

A modern, minimalist villa with a swimming pool and a large white text overlay 'Melasti'. The villa features a flat roof, large windows with white curtains, and a concrete structure. The pool is surrounded by a concrete deck and has a large rock in the foreground. The background shows a cloudy sky and some trees.

Melasti

Villas

Concept

“Location and the uniqueness of the concept are always paramount for us. So, when we stumbled upon 3 hectares of land perched on a hill amid tropical forest, and we decided to create a complex of secluded villas with an uncompromising view of the ocean.

Living in Bali, we understand that some things are eternally precious, such as having an ocean view right from your home.

The Melasti project was conceived precisely with this idea in mind.”



Location

The Melasti area is situated on the southern coast of Bali, a lush green region with well-developed infrastructure and the island's finest beaches. Due to the limited number of ocean-view plots, leading global hotel brands prefer this location for their resorts.

EMPLACEMENT

- Picturesque south of the island.
- Secluded and tranquil hillside location with no neighbors, just a 5-minute drive from the main road.
- Bali's most beautiful beach, Melasti Beach, is only a 7-minute drive from the complex.

INFRASTRUCTURE

- Next door to the legendary Savaya club.
- Close proximity to premium hotels like Bulgari, Alila, Six Senses, and Karma Kandara, with their restaurants and beach clubs open for visits.

RECREATIONAL ACTIVITIES

- Helipad, paragliding, golf courses, surf spots, yoga studios, retreat, and biohacking centers, saunas, yacht ports.
- Everything is within a 15-minute drive from the complex.



Complex

DELIVERY SCHEDULE

Villas: August 2024 / Apartments: January 2024

Thanks to the hilly terrain, we had the opportunity to imbue the residential complex with a cascading structure 18 single-story villas are positioned strategically ensuring each enjoys a panoramic ocean view. Additionally, the complex features apartments with a restaurant, a spa center and a 25-meter pool.

Leasehold for 39 years with priority extension rights for 89 years in total.



Exterior

The villas of the complex are crafted from natural materials, creating a sense of unity with nature. With the ocean visible from every villa, the emphasis is placed on large windows, sliding glass doors, and spacious terraces. This harmoniously chords with flat roofs and clean design lines, evoking a sense of harmony without excess.





Interior

Melasti seamlessly blends aesthetics and functionality. At the core of the design is the "Japandi" style that is marrying Japanese minimalism with Scandinavian functionality and coziness.

Special attention is given to a mindful approach to Bali's nature, reflected in the minimal use of plastic in the interior.



Living room

We have taken full advantage of the panoramic views from each villa by installing sliding windows and ensuring the ocean is visible from any corner of the room. The choice of light and beige interior tones is intentional as it creates an atmosphere where guests can unwind after the vibrant and immersive experiences of tropical Bali.







Bedroom

The bedroom seamlessly continues the villa's bright and tranquil overall style. Beds crafted from teak and the use of natural fabrics provide a pleasing tactile experience. Wooden and rattan wardrobes harmoniously complement the interior. Upon entering this space, you immediately sense an atmosphere conducive to a healthy and comfortable sleep.







Bathroom

We've crafted a dream bathroom where guests can unwind in a comfortable bathtub while enjoying an ocean view through sliding windows. Thanks to the cascading concept, our villas are exceptionally private, allowing for the creation of panoramic bathrooms.





Terrace

The terrace serves as a stylistic extension of the living room. We've incorporated greenery along the perimeter for added coziness and enhanced solitude. From the private infinity pool, guests can enjoy a breathtaking ocean view.





