

*The Casa*  
HOTEL

# A lifestyle investment property

BALI'S MOST EXCLUSIVE BEACHFRONT DEVELOPMENT



A LIFESTYLE PROJECT BY

JMGM

# JMGM Background

JMGM is a reputable Australian property development and building company with 7+ years in operation between Bali and Australia.

We focus on creating successful high-quality residential apartments and developments on large properties of land. Residents enjoy unlimited access to a range of mixed-use facilities available in every complex.



Our current portfolio has over 200 million worth of real estate development:

## HORIZON

GOSFORD

### Horizon Gosford

182 luxury apartments & 2,500m<sup>2</sup>  
of retail space

## THE RESIDENTS

### The Residents

27 luxury units in Terrigal NSW

**LUTOLLI**  
Architects  
PARTNERS

### Architects

Founded in 2015, with offices in Prishtina, Cologne, and Munich, Lutolli Architects+Partners has a diverse international body of work which includes residential, commercial, and educational buildings.



**PT. TUNAS JAYA SANUR**  
GENERAL CONTRACTOR

### Preferred Builders

With over 40 years of experience, PT Tunas Jaya Sanur has built hotels, commercial buildings, residential & government properties, shopping malls and restaurants such as St Regis hotel, Bulgari Resort, Level 21 Mall and more.

## WHY BALI?

As the market returns to pre-covid conditions, there is the anticipation of exponential growth due to the number of property listings, property revenue, and demand.

According to the Centre for Economics and Business Research (CEBR), Indonesia is forecast to become the largest economy in Southeast Asia and will rank 8th worldwide by 2036. Some of its main attractive features include:



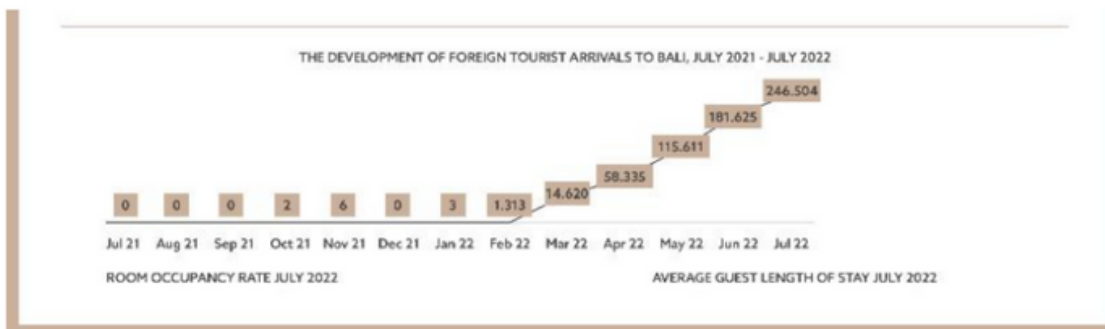
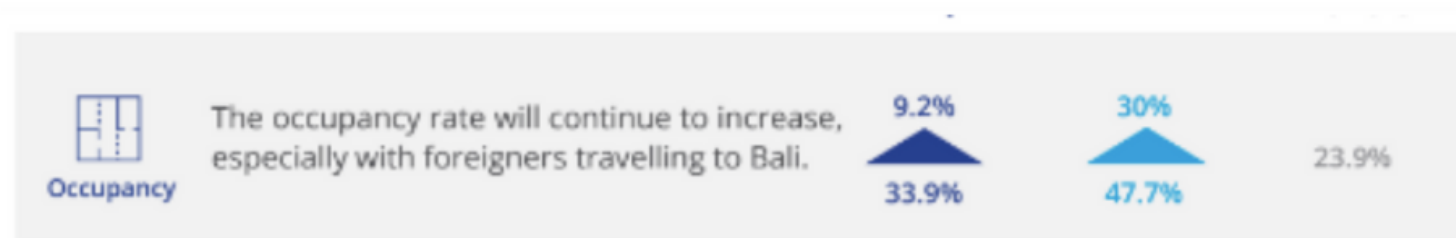
- **Consistent political stability**
- **Abundant natural agricultural resources**
- **The steady development of infrastructure**
- **A peaceful and diverse melting pot of cultures**
- **Continual growth in land price and development potential**

# FUTURE DEMAND

Bali provides a growing market and an abundance of interest in the Island. Tourism has boomed with 245,504 travelers in July 2022 alone, maintaining a room occupancy of 70% along the coastline.

