

A wide-angle, aerial photograph of a luxury resort complex. The complex is built into a steep, rocky cliff overlooking a sandy beach and the ocean. The architecture is a mix of traditional and modern styles, with thatched-roof buildings and larger structures with red-tiled roofs. The resort is surrounded by lush greenery and trees. In the background, a dense forest covers a hillside, and the sky is a warm, golden color of a sunset. The overall scene is one of luxury and natural beauty.

LUXURY

# AMALI

RESIDENCE



The only cliff-front residence  
of its kind in Bali



Developed by:



Operated by:

**TheGuestSociety**

Uluwatu, Bali

# Amali Luxury Residence

Amali Luxury Residence is the first and only luxury serviced residence of its kind in Bali, set on an iconic cliff-front location with ocean and coastal views in Uluwatu. Offering turnkey apartments and penthouses with a rare lifetime ownership in Indonesia with 100-year lease.

## Highlights:

- 122 Serviced Apartments & Penthouses
- Integrated cliff-front hotel with 13 rooms
- 5-star personal concierge service
- Two signature pools, including a 45m infinity pool overlooking breathtaking sunset ocean views
- Exclusive oceanfront restaurant & steakhouse curated in partnership with KU DE TA, one of Bali's most iconic brands
- Spa with Private Massage Rooms and Hair & Nail Treatments
- Recovery Facilities with Sauna, Hot Tub & Ice Bath
- Teenager Club & Kid's Club
- Fitness Club with Fully-Equipped Gym
- Business Centre
- 24/7 Security & Full On-site Staff







## CLIFF-SIDE UNITS & COMMERCIAL AREA

2<sup>ND</sup> F

- Il Cielo
- Penthouse Terrazzo
- 1-bedroom Penthouse

1<sup>ST</sup> F

- Penthouse
- Ocean View Loft-Apartment
- Island View Loft-Apartment
- Gardens

GF

- Lobby & Resident's Entrance
- Reception
- Steakhouse Restaurant by KU DE TA
- KU DE TA Cliff Lounge & Restaurant
- Pool

B<sub>smt</sub>

- BOH Offices
- Service, Technical, & Storage Area
- Underground Parking

1<sup>ST</sup> CLIFF

- Penthouse
- Ocean View Loft-Apartment

2<sup>ND</sup> CLIFF

- Penthouse
- Ocean View Loft-Apartment

3<sup>RD</sup> CLIFF

- Amali Luxury Hotel

4<sup>TH</sup> CLIFF

|                     |                 |
|---------------------|-----------------|
| Wellness Spa        | Business Centre |
| Recovery Facilities | Kid's Club      |
| Gym                 | Teen's Club     |