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



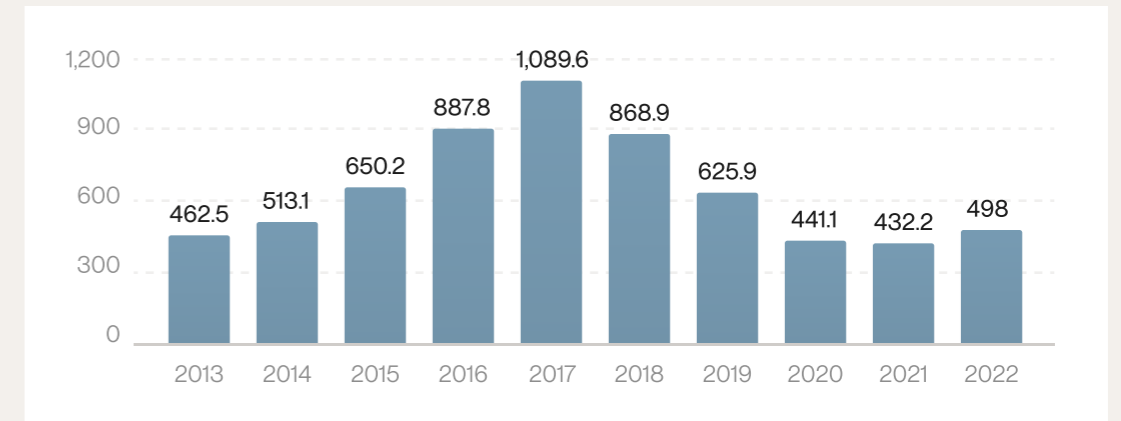
Market Analysis

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.

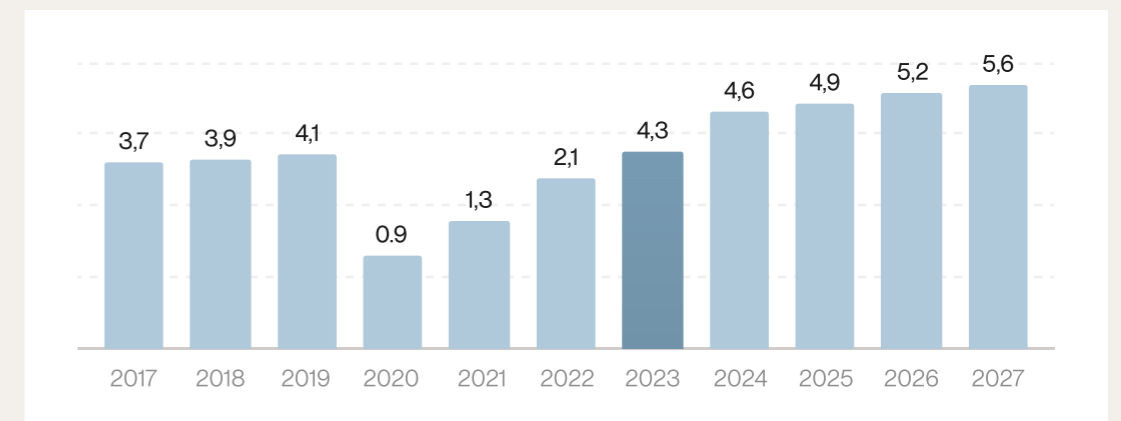
The hospitality industry stands as a leading sector in Indonesia, contributing billions of dollars annually over the past decade. Bali, in particular, holds a key position as a prime tourist destination in Indonesia.

- 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.

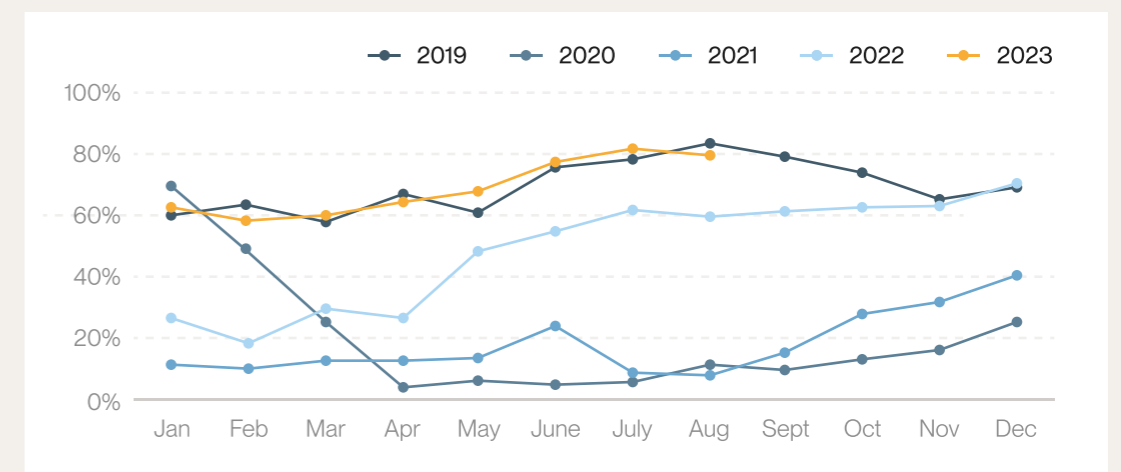
Direct Foreign Investments in the hospitality business in Indonesia from 2013 to 2022 (in million dollars)



