



North Bali resort Sale Offer

Asset with positive cash flow and high potential of significant growth in value

Location



- * North Bali
- * 80 km from Ngurah Rai airport, 15 km from the building site of the new international airport (its opening will lead to a drastic upsurge in land price and provide increase in hotel occupancy rate)
- * Beachfront with 150 meters of black-sand beach. Coral reef alongside a beach – great place for diving, snorkeling, fishing.
- * Traditional Bali village. Population mostly involved in fishing, farming.
- * Hotel nestled under coconut trees and has a lush tropical fruits garden.
- * Located at a safe distance (45 km) from Agung volcano that becomes a new place for sightseeing.



Accommodation facilities

- * **Territory 1(built in 2013): Pondok Wisata (rental permission)**
 - * 4 double-storied Family bungalows (accommodation for up to 4 persons)
 - * 1 bungalow with 2 Double rooms for 2-3 persons
 - * Security house (bedroom, shower room, kitchen, storage)
 - * Restaurant (200 sqm) surrounded by fishpond
 - * Swimming pool 16X6 with shallow section for kids
 - * Yoga/Fitness area - 100sqm equipped area under the roof and 130 sqm open terrace
 - * Fruit garden (mango, kiwi, papaya, banana, coconuts, pineapples..)

- * **Territory 2 (built in 2018): Hotel license**
 - * 11-bedroom beachfront villa/hotel block with spa
 - * (under construction - will be finished in June 2018) - 3 types of rooms
 - * 8 double rooms with twin beds that can be transformed into king-size beds
 - * 1 deluxe with private veranda and front sea view
 - * 2 luxe rooms with private verandas and bathtubs facing the sea
 - * 9x4 swimming pool

Total area of buildings 2000 sqm



Legal status & licenses

- * In accordance with Indonesia law only residents have the right to own land, foreigners can only lease land on their name or on the name of company.
- * Its legal to lease the land and can be done in several ways
 - on the name of foreigner
 - on the name of Indonesian legal entity where foreigner will be a director acting on the basis of letter of attorney
 - on the name of foreign company registered in Indonesia
- * Licenses: Pondok wisata (Rental permit), Permit for restaurant, Permit for alcohol storage and sale, separate hotel permit for 11-bedroom compound.

Positioning and marketing

- * Hotel present in more than 250 sale channels, all social networks, works with travel agencies and individual agents, takes part in exhibitions and festivals, has high ratings and awards.
- * From 2013 till 2018 the main targeted clients were families with children and individual travellers. From 2018 hotel shifted its focus on group tours, expanded accommodation facilities, built yoga and fitness hall.
- * Average occupancy level throughout years 2013-2018 was 45-48%. After expansion of accommodation facilities, due to the increase of rooms number, the occupancy level number decreased but with the increase of demand for group bookings for conducting yoga and fitness tours occupancy level will continue to grow
- * Tourist season lasts all-year-round, because of favorable weather with air temperature 28-33*, water temperature 26*. There are no periods when no guests. Peak season in July-August (vacation period for Europeans)



Hotel consist of:

- * Land area 4360 sq. M. 150 meters of coastline
- * Area of buildings > 2000 sqm.
- * Accommodation facilities consist of 14 double rooms of various categories, 4 two-storey bungalows, staff house.
- * 2 swimming pools, a fishpond with koi
- * Restaurant / Bar
- * Hall for fitness and yoga
- * Fruit garden with tropical fruits

Sale alternatives:

- * Variant 1 all-in deal \$2.5 mln
- * Variant 2 50% of property \$1.5 mln (with 2 year option for full purchase)

