

INVESTMENT VILLAS
and hotel rooms in the most prestigious location in Bali

RAMADA NUSA DUA

BY WYNDHAM

Yield of 15-15,8% per annum

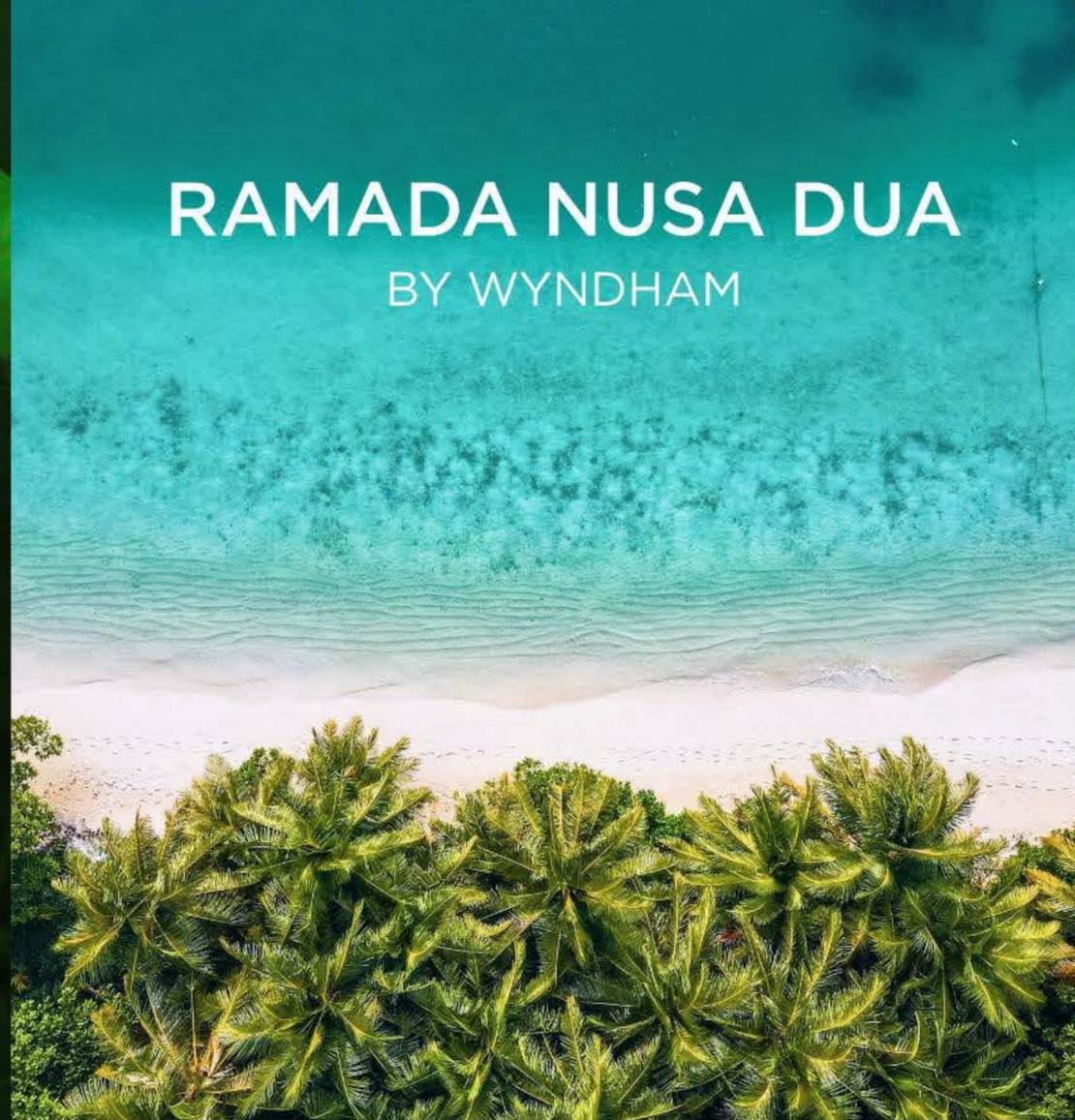
5 minutes to the beach Nusa Dua

In collaboration with Asia's leading
contemporary art gallery MayinArt
(Singapore)



WYNDHAM
HOTELS & RESORTS





ART-HOTEL OF ASIAN CONTEMPORARY ART TRENDS

65% of tourists are ready to pay more
for cultural experiences ¹

¹ Hospitality Insights

BRANDED AT WORLD-CLASS LEVEL

+15% increase in profit over 10 years
compared to independent hotels ²

² CBRE

IN THE LUXURY DISTRICT OF BALI, NUSA DUA

1 million of the wealthiest paying
guests annually on the island ³

³ C9 Hotelworks, Antara News, Bank Indonesia

WHO IS THE ART-HOTEL AUDIENCE?

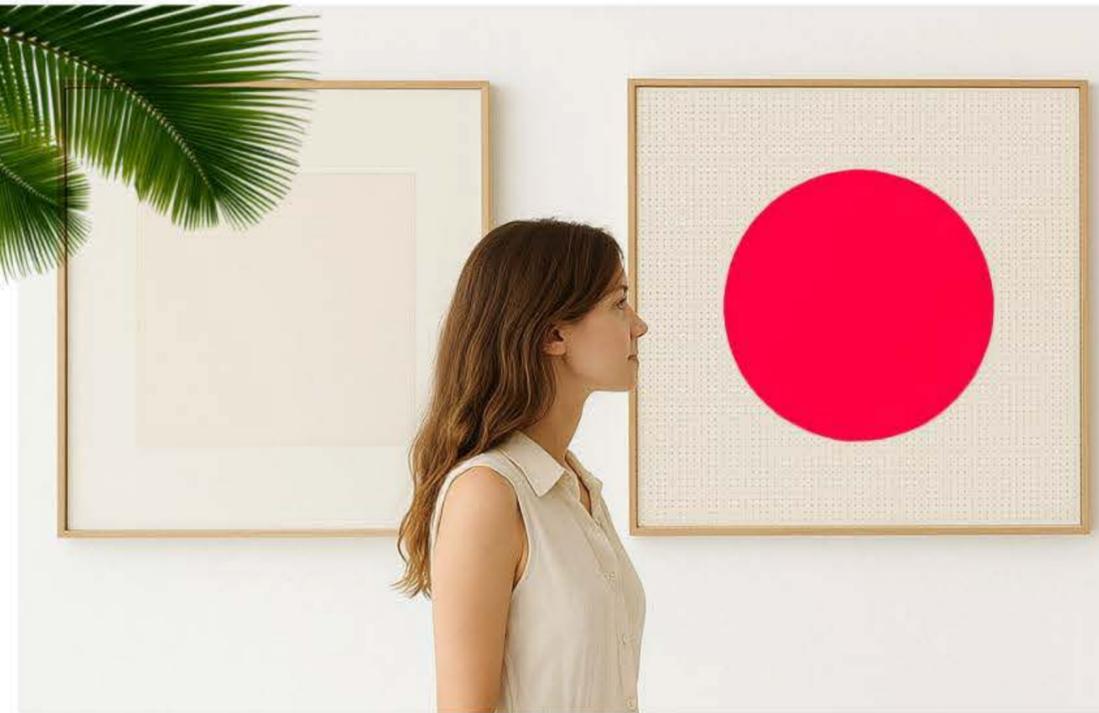
75% ARE COUPLES AND SOLO GUESTS

age 30–55, income \$100k+ ¹

¹ McKinsey & Expedia, Premium Traveler Segmentation Report, 2022

Geography: Australia, USA, Europe, South Korea, India — the 5 major markets of upscale tourism in Bali ²

