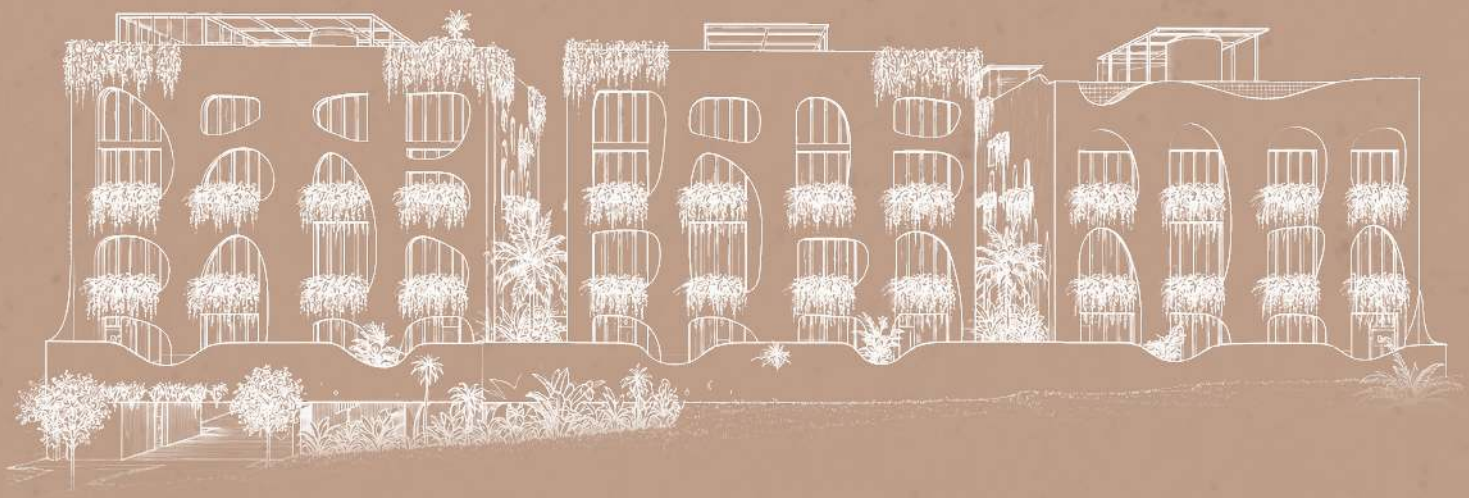
36	3	47–81 m²	from $191K	Q1 2029
RESIDENCES	BUILDINGS	UNIT SIZE	PHASE 1	KEYS

The most valuable places are not invented. They are revealed.

SHAPED BY CANGGU LIVESTYLE

Surf before sunrise. Coffee shared after the morning session. Streets filled with studios, cafés, galleries and conversations. Thirty-six residences designed to belong to that rhythm.
The architecture takes its cues from the movement of the ocean: soft curves replace rigid lines, and greenery is woven through every level.

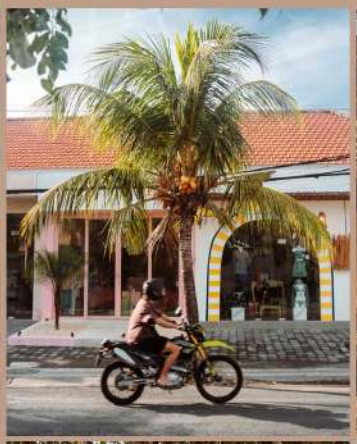
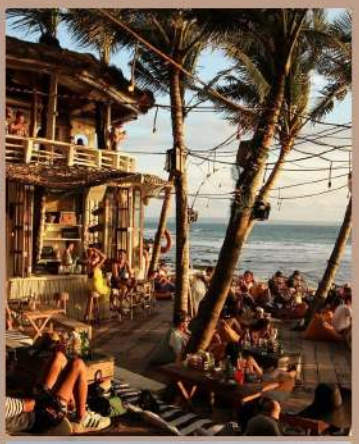


ANĀNTA

THE BEST LOCATION

Canggu is Bali's most dynamic coastal district, where surf culture, modern design, and an international community come together. People travel here for its vibrant café scene, digital nomad hubs, wellness and yoga studios, world-class surf, and iconic beach clubs. Drawn by a relaxed yet energetic lifestyle shaped by the ocean and contemporary living.

ANANTA APARTMENTS in Canggu are designed for creatives, remote workers, and wellness-driven travelers drawn to this vibrant and lively part of Bali.
The goal was to create something visually striking yet not obvious - a space that's both photogenic and playfully functional. From Insta-friendly interiors and façades to lush palm gardens, social BBQ and firepit areas, an organic pool, and rooftop spaces for yoga, sunsets, and outdoor living, the project offers a layered, experience-driven lifestyle.

ANANTA

EXECUTIVE SUMMARY

FIVE REASONS TO OWN

Prime location, signature design, projected 10–14 % ROI, phased pricing and milestone-linked payment flexibility.

WHY BALI

6.95M TOURISTS · +10 % YOY

Arrivals back above pre-pandemic peaks and accelerating. Canggu is one of the strongest demand pockets on the island.

WHY CANGGU

DIGITAL-NOMAD HUB OF SEA

Year-round demand, café and beach-club economy, the fastest-growing rental market on Bali.

CAPITAL APPRECIATION

+50 % SINCE 2019

A 1st-floor residence at the Phase 1 price of $191,000 could reach an indicative $277,000–$344,000 by 2030.

WHO RENTS HERE

STAYS OF 14–28 NIGHTS

Digital nomads, surfers, wellness travellers and creatives. Fewer changeovers, steadier occupancy.

LOCATION

3 MIN TO SURF · 40 TO AIRPORT

Echo Beach and La Brisa in 3 minutes, Old Man's in 5, Seminyak in 25, Ngurah Rai Airport in 40.

SITE & SCALE

36 RESIDENCES · 1,380 M² PLOT

Three low-rise buildings, three storeys each, 2,112 m² saleable. Built to fit Canggu's village fabric.