# MASTERPLAN

## PARKING

- Underground Parking

45m Cliff Side Pool

Lobby & Entrance

43m Island Side Pool

## PARKING

- Exterior Car Park

## ISLAND-SIDE UNITS & COMMERCIAL AREA

2<sup>ND</sup> F

- Ocean View Penthouse Lusso
- Ocean View Penthouse
- Penthouse

1<sup>ST</sup> F

- Palazzo 2-bedroom
- Palazzo

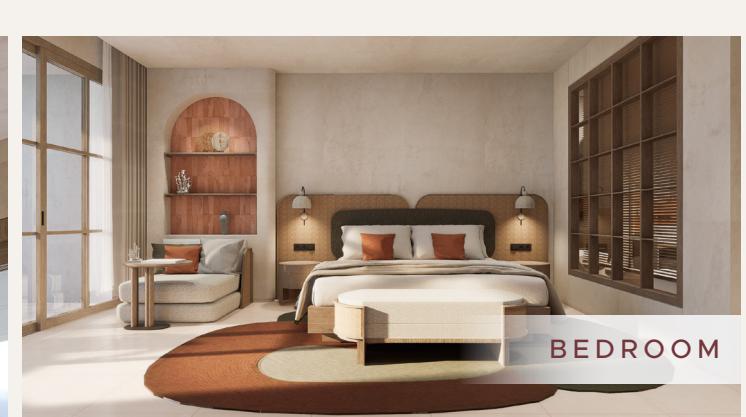
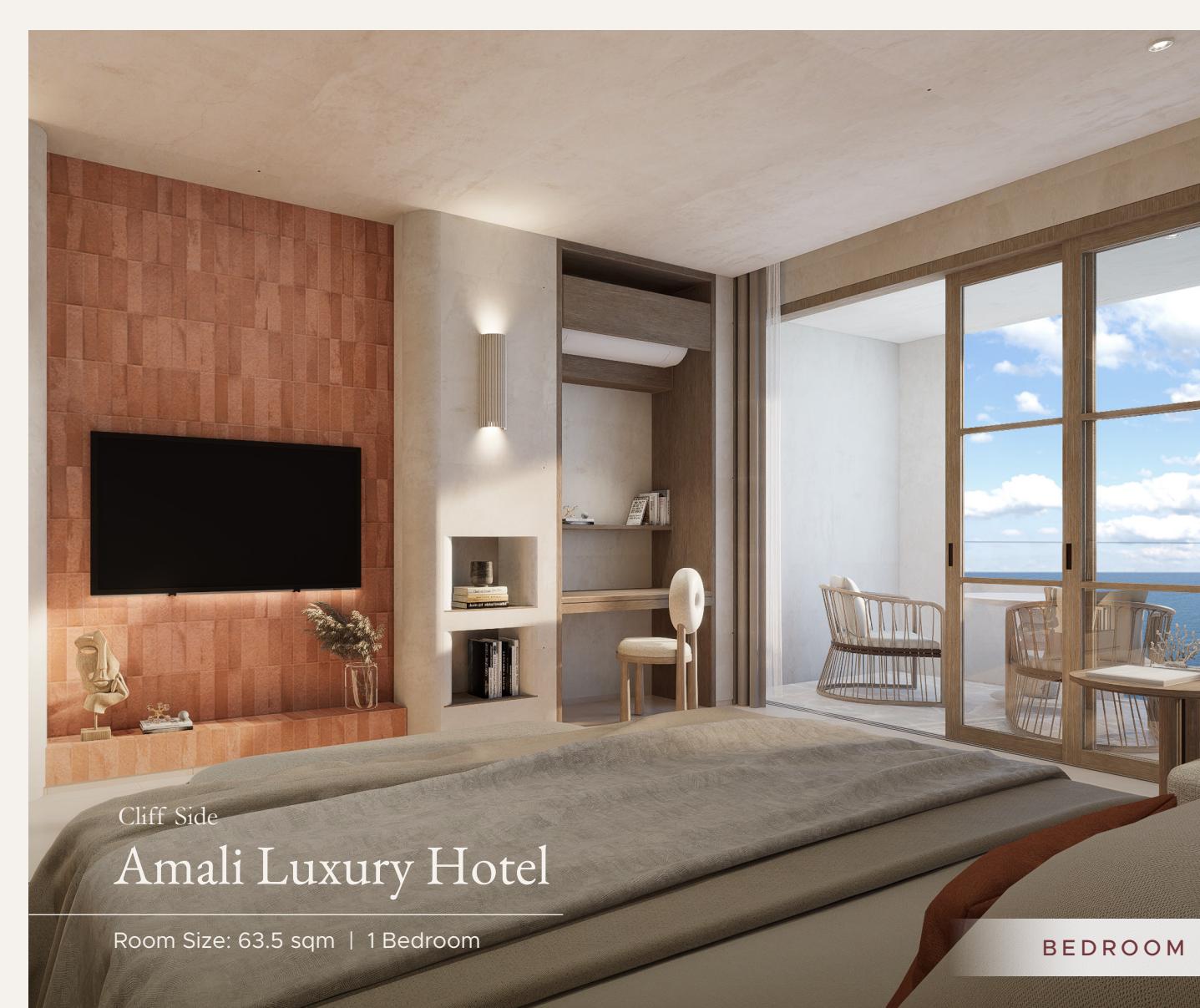
GF