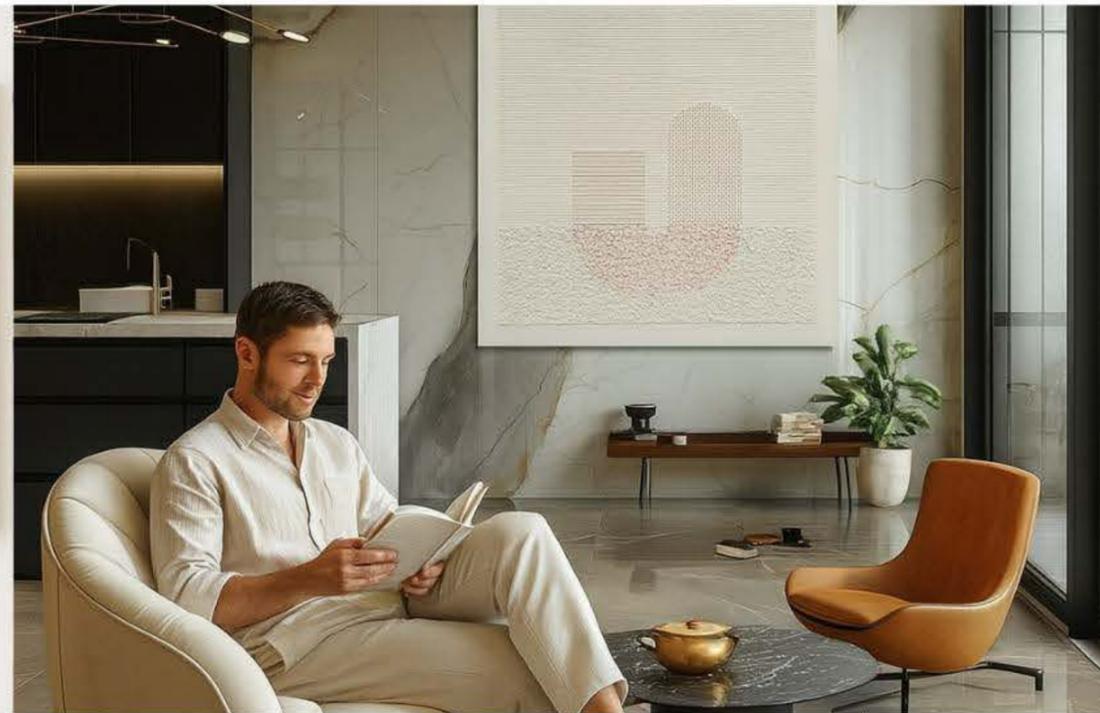
² BPS Bali Inbound Market Summary



80%

of affluent millennials and Gen Z choose conscious travel with cultural context ³

³ Bain & Company, Next Gen Luxury Study



72%

are willing to pay above the market rate for a hotel with a vivid concept, design, and visual atmosphere ⁴

⁴ Booking.com, Art-Inspired Hospitality Report



UP TO 75%

of guests aged 25–45 are interested in art hotels and prefer non-standard accommodation formats

⁵ Deloitte, The Art of Hotel Experience

Additional audiences of the art hotel

FAMILIES WITH ONE OR TWO CHILDREN

choose Nusa Dua for safety, space, and tranquility; 60% of family travelers prefer areas with predictable infrastructure ¹

¹ Agoda Family Travel Survey



DIGITAL PROFESSIONALS 35+

looking for calm, aesthetic spaces with wellness infrastructure and quick access to the airport.



BUSINESS GUESTS AND CULTURAL EVENT PARTICIPANTS

Nusa Dua hosts up to 40% of all MICE events in Bali ²

² ITDC Bali MICE Report



WHY WILL THE GUESTS COME TO NUSA DUA?

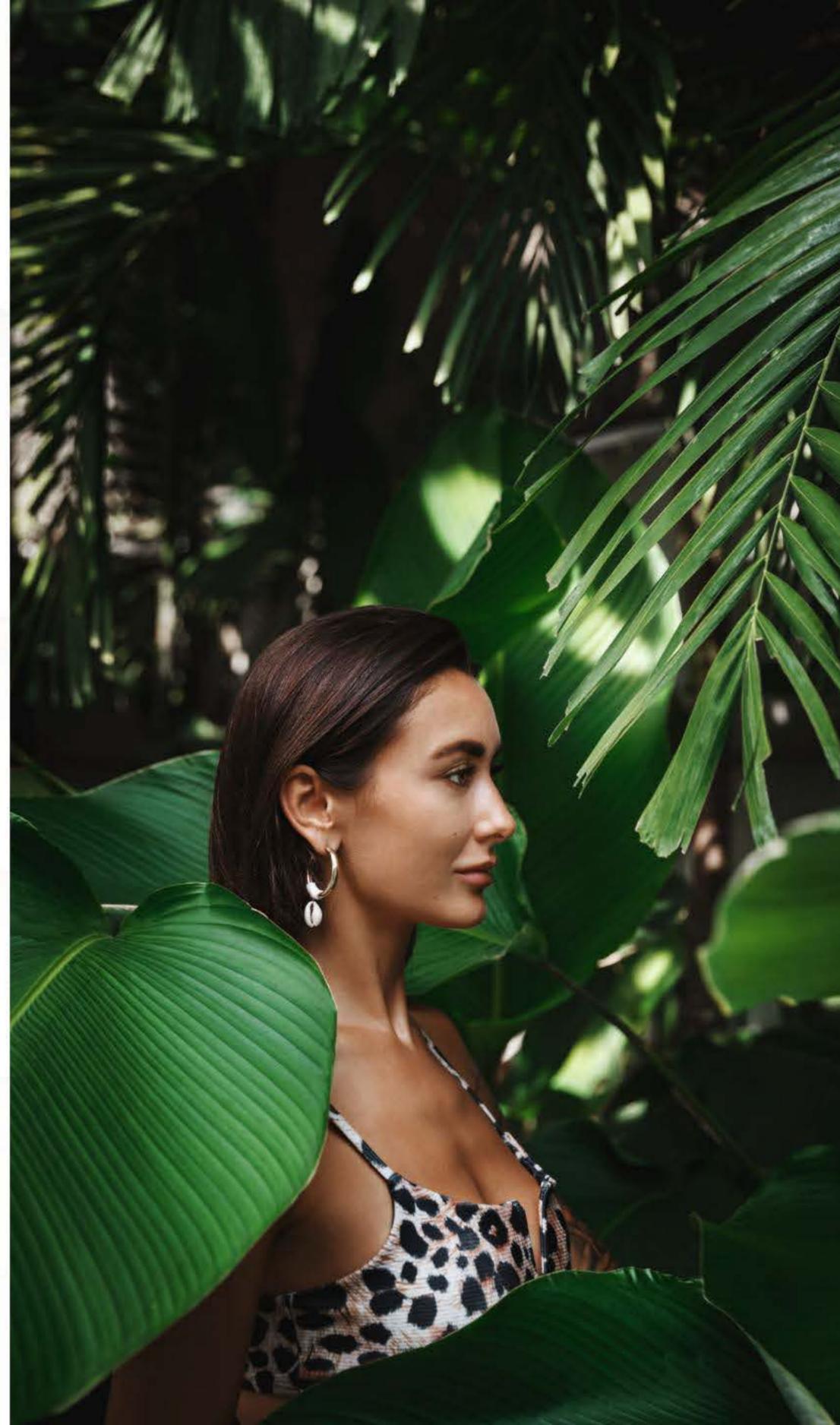
CANGGU, SEMINYAK, AND KUTA ARE NOT SUITABLE:

72% of guests complain about noise, traffic jams, lack of privacy and visual chaos ¹

¹ Agoda User Reviews Meta-Analysis

UBUD OFFERS CULTURE,

but does not provide the sea, service comfort, or direct access to the airport.



The target audience seeks tranquility, aesthetics, safety, 5-star infrastructure and cultural context — all in one place.

NUSA DUA

is the only district with a gated territory, curated infrastructure and the status of “quiet luxury” ².

² McKinsey, Bali Tourism Infrastructure Review

96% of guests rate the experience as “above expectations” ³ and the same number recommend Nusa Dua as the “optimal combination of price and quality” ⁴.

³ TripAdvisor Satisfaction Index, Nusa Dua Report

⁴ Traveloka Consumer Index



WHY WILL THEY CHOOSE RAMADA NUSA DUA?

UPSCALE * — FORMAT №1 IN THE WORLD:

More than 50% of young affluent tourists choose upscale as the optimal blend of price and quality; they prefer to pay \$200 instead of \$600 but live among luxury infrastructure.

