BEACH

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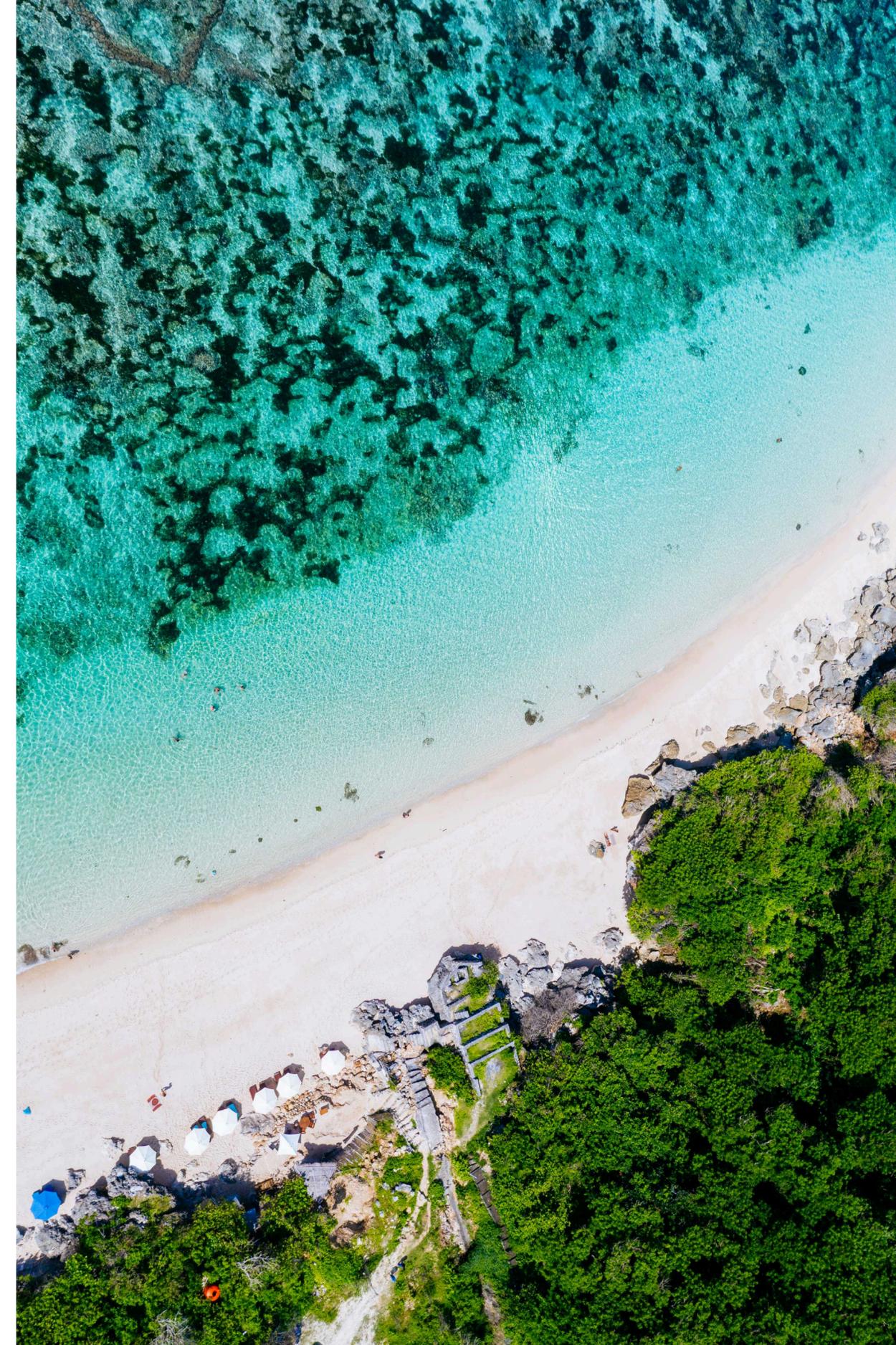
# +40%

AVERAGE MARKUP FOR PROPERTIES WITH DIRECT

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Melasti is a beach with no hotels on the sand, but Amani is the closest project to the ocean, which is located at the foot of the hill and occupies a view position.

This makes it analogous to "first line" and the most valuable asset possible in Bali's resort real estate market.





IDEAL LOCATION – A DISTINCTIVE FEATURE OF WYNDHAM  
UPSCALE HOTELS

# DIRECT OCEAN VIEW

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**+20%**  
TO THE PRICE

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THAT'S THE PREMIUM GUESTS IN BALI ARE WILLING TO  
PAY FOR ROOMS WITH SEA VIEWS COMPARED TO  
ROOMS WITHOUT MUCH OF A VIEW, ACCORDING TO  
TRIPADVISOR.

