

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





✕ SEGARAN JUMEIRAH BALI

AYANA Villas

WYNDHAM DREAMLAND BEACH

JUMEIRAH BALI

EL KABRON BALI

DREAMLAND BEACH

BINGIN BEACH

RADISSON BLU ULUWATU

PRIVATE ACCESS
TO THE BEACH

IMPOSSIBLES BEACH

ANANTARA ULUWATU



CLIFF-SIDE UNITS & COMMERCIAL AREA

2ND F

Il Cielo
Penthouse Terrazzo
1-bedroom Penthouse

1ST 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_{smt}

BOH Offices
Service, Technical, & Storage Area
Underground Parking

1ST CLIFF

Penthouse
Ocean View Loft-Apartment

2ND CLIFF

Penthouse
Ocean View Loft-Apartment

3RD CLIFF

Amali Luxury Hotel

4TH CLIFF

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

MASTERPLAN

PARKING

Underground Parking

45m Cliff Side Pool

Lobby & Entrance

PARKING

Exterior Car Park

43m Island Side Pool

ISLAND-SIDE UNITS & COMMERCIAL AREA

2ND F

Ocean View Penthouse Lusso
Ocean View Penthouse
Penthouse

1ST 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

LIVING ROOM



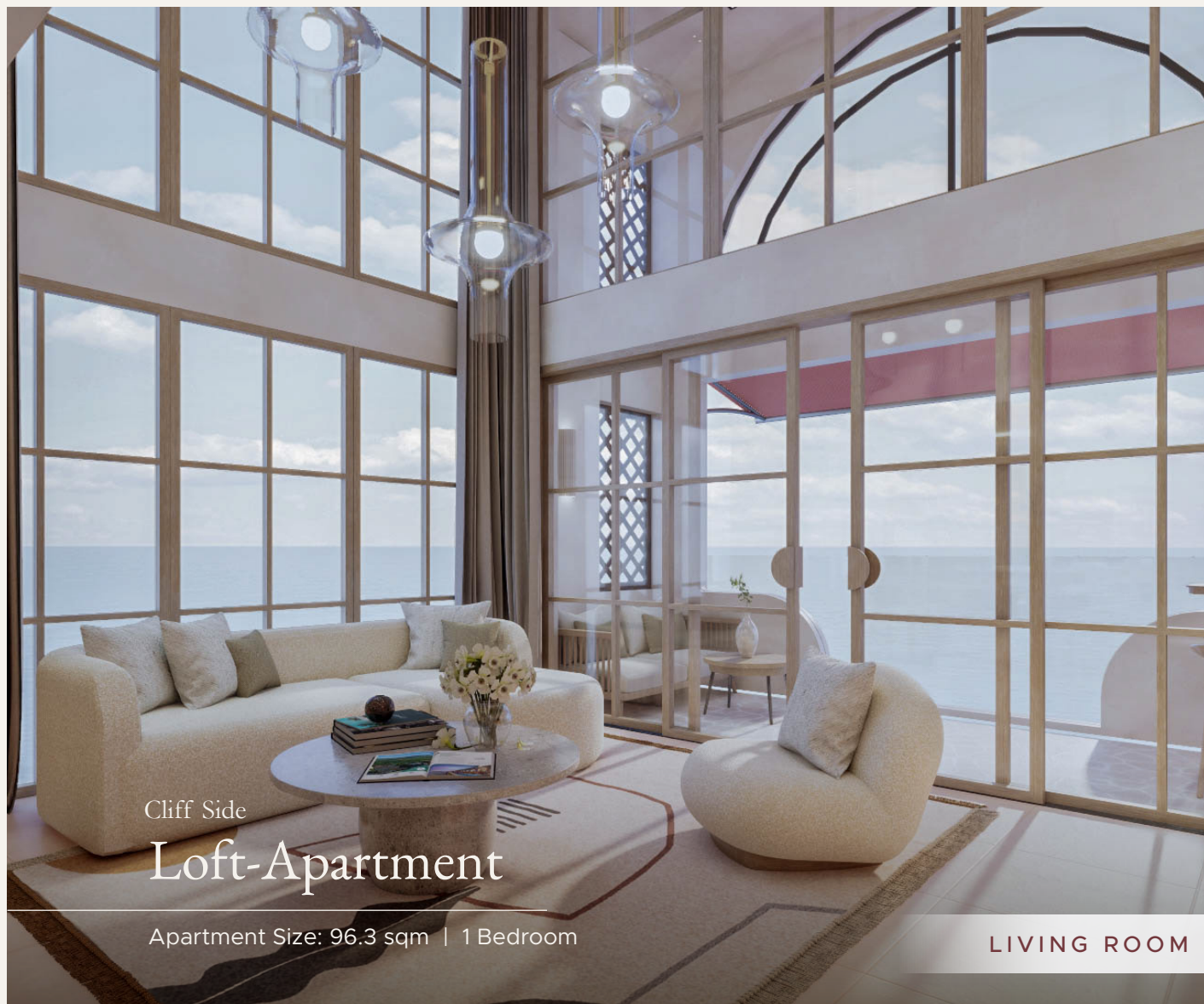
TERRACE



BEDROOM



KITCHEN



Cliff Side

Loft-Apartment

Apartment Size: 96.3 sqm | 1 Bedroom

LIVING ROOM



LIVING ROOM



KITCHEN



BEDROOM



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.