Global statistics confirm demand for upscale: half of new bookings worldwide fall into this price category ¹

¹ American Hotel & Lodging Association, 2024

* Upscale is a segment with a high level of service, design and infrastructure corresponding to 4–5★, but at a more rational price than luxury.

LUXURY EXISTS ², UPSCALE DOES NOT EXIST ENOUGH:

demand for upscale hotels exceeds supply in Nusa
Dua by a factor of three ³

² 20% of luxury hotels in Bali are located in Nusa Dua (ITDC)

³ C9 Hotelworks, 2024

RAMADA NUSA DUA

BY WYNDHAM



THE ONLY BRANDED
UPSCALE VILLA COMPLEX IN NUSA DUA

VILLAS ARE THE MOST POPULAR RENTAL FORMAT IN BALI

THERE ARE **68** OF THEM AT RAMADA NUSA DUA

Upscale villas — the most in-demand category: “This is the only segment where solvent demand exceeds supply by 3–4×³.”

In Nusa Dua there are no such offerings: no upscale villas under an international brand⁴

Occupancy reaches 90%

90%

here are the earliest bookings - in 4-6 months¹

¹ AC9 Hotelworks, 2025, BukitVista, 2024

² Global Property Guide, Southeast Asia Hospitality Insights

³ Housearch, Internal Bali Demand Analytics

⁴ JLL, Bali Property Market Review





LOCATION
& *ADVANTAGES*

NUSA DUA

District with the highest concentration of 5-star hotels in Bali

TOTAL OF 350 HA EXCLUSIVE RESORT ZONE HOME TO

19 FIVE-STAR HOTELS

20% of all five-star hotels in Bali ¹

Area comparable to Central Park in New York

Managed by the state (ITDC), with ultra-high level of security, service and infrastructure



5-star hotels are in high demand

84,6%

occupancy rate

Revenue per room grows on average 9% annually, confirming phenomenal appeal of the location to the premium audience ²

¹ Indonesia Tourism Development Corporation

² C9 Hotelworks, March 2025



NUSA DUA: PRISTINE WHITE BEACH

BY TURQUOISE OCEAN

70% of the shoreline curated by luxury hotels and beach clubs — guaranteeing luxurious service and ideal conditions

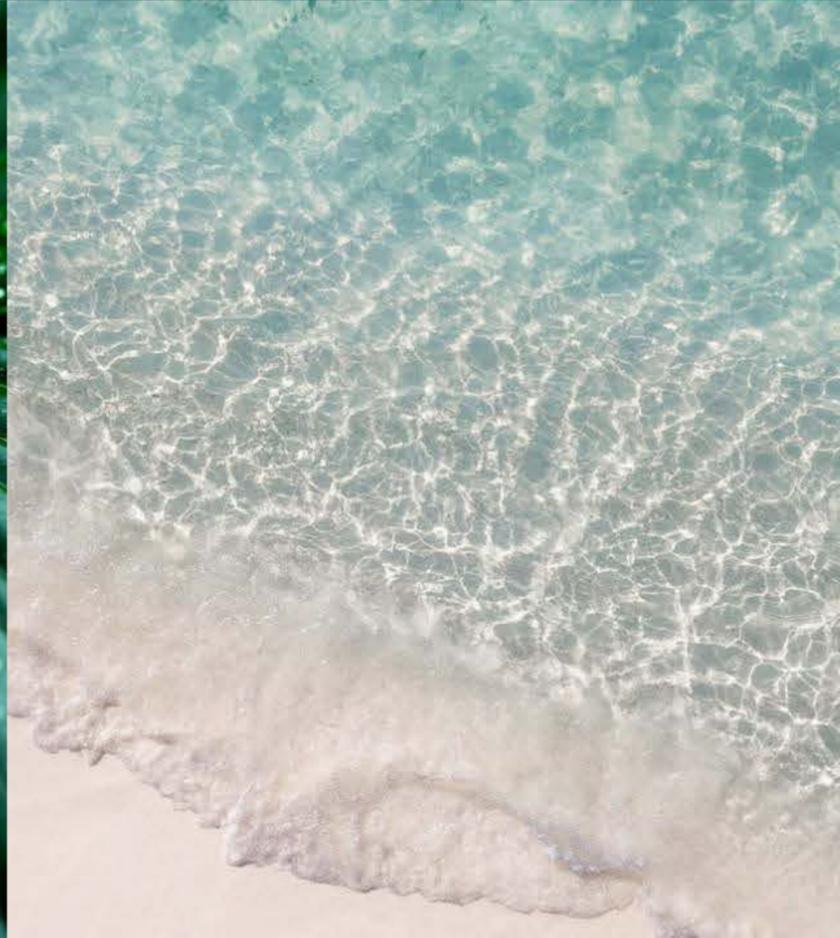
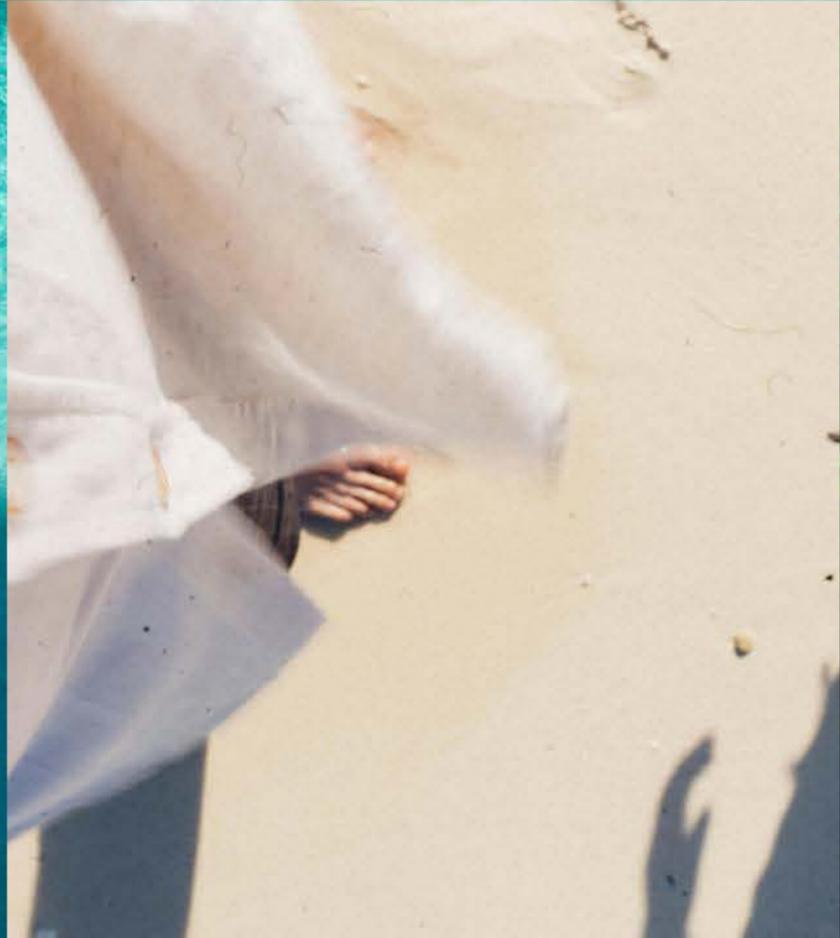
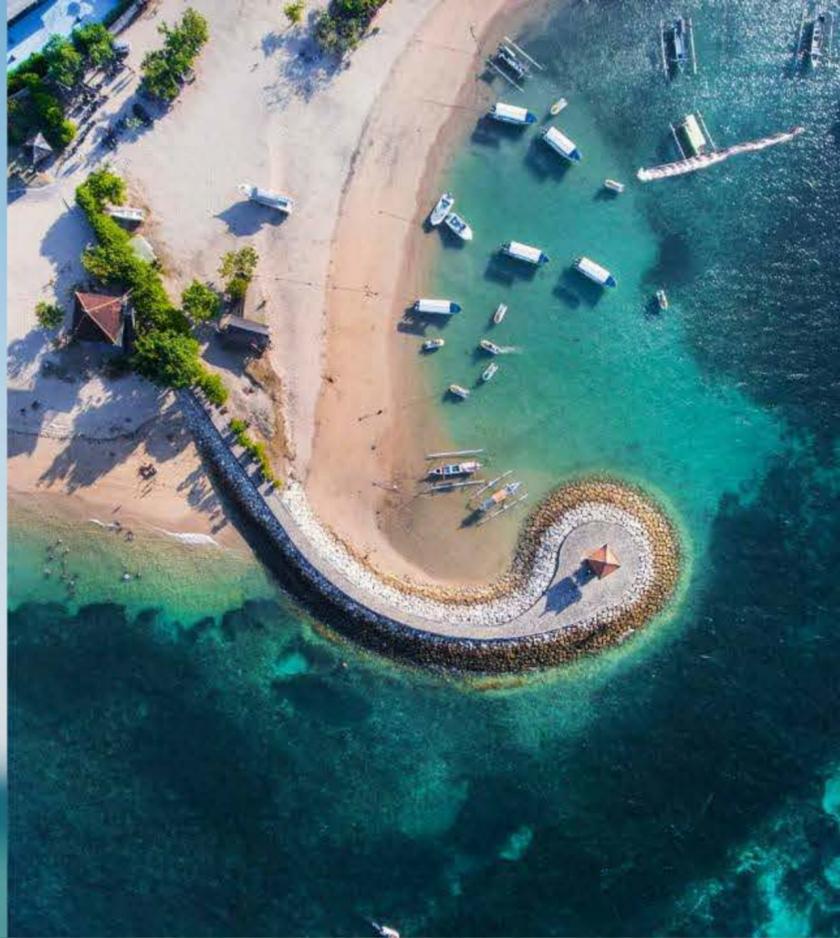
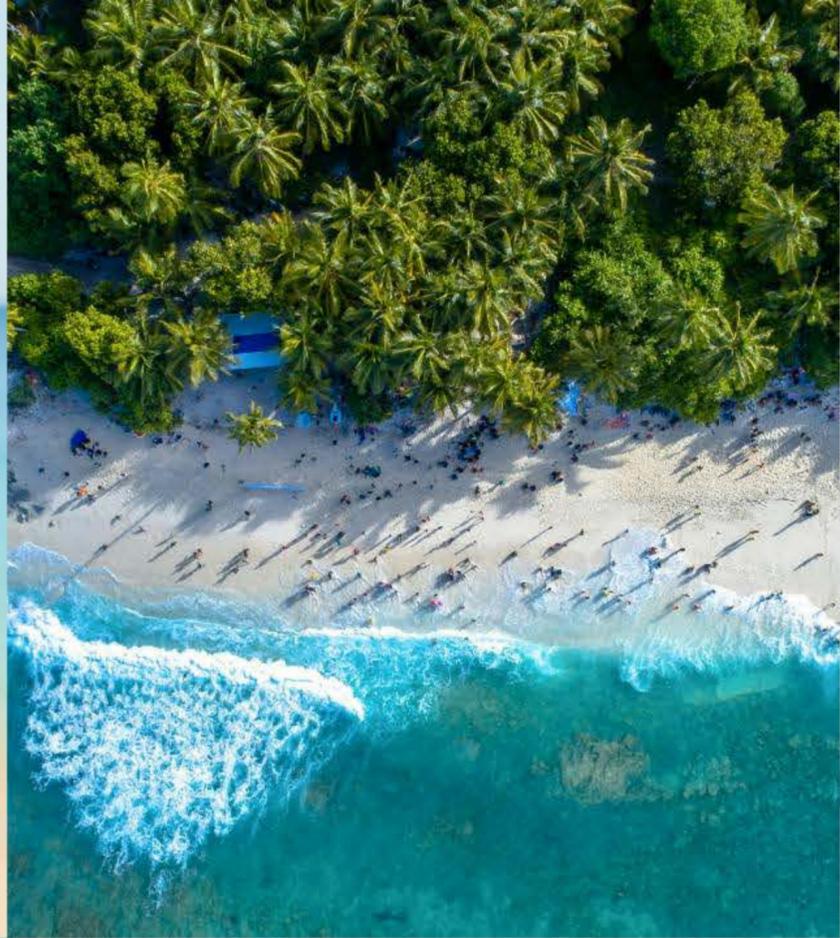
TOP-3
beaches in Asia

