



ULUHAVEN

by swiss bali invest





THE MAGIC OF BALI

Immerse yourself in a unique real estate project that not only promises luxury and elegance, but also offers the opportunity to invest in Bali's thriving future.

In the following pages, you will learn more about the breathtaking location, visionary design and compelling return opportunities that make Uluarch a perfect investment in Balinese paradise.

Welcome to UluHaven, where dreams come true.





WHY SWISS BALI INVEST

Live updates on site: For an overview of the construction progress

Masterful Design and Construction: With our expertise, we implement unique ideas, such as the UluNest

Optional Villa Management: We take care of the marketing and booking management

Adapted and specialized for investors from Switzerland:

- Support from A-Z
- Company formation, construction support and villa management

Extensive market knowledge: Use our network to discover lucrative investment opportunities



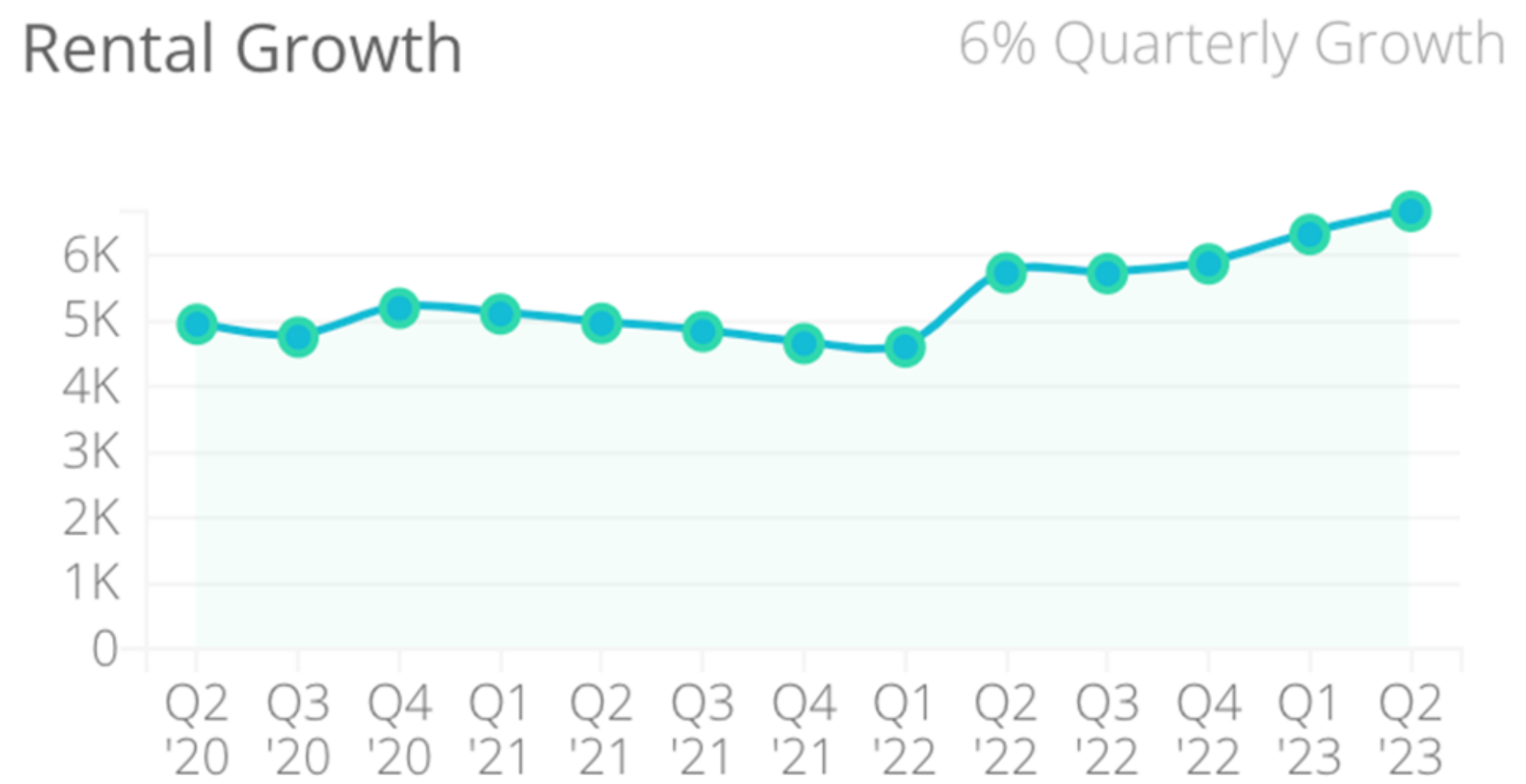
SURROUNDING AREA ULUWATU, BALI

- Located on the southern tip of Bali, Uluwatu is a destination known as a charming coastal gem. With the vast Indian Ocean, it is home to beautiful white sand beaches and luxurious hilltop villas as well as attractive expat communities.
- This idyllic place is famous for its world-class surf spots like Padang-Padang Beach.
- Not to forget the legendary Savaya Bali Beach Club and Ulu Cliffhouse, which are among the most attractive beach clubs on the island. The area also offers a range of accommodation options, making it a popular destination for tourists and long-term residents.
- Visitors to the area will be well entertained with beach bars, activities on the beach and hills, and much more. With its lively ambiance and strategic location, investing in Uluwatu offers high returns thanks to its growing popularity and increasing demand for accommodations.