Forecast of hotel business revenue in Indonesia



Average Occupancy Rate (AOR) per month



Financial model

Short-term investments with a 2-year maturity

OBJECT
2-BEDROOM VILLAS TYPE A

PROJECTED COST
\$1,007K

Stages of purchase	start of sales	12 months after construction	3 months before project completion
Initial cost, thousand \$	662	761	875
Income, thousand \$	345	246	131
Capital gain	52%	32%	15%

Long-term investments with a 5-year maturity

OBJECT
2-BEDROOM VILLAS TYPE A

INITIAL COST
\$662K

Annual occupancy rate	65%	75%	85%
NOI Margin (Rental yield)	13%	15%	17%
IRR (Internal Rate of Return)	17,1%	21,3%	25,1%
PBP (Payback Period), years	7,8	6,8	6,0
NPV (Net Present Value), thousand \$	265	412	559

Master Plan

The Melasti complex is situated on a standalone hill covering 2.5 hectares. It comprises 18 secluded villas, 20 apartments, a restaurant, and a spa. The uniqueness of the place lies in the guaranteed ocean view from every unit.



2-bedroom villas type A

Fully equipped designer villa with two bedrooms, a spacious living room, a kitchen, and a relaxation area. Each bedroom comes with a bathroom and a workspace. The private terrace features an infinity pool. Whether it's a bedroom or the kitchen, each room offers an ocean view.

PLOT

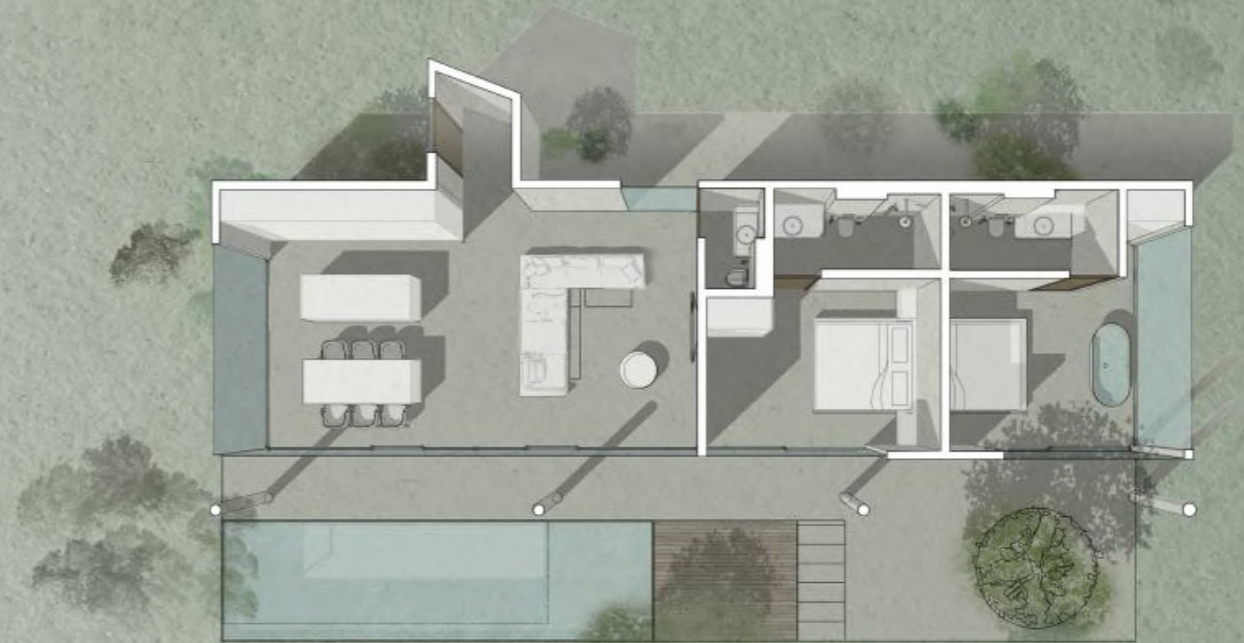
300 m²

BUILDING AREA

195 m²

SWIMMING POOL

23 m²



2-bedroom villas type B

Fully equipped 2-bedroom designer villa with an open living room, kitchen, separate office, and a relaxation area. Panoramic windows and green surroundings complement the interior. The terrace features a private infinity pool. From every room, whether it's a bedroom or the living area, there is a stunning ocean view.