Traveller's Choice 2025

TOP-25
beaches in the world

Traveller's Choice 2025

Nusa Dua includes three coastal zones — Nusa Dua itself, Mengiat, and Geger — together 3 km of pristine beach and serene ocean protected by coral reef.





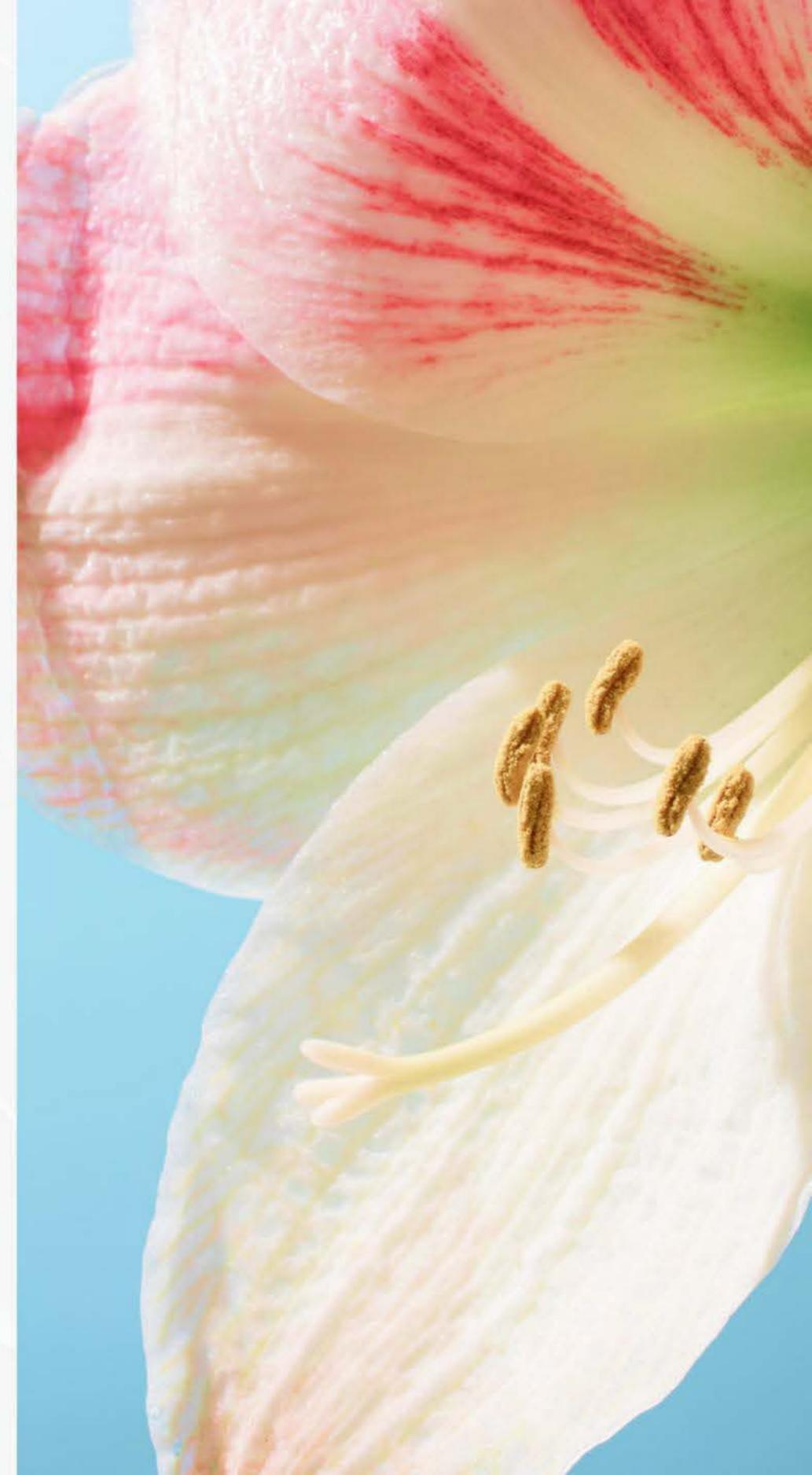
LUXURY HOTEL INFRASTRUCTURE

**AT WORLD-CLASS LEVEL, BUT THREE
TIMES MORE ACCESSIBLE:**

guests stay at Ramada Nusa Dua and can use facilities
of Ritz, Marriott, Mulia, Hilton and others*

