



ANĀNTA VILLAS

DESA KUTUH · BUKIT PENINSULA · BALI

8
VILLAS

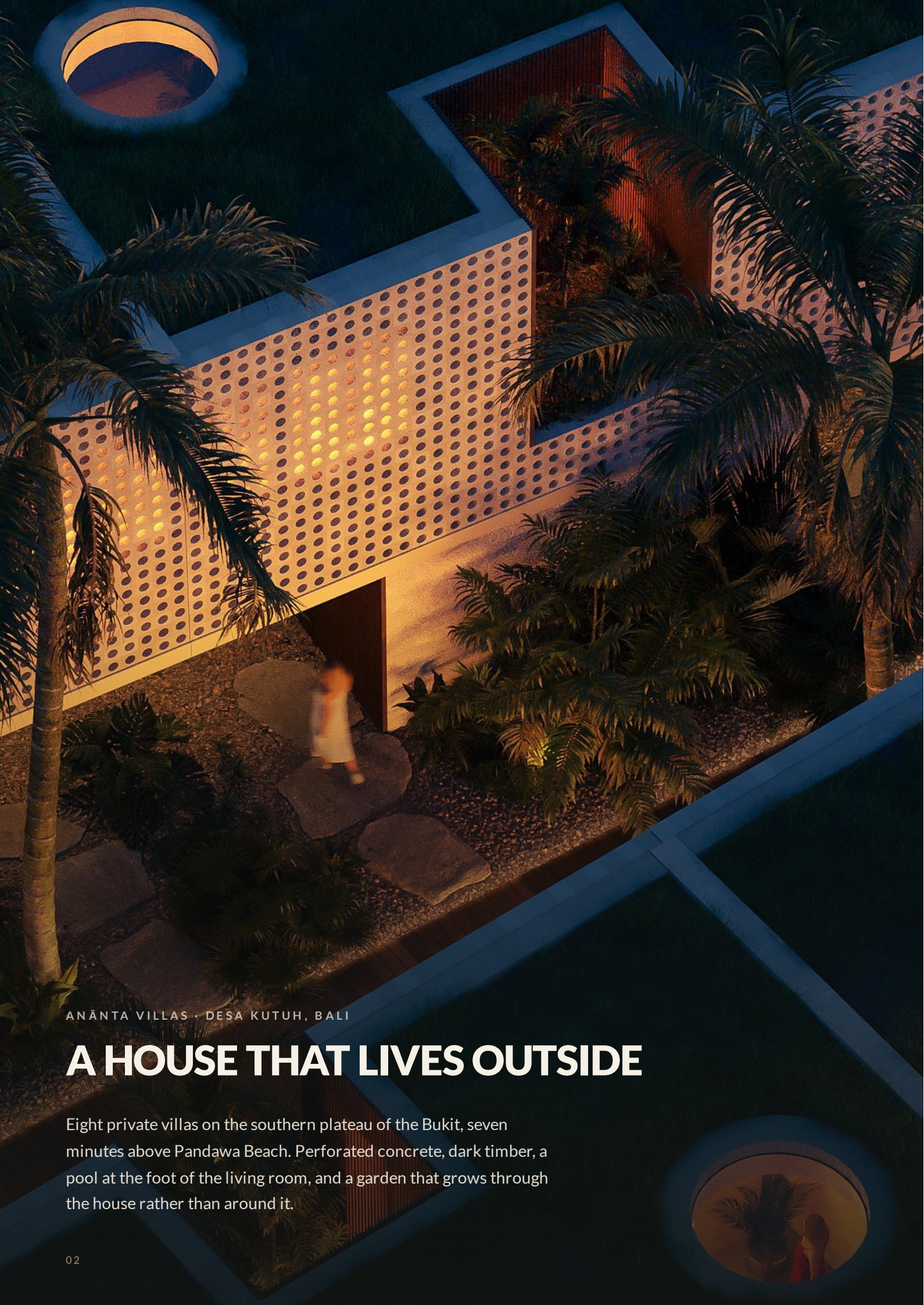
3
BEDROOMS

3
BATHROOMS

Private
POOL

\$460,000
PRICE

Eight houses above Pandawa.
Seven are under contract.



ANĀNTA VILLAS · DESA KUTUH, BALI

A HOUSE THAT LIVES OUTSIDE

Eight private villas on the southern plateau of the Bukit, seven minutes above Pandawa Beach. Perforated concrete, dark timber, a pool at the foot of the living room, and a garden that grows through the house rather than around it.

SIX REASONS TO LOOK CLOSELY



WHY THE BUKIT

BALI'S LUXURY COAST

Just minutes from Kempinski, Ritz-Carlton, Hilton and St. Regis, Kutuh sits within one of Bali's most prestigious luxury hospitality destinations.



