

A photograph of a modern villa courtyard. In the foreground, a rectangular swimming pool with clear blue water is bordered by a wooden deck. To the left of the pool, there are three lounge chairs with light-colored cushions on a wooden platform. The background features a white wall, several tall trees with green foliage, and a building with white walls and arched windows. The word "Binggin" is overlaid in large white text in the center of the image.

Binggin

Villas

Concept

“We deliberately approach each development concept, actively seeking distinctive advantages.. When we discovered the teak tree park in Bingin, Bali, we immediately felt the need to preserve everything that preceded us, crafting the architecture to seamlessly integrate with this breathtaking landscape.

The allure of Bali with its vibrant greenery, harmonious melody of birdsong, leisurely strolls, and a life immersed in tranquility - it all encapsulates the dream of an ideal home, a dream we've brought to life at Bingin.”



Location

Bingin is an emerging district in southern Bali, characterized by vast green, undeveloped areas. For developers, only a few hectares amidst the hills are available, causing land prices to triple since 2020.

EMPLACEMENT

- Limited availability of open land for construction around the complex.
- A developing area with limited offerings in the 'mid-plus' segment.
- Two renowned beaches, Bingin and Dreamland, are just a few minutes away from the complex.

INFRASTRUCTURE

- Emergence of exclusive establishments from global brands like Arabica.
- Showrooms, restaurants, concept stores, European beauty salons.
- Significant presence of European-owned businesses and co-working spaces.

ACTIVE RECREATION

- Helipad, paragliding, golf courses.
- Surf spots, yoga studios, retreat centers, and biohacking facilities.
- Yacht ports.



Hotel Complex

COMPLETION DATE

December 2023.

The Bingin resort complex is nestled in the teak forest in the southern part of Bali, just a two-minute walk from the beach. Within the complex, you'll find 10 three-bedroom villas, a hotel with a pool, a restaurant, a bar, a spa, and a kids' club.

Bingin Villas complex is situated on 43 acres. The land is leased for 29 years with a priority extension for an additional 25 years, totaling 54 years.



Exterior

We drew inspiration from the architectural style of the Bingin area, preserving the arches and incorporating limestone finishes. Furthermore, we complemented it with elements of Australian design, fostering harmony between the interior and exterior spaces of the villas.





Interior

The interior of each villa is unique, yet there are common features that make it distinctively recognizable. For instance, a spiral staircase at the center of the living room adds a touch of elegance. Another key highlight is the rock-imitating wall decor, referencing the distinctive landscape of southern Bali.



Living room

The living room is designed to be the perfect setting for spending evenings with loved ones. Comfortable sofas, cozy lighting, large windows, and harmonious decor all contribute to making the living room a favorite spot in the house.







Bedroom

In the bedroom, every element is dedicated to the comfort of our guests. Everything is designed for convenience and a healthy sleep environment. Ergonomics take precedence in every aspect, ensuring a restful and comfortable experience.





Bathroom

The bathroom was conceived with two sinks, providing each family member with their own personal space. In the ensuite bathroom of the main bedroom, a terrazzo bathtub is complemented by brass faucets, adding a touch of luxury and sophistication.





Terrace

The open space with a lounging area and a private pool is surrounded by tropical bushes with white flowers, adding a touch of freshness and greenery to the overall design.





Project Management

Our goal is to provide guests with impeccable service and ensure property owners enjoy effortless investments and high returns. We take charge of project management, offering comprehensive turn-key services, including hotel services and the development of necessary infrastructure.

COMPREHENSIVE SERVICE

- Market analysis
- Project development
- Documentation approval
- Construction
- Quality control
- Furnishing
- Commissioning

FULL MANAGEMENT

- Marketing
- Hotel guest services
- Technical maintenance
- 24/7 security
- Cleaning
- Monthly reports for investors
- Revenue distribution support



