

*The Casa* HOTEL

JMGM

# A lifestyle investment property

BALI'S MOST EXCLUSIVE BEACHFRONT DEVELOPMENT IN PERERERNAN

*The Casa* HOTEL

JMGM

A LIFESTYLE PROJECT BY

JMGM



*Tu Casa* HOTEL

**JMGM**

Situated in Bali's latest trendy neighbourhood, Hotel Tu Casa sits perched on 1.17-hectares of beachfront property in Pererenan mere footsteps from the ocean.

Created by JMGM, Tu Casa will merge a contemporary designed landscape into a hotel complex that features 50 smart villas and 69 hotel units.

Surrounded by 5-star facilities, residents and visitors can enjoy 4 international restaurants, a VIP cocktail lounge, an oceanfront beach club, a co-working space, a wellness center, a gym, multiple pools, a rooftop bar, and much more.

The entire development follows a specific architectural style, combining clean lines that accentuate the natural beauty of Bali. Hotel Tu Casa offers you island beachfront living at its finest.



*The Casa* HOTEL

JMGM





# JMGM Background

JMGM is a reputable Australian property development and building company with 7+ years in operation between Bali and Australia.

We focus on creating successful high-quality residential apartments and developments on large properties of land. Residents enjoy unlimited access to a range of mixed-use facilities available in every complex.



Our current portfolio has over 200 million worth of real estate development:

## JMGM

### [JMGM](#)

Premier Indonesian and Australian Developer

## THE RESIDENTS

### [The Residents](#)

10 luxury units in Terrigal NSW

## LUTOLLI Architects +PARTNERS

### [Architects](#)

Founded in 2015, with offices in Prishtina, Cologne, and Munich, Lutolli Architects+Partners has a diverse international body of work which includes residential, commercial, and educational buildings.

## JMGM Constructions GENERAL CONTRACTOR

### [JMGM Constructions](#)

With over 12 years of experience, PT JMGM Constructions has built hotels, commercial buildings, residential & government properties, shopping malls and restaurants.

*The Casa*  
HOTEL

JMGM

POTATO HEAD

W HOTEL

FINNS BEACH CLUB

LA BRISA

Pererenan  
Location





# Why Hotel Tu Casa?



**PRIME BEACHFRONT LAND**



**SMART TECHNOLOGY IN VILLAS**



**LOCATED IN PERERENAN**

Bali is rated World's Best Destination in 2021, outranking London, Rome, and Dubai.



**34 YEAR LEASEHOLD**

Longer term leasehold until 2061



**13-18% ANNUAL ROI**

ROI is paid out quarterly from the owner's pool



**FULL FINANCIAL TRANSPARENCY**

Annual audited accounting report will be provided



**FULL TURN-KEY**

# WHY INVEST IN A BEACHFRONT PROPERTY?

## HIGH DEMAND

**95%**

of all requests to buy property  
in Bali are on the coastline

OVER

**90%**

of people request an  
ocean view at beachfront hotels

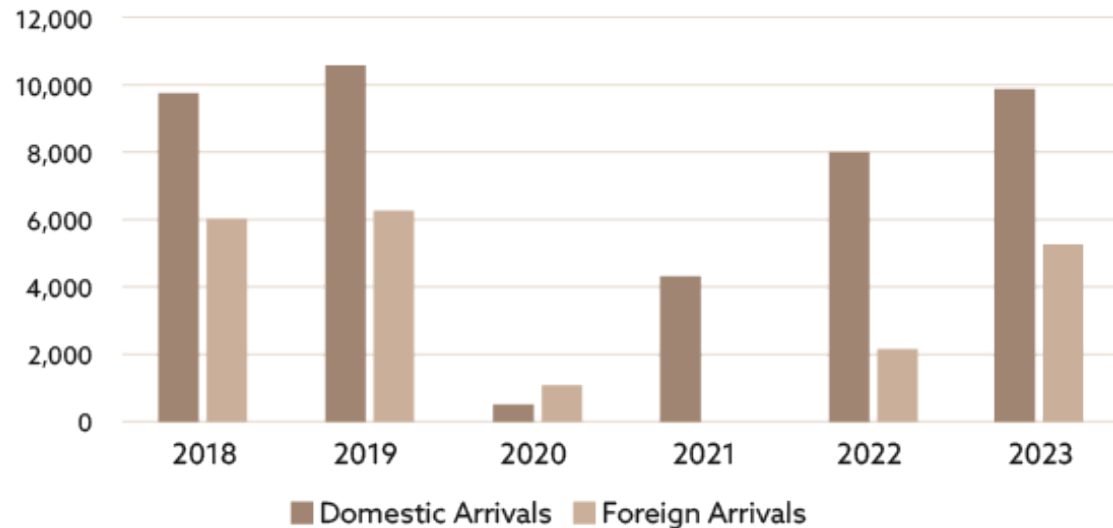
## HIGH RESALE VALUE

Due to the fact that the demand for coastal land is higher than the supply available.