THE VISION

GREENERY AS PART OF THE BUILDING

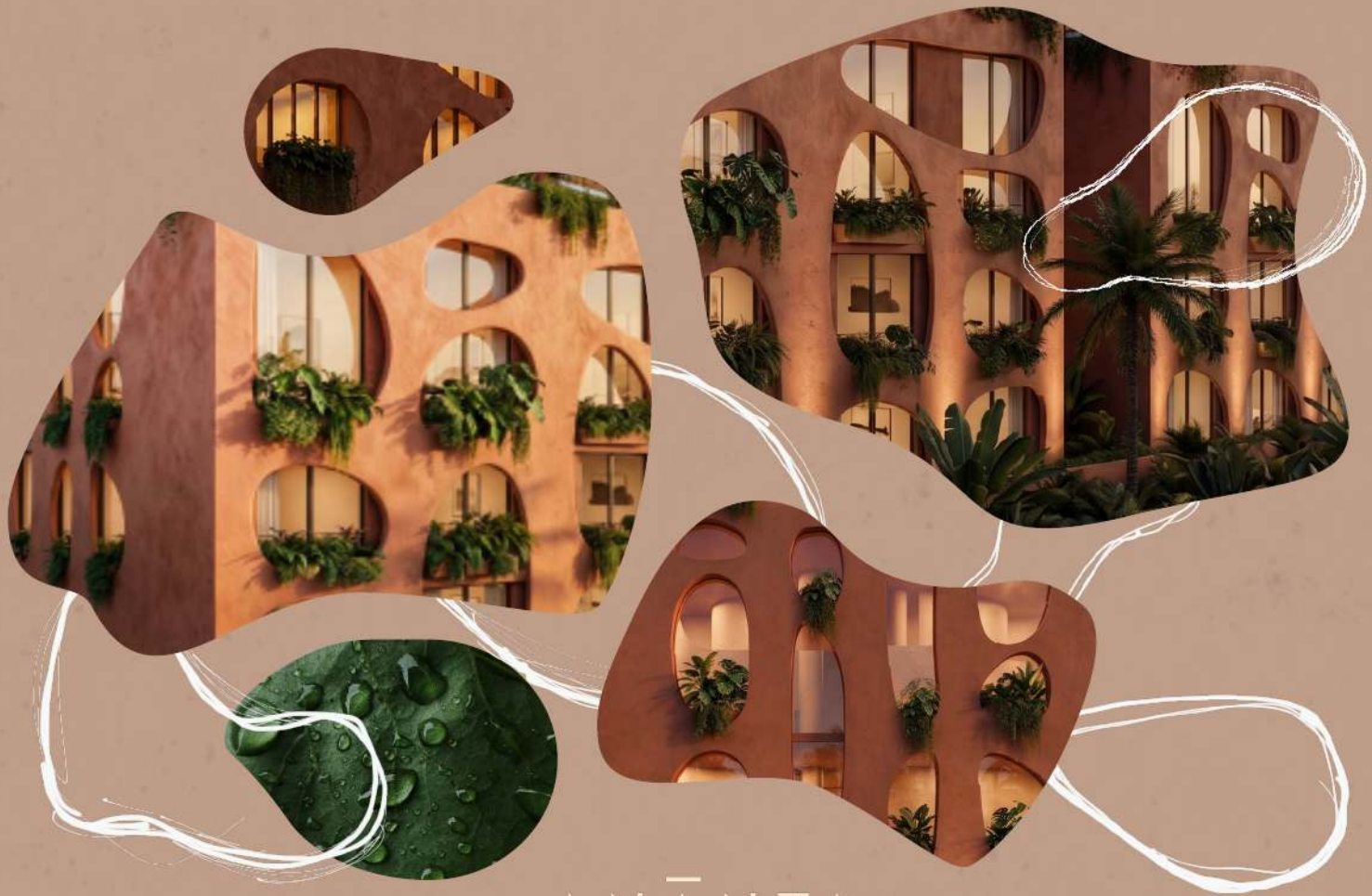
Organically shaped openings, plants growing through the facade. Designed by IDENTITY DESIGNERS.

Sources: BPS Statistics Indonesia 2025 · Bali Home Immo Q1 2025 · Bukit Vista 2024–2025. Projections, not guarantees.

The architecture is shaped to feel connected to its surroundings from the very beginning. Across three buildings with organically shaped openings, greenery becomes part of the design itself, growing through the homes and softening the line between architecture and landscape.

The shapes respond to the site and draw from natural forms, while the materials and colours stay rooted in the textures and tones of the local environment. Each window is carefully shaped to offer privacy while keeping every interior visually connected to greenery and natural light.

UNIQUE ARCHITECTURE



A FACADE LIT FROM WITHIN

See ANĀNTA come alive at night — every opening glows like a lantern in the rice fields.

SIGNITURE SPACES

Nature runs through the entire complex, creating shared spaces that feel open, relaxed, and easy to use throughout the day. Residents can move between palm gardens, grill areas, water elements, outdoor lounges, and dining spaces, all set within a lush landscape. At the end of the complex, an organic pool with its own facilities and minibar becomes a natural gathering point. Each rooftop has its own character- wellness, social, and active - offering rooftop pool, space for yoga, sauna rituals, cold baths,coworking, socialising, and outdoor training, all with views of sunrise and sunset.

UNDERGROUND PARKING

Beneath the apartments, you'll find a secure underground parking area with a security guard on-site, making everyday arrivals and departures simple and hassle-free. From the parking level, residents can take the elevator up to their apartment, offering a comfortable and convenient way home.

OPEN STAIRCASE & CONCIERGE

At the heart of each apartment building is a generous open staircase designed as a vertical tropical oasis. Surrounded by lush greenery and tall palms, this open central space allows natural daylight and fresh air to flow deep into the building. The staircase becomes more than just circulation — it creates a calm architectural experience inspired by nature, light and openness, while strengthening the connection between residents and the tropical environment.

PALM GARDENS

The surroundings of the apartment buildings are designed as lush tropical gardens with private lounge areas hidden among the palms and greenery. Residents can relax, meet, socialize, or simply enjoy the peaceful atmosphere.

ROOFTOP GYM

A rooftop gym overlooking the surrounding tropical nature offers a unique workout experience for all residents. Thanks to the covered design, the gym can be comfortably used even during rainy days.

ROOFTOP INFINITE POOL & SAUNA

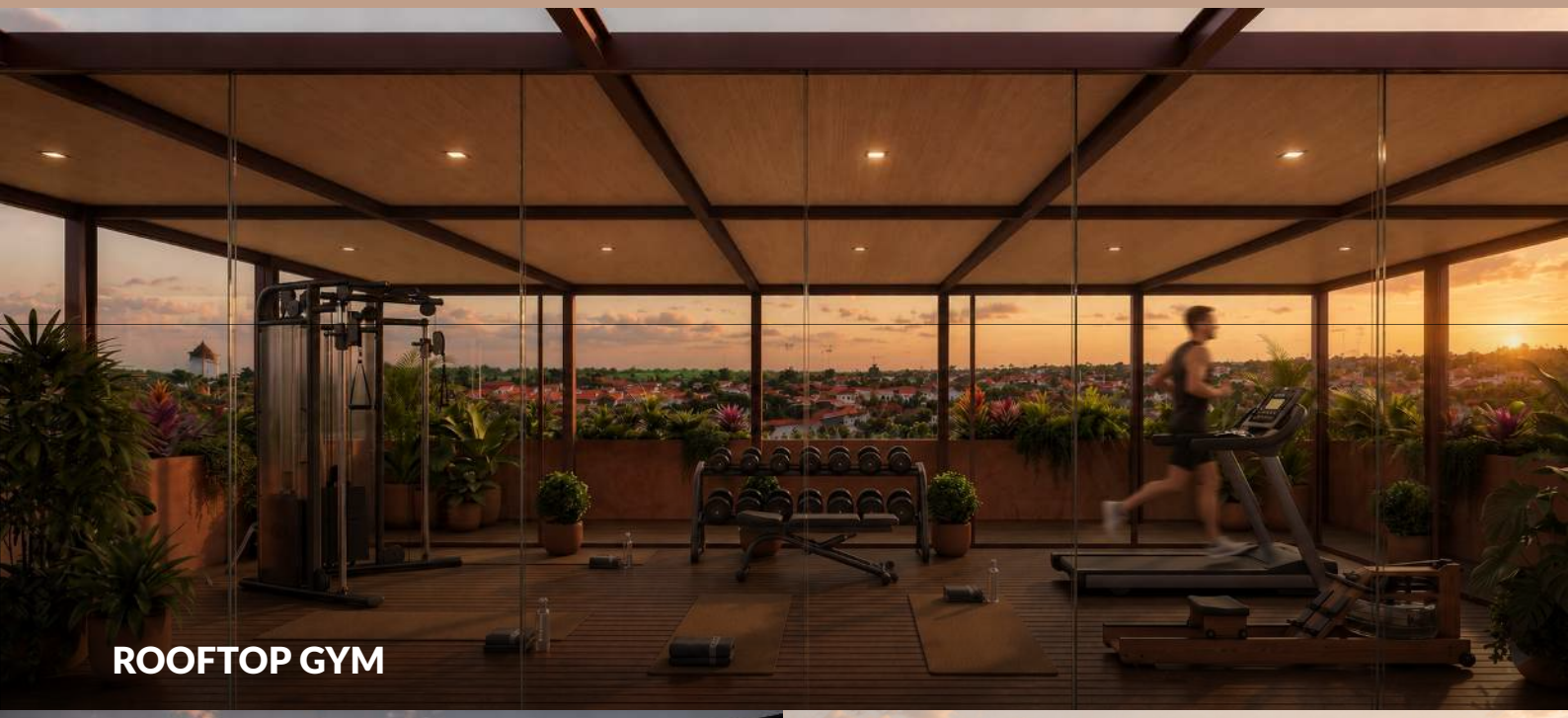
The rooftop pool is designed as a serene elevated retreat immersed in the surrounding tropical landscape. Soft lounge areas, integrated seating and flexible shading create a relaxed atmosphere throughout the day, from quiet mornings to sunset gatherings. The infinity-edge water surface visually blends with the surrounding greenery, offering residents a private resort-like experience with panoramic views and a strong connection to nature.