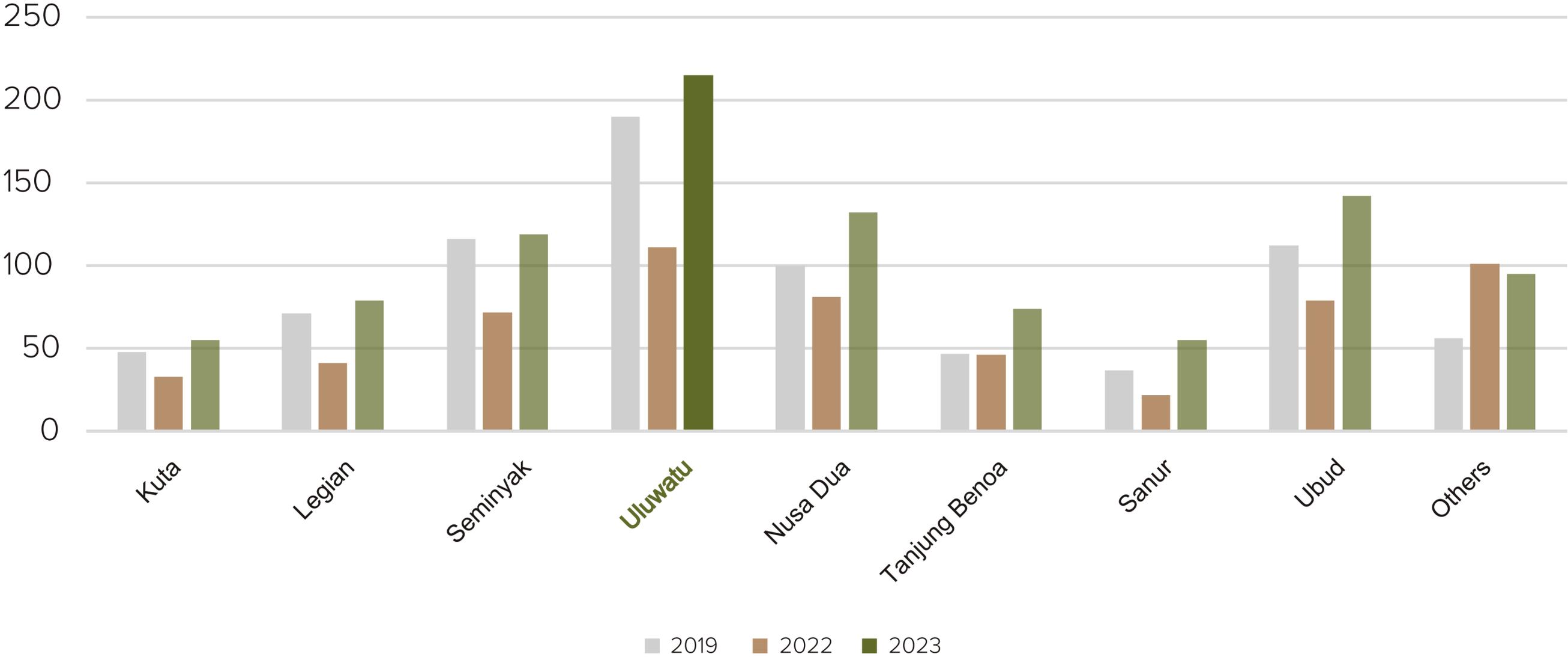




DIRECT OCEAN VIEW - A POWERFUL DRIVER OF DEMAND AND A SOURCE OF  
ADDITIONAL PROFIT FOR INVESTORS

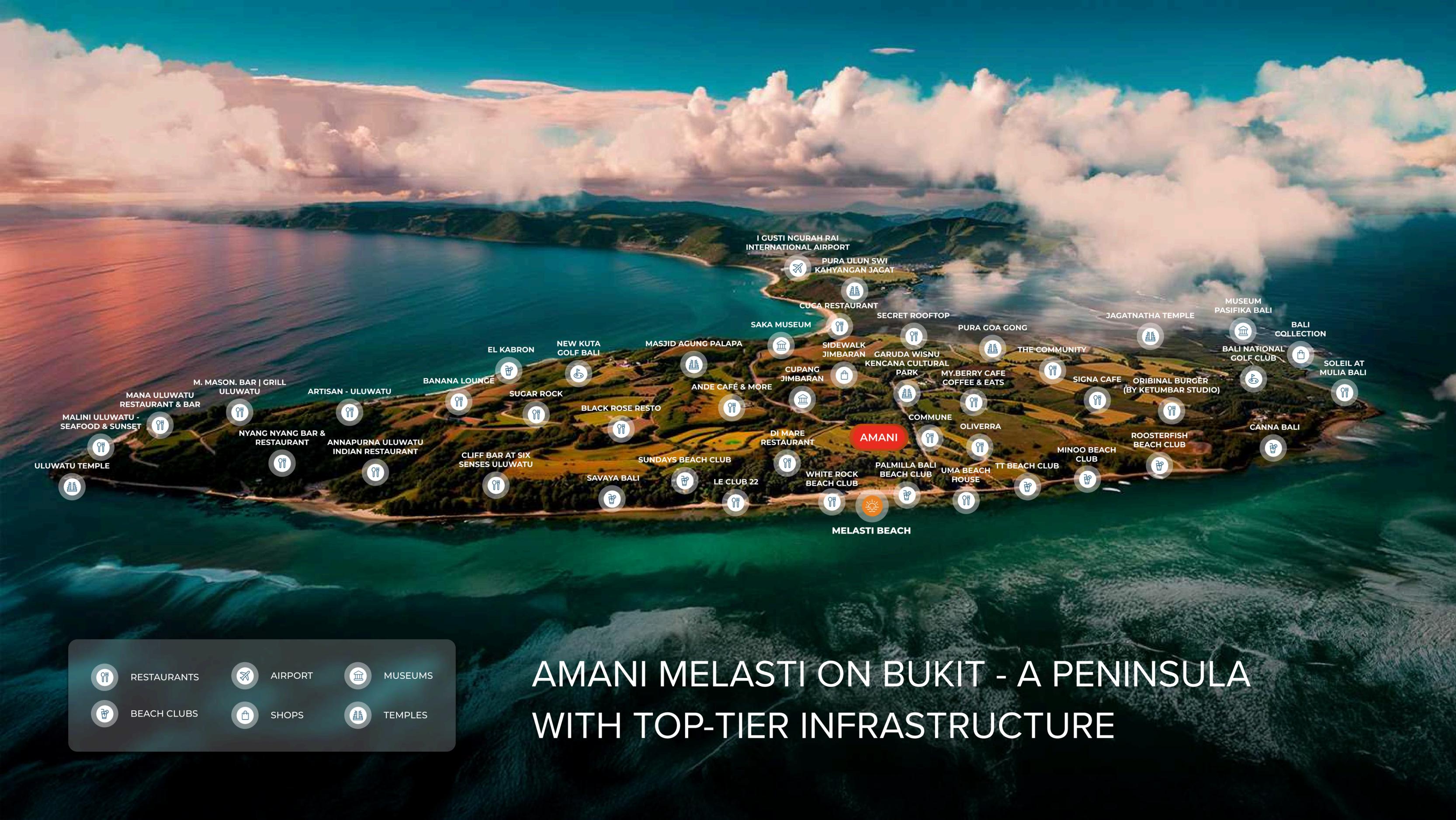
# ULUWATU - A NEIGHBORHOOD IN BUKIT WITH PREMIUM DEMAND