WHY KUTUH

ABOVE PANDAWA BEACH

Kutuh runs its own beach, its own cultural park and an established paragliding site, and still has open land above it.



THE PROJECT

EIGHT PRIVATE VILLAS

Three bedrooms, three en-suite bathrooms, a private pool and a planted court in every villa. One is still available.



THE ARCHITECTURE

CONCRETE THAT BREATHES

Design by Identity Designers. Perforated screens instead of walls, circular apertures, a planted void at the centre of every plan.



THE RETURN

10-16 % PROJECTED

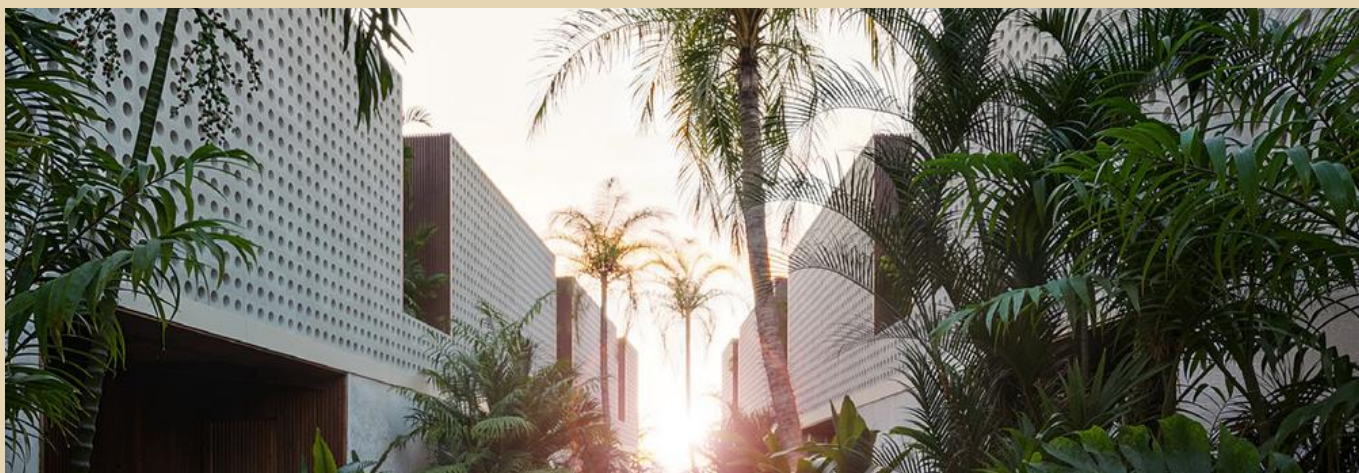
Managed rental at \$280-380 ADR and 70-80 % occupancy. Indicative payback 6.3 to 10.0 years.



WHAT IS COMING

MANDARIN ORIENTAL, 2027

A cliffside resort and branded residences announced for the Pandawa area, with a clubhouse, infinity pool and full wellness floor.



Road distances from Desa Kutuh via OpenStreetMap routing. Return figures are those of the ANĀNTA VILLAS project rental model. Projections based on benchmark data, not guarantees. Mandarin Oriental figures per the operator's press release of 19 July 2024.

TWO KILOMETRES FROM THE OCEAN, FIVE MINUTES FROM THE GOLF



7 min

PANDAWA BEACH

FROM DESA KUTUH	ROAD	DRIVE
Bukit Pandawa Golf & Country Club	≈2 km	5 min
Gunung Payung Beach	2.6 km	5–10 min
Timbis paragliding launch	4.0 km	10 min
Pandawa Beach	4.4 km	7 min
GWK Cultural Park	4.5 km	15–25 min
Melasti Beach	6.4 km	15–25 min

5 min

BUKIT PANDAWA GOLF

20–30 min

NUSA DUA

	ROAD	DRIVE
Bali National Golf, Nusa Dua	6.5 km	20–30 min
Nusa Dua resort enclave	7.0 km	20–30 min
Tanjung Benoa	11.0 km	25–40 min
Uluwatu Temple	13.8 km	30–45 min
Ngurah Rai International Airport	17.6 km	35–60 min
Seminyak	23.1 km	60–90 min

35–60 min

THE AIRPORT

Distance to the coastline is straight-line. Road distances and free-flow times computed on OpenStreetMap data via the OSRM routing engine, then widened for typical south Bali traffic; the Pandawa Beach and Bukit Pandawa Golf figures are as stated by the developer. Times vary with the hour and the season.

TWELVE INTERNATIONAL LUXURY RESORTS ON THE SAME PENINSULA

This is the part of Bali where the global operators already are, and where the next generation of them is choosing to build. Distances below are measured by road from Pandawa Beach, which is itself 4.4 km from the villas.