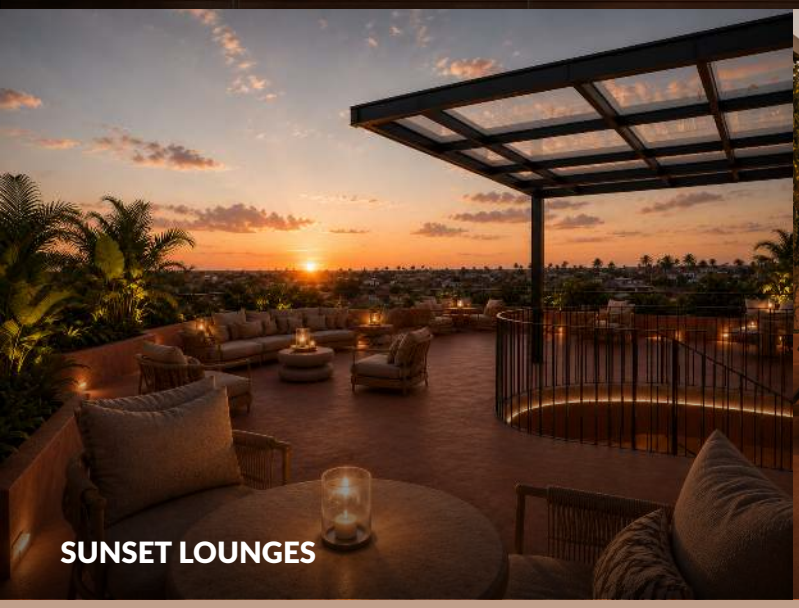
YOGA & SOCIAL TERRACES

Copilot said: On the rooftop of one of the buildings, residents can enjoy a dedicated yoga space, perfect for practicing at sunrise or sunset. The rooftop of the other building is designed for social gatherings, featuring comfortable lounges and a minibar — an inviting place to relax, connect, and enjoy Bali's laid-back lifestyle.

ANĀNTA

THREE ROOFTOPS — WELLNESS, SOCIAL, ACTIVE





Each building dedicates its rooftop to a single mood — an open-air training deck above the palms, lounge seating facing the sunset, and a glass-edge infinity pool with a hidden resident-only minibar.

SIGNATURE SPACES

DOUBLE-HEIGHT LIVING

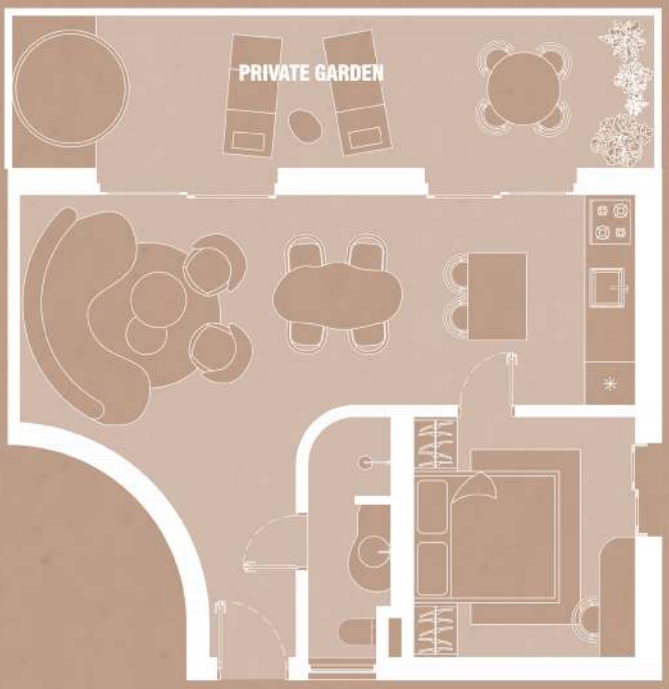
Maisonette living space rising to a mezzanine gallery — light on two levels.

AMENITY · SECURE PARKING

SECURE BASEMENT PARKING BENEATH YOUR HOME

20 covered spaces one level below · gated entrance and security post · direct internal access from car to lift. Available at $6,900 per space.