PLOT

410 m²

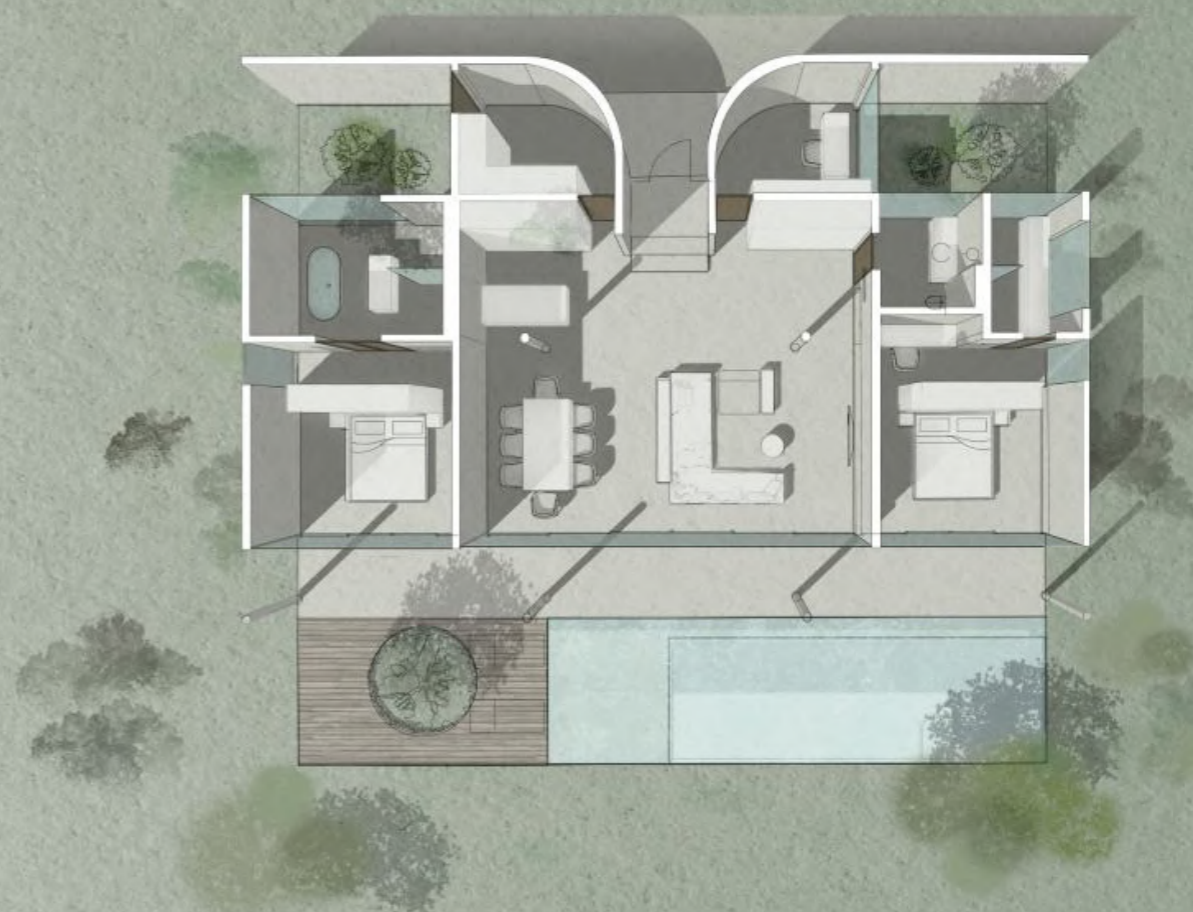
BUILDING AREA

290 m²

SWIMMING POOL

42 m²

SOLD OUT



4-bedroom villas type C

Fully equipped 4-bedroom designer villa with an open living room, kitchen, and a relaxation area. Panoramic windows and the surrounding greenery create a cozy atmosphere. The terrace features a private infinity pool. The living room and bedrooms offer breathtaking ocean views. One of the rooms can be set up as an office or a children's room. The villa is located on the second level of the complex.