RESORT	LOCATION	KM FROM PANDAWA
The Apurva Kempinski Bali	Sawangan, Nusa Dua	6.0
The Ritz-Carlton Bali	Sawangan, Nusa Dua	6.1
Hilton Bali Resort	Benoa clifftop	6.7
The Mulia • Mulia Villas	Benoa	8.3
The St. Regis Bali Resort	Nusa Dua	8.5
Alila Villas Uluwatu	Pecatu	9.8
Raffles Bali	Jimbaran	10.5
Softel Bali Nusa Dua	Nusa Dua	11.1
Four Seasons Bali at Jimbaran Bay	Jimbaran	11.4
Six Senses Uluwatu	Pecatu	12.0
Bulgari Resort Bali	Uluwatu, Pecatu	12.1
Anantara Uluwatu Bali	Pecatu	13.9

12	Kempinski	3	2027
INTERNATIONAL BRANDS	NEAREST • 6.0 KM	IN THE MICHELIN GUIDE	MANDARIN ORIENTAL



Road distances measured from Pandawa Beach on OpenStreetMap data via OSRM. The Raffles Bali figure is approximate ($\pm 1-2$ km), because its coordinate could not be verified precisely. The Apurva Kempinski Bali, Six Senses Uluwatu and Bulgari Resort Bali appear in the MICHELIN Guide hotel selection; Indonesia has no MICHELIN restaurant guide and no star ratings are claimed here.

MANDARIN ORIENTAL IS COMING TO THE BUKIT IN 2027

2027	110	49–68	8 ha
ANNOUNCED OPENING	SUITES & VILLAS	BRANDED RESIDENCES	RESIDENCES SITE

In July 2024 Mandarin Oriental announced its first Bali property: a cliff-top resort on the Bukit peninsula with direct access to a secluded white-sand beach, roughly thirty minutes from Ngurah Rai airport. Architecture by Design Lab, interiors by DesignWilkes, landscape by Bill Bensley. The development partner is Harmoni Bali, whose Bukit Pandawa estate is registered in **Desa Kutuh**, the same village as ANĀNTA.

MANDARIN ORIENTAL BALI

A new ultra-luxury landmark is coming to Kutuh. Mandarin Oriental Bali will combine an exclusive cliffside resort with private branded residences, overlooking the Indian Ocean and offering direct access to a secluded white-sand beach.

Residents will enjoy an exclusive clubhouse, infinity pool, state-of-the-art gym and extensive wellness facilities including treatment rooms, sauna and cold plunge, bringing world-class hospitality and lifestyle amenities directly to the Pandawa area.

Announced resort facilities include a cliff-edge restaurant, a specialty Chinese restaurant, a speakeasy bar, a beach club, the Spa at Mandarin Oriental, and tennis and padel courts.

What this signals. A brand of Mandarin Oriental's standing does not attach its name to a location it expects to stay quiet. With Waldorf Astoria and Raffles Residences arriving alongside it, this is where international luxury hospitality believes the south of Bali is going. It is not a forecast of property prices, and we do not present it as one.

AND THE REST OF THE PIPELINE

ANNOUNCED DEVELOPMENT	LOCATION	OPENING
Mandarin Oriental, Bali • 110 keys + residences	Bukit peninsula	2027
Waldorf Astoria Bali • 139 keys	Sawangan, Nusa Dua	late 2027
Raffles Residences Bali • 28 residences	Jimbaran	2026

Sources: Mandarin Oriental media centre and Jardine Matheson newsroom, 19 July 2024; Hilton, 1 July 2025; Accor and Kajima, 4 December 2025. The announcement does not name the desa; the Desa Kutuh registration is the developer's estate. The residence count is given as 68 in 2024 and 49 in current material, so treat it as indicative.



LOCATION • THE NEIGHBOURHOOD

TWO OF THE BUKIT'S BEST-KNOWN BEACHES, A GOLF COURSE AND A RAMP INTO THE SKY

PANDAWA BEACH • 4.4 KM • 7 MINUTES

White sand under a limestone cliff, reached through a passage the village cut through the rock in 2010. Kutuh still farms seaweed on it, and runs it as one of nine village enterprises.

TIMBIS PARAGLIDING • 4.0 KM

A twelve-kilometre soarable coastal ridge on the cliffs of Kutuh, flown since 1995 and operated by the village itself. Season runs March to November.

MELASTI BEACH • 6.4 KM

Calm turquoise water at the foot of the cliff road that made the beach famous, with a Kecak arena and ceremonial ground on the cliff above.

GOLF & GWK • 4.5–6.5 KM

Bali National Golf at Nusa Dua and the Garuda Wisnu Kencana cultural park, both a short drive north.