**Most 5* hotels provide access to infrastructure for a comfortable fee.*

19 LUXURY HOTELS
within 15 minutes





UNIQUE EXPERIENCES
for discerning audience



REEF BEACH CLUB

beachfront club with 42m infinity pool



KORAL RESTAURANT

gastronomic show in an aquarium tunnel with
cuisine by a Michelin-listed chef



KAYUPUTI

Pan-Asian kitchen overlooking the ocean; repeated
Wine Spectator "Award of Excellence" winner



THE APURVA SPA

spa complex atop a cliff with mesmerising ocean views

OASIS POOL & ICE ROOM

lux spa combining heat and cold, unique for Bali

Nusa Dua — a magnet for wealthy tourists from Europe and Australia

A PLACE CREATED FOR SPECIAL GUESTS

Infrastructure built around travelers spending on average \$430 per day, premium facilities



BALI NATIONAL GOLF CLUB

world-class 18-hole course awarded best in Asia

BIMC HOSPITAL NUSA DUA

internationally accredited medical center top in region

ITDC CONVENTION CENTRE

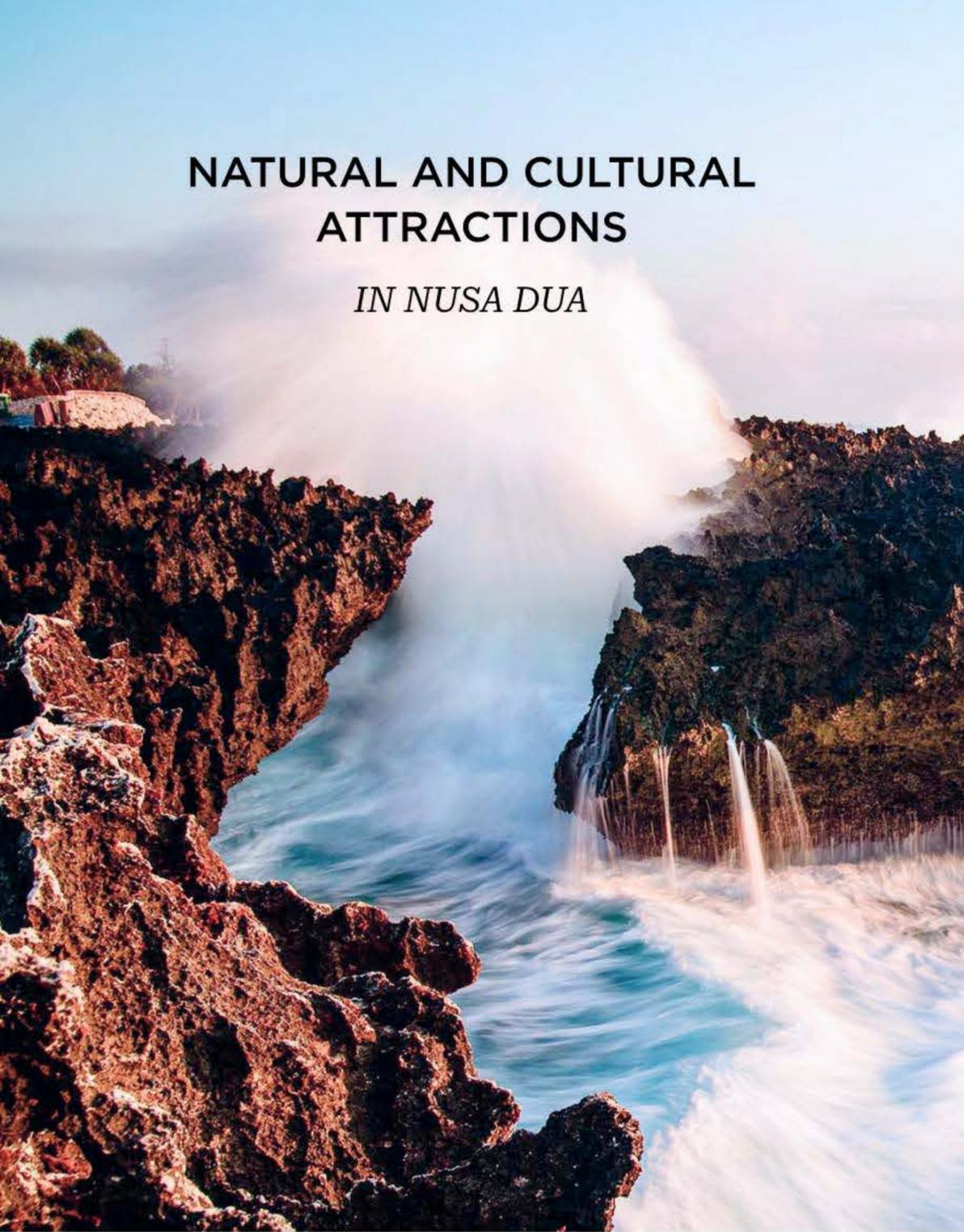
hosted G20, APEC and Miss World, offering international prestige and business traffic

BALI COLLECTION

open-air luxury mall on 8 ha in the heart of ITDC zone, with boutiques like Ralph Lauren and international restaurants

NATURAL AND CULTURAL ATTRACTIONS

IN NUSA DUA



WATER BLOW

natural ocean wave show up to 30m high



MUSEUM PASIFIKA

600+ art pieces by artists from 25 countries



PUJA MANDALA

a complex of five temples: Hindu, Catholic, Protestant, Buddhist and a mosque



DEV DAN SHOW THEATRE

world-class theatrical show on level of Broadway, with Costume & Dance galleries and advanced tech