SPIRITUALITY OF BALI

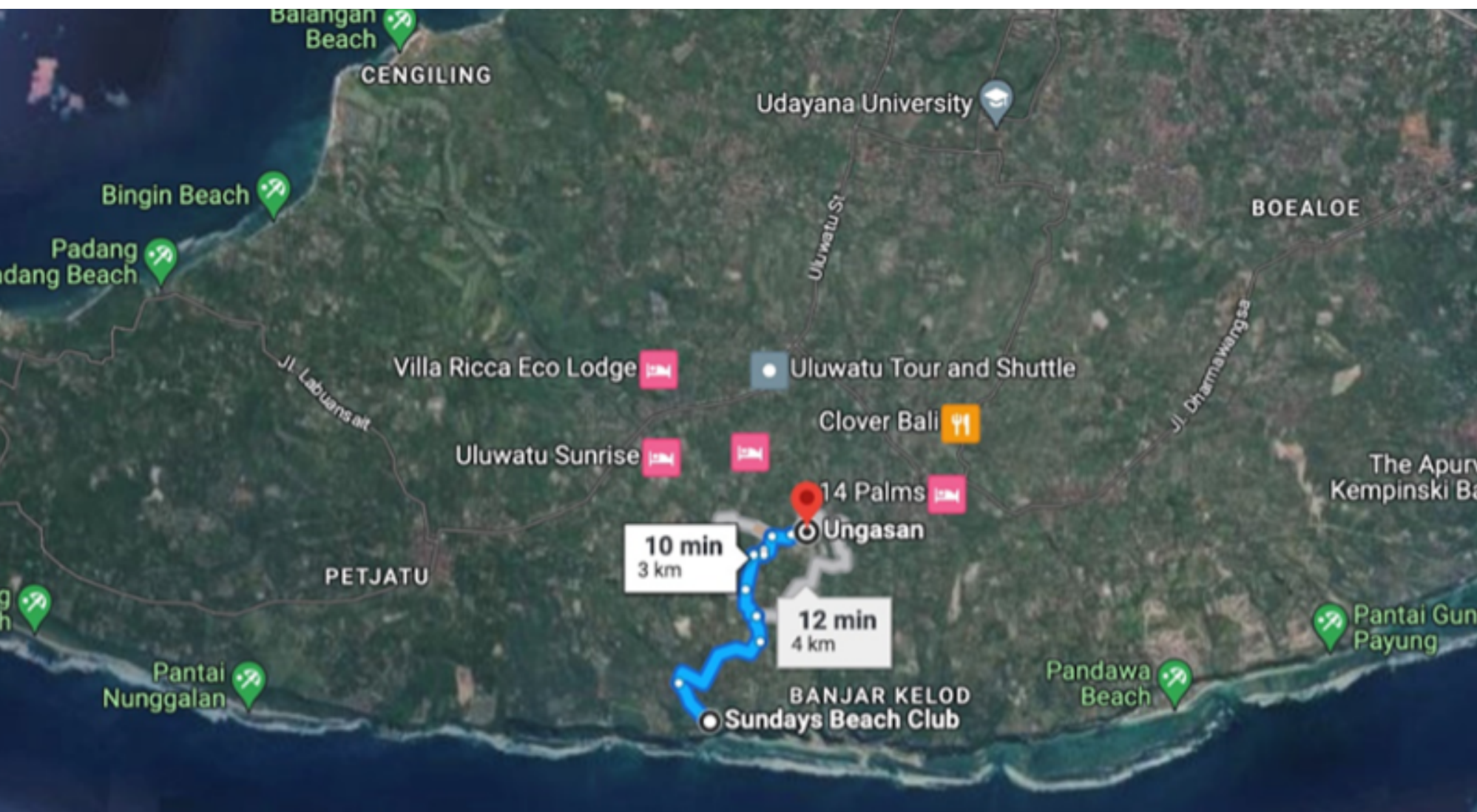
- Uluwatu is adorned with revered temples where travelers can witness traditional Balinese ceremonies, experience authentic rituals, and immerse themselves in the sacred energy of this enchanting coastal destination.
- The iconic Uluwatu Temple, perched atop a cliff, provides breathtaking sunset views and traditional Balinese cultural experiences.





FIGURES ABOUT ULUWATU

- The number of tourist arrivals in Uluwatu has been steadily increasing, with an average annual growth rate of 10% over the last five years.
- The tourism industry in Uluwatu contributes significantly to the overall tourism revenue in Bali, with the average tourist spending in the area estimated at \$150 per day.
- The average daily rental price for a private villa in Uluwatu ranges from \$200 to \$1,000, depending on factors such as location, amenities, and size.