BEACH CLUBS

Roosterfish, on Pandawa Beach itself • Karma Beach, 8.1 km • Sundays Beach Club, 8.3 km • the Melasti cluster, 8.4 km • Savaya, 9.7 km • Ulu Cliffhouse, 16.3 km

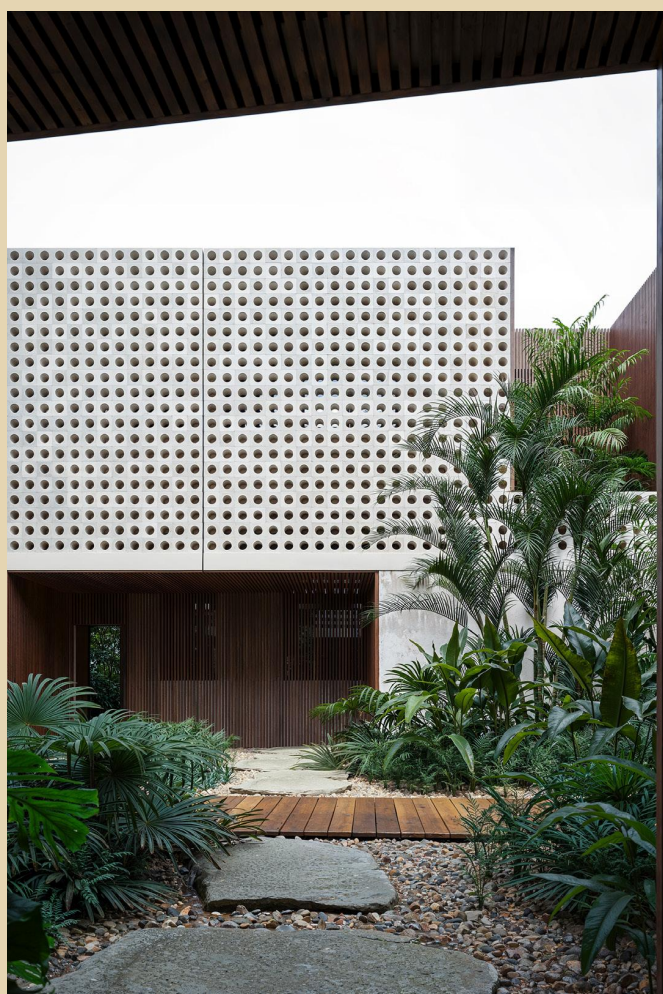
DINING

Koral at the Apurva Kempinski • Il Ristorante by Niko Romito at Bvlgari • Rumari at Raffles Bali • Sundara at Four Seasons • Artisan, Ungasan • Masonry, Uluwatu

Beach, paragliding, golf and GWK distances are by road from Desa Kutuh; beach-club and restaurant distances are from Pandawa Beach. Paragliding at Timbis is listed as an activity of Pandawa Beach by the Badung Regency tourism portal and as one of Desa Kutuh's village enterprises in Indonesian press reporting; ridge length, season and the 1995 start date are as stated by the site operator. Image is illustrative of the south Bali coast.

A WALL THAT LETS THE AIR THROUGH

The street elevation is a field of circular perforations cast into concrete: the Balinese breeze-block, taken to architectural scale. It shades the interior, is designed to move air through the house without mechanical help, and after dark turns the façade into a lantern. Nothing is visible from outside. The daylight is never shut out.



THE ENTRANCE COURT, MIDDAY



THE SAME WALL, AFTER SUNSET

Concrete

PERFORATED SCREEN

Timber

SLATTED SOFFITS

Terrazzo

POLISHED FLOORS

Palm

PLANTED THROUGHOUT

Visualisations are illustrative. Final finishes, materials, furnishings and landscaping may differ.

THE CIRCLE IS THE PROJECT'S ONE MOTIF

It appears as a perforation in the screen, as a skylight over the stair, as an oculus above the bed, and as a full-height opening cut clean through a garden wall. Everywhere it does the same job: it brings the sky into a room without giving the room away.



SKYLIGHT



GARDEN WALL



COURTYARD OPENING





OPEN TO THE POOL, CLOSED WHEN YOU WANT IT

ARCHITECTURE • THRESHOLD

Full-height glazing runs the width of the living level onto terrace and pool. It slides back through the day and closes at night, so the room works in both directions: open to the garden, or sealed, cooled and quiet. Steel frame, timber soffit, one continuous polished floor from the kitchen island to the water.