GARDEN-LEVEL LIVING



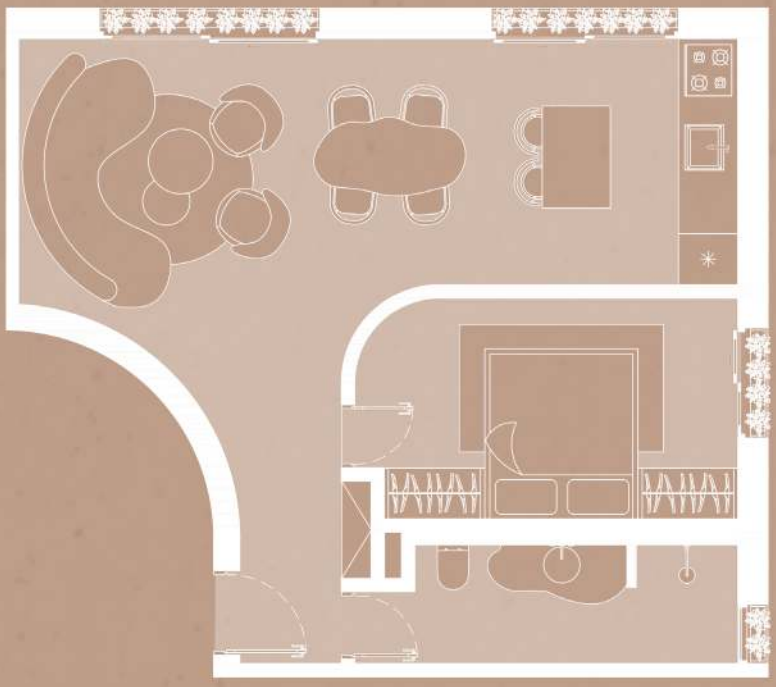
1 BEDROOM APARTMENT 1ST FLOOR

FLOOR AREA 46.79 M²
+ PRIVATE GARDEN 15.21 M2 - 20.61M2 M²

kitchen+living 27.08 m²
entry hall 3.89 m²
bathroom 4.76 m²
bedroom 11.06 m²

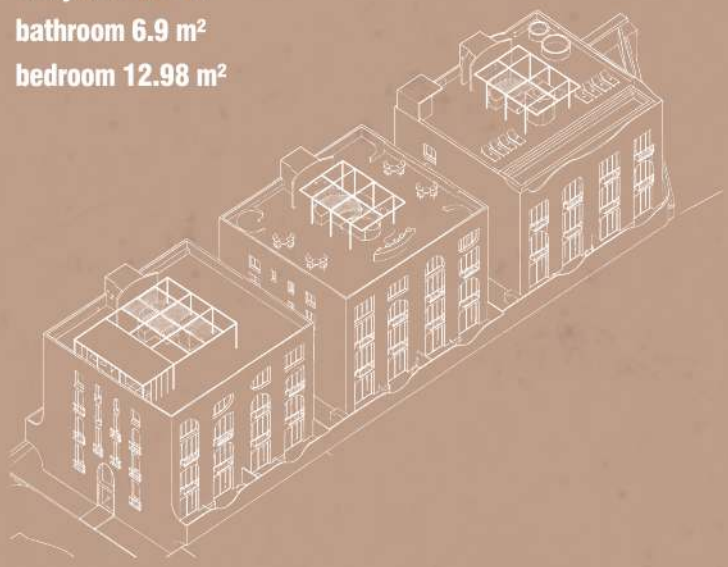
ANĀNTA

NATURALY SHAPED INTERIORS



FLOOR AREA 52.62 M²

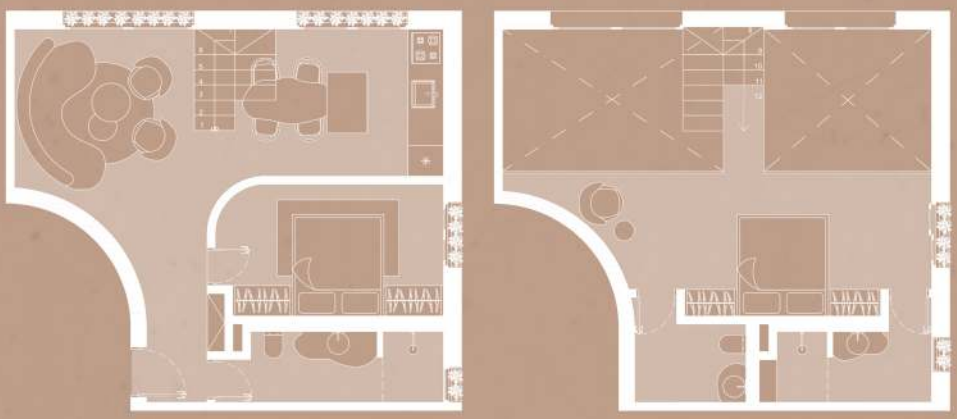
kitchen + living 27.24 m²
entry hall 5.50 m²
bathroom 6.9 m²
bedroom 12.98 m²



1 BEDROOM APARTMENT 2ND FLOOR

ANĀNTA

NATURALY SHAPED INTERIORS



2 BEDROOM MEZZANINE APARTMENT 3-4 TH FLOOR

FLOOR AREA 82.10 M²

kitchen+living 27.24 m²
entry hall 5.50 m²
bathroom 01 6.9 m²
bedroom 01 12.98 m²
bedroom 02 18.61 m²
en-suite bathroom 6.17 m²
en-suite toilet 4.70 m²

ANĀNTA

CUSTOM CRAFTED DESIGN

LIVING SPACE & KITCHEN

The open-plan living space is defined by dramatic double-height ceilings and four oversized windows that flood the interior with natural daylight. A fully equipped kitchen, complete with a breakfast bar and dining area, is finished in warm earthy terracotta tones and natural materials. At the heart of the space, an open staircase leads to the upper level, where the private master bedroom overlooks the living area.

OPEN MASTER BEDROOM

The airy master bedroom occupies the upper level, overlooking the double-height living space through an open gallery. Four oversized windows fill the room with natural daylight, creating a bright and tranquil retreat. The suite is complemented by a private en-suite bathroom and a separate toilet, offering both comfort and privacy.

PRIVATE BEDROOM

Located on the ground floor, the private bedroom offers a peaceful retreat with calming views of lush tropical greenery. A generous bed, built-in wardrobes, and natural materials create a warm and comfortable atmosphere, designed for both relaxation and everyday comfort.

CURATED ARTWORKS

Each residence features a bespoke artwork by multidisciplinary artist MAMBA, created exclusively for this collection in close collaboration with the project's architects. Inspired by the spirit of Bali, the surrounding landscape and the material language of the interiors, every piece is thoughtfully integrated into its space.

BATHROOM

The bathroom is designed in natural, earthy tones and fully equipped for everyday comfort. A walk-in shower is positioned beside a window, inviting natural daylight & tropical greenery into the space. A generous vanity with ample built-in storage is complemented by a large organic-shaped mirror, creating a calm and refined atmosphere.

DESIGN DEFINED BY THE PLACE

Designed by a London-founded studio IDENTITY DESIGNERS, the project is shaped by the spirit of Canggu - its landscape, atmosphere, and rhythm of life. Organic forms, natural materials, handcrafted textures, and earthy tones create spaces deeply connected to their surroundings. Their design lets the identity of the place define the experience.

ANANTA

INVESTMENT · PROJECTED RENTAL ROI

PROJECTED ROI 10–14 % PER YEAR BY OCCUPANCY SCENARIO

10.0 %
LOW SCENARIO

12.0 %
MID SCENARIO

14.0 %
HIGH SCENARIO

Rental income is pooled across the whole resort and distributed by allocation coefficient — your yield does not hang on your own unit being booked. You earn even when your unit is unoccupied, and the operator's incentive is aligned with total resort performance.

Indicative payback in 7.1–10.0 years depending on scenario. The high scenario assumes a modest occupancy uplift reflecting Canggu peak-season demand patterns.

> ROI is projected to rental commencement (Q2 2029), assuming 3–6 % p.a. ADR growth from current Canggu benchmarks — below the 2022–2024 recovery peak of ~8.5 %. The upper range reflects premium positioning. Projections, not guaranteed.

ADR $140–$215, base occupancy 70 %; subject to operating expenses incl. management fee (20 %), utilities, maintenance, OTA commissions, taxes and reserves. Sources: Bali Home Immo, Bukit Vista, AirDNA, market data 2025.

