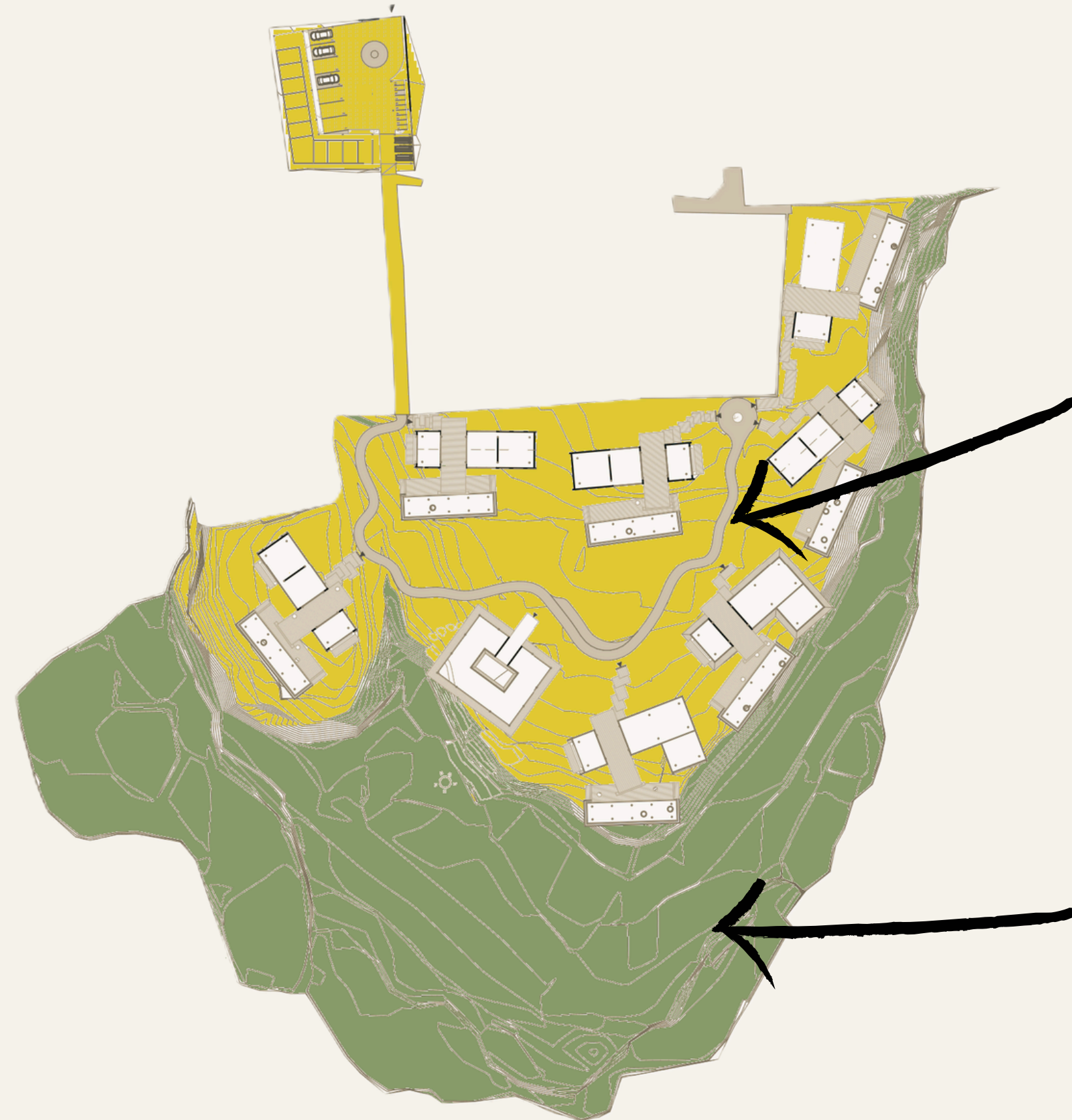


LAND DETAILS



12 Land Certificates - 60 Years

Developed area zoning

- Yellow R-4 (60% building)
- Yellow/Green P-3 (20% building)

Residencial, Shop and Rental Activities (Pondok Visata) allowed between 20-60% of the whole surface

