

An aerial photograph of a wellness retreat center nestled in a lush, green tropical forest. The center consists of several interconnected buildings with flat roofs covered in dense green vegetation. There are outdoor seating areas with white canopies and lounge furniture. A winding path leads through the center. In the background, a body of water is visible through the trees. The overall atmosphere is serene and natural.

LOVINA WELLNESS & RETREAT CENTER

PROJECT

LOVINA PROJECT

We proudly present our comprehensive retreat and wellness center set against the stunning backdrop of Bali. At the core of our concept lie the deep, soothing practices of yoga and meditation, complemented by the healing sounds of singing bowls to promote holistic well-being.

However, our offerings extend far beyond these traditional elements, including a variety of modern amenities. Alongside a professionally equipped gym, a specialized boxing room, and a dynamic spinning area, we provide exclusive accommodations that make every stay an unforgettable experience. Each accommodation has been designed with the utmost care and attention to luxury and comfort.

The experience is enhanced by our top-class massage and spa area, where guests can find relaxation and rejuvenation at the highest level. Our experienced therapists employ a variety of techniques to ensure a complete revival of body and mind.

Moreover, we are expanding our range to include an exclusive beauty clinic offering the latest treatments and procedures to support the inner and outer well-being of our guests. Our holistic concept is complemented by a selection of health shops offering everything from natural supplements to organic skincare products.

In our center, you will find everything you could dream of for complete physical and mental recuperation. We are not just a wellness center but a comprehensive destination for health, beauty, and well-being that is unmatched in Bali and beyond.



INFORMATION AND RATIONALE FOR INVESTING IN BALI – INDONESIA

- Capital: Jakarta
- Area: 1,904,569 km²
- Population: 277.3 million (2022)
(4th most populous country in the world)
- Population growth: 0.79% (2022)



- Envision a scenario where revenue trajectories ascend meteorically, culminating in a remarkable 30% year-over-year surge. The Indonesian economy, once dormant, has stirred to life, charting a robust 5.5% expansion in 2022, which vaults it into the upper echelons of global economic performers.
- With the country's economic performance in 2021, Indonesia charges to the 16th position globally! In just three short years, the GDP has witnessed a staggering 40% surge, a testament to the relentless work and ingenuity of its people.
- The new capital project, a monumental endeavor, is making significant strides with a colossal investment of 33 billion euros. Despite these impressive achievements, inflation remains remarkably moderate at just 3.8%.

40%

GDP Growth Over Three Years

30%

Revenue Increase Compared to
the Previous Year

Rank 16

Global Economic Performance



- From January to July 2023, an incredible 3.3 million people flooded into the country, which has only 4 million residents. This is a testament to Indonesia's irresistible allure. Following Dubai, it is the second most popular vacation destination in the world, a sparkling gem in the crown of global tourism.
- By the year 2027, it is expected that 71% of the total revenue in the private & vacation rental market will be generated online.

A blue line-art icon of a key.

71%

Revenue from Private and Vacation Rental Market

TRAVEL & TOURISM

- The revenue in the travel and tourism market reaching a staggering €7,048 billion in 2023. Yet, this is just the beginning. By 2027, a market volume of an incredible €9,942 billion is anticipated, corresponding to an annual revenue growth of a breathtaking 8.98%.
- The “Hotels” market segment rises like a colossus above the rest, with an expected volume of €4,015 billion in 2023. By 2027, the number of users is projected to reach an impressive 30.05 million.
- The digital revolution does not bypass the travel & tourism market. By the year 2027, it is expected that 73% of the total revenue will be generated online, a sign that the future of travel and tourism lies in the digital realm.

A blue line-art icon of a sun partially obscured by a cloud.