- Garden Palazzo 2-bedroom
- Garden Palazzo
- Pool Palazzo
- Pool Area

Total Land Size: 11.100 sqm



The Rooms

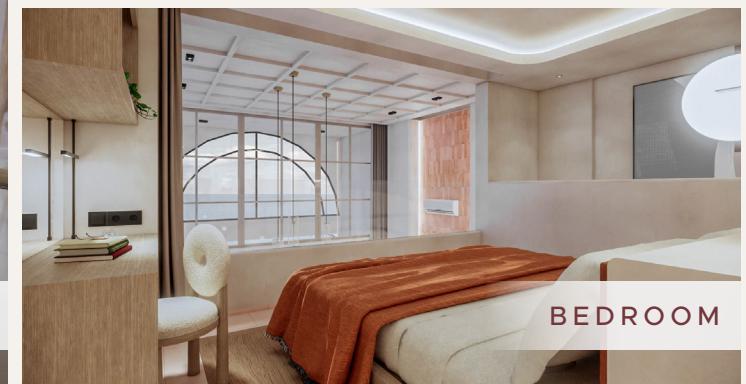
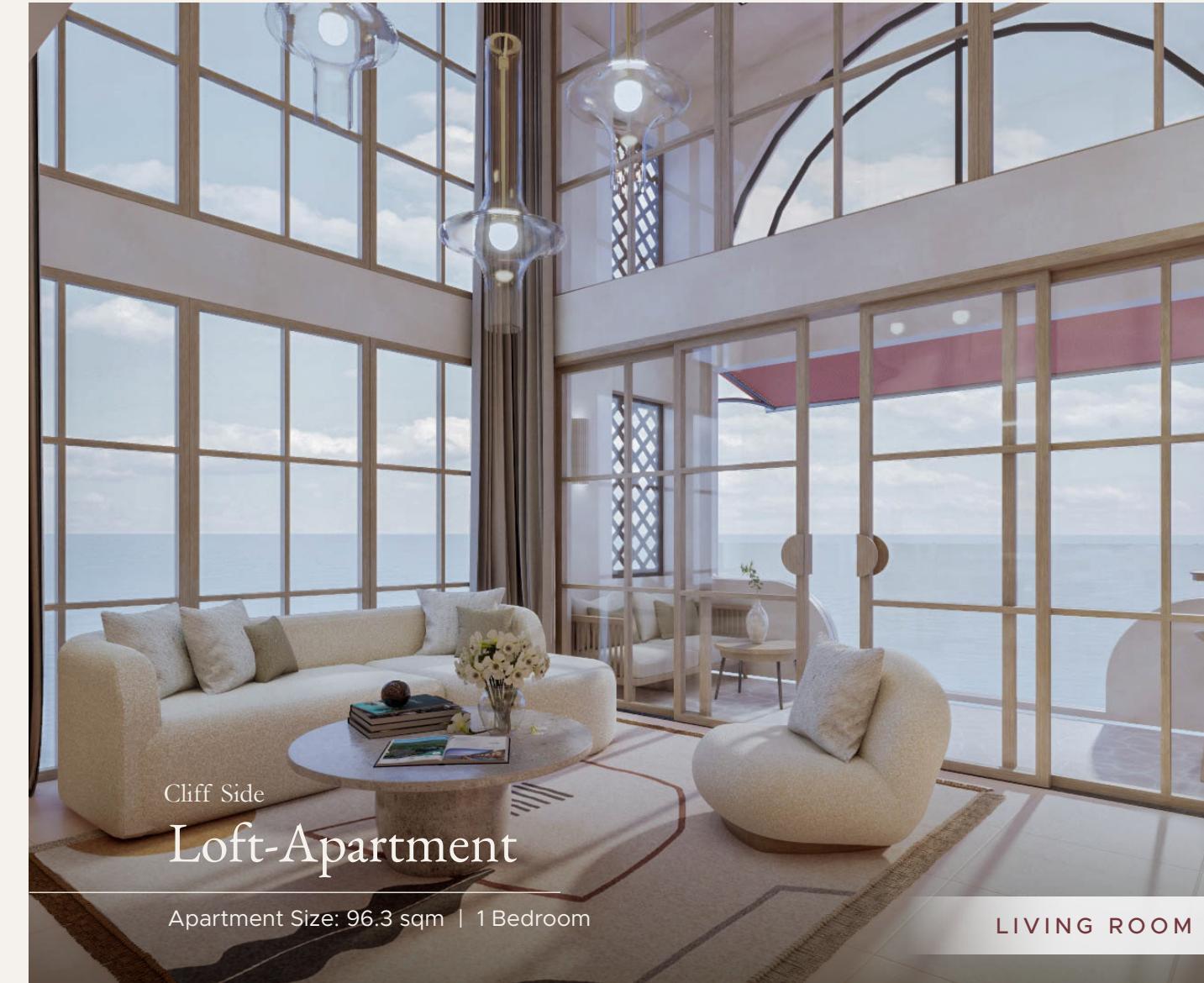


