



MAZARI
VILLAS

Sustainable Dream Homes
High ROI Investments



RESPONSIBLE LUXURY

We don't use the word "luxury" loosely - our idea of luxury goes beyond opulence and extravagance. It's about creating exquisite spaces that blend tranquillity, functionality and sustainability.

A LABOR OF LOVE

Our passion for design is evident in every detail of our villas - each one a labor of love. No stone is left unturned in our meticulous approach to design. From the layouts to the finishes, every detail has been carefully thought through to ensure that we deliver the highest standard.

SUSTAINABLE INVESTMENT

Our villas are developed to minimize their impact on the environment, offering sustainable dream homes that serve as exquisite retreats or investment properties, generating effortless high returns.

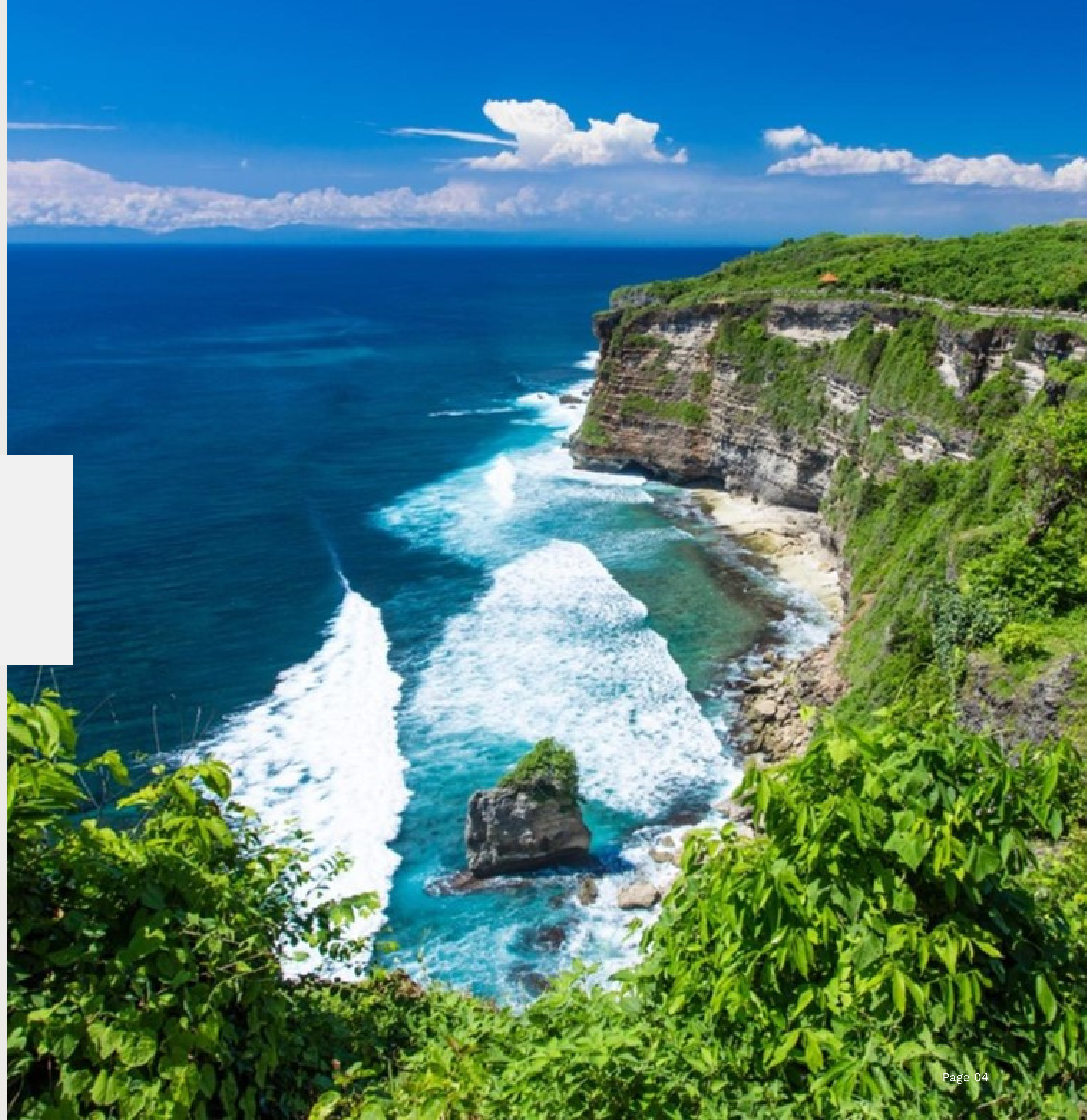
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01 THE LOCATION

Bingin, Uluwatu area of Bali



BINGIN, ULUWATU

Ideal balance of tranquility and a vibrant lifestyle



Bingin, along with the broader Uluwatu area, is known as one of the trendiest corners of Bali, and its increasing popularity has made it the fastest growing location on the island.

Perched high on dramatic limestone cliffs, this location is renowned for its spectacular sunsets and endless white sand beaches.

Bingin offers an ideal balance of tranquility and vibrancy, with breathtaking cliffs and lush greenery that create an "untouched feel", despite its many attractions and a thriving, diverse community.



From secluded coves and hidden bays, to world renowned surfing and golfing spots, Bingin offers a captivating variety that has contributed to its growing popularity.

You'll find a unique combination of high-end and low-key offerings - casual restaurants, bars and cafes mix with fine dining options and luxurious resorts, spas and beach clubs.