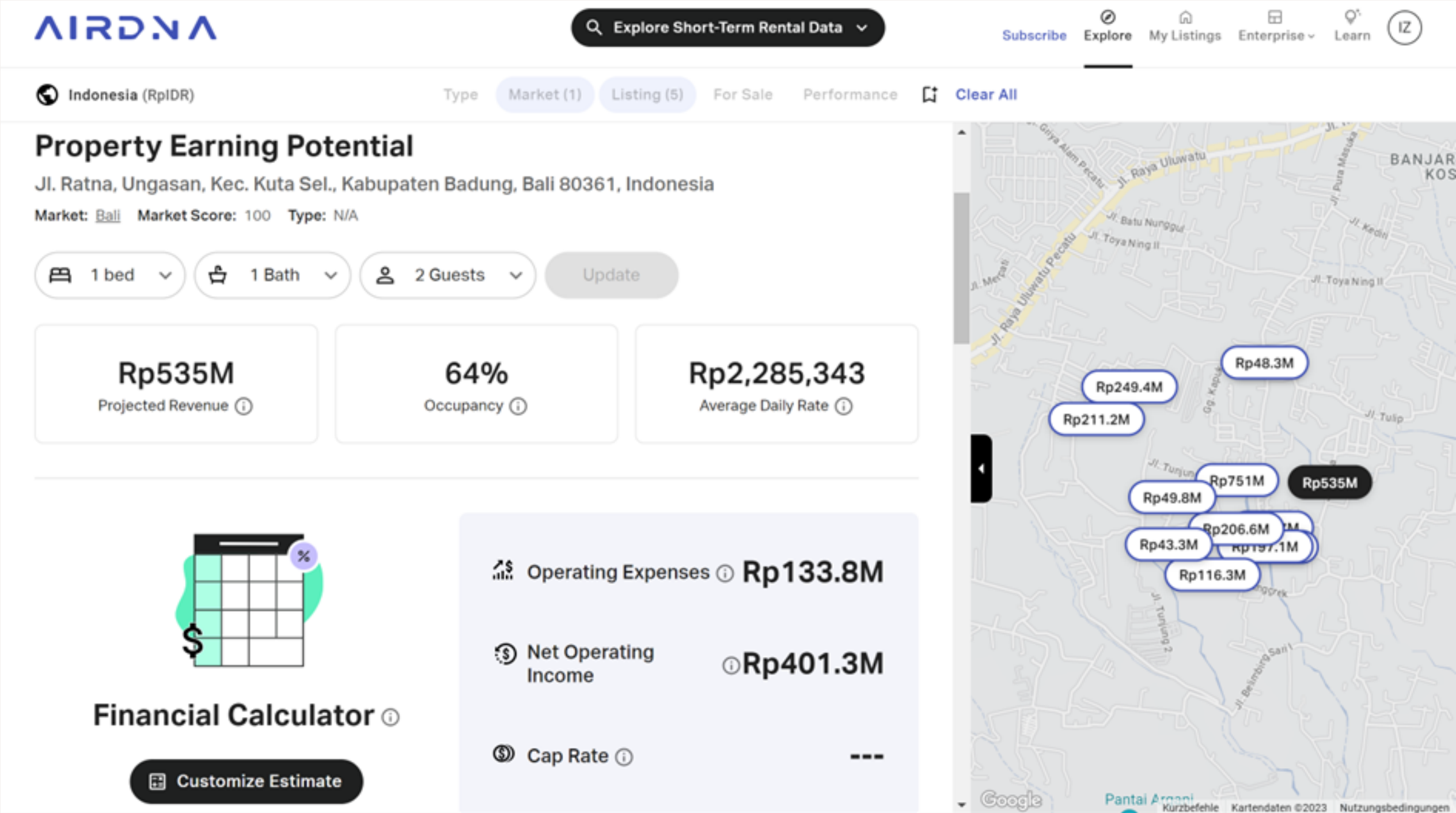


PROPERTY EARNING POTENTIAL

Projected gross revenue per year:
USD 33'633.-

occupancy rate: 65%

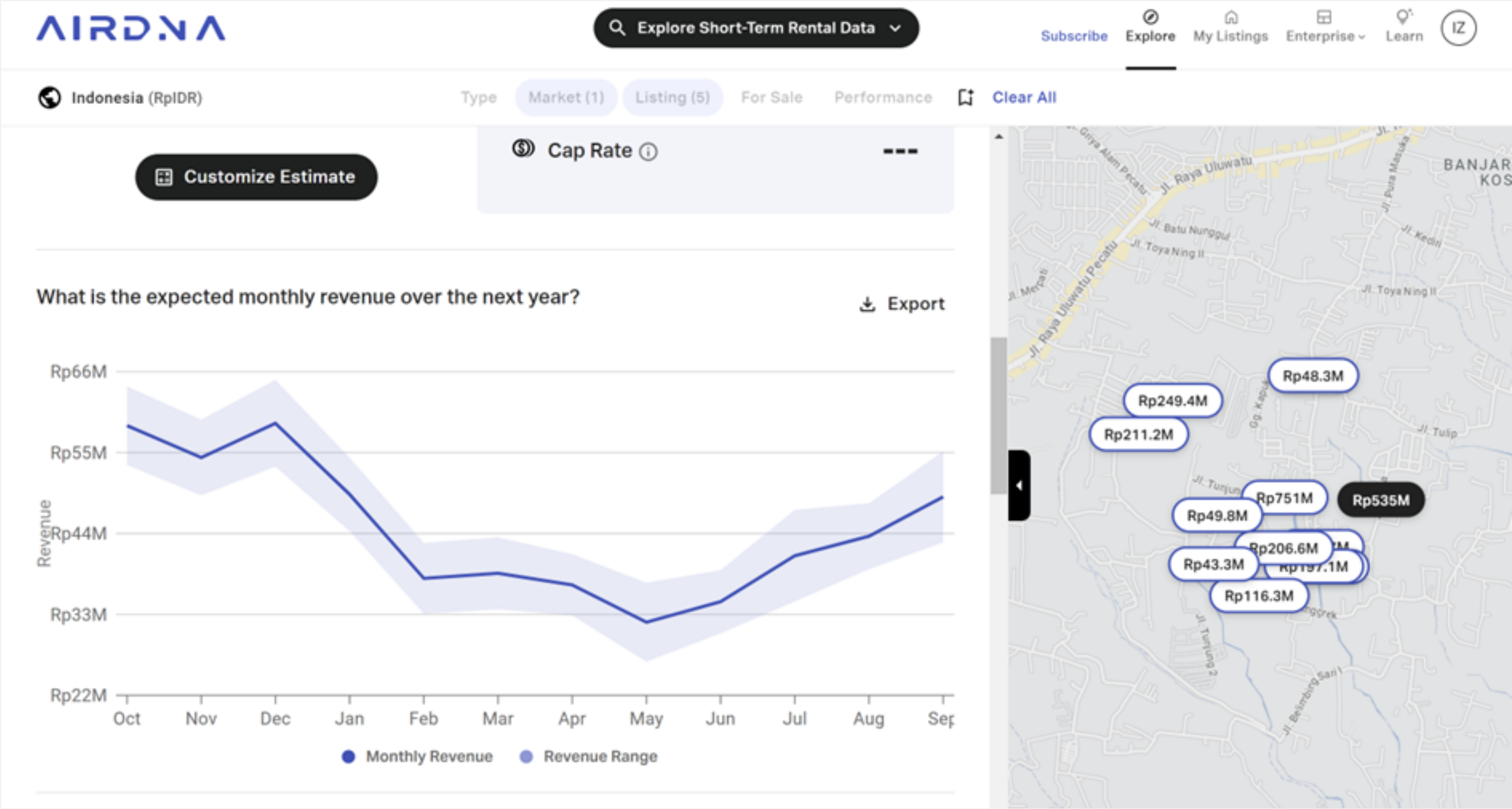
Average daily rate:
USD 143.-



WHAT IS THE EXPECTED MONTHLY REVENUE OVER THE NEXT YEAR?