Garden area zoning

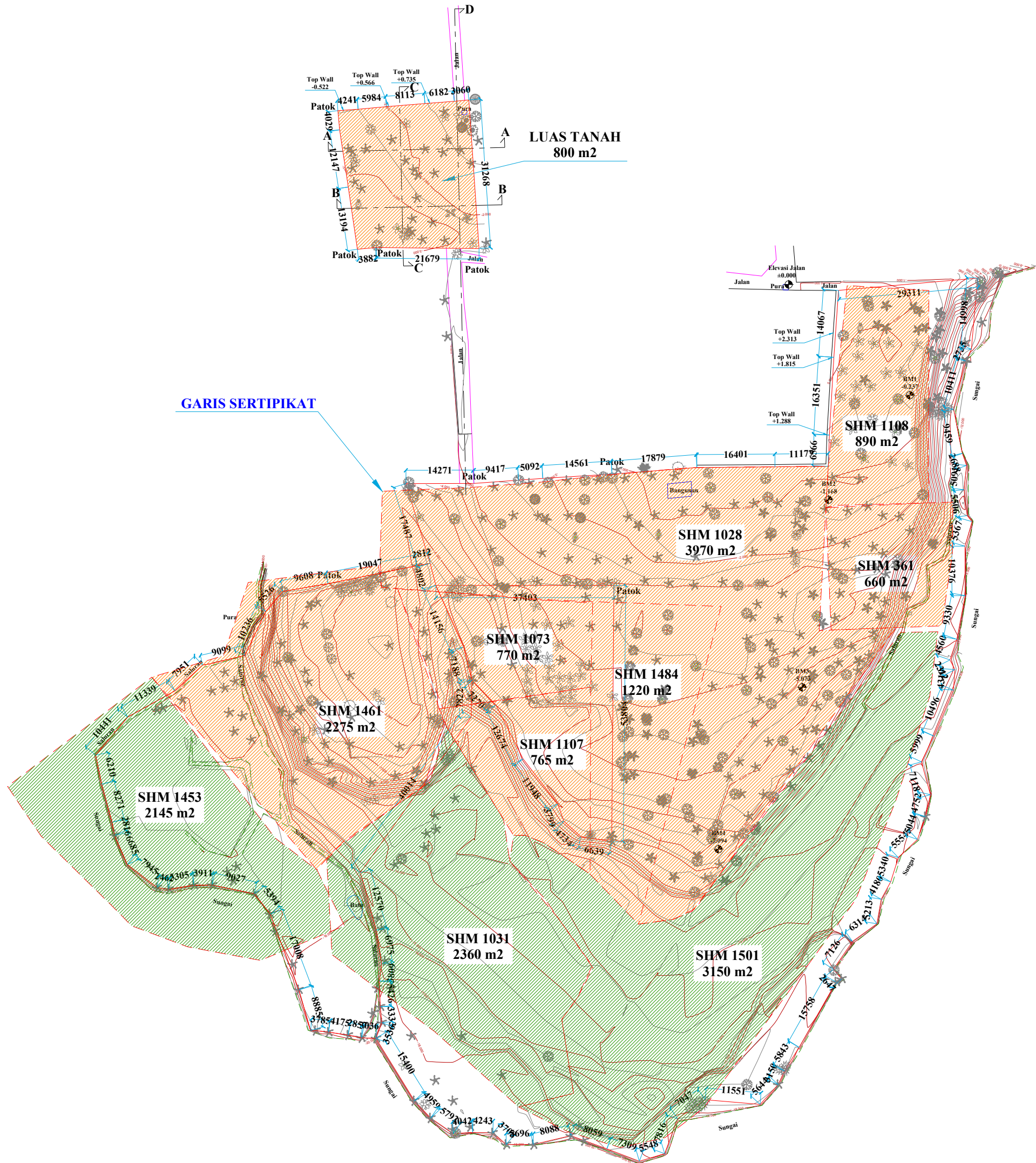
- Green P-1 and P-2

For landscaping and garden only

GENERAL LEGEND

- Batas
- Bangunan
- Jalan
- Tembok
- Saluran
- Mayor contour
- Minor contour

- Pohon
- Aren
- Durian
- Mangga
- Nangka
- Bayur
- Jati
- Sandat
- Taap
- Bambu
- Kelapa
- Rambutan
- Melijo
- Coklat
- Sandat
- Alpukat
- Kamboja
- Belimbing
- Cempaka
- Waru



GD & ASSOCIATES

B A L I

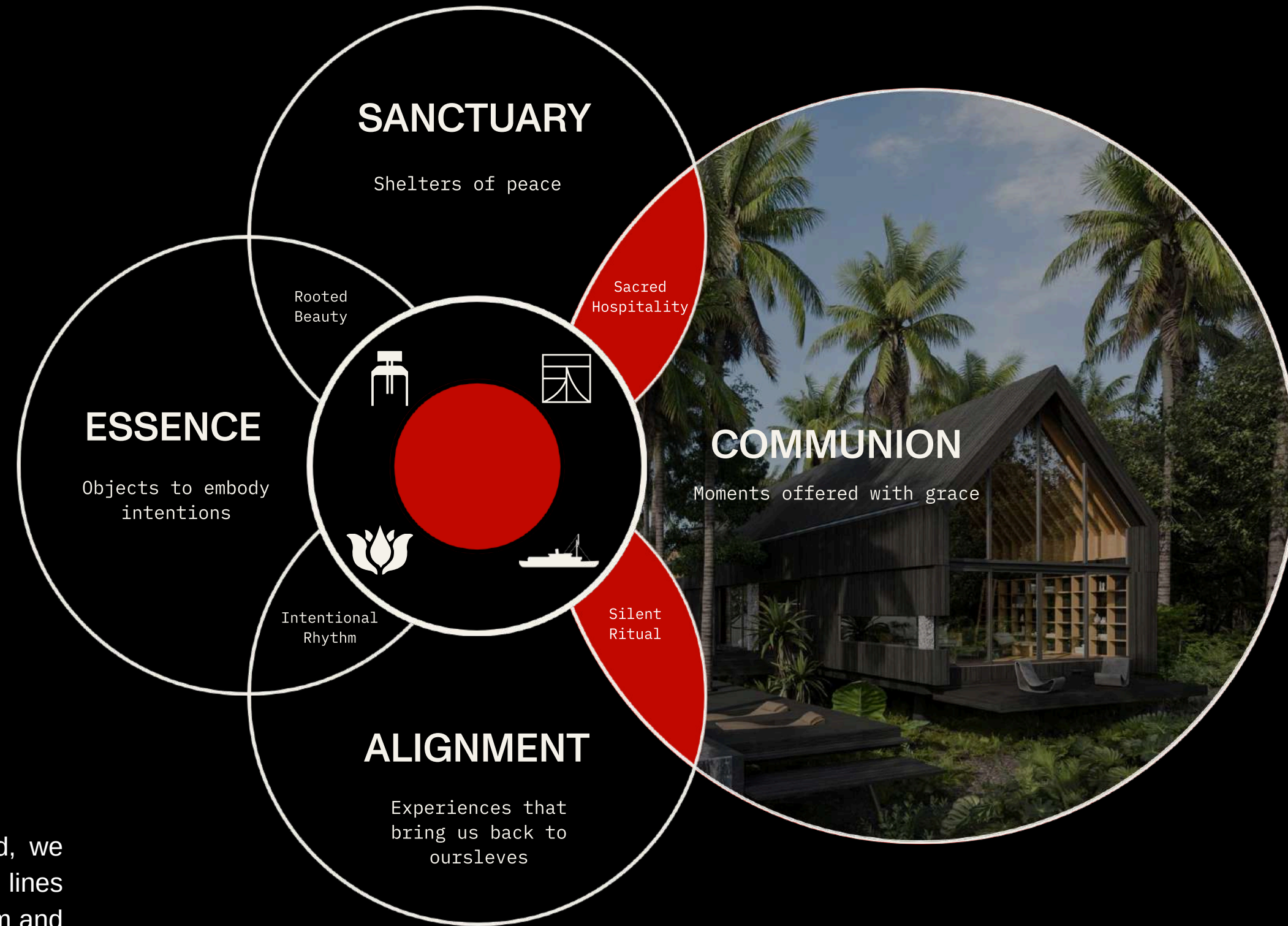
CRAFTING SUSTAINABLE HAVENS, CULTIVATING SERENITY.