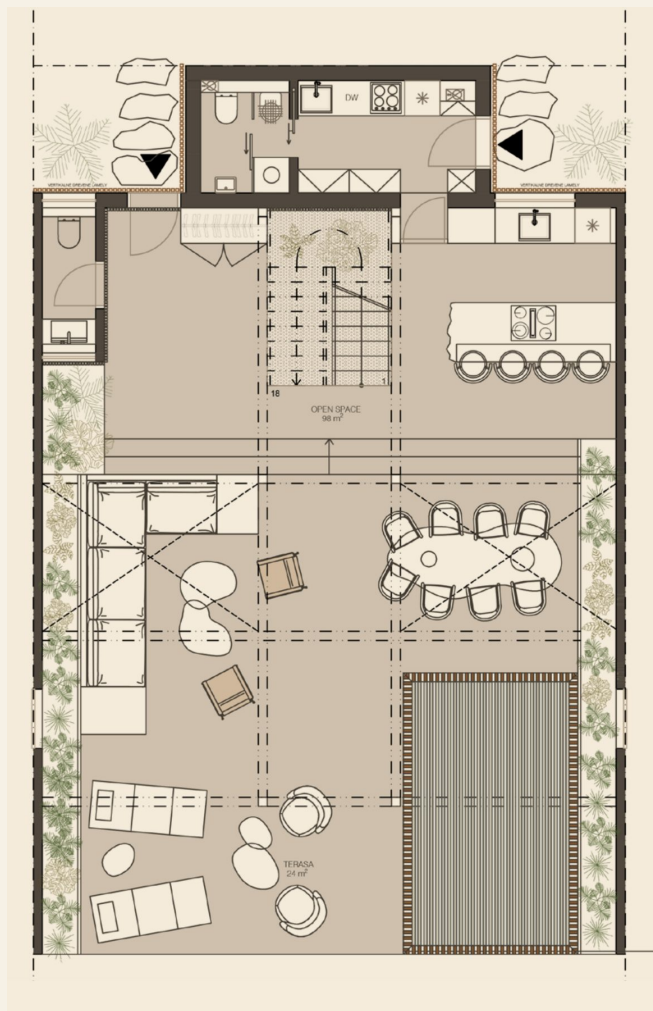
ARCHITECTURE · AFTER DARK

SEEN FROM ABOVE, EIGHT LIT COURTYARDS

Every villa is planned around its own void. From the air the project reads as a row of gardens with houses wrapped around them.

THREE BEDROOMS, THREE BATHROOMS, A POOL AND A PLANTED COURT

GROUND FLOOR



Ground floor: entrance, utility and a guest WC, then kitchen, dining and living running the width of the house onto the terrace, with the pool along the southern edge.

FIRST FLOOR



First floor: three bedrooms, each with its own bathroom. The master takes the full southern end with a freestanding bath; a planted court sits between the two guest bathrooms.

3
BEDROOMS

3+ WC
BATHROOMS

2
STOREYS

Private
POOL PER VILLA

Plans are indicative and subject to final construction documentation. Dimensions, areas and the full specification are set out in the contractual documentation.

TWO STOREYS DRAWN AS ONE CONTINUOUS SECTION



The pool sits below the terrace, the terrace below the living floor, the bedrooms above it and a planted roof over the whole thing. The void that runs through all of it is the room the house is organised around, and it is why the ground floor never feels like a ground floor.

Pool

BELOW THE TERRACE

Living

AT GARDEN LEVEL

Bedrooms

ON THE UPPER FLOOR

Planted

ROOF

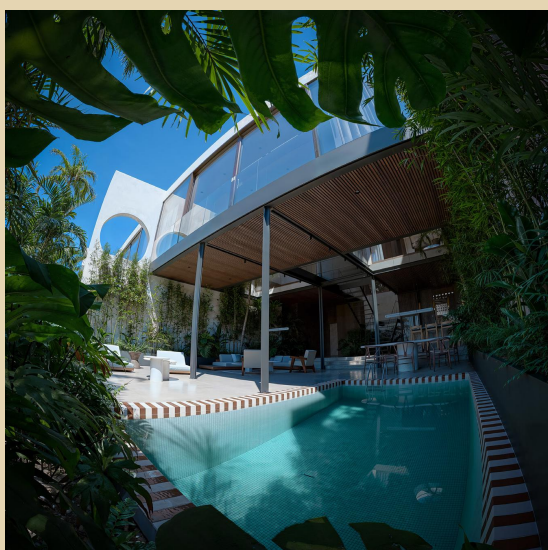


A TERRACE THAT ENDS IN THE WATER

THE VILLA • POOL & TERRACE

Set below the living level and edged in striped tile, the pool reads as a continuation of the terrace rather than an object placed on it.

Lounge, dining and water occupy one plane, under one timber soffit, behind one wall of planting.