Amani Melasti is located in Bali's most expensive tourist area - average revenue per room from 2023 exceeds \$200\*. This is the highest rate of return in Bali, which indicates the unrelenting interest in the location from wealthy travelers.



\*Bali Hotel Association and Horwath HTL





I GUSTI NGURAH RAI  
INTERNATIONAL AIRPORT

PURA ULUN SWI  
KAHYANGAN JAGAT



CUCA RESTAURANT

SAKA MUSEUM



SECRET ROOFTOP

PURA GOA GONG



JAGATNATHA TEMPLE



MUSEUM  
PASIFIKA BALI



BALI  
COLLECTION



BALI NATIONAL  
GOLF CLUB



SOLEIL AT  
MULIA BALI



SIGNA CAFE



ORIBINAL BÜRGER  
(BY KETUMBAR STUDIO)



CANNA BALI



ROOSTERFISH  
BEACH CLUB



MINOO BEACH  
CLUB



TT BEACH CLUB



UMA BEACH  
HOUSE



PALMILLA BALI  
BEACH CLUB



WHITE ROCK  
BEACH CLUB



DI MARE  
RESTAURANT



SUNDAYS BEACH CLUB



LE CLUB 22



SAVAYA BALI



BLACK ROSE RESTO



CLIFF BAR AT SIX  
SENSES ULUWATU



ANNAPURNA ULUWATU  
INDIAN RESTAURANT



NYANG NYANG BAR &  
RESTAURANT



ARTISAN - ULUWATU



M. MASON. BAR | GRILL  
ULUWATU



MANA ULUWATU  
RESTAURANT & BAR



MALINI ULUWATU -  
SEAFOOD & SUNSET



ULUWATU TEMPLE



ULUWATU TEMPLE



AMANI



MELASTI BEACH



RESTAURANTS



AIRPORT



MUSEUMS



BEACH CLUBS



SHOPS



TEMPLES

# AMANI MELASTI ON BUKIT - A PENINSULA WITH TOP-TIER INFRASTRUCTURE

# BRAND'S TOURIST MAGNET

AVERAGE HOTEL OCCUPANCY IN BALI\*



## NONAME

Non-branded hotels without classification have an average occupancy of 55%.



## BRAND

For branded hotels, the occupancy rate is significantly higher at 71%.

\*According to Hotel Investment Strategies, January 2024.



# AMANI - UNDER THE BRAND

MANAGEMENT COMPANY

**WYNDHAM**

HOTELS & RESORTS

**9 300**

HOTELS

THE LARGEST HOTEL CHAIN IN THE WORLD



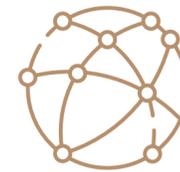
# INTERNATIONAL HOTEL OPERATOR

## WYNDHAM IS:



### 25 BRANDS

Wyndham's mission is to embrace all facets of tourism by offering unique vacation formats to suit every need and in all segments.



### 95 COUNTRIES

Wyndham's geography proves that the company knows how to adapt a hotel product to a variety of markets and conditions - from Europe to Southeast Asia, from tropical resorts to metropolitan areas - and achieve consistent demand there.



### 108 MILLION OF YOUR FUTURE GUESTS

The Wyndham Rewards loyalty program already reaches more than 108 million members, each of whom will learn about Amani.



### TRADEMARK COLLECTION

Wyndham's upscale chain brand, under which Amani Melasti is entering the market.

**40% of Wyndham's** loyal customers choose Trademark collection premium hotels.



FROM LAS VEGAS AND NEW YORK TO BERLIN AND SYDNEY, BALI IS NOW IN TRADEMARK'S COLLECTION OF ICONIC LOCATIONS WITH AMANI MELASTI HOTEL.



AMANI'S PROJECTED OCCUPANCY RATE IN STANDARD  
MODE IS OVER 80%

# WELLNESS TOURISM: GROWING DEMAND FOR DEEP RENEWAL



## TOURISTS CHOOSE WELLNESS

According to the Global Wellness Institute, the wellness tourism industry is showing steady growth, increasing by an average of 10% per year, and outpacing the overall rate of development of the tourism market.

This trend is especially noticeable among affluent guests: according to McKinsey, 60% of high-income tourists choose wellness locations, investing in quality rest and self-care.