A luxury boutique resort of 7 private villas, wellness center and its fine dining restaurant, designed for those who value quiet, architecture, and living with intention.



1. OVERVIEW

project



Embracing the art of slow living in a fast-paced world, we focus on designs defined by clean, minimalist lines transforming living spaces while inspiring a sense of calm and creativity.

1. OVERVIEW

The eight sacred havens



1. OVERVIEW

The eight sacred havens

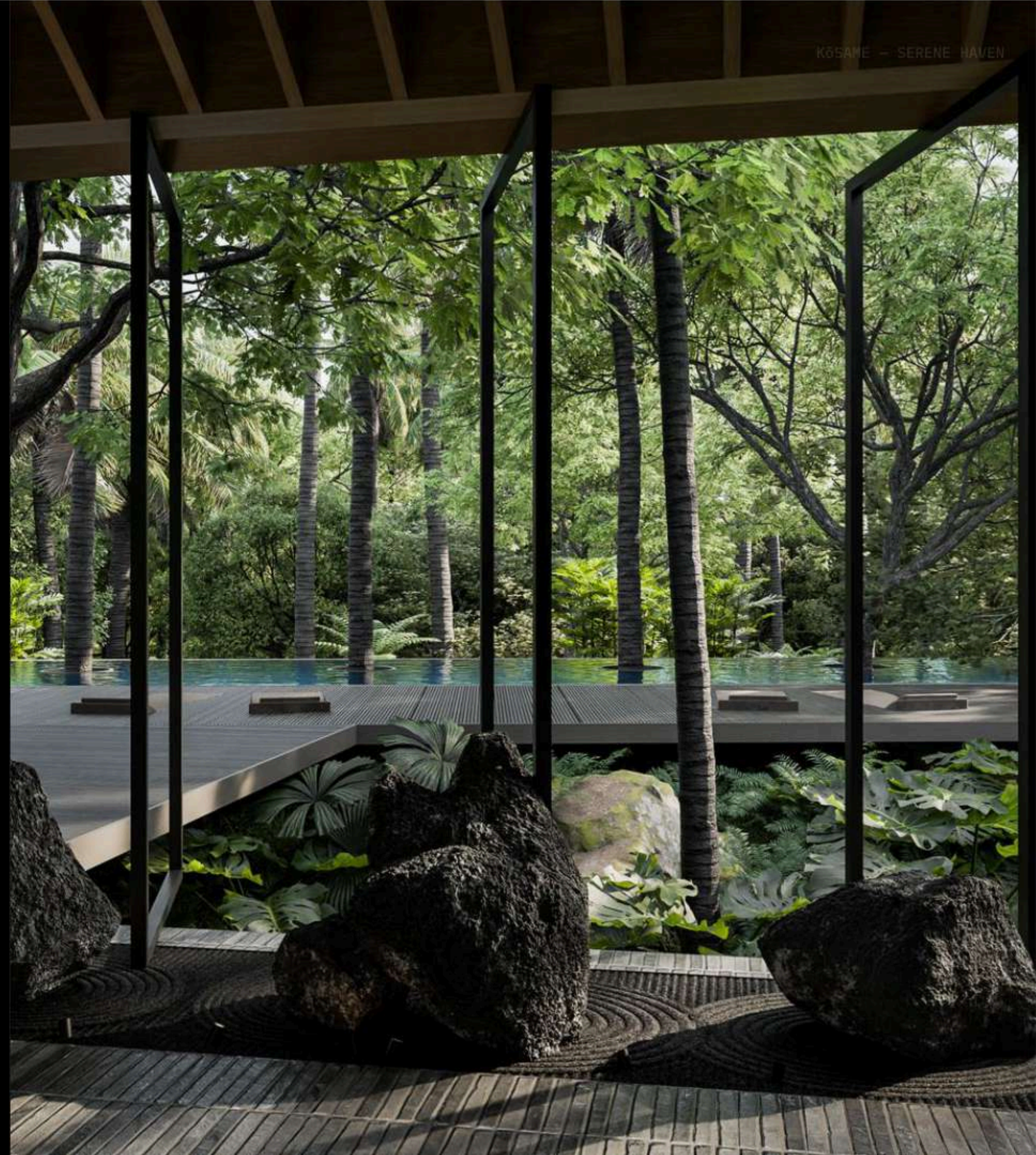


HACHI

In Japanese culture, 八 (hachi) represents infinity — two arms extending outward, like the number 8 as a continuous loop.

