

THE LUC

CASUAL ELEGANCE



POWERED BY

Geonet
PROPERTY & FINANCE GROUP

As seen in

Forbes



THE LINC

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INTRODUCTION



THE LUC

THE LUC is avant-garde, mixed use development situated in heart of Canggu just 500 meters from Berawa Beach and Finns Beach Club, and surrounded by hippest restaurants and shop. The unbeatable investment and lifestyle opportunities at THE LUC are built on 8.210 sqm of land.

This is a unified area consisting :

- 108 room Lifestyle Hotel - operated by TUI BLUE Berawa
- 14 Upscale furnished villas
- Luxury Commercial Lifestyle

It is located at the most sought-after location in Bali, Berawa, Canggu with supporting facilities such as a fitness centre, yoga studio, co-working space, restaurants, gourmet markets and retail shops.

This area has become the epicentre of healthy living with abundant facilities including modern markets, cafes, retail, international schools and not to forget some world famous beach clubs.

THE LUC, Canggu - Bali offers a 'Lifestyle' that is unmatched by any other property development in Asia Pacific.

- Bali most desirable location
- Expected ROI of **UP TO 24 % per year**
- Flexible management programme
- 5 stars resort facilities

Lifestyle Commercial Units

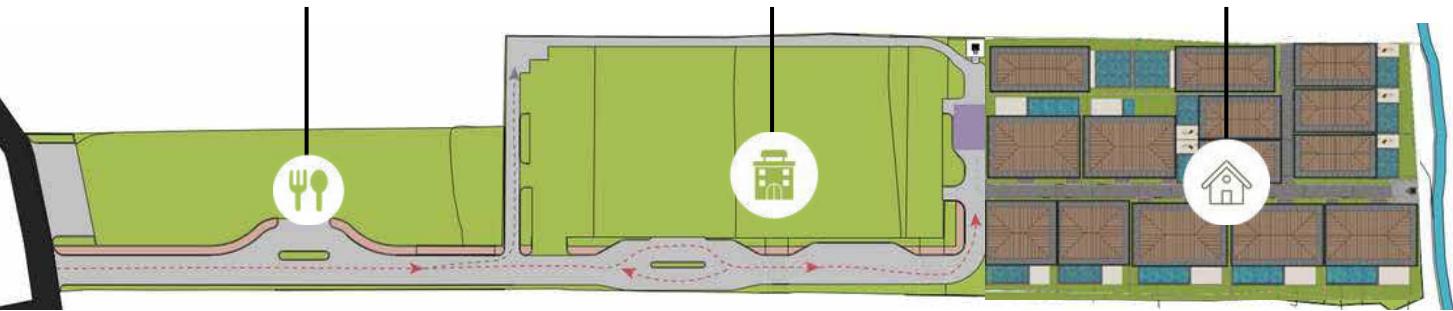
We make colourful entertainment atmosphere. give visitors an unforgettable experience with us

Lifestyle Hotel

Our Hotel is operate by TUI BLUE Berawa
We build 108-room comfortable and unique hotels for all ages and support everyone's holiday activity needs.

14 Luxury Villas

What we want is to provide a comfortable atmosphere, a vacation that gives peace and feels like home



OUR SUPPORTING FACILITY

14 Commercial Units
3.000 sqm OUTDOOR AREA
GOURMET MARKET
AMPHITHEATER :
• Live Music
• Art Exhibition
• Local Bazaar

Our hotel is operated by the best worldclass international operator that is **TUI BLUE Berawa.**

Our Hotel Facility :

- Profesional Co-working
- Meeting & Wedding Room
- Fine Dining
- Roof Top Dining & Bar
- Swimming Pool
- Fitness Center
- Yoga Center
- Playroom

14 Luxury Villas

We built Luxury Villas in a tropical modern contemporer style with the comfort of home.

PRIME LOCATION AT BERAWA - CANGGU

THE LUC is in the most premium location in Canggu, surrounded by many famous places in Bali, cafes, restaurant, recreation, beach club and event international school, everything is within walking distance. THE LUC also only 5 minute walking distance to the Berawa Beach.