ILLUSTRATIVE EXAMPLE · MID SCENARIO

TYPE 02 UNIT FROM $199,000 AT 70 % OCCUPANCY

$23,880 NET ANNUAL PROFIT

Gross rental income (ADR × 256 nights)	**$47,760**
– Management fee (20 %)	**($9,552)**
– Operating expenses & taxes	**(~$14,328)**
Net annual profit	**$23,880**

12.0 %
ROI PER YEAR

8.3 yrs
INDICATIVE PAYBACK

$71,640
3-YEAR NET PROFIT

Example only. Plus indicative capital appreciation potential of 7–15 % p.a. (market consensus). Actual returns may vary and are not guaranteed.

PAYMENT TERMS

TWO PAYMENT MODELS — PICK THE ONE THAT FITS YOU

MODEL A · STANDARD

30 / 40 / 30

30 % at SPA signing.
40 % at verified shell completion (Q1 2028).
30 % at key handover (Q1 2029).

Base price — recommended for most buyers. The largest payment comes only after the verified construction stage.

MODEL B · FULL CASH

−5 %

100 % at SPA signing.
Best price available.

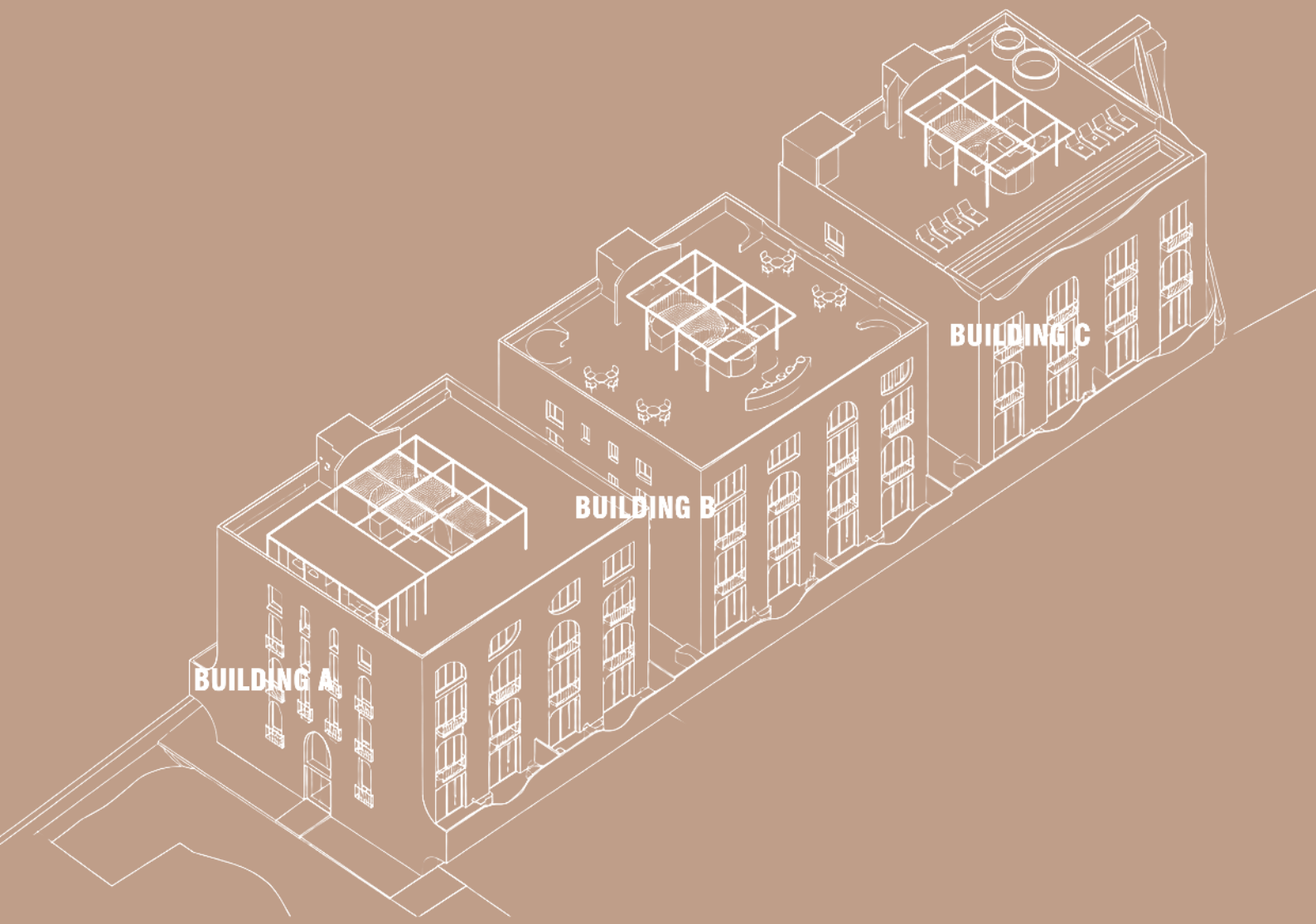
Same construction milestones and buyer protections apply.

Reservation fee 2 % — deducted from your first instalment. Notary fee (1 %) and 10 % Indonesian transfer tax are included in the purchase price — no additional fees at acquisition.

SITE ORIENTATION

THREE BUILDINGS, TWO ASPECTS

RICE FIELD SIDE



STREET SIDE

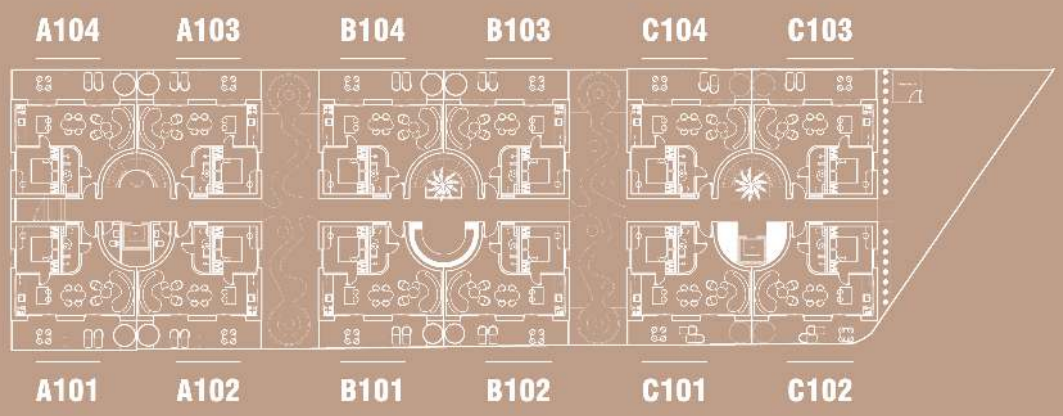
Every residence faces one of two aspects. Units 01 and 02 look towards the street side, where access and the parking entrance are. Units 03 and 04 open towards the rice fields — the premium view, priced accordingly.