## INVESTING IN HEALTH IS THE NEW STANDARD

By 2028, the global wellness tourism market will exceed \$1.3 trillion, growing 1.6 times in just 5 years. This growth confirms it: the demand for recovery and self-care is one of the fastest growing in the industry. Hotels that integrate wellness into their concept gain a competitive advantage by precisely targeting the priorities of new tourist audiences.



## THE LUXURY OF QUALITY SLEEP

Insomnia affects up to 50% of affluent travelers, making quality sleep one of the most valuable parts of a vacation. Hotels that create programs designed to improve sleep increase guest loyalty and average bill by 8%.



# REJUVINATION INFRASTRUCTURE



## ROOMS DESIGNED FOR RELAXATION

The rooms offer the ideal conditions for deep sleep: soundproofing, adjustable temperature, soft lighting and aromatherapy. The weightless beds help the body to fully relax and rejuvenate.



## PERSONALIZED APPROACH

A professional somnologist analyzes the quality of sleep and selects personalized recommendations, complemented by relaxation practices, audio therapy with natural sounds and light biorhythm correction for deep recovery.



## RESTORATIVE NUTRITION

Restoring sleep is aided by a special menu with magnesium and melatonin, herbal drinks from the sleep bar and light detox dinners.



## TOTAL RELAXATION METHODS

For total relaxation, the hotel offers weightlessness floating capsules, aromatherapy with natural oils, relaxing massages with warm oil and heated beds with wool plaids.



## SLEEP TECHNOLOGIES

Comfortable sleep is ensured by smart mattresses with firmness adaptation, thermoregulated pillows and a "smart alarm clock" for gentle awakening.



## EVENING ACTIVITIES FOR SLEEP

Yoga, secluded areas with books and movie screenings with a relaxing atmosphere are available for evening relaxation to gently set you up for sleep.

Amani Melasti is the first hotel on the island where sleep is transformed into a complete experience. Here, every detail has been thought out to create a space for deep recovery, stress reduction and harmonization of the nervous system. Special services, innovative technologies and personalized solutions make comfortable sleep not just a part of relaxation, but a key element that attracts guests and builds their loyalty.



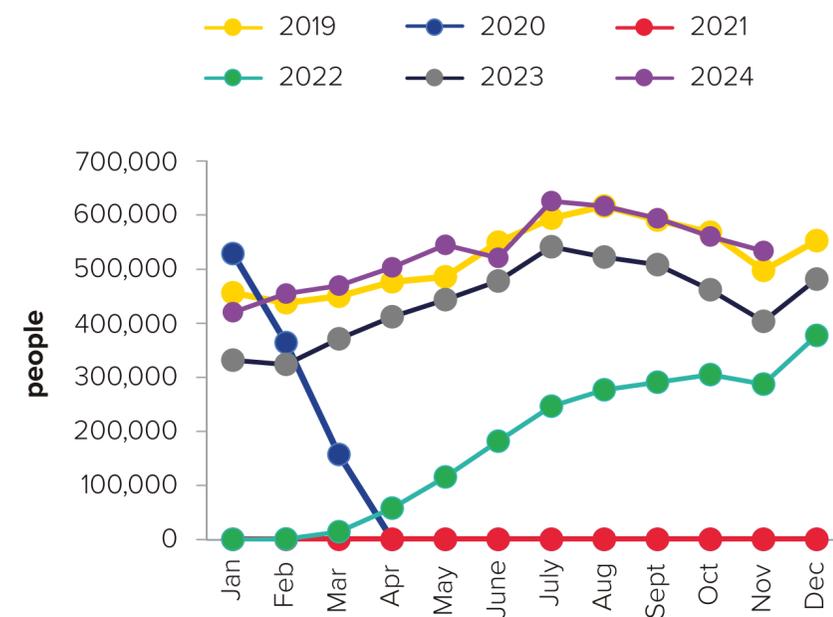
AMANI IS A SPACE DESIGNED  
FOR DEEP RELAXATION

# AHEAD OF DEMAND: THE BEST TIME TO INVEST IN BALI

According to Colliers, Bali continues its rapid recovery after the pandemic, with tourist traffic showing steady annual growth, yet to reach its full potential. The market's potential exceeds the current supply: over the past 6 years, the number of rooms has remained unchanged, so in the coming years, demand for quality hotel real estate will grow, outpacing construction rates.

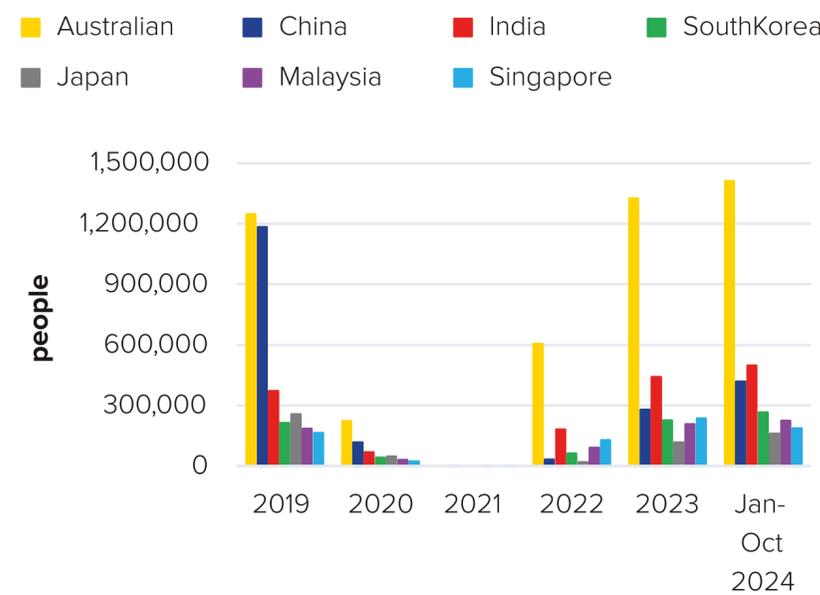
According to the Indonesian Statistics Bureau, 30% of all international tourists choose hotels, with the majority being travelers from China, India, Europe, and leading Asian countries. Upscale hotels are especially popular among Chinese family tourists and guests from Europe, South Korea, Japan, and Singapore, with their numbers growing in Bali, creating a stable premium demand. This confirms that the segment of branded boutique hotels, such as Amani Melasti, has high investment attractiveness and long-term growth potential.