School

1. CCSBALI Internasional Preschool
2. Canggu Community School
3. Canggu Station

Beaches

4. Batu Belig Beach
5. Berawa Beach
6. Nelayan Beach
7. Canggu Beach
8. Batu Bolog Beach
9. Echo Beach

Beach Clubs

10. The Lawn
11. Secana Beachtown
12. Atlas Beach Fest
13. St. Tropez
14. Finns VIP Beach Club
15. Vue Beach Club
16. La Laguna
17. Cafe Delmar
18. La Briza
19. Potato Head
20. W Bali

Restaurant

21. Lusa cafe by suka
22. Riviera Bistro
23. BAKED
24. Sista Dumpling
25. Milano
26. Cinta Cafe
27. VAULT Night Club
28. Tamora Gallery
29. TYGR Sushi
30. Mosto
31. Bottega Italiana Berawa
32. Cibo!
33. Pho Thin Berawa
34. Milk and Madu Cafe
35. Milu by Nook
36. MR.Sista Cafe Espresso
37. Good Mantra

Recreational

38. Finns Recreation Park
39. Bounce Bali
40. Cubby House Kids Club
41. Strike Bowling
42. Finns Tennis
43. Splash Water Park
44. Solace Float



TROPICAL, LIVING, NATURE

THE LUC

COMMERCIAL SPACE





PREMIUM COMMERCIAL SPACE

THE LUC offers 14 commercial spaces for rent that has a perfect synergy for hotel visitors and villa owners to get the benefit and the convenience of having everything they need only a step away, and for the shop owners to have a captive market.

It is definitely a one stop lifestyle destination in the center of Berawa-Canggu.

U L T I M A T E L I F E S T Y L E D E S T I N A T I O N



THE LUC commercial space is built on 3000 sqm area with an open natural environment with lots of greenery around.

THE LUC create an outdoor shopping lifestyle in the center of Berawa-Canggu. This commercial area will be very busy visited by Indonesian and also foreigner. THE LUC has its own ecosystem, because we have hotels and villas that will become our own captive market .

We believe in THE LUC project which strives to make a better living and investment by experiencing Bali's great life. To create such an enjoyable experience, We make colourful entertainment atmosphere and give visitors an unforgettable experience with us.



AMPHITHEATER

We have our own Amphitheater and performance stage. Various performances can be held there to entertain visitors, such as live music, outdoor presentations and to introduce local culture



E N J O Y T H E V I B E

THE LUC

PARTNERSHIP COLLABORATION



THE RR CHOCOLATE



CAMANI



THE LUC Luxury Villas

TIMELESS, CLASSIC, CHIC.



THE LUC offers luxury villas with 2 storey buildings and several choices number of rooms :

- 2 bedrooms
- 3 bedrooms

All villas have a private swimming pool and a spacious tropical garden. Enjoy the tranquillity of a spacious Luxury Villas. The perfect accomodation for family, travel with friend and also honeymooners or couples. Featuring modern villa , comforts and conveniences.

Sleeping in Serenity

We make bedrooms with luxury and comfort, so it makes feel like being at home. All bedroom have balconies to provide an natural light , air and open spacious feeling





The Relaxing Space

Our villa designed with tropical modern contemporary style for you, your family and friends. All rooms have an en suite bathroom and a spacious master bedroom with a bathroom with a bathup.



THE LUC provide all essential feature of modern tropical living in to a Luxury Villas .

It's all about setting the right mood. Elegantly designed made of wood, marble and stone..



