



ANAHITA VILLA & RESIDENCES

INVESTMENT OVERVIEW

SECURITY AND TRANSPARENCY GUARANTEED
FOR YOUR STRATEGIC INVESTMENT IN BALI

About ANAHITA

Anahita Canggu consists of **56 units luxury rooms, featuring large private residences and river-front villa suites**, with unit sizes ranging **from 47 to 145 m²**, located in a **central yet quiet green environment** surrounded by a cascading waterfall, lush groves, and a large scenic paddy field visible from the upper compounds.

Entirely **managed by Anahita and Danapati Hospitality Management**, the compounds are designed for **high rental profitability**, while **investors** are entitled to **enjoy 25 points of annual personal use** without impacting the prospected ROI (1 point per night for low season, 2 points per night during long weekend/public holiday, 3-4 points per night during peak season)

Located right in the green heart of vibrant Canggu, the development of Anahita Villa & Residence encompasses state-of-the-art design, sustainable practices and environmental friendliness with a deep sense of Balinese culture and tradition. **Solar-powered water heating, smart home systems, bio-organic waste treatment, electric vehicle charging stations, and water purification systems** providing fresh drinkable tap water of the highest quality just like in northern Europe, **reducing waste by over 60%.**

All our residences will be **fully-furnished and ready to move in**, so you can profit of an exceptional and guaranteed ROI immediately. We aim to provide a complete **tailored effortless investment opportunity** so you can receive hassle-free solid returns on your slice of paradise.

About **THE DEVELOPER**

PT Alpha Land Perkasa is an Indonesia based property developing company founded in 2022 by **Apriliana Lim, M. Ed.**, who has **over 20 years of experience as a serial entrepreneur**.

Her passion for innovative design led to multiple collaborations with renowned Indonesian architects such as **Andra Matin** and **world-class interior designer Alex Bayusaputro** from Genius Loci Asia, **who** have been featured in many local and national publications.

Our team of **lawyers, advisors, and accountants** will assist you in establishing a business presence in Bali, to ensure the administrative set-up, both legally and financially, for your complete peace of mind and hassle-free automated cash flow returns.

A portrait of Apriliana Lim, a woman with long, wavy brown hair, smiling and looking towards the left. She is wearing a black jacket with colorful, vertical, geometric patterns in red, blue, and white. The background is a dark blue gradient with a repeating pattern of stylized, light blue arches.

APRILIANA LIM

Our Partners



Anahita's innovative conception is an achievement of our exclusive partnership with **satu Architect**, a renowned architectural and interior design firm based in Jakarta, Indonesia, bringing a vision of unifying modernity and nature to life through exceptional design.

Founded in 2012 by **Stanley Winaryo**, satu Architect specializes in high-end residential, cultural, institutional, and commercial projects, with a focus on modern architectural forms that reflect each client's unique requirements, identity and purpose. Stanley's expertise in creating functional, comfortable, and livable spaces aligns perfectly with Anahita's commitment to luxury and sophistication.

Stanley's impressive portfolio also includes the iconic **Atlas Beach Club** in Canggu, Bali, which features the longest bar in the world, one of the largest culinary grounds and street markets in Bali, and the longest beachfront with the largest pool capacity in Southeast Asia.

His ability to blend unique innovative design with practicality and aesthetic appeal determined him as the ideal partner for Anahita. Together, **Anahita and satu Architect** aim to create spaces that are not only visually stunning but also deeply functional, ensuring a seamless blend of elegance and comfort that resonates with Anahita's brand identity.



STANLEY WINARYO

Our Partners



Anahita has chosen **Danapati Hospitality Management (DHM)** as its hotel operator, a trusted hospitality management company founded in 2017 and headquartered in Jakarta.

DHM specializes in managing hotels and villas, with a proven track record of overseeing **4 properties in Bali**, including **The Nest Hotel Bali**, **Agranusa Signature Villa Bali**, **Agrananta** in Pecatu, Uluwatu (since 2004), and **Kyta Hotel in Nusa Dua**, all located in prime areas catering to luxury and comfort.