Island Side

# Ocean View Penthouse Lusso

Penthouse Size: 393.4 sqm | 3 Bedrooms







## The Facilities



An oasis of tranquillity, blending sensory indulgence with natural elegance. Immerse in bespoke treatments, organic essences, and a serene ambience that whispers luxury.

Wellness Spa | 6 Private Massage Rooms | Massage Therapist  
Reflexology | Facials | Aroma Therapy | Skin & Body Treatments  
Nail & Hair Treatments | Qualified Massage Therapists  
Highly-skilled Practitioners



# Recovery Facilities

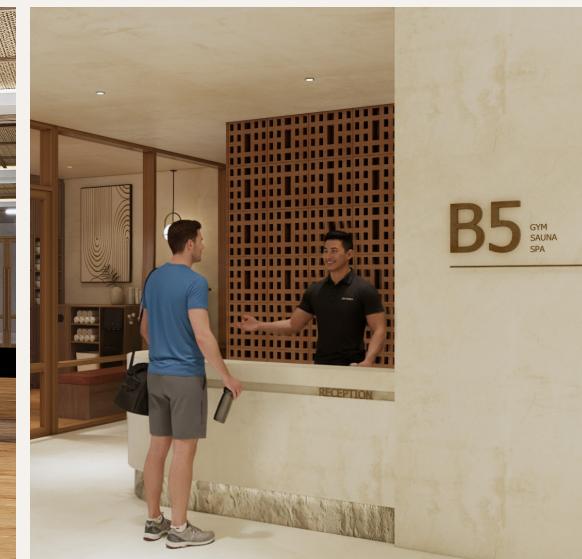
Sauna | Jacuzzi | Ice Bath



# Gym & Fitness Club

A state-of-the-art gym offering round-the-clock training, expert guidance, and full recovery facilities for complete fitness and wellness.

- 24/7 fully-staffed gym club
- Qualified personal trainers
- Group classes & sessions
- Latest exercise machines & equipment
- Private lockers & showers



# Business Centre

A high-end business centre with private offices – offering a convenient workspace solution for professionals who require a nearby fully-integrated working space with top-of-the-line amenities and services for seamless business operations.



## Features:

- State-of-the-art Business Workstations
- Fully-Furnished Private Offices
- High-speed Internet
- Conferencing Facilities & Equipment
- Virtual Reception Services
- Business Support Services & Facilities
- 24/7 Security and Access

# Kid's Club & Teen's Club

A fun and secure space designed for kids and teens, combining games, comfort, and supervised care.



- Couches & TV lounge
- Educational Toys for Various Ages
- Work Spaces
- Gaming Consoles
- Arcade Games
- Air Hockey Table
- Basketball Arcade Game
- Nanny Space
- Napping Room
- Reception
- Security check-in & check-out



The Gastronomy



## A Partnership of Excellence

LUXURY  
**AMALI x KU DE TA**  
RESIDENCE

Our collaboration with one of the island's most celebrated operators ensures that every aspect of the dining and entertainment experience is crafted to perfection.

### About the Operator

KU DE TA is a name that resonates far beyond Bali's shores. Established over two decades ago in Seminyak, it has become one of the island's most recognized and celebrated lifestyle destinations.