THE LUC



Villa Type A

Full Ownership:
AUD \$920,660
Fractional Ownerships
Starting From: AUD \$92,066

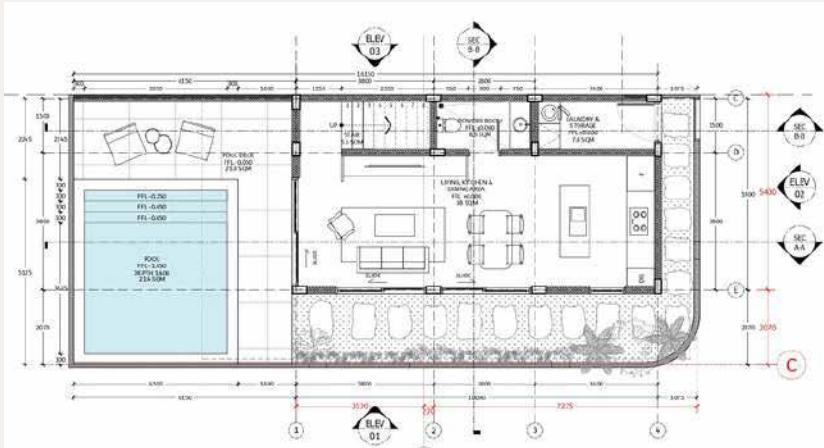


This villa has various facilities suitable for a family with an Eco-green environment.

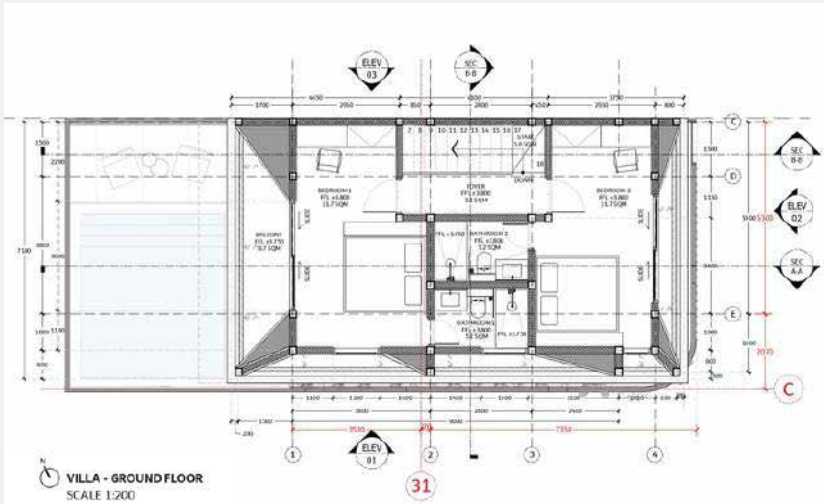
- Fully furnished
- 2 Bedroom
- 2 Bathroom
- Living room
- Spacious kitchen with kitchen island
- Dining room
- Private Swimming pool
- Powder room
- Laundry room
- Tropical Garden

Villa Type A

GROUND FLOOR



FIRST FLOOR



Full Ownership: AUD \$920,660
Fractional Ownerships Starting From:
AUD \$92,066

LAND SIZE 126.83 - 127.35 SQM
TOTAL BUILDING 192.8 SQM

GROUND FLOOR 56.1 SQM
FIRST FLOOR 92.7 SQM
OUTDOOR 20.7 SQM
POOL AREA 23.3 SQM
GARDEN 26.7-27.2 SQM

VILLA TYPE A1, A2, A3, A4 & A5



Villa Type B

Full Ownership:
AUD \$1,220,758
Fractional Ownerships
Starting From: AUD \$122,075