In Japanese culture, 八 (hachi) represents infinity — two arms extending outward, like the number 8 as a continuous loop.

Our eight havens symbolize the eternal bond between nature and human life — where living and nature flow in perfect harmony.





1. OVERVIEW

A living experience

Conceived as a living destination where **architecture, nature, wellness, and art converge**. Set between jungle, rice terraces, and a hidden garden, it features **seven private villas** within a sustainable, car-free sanctuary.

A **holistic wellness center, immersive art spaces**, and ceremonial tea rituals shape the daytime experience, while evenings transform into an intimate Japanese fine dining journey—creating a seamless, sensory-driven vision of **modern luxury**.

COMMUNAL SPACE

- Reception, spa, recovery center and yoga studio occupy the upper level, where the building opens to sky and distant landscape
- The Art gallery inhabits the threshold, a transitional space connecting wellness area above to dining below
- High-end Japanese restaurant and pool meet at ground level, where architecture surrenders to nature

VILLATYPE I - 4 Units

- 3 or 4 bedrooms units following your desire
- 2 storeys elevated construction

VILLATYPE II - 2 Units

- 3 or 4 bedrooms units following your desire
- L-shape grounded construction with suspended pool

VILLATYPE III - 1 Unit

- 3 or 4 bedrooms unit following your desire
- Built around each teak tree previously plated in that location. It gives SHI a unique shape
- X Villa, composed of 2 blocs joined by a glass corridor around the teak forest



1. OVERVIEW

A living experience

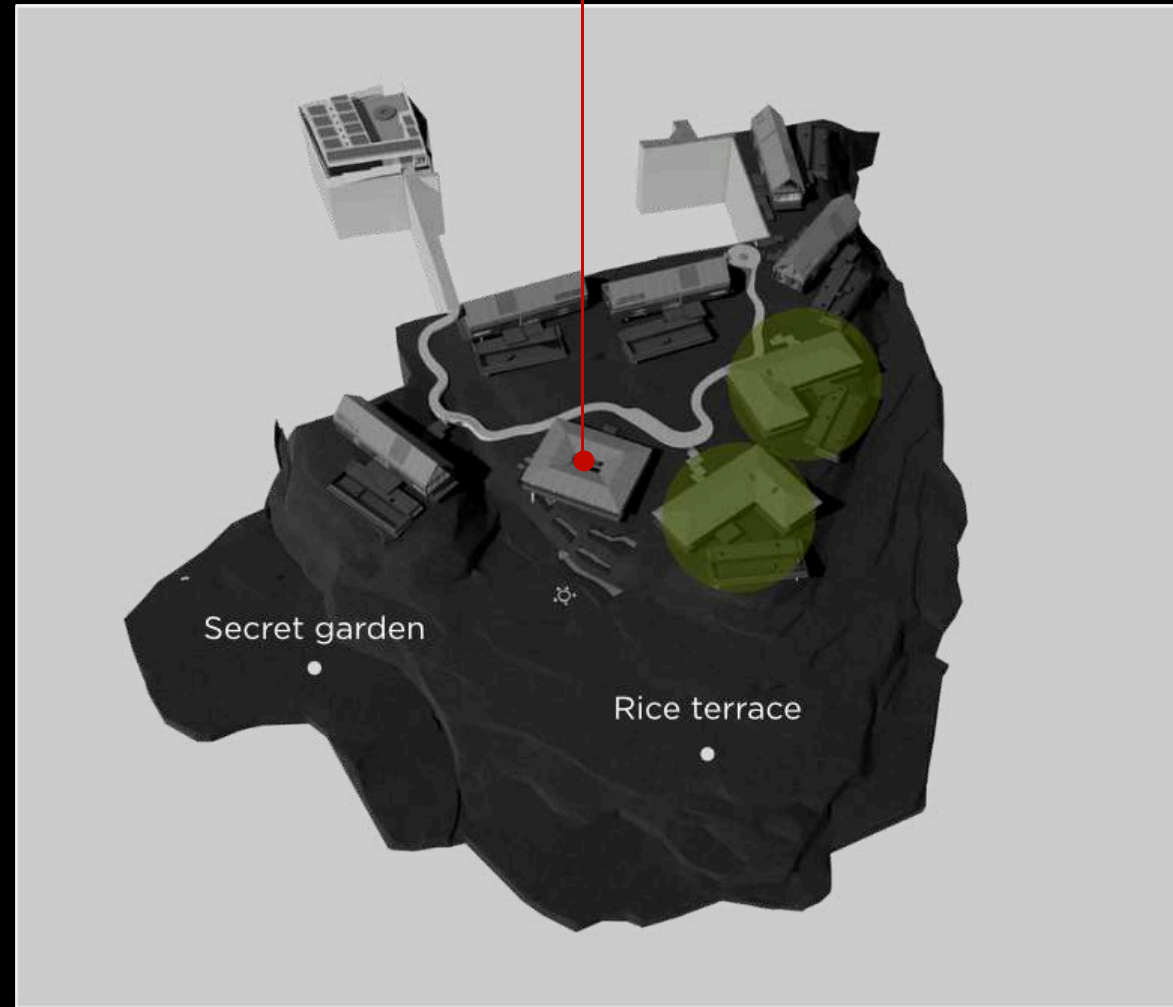
VILLA TYPE I

一 (ichi) 二 (ni) 三 (san) 五 (go)