MONTHLY ARRIVAL OF FOREIGN TOURISTS



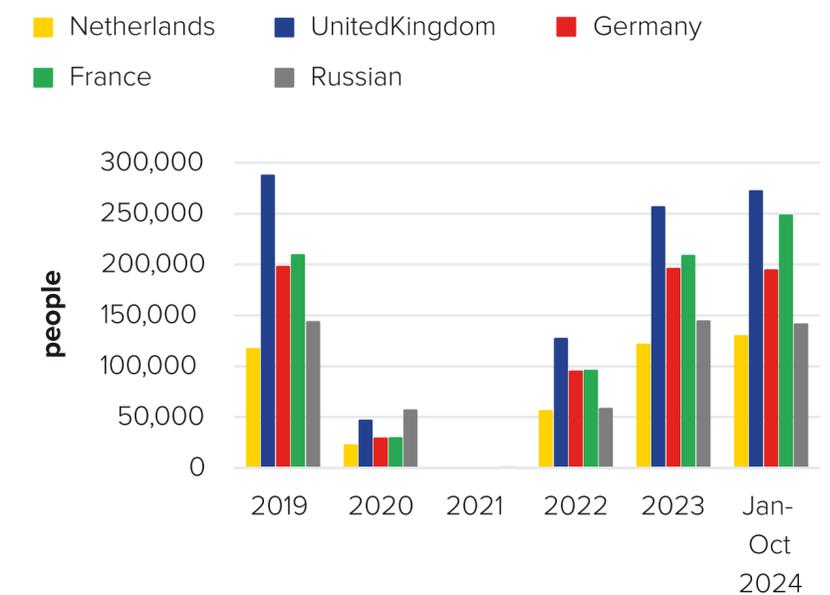
Source:  
Data January - October 2024 are final figures from Bali Provincial Tourism Office;  
Data November 2024 are temporary figures from Ngurah Rai Immigration