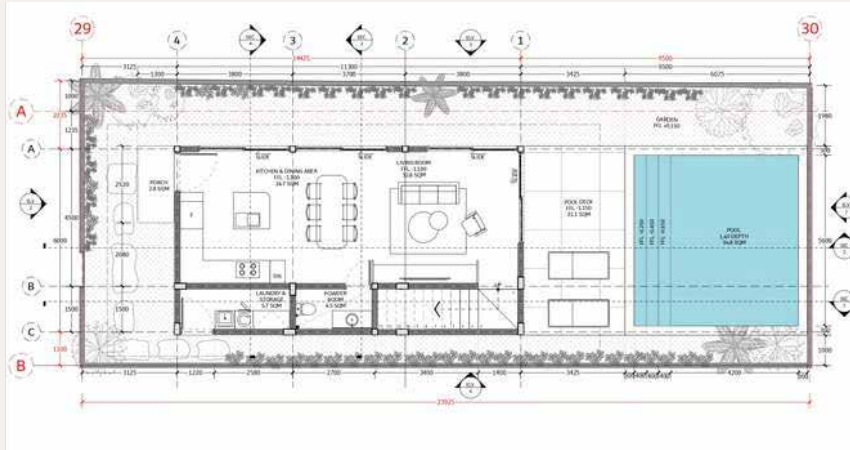


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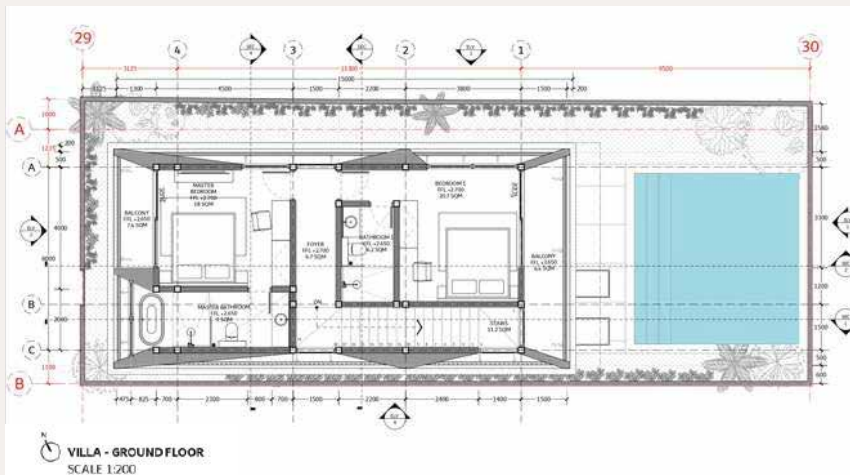
- Fully furnished
- 2 Bedroom
- 2 Bathroom
- Living room
- Spacious kitchen with kitchen island
- Dining room
- Private Swimming pool
- Powder room
- Laundry room
- Tropical Garden

Villa Type B

GROUND FLOOR



FIRST FLOOR



Full Ownership: AUD \$1,220,758
Fractional Ownerships Starting From:
AUD \$122,075

LAND SIZE	209-227.86 SQM
TOTAL BUILDING	249.1 SQM
GROUND FLOOR	74.3 SQM
FIRST FLOOR	117 SQM
OUTDOOR	20.6 SQM
POOL AREA	37.2 SQM
GARDEN	76.95-95.76 SQM

VILLA TYPE B1 & B2

THE LUC



Villa Type C

Full Ownership:
AUD \$1,220,758
Fractional Ownerships
Starting From: AUD \$122,075



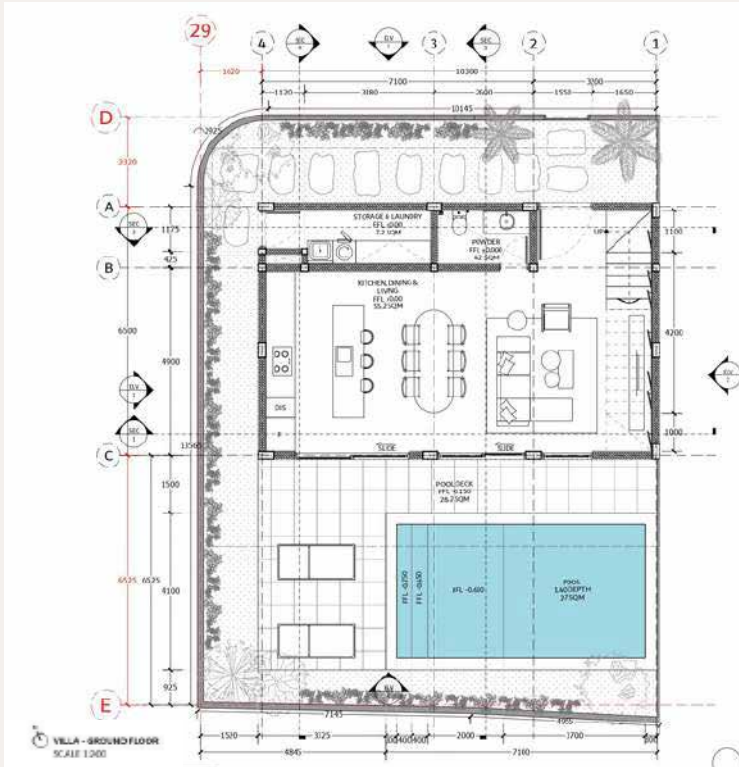
This villa has various facilities suitable for a family with an Eco-green environment.