In the most recent development update, Bali has secured the following:


- 14 infrastructure projects to be completed from 2020-2024.
- Improvement of the Gilimanuk-Denpasar highway and drinking water system.
- IDR 2,058 trillion for infrastructure improvements.



**With continual investments in Bali's infrastructure, we can expect a more competitive market for investors in the future**

# SUPPLY

Both domestic and international investors remain keen to invest in the market as demand continues to grow. Bali expects exponential growth with the number of property listings, property revenue, and demand.



Supply

More upcoming supply suggests that the tourism industry is still attractive for landlords.

298 rooms

348 rooms

This is an attractive opportunity as an investment property as supply is limited and prime locations are still available for the time being.

### FUTURE SUPPLY WITH A FOCUS ON UPSCALE SEGMENT

According to STR AMPM which tracks mainly branded operators and more prominent local domestic operators, there are c. 80,000 rooms in Bali as at end 2021.

Bali remains as an attractive destination for international hotel operators to penetrate the market. Approximately 3,900 rooms across 24 projects are under construction or in final planning stage, and these are slated for completion between 2022 and 2025 with more than 50% of the supply slated to open in 2022. The pipeline are concentrated in key tourist areas such as Kuta, Uluwatu, Ubud, Jimbaran and Nusa Dua. In terms of hotel segment, approximately 70% of the pipeline are contributed by hotels in the Upscale segment and above.

**Projected Future Hotel Pipeline (2022 to 2025)**

Note: Considering the fluidity of the situation, CBRE opine that the chances of projects being delayed or put on hold is potentially high.

**Key Hotel Pipeline Openings**

Estimated Opening Year	Property	Location	Estimated Rooms
2025	W Hotel Bali Ubud	Ubud	100
2023	Jumeirah Bali	Uluwatu	104
2022	Anantara	Ubud	85

**With the continual climb in tourism and property market value, properties are becoming available in more locations for future investors.**

## ROI POTENTIAL

In comparison to traditional investments (i.e. bank profits which are 1-2%, or super funds closer to 10%), our ROI remains consistently high. The only competing ROI lies in crypto, it lacks steady stability.

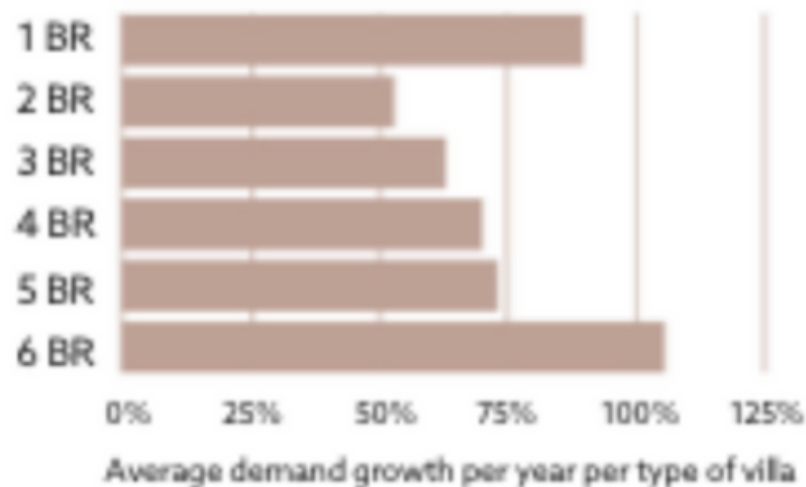
JMGM will be both developing and operating the Hotel, meaning that all construction, operations and finances are in alignment and made in consideration of each other

**Hotel Tu Casa provides the best of both worlds - a relatively high, consistent, and stable investment.**

## Property Revenue Growth Year 2017-2019



## Demand Growth Year 2017-2019







# Tu Casa HOTEL

Situated in Bali's latest trendy neighborhood, Hotel Tu Casa sits perched on 2.63-hectares of beachfront property in Pererenan mere footsteps from the ocean.

Created by JMGM, Tu Casa will merge a contemporary designed landscape into a hotel complex that features 46 smart villas and 120 hotel units.

Surrounded by 5-star facilities, residents and visitors can enjoy 4 international restaurants, a VIP nightclub, an oceanfront beach club, a co-working space, a wellness center, a gym, multiple pools, a rooftop bar, and much more.

The entire development follows a specific architectural style, combining clean lines that accentuate the natural beauty of Bali. Hotel Tu Casa offers you island beachfront living at its finest.



Managed by an in-house team, Hotel Tu Casa will feature a collection of 5-star facilities that ensure your every need is met.