PURA GEGER

ancient cliff-top Hindu temple with stunning views of the bay and Mount Agung



BRAND
& *MANAGEMENT*



100 000+
rooms in 5 years

RAMADA NUSA DUA

*under the brand of the
management company*

WYNDHAM

HOTELS & RESORTS

9,300 HOTELS

largest hotel chain in the world

WYNDHAM PERFORMANCE

+22%
profit growth over 3 years



+12%
revenue per room in 3 years



BRAND TOURISM MAGNET

*Average hotel occupancy
in Bali**

NON-BRANDED 55%

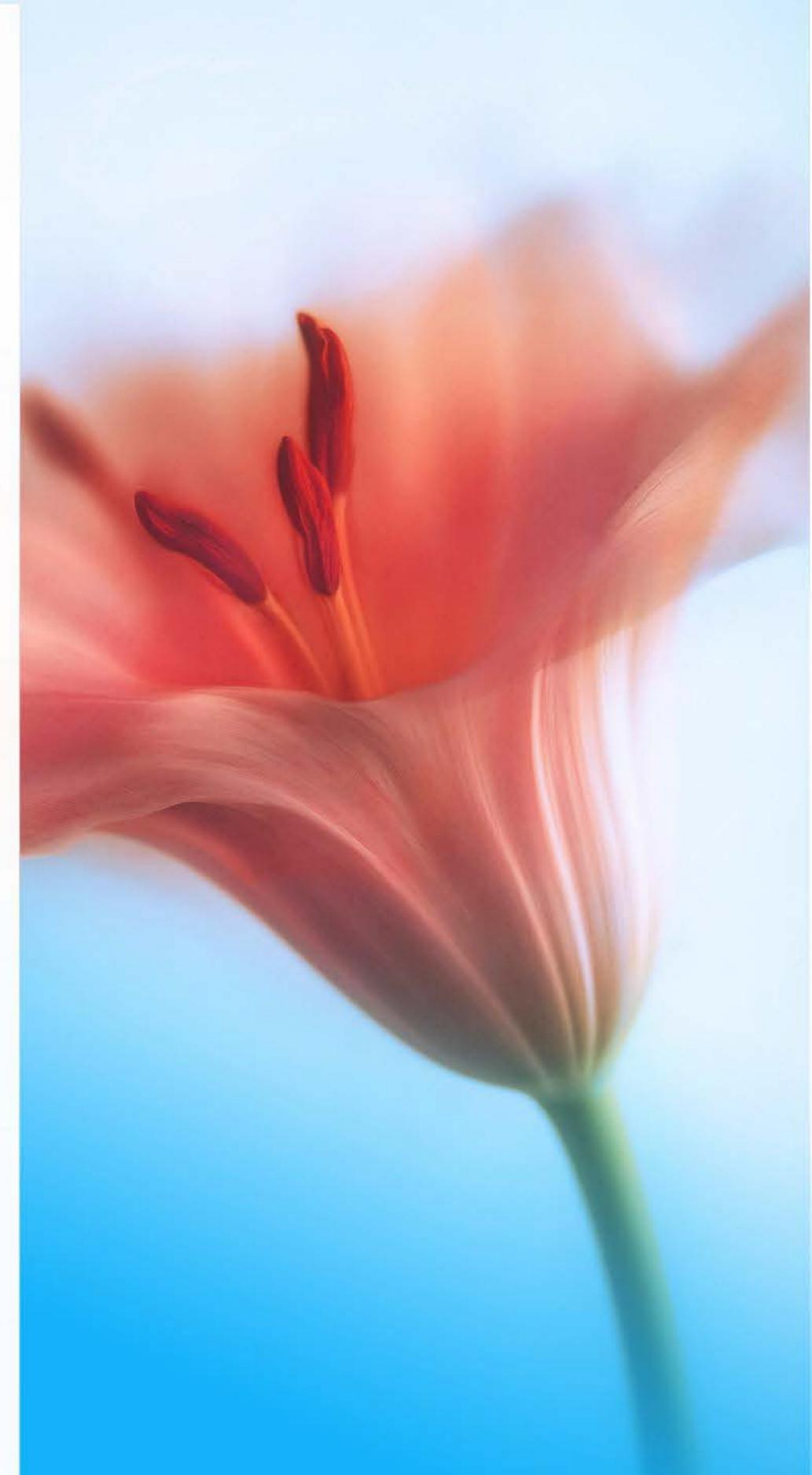
For noname hotels without classification
average occupancy rate is 55%

BRANDED 71%

For branded hotels the occupancy rate is
significantly higher - 71%

*According to Hotel Investment Strategies, January 2024.

WYNDHAM
HOTELS & RESORTS

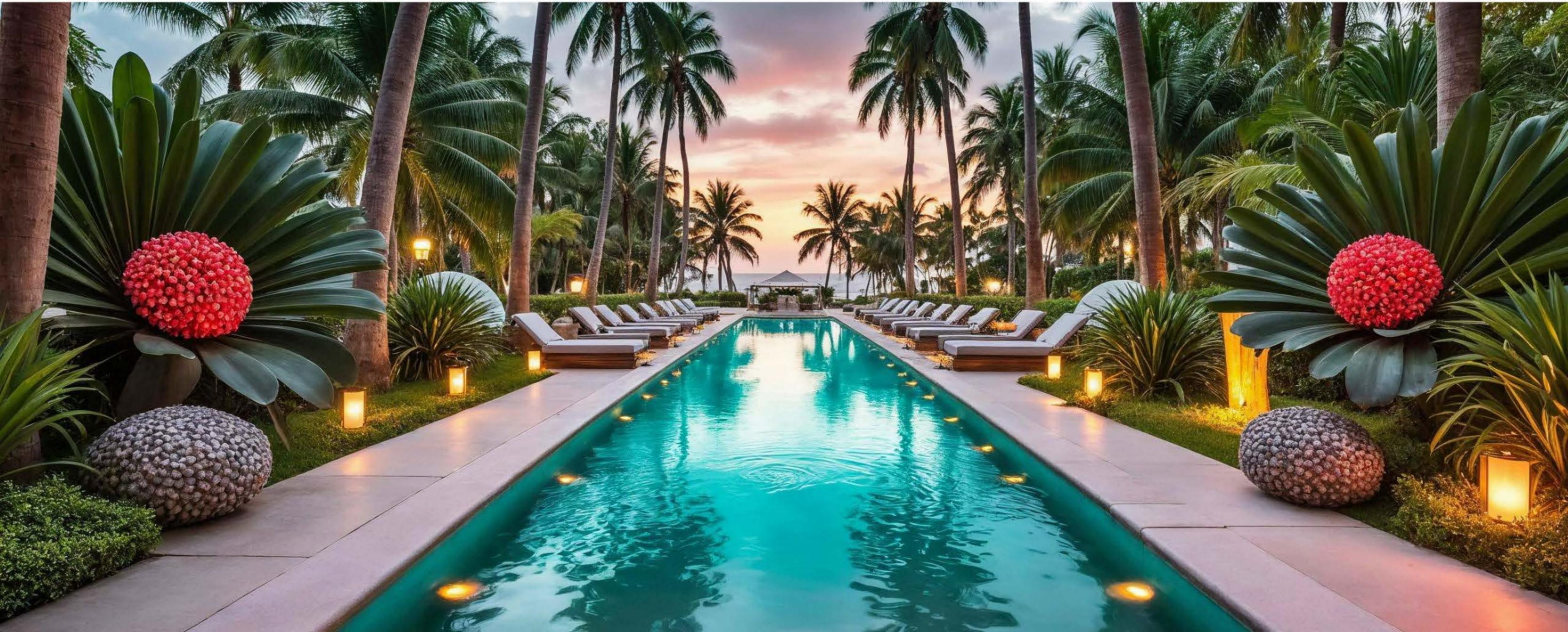


INCREASED BRAND PROFITABILITY

Wyndham based on STR and Colliers data:
branded hotels show

+18-25%
occupancy

+30-40%
adr compared to average





WYNDHAM

HOTELS & RESORTS

international hotel operator

RAMADA

a Wyndham brand, attracts

400,000+ monthly guests



25 BRANDS

Wyndham's mission: reach all tourism segments with unique formats globally

115 MILLION MEMBERS

in Wyndham Rewards loyalty program

PRESENT IN 95 COUNTRIES

showing adaptability from Europe to Southeast Asia, resorts to megacities, ensuring stable demand

HOW WYNDHAM INCREASES INVESTOR PROFITS

GUARANTEES QUALITY

Wyndham approves the architecture, layout and finishing, controls the construction and does not allow deviations from the plan. The developer cannot change the project without the approval of the developer, which excludes "cheapening" at the implementation stage.

MANAGEMENT STANDARDS

Wyndham implements launch and management procedures proven in more than 9,000 hotels - from staff selection to pricing and service. The investor receives a ready-made business with predictable results.

INFRASTRUCTURE AS PLANNED

The declared infrastructure (SPA, swimming pools, restaurants) and is strictly mandatory, unlike private properties, where the real thing is not implemented or is cut at the final stages to optimize the budget.

VISUALS = REALITY

The operator controls the compliance of the result with what is declared in the sales materials. This minimizes reputational and investment risks - especially at the off-plan stage.



70 years of impeccable reputation

RAMADA[®]
BY WYNDHAM

+104% REVPAR

average revenue per room 104%
higher than competitors

Nº1

in its Wyndham segment

OVER 850 HOTELS IN 65 COUNTRIES





ISTANBUL

Ramada Plaza By Wyndham Istanbul



BANGKOK

Ramada Plaza by Wyndham Bangkok



DUBAI DEIRA

Ramada by Wyndham Downtown Dubai



LISBON

Ramada by Wyndham Lisbon

GLOBAL UPSCALE TREND

*Revenue growth in upscale is 3×
higher than in luxury*

In 2023 income from upscale hotels in Nusa Dua grew by 68%, the highest among all segments in Bali ¹

UPSCALE

Upscale is the most demanded segment worldwide, accounting for over 50% of bookings worldwide ²

