



ASSET PORTFOLIO

“Delivering Exceptional Investments Since 2005”



About Us

Mirah Investment & Development is Bali's leading property developer, delivering successful projects across Indonesia for two decades.

Our proven track record of high-performing hotels and resorts, serviced residences, and lifestyle destinations continues to define Bali's hospitality and real estate landscape.



Operating Scope

- Hotel & Resort Development
- Commercial Development
- Residential Development
- Land Sales & Acquisitions
- Brand Development
- Design & Architecture
- Hospitality Management
- Real Estate Sales
- Construction Project Management
- Legal, Tax, & Immigration Advisory



Performing Asset Growth

Over the past decade, Mirah has expanded its asset base, moving from pure development sales to a strategic model which retains high-performing assets. This compounds value, creating recurring multiple revenue streams, and anchors predictable cash flow at scale.

- Growing diversified portfolio across developments and operating properties.
- Rising share of retained performing assets generating recurring cash flow.
- Returns strengthened through professional management, revenue and yield discipline.
- Retained assets compound equity and build long-term value.
- Pipeline converts into enduring holdings.



DEVELOPMENT & OPERATIONS



TheGuestSociety

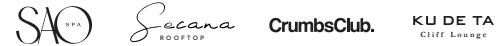
HOTEL & RESORT



RESIDENTIAL



F&B AND LEISURE



Operating Hotels, Resorts & Serviced Residences



Operating F&B and Lifestyle



Operating Developments



2026 Completion Pipeline





Current Asset Portfolio



COCANA

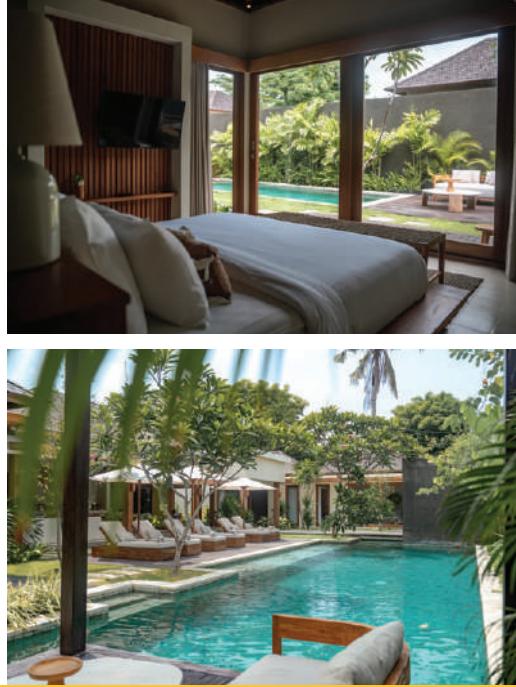
RESORTS

GILI TRAWANGAN



The Best Luxury Resort in Gili Trawangan

Gili Trawangan's first 5-star benchmark resort with world class facilities previously unseen on the island, including suites & private pool villa, restaurant, beach club, spa, and gym.



The beachfront resort features 49 private-pool villas offering spacious 1, 2, and 3-bedroom options, and 64 intimate deluxe lagoon suites including select swim-up access.

Home at Cocana Resort are Gili T's signature spots. Rejuvenate with personalized treatments at SAO Spa, savour exceptional international dining at Pacifica by Cocana, or lounge in poolside cabanas at Pacifica Poolsuite. As the sun sets, Cocana Sunset Clubs invites you for cocktails, snacks, and breathtaking views of Mount Agung across the ocean.

Property type: Resort

Properties:	49 Private Pool Villas	Beach Club
	64 Luxury Suites	Pool Club
		Restaurant
		Retail Shop
		Spa



PACIFICA

"COCANA"



Pacifica by Cocana is the all-day restaurant at Cocana Resort, serving an international menu crafted with high standards and complemented by refreshing drinks.

Enjoy a relaxed dining experience onsite or take advantage of convenient in-room service—perfect for savoring global flavors in the comfort of your resort stay.

Location : Gili Trawangan, Lombok

Type : Restaurant

Seats: 90

Size: 472m²



Pacifica Poolsuite, the pool club of Pacifica by Cocana, offers a vibrant escape with a sprawling pool, cabanas, and sun loungers across the front lawn of Cocana Resort.

Open to the public and resort guests, it's the perfect spot to lounge, sunbathe, and indulge in refreshing poolside drinks and delectable dishes.

Location : Gili Trawangan, Lombok

Type : Pool Club

Seats: 32

Size: 738m²

COCANA
SUNSET
Club



Cocana Sunset Club floats in Gili T's golden afterglow—an inviting day beach club exuding chill vibes, laid-back luxury, and a shimmering, seductive charm.

Relax on pristine white-sand beachfront and a dramatic volcano silhouette on the horizon, this is the ultimate spot to indulge in DJ-spun beats, mouthwatering cocktails, and delicious cuisine as you soak in the island's vibrant energy.