PLOT

485 m²

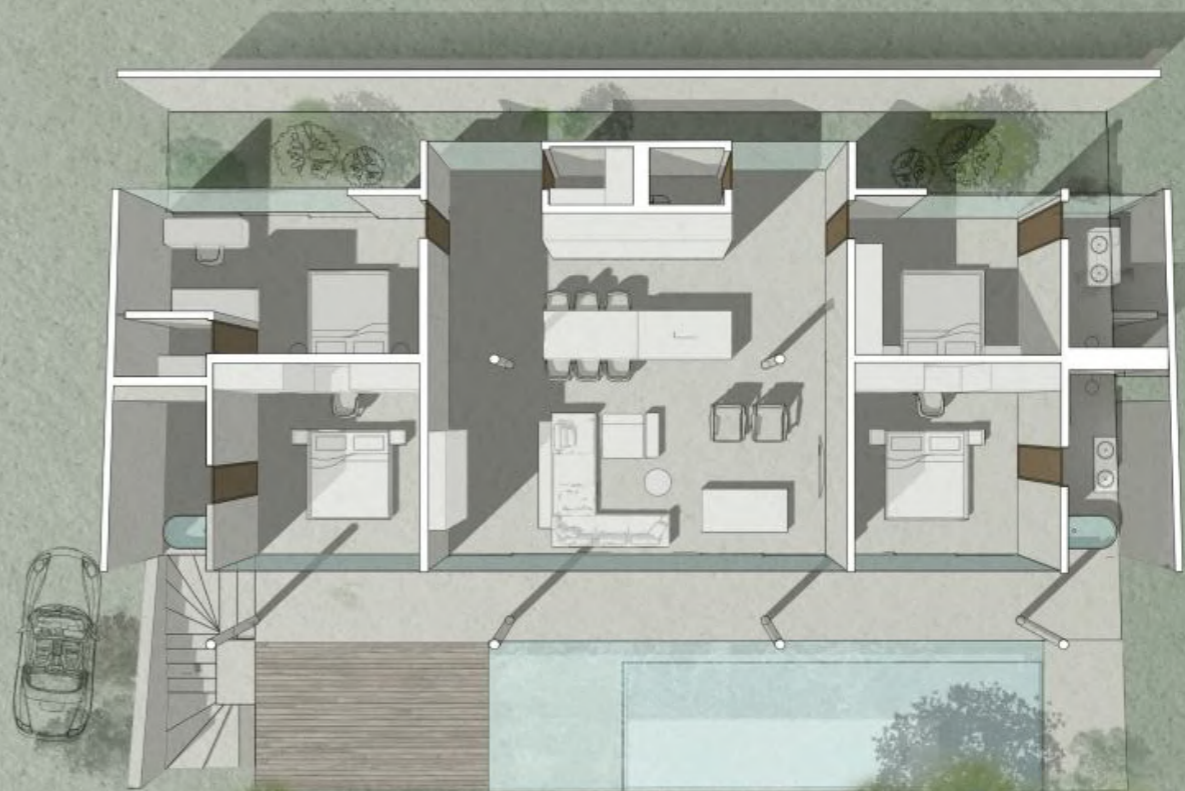
BUILDING AREA

337 m²

SWIMMING POOL

46 m²

SOLD OUT



4-bedroom villas type D

Fully equipped 4-bedroom designer villa with an open living room, kitchen, and a relaxation area. The combination of panoramic windows and the surrounding greenery creates an atmosphere of coziness. The terrace features a private infinity pool. The living room and bedrooms offer breathtaking views of the ocean. One of the rooms can be set up as an office or a children's room.

PLOT

469 m²

BUILDING AREA

321 m²

SWIMMING POOL

46 m²



5-bedroom villas type E

The 5-bedroom Villas Type E are the flagship residences of the Melasti complex. Every detail of these villas exudes grandeur: a luxurious ocean view thanks to panoramic windows visible from any point in the house. The villa features 5 fully equipped bedrooms and bathrooms, a living room with 3 lounging areas, a separate kitchen for staff, a cascading infinity pool with a jacuzzi, and a plot designed in the style of a Japanese garden.