Maximum turnover
USD 36'310.-

Minimum turnover:
USD 20'659.-

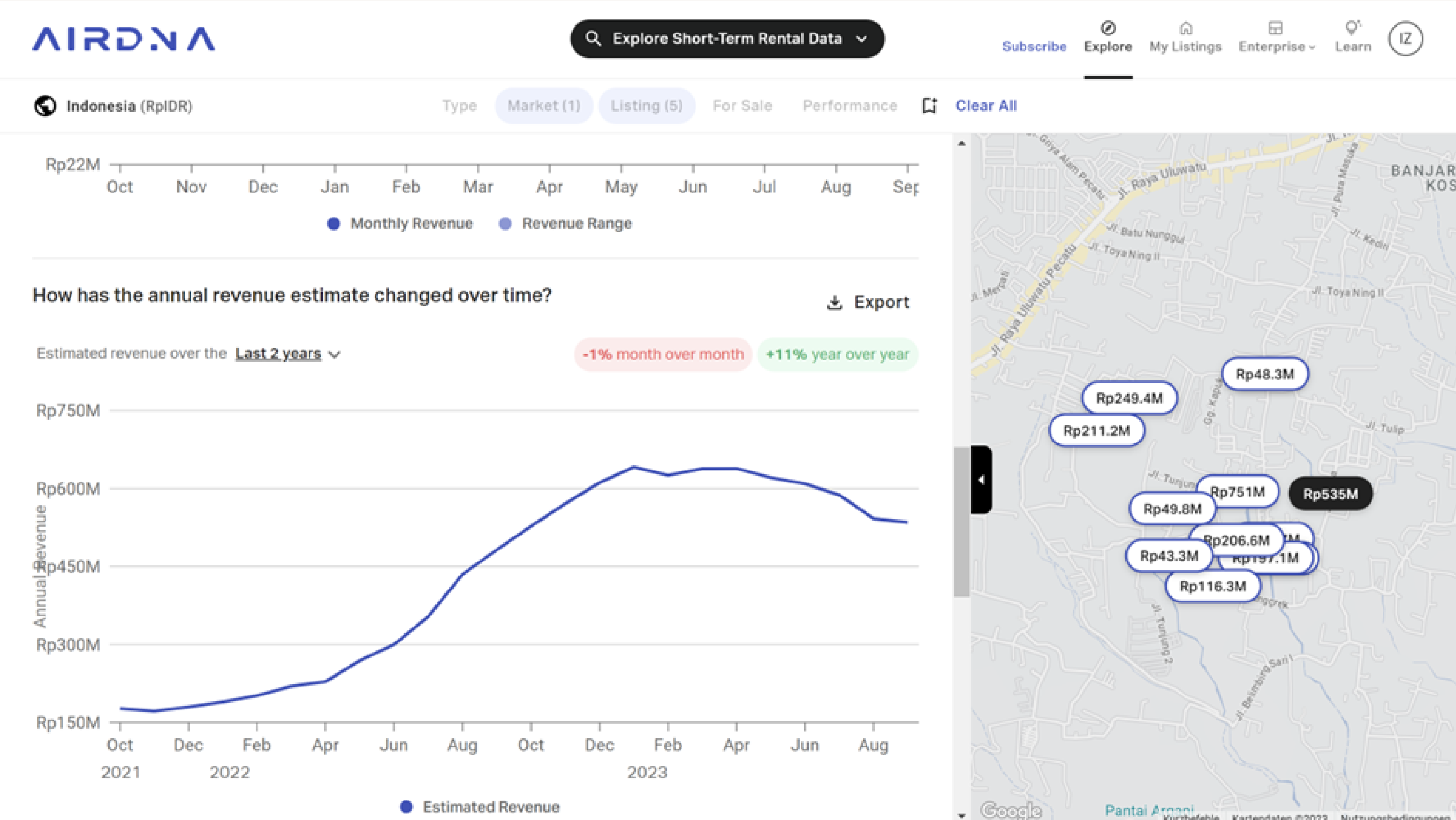


HOW WAS THE ANNUAL REVENUE ESTIMATE CHANGED OVER TIME

Low point January
2021 USD 11'080.-

High point January
2023: USD 40'161.-

Current
September 2023:
USD 33'493.-



This is a prefabricated design/pictures that can be changed or constructed at any time.



THE ULUHAVEN

- The location
- Project details
- Floor plan
- ROI forecast
- Details of the investment process



THE LOCATION

- Prime Location in Pecatu: Our site on Jalan Tulip is strategically nestled in the heart of Pecatu, offering quick access to the stunning beaches of Sunday's Beach Club and Melasti Beach, both just 10 to 12 minutes away.
- Surrounded by Luxury: Enjoy the close proximity to esteemed luxury developments like Glass House by Tirtha and Bulgari Resort, renowned for their opulent wedding venues.
- Embrace the vibrant lifestyle with modern cafes and an array of upcoming developments in the vicinity, creating a dynamic and promising investment environment.





TRADITIONAL ELEGANCE

- UluHaven project in Bali, a stunning oasis of modern luxury and contemporary design.
- Enchanting contemporary design that stimulates the senses.
- Refreshing private pools that offer pure pleasure and relaxation.
- Luxurious amenities that transform everyday life into an experience.
- Absolute tranquility and privacy to soothe your soul.

Potential appreciation that promises exciting future prospects.