Location : Gili Trawangan, Lombok

Type : Beach Club

Seats: 138

Status: 1,605m²



Step into Gili Trawangan's largest spa, where you'll discover transformative treatments guided by expert practitioners to nurture your body, mind, and spirit.

From signature massages to holistic wellness therapies, each experience is carefully crafted to elevate your senses, leaving you renewed, balanced, and glowing with vitality.

Location :

Gili Trawangan, Lombok

Type :

Luxury Spa

Size:

1,605m²



SECANA

BEACHTOWN

THE ULTIMATE LIFESTYLE RESORT & RESIDENCES

With luxurious private pool villas & loft apartments available for overnight & long-term rentals – Secana Beachtown is located steps from Berawa beach. Facilities include three onsite restaurants, a rooftop pool & bar, a business centre, a gym with fitness classes, a Pilates studio, and full recovery facilities.



Featuring 58 private pool villas & 32 loft apartments available for overnight stays & long-term rentals, Secana Beachtown is located steps from Berawa beach

Facilities include three onsite restaurants, a rooftop pool & bar, a business centre, a gym with fitness classes, a Pilates studio, and full recovery facilities. In-room resort services include a dedicated butler, chauffeur, room service, and in-room spa treatments, all available for both resort guests and long-term residents. Whether for a brief visit or for an extended stay, as an individual or with a large group, Secana Beachtown provides everything you need for a well-balanced lifestyle.

Property type:

Resort & Residence

Properties:

58 Private Pool Villas
32 Apartments

3 Restaurants

Pool Club

Fitness Club

Recover Facilties

Co-working Space

Deli & Café





Secana Rooftop brings the energy of Canggu to new heights, perched on the rooftop of Secana Beachtown. A vibrant day-to-night destination with a stunning infinity pool, panoramic ocean views, DJ sessions, refreshing cocktails, and lively vibes, it's the perfect place to soak up Bali's golden moments from sunrise to sunset.

Location :

Berawa, Bali

Type :

Restaurant & Pool Club

Seats:

117

Size:

1,120m²

ZAZA Restaurant



Zaza, opening soon at Secana Beachtown, is a chic open-air restaurant beside Secana Pool Club. Expect a dedicated bar, attentive staff, and smooth service. Its relaxed design and laid-back vibe channel Canggu's energy for everyday dining, sunset drinks, and late-night bites.

Location : Berawa, Bali

Type : Restaurant & Bar

Seats: 100

Size: 556m²

• Eat, Shop, Grab & Go •

BEACHTOWN GROCER

ALL DAY
DINING

CAFE &
GROCERIES

BERAWA - CANGGU



Indulge in an all-day dining experience featuring a gourmet selection of Western and Asian staples or grab what you need at the premium grocer with international delights.

The Deli Cafe is an all-day dining room that offers guests a light breakfast, lunch and dinner menu; from Eggs Benedict or avocado on toast to continental breakfast options or local Indonesian breakfast dishes to suit all palates

The Grab and Go counter is located right next to the entrance to the gym, it offers a range of smoothies and natural protein shakes as well as freshly ground hot and iced coffees.



Location : Berawa, Bali

Type : Restaurant & Bar

Seats: 46

Size: 207m²



sayaGYM

Saya Club is the fitness club at Secana Beachtown. It features cardio and strength equipment, free weights, a functional training zone, and a studio for classes. Recovery and convenience include stretch space, showers, lockers, and towel service, with optional personal training.

sayaSPA

Saya Club's coworking space at Secana Beachtown offers super fast wifi, shared desks, and quiet focus areas. Private meeting rooms and a conference room come equipped with screens and projectors, with on-site support for calls and presentations.

sayaWORK



Location : Berawa, Bali

Type : Fitness Club & Recover Facilities

Facilities: Gym, Sauna, Ice Baths, Changing Rooms, Class, Personal Training

Size: 532m²



KUARA
LOMBOK

Experience the Soul of Lombok

With just 16 thoughtfully designed villas, the resort provides a tranquil escape where nature, heritage, and understated elegance come together in perfect harmony, promising an unforgettable Indonesian experience.



KUARA

LOMBOK



The resort features just 16 thoughtfully designed villas, each blending modern elegance with traditional Sasak elements. Select from one- or two-bedroom private residences, complete with open-plan living areas, tranquil views, and premium amenities for an immersive island escape.

Beyond the resort's serene boundaries, Kuara curates immersive excursions that unveil Lombok's hidden cultural gems and breathtaking natural landscapes. Guests can explore ancient Sasak villages, engage with local artisans in hands-on workshops, and traverse scenic trails that lead to remote waterfalls and sacred sites.

