

SALES BROCHURE

D'PALM BOUTIQUE HOTEL BINGIN



Welcome to D'Palm Boutique Hotel, an intimate retreat nestled in the serene Bingin area of Uluwatu. With six tastefully designed bedrooms, our boutique hotel offers a tranquil escape amidst Bali's natural beauty. Experience personalized hospitality and modern comforts in the heart of this enchanting coastal paradise.



Luxury Boutique Hotel

General Information

Our indoor spaces are thoughtfully designed to provide you with the utmost comfort and luxury. Each of our six bedrooms is a sanctuary of calm, featuring spacious 20 m² layouts with ensuite bathrooms, ensuring privacy and relaxation.

INDOOR SPECIFICATION:

LAND SIZE	582 M2
BUILDING SIZE	403 M2
PARKING	80 M2
YEAR COMPLETION	2024
VIEW	POOL/GARDEN/HILLS
STYLE DESIGN	MODERN TROPICAL
LEASEHOLD PERIOD	33.5 YEARS



Indoor specifications

Our indoor spaces are thoughtfully designed to provide you with the utmost comfort and luxury. Each of our six bedrooms is a sanctuary of calm, featuring spacious 20 m² layouts with ensuite bathrooms, ensuring privacy and relaxation.

INDOOR SPECIFICATION:

BEDROOMS	6
BEDROOM SIZE	20 M2
ENSUITE BATHROOM	YES
BATHROOM SIZE	8 M2
CLOSET STORAGE	YES
OFFICE SPACE	YES
MINIBAR	YES





Outdoor specifications

Step outside to a world of tranquility and natural beauty. Our outdoor amenities include:

INDOOR SPECIFICATION:

SWIMMING POOL	YES
POOL SIZE	41 M2
LIVING ROOM	OPENED
DINNING ROOM	OPENED
KITCHEN	OPENED
LOUNGE AREA	YES
GARDEN	YES
TERRACE	YES
SURF RACK	YES
GUEST TOILET/SHOWER	YES





Yolla Hospitality Property Management

At D’Palm Boutique Hotel, our hospitality services extend beyond mere accommodation—we offer comprehensive full management of the entire hotel experience. From attentive front desk assistance to meticulous housekeeping, our dedicated team ensures every aspect of your stay is seamless and satisfying. What sets us apart? With the purchase of D’Palm Boutique Hotel, a five-year management contract with our Hospitality company is secured, guaranteeing continued excellence in service and operations. Relax and enjoy the benefits of hassle-free hospitality under our expert care. Experience the difference at D’Palm Boutique Hotel.





What We Offer

facilities

The hotel is fully furnished and comes with air conditioning in each room.

Electric and Wifi

The Electrical power in the entire hotel is 23.000 WATT Wifi is ensured to be available in all rooms which Fiber Optic made possible.

water source

A private water source is fully operational for the hotel to use, this because we prefer the higher quality of water that is found 200 metres below the hotel.

Return of Investment

We made the calculation that on a 80% occupancy the ROI will be a stunning 16% and your investment capital will be returned after 6.3 years of operations.

Financial Overview

In the following sections, we'll outline our financial outlook for the first year, including a breakdown of costs and an overview of expected revenue and net profit. This concise forecast aims to provide a clear picture of our financial standing and profitability potential.

COST BREAKDOWN:

FIXED COST	MONTHLY	YEARLY	REMARKS
STAFF SALARY	17.000.000 IDR	204.000.000 IDR	HOUSEKEEPING, MAINTENANCE, POOL, GARDEN
INTERNET/WIFI	1.665.000 IDR	19.980.000 IDR	
BANJAR FEE	200.000 IDR	2.400.000 IDR	
GARBAGE COLLECTION	150.000 IDR	1.800.000 IDR	
DEEP CLEANING	2.000.000 IDR	24.000.000 IDR	1 MIL. PER BEDROOM (MANAGEMENT FEE)
TOTAL	21.015.000 IDR	252.180.000 IDR	

Financial Overview

Below, you'll find a detailed cost breakdown, highlighting the specific areas of fixed operational costs and variable costs, carefully calculated to guide our budgeting strategy for the first year of operations.

COST BREAKDOWN:

CONSTANT & VARIABLE COST	MONTHLY	YEARLY	REMARKS
ELECTRICITY	12.000.000 IDR	144.000.000 IDR	ELECTRICITY BILL
POOL	6.5 M2	12.000.000 IDR	BATHROOM AMENITIES, TISSUES, COFEE, TEA, ETC.
GUEST SUPPLIES & AMENITIES	1.000.000 IDR	7.200.000 IDR	CLEANING CHEMICALS, BROOMS, MOPS, ETC.
CLEANING SUPPLIES/EQUIPMENT	600.000 IDR	24.000.000 IDR	LINNEN AND TOWELS
POOL CHEMICALS	500.000 IDR	6.000.000 IDR	
GARDEN MAINTENANCE	500.000 IDR	6.000.000 IDR	PLANT REPLACEMENT, VITAMINS, DIRT
GROUND TANK WATER	2.000.000 IDR	24.000.000 IDR	
TOTAL	18.600.000 IDR	223.200.000 IDR	

Forecast First Year

Below is a forecast for the hotel's first-year financial performance, including expected revenue, occupancy, operational costs, and profit from additional services like the restaurant and mini-bar.

COST BREAKDOWN:

TOTAL HOTEL REVENUE	3.456.000.000 IDR
HOTEL AVAILABILITY	365 DAYS A YEAR
EXPECTED OCCUPANCY	80%
HOTEL NIGHTS SOLD	288 NIGHTS
AVERAGE INCOME PER NIGHT	12.000.000 IDR
MANAGEMENT FEE + TAX	691.200.000 IDR (15% + 5%)
OPERATIONAL COST	518.400.000 IDR (15%)
RESTAURANT & MINI BAR PROFIT	480.000.000 IDR
TOTAL NET PROFIT	2.726.400.000 IDR

ROI	16%
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ROI YEARS	6.3
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NET TO OWNER A YEAR	2.726.400.000 IDR
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