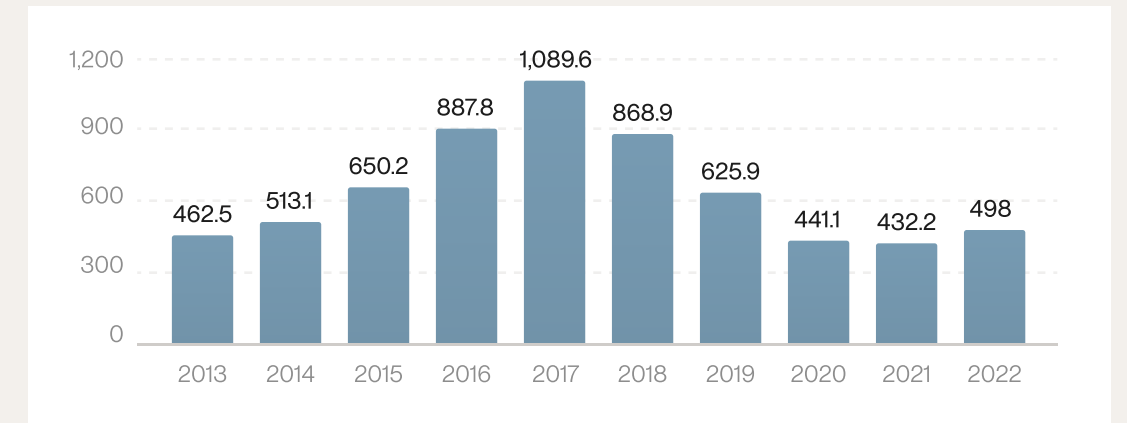
Market Analysis

We focus on maximizing the investment potential of each project. Our strategy involves a meticulous analysis and evaluation of the market and specific locations in terms of their prospects.

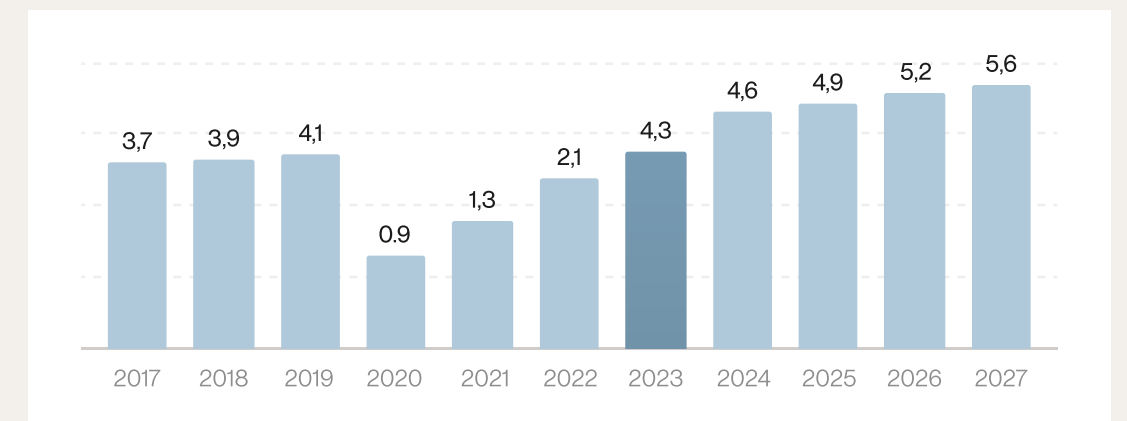
The hospitality industry stands as a leading sector in Indonesia, contributing billions of dollars annually over the past decade. Bali, in particular, holds a key position as a prime tourist destination in Indonesia.

- According to forecasts, hotel business revenue is expected to reach \$4.27 billion by the end of 2023.
- A 7.01% annual revenue growth is anticipated from 2023 to 2027, reaching \$5.60 billion by 2027.
- In 2022, foreign direct investments in Indonesia's restaurants and hotels amounted to approximately \$498 million.
- By 2027, it is projected that the number of clients in the hotel sector will increase to 30.05 million people.

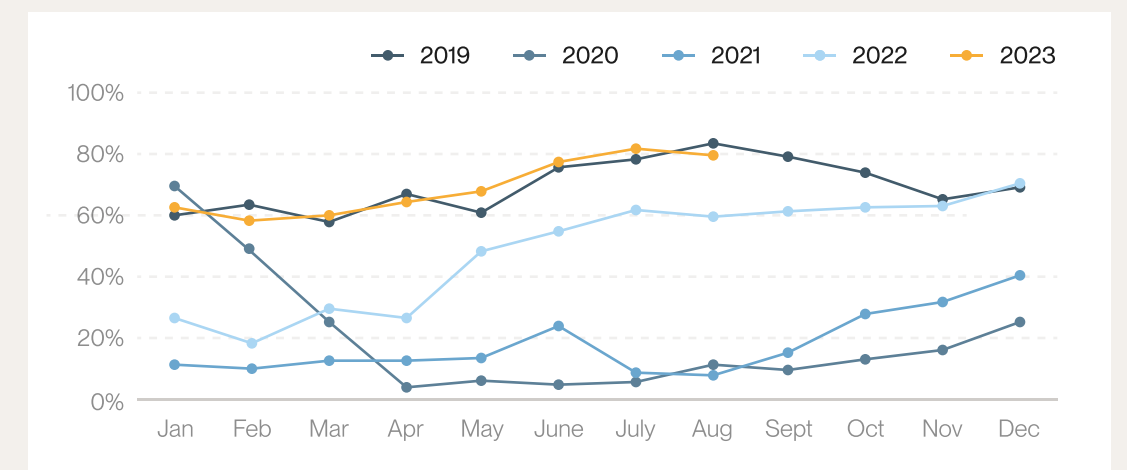
Direct Foreign Investments in the hospitality business in Indonesia from 2013 to 2022 (in million dollars)