- 120 HOTEL UNITS
- 46 SMART VILLAS
- 46 APARTMENTS
- 13 RETAIL SPACES
- FULL TURNKEY
- SMART-HOME TECHNOLOGY IN VILLAS
- 4 RESTAURANTS
- MULTIPLE BARS INCLUDING A ROOFTOP BAR
- MULTIPLE POOLS
- BEACH CLUB
- VIP NIGHTCLUB
- CO-WORKING SPACE
- WELLNESS CENTER
- 3 SAUNAS
- JACUZZI, HOT & COLD PLUNGE POOLS
- GYM WITH GROUP FITNESS CLASSES
- 24/7 SECURITY
- PRIVATE CONCIERGE
- UNDERGROUND PARKING



Hotel &  
Restaurant

Villas

Wellness  
Centre

Bar

# Why Hotel Tu Casa?



**PRIME BEACHFRONT LAND**



**LOCATED IN PERERENAN**

Bali is rated World's Best Destination in 2021, outranking London, Rome, and Dubai.

**80%**

**11% ANNUAL ROI**

ROI is paid out quarterly from the owner's pool which includes profits from both hotel occupancy and f&b operations



**SMART TECHNOLOGY IN VILLAS**



**18 MONTH PAYMENT PLAN WITH 0% INTEREST, EXCLUDES 10% TAXES & 1% NOTARY FEES**



**FULL FINANCIAL TRANSPARENCY**

Annual audited accounting report will be provided

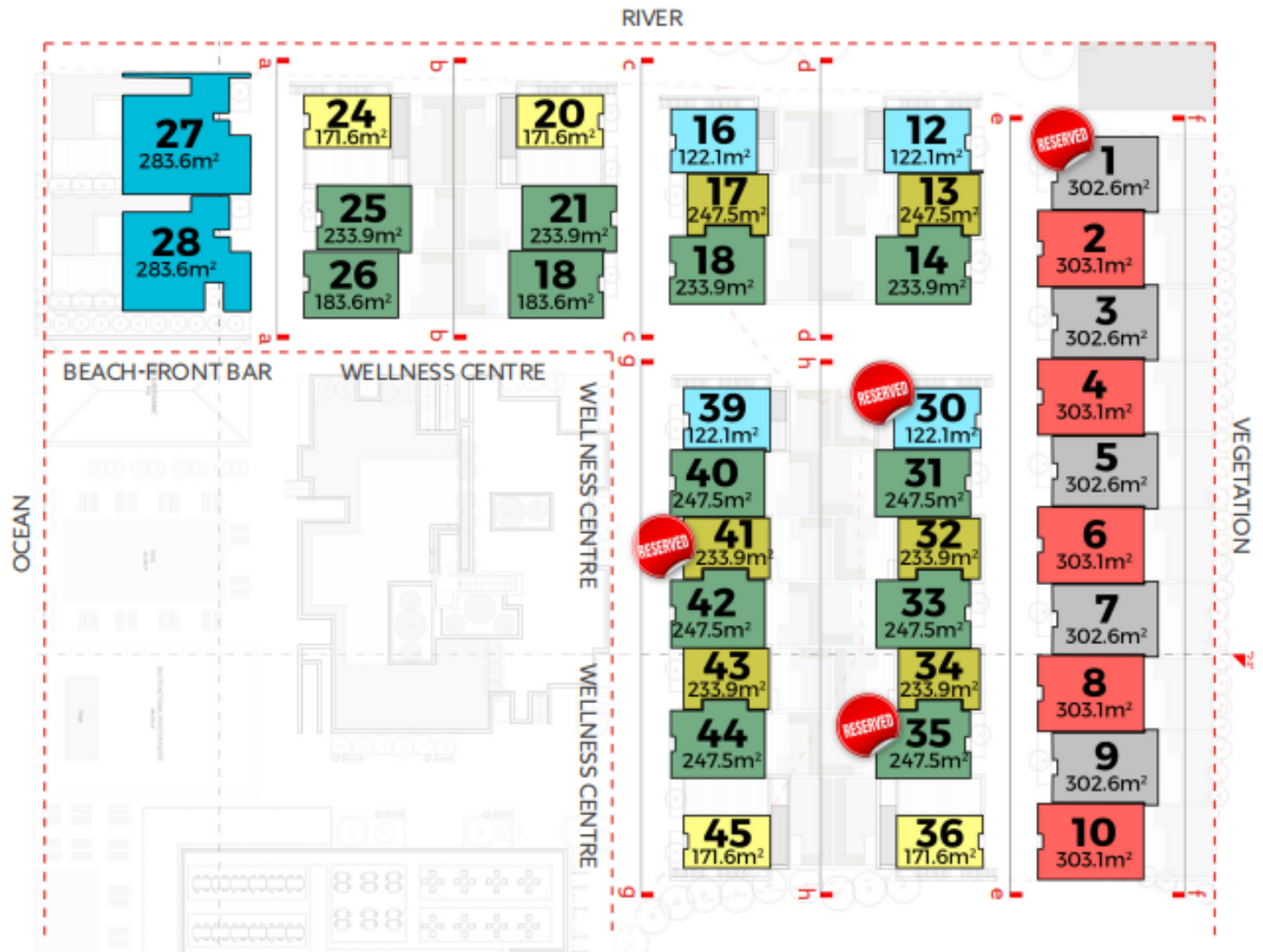


**FULL TURNKEY**

# Hotel Tu Casa Investment Villa Designs and Layouts

# VILLA MASTERPLAN

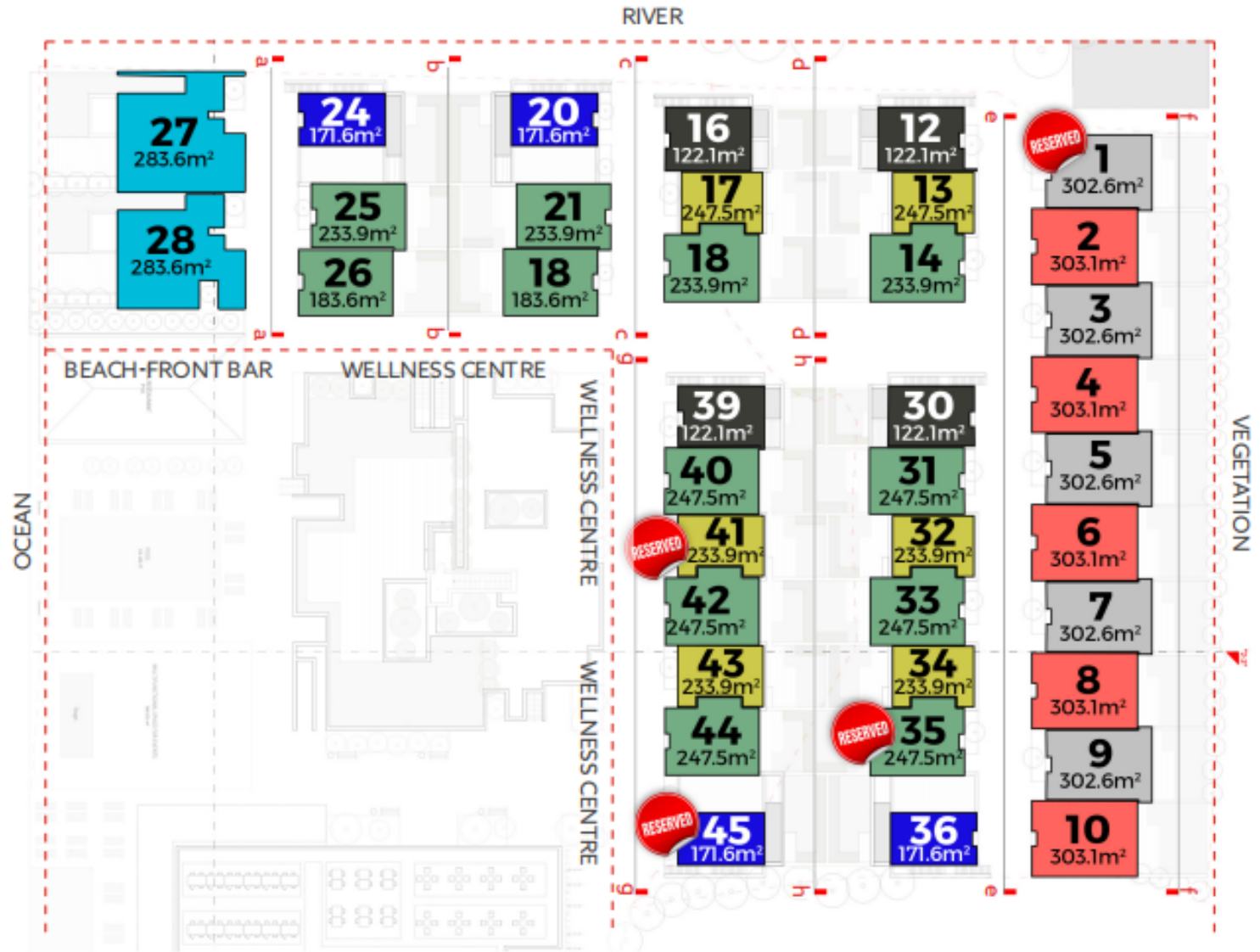
- VILLA 1B, 122.1 m<sup>2</sup>
- VILLA 2B, 171.6m<sup>2</sup>
- VILLA 2D, 247.5m<sup>2</sup>
- VILLA 3A, 233.9m<sup>2</sup>
- VILLA 3B, 302.6m<sup>2</sup>
- VILLA 4, 283.6m<sup>2</sup>
- VILLA 5, 303.1m<sup>2</sup>