THE POOL FROM THE WATER

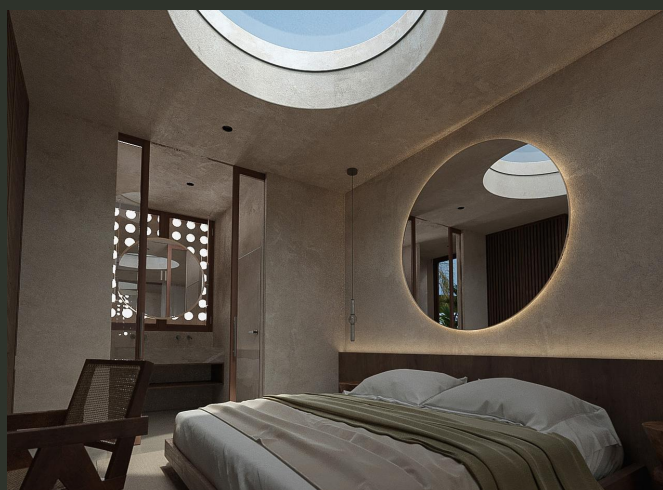


THE TERRACE FROM INSIDE

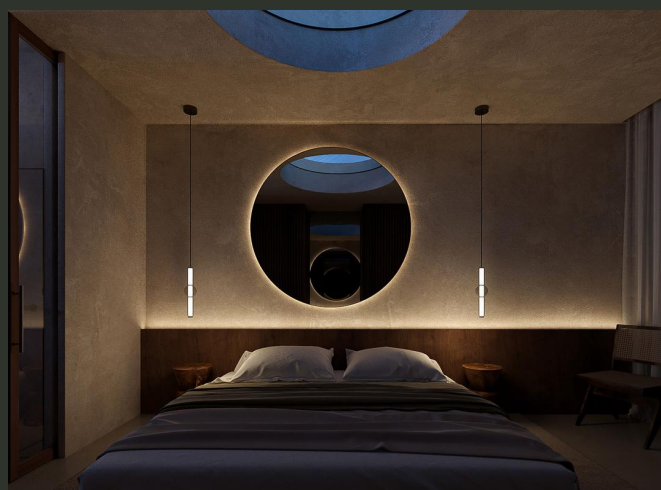
THREE ROOMS, THREE BATHROOMS, A CIRCLE OF SKY IN EACH



GUEST ROOM ONTO THE PLANTED COURT



MORNING



THE SAME ROOM AFTER DARK

Each bedroom has its own bathroom, so guests never share. Each has a circular rooflight set directly over the bed, the one place in the house where the architecture stops being about privacy and starts being about the sky.

THE VILLA • THE MASTER

A BATH AT THE EDGE OF THE GLASS



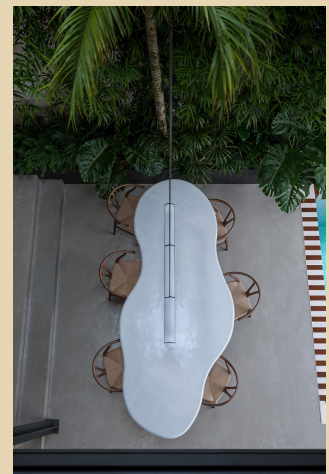
The master suite takes the southern end of the upper floor: freestanding stone bath, double rain shower, full-height glazing onto the tree line. In the last hour before dark the glass fills with sky.

GREEN TO THE TREE LINE, WATER BEYOND IT



THE SOUTHERN OUTLOOK FROM THE UPPER FLOOR

The plateau falls away to the south. From the upper terrace the eye runs over palm and low green to the Indian Ocean, the same water the cliff-top resorts of the Bukit were built to face.



Views shown are as designed. Outlook depends on the individual villa's position within the scheme and on future development of neighbouring land, which the developer does not control.

A HOUSE THAT IS ALREADY RUNNING WHEN YOU LAND

THE HOUSE

- Maintenance, gardening and pool care
- Housekeeping
- Laundry and ironing
- High-speed Wi-Fi

THE TEAM

- 24/7 villa manager
- VIP concierge
- Private chef and service team

ARRIVAL & EVERYDAY

- Airport transfers
- Full-day driver with car
- Scooter and car rental at the villa
- Grocery delivery

These services are arranged around the villa from handover.

Ownership here starts with use. The level of care is chosen by the owner and set out in the resort operating agreement.



Service scope per the ANĀNTA VILLAS project documentation. Individual services are billed per use or included in the operating cost of the villa as set out in the resort operating agreement.