28 - 30

Consistently warm throughout the year

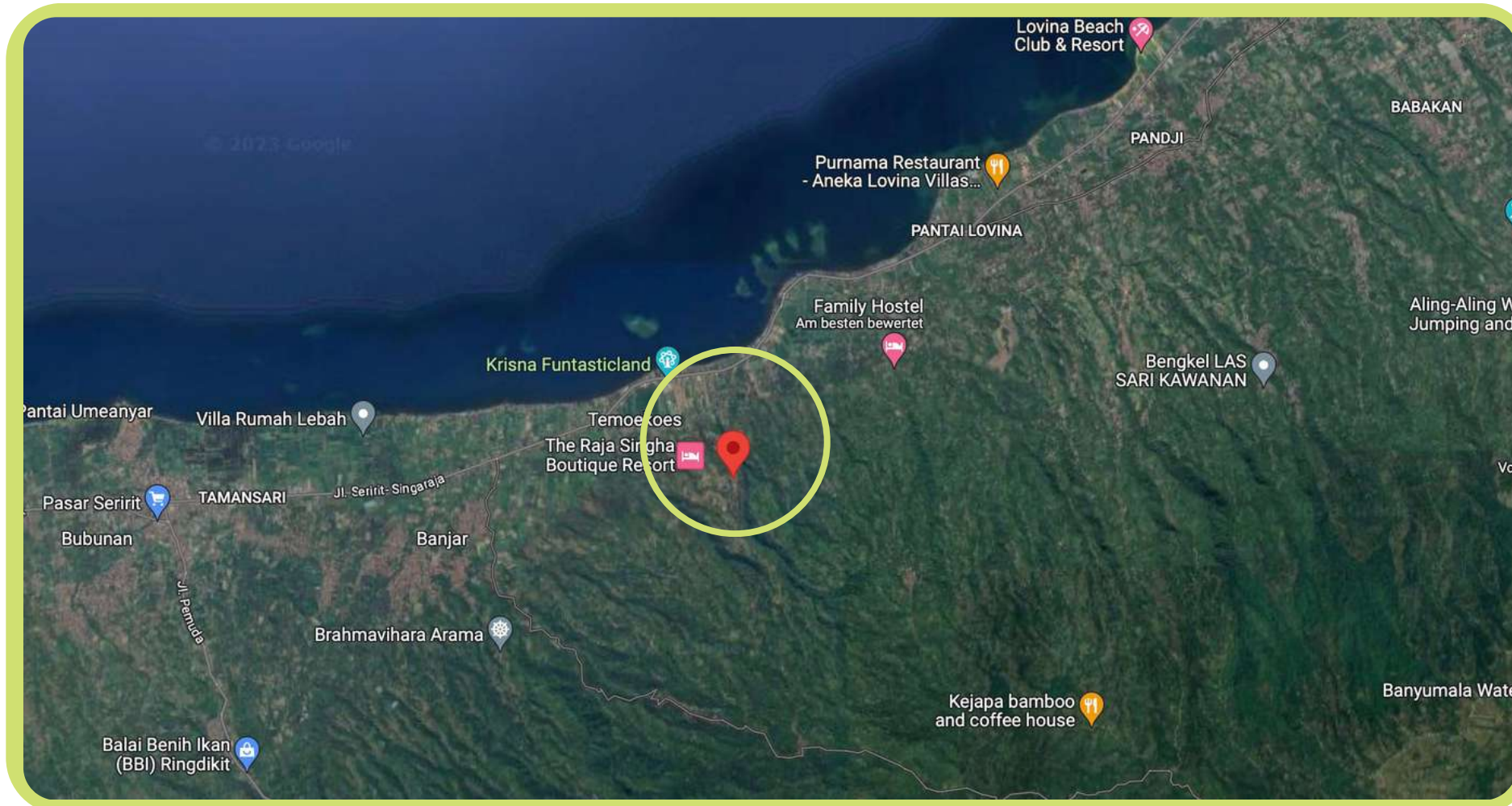
A blue line-art icon of a sun with rays.

7,5 Hrs

Average hours of sunshine per day



LOCATION



LOVINA RETREAT & WELLNESS RESORT

Our resort, merely 1.3 km from the beach, is an idyllic sanctuary boasting stunning sea views on three sides. Relish both sunrise and sunset in the relaxed ambiance of our bar. Uniquely in the area, we offer an air-conditioned gymnasium to cater to your fitness needs. Situated in a well-known villa district, our resort is the perfect destination for your next holiday.