A • B • C	4	01 / 02	03 / 04
THREE BUILDINGS	UNITS PER FLOOR	STREET SIDE	RICE FIELD SIDE

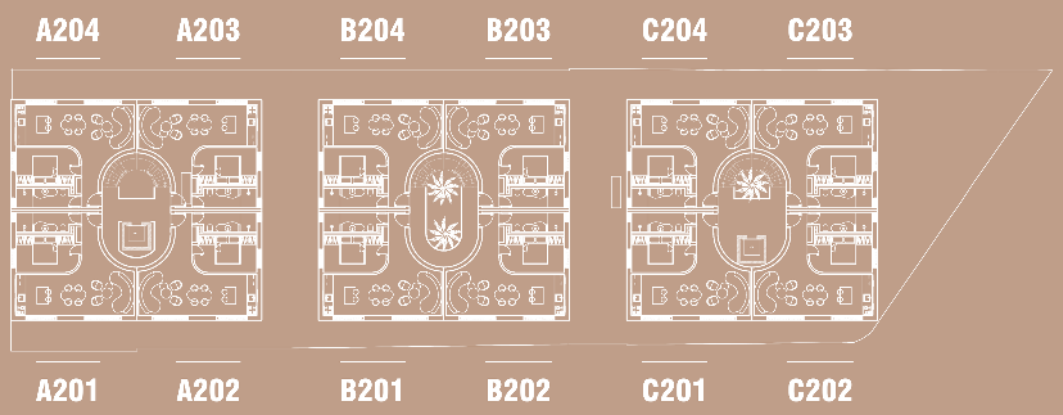
FLOOR PLANS · UNIT CODES

EVERY UNIT, FLOOR BY FLOOR

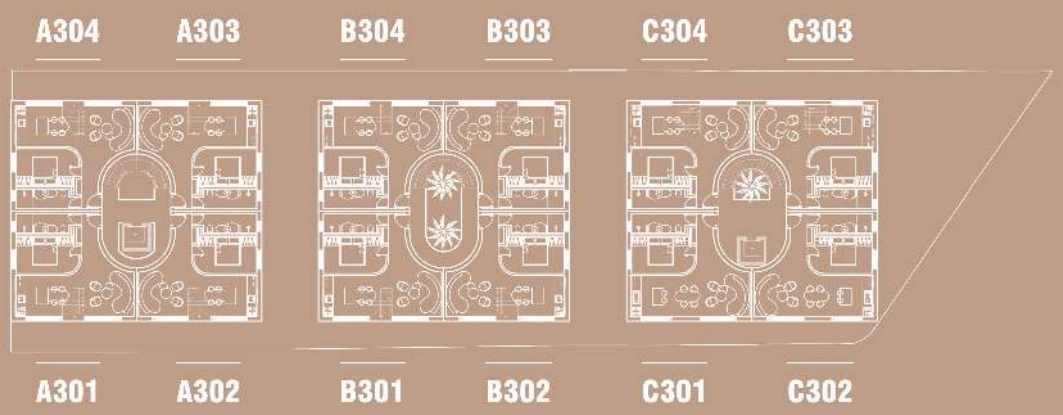
1ST FLOOR



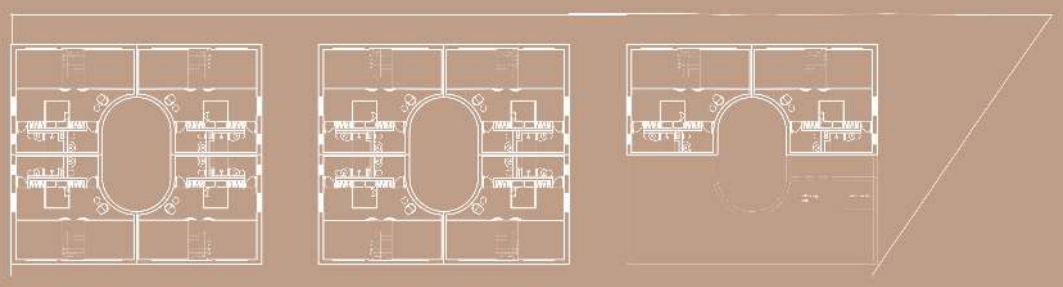
2ND FLOOR



3RD FLOOR



MEZZANINE · MAISONETTE UPPER LEVEL



Unit code = building + floor + position. A101 = building A, 1st floor, unit 01. Units 01 / 02 street side · 03 / 04 rice field side.

PRICE LIST

BUILDING A

A101	1st floor	street	$199k
A102	1st floor	street	$199k
A103	1st floor	rice field	RESERVED
A104	1st floor	rice field	$209k
A201	2nd floor	street	$204k
A202	2nd floor	street	$204k
A203	2nd floor	rice field	$209k
A204	2nd floor	rice field	SOLD
A301	3rd floor	mais · street	$289k
A302	3rd floor	mais · street	$289k
A303	3rd floor	mais · rice field	RESERVED
A304	3rd floor	mais · rice field	$295k

BUILDING B

B101	1st floor	street	$199k
B102	1st floor	street	$199k
B103	1st floor	rice field	$209k
B104	1st floor	rice field	RESERVED
B201	2nd floor	street	$199k
B202	2nd floor	street	$199k
B203	2nd floor	rice field	$204k
B204	2nd floor	rice field	SOLD
B301	3rd floor	mais · street	$285k
B302	3rd floor	mais · street	$285k
B303	3rd floor	mais · rice field	SOLD
B304	3rd floor	mais · rice field	$289k

BUILDING C

C101	1st floor	street	$199k
C102	1st floor	street	$199k
C103	1st floor	rice field	SOLD
C104	1st floor	rice field	$209k
C201	2nd floor	street	$204k
C202	2nd floor	street	$204k
C203	2nd floor	rice field	SOLD
C204	2nd floor	rice field	SOLD
C301	3rd floor	street	$209k
C302	3rd floor	street	$209k
C303	3rd floor	mais · rice field	RESERVED
C304	3rd floor	mais · rice field	RESERVED

46.89 m²
1ST FLOOR · PRIVATE GARDEN

52.74 m²
2ND FLOOR · BALCONY

81.13 m²
MAISONETTE ×10 · 3RD FLOOR

52.74 m²
APARTMENT ×2 · 3RD FLOOR

$6,900
PARKING · 20 SPACES

Unit code: building + floor + position (A101 = building A, 1st level, unit 01). **rice field** = premium rice-paddy view · street = street side · mais = maisonette. Prices include 10 % transfer tax and 1 % notary fee.

WHY RESERVE NOW

PHASE 1 VIP PRE-LAUNCH — −4 % FOR THE FIRST 9 BUYERS

−4 %	Base	+5 %	+10 %
PHASE 1 · VIP · 0–25 % SOLD	PHASE 2 · 25–70 % SOLD	PHASE 3 · 70–95 % SOLD	PHASE 4 · 95 %+ SOLD

	Phase 1	Phase 2	Phase 3	Phase 4
Apartments (1st / 2nd floor)	**from $191k**	**from $199k**	**from $209k**	**from $219k**
Maisonettes (3rd floor)	**from $274k**	**from $285k**	**from $299k**	**from $314k**

Prices step up automatically at 25 %, 70 % and 95 % sales progress. Early buyers benefit from unrealized capital appreciation as the project sells through — today's Phase 1 price will be 14 % higher at completion.