TOP 7 MARKETS IN THE ASIA-PACIFIC REGION



Source: Bali Provincial Tourism Office

TOP 5 EUROPEAN MARKETS



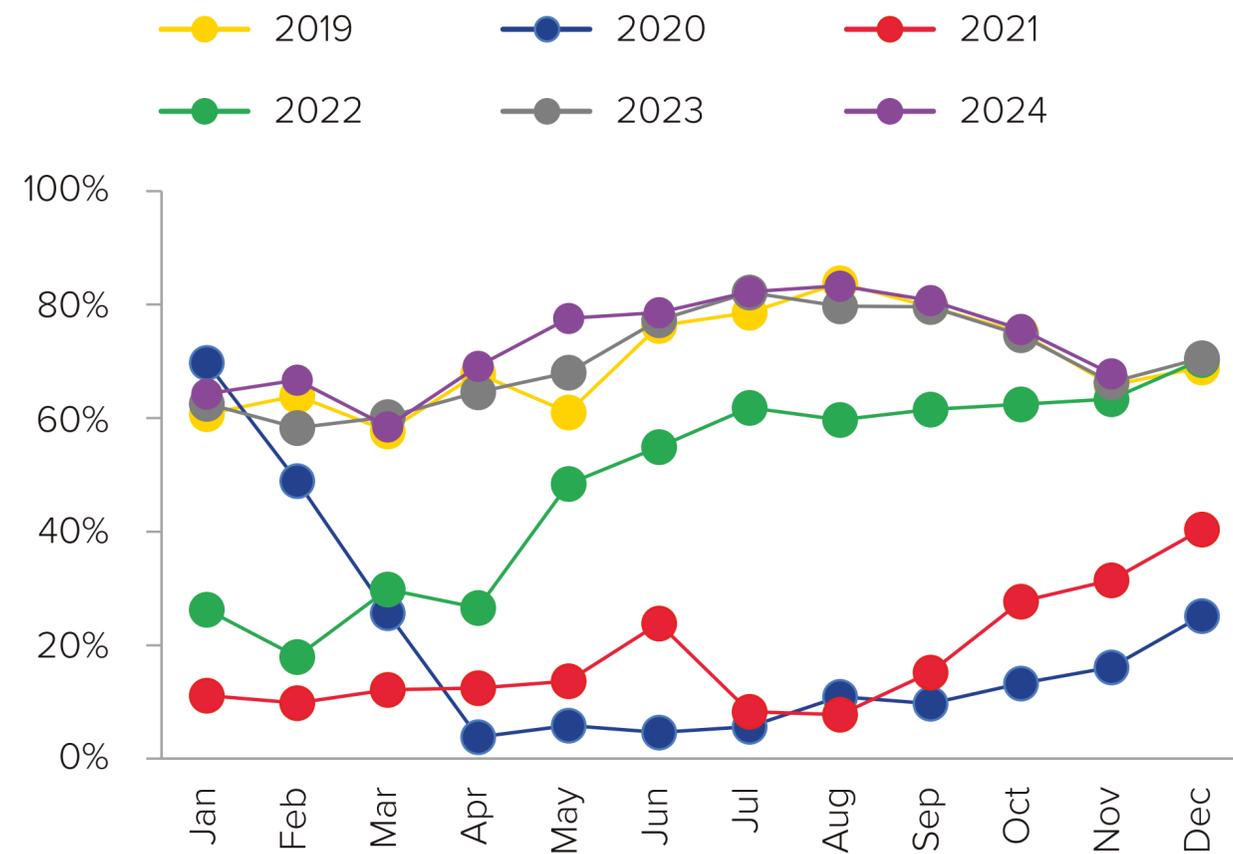
Source: Bali Provincial Tourism Office

# THE MARKET IS ON THE RISE: HOTEL OCCUPANCY IS INCREASING ALONG WITH PRICES

According to Colliers, the average hotel occupancy in Bali is steadily increasing, exceeding 74%, and reaching 85% during peak season. At the same time, the average daily rate (ADR) continues to rise, indicating the high purchasing power of tourists and their willingness to pay for quality service.

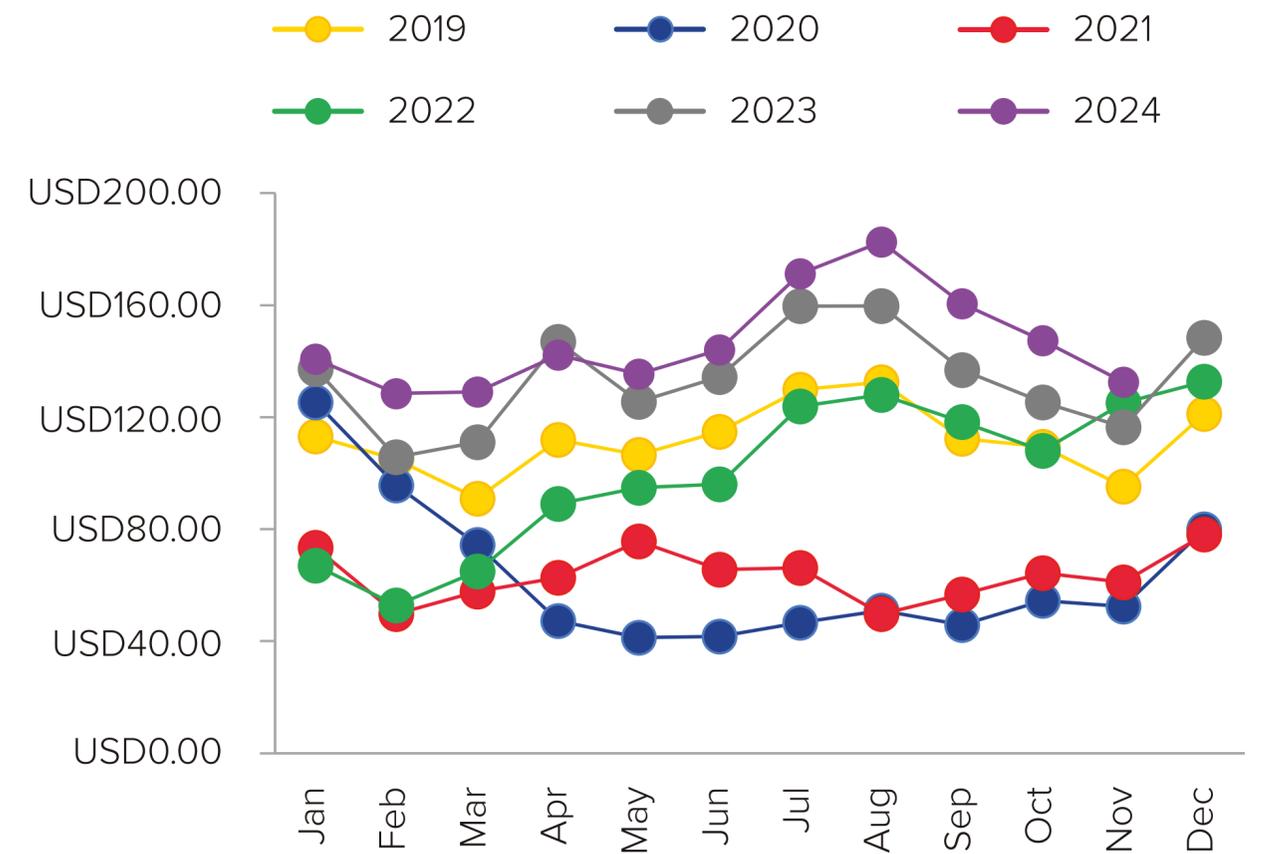
However, according to the Indonesian Statistics Bureau, demand is uneven: the highest occupancy rates are shown by upscale hotels, where the cost of staying is around \$150 per night. This segment attracts affluent tourists who appreciate branded hotels, a high level of service, and quality infrastructure.