LOVINA



- Lovina, renowned for its dolphins and whales, invites you to explore the wonders of the underwater world at its famous diving spots. After a day filled with adventure, relax in the numerous bars and restaurants, savoring the local cuisine.
- Just 1.3 km from the beach, a resort awaits to provide you with the comfort you desire. Nearby, some of Bali's most beautiful waterfalls present a true spectacle of nature.
- For the active ones, Lovina is perfect for hiking and mountain biking. The incredible nature and the many temples offer endless opportunities for exploration and amazement.
- And the best part? A new expressway connects Lovina with Ubud and the south, allowing you to conveniently explore more parts of this beautiful island. **Welcome to Lovina!**





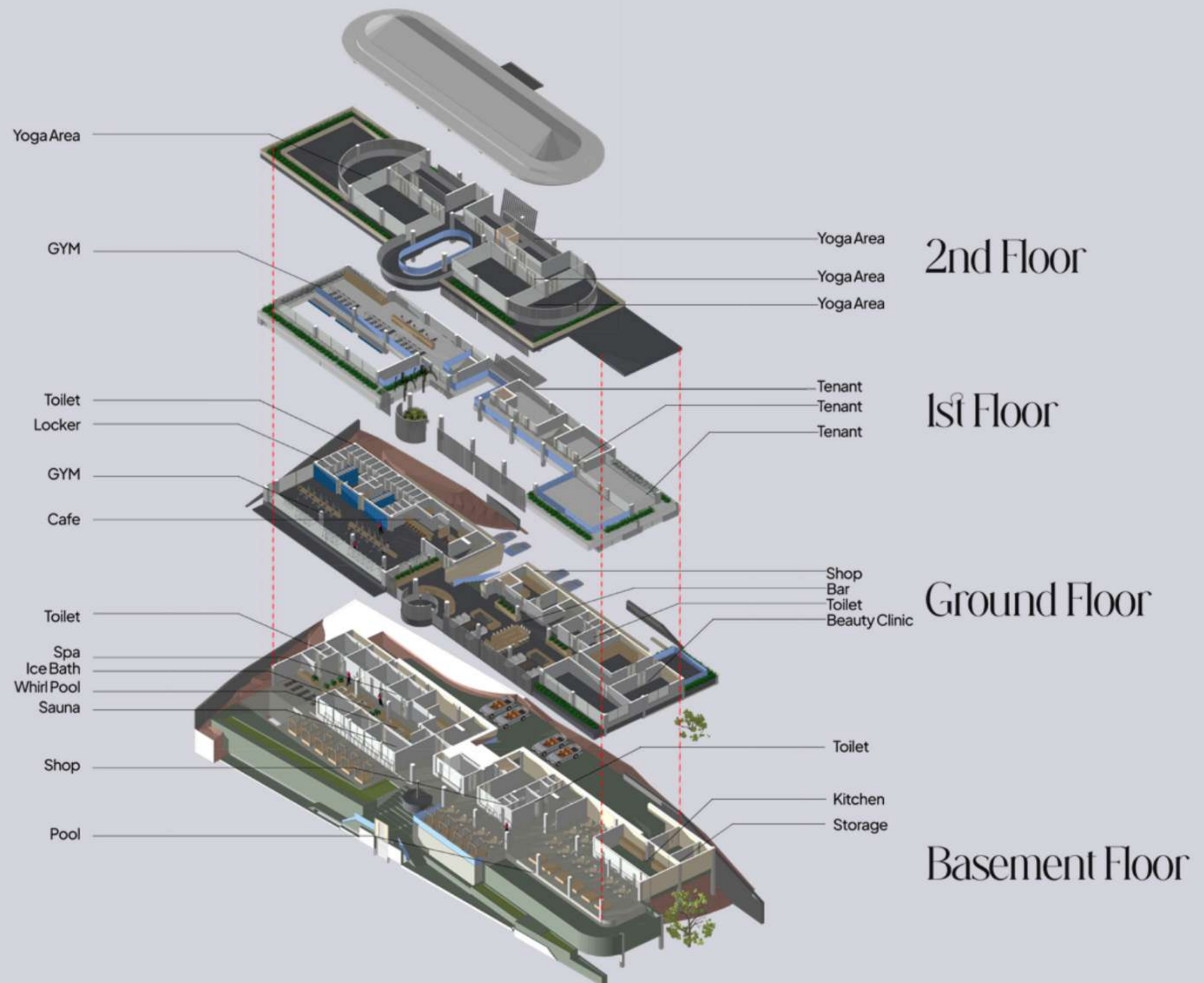
Gusde Wastubali
Architecture









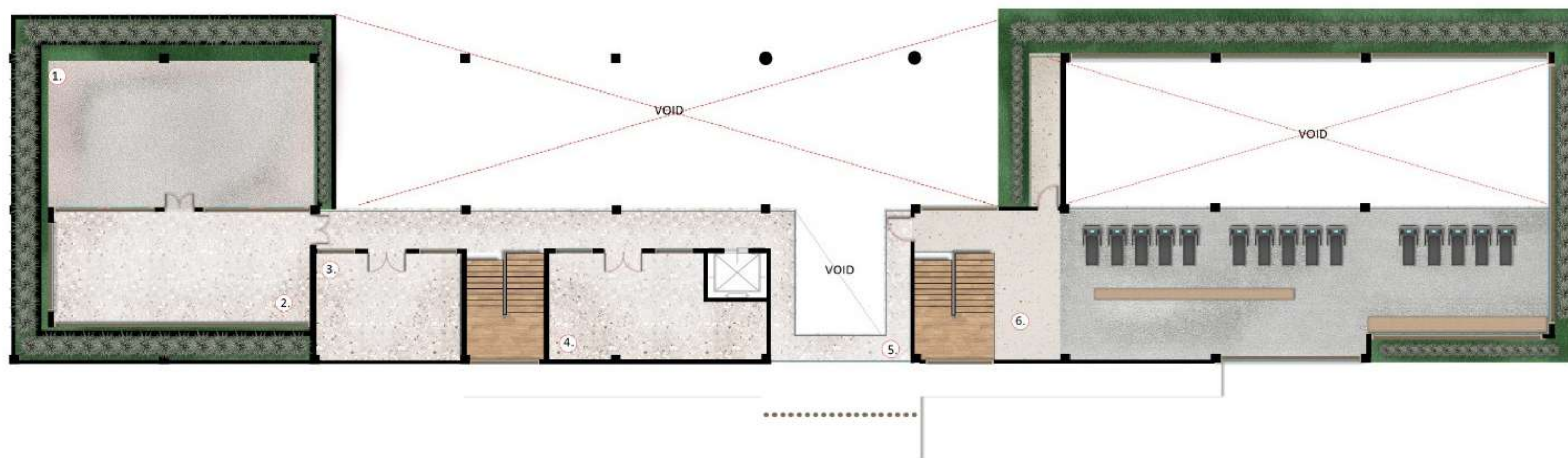




BASEMENT FLOOR MAIN BUILDING



GROUND FLOOR MAIN BUILDING



- 1. Outdoor Terrace
- 2. Tenant A
- 3. Tenant B
- 4. Tenant C
- 5. Bridge
- 6. Gym Floor

FIRST FLOOR MAIN BUILDING



- 1. Yoga A
- 2. Yoga B
- 3. Yoga C
- 4. Yoga D
- 5. Yoga E
- 6. Yoga F
- 7. Garden