CONSTRUCTION TIMELINE

GROUNDBREAKING Q1 2027 → KEYS Q1 2029 — RENTAL INCOME FROM Q2 2029

24 MONTHS TO KEY HANDOVER

Q1 2027	Q1 2028	Q1 2029	Q2 2029
GROUNDBREAKING	VERIFIED SHELL COMPLETION	KEY HANDOVER	RENTAL INCOME BEGINS

Construction risk is mitigated by the milestone-linked payment schedule (Model A: 30/40/30) — your largest payment comes only after the verified shell completion in Q1 2028, and the final instalment only at key handover.

HOW TO RESERVE · THREE SIMPLE STEPS

RESERVE YOUR UNIT AT ANĀNTA — NO HIDDEN FEES

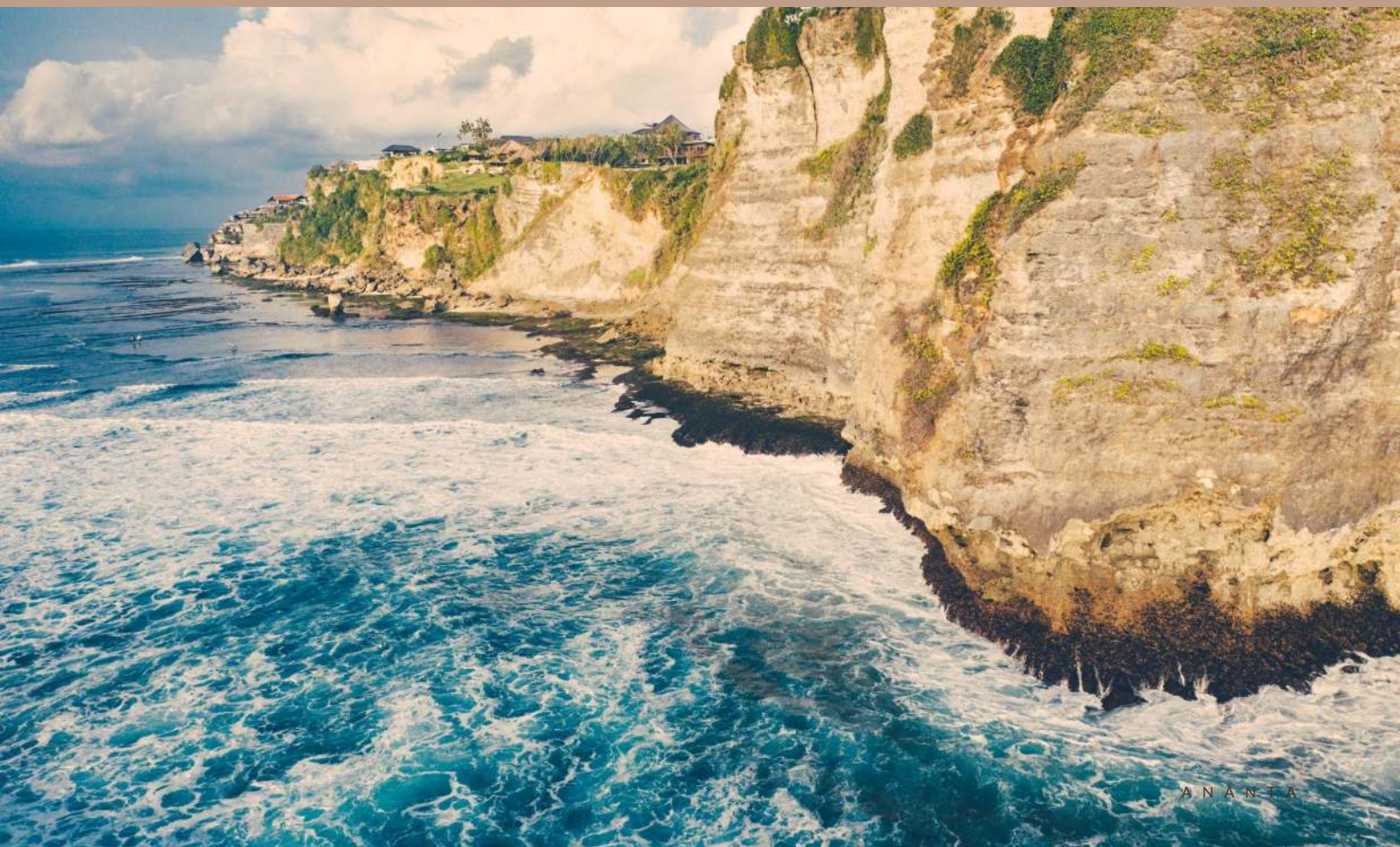
2 % RESERVATION FEE

1
RESERVATION · UNIT HOLD 14 DAYS

2
SPA SIGNING · FIRST INSTALMENT

3
SHELL & HANDOVER · KEYS Q1 2029

The reservation fee is deducted from your first SPA instalment. Notary fee (1 %) is included in the purchase price — no additional notary cost at acquisition. Reservation documents can be signed electronically via DocuSign; the transfer deed is executed with a Bali notary.



A · ABOUT THE PROJECT

01 What is ANĀNTA?

A design-led residential complex in Canggu, Bali — three low-rise buildings, 36 apartments of 47–81 m², 2,112 m² of saleable area on a 1,380 m² plot. Operated as a single hotel-style resort by PT MyResorts Ananta Two.

02 Where is it located?

Canggu (Pererenan), Bali — 3 minutes from Echo Beach, 40 minutes from Ngurah Rai International Airport. The most dynamic district of southern Bali for digital-nomad and lifestyle demand.

03 Who is the developer and operator?

PT MyResorts Ananta Two (Indonesia) develops and operates the resort. Part of the FIPOX/DOMOPLAN investment group, with construction by The Personal Resorts Company.

04 When will the project be ready?

Groundbreaking Q1 2027 → shell completion Q1 2028 → key handover Q1 2029 → first rental income Q2 2029.

B · WHAT YOU ACTUALLY BUY

01 What exactly do I acquire?

You acquire an exclusive long-term interest in a specific residence through a registered leasehold structure, recorded with a local notary. The underlying land is held under SHM (Sertipikat Hak Milik — Indonesian freehold) by a local Bali landowner. PT MyResorts Ananta Two holds a registered 30+30 year lease over plot SHM 4907 / Desa Canggu (1,380 m²), from which your rights derive.

02 For how long?

Usage rights derive from the underlying land lease — 30 years, with a 30-year extension option (60 years total potential). Extension priced at prevailing market rate; if no agreement, median of six independent Bali appraisal firms (three per side) determines the price.

03 What happens at the end of the lease term?

At the end of the lease term, the leasehold expires. If the extension option is exercised in accordance with the agreement, your exclusive rights continue for the extended term.

04 Can I leave it to my heirs?

Yes. All rights and obligations under the contract pass in full to your legal successors.

05 Which law governs?

Indonesian law, except for guarantor obligations governed by Czech law. Disputes go to Indonesian courts (or Czech courts for guarantor claims).

C · PRICING & PAYMENT

01 What does the acquisition price include?

Transfer of exclusive usage rights, project management (construction, engineering, legal), 10% Indonesian transfer tax, and 1% notary fee — all included in the price. No additional fees at acquisition.

02 What is the payment schedule?

Standard 30/40/30 milestone schedule: 30 % at SPA signing, 40 % at shell completion, 30 % at key handover. Full Cash (100 % at SPA) available at −5 % discount.