Mazari Villas is strategically and conveniently located in Bingin

PROXIMITY TO KEY LOCATIONS

30 mins to Bali international airport

8 mins+ to supermarkets

5 mins+ to multiple beaches

5 mins+ to iconic beach clubs, resorts and spas

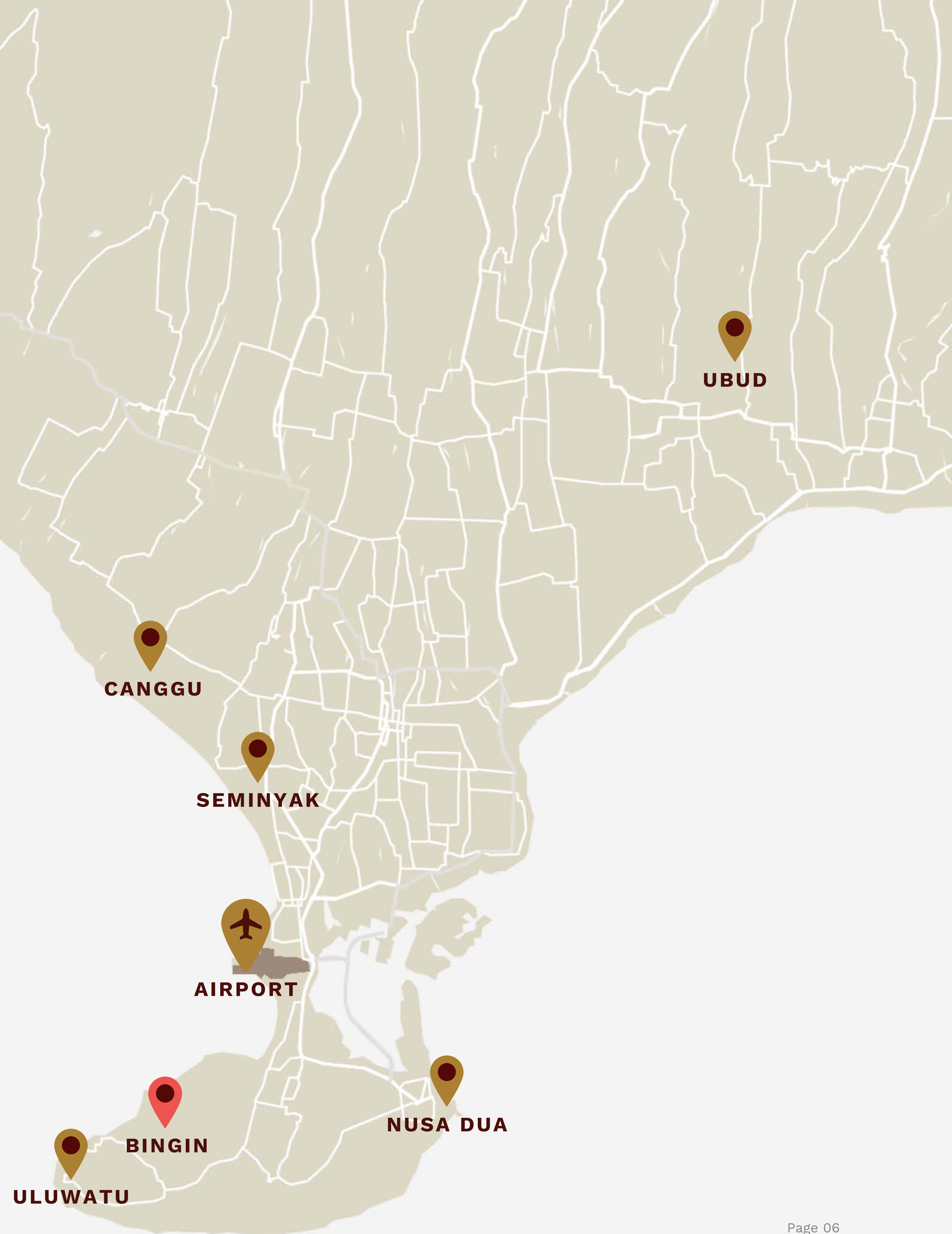
4 mins+ to yoga studios, fitness centers and surf camps

DISTANCE TO OTHER POPULAR AREAS IN BALI

40 mins to Seminyak

50 mins to Canggu

85 mins to Ubud



SOME CAFES & RESTAURANTS

- 1 GooseBerry Restaurant
- 2 Alchemy
- 3 The Loft
- 4 Mana Restaurant

BEACHES

- 5 Bingin Beach
- 6 Uluwatu Beach
- 7 Dreamland Beach
- 8 Padang Padang Beach
- 9 Nyang Nyang Beach
- 10 Balangan Beach
- 11 Melasti Beach

BEACH CLUBS

- 12 Single Fin Beach Club
- 13 El Kabrón Beach Club
- 14 Savaya Beach Club
- 15 Rock Bar Beach Club
- 16 Sundays Beach Club
- 17 The Edge Beach Club

RESORTS

- 18 Six Senses Resort
- 19 Radisson Blu Resort
- 20 Bulgari Resort
- 21 The Ungasan Resort
- 22 The Renaissance Resort
- 23 Anantara Resort
- 24 Four Seasons Resort

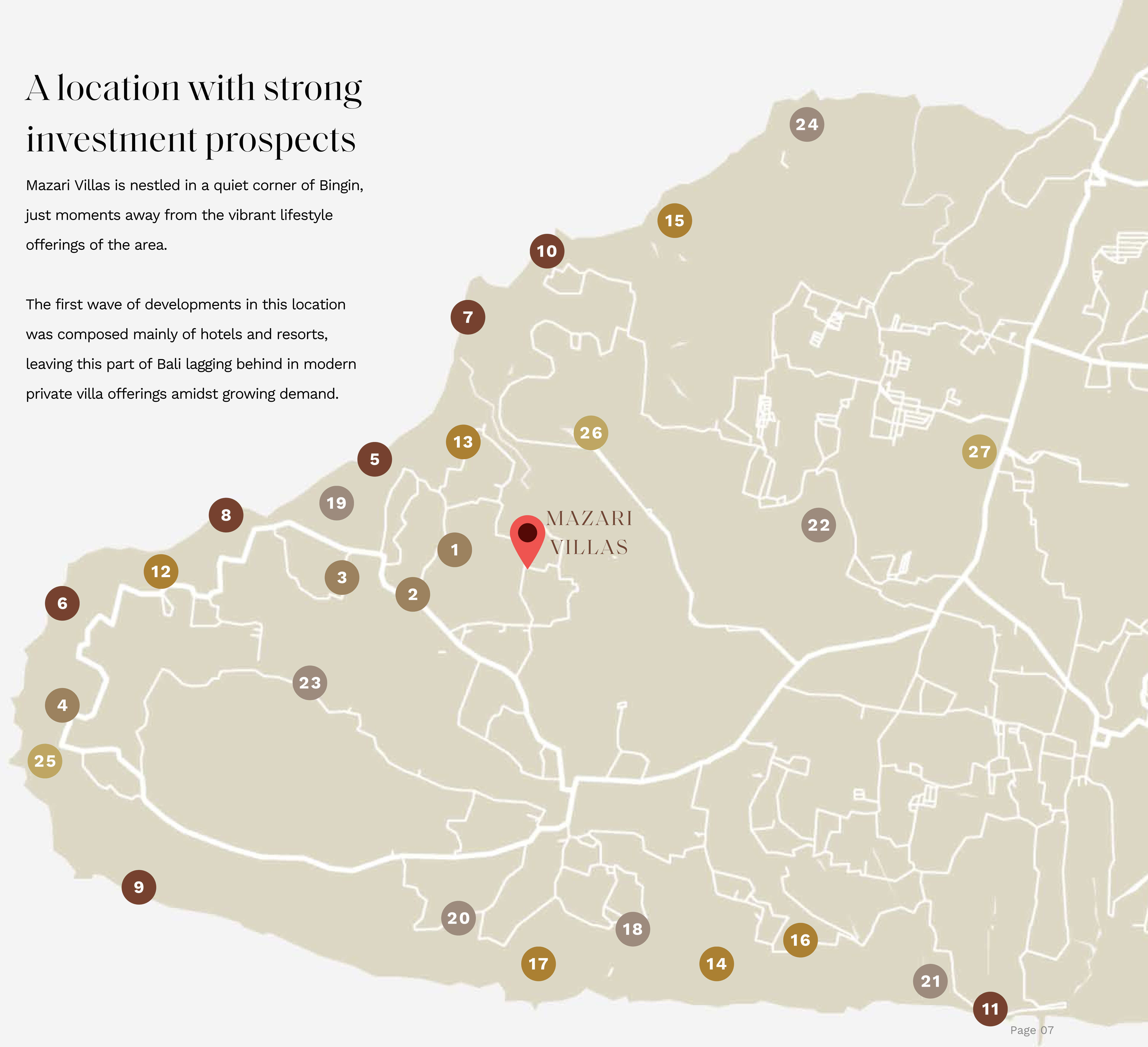
OTHER SPOTS

- 25 Uluwatu Temple
- 26 New Kuta olf
- 27 GWK Culture Park

A location with strong investment prospects

Mazari Villas is nestled in a quiet corner of Bingin, just moments away from the vibrant lifestyle offerings of the area.