AVERAGE MONTHLY OCCUPANCY (ADR)



Source:STR

AVERAGE MONTHLY DAILY RATE (ADR)



Source:STR

# INFRASTRUCTURE - THE DRIVER OF DEMAND AND PROFITABILITY



## SERVICE THAT TURNS EMOTIONS INTO PROFIT

Amani creates a space where experiences become a value. The inclusion of the hotel in the Wyndham network guarantees that the entire project infrastructure will be implemented, and its scale and quality will meet global standards that stimulate demand and foster guest loyalty.



The infinity pool on the roof — an opportunity to touch the infinity of the sky and the ocean.



The SPA center — absolute relaxation and recovery.



Exquisite restaurant — signature cuisine and a high average check.



Working space — a space for creativity and productivity.



The rooftop with a panoramic terrace — the perfect place to witness legendary Balinese sunsets and enjoy evening cocktails.



Patio with a pool — freshness and coolness of a private relaxation zone.



Concierge service 24/7 — a single service point for guests: transfers, bookings, excursions, and any individual requests that enhance the level of service and average check.

# 1 MINUTE FROM THE ROOM TO THE BEACH

Guests' opportunities are not limited to the hotel space. The azure coastline is just 250 meters away, but the journey takes only 1 minute: a comfortable shuttle runs without stops.

Direct access for hotel guests includes 11 beach clubs, among which high-class venues with premium service and stunning ocean views are particularly popular.



## **WHITE ROCK BEACH CLUB (1 MIN.)**

The largest club on the coast with two pools and a stage for concerts.



## **KARMA BEACH (1 MIN.)**

A full range of beach entertainment, from water sports during the day to a vibrant club program after sunset.



## **TROPICAL TEMPTATION BEACH CLUB (3 MIN.)**

Gastronomic delights and a luxurious infinity pool.



## **PALMILLA BALI BEACH CLUB (3 MIN.)**

A relaxed atmosphere and privacy on one of the island's most popular beaches.





AN INFINITY POOL WITH A VIEW OF THE SUNSET OCEAN IS A POWERFUL ATTRACTION DRIVER FOR FUTURE HOTEL CLIENTS.

# HOW INVESTORS EARN 14-18% ANNUALLY WITH AMANI MELASTI

01

## CHOOSING AND PURCHASING A UNIT

Investor selects one of 90 rooms, ranging from 26 sq.m, with prices starting from \$99,000. During the presale stage, the prices are the most advantageous, meaning the potential for capital appreciation is higher.

02

## TRANSFER TO WYNDHAM MANAGEMENT

By 2027, the value of the apartments will increase by 35%, and Amani will begin welcoming guests. The hotel network takes on the entire range of tasks, ensuring a steady flow of clients. Wyndham's scale allows for cost optimization, so the investor's marketing expenses amount to only 5%, compared to 15-30% with private rentals.

03

## REVENUE GENERATION

Investor receives regular payments of 14-18% annually on autopilot, without personal involvement in management. The Wyndham brand and UPSCALE service attract high-paying guests: the average room rate is \$150 per night, and the investor's net profit can reach up to \$56,500 per year.

05

## POSSIBILITY OF RESALE

Two years after the hotel's opening, the investor can sell the unit profitably, realizing capital appreciation. A ready business under Wyndham's management is more liquid than private property, thanks to guaranteed income. For example, by purchasing an apartment during the presale for \$99,000, after 2 years of rental and subsequent resale, the investor will receive a total profit of \$94,000 over 4 years (2 years of construction + 2 years of operation) – a 95% return on investment.