With a dedicated team, DHM delivers exceptional guest experiences and strong investor returns, making it a **reliable partner** in Bali's tourism industry.

By partnering with DHM, Anahita leverages their operational expertise to ensure luxury, functionality, and guest satisfaction, aligning with its vision to create **world-class hospitality experiences.**

RONNY TANDANU

Our Partners



Anahita collaborates with **Ferry Gunawan Lighting**, an **award-winning design firm** specializing in architecture, interior, and lighting design.

Led by Ferry Gunawan, a Master of Architectural Lighting Design with **international experience** at firms like **Walker Group/CNI** and **Zaha Hadid's Eleftheria Square project**, the firm brings innovative expertise.

Recently awarded the **LIT Design Awards 2023** for the **Kapal Api Office Building**, Ferry's work combines creativity and functionality.

This partnership ensures **Anahita's** spaces are thoughtfully illuminated, enhancing aesthetics and guest experiences. Ferry's cutting-edge approach aligns with Anahita's vision of creating immersive, elegant, and world-class environments.



FERRY GUNAWAN

BENEFITS OF COOPERATING WITH US



MANAGEMENT COMPANY

WE ARRANGE AND GOVERN EVERY STEP FROM **TENANT RECRUITMENT** TO **DIVIDEND PAYMENTS** AND **UNIT RE-SALE**, PROVIDING A COMFORTABLE CASH FLOW INVESTMENT FOR YOU



LEGAL SUPPORT

EXPERIENCED **ATTORNEYS** & **NOTARY** ARE AVAILABLE TO ASSIST WITH PAPERWORK AND FINANCIAL MATTERS.



INSURANCE COVERAGE

COMPREHENSIVE COVERAGE FOR ALL PROPERTIES, MINIMIZING RISKS AND ENSURING INVESTOR SECURITY.



BUYBACK OPTIONS

AFTER **YEAR 10** INVESTORS CAN EXERCISE A **BUY-BACK OPTION AT 100% OF THE ORIGINAL PURCHASE PRICE, MINUS TAXES** ALREADY PAID, OFFERING A SECURE AND FLEXIBLE EARLY EXIT STRATEGY.



CERTIFIED LAND OWNERSHIP

THE DEVELOPER HOLDS ***SHM (SERTIFIKAT HAK MILIK)* LAND OWNERSHIP**, ALLOWING INVESTORS TO EXTEND THE LEASEHOLD PERIOD ANYTIME,



GUARANTEED PROFITABILITY

RENTAL YIELD OF **12-17% PER-ANNUM** IN CANGGU, BALI'S MOST PROFITABLE AREA

PROFIT & CASH FLOW PROJECTION



YEAR 1 & 2

GUARANTEED RETURN
(YEAR 1 & 2)

- **8% ANNUAL RETURN**, EVEN DURING COMPANY SHORTFALLS.
- SURPLUS PROFITS **ABOVE 8% ARE FULLY DISTRIBUTED TO INVESTORS.**



YEAR 3 - 9

PROJECTED RETURN
(YEAR 3 ONWARDS)

RENTAL | RESALE

**(NET OPERATING PROFIT / TOTAL SELLABLE
AREA) X UNIT AREA OWNED**



YEAR 10

CONTINUE OR BUY BACK OPTION
(YEAR 10)

BREAK EVEN PERIOD WITH ANAHITA (Based on **75% occupancy**)

Type Deluxe & Sky Suites

Rent

YEAR 3 ONWARDS

ROI from **\$202.020**
apartment rental

ROI % per annum

Break Even
Period

Net
Income/Year

Daily Rental

11,77%

8,3 Years

\$ 24,339

Long-term Rental

10%

10 Years

\$ 20,202

PROJECTED PROPERTY VALUE INCREASE

Type Deluxe & Sky Suites	Re-sale	YEAR 3 ONWARDS
	Increase from original price	Net Profit
ROI from the re-sale of \$202,020 apartment		
Building Appreciation	20%	\$40,404
Land Appreciation of 10%/year	30%	\$60,606
Total gain on re-sale	50%	\$101,010