¹ C9 Hotelworks, 2024

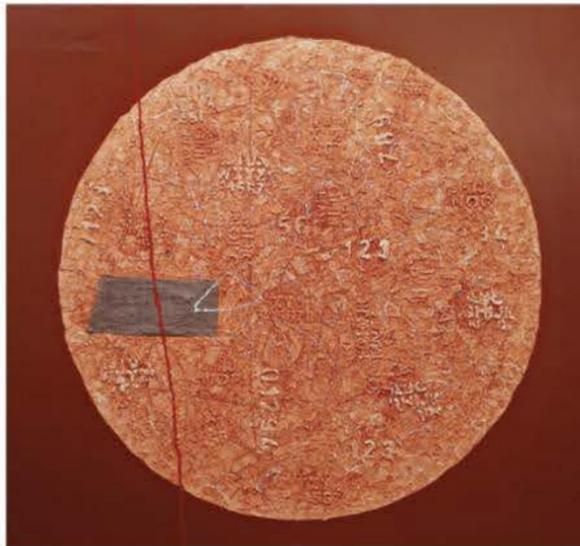
² American Hotel & Lodging Association, 2024)



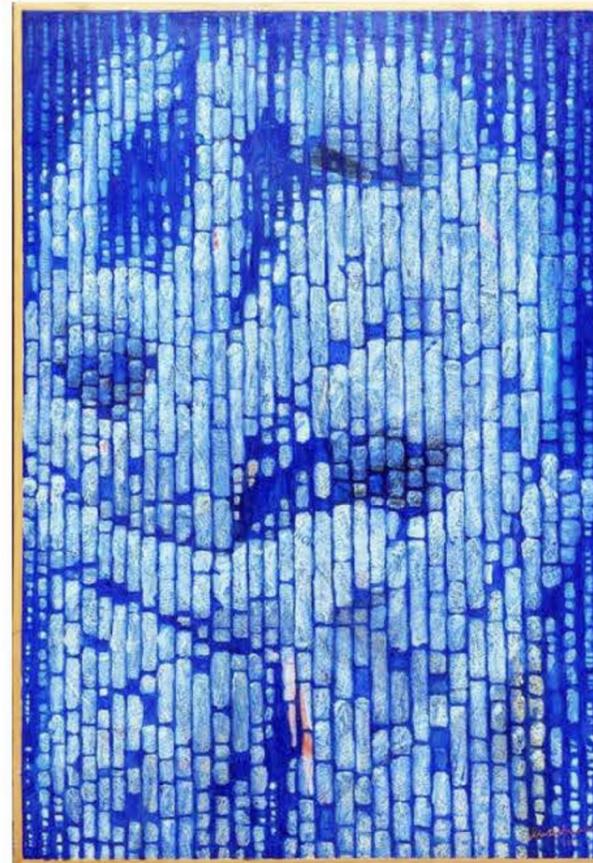
PROJECT

ART-HOTEL

A SPACE DESIGNED TO INSPIRE



Sri Pramono
Fullmoon On Top Of A Mountain



Budi Ubrux
Digitalized Family2023



Tofan
CanvasThe Dream #2

RAMADA NUSA DUA

a hotel where art is seamlessly integrated into the environment to provide emotional restoration. A unique experience guests want to repeat.

1 Scientists from the Alan Turing Institute and the University of Sussex have established a direct link between the beauty of the surrounding space and a person's level of happiness.

MAYINART (SINGAPORE)

curates all art content — one of Asia's most prestigious contemporary art galleries

MAYINART: ART FOR LIFE

*presenting emerging talents from
Indonesia, India, Malaysia, and
more*

1300+
ORIGINAL WORKS BY

105+
ARTISTS

accessible to both experienced
collectors and newcomers



THE GALLERY'S MISSION

make art accessible to sincere appreciators
and prove that masterpieces can be enjoyed
not only in museums, but in everyday life.

MAYINART

regularly organises the “If Walls Could
Speak” exhibitions in Singapore, Jakarta
and Yogyakarta, confirming its status as a
trendsetter in Asia’s art scene.

“SMART LUXURY” PHILOSOPHY

*this isn't just a trend — it's a new
norm in hospitality*

THE IDEA OF 'SMART LUXURY' UNITES GALLERY AND HOTEL

MayinArt democratizes art, removing barriers to the beautiful, while operating on upscale terms.



MILLENNIALS AND GEN Z

are the main drivers of demand for affordable luxury: they seek premium quality without excess, valuing consciousness and fair pricing ¹

¹ Tink, 2025

INTERNATIONAL HOTEL BRANDS

such as Marriott and Hilton have already adapted to aspirational guest needs: combining luxury ambience with upscale price ²

² McKinsey, 2025

ART-WELLNESS CONCEPT

Ramada Nusa Dua offers an experience where wellness tourism, art and ocean enjoyment blend in a luxury location

A place where smart luxury and democratization of art make a truly transformative stay



Just 40 minutes engaging with art reduces stress hormone levels by 4% and normalizes blood pressure ¹

Regular contact with creativity improves emotional well-being and resilience to anxiety ²

¹ Clow & Freddoi, *Art & Health*, 2015

² Fancourt & Steptoe, *BMJ*, 2019

MINDFUL TRAVEL: DEMAND FOR CULTURE AND WELLNESS

The Asia-Pacific is a leader in wellness tourism with 258 million “health” trips annually—2nd in the world after Europe.

In five years turnover doubled—thanks in part to renewed interest in Asian art and tradition ¹

¹ *ILTM, CatchOn,*

35% OF TRAVELERS

consider cultural experience as integral to wellness travel as nature and spa ²

² *Global Wellness Institute, 2022*

90% OF WELLNESS TOURISTS

in Bali seek relaxation combined with cultural immersion ³

³ *AHP/SWOT analysis of the domestic wellness tourism market in Bali, 2021.*





AESTHETICS EVERYWHERE

art permeates the entire complex—from open areas to private zones

ART INSTALLATIONS

on site: sculptures and installations harmoniously integrated into landscape

PERMANENT GALLERY IN THE LOBBY

immerses guests in contemporary Asian art

PAINTINGS IN ROOMS

are individually curated and annually refreshed—and available for purchase

ROOFTOP ART HOTEL

*open art space overlooking the ocean for
creativity and contemplation*



CREATIVE ATMOSPHERE

artists, ceramists, writers, poets, yoga practitioners
operate here

ART-SPACE

an environment where guests gain emotional immersion, not just
leisure; an experience they'll want to return to



CREATIVITY AS A NEW FORM OF WELLNESS

*guests today look for ways to heal
through meaning*

Creative activity enhances
happiness and improves
sleep ¹

¹ *Harvard Health Publishing, 2021*

Within an hour, 75% of participants in
creative practice show a marked
reduction in stress ²

² *Drexel University College of Nursing and Health Professions, 2023*



ART HOTELS ARE A GLOBAL TREND

popular in bali



GLOBAL SCALE

Bali's annual income from art tourism is four times that of the iconic Lego corporation ¹

¹ MarketResearch.com, LEGO

6,5 MILLION ART-TRAVELERS VISITED BALI

about 40% seek cultural experiences ³

² MarketResearch.com, Grand View Research

ASIA IS THE TREND DRIVER

the APEC region holds 37% of the market and is growing nearly twice as fast as the Americas and Europe ²

³ RoadGenius.com, Travel & Leisure



THE OCEAN AS ART FORM

5 MINUTES TO THE BEACH

a free shuttle runs between the art hotel and the shore, allowing guests to enjoy both artworks and Bali's majestic beauty.

