

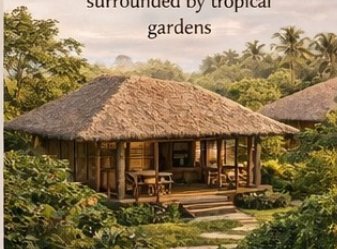
Medewi Luxury Eco Residence

INVESTMENT OPPORTUNITY | WEST BALI



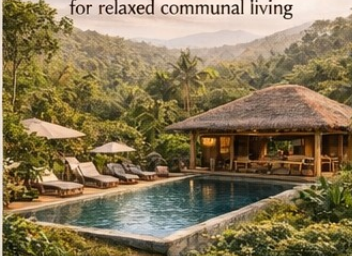
Luxury Eco Villas

Four charming wooden bungalows surrounded by tropical gardens



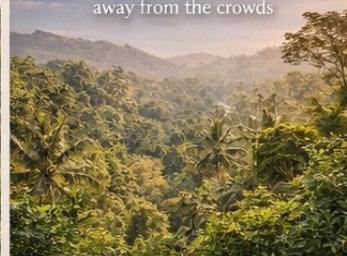
Large Pool & Warung

11m pool & open-air restaurant/bar for relaxed communal living



Why Medewi, Bali?

Tropical paradise, untapped potential, away from the crowds



Investment Highlights



Idyllic Location

West Bali surf haven



Low Density

400 sqm & 5 units post expansion



Affordable Entry

From IDR 2.43 Billion



High ROI / IRR

8% – 11%
Projected Returns



8% – 11%

Projected Returns

Financial Overview & Exit Strategy

Projected Income

4-6 Villas

IDR 400M+ / Year

10-Year Cash Flow

Conservative Growth

Detailed Appendix

Exit Options



Hold & Operate
Steady Cash Flow



Boutique Sale
Sell as a Luxury Resort



Portfolio Sale
Package for Investors

Bali Investment Group

www.bali-inv.com

Medewi Luxury Eco Residence

Boutique Eco-Luxury Living | West Bali

A refined eco-luxury residence set between jungle, ocean, and Bali's most iconic surf break.

1. Project Overview

Medewi Luxury Eco Residence is a boutique eco-luxury hospitality project located in West Bali, designed for discerning travelers and investors seeking authenticity, privacy, and long-term value. The project blends handcrafted wooden villas, lush tropical gardens, a central swimming pool, and an open-air bar and restaurant, creating a calm, design-driven environment that reflects Bali's natural beauty.

This is low-density, high-quality living — intentionally limited, quietly luxurious, and future-proof.

2. Executive Summary

Medewi Luxury Eco Residence is a low-density boutique hospitality investment developed by Bali Investment Group. The project consists of four private wooden villas in Phase 1, with the potential for future expansion, located on a 900 sqm land parcel in one of Bali's most underdeveloped yet high-potential coastal regions.

With an estimated total investment of approximately IDR 2.43 billion, the project is structured to generate stable annual cash flow while preserving long-term capital appreciation. Target guests include international surfers, eco-conscious travelers, and long-stay visitors seeking authentic Bali experiences away from saturated markets.

Why West Bali – Medewi

3. Surf Tourism Demand

Medewi is internationally recognized for one of Bali's longest and most consistent left-hand reef breaks. It attracts surfers year-round, including long-stay international visitors and repeat guests. Surf tourism provides a reliable, non-seasonal demand base supporting consistent occupancy.

4. Low Saturation vs Canggu & Uluwatu

Unlike Canggu, Uluwatu, or Ubud, Medewi remains largely undeveloped.

Land availability is limited, competition is low, and building density is minimal. This allows premium positioning without overcrowding and supports future pricing power.

5. Long-Term Appreciation

Global travel trends increasingly favor quiet destinations, authentic experiences, and eco-sensitive developments. West Bali is gradually benefiting from infrastructure improvements, digital-nomad demand, and a shift away from overdeveloped hubs. Early investment in Medewi offers exposure to both operational income and long-term capital appreciation.

6. The Experience

- Handcrafted wooden villas
- Tropical landscaping and privacy
- Central swimming pool for residents
- Open-air bar and restaurant as a social hub
- Designed for comfort without excess
- Natural ventilation and sustainable materials

7. Who This Project Is For

Lifestyle-driven investors, long-term oriented capital, eco-luxury hospitality buyers, and investors seeking resilient, tangible assets with both income and appreciation potential.

8. Project Status

Status: Coming Project – Development Phase

All visuals, layouts, and figures are indicative and subject to refinement as design and construction progress.

Developed by PT Badung Villa Estate

www.bali-inv.com