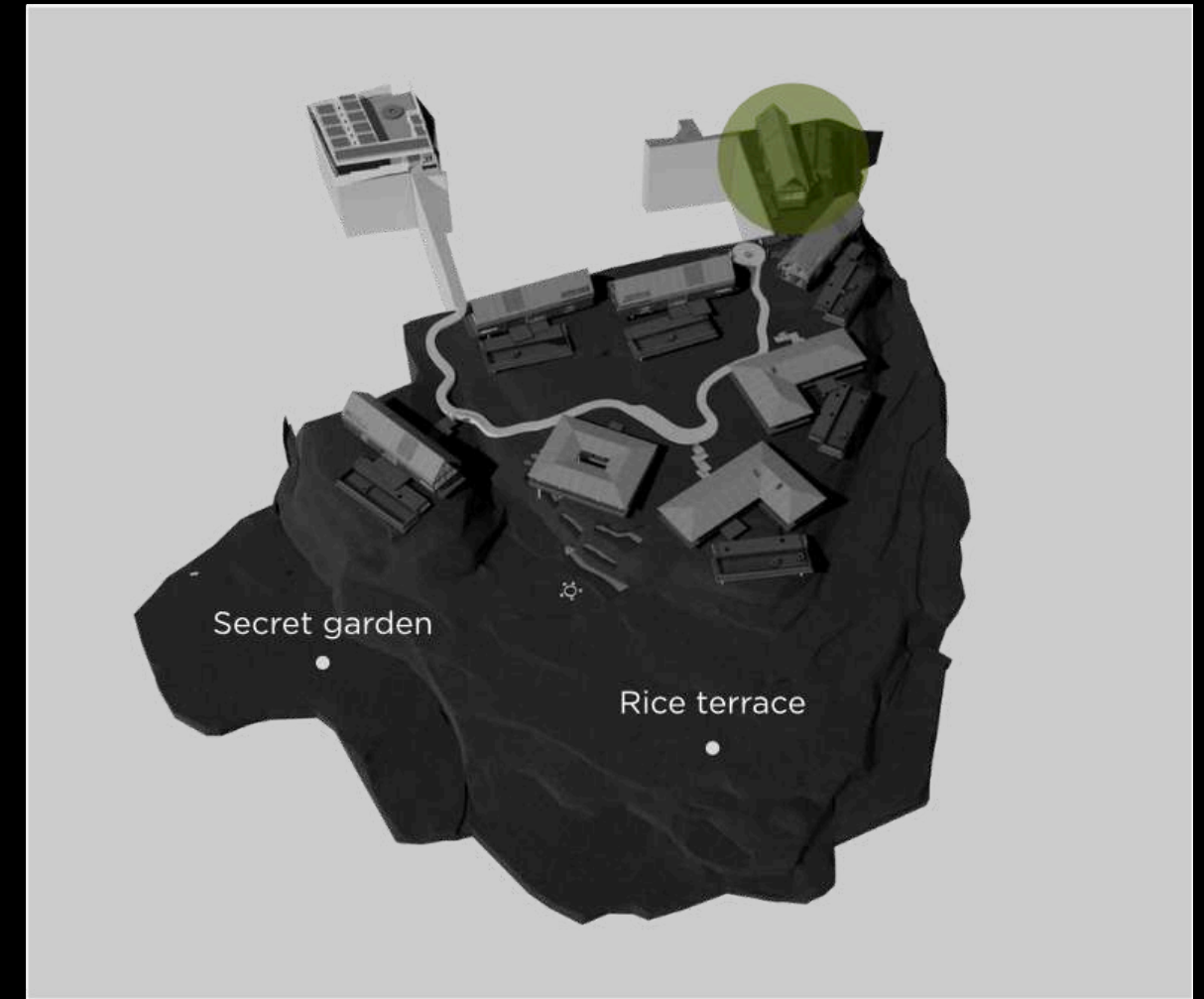
VILLA TYPE II

六 (roku) 七 (nana)



VILLA TYPE III

四 (shi)



COMMUNAL SPACE



2. THE RESORT

Facilities

A curated collection of spaces designed to elevate everyday living, where nature, wellness, and culture come together in a seamless experience.

FACILITIES

- Rice terraces
- 7 Private villas with suspended pool
- Wellness center & recovery
- Yoga studio with garden view
- Communal pool by the rice field
- Reflection ponds
- Art gallery
- Japanese fine dining restaurant
- Secret organic garden
- Electrical vehicles

VILLA · TYPE I

2. THE RESORT

Brand collaboration



AESOP

Curating the resort's sensory rituals through botanically-grounded skincare and spatial fragrance



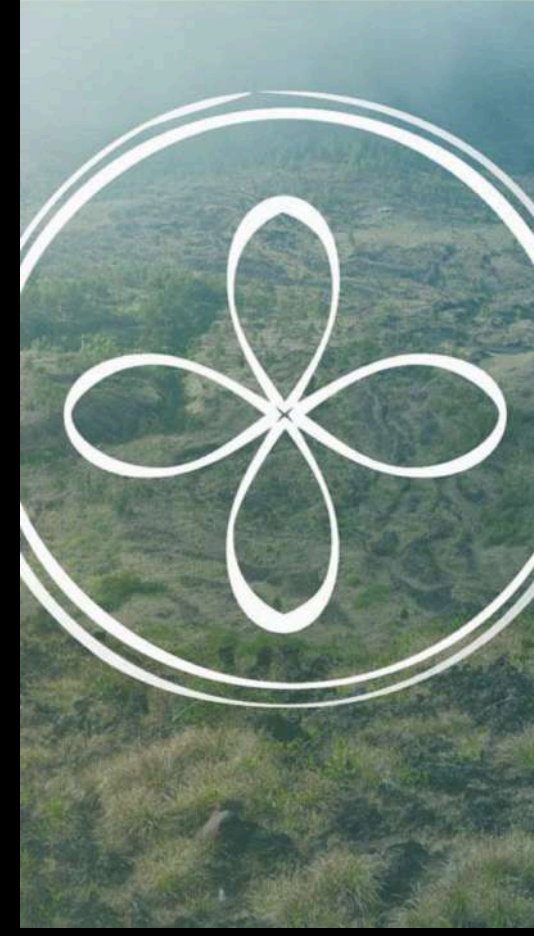
HEVEYA

Furnishing guest spaces with certified organic bedding and natural latex for restorative sleep



MUKA

Delivering locally-rooted wellness treatments and skincare rituals within the resort's spa



ECO MANTRA

Guiding the resort's environmental engineering toward measurable ecological responsibility



CENSU-TOKYO

Anchoring the resort's culinary identity with refined Japanese omakase dining



2. THE RESORT

Location & land size

Two hectares of elevated jungle land, designed to preserve existing nature while offering panoramic views over rivers, rice fields, and temples.