PLOT

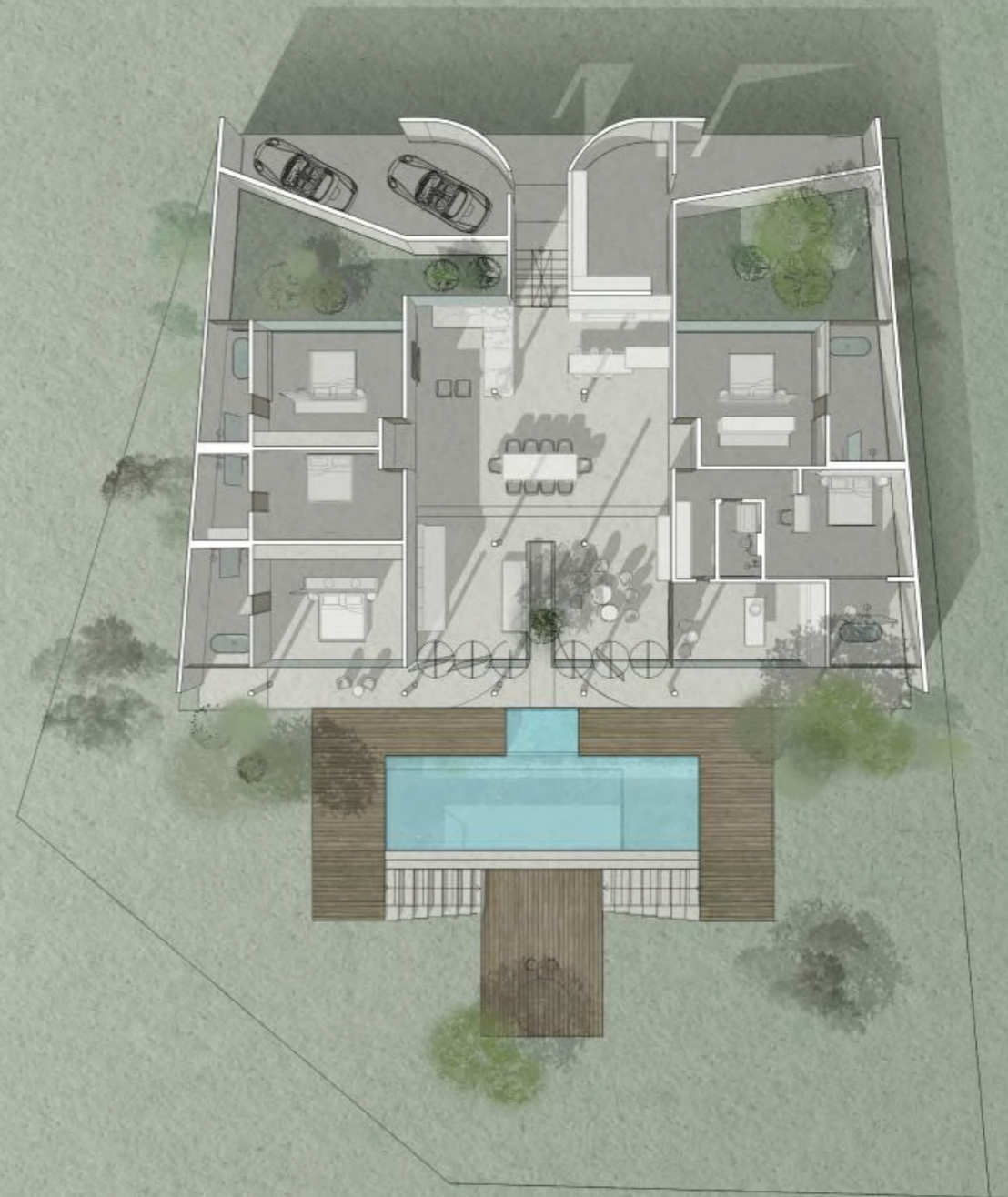
2374 m²

BUILDING AREA

566 m²

SWIMMING POOL

52 m²





Melasti