Property type:

Resort

Properties:

16 Villas

Restaurant
Spa





KIARA

OCEAN PLACE

WHERE SEA AND SKY MEETS

62 private & exclusive apartments located steps away from the ocean.



KIARA

OCEAN PLACE



Kiara Ocean Place features 62 luxury one- and two-bedroom serviced apartments, just steps from the beach.

Designed for both residential living and investment, Kiara Ocean Place offers two swimming pools, a gym, and a state-of-the-art co-working area—meeting the increasing demand for lifestyle-focused accommodations in Bali. Residents benefit from full concierge services, 24/7 security, and secure basement parking.

Property type:

Serviced Apartments

Properties:

62 Apartments

Gym

Business Centre





Bali's premier luxury residential complex

Nila Residence represents the top tier of luxury residential complexes available in Bali, maximising earning potential and delivering a unique living experience.



Offering elevated living in the heart of Bali's most thriving community, Nila Residence is a luxury residential complex with nineteen private pool villas. Located in a tranquil cul-de-sac these homes bring chic European architecture with bespoke interiors and the latest living amenities to one of the top island destinations in the world.

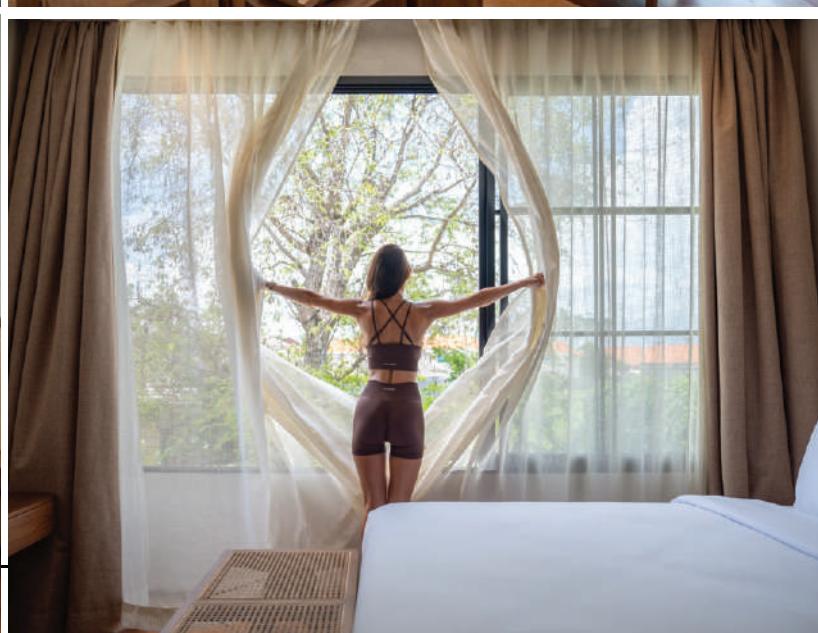
NILA Residence promises long-lasting affordable homes constructed with top quality build materials. Each unit's specifications have been carefully selected from the concrete in the foundation to the finish of the faucets.

Property type:

Residential Complex

Properties:

19 Private Pool Villas





SOMOSHOTELS

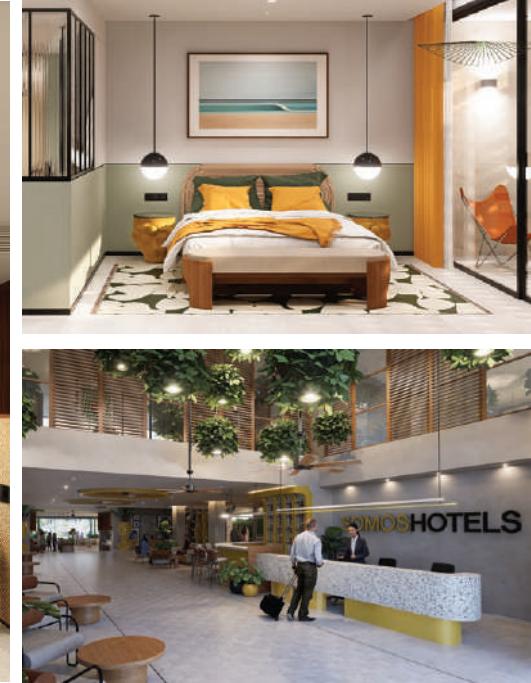
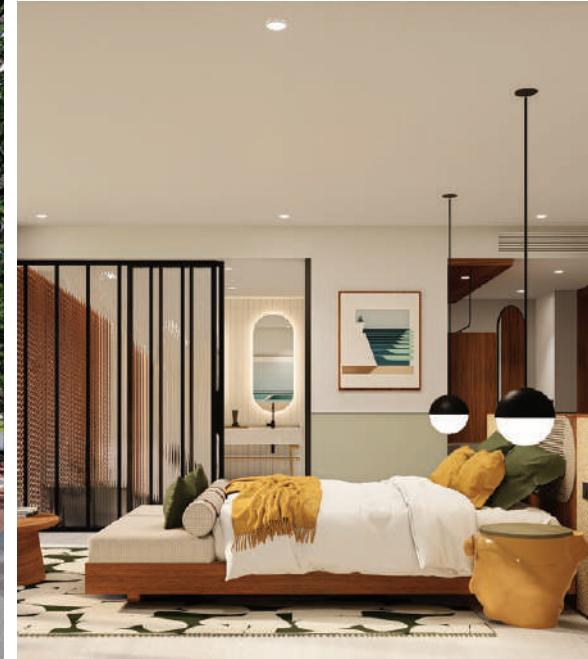
Urban Chic, Tropical Soul
That's SOMOSHOTELS.