- Fully furnished
- 2 Bedroom
- 2 Bathroom
- Living room
- Spacious kitchen with kitchen island
- Dining room
- Private Swimming pool
- Powder room
- Laundry room
- Tropical Garden

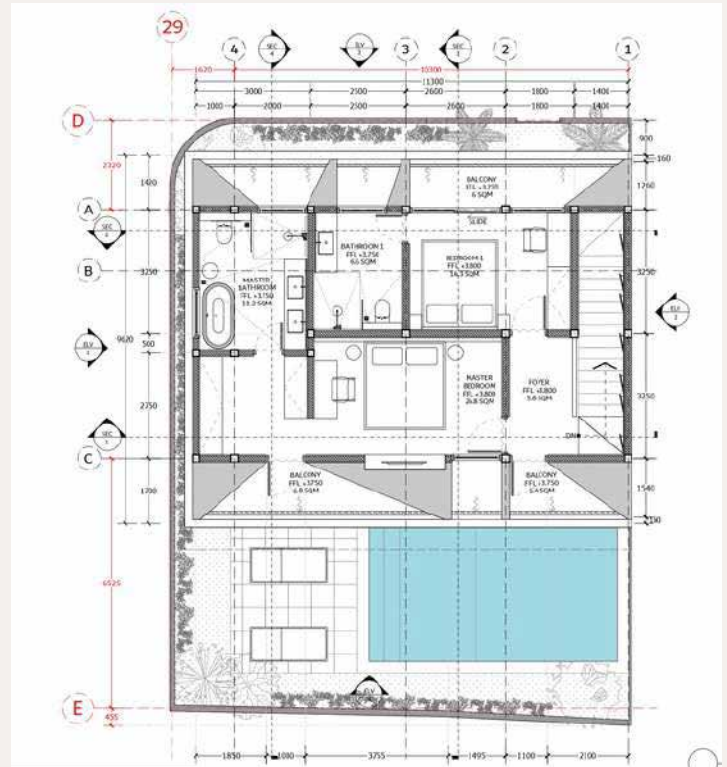
Full Ownership: AUD \$1,220,758
 Fractional Ownerships Starting From: AUD \$122,075

Villa Type C

GROUND FLOOR



FIRST FLOOR



LAND SIZE 185-188.89 SQM
 TOTAL BUILDING 242.6 SQM
 VILLA TYPE C1 & C2
 SCALE 1:75

GROUND FLOOR 70.4 SQM
FIRST FLOOR 114.9 SQM
OUTDOOR 28.2 SQM
POOL AREA 29.1 SQM
GARDEN 57-61 SQM



Villa Type D

Full Ownership:
AUD \$1,506,679
Fractional Ownerships
Starting From: AUD \$150,667



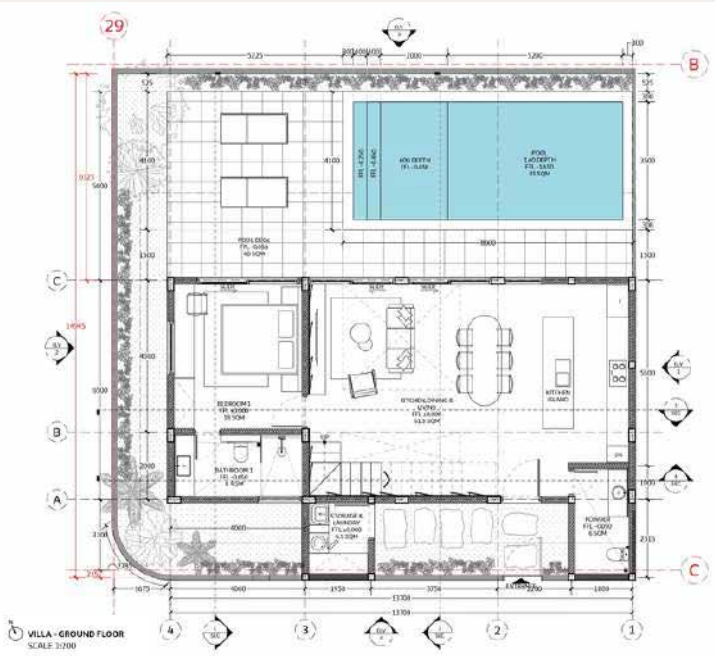
This villa has various facilities suitable for a family with an Eco-green environment.