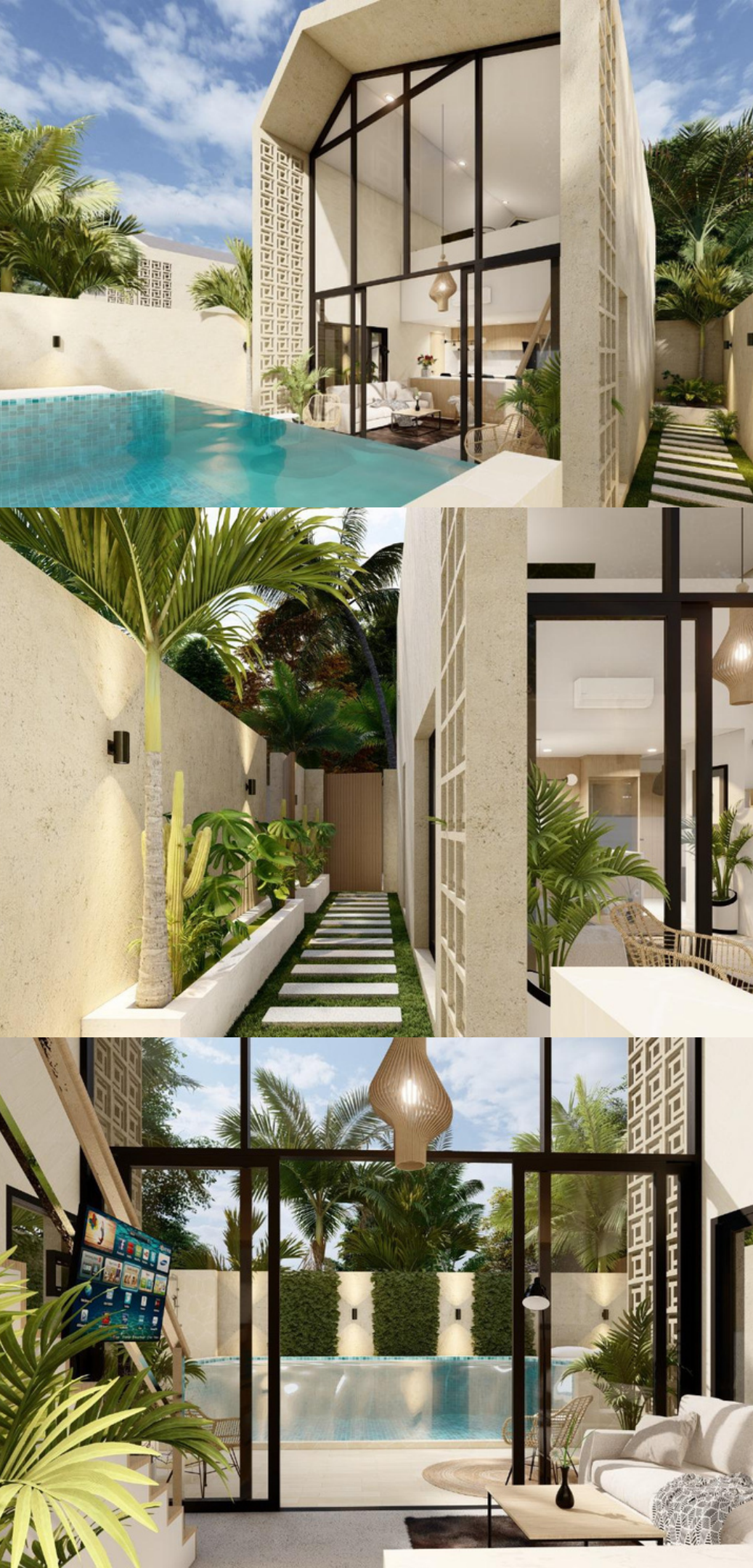
SOPHISTICATED SERENITY

- Modern elegance: UluHaven welcomes you to a realm of modern and minimalist interiors, where clean lines and contemporary aesthetics blend seamlessly. Each villa exudes sophistication and refined taste, creating an ambiance that is both luxurious and inviting.
- Serene Ambiance: Soft lighting throughout the villas enhances the serene atmosphere, enveloping you in a peaceful oasis with carefully selected lighting that creates the perfect mood for any occasion.









1-BEDROOM VILLA

Our one-bedroom villas in UluHaven offer a generous land area of 160 m². The total built-up area is 72m², including a spacious bedroom with en-suite bathroom and a modern living area.

The highlight of these villas is the 13.2 m² infinity pool, which creates a relaxing atmosphere.

The interior is modern and stylish, with natural materials and clean lines creating a harmonious atmosphere.