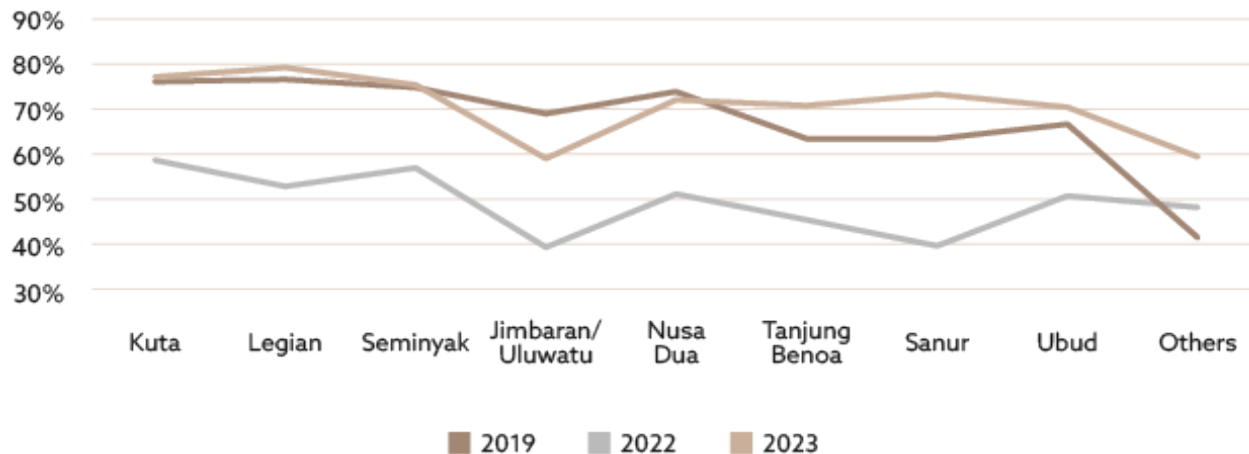
- **\$3568** STARTING PRICE PER M2 AT THE START OF SALES
- **\$4200 - \$6000** APPROXIMATE PRICE PER M2 UPON COMPLETION OF CONSTRUCTION
- **\$6700 - \$7100** PER M2 WITHIN 5 YEARS DUE TO ITS LIMITED SUPPLY



# INTERNATIONAL VISITORS TO BALI



# OCCUPANCY GRAPH



## WHY IS BALI SO POPULAR?

1. Consistent political stability
2. Abundant natural agricultural resources
3. The steady development of infrastructure
4. A peaceful and diverse melting pot of cultures
5. Continual growth in land price and development potential

## Surging Property Demand

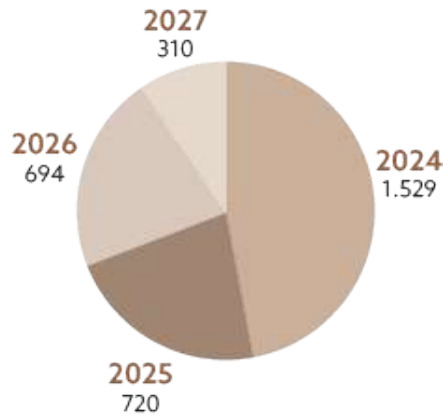
As the market has now returned to pre-covid conditions, we expect exponential growth for the number of property listings, property revenue and demand

The occupancy rate will continue to increase, especially with foreigners travelling to Bali.