- Fully furnished
- 3 Bedroom
- 3 Bathroom
- Living room
- Spacious kitchen with kitchen island
- Dining room
- Private Swimming pool
- Powder room
- Laundry room
- Tropical Garden

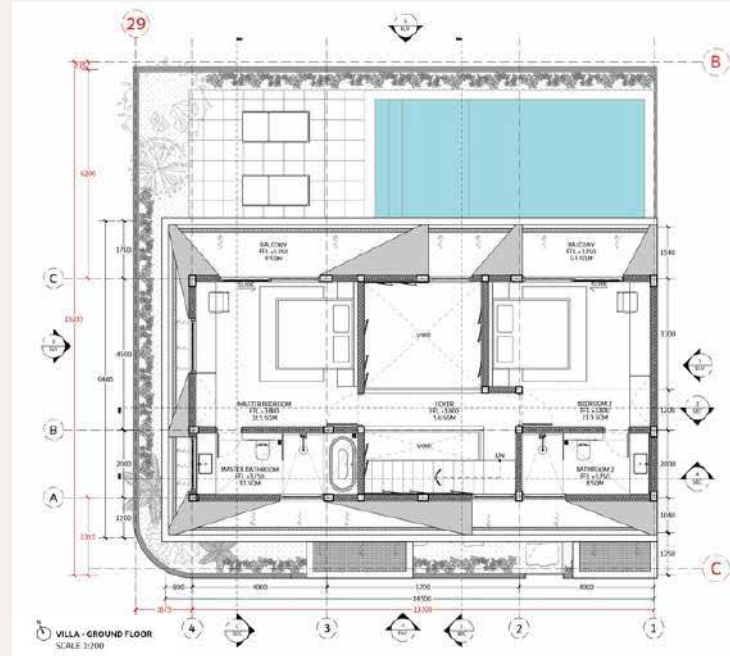
Full Ownership: AUD \$1,506,679
 Fractional Ownerships Starting From:
 AUD \$150,667

Villa Type D

GROUND FLOOR



FIRST FLOOR



LAND SIZE 234.33-266.88 SQM
 TOTAL BUILDING 319.9-327.6 SQM

VILLA TYPE D1, D2, D3, D5 & D6
 SCALE 1:75

GROUND FLOOR 102.7 SQM
FIRST FLOOR 141.1 SQM
OUTDOOR 40.8 SQM
POOL AREA 35.3 SQM
GARDEN 55.53-87.88 SQM

Operational Returns On Investment Forecast

Villa Type A - 2 Bedrooms

Yearly Increase Rate : 5%

Sinking Fund : 4.0%

Days in Year : 365

THE LUC	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Occupancy	82%	82%	82%	82%	82%	82%	82%
Daily Rate	\$908	\$954	\$1,001	\$1,051	\$1,104	\$1,159	\$1,217
Sinking Fund	\$10,874	\$11,417	\$11,988	\$12,588	\$13,217	\$13,878	\$14,572
Profit Share for Investor	\$143,531	\$150,708	\$158,243	\$166,155	\$174,463	\$183,186	\$192,345
ROI %	16.94%	17.79%	18.68%	19.62%	20.60%	21.63%	22.71%
ROI Accumulated %	16.94%	34.74%	53.42%	73.03%	93.63%	115.26%	137.97%

Prices are expressed in AUS Dollars

Operational Returns On Investment Forecast

Villa Type B - 2 Bedrooms

Yearly Increase Rate : 5%

Sinking Fund : 4.0%

Days in Year : 365

THE LUC	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Occupancy	82%	82%	82%	82%	82%	82%	82%
Daily Rate	\$1,239	\$1,301	\$1,366	\$1,434	\$1,506	\$1,581	\$1,660
Sinking Fund	\$14,833	\$15,575	\$16,354	\$17,171	\$18,030	\$18,931	\$19,878
Profit Share for Investor	\$195,800	\$205,590	\$215,869	\$226,663	\$237,996	\$249,896	\$262,390
ROI %	17.43%	18.30%	19.22%	20.18%	21.19%	22.25%	23.36%
ROI Accumulated %	17.43%	35.74%	54.96%	75.14%	96.33%	118.58%	141.94%