DISTANCES

- 5 min Green school
- 15 min Ubud centre
- 20 min Dyatmika international school
- 25 min Sanur beach
- 35 min Canggu

TOTAL LAND SIZE

2 Hectares

60

YEARS LEASE



3. MARKET STUDY

Snapshot bali tourism

WELLNESS TRAVEL

72%

of travelers prioritize wellness as primary travel motivation

UBUD PREFERENCE

30%

attracted to Ubud for cultural and wellness offering

BALI MARKET SIZE

\$10B → \$12.4B

2022 to 2029 projection

Bali remains Southeast Asia's most sought-after destination, with wellness and experiential tourism driving unprecedented growth.

3. MARKET STUDY

Wellness market analysis

10%

Yearly growth projection

GLOBAL WELLNESS ECONOMY

\$6.3T → \$9T

2023 to 2028 projection

WELLNESS TOURISM

\$815B → \$2.1T

2022 to 2030 projection

REGIONAL BREAKDOWN

North America 34%

Europe 27%

Asia Pacific 20%



3. MARKET STUDY

Our offer

Envisioned as a living destination where luxury, nature, art, and culture converge, set between jungle, rice terraces, and a hidden garden landscape, it offers a rare immersion into Bali's most authentic natural environment. Centered around seven private villas, the project unfolds as a sequence of curated experiences, wellness rituals, artistic encounters, and moments of stillness designed to reconnect body and mind.

From daytime immersion in spa, recovery, yoga, and tea ceremonies within this unique natural setting, to evenings defined by refined Japanese gastronomy, every moment is crafted to engage the senses where food, art, and cultural influences intertwine into a truly distinctive way of living and experiencing hospitality.

KEY BUSINESS STREAMS

- **Luxury Villas Rental** – High-end daily stays across 7 exclusive villas
- **Wellness Experiences** – Spa, recovery, yoga, pool, garden and curated 2-hour access journeys
- **Tea Ceremony & Cultural Rituals Immersion** – Signature Japanese experience
- **Art Gallery & Events** – Rotating exhibitions and private events
- **Fine Dining Restaurant** – Premium Japanese set-menu experience (2 services/night)
- **Bar & Evening Experience** – High-margin beverage and nightlife offering









4 . FINANCIAL PROJECTION

Timeline

PHASE I.

- 🏠 Villa ×1
- 🌿 Wellness Center
- 🍴 Restaurant
- 🌳 Landscape

PHASE II.