YOGA RETREAT - SECOND FLOOR MAIN BUILDING



VILLA 2
TOTAL BUILD AREA
66.6 M²



VILLA 3
TOTAL BUILD AREA
69.5 M²



VILLA 1
TOTAL BUILD AREA
54.1 M²



VILLA 4
GROUND FLOOR
 TOTAL BUILD GROUND FLOOR
 INCLUDE POOL
 433.5 M²

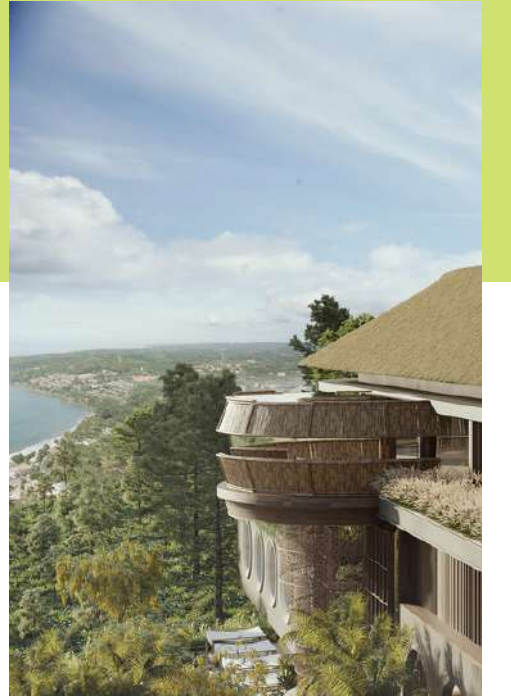


VILLA 4
1ST & 2ND FLOOR
 TOTAL BUILD FIRST FLOOR
 401M²
 TOTAL BUILD SECOND FLOOR
 401M²



VILLA 4
3RD FLOOR
 TOTAL BUILD ROOF FLOOR
 INCLUDE POOL
 178 M²







Lovina Wellness
& Retreat Center

INCOME STREAMS

 **Land Lovina 6,300 m2**

 **Building Lovina 12,500 m2**



Bungalow Residential Units



Singing Bowl Therapy Room



Modern Restaurant



Shops



Retreat Villa



Spa | Sauna | Ice Bath | Gym



Dream / Fruit Gardens



Salon & Beauty Clinic



Yoga/meditations Plattform



Infinity pool



Open Meditation Areas



Full Gym | Martial Arts



Bungalow Rental

\$702,000.00 – \$1,263,000.00



Retreat Villa Rental

\$86,400.00 – \$162,000.00



Retreat Courses

\$480,000.00 – \$1,200,000.00



Restaurant

\$630,000.00 – \$1,260,000.00



Spa & Wellness Treatments

\$216,000.00 – \$540,000.00



Gym & Spa Entry

\$192,000.00 – \$576,000.00



Beauty Clinic

\$100,000.00 – \$180,000.00



Shops

\$85,000.00 – \$125,000.00





	LOW P.A	HIGH P.A
30 Beds	\$ 702,000.00	\$ 1,263,000.00
Retreat Villa Rental	\$ 86,400.00	\$ 162,000.00
Retreats	\$ 480,000.00	\$ 1,200,000.00
Restaurant	\$ 630,000.00	\$ 1,260,000.00
Spa & Wellness Treatments	\$ 216,000.00	\$ 540,000.00
Gym & Spa Entry	\$ 192,000.00	\$ 576,000.00
Shops (Rent and Profitshare)	\$ 85,000.00	\$ 125,000.00
Beauty Clinic (Rent & Profitshare)	\$ 100,000.00	\$ 180,000.00
Gross Revenue Total	\$ 2,491,400.00	\$ 5,306,000.00
Profits in % (brutto)	25.516%	54.33%
Profits in % (Netto) (-30%)	17.86%	38.03%
Total Cost		

\$9,765,673





OPERATIONAL EXPENSES

Accounting & Law	US\$ 31,944.00
Advertising	US\$ 124,950.00
Food, Products & Beverages	US\$ 251,200.00
Subscriptions & Memberships	US\$ 36,140.00
Insurance	US\$ 25,359.00
Internet	US\$ 12,212.00
Maintenance/Improvements	US\$ 48,123.00
Taxes & Licenses	US\$ 830,345.00
Electricity & Water	US\$ 122,400.00

US\$ 1,482,673.00



CONSTRUCTION COSTS

Construction Phase 1	US\$ 2,000,000.00
Construction Phase 2	US\$ 1,300,000.00
Construction Phase 3	US\$ 1,300,000.00
Construction Phase 4	US\$ 1,300,000.00
Furniture	
• Villa	US\$ 270,000.00
• Retreat Villa	US\$ 100,000.00
• Main Building	US\$ 350,000.00
Landscaping	US\$ 125,000.00
Gym	US\$ 320,000.00
Electronics & Appliances	US\$ 200,000.00
Architect	US\$ 80,000.00

US\$ 7,345,000.00



PAYROLL

2 x Managers	US\$ 82,000.00
4 x Department Heads	US\$ 96,000.00
5 x Employee A	US\$ 108,000.00
81 x Employee B	US\$ 372,000.00

US\$ 658,000.00



LAND COSTS

Freehold Land Costs	US\$ 243,000.00
Notary & Taxes	US\$ 35,000.00
Soil Test	US\$ 2,000.00

US\$ 280,000.00



PRICE PER SHARE: \$1,400 | SHARES AVAILABLE: 8,032

- Number of Shares
- Passive Income
- Exclusive Discount in Lovina
- The benefit also applies to family & friends of the shareholder
- +1 free Retreat access (\$5,000)