Prices are expressed in AUS Dollars

Operational Returns On Investment Forecast

Villa Type C - 2 Bedrooms

Yearly Increase Rate : 5%

Sinking Fund : 4.0%

Days in Year : 365

THE LUC	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Occupancy	82%	82%	82%	82%	82%	82%	82%
Daily Rate	\$1,239	\$1,301	\$1,366	\$1,434	\$1,506	\$1,581	\$1,660
Sinking Fund	\$14,833	\$15,575	\$16,354	\$17,171	\$18,030	\$18,931	\$19,878
Profit Share for Investor	\$195,800	\$205,590	\$215,869	\$226,663	\$237,996	\$249,896	\$262,390
ROI %	17.43%	18.30%	19.22%	20.18%	21.19%	22.25%	23.36%
ROI Accumulated %	17.43%	35.74%	54.96%	75.14%	96.33%	118.58%	141.94%

Prices are expressed in AUS Dollars

Operational Returns On Investment Forecast

Villa Type D – 3 Bedrooms

Yearly Increase Rate : 5%

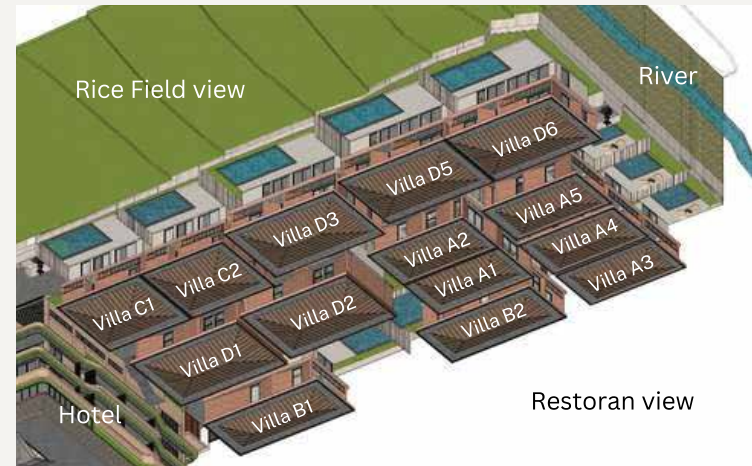
Sinking Fund : 4.0%

Days in Year : 365

THE LUC	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Occupancy	82%	82%	82%	82%	82%	82%	82%
Daily Rate	\$1,570	\$1,648	\$1,731	\$1,817	\$1,908	\$2,003	\$2,104
Sinking Fund	\$18,793	\$19,733	\$20,719	\$21,755	\$22,843	\$23,985	\$25,184
Profit Share for Investor	\$248,068	\$260,472	\$273,495	\$287,170	\$301,528	\$316,605	\$332,435
ROI %	17.90%	18.79%	19.73%	20.72%	21.75%	22.84%	23.98%
ROI Accumulated %	17.90%	36.69%	56.42%	77.13%	98.88%	121.72%	145.71%

Prices are expressed in AUS Dollars

VILLA TYPE A, B, C, D



FURNITURE & EQUIPMENT

LIVINGROOM	DININGROOM	KITCHEN	BEDROOM/ENSUITE	OUTDOOR AREA	SERVICE ROOM
SOFA	DINING TABLE	KITCHEN ISLAND	KING BED (200X200)	DAYBED	IRON
TV UNIT	DINING CHAIR	STOVE	KING BED PILLOW	SIDE TABLE	IRONING BOARD
SINGLE LOUNGE CHAIR	DECORATIVE	KITCHEN HOOD	KING LINEN		BIN
SIDE TABLE	POT PLAN	FRIDGE/FREEZE	TV 42 INC		WASHING MACHINE
FLOOR LAMP		WATER DISPENSER	ART WORK		
SOFA CUSHION		MICROWAVE	SAVE DEPOSIT BOX		
ART WORK		COFFE POD MACHINE	HANGER SET		
POT PLAN		KETTLE	HAIR DRYER		
TV 55 INC		AIR FRYER	POT PLAN		
SOUND BAR		TISSUE BOX			
PHONE		CLUTERY			
DECORATIVE (VASE,CANDLE,EXT)		TORCH			
RUG		FIRE EXTINGUISHER			
BIN		BIN			