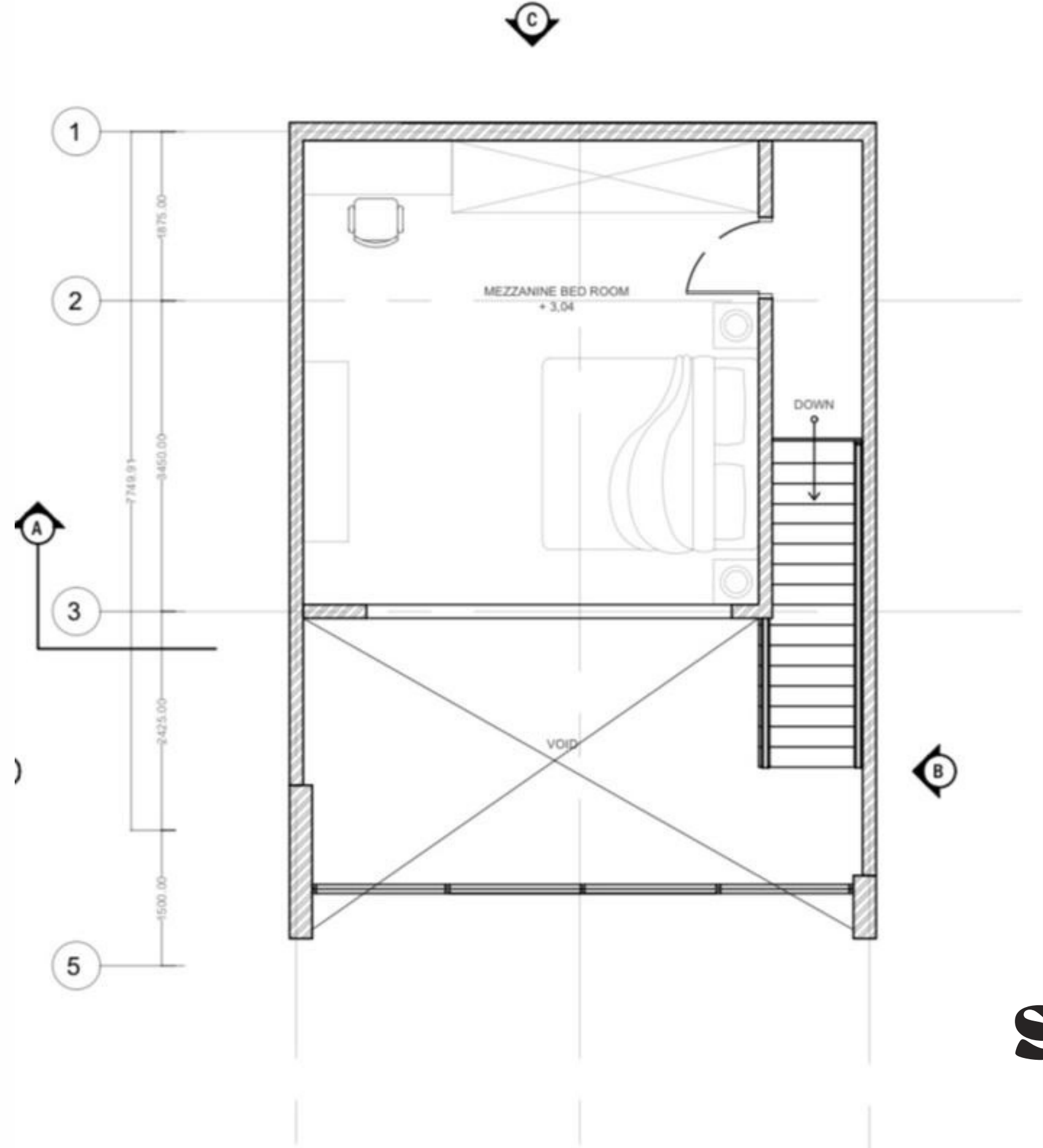
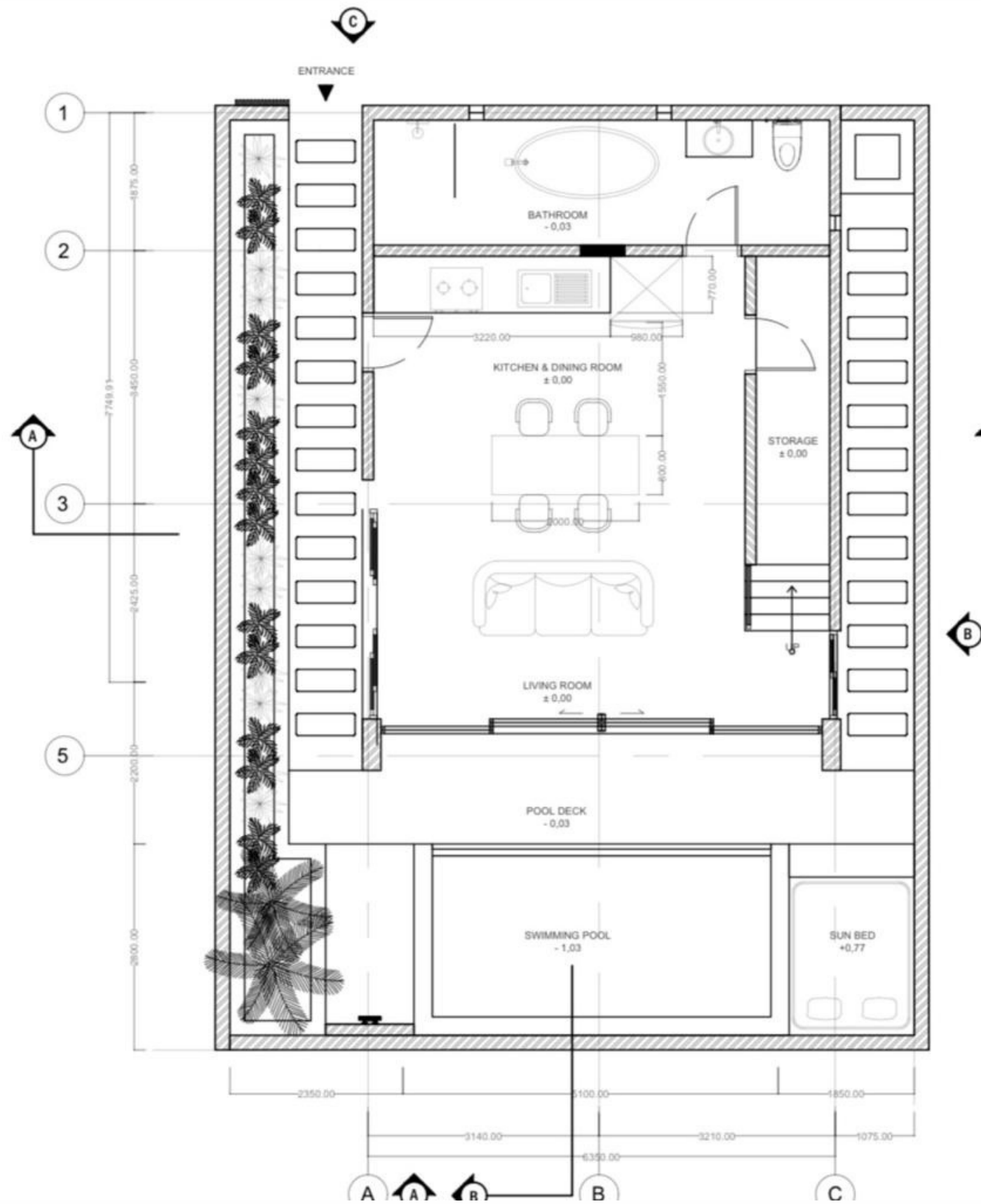
- Ownership: Lease until July 15, 2053
- Land size: 160m²
- Building area: 72m²
- Bathroom: 1
- Maximum occupancy: 2
- Private pool: 13.2m²
- Private garden
- Private parking for motorcycles
- Fully furnished