# KU DE TA

## Cliff Lounge & Restaurant

Ku De Ta Cliff Lounge & Restaurant brings the brand's iconic lifestyle to Uluwatu, pairing elevated dining with a dramatic cliffside pool experience. A new social landmark with sunset views over the Indian Ocean.





# KU DE TA

## Steakhouse Restaurant

A modern steakhouse that redefines the dining experience, showcasing premium cuts in a refined yet theatrical setting. A destination where craft, flavour, and atmosphere come together for unforgettable evenings.





# Exclusive Limited Partnership Opportunity

## A Landmark Investment in Bali's Premier Cliffside Resort

- Amali Luxury Residence & Hotel is a flagship mixed-use development in Uluwatu, Bali's most prestigious coastal enclave, adjacent to Anantara and Radisson resorts.
- Offered by Mirah Global Investments — Bali's leading luxury developer and General Partner (GP) — this opportunity invites a Limited Partner (LP) to participate in the long-term ownership of a trophy hospitality asset.

## Strategic Timing & Market Advantage

- Originally structured as a retail condominium project, Amali was successfully pre-funded through early unit sales.
- With sufficient capital already secured to complete construction, Mirah Global has paused all retail sales in response to the current softening of the retail market.
- This strategic decision reflects a broader pivot to retain a greater share of completed assets, expanding Mirah's high-performing operating portfolio.

## Investor Value Proposition

- LP investor gains exposure to a fully funded, income-producing luxury resort backed by freehold real estate in a high-demand market.
- Retained residences are expected to appreciate significantly post-completion, achieving faster sales and higher premiums than off-plan units.
- Investor benefits from recurring operational income and long-term capital growth as part of a strategically repositioned, asset-backed portfolio.



# The Offer

Invest USD \$7 million for a 25% equity stake in PT. Amali Assets Holder, the asset-holding company for the Amali Luxury Residence & Hotel.

This share entitles the Limited Partner (LP) to a pro-rata share of profits from all revenue streams generated across the property — including hotel operations, residence management, commercial leases, and ancillary services.

The LP's capital is projected to be returned within 36 months, through a preferred return generated by the sale of retained luxury condominium units.

To participate, the LP will also acquire USD \$3 million in condominium units at a 20% discount to market value — providing immediate built-in equity and the flexibility to hold or resell these units as they appreciate.

This opportunity combines secured real estate ownership, strong short-term capital recovery, and ongoing participation in a world-class hospitality asset — one of the most iconic and desirable developments in Bali's luxury market.