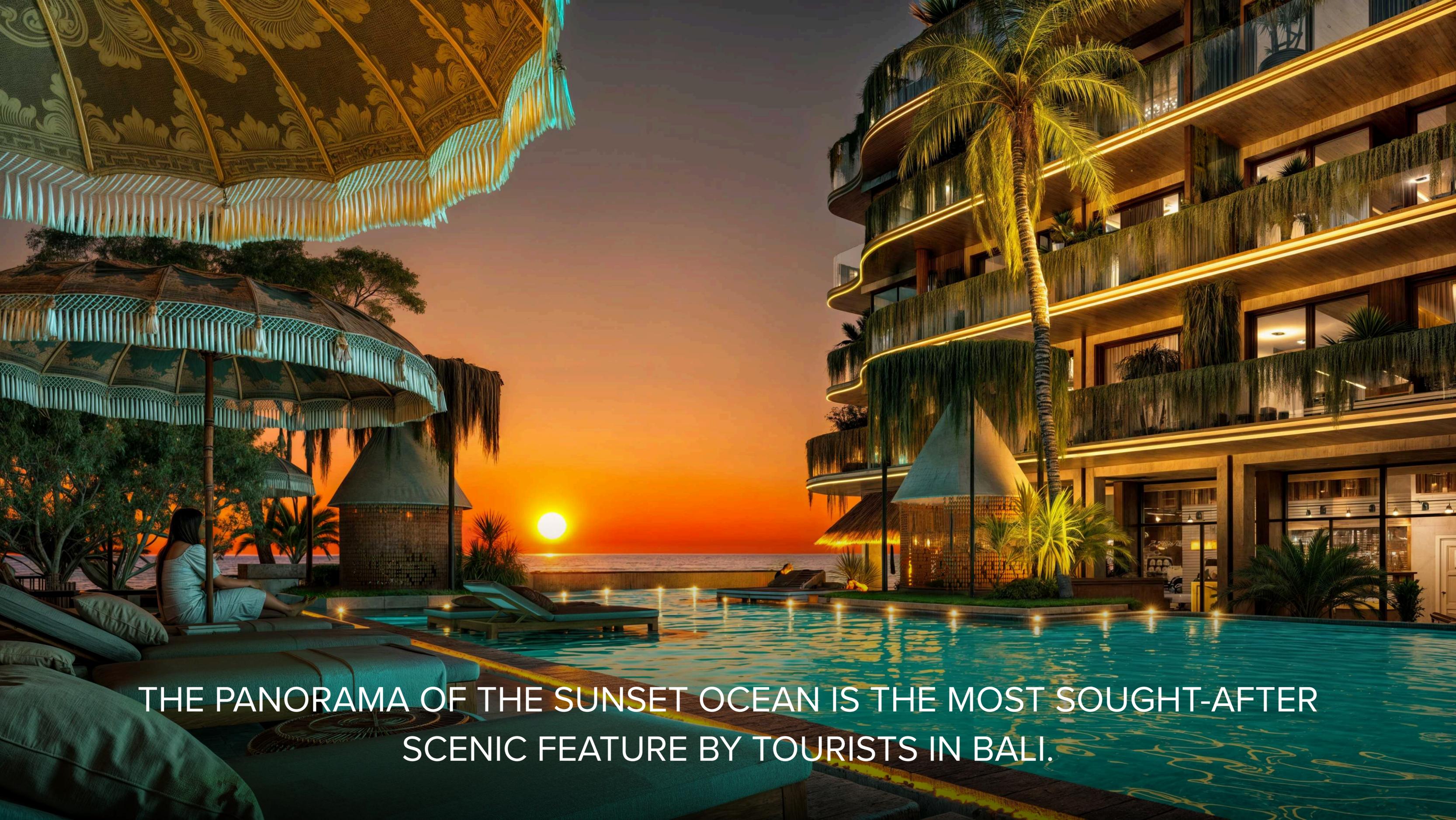
04

## ASSET CAPITALIZATION GROWTH

Even price growth does not stop the market: demand for hotel real estate increases by 12% annually. Brand-name properties increase in value faster than others due to their loyal audience and effective management, so in the first 2 years, the value will rise by another 20%. The investor earns double profit: from rental income and capital appreciation.

# INVESTMENT COMPARISON: WHAT'S MORE PROFITABLE FOR THE INVESTOR

	ROOM IN AMANI MELASTI HOTEL	PRIVATE APARTMENTS
PROFITABILITY	Synergy of Brand and Location: Income from Total Hotel Revenue 14-18% per Year	Depends on the type of lease and occupancy: on average 8-14%.
OCCUPANCY	75-90% – steady guest flow due to 108 million loyal customers and Wyndham's marketing	55-75% depending on location and competitive environment
MANAGEMENT	Professional management by Wyndham (already factored into the profitability calculation), investor does not participate in operational activities	Independent management or transfer to a local operator (additional costs affect final profitability)
CONCEPT	A hotel with a current concept of sleep restoration responds to the growing demand for wellness tourism and becomes an additional driver of demand and repeat visits. Creating a full-fledged restorative service requires significant investments and professional management, which are available only to large market players. This is what makes Amani a strong competitor and an attractive choice for guests.	Apartments usually rely on the basic advantages of location and design. But to offer the guest something more, a strong concept and centralized management are needed. Such formats require resources and expertise that are primarily available to professional hotel operators.
RISKS	<p>Low Risks:</p> <p><b>Legal compliance</b> – the hotel operates in accordance with all requirements of Indonesian legislation for commercial real estate, including land law and taxation.</p> <p><b>Guarantee of Standard Compliance</b> – Wyndham's oversight at all stages of construction and operation eliminates the risks of incomplete construction, use of poor-quality materials, or developer mistakes.</p> <p><b>Operational Management</b> – Full management by Wyndham, with all associated costs for marketing, maintenance, and operations already factored into the financial model, eliminating unexpected expenses for the investor.</p>	<p>High Risks:</p> <p><b>Licensing</b> – The highest return comes from short-term rentals. However, this requires the Pondok Wisata license. If it is not obtained, the landlord is breaking the law and could lose their property.</p> <p><b>Local Taxation</b> – Apartment owners are required to pay rental taxes (10-20%). Ignorance of the law and difficulties overcoming bureaucratic barriers could lead to fines and business closure.</p> <p><b>Maintenance Costs</b> – The owner is responsible for repairs and maintenance, and the property's wear and tear directly affects occupancy rates and rental costs.</p>



THE PANORAMA OF THE SUNSET OCEAN IS THE MOST SOUGHT-AFTER SCENIC FEATURE BY TOURISTS IN BALI.



MINIMALISM WITH BALINESE BOHO ELEMENTS: AIMM'S DESIGN AS AN  
ADDITIONAL FACTOR IN HOTEL SELECTION

# PROJECT IS DEVELOPED BY TEUS GROUP



## **BASEL HOUARI**

FOUNDER И CEO TEUS GROUP

Started his career in development in 2017 and has been involved in the implementation of numerous landmark projects in Eastern Europe, the Middle East, and Southeast Asia.

Today, Basel Houari leads TEUS Group, combining experience and traditions of construction craftsmanship with a global vision of the industry. In partnership with Wyndham and leading contractors in Bali, he is creating Amani Melasti — a unique lifestyle hotel that will set a new standard for premium hotel real estate on the island.



## **80+ YEARS OF EXPERIENCE**

The company was founded in 1943 as "Zhilstroy-2" — a key developer in the reconstruction of the liberated Kharkiv.



## **10 000 000 M<sup>2</sup>**

23 Vatican City-states could fit within the total area of residential, commercial, and administrative real estate projects developed by TEUS GROUP.