USD 120'000.-

Lease agreement until July 15, 2053

-> up to 13.8% ROI/year



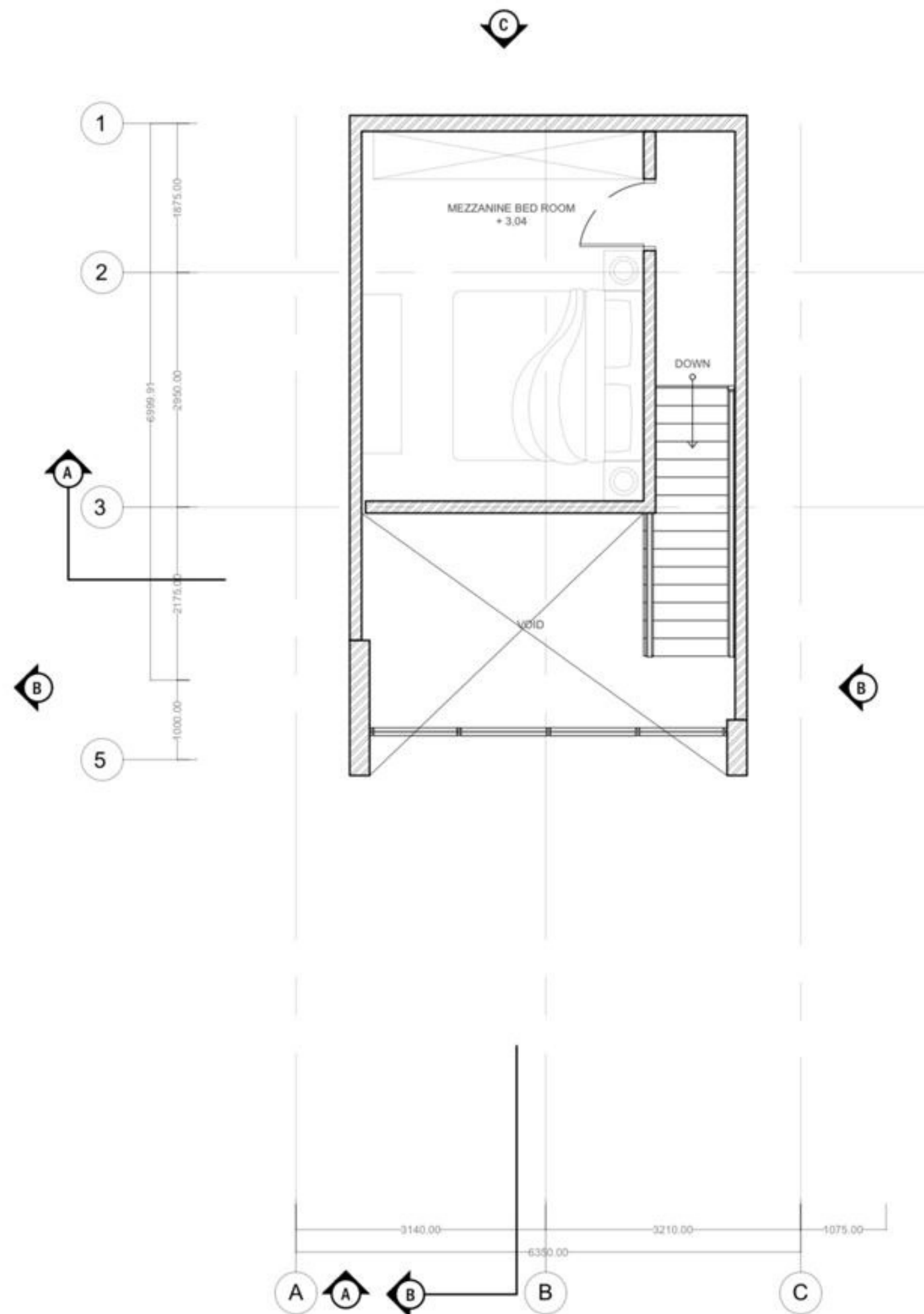
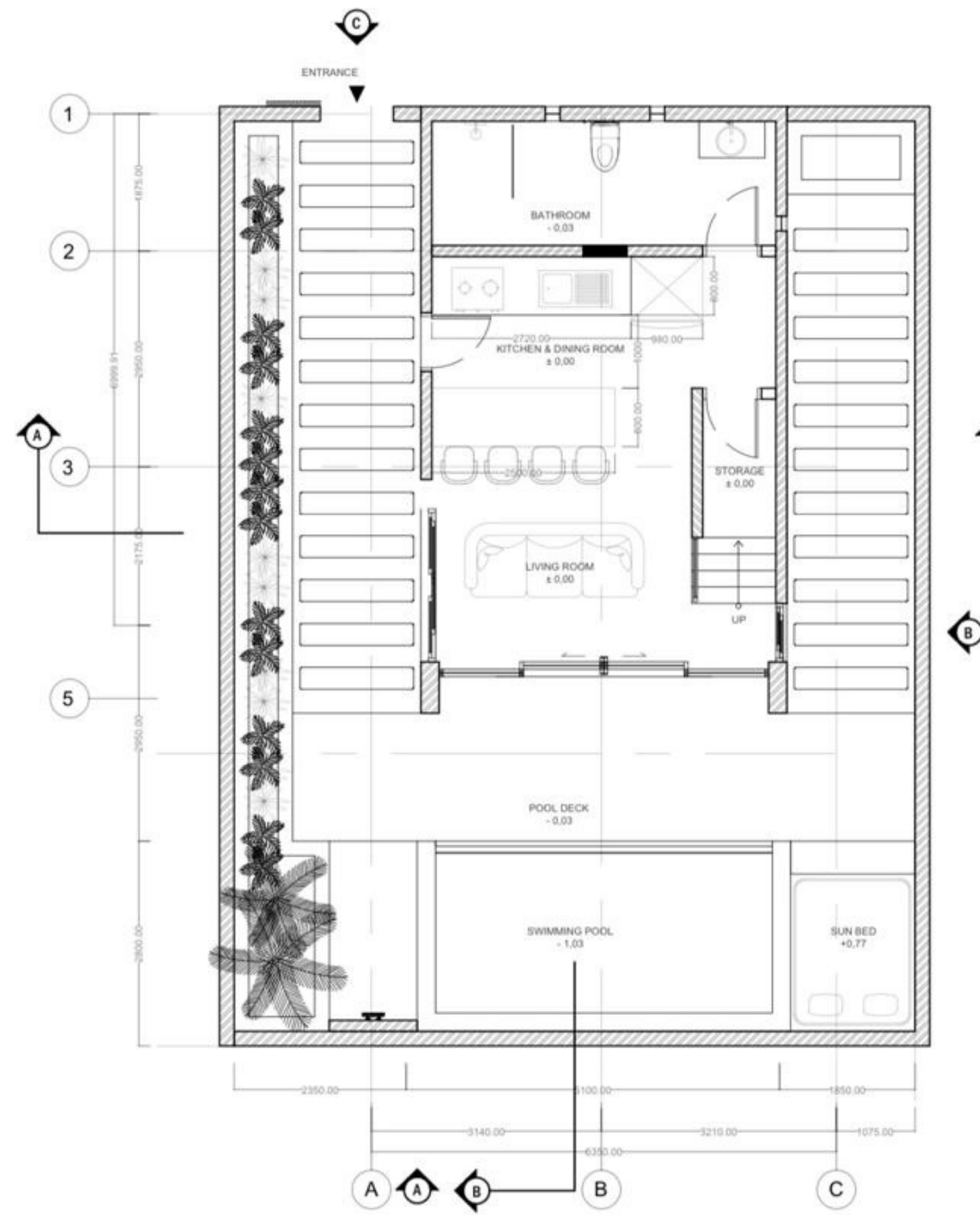