¹ *Condé Nast Traveller, 2024*

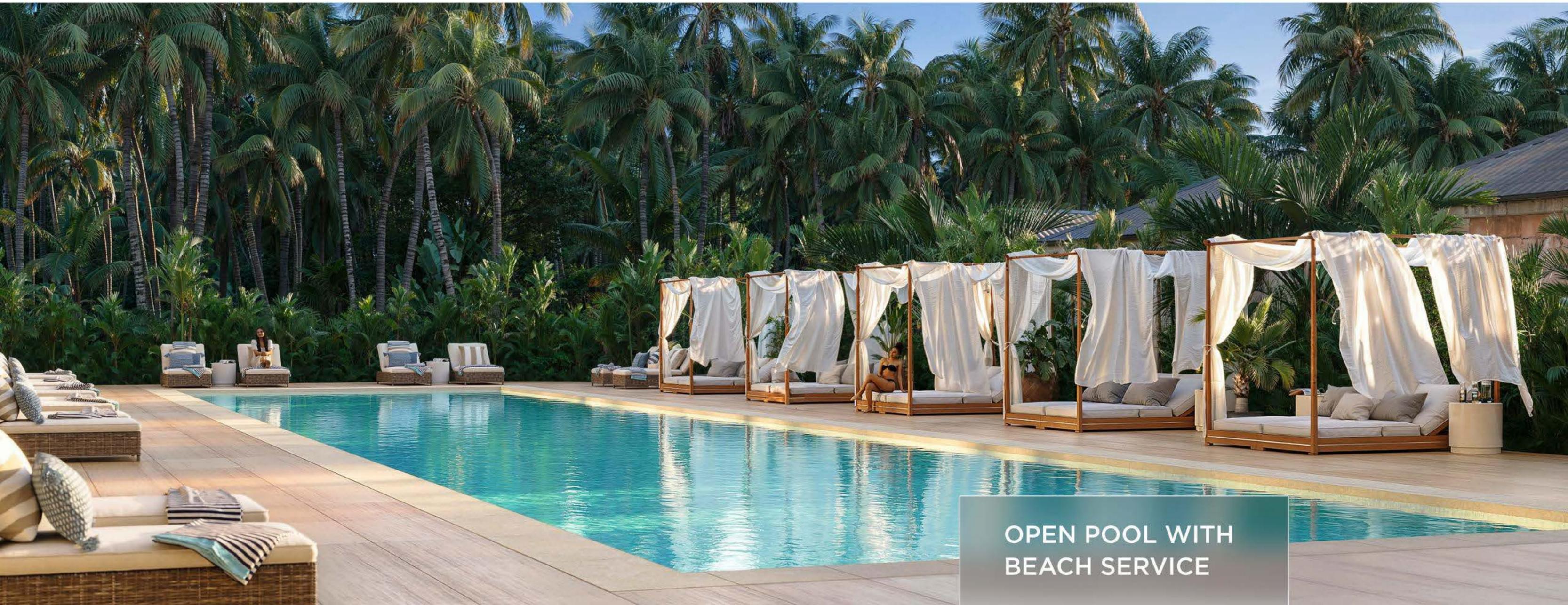
GEGER BEACH — A MASTERPIECE OF NATURE

rated by guests as one of the best beaches¹.
White sand and serene azure ocean ideal for full
relaxation.

ART-HOTEL INFRASTRUCTURE

According to Deloitte, 72% of hotel guests consider quality infrastructure a key factor in choosing where to stay.

Ramada Nusa Dua offers everything modern travelers expect—guaranteed by Wyndham's high standards.



OPEN POOL WITH
BEACH SERVICE



**MEDITERRANEAN
RESTAURANT**



TROPICAL SPA



FITNESS CENTER



COWORKING

HOW INVESTORS EARN WITH RAMADA NUSA

DUA: 15-15,8% PER ANNUM

01

PURCHASE

investor selects one of 100 rooms or 68 villas. During the presale stage, prices are most favorable and the potential for capitalization growth is high — the value is expected to increase by up to 35% by the time the keys are received.

02

MANAGEMENT HANDOVER

by 2028, Ramada will begin welcoming guests. Wyndham takes full operation, ensuring stable guest flow. Investor's marketing costs only 5-7% versus 15-30% with private rentals.

03

INCOME STREAM

investor receives 15-15,8% annual payouts on full autopilot, no personal management. Wyndham's brand and premium service attract paying guests: net profit up to \$38,000/year.

05

PRESALE OPTION

two years post-opening investor can resell at profitable margins. Bought presale unit for \$115,961, after two years rental and two years operation, resale yields \$102,114 total profit over 4 years—88% return on investment.

04

CAPITAL GROWTH

demand for hotel real estate increases 12% annually. Branded assets appreciate faster; within first two years value rises another 20%. Investor enjoys dual returns: rental income and asset appreciation.



COMPARISON OF INVESTMENTS: WHAT'S MORE PROFITABLE FOR AN INVESTOR

HOTEL ROOM IN RAMADA NUSA DUA

PRIVATE APARTMENTS

PROFITABILITY 15-15,8% annual yield – synergy of brand and location

Yield depends on rental type and occupancy—on average 8-14%.

OCCUPANCY 75-90% occupancy – stable guest flow via 115 m loyal customers and Wyndham marketing

Occupancy 55-75%, depending on location and competition

MANAGEMENT Professional management by Wyndham (included)

Management either self-managed or via local operator, adding costs reducing profitability

CONCEPT Art-hotel concept in collaboration with MayinArt draws in tourists; requires professional management—accessible only to large operators. This makes Ramada a strong competitor and attractive choice for guests.

CONCEPT weak: apartments usually rely on basic location/design; to offer more, needs strong concept & central management—resources available primarily to professional operators

RISKS **LOW RISKS:**

Legal purity - the hotel operates in accordance with all the requirements of Indonesian legislation for commercial real estate, including land law and taxation.

Guarantee of compliance with standards - Wyndham control at all stages of construction and operation eliminates the risks of unfinished construction, use of low-quality materials or developer errors.

Operational management - management is entirely at Wyndham, all associated costs for marketing, maintenance and upkeep are already included in the financial model, which eliminates unexpected costs for the investor.

HIGH RISKS:

Licensing - the best profitability is provided by short-term rental. But this requires a Pondok Wisata license. If it is not there, the landlord is breaking the law and may lose his property.

Local taxation - apartment owners are required to pay rental taxes (10-20%). Ignorance of the laws and difficulties in overcoming bureaucratic barriers can lead to fines and business closure.

Maintenance costs - the owner himself decides on repairs and maintenance, and the depreciation of the property directly affects occupancy and rental costs.

RANGE OF INVESTMENT REAL ESTATE

AT RAMADA NUSA DUA

COMPLEX
AREA: 1.3 HA

FROM \$104,900 TO \$224,900
presale price

15-15,8%
presale yields

\$15,000-38,000
net annual income



100
HOME-ROOMS

68
VILLAS

9
UNIT TYPES

FIRST PHASE OF CONSTRUCTION: **HOTEL, 34 VILLAS**



PROJECT EXECUTION

THE PROJECT IS
IMPLEMENTED BY



80 YEARS OF EXPERIENCE

founded in 1943 as “Kharkiv Zhytlobud-2”
— key developer in post-liberation
reconstruction

OVER 10,000,000 M²

across 23 states and the Vatican, built by Teus
Group



BASEL HOUARI

Founder & CEO Of Teus Group

*Basel Houari leads Teus Group
combining construction experience
and craftsmanship with global
hospitality vision.*

In partnership with leading global hotel brands and strong local teams, he delivers high-yield real estate in top resorts worldwide—Turkey, Bali, Maldives.

TEUS GROUP: SIGNIFICANT PROJECTS

DESIRE | ANTALYA TÜRKIYE

*Winner of the prestigious international award
International Property Awards 2024, noted for
unique design and impeccable service*

A premium hotel complex with panoramic views of the Mediterranean
Sea, modern architecture and interiors





AMANI MELASTI

A boutique hotel in the upscale segment near the most Instagrammable beach in Bali



PROLISOK

A large-scale residential complex of 300,000 m² in a green area

PROJECT ARCHITECTS: INTERNATIONAL BUREAU AIMM

AIMM is an architectural bureau that has already implemented 420 projects in 14 countries

AIMM APPROACH

combines innovation, functionality and aesthetics, creating iconic buildings that shape new urban and resort landscapes

AIMM EXPERTISE

has received awards in Europe, the USA and the near east



INTERNATIONAL PROPERTY AWARDS

Worldwide recognition for innovative architecture (LAKESIDE11 project)



EUROPEAN PROPERTY AWARDS

Prestigious award for outstanding contribution to European architecture



UKRAINIAN URBAN AWARDS

4 awards for the best commercial object, project for future generations and urbanism



LOWI | MANHATTAN, USA

Modern skyscraper in the center of New York - architecture from AIMM in one of the most prestigious locations in the world



LAKESIDE11 | BUCHAREST, ROMANIA

Laureate of the European Property Awards - a residential complex with innovative architecture, harmoniously integrated into the natural environment



SKYRISE | DOHA, QATAR

A futuristic skyscraper in the capital of Qatar demonstrates the level of architectural AIMM solutions for global megacities

INVESTMENT IS ALSO AN ART

Let's talk about something beautiful?