Designed for modern millennials, SOMOSHOTELS offers a community-centric, lifestyle-focused experience where comfort, creativity, and playfulness coalesce in an environment that is both trendy and affordable.



SOMOSHOTELS

ULUWATU
BALI



SOMOSHOTELS is a lifestyle hotel on Uluwatu's main street, designed for walk-in, walk-out convenience. It brings together 250 rooms with a pool day club, all-day dining, Hujan Locale from Ubud, Crumbs Club bakery, nine retail shops, a gym, spa, and flexible conference space, creating steady footfall from morning to late night.

Property type:

Hotel & Commercial

Properties:

250 Rooms

Pool Club

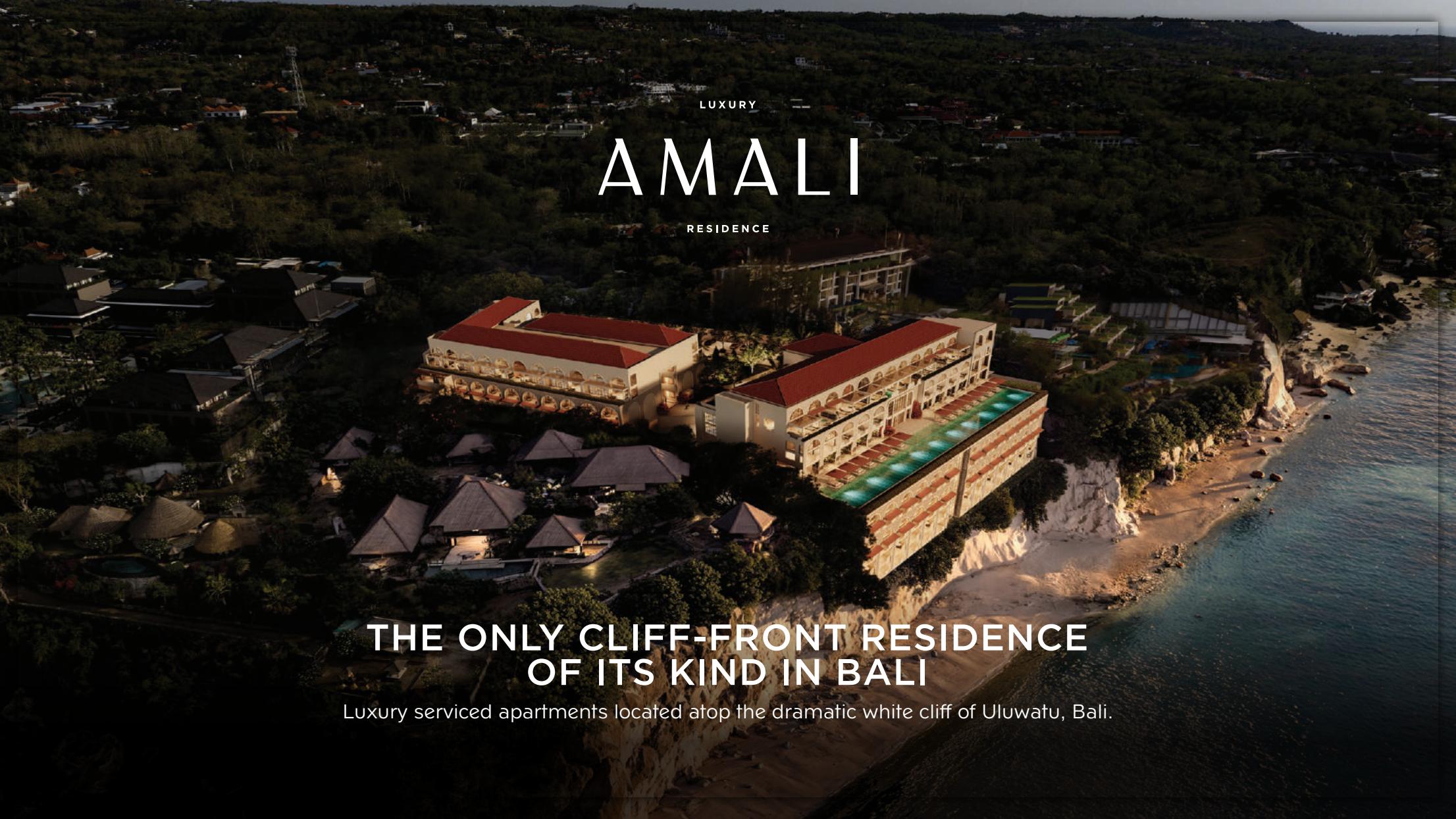
3 Restaurants

9 Retail Venues

Gym

Spa



An aerial photograph of a luxury residential complex named Amali. The complex is built on a high, white, rocky cliff overlooking the ocean. It features several buildings with red-tiled roofs and light-colored facades. One prominent building has a long, low profile with a long, rectangular swimming pool on its roof. Another building is a two-story structure with a red-tiled roof. The surrounding area is lush with green trees and some smaller traditional-style buildings. The ocean is visible on the right side of the image, showing waves crashing against the cliff. The sky is clear and blue.