GROUND FLOOR ENTRY

# VILLA MASTERPLAN

- VILLA 1A, 122.1m<sup>2</sup>
- VILLA 2A, 171.6m<sup>2</sup>
- VILLA 2D, 247.5m<sup>2</sup>
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- VILLA 5, 303.1m<sup>2</sup>



SECOND FLOOR ENTRY

# Villas - Exterior

The architectural style combines clean lines and open spaces with tasteful Mediterranean features that are chic and unique in Bali. Textures and a timeless color palette have been chosen to relax the resident and accent the surrounding beauty of nature.







## Villas – Exterior

The villas come in a variety of unique sizes and layouts. Depending on your needs, you can choose from a 1, 2, or 4-bedroom layout, including a pool, living room area, kitchen, dining space, and terrace. Certain villas are equipt with a gallery that can be utilized as a workspace.

# Villas - Exterior

The villas seamlessly integrate contemporary living with nature as you enjoy your private terrace and surrounding views.

Certain villas are designed with magnificent ocean views that can be experienced throughout the entire space.





## Villas - Interior

Each villa comes with centralized air conditioning and features a fully equipped kitchen including a stovetop, oven, range hood, microwave, Delizia dishwasher, MODENA fridge, private washing machine, and electric dryer.



## Villas - Interior

Each villa features light beige walls elegantly paired with micro cement gray flooring which runs throughout the entire villa. The master bedroom wardrobes are designed with natural wood, rattan doors, and classic black handles.

# Villas - Interior

Each bathroom features a vanity and sinks custom-made in soft grey concrete with all fixtures such as tapware and power outlets in a classic matte black.



# Hotel Tu Casa Facilities



# Restaurants

The complex will feature four 5-star restaurants with a variety of local and international cuisine options.

Enjoy the convenience of dining in with world-renowned culinary choices for an unforgettable dining experience.





# Facilities

Hotel Tu Casa will host various top-tier facilities you have lifetime access to. Soak in the waterfront beach club, local co-working space, VIP night club, multiple pools, sauna, and gym, and enjoy the feature rooftop bar with scenic ocean views.



# Wellness Center

Soak in one of three luxury saunas, or enjoy a jacuzzi, hot & cold plunge pool, and a state-of-the-art gym offering group or private fitness classes.





# Co-working Space

We help you create a sense of routine and stability while enjoying your island vacation. Imagine a modern workspace draped in tropical plants with a variety of international plug-ins, lounge chairs, desks, and comfortable benches to work from.

# Rooftop Bar

A space for those who appreciate an exquisite cocktail or two while taking in the ocean air. Enjoy getting social during your stay at our featured rooftop bar taking in the beauty of Bali's famous sunsets.





## Prime Location -

**Bali** was ranked #1 global destination by TripAdvisor in 2021, with Canggu considered as the #4 best location in the world to live and invest in by Forbes in 2019.