The first wave of developments in this location was composed mainly of hotels and resorts, leaving this part of Bali lagging behind in modern private villa offerings amidst growing demand.





Mazari Villas is surrounded by a collection of Bali's picturesque beaches and surfing spots

DISTANCE TO BEACHES

5 mins to Bingin Beach

6 mins to Dreamland Beach

7 mins to Padang Padang Beach

10 mins to Uluwatu Beach

12 mins to Nyang Nyang Beach

12 mins to Thomas Beach

13 mins to Suluban Beach

15 mins to Balangan Beach

The neighborhood is home to many of Bali's iconic beach clubs, thanks to the breathtaking views of the karst cliffs

DISTANCE TO BEACH CLUBS

5 mins to El Kabrón Beach Club

10 mins to Savaya Beach Club

10 mins to The Edge

12 mins to Single Fin Beach Club

12 mins to Ulu Cliffhouse

15 mins to Sundays Beach Club

15 mins to Palmilla

17 mins to Ritual Bali

20 mins to Rockbar



Famous tourist attractions are within easy reach

TOURIST ATTRACTIONS

6 mins to New Kuta Golf

13 mins to Uluwatu Temple & Kecak Fire Dance

14 mins to GWK Culture Park

You'll find day to day lifestyle choices to suit every preference



02 THE DEVELOPMENT





The Development

15 LUXURY VILLAS

1, 2 & 3 Bedrooms on one acre of land

PRICE FROM USD\$235,000*

One year payment plan available

LAND SIZE

119 - 283 sqm (1,281 - 3,046 sqft)

PROPERTY SIZE

117 - 232 sqm (1,260 - 2,500 sqft)

AMENITIES

- 24 Hour Security
- Service Staff Office
- Private Pool
- Private Parking
- Private Storage Rooms

***Based on early bird prices with 10% discount. Full price from \$260,000.**

LEASEHOLD - 25 YEARS

Option to purchase 10 additional years at USD \$9 per sqm (plus extension fee) before June 2024, extending leasehold to 35 years. Other future extensions set at market price at the time of extension.

WARRANTIES

3-Year maintenance and 5-year structural warranties

SUSTAINABILITY

Each villa is equipped with solar panels to generate 50% of electricity capacity

CONSTRUCTION COMMENCED

Construction completion – June 2024

TURNKEY DEVELOPMENT

Every villa is delivered fully equipped with all furnishings, fixtures and appliances



Sustainability

Every villa will be equipped with solar panels to generate at least 50% of total electricity capacity on-site. This will reduce impact on the environment while also increasing investment returns by significantly cutting down utilities costs.

The complex is designed to optimize green spaces, and to further reduce the environmental footprint of the development, 100% of carbon emissions from construction activities will be offset by purchasing certified carbon credits in Indonesia.

This is our baseline at Mazari Villas

We are evaluating other ways to reduce our environmental impact with the ultimate goal of achieving carbon neutrality. We are committed to transparency and accountability and will produce annual reports on our progress towards sustainability on this development and beyond.



The Design

Villa designs are a fusion of modern Mediterranean architecture and tropical modern aesthetics. Careful attention was paid to every detail to ensure a tranquil and picturesque environment that seamlessly transitions from indoor to outdoor spaces.

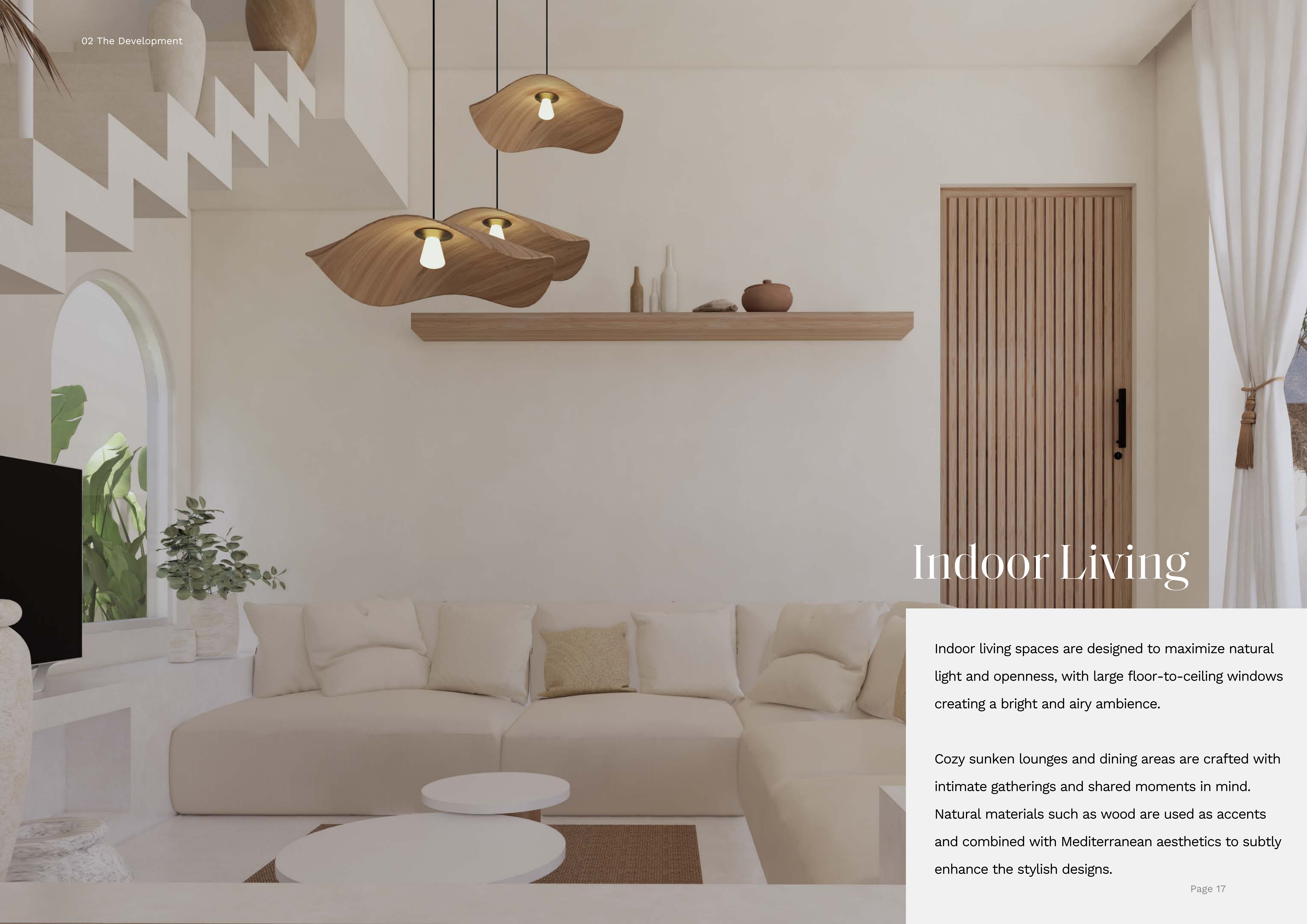
Floor plans are open and spacious while natural materials and neutral colors are used to create a relaxing ambience. Every feature of the design has been thoughtfully selected to provide a light and relaxing atmosphere.