Forecast of hotel business revenue in Indonesia



Average Occupancy Rate (AOR) per month



Financial Snapshot

Short-term investments with a 2-year maturity

OBJECT

THREE-STOREY VILLA A

PROJECTED COST

\$1,034K

Stages of purchase	start of sales	12 months after construction	3 months before project completion
Initial cost, thousand \$	680	782	899
Income, thousand \$	354	252	135
Capital gain	52%	32%	15%

Long-term investments with a 5-year maturity

OBJECT

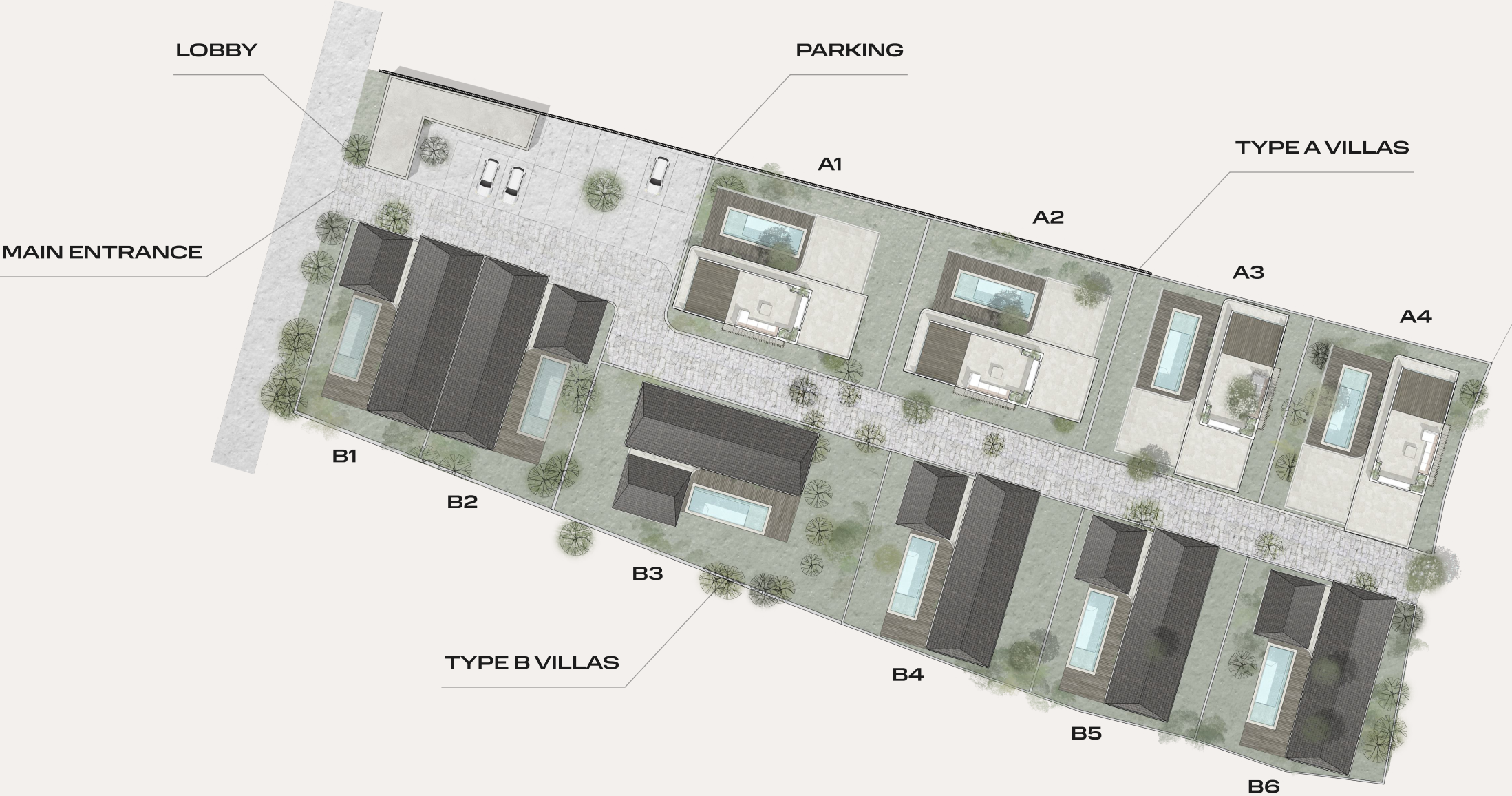
THREE-STOREY VILLA A

INITIAL COST

\$680K

Annual occupancy rate	65%	75%	85%
NOI Margin (Rental yield)	13%	15%	17%
IRR (Internal Rate of Return)	18,5%	22,5%	26,3%
PBP (Payback Period), years	7,5	6,5	5,8
NPV (Net Present Value), thousand \$	402	592	783

Master plan



Two-storey villa B

A two-storey villa overlooking the teak forest comprises three bedrooms: the master bedroom is situated on the first floor, along with a spacious kitchen and living room. On the second floor, you'll find two additional bedrooms.