1 - 9	10 - 24	25 - 79	80 - 124	125+
✓	✓	✓	✓	✓
	10%	20%	30%	35%
		10%	15%	20%
				✓



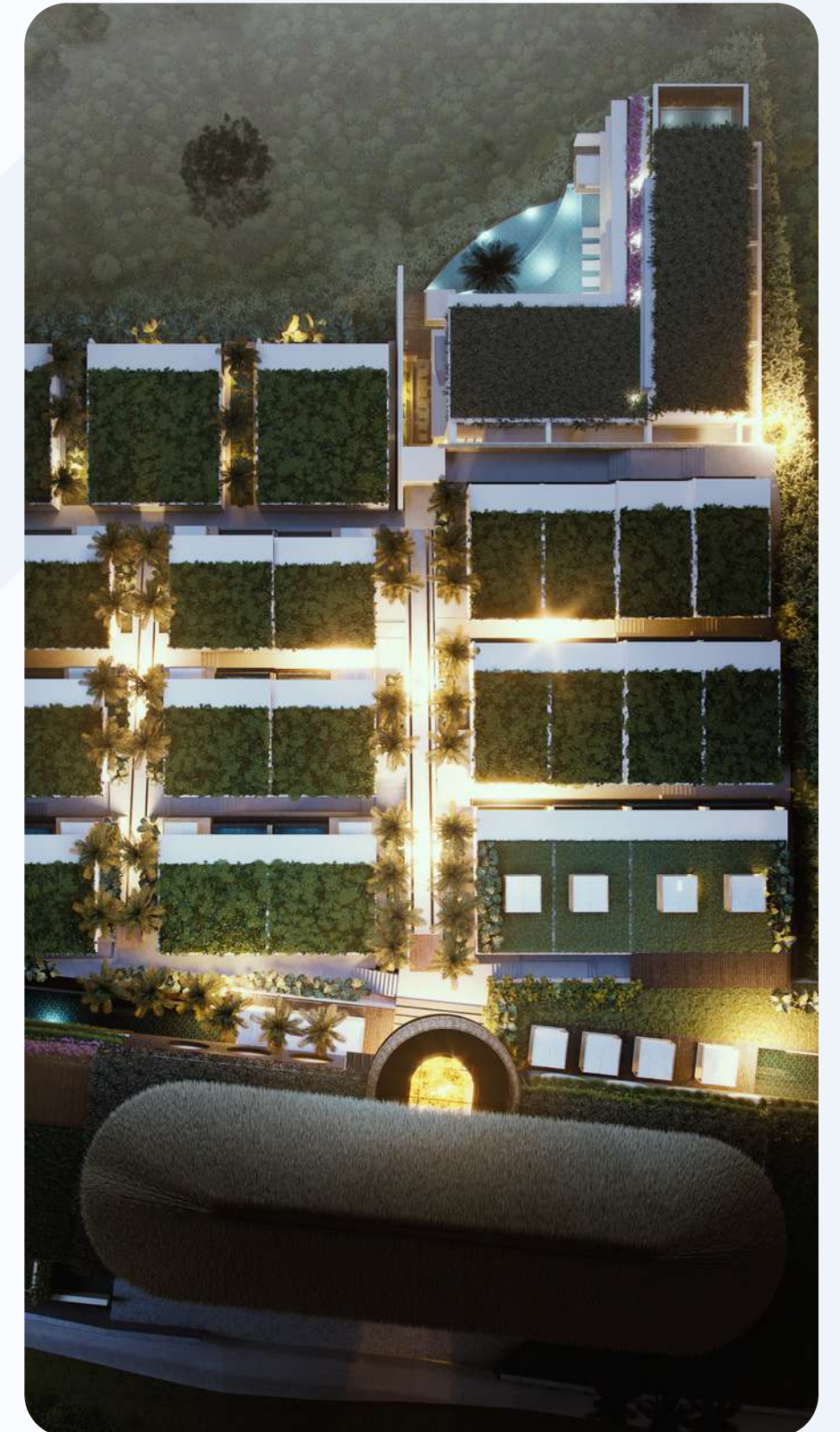


Contact Us

info@baliinvest.com



www.baliinvest.com





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