Outdoor Living

Outdoor living spaces include spacious terraces with multiple seating and lounging areas around inviting terrazzo pools, perfect for relaxing or hosting friends and families.

Each villa features a roof top and/or balconies, offering views of the sunset and the surrounding nature.



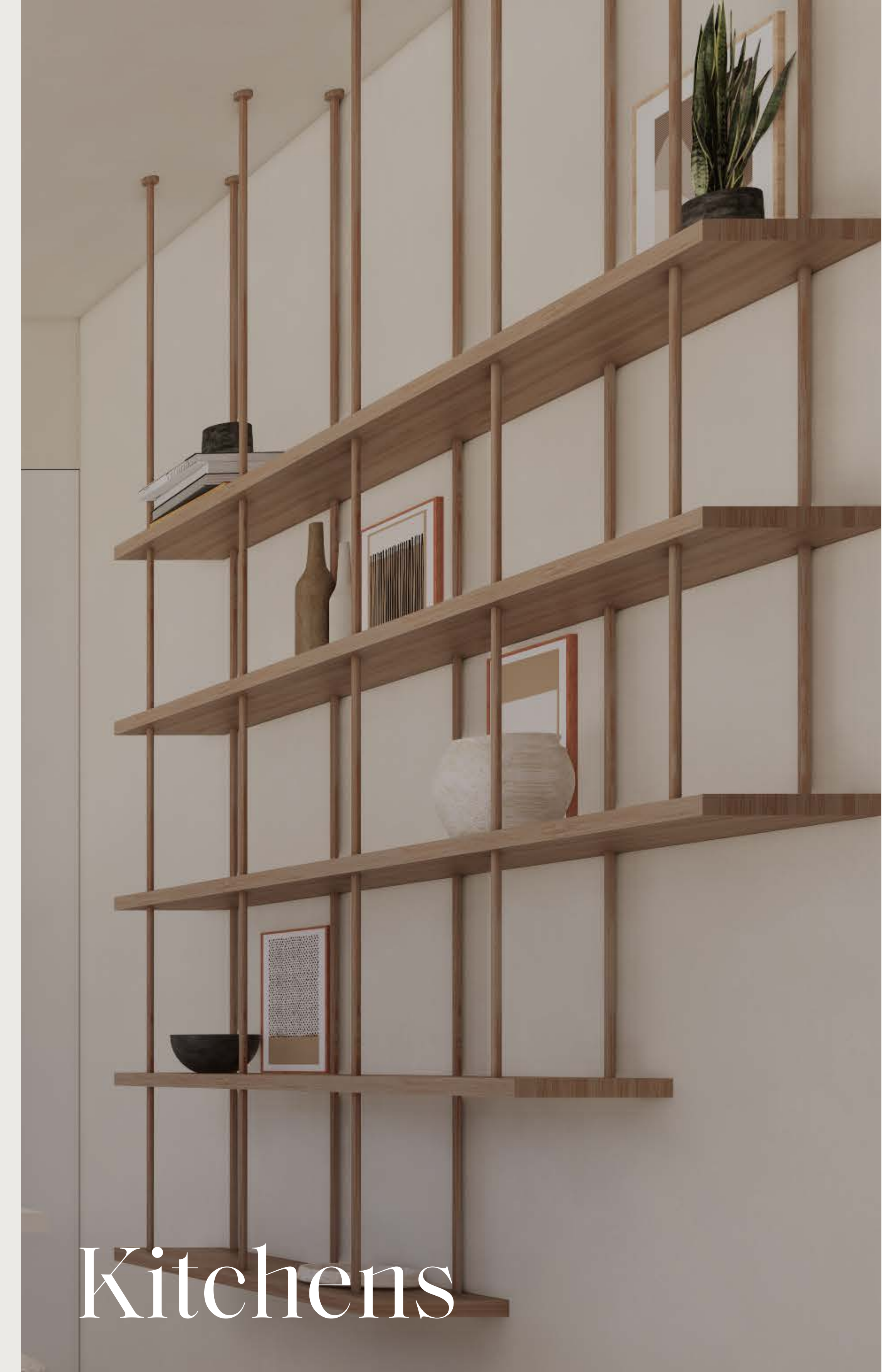


Indoor Living

Indoor living spaces are designed to maximize natural light and openness, with large floor-to-ceiling windows creating a bright and airy ambience.

Cozy sunken lounges and dining areas are crafted with intimate gatherings and shared moments in mind.

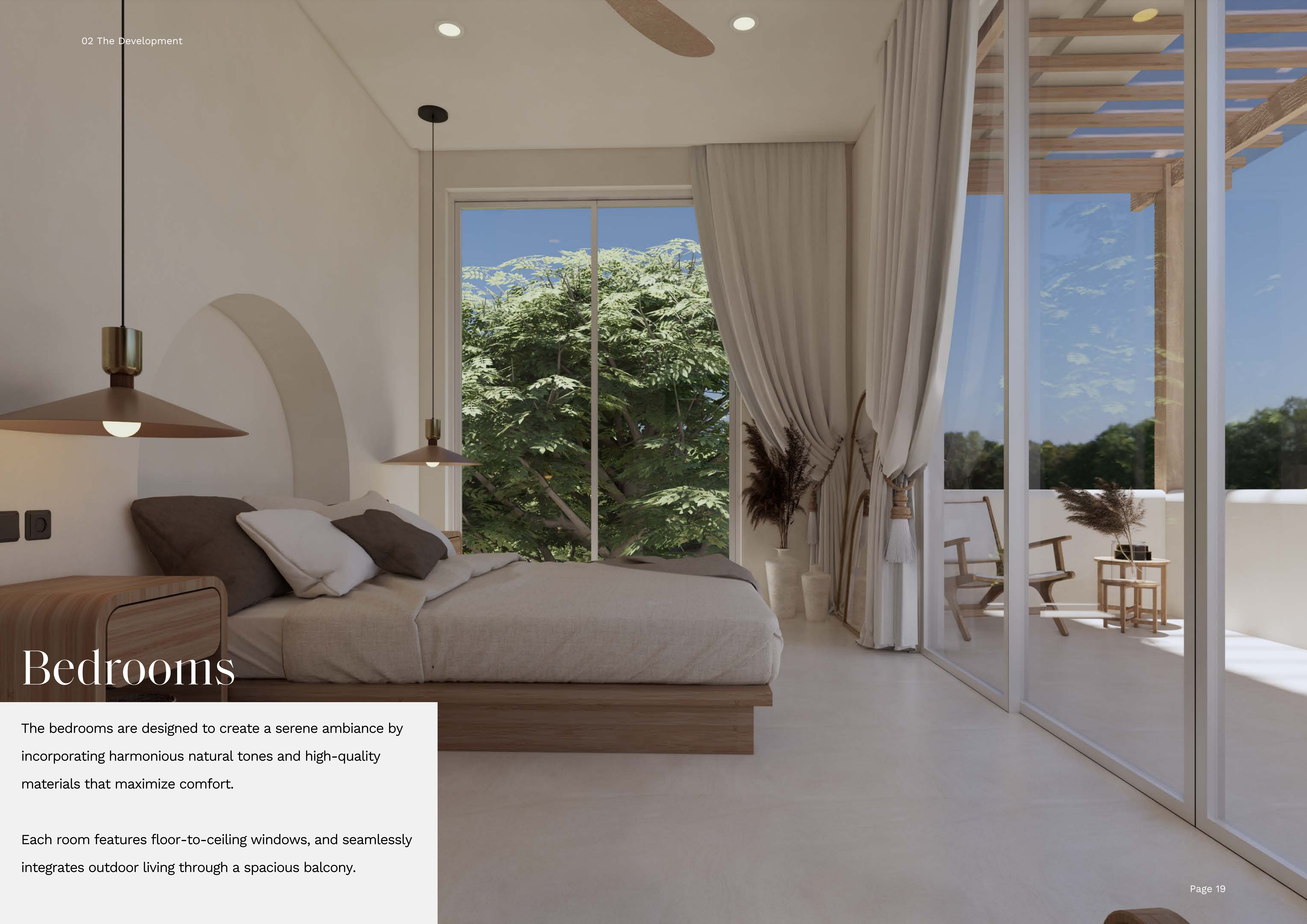
Natural materials such as wood are used as accents and combined with Mediterranean aesthetics to subtly enhance the stylish designs.