- 🏠 Villa ×6

Q2 2026

Q3/Q4 2026

Q2/2027

Q2 2028

Fund Leverage

Start Build

Completion

INVESTMENT OPTION A

Phase 1 Only

INVESTMENT OPTION B

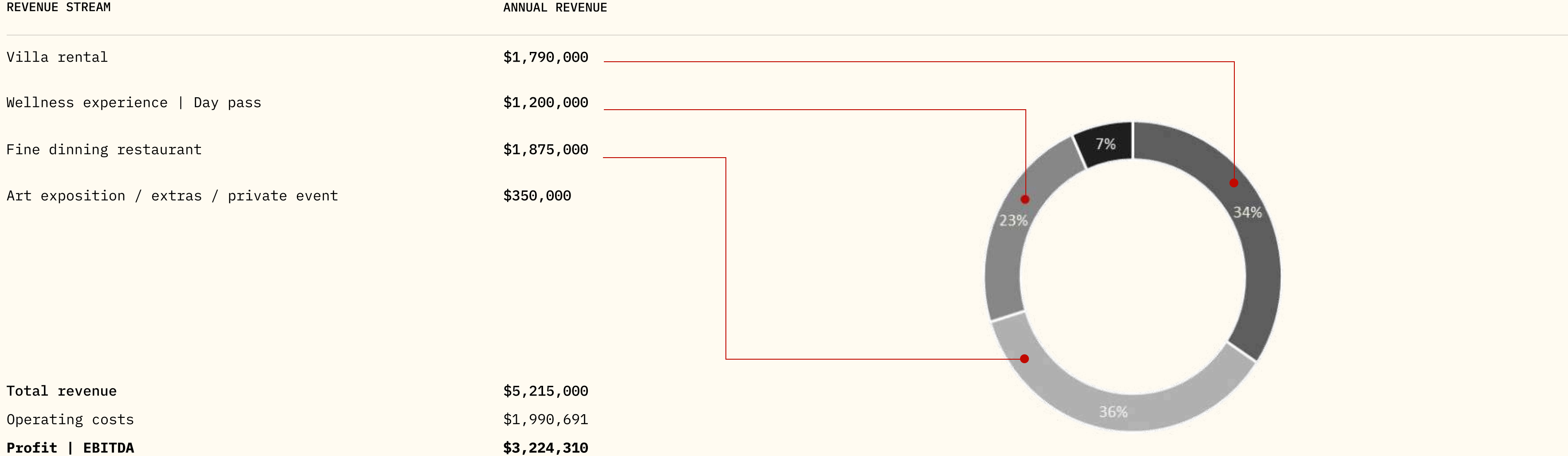
Phases 1 & 2

2026

2028

4. FINANCIAL PROJECTION

Revenues breakdown



4. FINANCIAL PROJECTION

Costs breakdown

COST ITEM	TOTAL BUDGET	<div style="display: flex; justify-content: space-between; font-size: 0.8em;"> Villa ×1 Villa ×6 </div> <div style="display: flex; justify-content: space-between; font-size: 0.7em;"> Wellness center </div> <div style="display: flex; justify-content: space-between; font-size: 0.7em;"> Restaurant </div> <div style="display: flex; justify-content: space-between; font-size: 0.7em;"> Landscape </div>	
		BUDGET Phase I	BUDGET Phase II
Land acquisition	\$700,000	\$350,000	\$350,000
Soft cost	\$470,000	\$470,000	-
Civil work	\$5,879,215	\$2,219,804	\$3,659,411
Interiors & FF&E	\$640,000	\$160,000	\$480,000
Landscaping	\$290,000	\$290,000	-
Buffer 7%	\$558,545	\$244,286	\$314,256
Total project cost	\$8,537,760	\$3,734,090	\$4,803,670
Total phase II	\$3,605,242		





5. STRATEGY

Investment opportunities

OPTION A

Phase I.

\$3.8M

Payable over 18 months

- Villa **x1**
- Wellness center
- Restaurant
- Landscape

OPTION B

Full Project | Phase I. & II.

\$8.55M

Payable over 18 months

- Villa **x7**
- Wellness center
- Restaurant
- Landscape

Two distinct investment options, each tailored to different risk profiles and exit strategies.

5. STRATEGY

Option A

\$3.8M

INCLUDES

- Villa Ichi x1
- Wellness center
- Restaurant
- Landscape

INVESTOR RETURNS

49%

SHARES

ROI AVG. Over 10y

34%

An investment of **USD 3.8 million** is proposed for the development of **Phase I**. In exchange, the investor will be granted a **49% equity** participation in the operating revenues of Villa Ichi, the restaurant, and the wellness center. Exit possible at 3 Years with preferred return of 12% annually.