NETT OPERATING PROFIT Analysis

NOP ANALYSIS	YEAR 3
DAILY RENT	\$156
OCCUPANCY RATE	75%
TOTAL REVENUE	\$2,419,508
AVERAGE ANNUAL RENTAL INCOME	\$43,205
OPERATING EXPENSE	52%
GROSS OPERATING PROFIT INCL. MANAGEMENT FEE	\$1,275,230
NETT OPERATING PROFIT FOR INVESTOR	40%
NETT OPERATING PROFIT	\$1,171,343

DISCLAIMER : THE FIGURES CONTAINED IN THIS DOCUMENT ARE NOT CONTRACTUAL AND ARE MADE FOR ASSUMPTION PURPOSE ONLY. THEY DO NOT REPRESENT ANY FORM OF GUARANTEE OR COMMITMENT BY OPERATOR AND ARE SUBJECT TO FURTHER TECHNICAL AND OPERATIONAL REVISIONS AND OPINIONS.



CALCULATION FOR YEAR 3+ DELUXE & SKYSUITES UNIT

75% OCCUPANCY

INVESTMENT RETURN CALCULATION

NET OPERATING PROFIT **\$1,171,343**

TOTAL SELLABLE AREA **3,300 M²**
(56 UNITS))

INVESTOR PURCHASED AREA **67 M²**
(DELUXE/SKY SUITES))

RENTAL REVENUE **\$23,781**
(\$1,171,343 / 3,300) X 67

DELUXE & SKY SUITES

\$23,781

— X 100%

\$202,020
(DELUXE/SKY SUITES))

= 11,77 %

GET RETURN ON INVESTMENT FROM 12 % -14%



CALCULATION FOR YEAR 3+ DELUXE & SKYSUITES UNIT

85% OCCUPANCY

INVESTMENT RETURN CALCULATION

NET OPERATING PROFIT **\$1,327,521**

TOTAL SELLABLE AREA **3,300 M²**
(56 UNITS))

INVESTOR PURCHASED AREA **67 M²**
(DELUXE/SKY SUITES))

RENTAL REVENUE **\$26,961**
(\$1,327,521 / 3,300) X 67

DELUXE & SKY SUITES

\$26,961

— X 100%

\$202,020
(DELUXE/SKY SUITES))

= 13,34 %

GET RETURN ON INVESTMENT FROM 12 % -14%

CALCULATION FOR YEAR 3+ RIVER SUITE

75% OCCUPANCY

INVESTMENT RETURN CALCULATION

NET OPERATING PROFIT **\$1,171,343**

TOTAL SELLABLE AREA **3,300 M²**
(56 UNITS))

INVESTOR PURCHASED AREA **108 M²**
(DELUXE/SKY SUITES))

RENTAL REVENUE **\$38,334**
(\$1,327,521 / 3,300) X 67

RIVER VILLA WITH PRIVATE POOL

\$38,334

X 100%

\$271.950

(RIVER VILLA SUITES PRICE)

= 14%

GET RETURN ON INVESTMENT FROM 14 % -17%



CALCULATION FOR YEAR 3+ RIVER SUITE

85% OCCUPANCY

INVESTMENT RETURN CALCULATION

NET OPERATING PROFIT **\$1,327,521**

TOTAL SELLABLE AREA **3,300 M²**
(56 UNITS))

INVESTOR PURCHASED AREA **108 M²**
(DELUXE/SKY SUITES))

RENTAL REVENUE **\$43,446**
(\$1,327,521 / 3,300) X 67

RIVER VILLA WITH PRIVATE POOL

\$43,446

X 100%

\$271.950

(RIVER VILLA SUITES PRICE)