Kitchens

Each villa has a fully equipped kitchen featuring an island-breakfast bar with beautiful and functional terrazzo or marble counter-top finishes.

Every villa will be delivered with high spec appliances including refrigerators, microwaves, ovens and water dispensers.



Bedrooms

The bedrooms are designed to create a serene ambiance by incorporating harmonious natural tones and high-quality materials that maximize comfort.

Each room features floor-to-ceiling windows, and seamlessly integrates outdoor living through a spacious balcony.



Bathrooms

Bathroom designs combine style and functionality with high-quality sanitary ware and brushed-brass fixtures to create a relaxing atmosphere. Every detail was carefully considered, from the floor and wall finishes to shower niches. Skylights and large windows are incorporated to provide optimal natural lighting and airflow while reducing humidity levels.

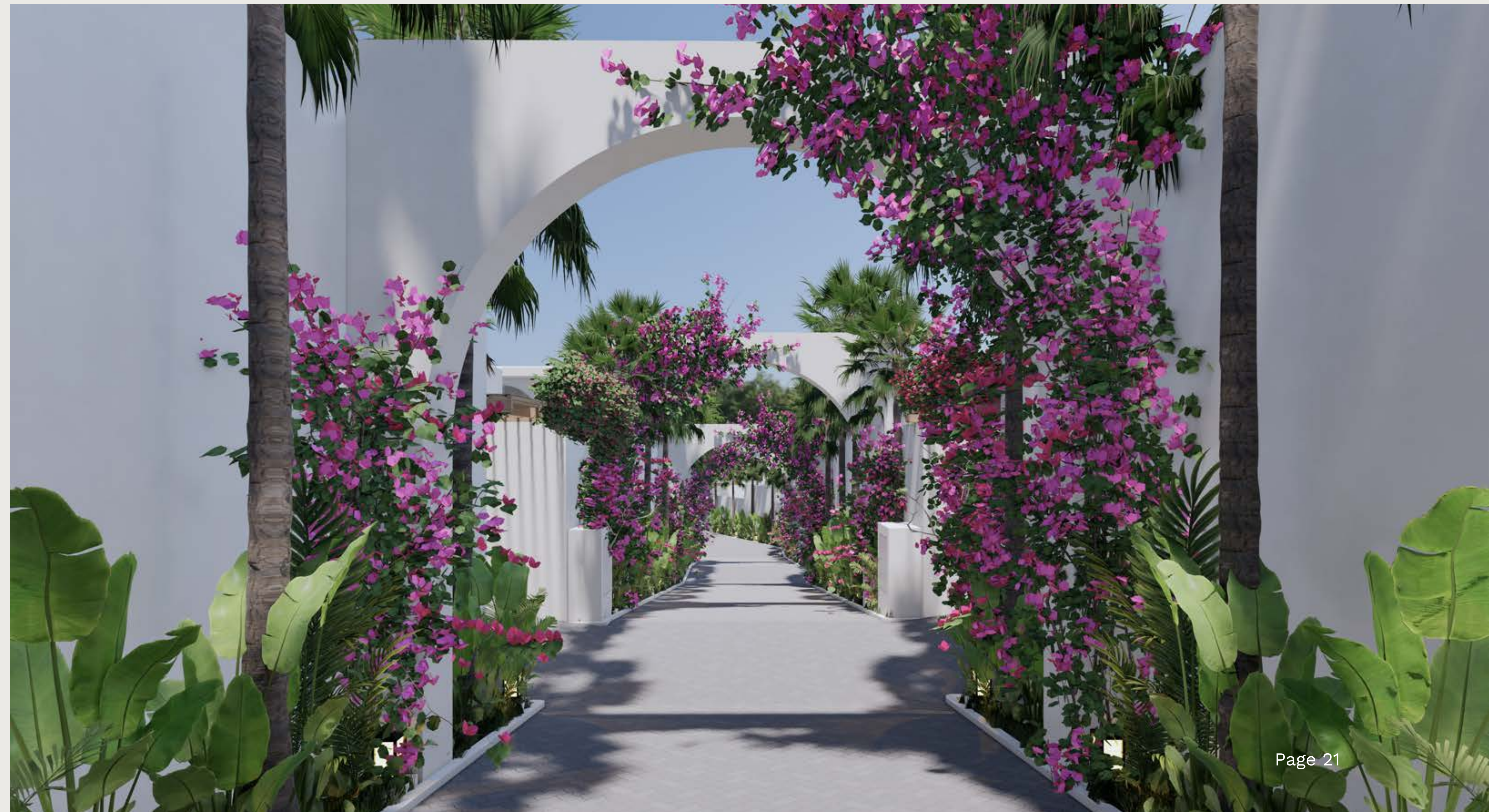


Landscaping

The landscaping design across the villa complex is a picturesque blend of Mediterranean and tropical elements.

Vibrant, colorful blooms frame walls and arches while large planter pots combine with leafy shrubs and palm trees create stunning outdoor spaces.

The complex features a lush communal garden and scenic seating areas for moments of pause amidst the beauty of nature.



Finishes

MATERIAL SELECTION

Finishes were selected for both aesthetics and long-term durability in the Bali climate, utilizing only locally sourced materials and carefully considering the function of each room in selecting the most suitable materials.