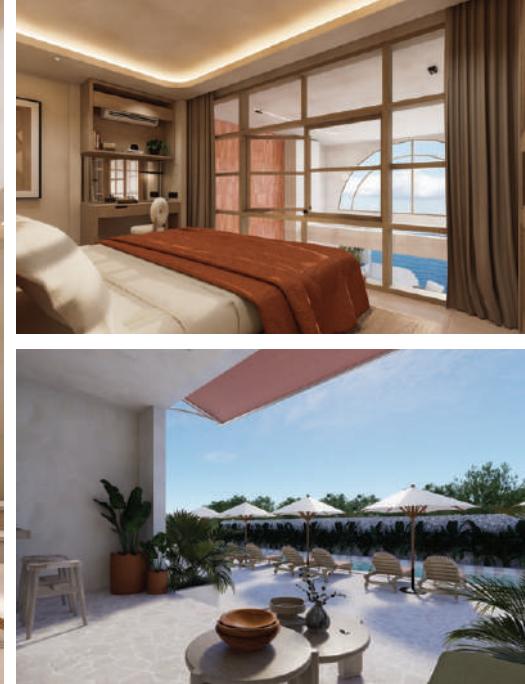
LUXURY

AMALI

RESIDENCE

**THE ONLY CLIFF-FRONT RESIDENCE
OF ITS KIND IN BALI**

Luxury serviced apartments located atop the dramatic white cliff of Uluwatu, Bali.



Nestled in the white cliffs of Uluwatu, with incredible ocean views and lifestyle amenities on site, Amali Luxury Residence is taking service living to a new level.

Complete with 109 apartments and penthouses, 13 hotel rooms, an oceanfront pool, signature restaurant and bar, cliffside lounge, spa, gym, and a discreet business centre. Day-to-night service covers reception, concierge, in-residence dining, housekeeping, and secure parking, creating a calm, polished address made for effortless stays.

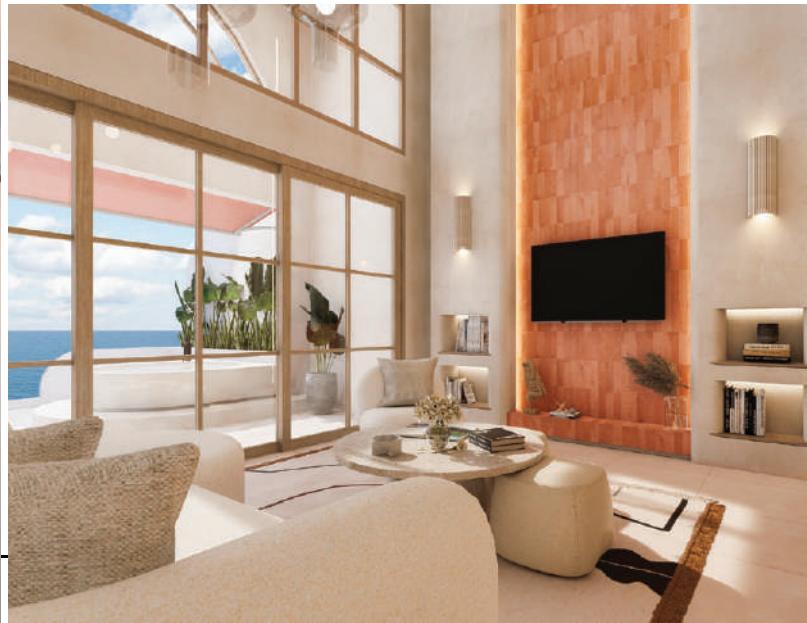
Property type:

Serviced Residence & Hotel

Properties:

109 Apartments & Penthouses
Hotel with 13 Rooms

Pool Club
Restaurant
Business Centre
Gym
Spa



KU DE TA

Cliff Lounge



Amali raises the bar for dining and leisure on Bali's most dramatic coastline. In partnership with KU DE TA, every detail of the experience is considered, from service to sound to setting.