PROJECTION: 1-BEDROOM VILLA

OCCUPANCY RATE	65%	75%	90%
NIGHTLY RATE	USD 90	USD 90	USD 90
MONTHLY REVENUE	USD 1'755	USD 2'205	USD 2'430
MONTHLY NET PROFIT	USD 1'018	USD 1'174.5	USD 1'409
ANNUAL NET PROFIT	USD 12'214	USD 14'094	USD 16'908
ANNUAL ROI (COMPOUNDING)	9.9%	11.5%	13.8%
TOTAL ROI	279%	322%	388%
CAPITAL BREAKEVEN (YEARS)	10	8.6	7.2

Taxes, management fees and fix and variable expenses are already included







PRICE INCLUSIONS

- Comprehensive price inclusions: Our fully furnished villas come with added value, including property inspection and report and management of the lease.
- Taxes, management fees and fixed and variable costs are already included.
- Optional Power of Attorney: For added convenience, investors can opt for Power of Attorney services at an additional charge.

ADDITIONAL SERVICES

- Additional KITAS Services: We assist in obtaining KITAS visas for investors, employees, and dependents, facilitating long-term residency in Bali.
- Company formation, virtual office and notary fees.
- Housing Insurance, Accounting & Tax Filing: Our expert team can ensure that your asset is covered and further, handle transaction taxes with precision, ensuring legal compliance and timely payments for smooth operations.

Step 1

INVESTMENT AGREEMENT

Step 2

VILLA CONSTRUCTION AGREEMENT



STEP 1 - INVESTMENT AGREEMENT

- Commitment: The investor(s) agree to purchase a villa at an agreed price under the project.
- Deposit: The investor(s) make a 30% deposit to secure the reservation of the villa and proceed with the purchase.
- Legally binding between all parties involved

STEP 2 - VILLA CONSTRUCTION AGREEMENT

- The investor(s) are obliged to pay the balance of 70% according to the agreed terms within this Agreement.
- This Agreement addresses key aspects such as the stages of construction and the payment terms which relates to every stage of the construction to completion. The payment terms would be as follows:
 - 20% upon commencement of construction;
 - 20% upon reaching stage 2 of construction;
 - 20% upon reaching stage 3 of construction;
 - 10% upon the final stage of construction acceptance.
- This Agreement may also be executed remotely via DocuSign and shall serve as a binding agreement in accordance to the legal jurisdiction of Indonesia.

Step 3

LEASE AGREEMENT

Step 4

KEY HANDOVER



STEP 3 - LEASE AGREEMENT

- The lease agreement formalizes the leasehold interest in the land and villa between the investor(s) PT PMA and the lessor/sublessor, PT Swiss Bali Invest.
- The Investor(s) would receive a signed (physical & digital) copy of the duly signed Lease Agreement.
- The Investor(s) would receive an official and registered Lease Deed (Salinan Akta) that serves as a legal document safeguarding the leasehold interest of the Investor(s).
- This Agreement shall be executed in the presence of a qualified Notary Public and can be executed either in person or by way of Power of Attorney given to a designated person(s) acting on behalf of the Investor(s).

STEP 4 - KEY HANDOVER

- A formal handover of keys takes place at the beginning of the lease, ensuring a smooth transition for investors into ownership of their villa.
- Investors have the option to enter into a management agreement for the villa to ensure hassle-free management of the property and maximize passive income.

Step 5

VILLA MANAGEMENT AGREEMENT

Step 6

VILLA OPERATIONS



STEP 5 - VILLA MANAGEMENT AGREEMENT

- This Agreement is optional, renewable every year and shall entail the full scope of villa operations including but not limited to, marketing, villa management and booking platforms, guest relations, housekeeping, administration, accounting, tax filing and tax payments.
- The Villa Management fee shall be charged at the rate of 20% of monthly revenue/turnover.

STEP 6 - VILLA OPERATIONS

- **From welcoming guests to paying your taxes.**
 - From warmly welcoming your guests upon arrival to managing your tax obligations, our dedicated team handles every aspect of day to day villa operations.
- **Detailed performance reports and analysis**
 - Stay informed with our comprehensive reporting and analysis services. We provide regular updates on your villas performance, including occupancy rates, revenue generated and expenses incurred.