Counter tops & vanity units



Marble



Terrazzo



Teak wood



Engineered wood

Walls



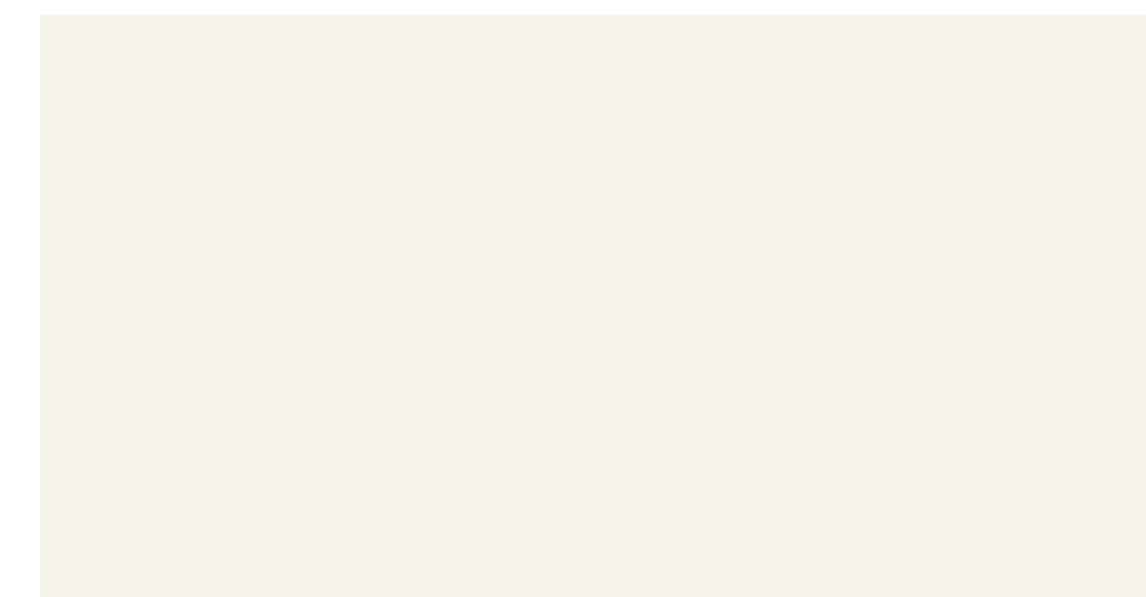
Herringbone tiles
Splashbacks



Hexagon mosaic porcelain tiles
Indoor showers



Limestone
Outdoor showers



Dulux Weathershield Paint

Flooring



Granite tiles
Indoor living areas



Palimanan stone
Pool deck & terrace



Polished cement, colour finish
Sunken lounges & rooftops



Terrazzo
Bathtub floor, pool & outdoor stairs

03 THE VILLA COLLECTION



3-Bedrooms, 3.5 Bathrooms



GROUND FLOOR



LOUNGE



BEDROOM



KITCHEN



INDOOR LIVING AREA



TOP FLOOR



POOL DECK



GARDEN



GROUND FLOOR



TOP FLOOR

OPTION A

2-Bedrooms, 2.5 Bathrooms



LIVING ROOM



TERRACE



BEDROOM / BALCONY



BEDROOM



ROOF TOP



VILLA FRONT

OPTION B

2-Bedrooms, 2.5 Bathrooms



GROUND FLOOR



TOP FLOOR



LIVING AREA



DINING / KITCHEN



ROOF TOP



TERRACE



TERRACE / POOL DECK