At KU DE TA Cliff Lounge, the High-end Bistro focuses on prime cuts and precise grilling. Expect dry-aged beef, signature sauces, market seafood, and classic sides, supported by a sharp wine list and crafted cocktails. The cliff-top room feels warm and welcoming for long lunches, sunset dinners, and late evenings with ocean views.

Location : Uluwatu, Bali

Type: Restaurant

KU DE TA

Cliff Lounge



Amali Luxury Residence's cliff-top pool, as part of the KU DE TA Cliff Lounge, is set to become one of the island's most iconic attractions. The pool will welcome both Amali residents and guests from outside, offering an exceptional experience with breathtaking ocean views.

Location : Uluwatu, Bali

Type: Pool Club



KIARA

BEACHFRONT

KIARA BEACHFRONT

Luxury serviced residence direct on the Nusa Dua beachfront.



Kiara Beachfront offers prestigious serviced apartments located directly on the stunning Nusa Dua beachfront. Each unit boasts breathtaking ocean views, providing residents with a truly unforgettable living experience.

The building offers a range of top-notch amenities, including a fully-equipped gym for fitness enthusiasts, a co-working space for professionals, a kids club for families with children, and a beachfront infinity pool for all.

Property type:

Serviced Apartments

Properties:

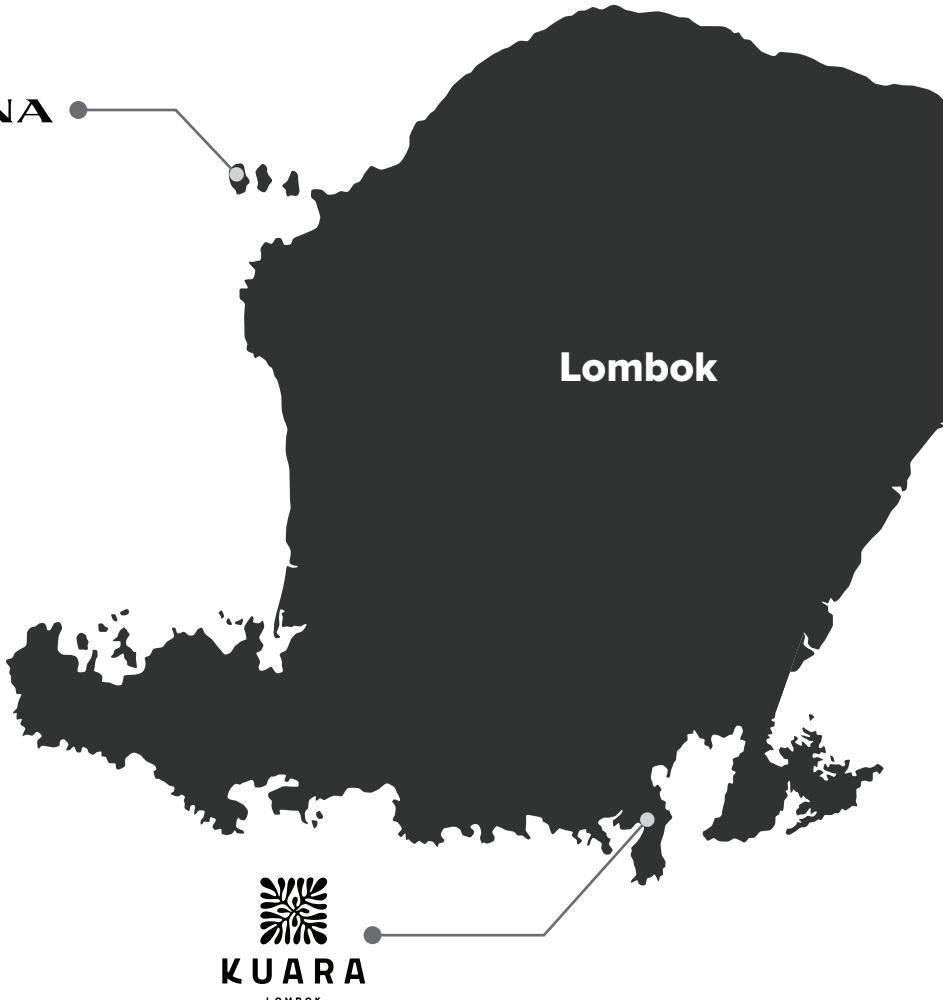
98 Apartments

Restaurant
Gym
Spa



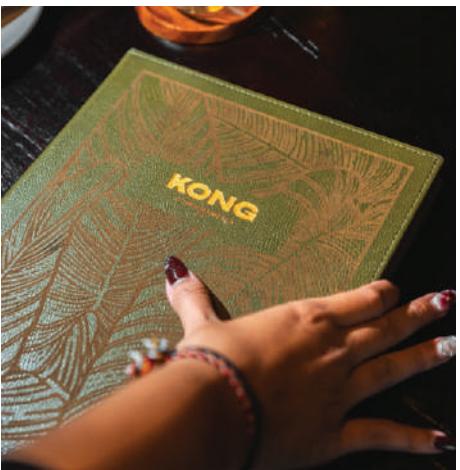


COCANA
RESORTS



KONG

JL. PANTAI BERAWA NO.14
BALI



Bringing a touch of metropolitan class into the bustle of Canggu - this fine dining Bistro is housed in a colonial-style building on Jl. Pantai Berawa.