SPECIFICATION

FLOOR

Living & Dining Room	Granite Tile 120x60 cm
Bedroom	Granite Tile 120x60 cm
Bathroom	Custom Tile 20x20 cm
Stairs	Concrete Terazzo
Balcony	Granite Tile 120x60 cm
Powder room	Custom Tile 20x20 cm
Storage & Laundry room	Tile 20x20 cm
Pool	Andesite & sukabumi stone

WALL

Living & Dining Room	Lightweight concrete special paint
Bedroom	Lightweight concrete special paint
Bathroom	Lightweight concrete block with custom tile 20x5 cm (green & peach)
Kitchen	Custom Tile 20x5 cm
Outdoor Ground Floor	Lightweight concrete special paint
Outdoor & Balcony First Floor	Teracotta 20x5 cm
Storage & Laundry room	Lightweight concrete

CEILING

Living & Dining Room	Rattan Ceiling
Bedroom	Rattan Ceiling
Bathroom	Water Resistant Gypsumboard
Balconi	Bengkirai wood
Storage & Laundry room	Gypsum Ceiling

SANITARY WARE & FITTING

Ex Black TOTO / Hansgrohe / Kohler or equal

DOOR & WINDOWS

Main Door	Engineered Bengkirai Wood Panel
Living & Dining room	Alluminium Sliding Door
Bedroom	Engineered Wood Panel
Bathroom	Engineered Wood Panel
Balcony	Finish Good Alluminium Sliding Door
All Fixed Windows	Alluminium Frame with glass

KITCHEN & PANTRY

Upper & Lower cabinet with HPL or veneer finish + granite top table + zink + faucet

ELECTRICITY POWER SUPPLY

2 Bedroom	10.000 VA
3 Bedroom	15.000 VA

MECHANICAL & ELECTRICAL

Electricity Supply	PLN
Air Conditioner	Split AC
Telephone + Internet	GPON Triple Play System
Water Supply	PDAM

OTHER VALUES

VIP Parking for unit owner (dedicated in the basement hotel)
Smart Home System
Security System CCTV camera
Rice Field View
24 Hour security

Supporting Facilities at THE LUC Hotel

- Fine Dining
- Roof Top Bar
- Wedding Venue
- Co-working Space
- Meeting Rooms



- Fitness
- Yoga Center
- Swimming Pool
- Playroom

With all this features, THE LUC becomes a place to harmonies the soul and allow the beauty of nature inspire and rejuvenate.





OUR OPERATOR



TUI BLUE is the global flagship hotel brand of the TUI Group. The first TUI BLUE hotel, TUI BLUE Sarigerme Park, opened in May 2016 in Turkey, and now the TUI BLUE portfolio includes nearly 100 hotels around the world.

TUI BLUE hotels offer you almost unlimited opportunities to discover the world, expand your horizons and enjoy enriching vacation experiences.





THE LUC

BERAWA'S PREMIER LUXURY ACCOMMODATIONS



TUI Group fully or partially owns several travel agencies, hotel chains, cruise lines and retail shops as well as five European airlines.



Operates 353 hotels
with 275,144 beds



Brand used for 65
additional hotels by
third parties



Accommodates 21
million guests annually
across hotels



Manages 16 cruise ships
under various brands



Operates a fleet of 134
aircraft

TUI BLUE BERAWA

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TUI BLUE | **BaliRia.Int** | **THE LUC** | **TUI BLUE Berawa**

TUI Hotel Betriebsgesellschaft mbH, Germany and PT Bali Ria Internasional, Indonesia

Hotel Management Agreement Signing Ceremony

Bali, Indonesia
19 July 2023