VILLA FRONT



GROUND FLOOR



TOP FLOOR

OPTION A

1-Bedroom, 1.5 Bathrooms



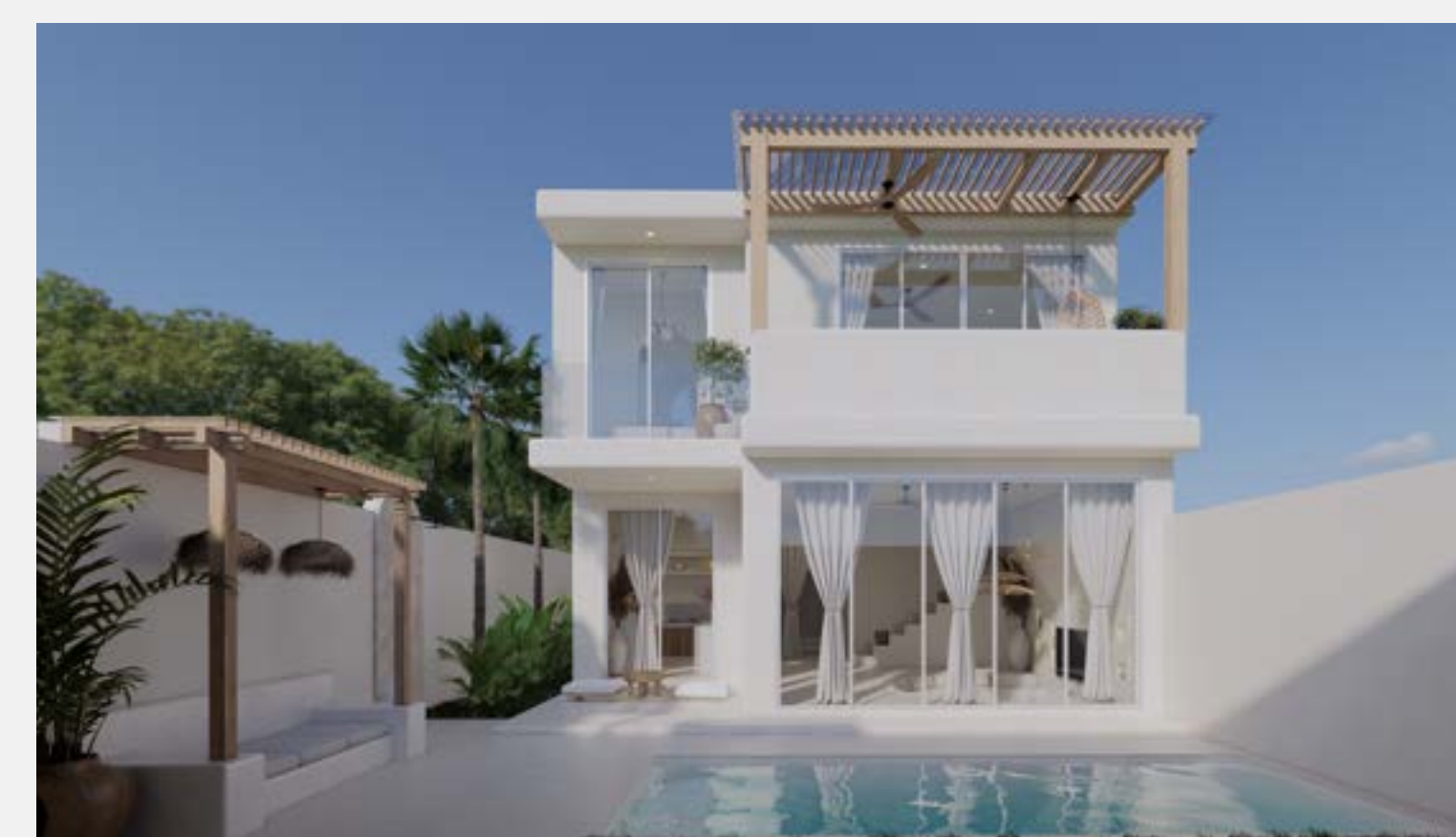
LOUNGE



BEDROOM



POOL DECK



VILLA FRONT



BATHROOM

OPTION B

1-Bedroom, 1.5 Bathrooms



GROUND FLOOR



TOP FLOOR



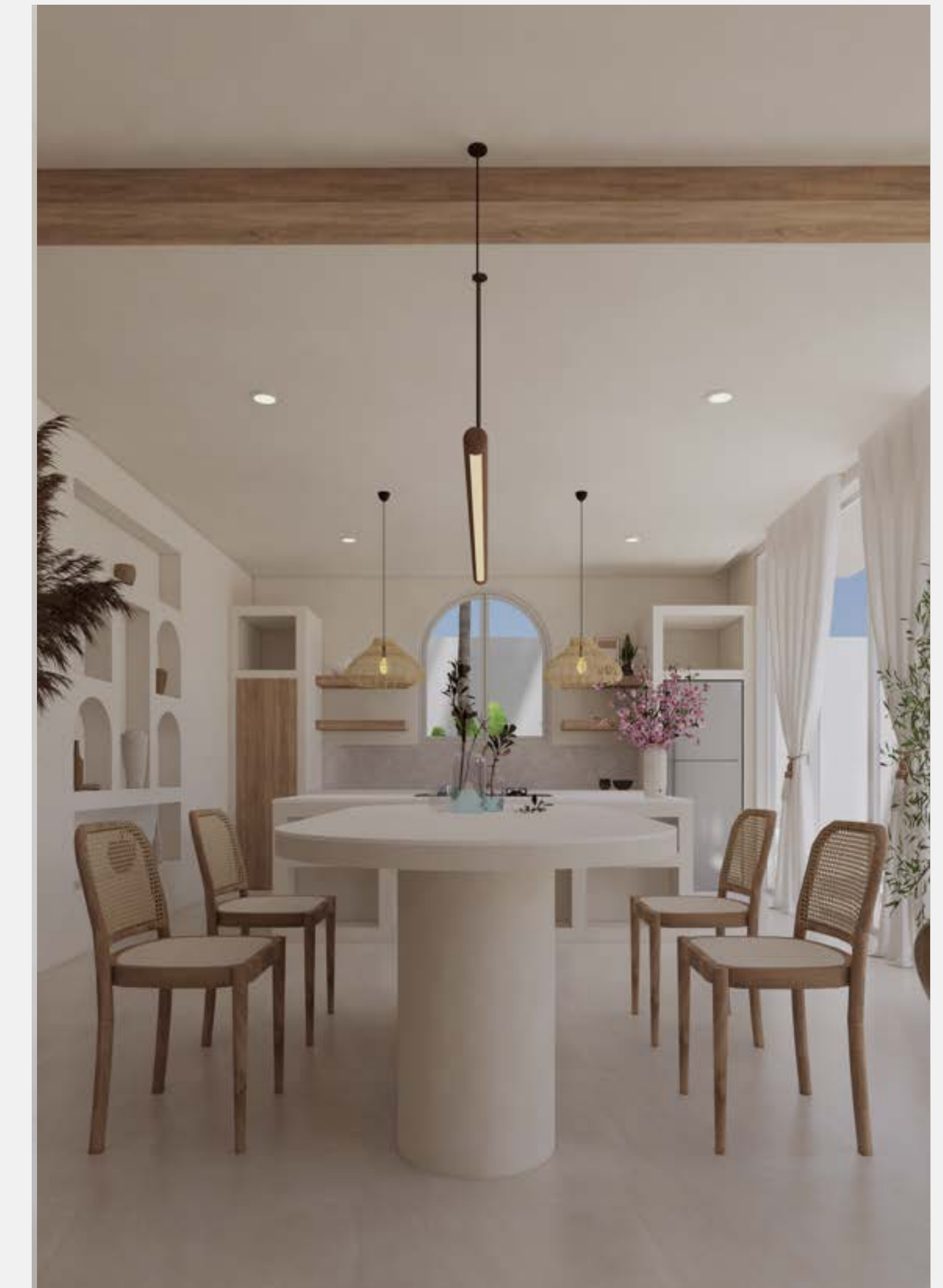
BALCONY



BEDROOM



BATHROOM



KITCHEN / DINING



VILLA FRONT

04 PROPERTY MANAGEMENT



Property Management

High-touch property management services for effortless investments



Service Categories

HOUSEKEEPING

- Pool & garden maintenance
- Daily cleaning
- Villa staff management
- Preventative maintenance & upkeep

ADMINISTRATIVE SUPPORT

- Leasehold extensions
- Legal services
- Villa staff management
- Villa re-sell

MARKETING & RESERVATIONS

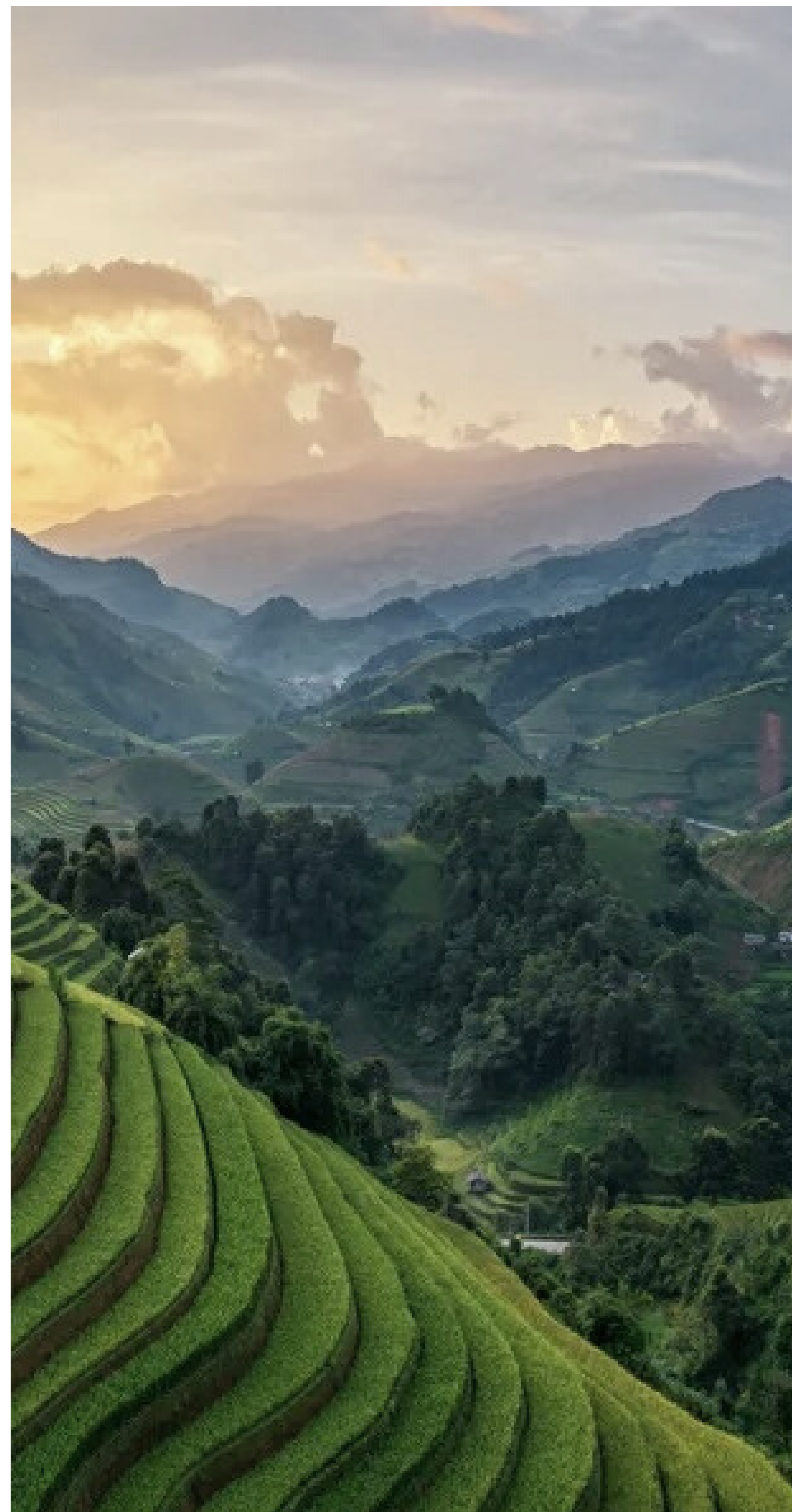
- Marketing campaigns & partnerships
- Guest booking services & booking platform management
- Guest review management