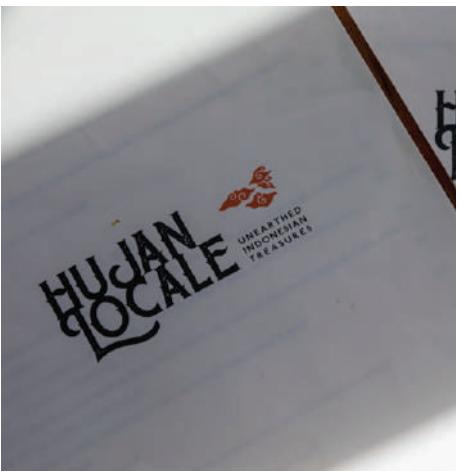


Location : Berawa, Bali

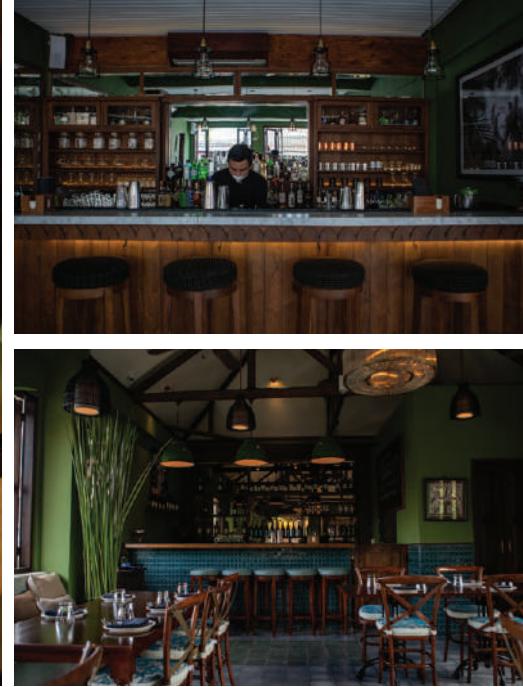
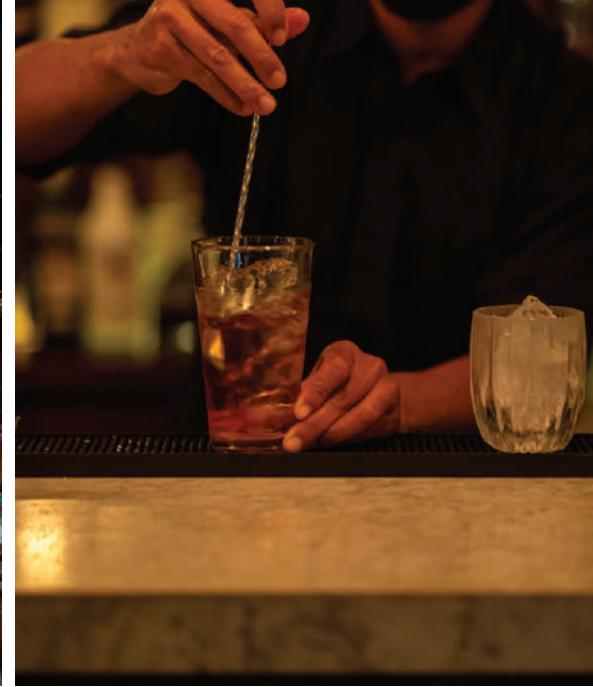
Type : Restaurant & Bar

Seats: 78

Size: 347m²



Serving refined & contemporary twists on traditional Indonesian cuisine alongside cocktails.



Location : Ubud, Bali

Type : Restaurant & Bar

Seats: 42

Size: 120m²



Wood-fire Bistro with a speakeasy feel. Where drama, spectacle, and the ancient skills of cooking with fire are combined with Balinese hospitality.



Location : Ubud, Bali

Type : Restaurant & Bar

Seats: 49

Size: 200m²

The Guest Society

A collection of signature stays.



TheGuestSociety

The Guest Society is a multi-brand hospitality management company specialising in the operations of hotels, resorts, and serviced residences. It provides tailored operational and branding solutions across diverse market segments.