TEN TO SIXTEEN PER CENT A YEAR, BY OCCUPANCY SCENARIO

10.0 %

LOW SCENARIO

12.8 %

MEDIUM SCENARIO

16.0 %

HIGH SCENARIO

THREE-BEDROOM VILLA	LOW	MEDIUM	HIGH
RENTAL			
Average nightly rate	\$280	\$330	\$380
Average occupancy	70 %	75 %	80 %
Gross rental income	\$71,540	\$90,338	\$110,960
EXPENSES			
Management (20 % of income)	\$14,308	\$18,068	\$22,192
Marketing (10 % of income)	\$7,154	\$9,034	\$11,096
Electricity, water, maintenance	\$4,200	\$4,200	\$4,200
Total expenses	\$25,662	\$31,302	\$37,488
RETURN			
Investment	\$460,000	\$460,000	\$460,000
Net annual profit, before tax	\$45,878	\$59,036	\$73,472
Payback period	10.0 yrs	7.8 yrs	6.3 yrs
ROI per year	10.0 %	12.8 %	16.0 %

The villa is let and run by the operator. Nightly rate and occupancy are the only two variables that move the outcome materially; the cost base is fixed as a share of income plus a flat annual charge for utilities and maintenance.



Assumptions revised August 2026: average nightly rate \$280 to \$380 against occupancy of 70 to 80 %, management at 20 % and marketing at 10 % of rental income, and a flat \$4,200 a year for electricity, water and maintenance. Rental income is subject to Indonesian tax at resort level; treatment in the buyer's own jurisdiction depends on residence and the applicable double-taxation treaty. Projections, not guarantees.

\$59,036 NET A YEAR AT
75 PER CENT OCCUPANCY

\$59,036

NET ANNUAL PROFIT,
BEFORE TAX

Gross rental income • ADR \$330 at 75 % occupancy	\$90,338
– Management fee (20 %)	(\$18,068)
– Marketing (10 %)	(\$9,034)
– Electricity, water, maintenance	(\$4,200)
Net annual profit, before tax	\$59,036

Nightly rate and occupancy are the only two variables that move the outcome materially. The cost base is fixed as a share of income plus one flat annual charge, so the model scales cleanly in both directions.



12.8 %

RETURN PER YEAR

7.8 yrs

INDICATIVE PAYBACK

\$177,108

THREE-YEAR NET

\$590,360

TEN-YEAR NET



Derived from the medium-scenario column of the revised ANĀNTA VILLAS rental model. Multi-year figures assume the medium scenario repeats unchanged and take no account of rate growth, inflation, vacancy shocks, capital expenditure, tax or currency movement. They illustrate the model; they are not a forecast.

35 / 35 / 25 / 5, TIED TO CONSTRUCTION

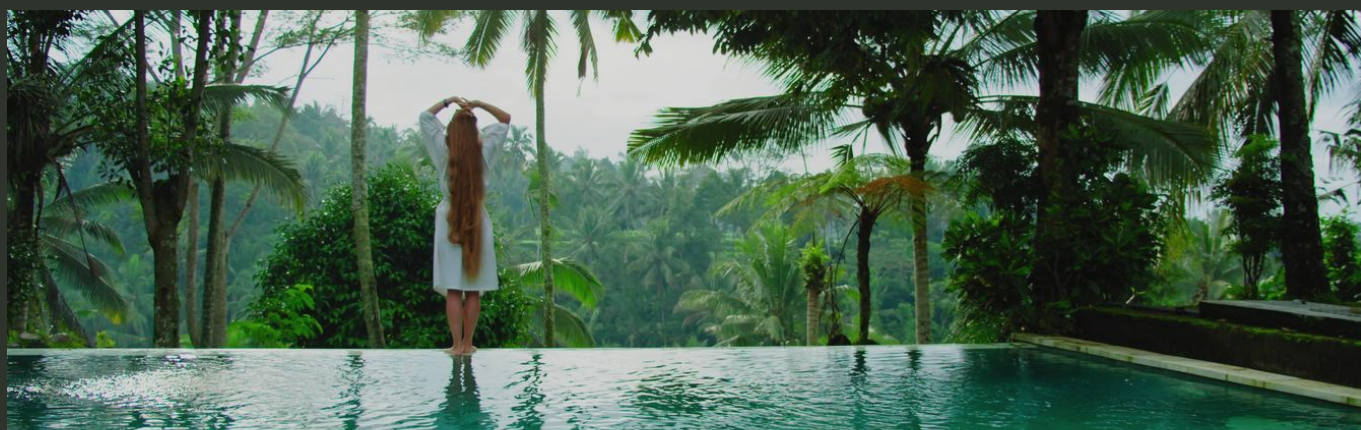
35 %	35 %	25 %	5 %
UPON SIGNING	COMPLETION OF STRUCTURAL WORK	CONSTRUCTION COMPLETION	HANDOVER
\$161,000	\$161,000	\$115,000	\$23,000

Sixty per cent of the price falls due against verified construction stages, and the final five per cent only when the keys change hands. Amounts shown are the stated schedule applied to the \$460,000 figure for the remaining villa.

LEASEHOLD, 30 + 30 YEARS

Foreign buyers cannot hold freehold title in Indonesia, so the villa is acquired as a leasehold interest. What transfers is **one eighth of the leasehold** over the project land, together with the villa built on it, for a term of thirty years with a further thirty-year extension provided for.