ACCOUNTING & BOOKKEEPING

- Utilities & expense management
- Local tax compliance
- Monthly income & expense report
- Monthly income distribution

05 INVESTING IN BALI





 **Tripadvisor**

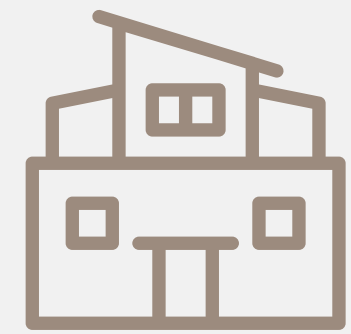
#1 Tourist destination, 2017 and 2021



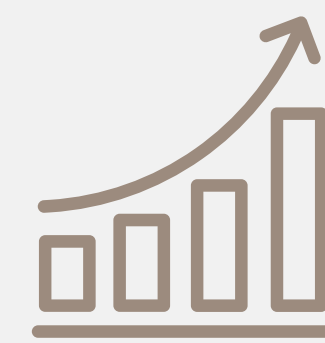
Investing in Bali

A particularly good time to invest in the Bali property market

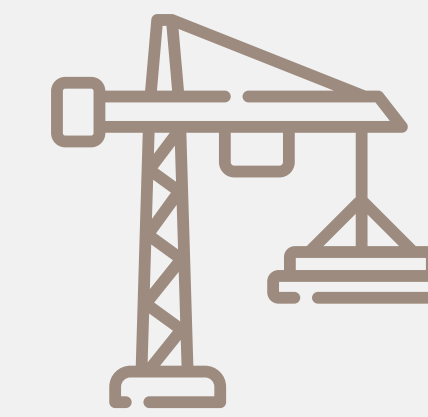
WHY INVEST IN BALI



Unleveraged property market, limiting exposure to interest rate movements and the traditional crashes seen in other markets



Lower property prices and higher ROI compared to most other markets



Historically high appreciation rates, dramatic in newly developing areas



Remote working trend and increasing focus on wellness and quality of life driving rapid increase in new residents from across the globe



Highly in demand tourist destination, with full expectation to fully rebound and exceed pre COVID-19 pandemic levels



Government initiatives, including short and long term resident visa options and infrastructure projects, set to drive a new growth and enhance Bali as a worldclass destination

06 ROI CALCULATION



ROI CALCULATION

\$445,500 3Br Villa

	Low	Medium	High
Average Day Rate (USD)	\$350	\$420	\$420
Average Occupancy Rate	75%	80%	90%
Gross Rental Income	\$95,813	\$122,640	\$137,970
Operating Expenses	\$15,700	\$15,700	\$15,700
Marketing (15% of revenue)	\$14,372	\$18,396	\$20,696
Total Expenses (USD) ¹	\$30,072	\$34,096	\$36,396
Net Income	\$65,741	\$88,544	\$101,575
Annual ROI	15%	20%	23%

1. Operating expenses include:

- Housekeeping, gardening and pool maintenance
- Utilities (wifi, water, electricity, trash collection)
- Management fee (includes cost of shared facilities such as security and staff quarters)
- Insurance



ROI CALCULATION

\$335,000 2Br Villa

	Low	Medium	High
Average Day Rate (USD)	\$250	\$300	\$300
Average Occupancy Rate	75%	80%	90%
Gross Rental Income	\$68,348	\$87,600	\$98,550
Operating Expenses	\$11,000	\$11,000	\$11,000
Marketing (15% of revenue)	\$10,266	\$13,140	\$14,783
Total Expenses (USD) ¹	\$21,266	\$24,140	\$25,783
Net Income	\$47,172	\$63,460	\$72,767
Annual ROI	14%	19%	22%

1. Operating expenses include:

- Housekeeping, gardening and pool maintenance
- Utilities (wifi, water, electricity, trash collection)
- Management fee (includes cost of shared facilities such as security and staff quarters)
- Insurance



ROI CALCULATION

\$235,000 1Br Villa

	Low	Medium	High
Average Day Rate (USD)	\$170	\$200	\$200
Average Occupancy Rate	75%	80%	90%
Gross Rental Income	\$46,538	\$58,400	\$65,700
Operating Expenses	\$6,300	\$6,300	\$6,300
Marketing (15% of revenue)	\$6,981	\$8,760	\$9,855
Total Expenses (USD) ¹	\$13,281	\$15,060	\$16,155
Net Income	\$33,257	\$43,340	\$49,545
Annual ROI	14%	18%	21%

1. Operating expenses include:

- Housekeeping, gardening and pool maintenance
- Utilities (wifi, water, electricity, trash collection)
- Management fee (includes cost of shared facilities such as security and staff quarters)
- Insurance



07 THE TEAM



ABOUT MAZARI VILLAS

We're an international team passionate about crafting beautiful, sustainable spaces. Our team combines decades of US and global experiences with cutting-edge local partners to create luxury properties built to withstand the test of time. With attention to every detail and high-quality finishes, we set a new standard in the Bali property market.

We're committed to excellence, always challenging ourselves to push beyond the standard and set a new benchmark for quality. We use only the best materials and work with trusted suppliers to ensure that every aspect of our properties meets our exacting standards.

Our dedication to quality means that you can have peace of mind, knowing that your home is built to the highest quality.

The Founding Team



Angela Udemba

A former scientist then a management consultant for McKinsey & Company where she advised leading global businesses. With a love for architecture and interior design, Angela turned her professional eye to property development, bringing her corporate management and design experience to the table.

QUALIFICATIONS

Angela holds an MBA from Wharton School of Business in the US, a Cancer Research PhD from Imperial College London and a Medicinal Chemistry Masters from The University of York, UK.



Jeannie Vu

A real estate guru with a successful career in US real estate in roles that include the CFO of JRK Holdings (\$7B assets under management) and Senior Vice President of Colony Capital (\$70B assets under management). Jeannie brings her expert eye to the Bali market to help deliver the best investment opportunities with our developments.

QUALIFICATIONS

Jeannie holds an MBA from Wharton School of Business in the US and a bachelor's in business administrations from the Marshall School of Business of the University of Southern California.



Raimundo

A sustainability and climate action professional with a past career as a corporate lawyer, Raimundo is the catalyst behind our sustainability goals. With a focus on environmental responsibility and cultural sensitivity, he seeks to make Mazari Villas a company that treads lightly on the environment and is respectful of the local culture and community.

QUALIFICATIONS

Raimundo holds a law degree from Pontificia Universidad Católica de Chile, a Master's in Business and Economics from the Norwegian School of Economics and a Masters in Sustainability and Social Innovation from HEC Paris, France.