**US\$ 10 mln.**  
Total Investment Value

**US\$ 7 mln.**  
For an equity stake in PT.  
Amali Assets Holder

**25%**  
Equity stake in PT.  
Amali Assets Holder

**US\$ 3 mln.**  
In condominium  
units

**20%**  
Discount to market value  
on condominium units

**36 months**  
Projected return timeframe

# Key Operations Projections

| Operating Year<br>Calendar Year   | Year 1<br>2027         | Year 2<br>2028         | Year 3<br>2029         | Year 4<br>2030         | Year 5<br>2031         | Year 6<br>2032         |                        |
|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| No. of days   | 365                    | 365                    | 365                    | 365                    | 365                    | 365                    |                        |
| No. of room units built   | 122                    | 122                    | 122                    | 122                    | 122                    | -                      |                        |
| Paid Occupancy (based on units built)   | 67%                    | 69%                    | 72%                    | 72%                    | 72%                    | 0%                     |                        |
| Average Room Rate (ARR)   | 321                    | 347                    | 374                    | 389                    | 405                    | -                      |                        |
| ARR % Growth*   |                        | 8%                     | 8%                     | 4%                     | 4%                     | -                      |                        |
| RevPAR  | 214                    | 241                    | 270                    | 281                    | 293                    | 0                      |                        |
| <b>Hotel &amp; Residences</b>   |                        |                        |                        |                        |                        |                        |                        |
| Room Revenue  | 9,545,870              | 10,721,921             | 12,042,862             | 12,524,576             | 13,025,559             | -                      |                        |
| Spa & Other Revenue   | 567,408                | 613,879                | 661,112                | 680,945                | 708,183                | -                      |                        |
| CAM Revenue   | 804,477                | 920,322                | 1,115,304              | 1,251,331              | 1,288,871              | -                      |                        |
| HK & Other Revenue (Utilities, Internet etc.)                                 | 684,970                | 769,359                | 864,144                | 898,709                | 934,658                | -                      |                        |
| <b>Total Operating Revenue</b>  | <b>11,602,725</b>      | <b>13,025,481</b>      | <b>14,683,421</b>      | <b>15,355,562</b>      | <b>15,957,271</b>      | -                      |                        |
| (a) Income from Management of Operations                                      | 986,308                | 1,279,642              | 1,537,256              | 1,617,510              | 1,679,322              | -                      |                        |
| <i>Units sold by the start of each year (end of prev. year)</i>               | -                      | 9                      | 13                     | 10                     | -                      | -                      |                        |
| (b) Income from Unit Owner Share (retained units)                             | 1,260,065              | 946,512                | 397,627                | -                      | -                      | -                      |                        |
| <b>(a)+(b) Asset Holder's Income from Hotel &amp; Residences</b>              | <b>2,246,373</b>       | <b>2,226,154</b>       | <b>1,934,883</b>       | <b>1,617,510</b>       | <b>1,679,322</b>       | -                      |                        |
| <i>% of Revenue</i>   | 19%                    | 17%                    | 13%                    | 11%                    | 11%                    | -                      |                        |
| <b>Operating Year<br/>Calendar Year</b>                                       | <b>745,257</b>         | <b>Year 1<br/>2027</b> | <b>Year 2<br/>2028</b> | <b>Year 3<br/>2029</b> | <b>Year 4<br/>2030</b> | <b>Year 5<br/>2031</b> | <b>Year 6<br/>2032</b> |
| <b>Ku De Ta</b>   |                        |                        |                        |                        |                        |                        |                        |
| Restaurant & Pool Club Revenue  | 8,943,084              | 11,053,652             | 11,385,261             | 11,726,819             | 12,078,624             | -                      |                        |
| <b>(c)+(d)+(e) Asset Holder's Income from Ku De Ta After 50% Profit Share</b> | <b>963,303</b>         | <b>1,190,643</b>       | <b>1,226,362</b>       | <b>1,263,153</b>       | <b>1,301,048</b>       | -                      |                        |
| <i>% of Revenue</i>   | 11%                    | 11%                    | 11%                    | 11%                    | 11%                    | 0%                     |                        |
| <b>Operating Year<br/>Calendar Year</b>                                       | <b>Year 1<br/>2027</b> | <b>Year 2<br/>2028</b> | <b>Year 3<br/>2029</b> | <b>Year 4<br/>2030</b> | <b>Year 5<br/>2031</b> | <b>Year 6<br/>2032</b> |                        |
| <b>Total: Hotel &amp; Residences and Ku De Ta</b>                             |                        |                        |                        |                        |                        |                        |                        |
| Total Operating Revenue   | 20,545,809             | 24,079,132             | 26,068,682             | 27,082,381             | 28,035,894             | -                      |                        |
| <b>Asset Holder's Income After Tax &amp; Profit Share</b>                     | <b>3,209,676</b>       | <b>3,416,797</b>       | <b>3,161,245</b>       | <b>2,880,663</b>       | <b>2,980,369</b>       | -                      |                        |
| <i>% of Revenue</i>   | 16%                    | 14%                    | 12%                    | 11%                    | 11%                    | -                      |                        |