The extension mechanism, the titleholder and the transfer procedure are set out in the contractual documentation.



Payment schedule as stated in the current ANĀNTA VILLAS project documentation; instalment amounts are arithmetic on the stated figure. Leasehold structure and term per the developer, August 2026. Binding terms are set out solely in the final contractual documentation.

THE QUESTIONS BUYERS ASK FIRST

A • THE PROJECT

What is ANĀNTA VILLAS?

Eight private villas in Desa Kutuh, Kuta Selatan, on the southern plateau of the Bukit peninsula. Three bedrooms, three bathrooms and a private pool in each. Developed and operated by PT MyResorts Bali One.

Where exactly is it?

Above Pandawa Beach, about two kilometres from the coastline. The beach is seven minutes away, Bukit Pandawa Golf five, Nusa Dua twenty to thirty, Ngurah Rai airport thirty-five to sixty.

What is still available?

One villa of the eight. The other seven are under contract.

B • WHAT YOU ACQUIRE

What exactly do I buy?

One eighth of the leasehold over the project land, together with the villa built on it, held through the project structure.

How long is the lease?

Thirty years, with a further thirty-year extension provided for.

Why leasehold and not freehold?

Foreign buyers cannot hold freehold title in Indonesia. Leasehold is the standard instrument for foreign ownership, and the term, the extension and the titleholder are contractual.

What documents do I receive?

The future contract, the resort operating agreement, the transfer deed once the final instalment is paid and the villa is complete, and the operating reports thereafter.

C • MONEY AND RETURN

What is the payment schedule?

35 % on signing, 35 % on completion of structural work, 25 % on construction completion and 5 % on handover.

What currency?

All amounts are denominated in USD.

What return can I realistically expect?

The model projects 10 to 16 % a year depending on the occupancy scenario, with indicative payback of 6.3 to 10.0 years. Projections, not guarantees.

What about tax?

Indonesian tax is settled at resort level before distribution. Treatment in your own country depends on your residence and the applicable treaty with Indonesia.

Can I use the villa myself?

Yes. Owner stays are agreed with the operator; nights taken out of the rental calendar reduce the projected return accordingly.



Answers reflect the project documentation and the terms confirmed for the remaining villa as at August 2026. Binding terms are set out solely in the final contractual documentation.



AVAILABILITY

**SEVEN UNDER CONTRACT.
ONE LEFT.**

\$460,000

THREE BEDROOMS • THREE BATHROOMS • PRIVATE POOL

Seven of the eight villas at ANĀNTA are under contract. The last one is available at the figure and on the schedule set out on the previous pages.

1 of 8

REMAINING

\$460,000

PRICE

35 %

DUE AT SIGNING

30 + 30 yrs

LEASEHOLD

GET IN TOUCH

LET'S TALK ABOUT THE LAST VILLA



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"We create places where exceptional experiences meet attractive returns."



WHERE THE NUMBERS COME FROM

PROJECT DATA

Areas, layouts, sections and levels: ANĀNTA VILLAS architectural documentation. Visualisations: FPX render set, camera series 01–35. Price, payment schedule, leasehold term, services and the rental model: ANĀNTA VILLAS project documentation.

HOSPITALITY PIPELINE

Mandarin Oriental media centre and Jardine Matheson newsroom, 19 July 2024. Hilton press release, 1 July 2025. Accor and Kajima joint release, 4 December 2025. MICHELIN Guide hotel selection.

DISTANCES

Road distances computed on OpenStreetMap data via the OSRM routing engine from Desa Kutuh and from Pandawa Beach. Free-flow durations widened to reflect typical south Bali traffic. Cross-checked against the Badung Regency tourism portal and Indonesian press reporting.

LOCAL CONTEXT

Badung Regency tourism portal (Pandawa Beach); Love Bali, Bali provincial government (Melasti Beach); Kuta Selatan sub-district (Desa Kutuh); GoodNewsFromIndonesia and Jakarta Globe (village enterprises, Roosterfish).

IMPORTANT NOTICE

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.

Rental returns are projections derived from benchmark data for comparable villas in south Bali. They are not guaranteed and do not constitute investment, tax or legal advice. Tax treatment of rental income depends on the buyer's country of residence and the applicable treaty with Indonesia.

References to Mandarin Oriental, Waldorf Astoria, Raffles and other hotel brands are to publicly announced third-party developments in the surrounding area. Those operators are not affiliated with, and have no involvement in, ANĀNTA VILLAS. Nothing in this document should be read as a forecast of property values.

Binding terms are set out solely in the final contractual documentation.



ANĀNTA VILLAS

DESA KUTUH · BUKIT PENINSULA · BALI