03 Why does the price escalate across phases?

The first 9 acquirers (Phase 1) lock in a −4% VIP discount. Prices step up at 25%, 70% and 95% sales progress. Early acquirers benefit from unrealized capital appreciation as the project escalates.

04 What is the reservation fee?

2 % of the unit price — non-refundable, but deductible from your first SPA instalment. Locks the unit and current phase price for 14 days while you sign the SPA.

05 Any other fees?

No additional taxes or notary costs at acquisition — both 10% transfer tax and 1% notary fee are in the price. After acquisition: operating costs.

06 Currency of payment?

All payments are denominated and assessed in USD. Transfers from CZK accounts accepted; the USD amount is binding for timely payment.

07 Are there any mandatory fees beyond the model?

No. Total cost of holding the rights: (i) one-time acquisition price (incl. 10% transfer tax + 1% notary), (ii) ongoing operating costs deducted monthly from profit share — management fee, technical maintenance, utilities, OTA commissions, taxes, reserves and depreciation pro rata, all transparent in monthly reporting, and (iii) optional lease extension after 30 years at market rate. No membership or administrative fees.

08 Who bears USD/IDR exchange rate risk?

The rights holder has no IDR exposure — all payments are denominated and assessed in USD (see C6). The developer absorbs USD→IDR conversion risk for Indonesian construction costs. Rights holders paying from non-USD accounts bear their bank's standard FX conversion on each instalment, but the binding amount is always the USD value.

D · CONSTRUCTION & DELIVERY

01 What protects me if the project is delayed?

You may withdraw if (i) shell completion is more than 12 months late, (ii) full completion is more than 12 months late, or (iii) the developer fails to sign the transfer deed within 90 days of a valid call notice. The price is fixed in USD at SPA signing — no escalation clause for construction cost overruns or material price increases.

02 How do I verify each milestone before paying?

Each milestone is documented by photo/video with metadata and geolocation, or by a notary-style record of facts and drone imagery where appropriate.

03 Are the renders binding?

No. Marketing materials are illustrative; the legal description in the SPA and floor plan annex prevails. The contract defines the intended premium standard and lists material deviations that can be challenged within 12 months of handover.

E · RENTAL OPERATIONS & YIELD

01 How is rental income generated?

The entire resort — including your apartment — is operated as a single short-stay business by PT MyResorts Ananta Two, hotel-style. Bookings flow through proprietary channels and OTA platforms (Booking.com, Airbnb).

02 How is my profit share calculated?

Partner share = monthly resort turnover × your coefficient, less 20% management fee, operating costs, taxes and reserves pro rata. Coefficients fixed by apartment type:

03 Is my yield linked only to my apartment's occupancy?

No. Your share is calculated from the resort's total turnover weighted by your coefficient. You earn even when your unit is unoccupied — and don't capture an upside spike if your unit is fully booked while the resort isn't. Risk pooling.

04 What ROI can I realistically expect?

The model projects ROI 10–14% p.a., depending on the occupancy scenario, with indicative payback in 7.1–10.0 years. Based on ADR USD 140–215, occupancy 70 %, 256 nights/year, subject to operating expenses including management fee (20 %), utilities, maintenance, OTA commissions, taxes and reserves. Projections, not guaranteed.

05 When and how often am I paid?

Monthly. The operator delivers a reporting pack by the 20th of the following month (occupancy, costs, fee breakdown, profit calculation) and pays the profit share by the same date.

06 What reporting transparency do I get?

Monthly statements covering: resort occupancy, full cost breakdown, management fee, total P&L, net profit calculation, and your share. Plus an on-demand right to inspect underlying accounting and operational records.

07 Are projected yields backed by real operating data?

Yes. Projections rely on (i) Canggu market benchmarks — Bali Home Immo Q1 2025, Bukit Vista 2024–2025, Airbnb data Q4 2024 — and (ii) operator benchmarks from comparable boutique resorts on Bali. The 10–14% range reflects floor type and occupancy scenarios; final yield depends on unit type, launch timing, pricing strategy, and market conditions.

08 What occupancy can I expect in low season?

Canggu is one of the few Bali destinations with year-round demand — digital nomads and wellness travelers stay regardless of season. Conservative expectations: peak (Jun–Aug + Dec) 85–95%; shoulder (Apr–May, Sep, Nov) 75–85%; low (Feb–Mar, Oct rainy transition) 50–70%. Pooled rental smooths these variations.

F · ONGOING COSTS & OWNER RIGHTS

01 What ongoing costs do I bear?

20% management fee (on your share of turnover). 1/36 share of technical maintenance and utilities. Share by coefficient of OTA commissions. All deducted from profit share.

02 Can I modify the apartment?

No structural, technical, decorative or facade changes without prior written consent of the operator. The unified architectural standard is contractually protected to preserve resort value.

G · EXIT, RESALE & SUCCESSION

01 Can I resell my usage rights?

Yes, with prior written consent of the operator (cannot be unreasonably withheld). The new rights holder automatically inherits all rights and obligations under the operating contract.

02 Does resale extend the term?

No. The new rights holder takes over the remaining term only. End date is unchanged unless extension is exercised.

H · TAX & PRACTICAL

01 What taxes at purchase?

Both the 10% Indonesian transfer tax and the 1% notary fee are included in the price. The rights holder has no additional tax or notary cost at acquisition.

02 What taxes on rental income?

Tax treatment depends on your country of tax residence and the applicable double-taxation treaty with Indonesia. Indonesian taxes settled at resort level before distribution. Specific net-yield tax impact is set up individually before SPA signing — we will connect you with a tax adviser specialized in your jurisdiction.

03 How do I sign the contracts?

Electronically via DocuSign (pactum de contrahendo and operating contract). The transfer deed is signed before a Bali notary.

04 What documents will I receive?

Future contract (pactum de contrahendo), resort operating agreement, transfer deed (signed after final payment and completion), notary registration certificate, and monthly operating reports.

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WHERE THE NUMBERS COME FROM

> All visualisations, renders and images in this document are illustrative only. Final finishes, materials, furnishings, landscaping and views may differ. Floor areas and unit layouts are subject to final construction documentation and permitted tolerances. Binding terms are set out solely in the final contractual documentation.

MARKET DATA

PROJECT DATA & MODEL

Bali tourist arrivals: BPS Statistics Indonesia, monthly arrivals via Ngurah Rai 2019–2024.

Project specification, plot, areas: Ananta architectural documentation, April 2026.

APPENDIX

Canggu price growth: Bali Home Immo Q1 2025 market report; +50 % since 2019.

Construction cost & timeline: BMC Indonesia QTN-BMC/III/2026 quotation; cash-flow model v7.3.

5-year forecast (45–80 %): Bukit Vista market data 2024–2025; consensus across local agencies.

Rental yield model: ADR $140–$215, occupancy 70 %, 256 average rented nights/year.

Digital nomad share (20 %): Bali Home Immo rental analysis 2024; Airbnb market data Q4 2024.

Operating expenses: 20 % management fee, plus utilities, maintenance, OTA commissions, taxes and reserves.

Tenant segmentation: Ananta brand book — Canggu People research, Bali Home Immo 2024.

Phase pricing: Ananta dynamic pricing model v2 (Phase 1 −4 % → Phase 4 +10 %). All images are illustrative only.

The most valuable places are not invented. They are revealed.