= 16%

GET RETURN ON INVESTMENT FROM 14 % -17%

COMPLETE ROI ANALYSIS

UNIT TYPE	PRICE (USD)	SIZE (M ²)	OCCUPANCY SCENARIO	ANNUAL RENTAL REVENUE	ANNUAL ROI	TOTAL RETURN 20 YEARS	TOTAL RETURN 30 YEARS
DELUXE SUITE	\$202,020	67	CONSERVATIVE (75%)	\$23,350	11,77%	235%	353%
			REALISTIC (85%)	\$26,450	13,34%	266%	400%
			BULL CASE (95%)	\$29,540	14,90%	298%	447%
RIVER SUITE	\$271,950	108	CONSERVATIVE (75%)	\$37,660	13,90%	278%	417%
			REALISTIC (85%)	\$42,540	15,20%	304%	456%
			BULL CASE (95%)	\$47,540	17,00%	340%	510%
WIND VILLA	\$322,000	145	CONSERVATIVE (75%)	\$44,700	13,90%	278%	417%
			REALISTIC (85%)	\$50,400	15,70%	314%	471%
			BULL CASE (95%)	\$56,200	17,50%	350%	525%

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BUYBACK OPTIONS AFTER 10 YEARS FLOW CHART



BUYBACK OPTIONS

AFTER **YEAR 10** INVESTORS CAN EXERCISE A **BUY-BACK OPTION AT 100% OF THE ORIGINAL PURCHASE PRICE, MINUS TAXES** ALREADY PAID, OFFERING A SECURE AND FLEXIBLE EXIT STRATEGY.

INITIAL INVESTMENT



YEAR 1-9
STANDARD INVESTMENT PERIOD



BUY-BACK AMOUNT

100% ORIGINAL PRICE
-
TAX ALREADY PAID



EXERCISE
BUY-BACK OPTION



YEAR 10
BUY-BACK OPTION AVAILABLE



CONTINUE
INVESTMENT

BENEFITS: SECURE EXIT STRATEGY | INVESTMENT PROTECTION

RISK MANAGEMENT



Guaranteed Return

8% guaranteed return in Years 1 & 2, covering shortfalls



Financial Reporting

Annual transparent **financial reports** for investors



Capital Gain Potential

Strong capital gain potential (**165% over 10 years**) for long-term security*

*Given an average annual appreciation of 10,2% in Canggu acc. to <https://balirealestate.com.au/property-prices-in-bali-a-decade-of-trends-in-seminyak-uluwatu-and-canggu/>

PAYMENT STRUCTURE:

Booking Fee \$2.500 (Non Refundable)

Option 1: CASH

- a. First Month **30%**.
- b. Remaining payment **70%** due on the following month

Option 2: INSTALLMENT:

- a. Available options : **3/6/12 months installment** with **zero interest**
- b. More than 12 months there will be a **5% fixed** interest/ year

**ROI WILL BE CALCULATED FOR 12 MONTHS FROM THE PAYMENT COMPLETION DATE.
IF THE PAYMENT IS COMPLETED IN THE MIDDLE OF THE YEAR, A PRO-RATA
CALCULATION WILL APPLY**



FLEXIBLE PAYMENT OPTIONS

INSTALLMENT 0%, DOWN PAYMENT
FROM 20%, TAX INCLUDED, DIRECT
FROM THE BUILDER.

PAYMENT STRUCTURE



PROFIT
ANNUAL PAYOUTS

DIRECT



**INVESTOR
BANK
ACCOUNT**



**OVERSEAS
BANK ACCOUNTS**

TRANSFER AND ADMIN FEES
*PER BANK REGULATIONS



**INDONESIAN
BANK ACCOUNTS**

TRANSFER FEES COVERED

TAXATION & COMPLIANCE

KITAS HOLDER RESIDENT FOREIGN NATIONALS

**APPLY FOR NPWP
(TAX IDENTIFICATION NUMBER) IN
INDONESIA**

**PAY 10% TAX ON INCOME
SOURCED FROM INDONESIA**

NON-RESIDENT FOREIGN NATIONALS

**FIXED 20% TAX ON INCOME
SOURCED FROM INDONESIA**

DOUBLE TAXATION AVOIDANCE AGREEMENT (DTA)

ENABLES LOWER TAX RATES

FULL COMPLIANCE WITH REGULATIONS

ENSURES SECURITY AND TRANSPARENCY



INVEST WITH CONFIDENCE



GROW WITH ASSURANCE

CONTACT US FOR MORE DETAILS

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