# Projected Investor Returns

| Operation Year<br>Investment Year<br>Calendar Year         | Total                 | Year 0<br>Year 0<br>2026 | Year 1<br>Year 1<br>2027 | Year 2<br>Year 2<br>2028 | Year 3<br>Year 3<br>2029 | Year 4<br>Year 4<br>2030 | Year 5<br>Year 5<br>2031 |
|--|-----------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>(a) Investment into Retained Asset</b>                  | <b>(7,000,000)</b>    |                          | <b>(7,000,000)</b>       |                          |                          |                          |                          |
| <b>Total Available for Distribution</b>                    |                       |                          |                          |                          |                          |                          |                          |
| Net Operating Profit                                       | 15,648,751            | -                        | 3,209,676                | 3,416,797                | 3,161,1245               | 2,880,663                | 2,980,369                |
| Sale of Retained Units                                     | 19,526,292            | -                        | -                        | 5,898,459                | 8,372,142                | 5,255,691                | -                        |
| Exit   | 29,803,694            | -                        | -                        | -                        | -                        | -                        | 29,803,694               |
| <b>Total Cash Inflow</b>                                   | <b>100%</b>           |                          | <b>3,209,676</b>         | <b>9,315,256</b>         | <b>11,533,387</b>        | <b>8,136,355</b>         | <b>32,784,063</b>        |
| <b>Investor's Share</b>                                    |                       |                          |                          |                          |                          |                          |                          |
| Net Operating Profit                                       | 25% 3,912,188         | -                        | 802,419                  | 854,199                  | 790,311                  | 720,166                  | 745,092                  |
| Sale of Retained Units                                     | 100% 4,881,573        | -                        | -                        | 4,881,573                | -                        | -                        | -                        |
| - priority return  |                       |                          |                          |                          |                          |                          |                          |
| 100% of sales up to LP's 25% stake                         |                       |                          |                          |                          |                          |                          |                          |
| Exit   | 25% 7,450,923         | -                        | -                        | -                        | -                        | -                        | 7,450,923                |
| <b>(b) Investor's Share of Total Income</b>                | <b>25% 16,244,684</b> |                          | <b>802,419</b>           | <b>5,735,772</b>         | <b>790,311</b>           | <b>720,166</b>           | <b>8,196,016</b>         |
| <b>Investor's Annual Yield from Operations</b>             |                       |                          | <b>11.5%</b>             | <b>12.2%</b>             | <b>11.3%</b>             | <b>10.3%</b>             | <b>10.6%</b>             |
| <b>Investor's Annual Yield Incl. Unit Sales</b>            |                       |                          | <b>11.5%</b>             | <b>81.9%</b>             | <b>11.3%</b>             | <b>10.3%</b>             | <b>10.6%</b>             |
| <b>Investor's Annual Yield Incl. Unit Sales &amp; Exit</b> |                       |                          | <b>11.5%</b>             | <b>81.9%</b>             | <b>11.3%</b>             | <b>10.3%</b>             | <b>117.1%</b>            |
| Sponsor / Asset Mgmt. Fees                                 | (232,447)             | (70,000)                 | (8,024)                  | (23,288)                 | (28,833)                 | (20,341)                 | (81,960)                 |
| <i>Fees as % of Investment</i>                             |                       | -1.0%                    | -0.1%                    | -0.3%                    | -0.4%                    | -0.3%                    | -1.2%                    |
| <b>(a)+(b) Investor's Net Cash Flow</b>                    | <b>9,012,237</b>      | <b>(7,070,000)</b>       | <b>794,395</b>           | <b>5,712,484</b>         | <b>761,478</b>           | <b>699,825</b>           | <b>8,114,056</b>         |

| Valuation                   |
|-----------------------------|
| <b>Amali Retained Asset</b> |

|               |     |
|---------------|-----|
| Cap Rate      | 10% |
| Discount Rate | 10% |

| DCF Valuation | New LP's Stake | Valuation of New LP's Stake | New LP's Cash Contribution vs. Intrinsic Value | New LP's Cash Contribution |
|---------------|----------------|-----------------------------|--|----------------------------|
| 41,086,558    | 25.0%          | 10,271,640                  | -32%   | (7,000,000)                |

| Summary of New Investor's Returns | Stake |
|-----------------------------------|-------|
| Amali Retained Asset              | 25%   |

| New Investor's Cash Contribution | Stabilised Annual Yield | New Investor's Cash Distributions | New Investor's Net Cash Flow | Return on Equity | IRR |
|----------------------------------|-------------------------|-----------------------------------|------------------------------|------------------|-----|
| (7,000,000)                      | 10%                     | 16,244,684                        | 9,012,237                    | 129%             | 28% |

# Operating Hotels, Resorts & Serviced Residences

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# Operating F&B and Lifestyle

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