PLOT

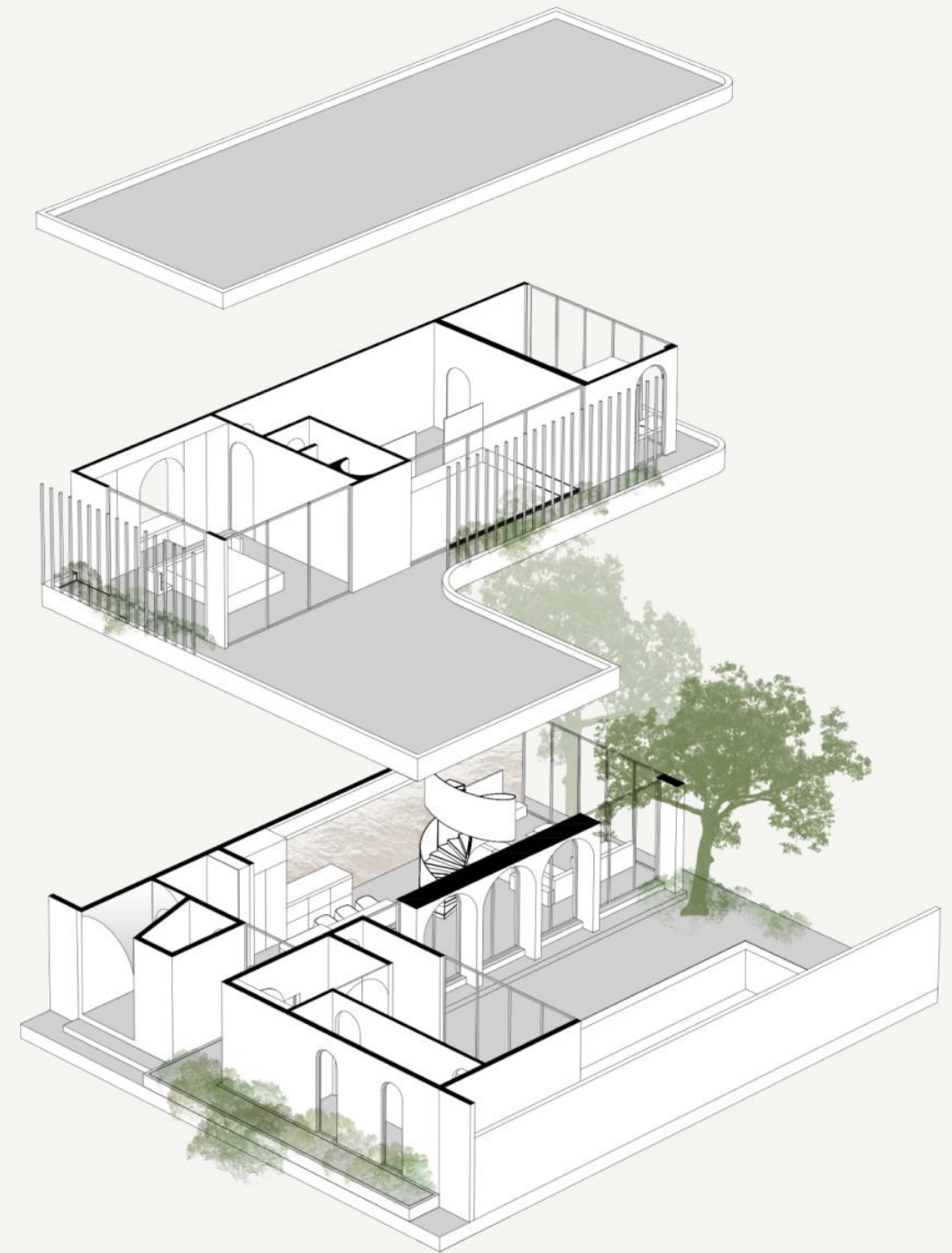
320 m²

LIVING AREA

255 m²

SWIMMING POOL

8x3 m



Three-storey villa A

A three-story villa with 3 bedrooms and designer furnishings presents a ready-made solution for living in Bali. The first floor features a spacious living room, kitchen, and the master bedroom. On the second floor, you'll find two guest bedrooms. The third floor boasts a cozy patio with panoramic views of the ocean and volcanoes.

PLOT

330 m²

LIVING AREA

310 m²

SWIMMING POOL

8x3 m





Bingin