Key Operations Projections

Operating Year Calendar Year	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031	Year 6 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
Hotel & Residences						
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	-
Total Operating Revenue	11,602,725	13,025,481	14,683,421	15,355,562	15,957,271	-
(a) Income from Managemet of Operations	986,308	1,279,642	1,537,256	1,617,510	1,679,322	-
Units sold by the start of each year (end of prev. year)	-	9	13	10	-	-
(b) Income from Unit Owner Share (retained units)	1,260,065	946,512	397,627	-	-	-
(a) + (b) Asset Holder's Income from Hotel & Residences	2,246,373	2,226,154	1,934,883	1,617,510	1,679,322	-
% of Revenue	19%	17%	13%	11%	11%	
	745,257					
Operating Year Calendar Year	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031	Year 6 2032
Ku De Ta						
Restaurant & Pool Club Revenue	8,943,084	11,053,652	11,385,261	11,726,819	12,078,624	-
(c) + (d) + (e) Asset Holder's Income from Ku De Ta After 50% Profit Share	963,303	1,190,643	1,226,362	1,263,153	1,301,048	-
% of Revenue	11%	11%	11%	11%	11%	0%
Operating Year Calendar Year	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031	Year 6 2032
Total: Hotel & Residences and Ku De Ta						
Total Operating Revenue	20,545,809	24,079,132	26,068,682	27,082,381	28,035,894	-
Asset Holder's Income After Tax & Profit Share	3,209,676	3,416,797	3,161,245	2,880,663	2,980,369	-
% of Revenue	16%	14%	12%	11%	11%	

Projected Investor Returns

Operation Year Investment Year Calendar Year		Total
(a) Investment into Retained Asset		(7,000,000)
Total Available for Distribution		
Net Operating Profit		15,648,751
Sale of Retained Units		19,526,292
Exit		29,803,694
Total Cash Inflow	100%	64,978,737
Investor's Share		
Net Operating Profit	25%	3,912,188
Sale of Retained Units	100%	4,881,573
- priority return		
100% of sales up to LP's 25% stake		
Exit	25%	7,450,923
(b) Investor's Share of	25%	16,244,684
Total Income		
Investor's Annual Yield from Operations		
Investor's Annual Yield Incl. Unit Sales		
Investor's Annual Yield Incl. Unit Sales & Exit		
Sponsor / Asset Mgmt. Fees		(232,447)
Fees as % of Investment		
(a) + (b) Investor's Net		9,012,237
Cash Flow		

Valuation	
Amali Retained Asset	
Cap Rate	10%
Discount Rate	10%

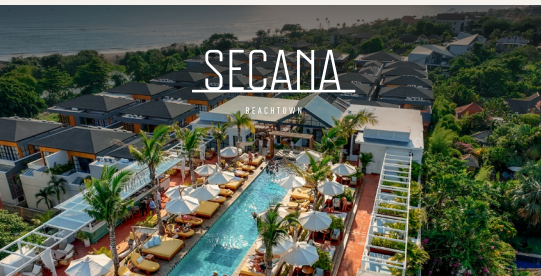
Summary of New Investor's Returns	Stake
Amali Retained Asset	25%

Year 0 Year 0 2026	Year 1 Year 1 2027	Year 2 Year 2 2028	Year 3 Year 3 2029	Year 4 Year 4 2030	Year 5 Year 5 2031
(7,000,000)	-				
-	3,209,676	3,416,797	3,161,245	2,880,663	2,980,369
-	-	5,898,459	8,372,142	5,255,691	-
-	-	-	-	-	29,803,694
	3,209,676	9,315,256	11,533,387	8,136,355	32,784,063
-	802,419	854,199	790,311	720,166	745,092
-	-	4,881,573	-	-	-
-	-	-	-	-	7,450,923
-	802,419	5,735,772	790,311	720,166	8,196,016
Total Income					
Investor's Annual Yield from Operations					
Investor's Annual Yield Incl. Unit Sales					
Investor's Annual Yield Incl. Unit Sales & Exit					
(70,000)	(8,024)	(23,288)	(28,833)	(20,341)	(81,960)
-1.0%	-0.1%	-0.3%	-0.4%	-0.3%	-1.2%
(7,070,000)	794,395	5,712,484	761,478	699,825	8,114,056

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)

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



Operating F&B and Lifestyle





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