5. STRATEGY

Option B

\$8.55M

INCLUDES

- Villas ×7
- Wellness center
- Restaurant
- Landscape

INVESTOR RETURNS

49%

SHARES

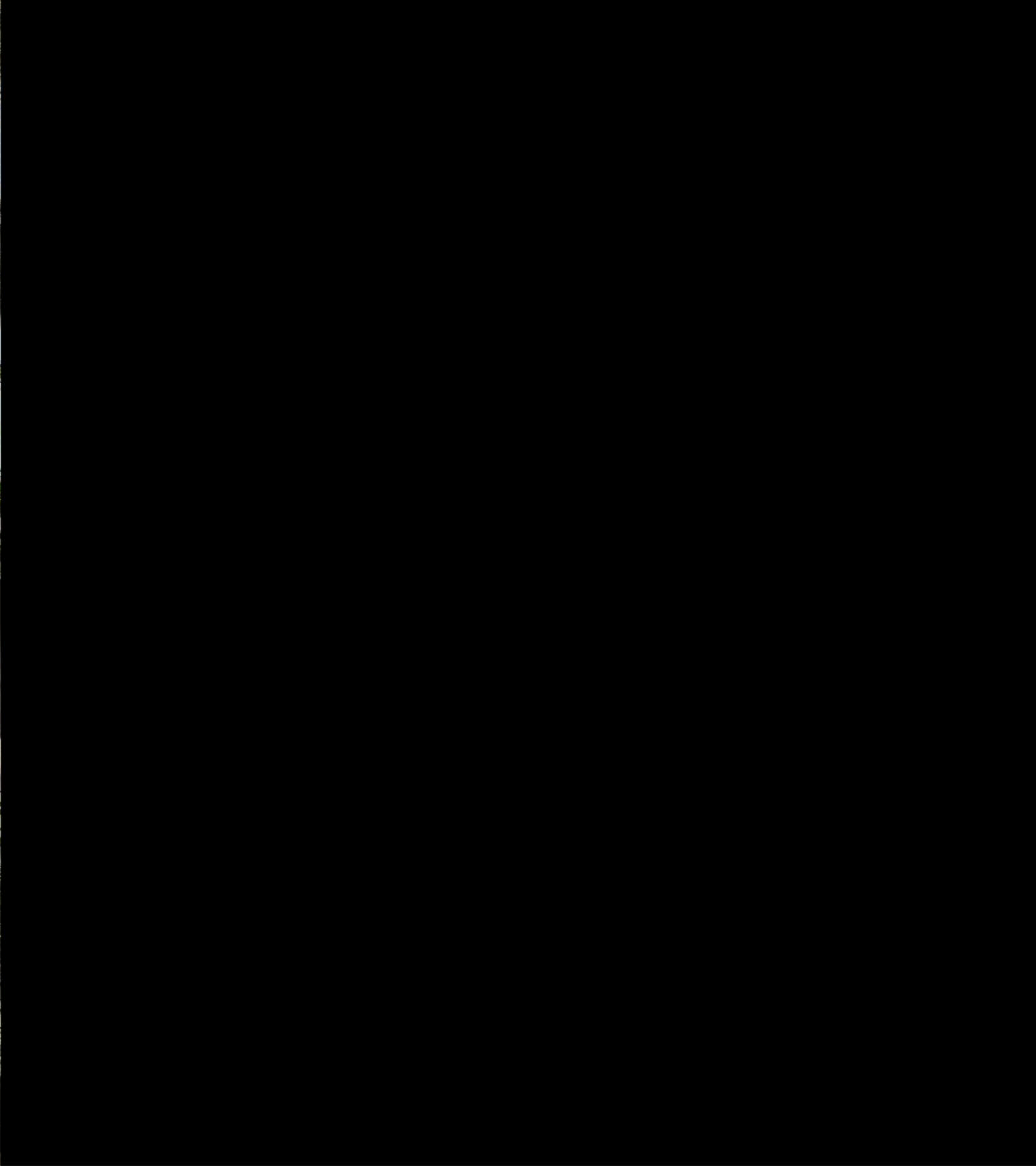
ROI AVG. Over 10y

25%

An investment of **USD 8.55 million** is proposed for the development of **Phase I & Phase II**. In exchange, the investor will be granted a **49% equity** participation in the operating revenues of the 7 Villas, the restaurant, and the wellness center. Exit possible at 3 Years with preferred return of 12% annually.

Lower ROI but significantly higher absolute returns and asset appreciation, driven by scale (7 villas), diversified revenues, and a stronger exit value.





5. STRATEGY

Asset appreciation & valuation

FULL PROJECT VALUATION

5 YEARS – 2032

\$30M

Land	\$3,960,000
EBITDA Assumption	\$2,500,000
Total valuation	\$30,000,000

10 YEARS – 2037

\$43M

Land	\$6,980,000
EBITDA	\$2,500,000
Total valuation	\$43,000,000

Assumptions:

- 7% annual revenues growth
- 7% annual land appreciation
- 10% Cap Rate

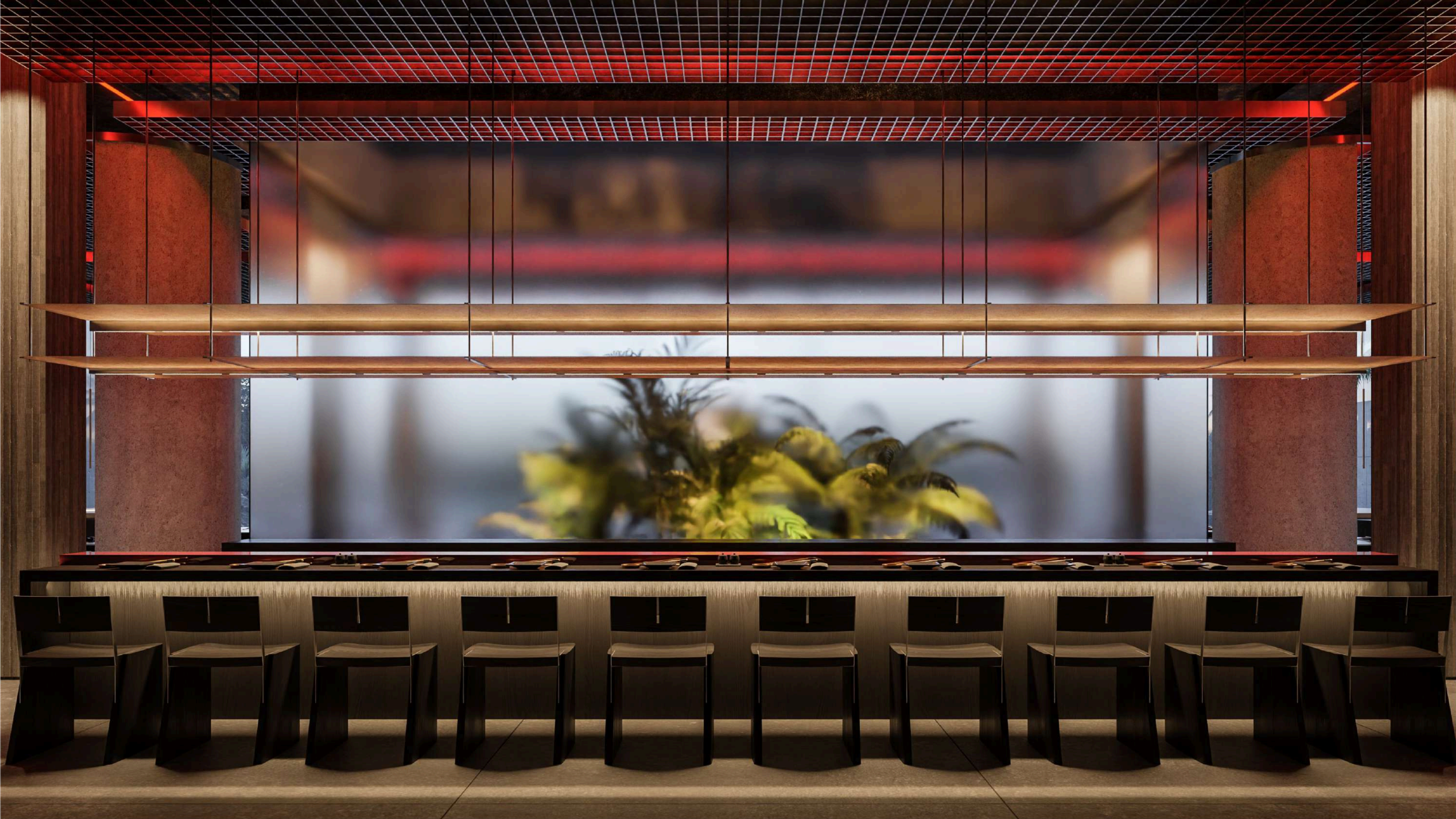














GD & ASSOCIATES

BALI

Whatsapp : +62 819-9997-1591
Email : info@gillesdemunter.com
Instagram : [@demuntergilles](https://www.instagram.com/demuntergilles)

GD&ASSOCIATES *by Gilles Demunter*[®]

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591
GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.