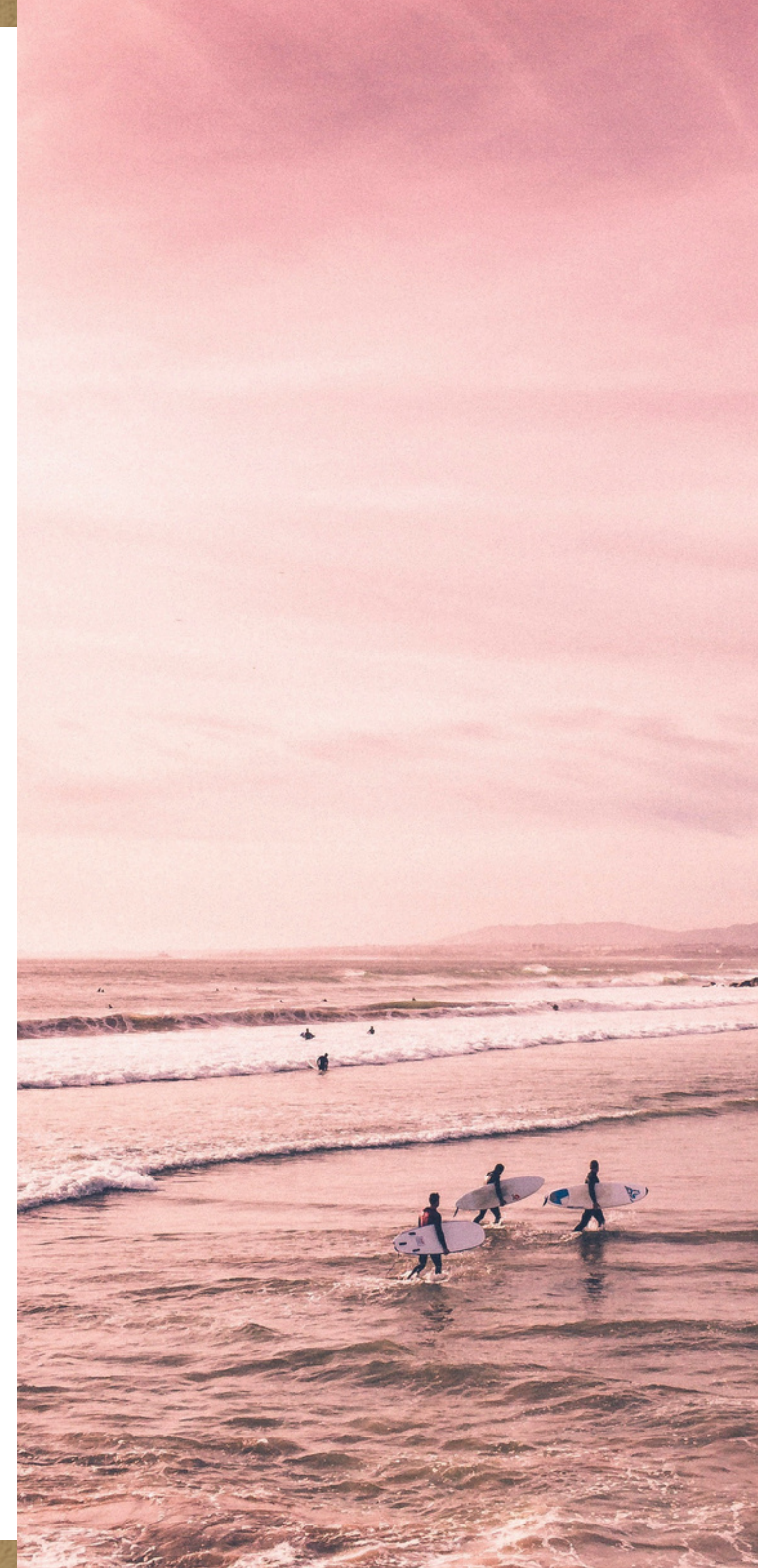
Investment tourism in Bali is considered as one of the most prominent investment options in Indonesia. As tourism in Bali keeps thriving, so does the national economic growth. The influx of tourists to Bali is quite steady. There are at least 4 million visitors coming to Bali every year.

Pererenan  
Life

Pererenan is characterized by timeless rolling green rice fields and long stretches of beach. Stroll beachside in unique dark volcanic sand as you take in beautiful sunsets.

The caliber of recent developments in the area has increased substantially, and become a thriving hub of vibrant cafes, stores, and restaurants with international cuisines.

You can easily walk and access the neighboring Canggu beaches (Echo & Batu Bolong) from Pererenan Beach within minutes.



## RESTAURANTS

1. MyWarung
2. Arte
3. Boheme
4. Zali
5. Shelter
6. Leblon
7. Woods

## CAFES

8. Monsieur Spoon
9. RiZE
10. Honey
11. Baked
12. Brunch Club
13. Touche
14. Human Bean
15. Cactus

## BARS

16. Shady's Fox
17. Nate's Bar
18. Bottle Avenue

## ACTIVITIES

19. Royal Sport Horse Bali
20. Vagabond
21. Jungle Padel

## BEACH CLUBS

22. La Brisa
23. The Lawn
24. Como







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