Its portfolio comprises distinct brands, each positioned for specific market segments and guest profiles. Spanning ultra-luxury, lifestyle, and extended stay, The Guest Society aligns every property with the right brand to ensure strong market positioning, elevated guest experiences, and strong commercial performance for each target market.

The Guest Society is looking to expand across Southeast Asia, Australia, and the Middle East through Hotel Management Agreements (HMAs), leases, and/or selective investments.



The Guest Society

Where every
guest belongs.



Brand Positioning & Implementation

Operational Management

Revenue & Yield Management

Sales & Distribution

Marketing & Communications

Owner & investor Relations

F&B Concepting & Management

Pre-opening & Launch Support

Talent Acquisition & Training

TheGuestSociety



New Projects



The Balangan Cliff Reserve

BALANGAN

MASTER DEVELOPMENT

Perched on the cliffs above the renowned Balangan Beach, the property is already one of Bali's most celebrated and iconic locations, renowned for its natural beauty and its status as a must-visit destination. Recognized globally for its golden sands, crystal-clear waters, and vibrant surf culture, Balangan draws visitors from all over the world, making it a year-round hub for both international and domestic travelers.





With 350 meters of cliff frontage, the site boasts sweeping 270° views of the stunning Indian Ocean, blending unmatched natural beauty with exceptional accessibility. Balangan is positioned to redefine Bali's appeal, emerging as a vibrant new destination that will rival—and even surpass—areas like Pererenan, Canggu, and Uluwatu.

Therefore, the Balangan Cliff Reserve takes center stage as a transformative project, leveraging this momentum to shape the next chapter in Bali's evolution. The property's prime position within tourism zoning makes it ideal for hosting the world-class hospitality. This is a rare opportunity to create a future-facing destination on one of Bali's most admired and influential landscapes, attracting travelers, influencers, and locals alike.



Masterplan

A) World-Renowned Beach Club

- Fixed lease
- Revenue share
- 20 + 10 year term

B) KAZAMANCE Luxury Estate Land & Build

- Build Package : Optional

C) Hotel Tenant

D) Land Bank for Sale

F) Commercial Area

- Plots: 50-300m²





CLIFF CLUB

Perched on the dramatic cliffs of Balangan, the site commands breathtaking 280° ocean views and a natural stage for sunsets and surf. Balangan's established reputation as an iconic coastline delivers strong organic appeal to both domestic and international visitors.

The clifftop terrain suits tiered decks, infinity pools, and event terraces, enabling a premium, immersive atmosphere with elevated exclusivity and an Instagram-ready energy. Tailored to a modern, trend-conscious audience, this location has the fundamentals to become a must-visit cliff club in Indonesia.

Location : Balangan - Bali

Land size: 11.230 m²

Properties: Cliff Club



HOTEL

Situated on the cliffs of Balangan, the site offers expansive ocean vistas, dramatic sunsets, and immediate access to a renowned surf beach. The clifftop topography supports view-facing rooms, tiered decks, and generous indoor-outdoor public spaces.

Scale and access make a high density lifestyle hotel feasible, with facilities such as a pool, gym, spa, and a pool-restaurant. Nearby leisure and entertainment options, together with the wider Bukit travel circuit, underpin steady year-round demand from modern, social travelers. The combination of scenery, airflow, and visibility positions the land for a high-performing, photogenic cliffside hotel.

Location : Balangan - Bali

Land size: 10.860 m²

Properties: Lifestyle Hotel



Set within the visionary Balangan Cliff Reserve, the Kazamance Villas represent the most exclusive offering in this all-encompassing destination.

The seamless connection into the Reserve's dynamic concept, ensures that villa residents can enjoy the best of both worlds: tranquil luxury and effortless access to the vibrant heart of the development. With their elegant design, stunning cliffside location, and privileged access to the Reserve's premier facilities, the KAZAMANCE Villas redefine exclusivity, delivering a lifestyle as remarkable as the setting itself.

Location : Balangan - Bali

Land size: 5.608 m²

Properties: 9 Private Pool Villas



COMMERCIAL AREA

This vibrant street will become a key part of the overall concept, featuring the first walking shopping street in Bali. Hosting a carefully curated selection of luxury boutique shops, it is designed to attract both locals and international visitors.

With its stunning location and thoughtfully designed spaces, the commercial area will offer a unique shopping experience with convenient onsite parking, complementing the destination's lively atmosphere. As part of a dynamic mix of attractions, including the beach club and dining venues, it will soon establish itself as a go-to spot for visitors seeking distinctive retail offerings and an exciting atmosphere.

Location : Balangan - Bali

Land size: 3.276 m²

Status: Coming Soon



Office Address

Jalan Raya Anyar no.24 Kerobokan,
Kuta Utara, Bali - Indonesia

 +62 85 100 800 800

 mirahdevelopments.com |  info@mirahdevelopments.com