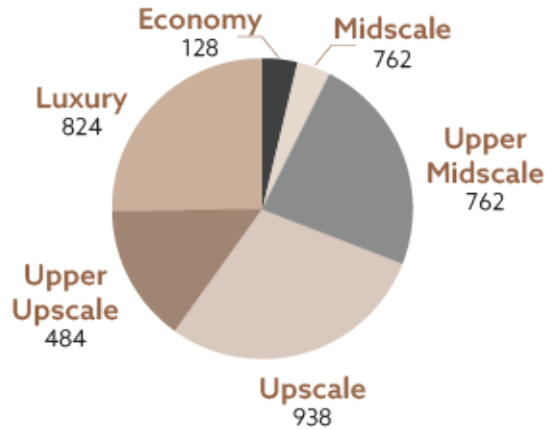


Trip Advisor 2021, outranking London, Rome and Dubai

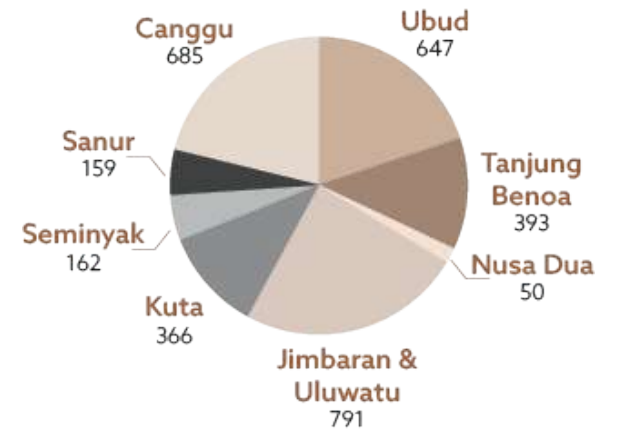
# NEW SUPPLY



Number of Hotel Rooms in Pipeline

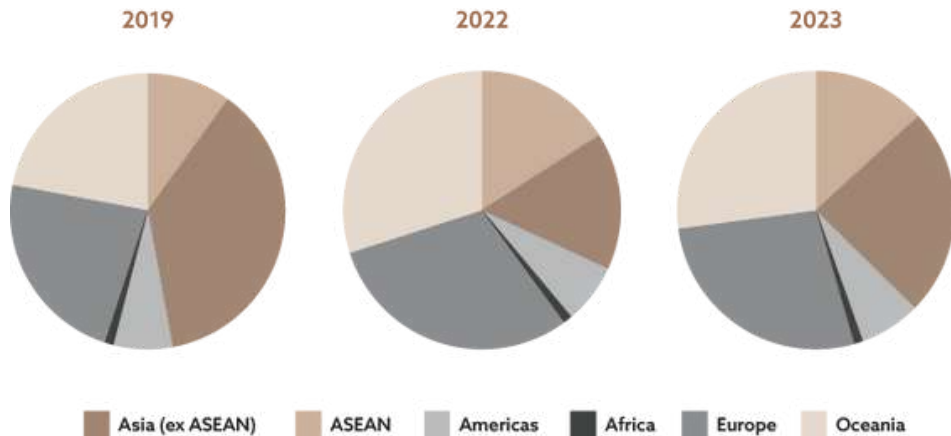


Number of Hotel Rooms in Pipeline by Segment



Number of Hotel Rooms in Pipeline by Location

# REGIONAL ARRIVALS MIX



	2019	2022	2023
ASEAN	10%	16%	13%
Asia (ex ASEAN)	37%	16%	24%
Americas	7%	7%	7%
Africa	1%	1%	1%
Europe	23%	30%	27%
Oceania	22%	30%	27%





Managed by an in-house team, Hotel Tu Casa will feature a collection of 5-star facilities that ensure your every need is met.

- 69 HOTEL UNITS
- 50 SMART VILLAS (available for investment)
- FULL TURNKEY
- SMART-HOME TECHNOLOGY IN VILLAS
- 4 RESTAURANTS
- MULTIPLE BARS INCLUDING A ROOFTOP BAR
- MULTIPLE POOLS
- BEACH CLUB
- VIP COCKTAIL LOUNGE
- CO-WORKING SPACE
- WELLNESS CENTER
- CHILDCARE SERVICES
- 3 SAUNAS
- JACUZZI, HOT & COLD PLUNGE POOLS
- GYM WITH GROUP FITNESS CLASSES
- 24/7 SECURITY
- PRIVATE CONCIERGE
- UNDERGROUND PARKING



# Lifestyle Investment

## **HIGH & STABLE ANNUAL ROI OF 13-18%**

In comparison to keeping your investment in a bank (1-2%) or super funds (10%).

## **YOU CAN RESIDE IN YOUR PROPERTY FOR FREE UP TO 1 MONTH ANNUALLY**

We have other more flexible management programs that allow for longer term stays - enquire within

## **LIFETIME ACCESS TO OUR FACILITIES**

This access includes membership to the gym and co- working space.

## **FULLY MANAGED AND TURN-KEY OPERATIONS**



# MASTER PLAN LAY OUT





# Hotel Tu Casa Investment Villa Designs and Layouts

# Villas - Exterior

The architectural style combines clean lines and open spaces with tasteful Mediterranean features that are chic and unique in Bali. Textures and a timeless color palette have been chosen to relax the resident and accent the surrounding beauty of nature.







## Villas - Exterior

The villas come in a variety of unique sizes and layouts. Depending on your needs, you can choose from a 2, 3, or 5-bedroom layout, including a pool, living room area, kitchen, dining space, and terrace.




# Villas - Exterior

The villas seamlessly integrate contemporary living with nature as you enjoy your private terrace and surrounding views.

Certain villas are designed with magnificent ocean views that can be experienced throughout the entire space.





A modern villa interior featuring a large, light-colored sofa with beige cushions, a wooden coffee table, and a wooden armchair. The space opens up to a balcony with a view of the ocean and palm trees. A staircase with a black metal railing is visible on the right. The overall aesthetic is clean, minimalist, and tropical.

## Villas - Interior

All villas are air-conditioned and feature a kitchen that is fully equipped with a cooktop, oven, microwave, and MODENA fridge.

Premium add-ons available: range hood, oven, dishwasher, washer & dryer





## Villas - Interior

Each villa features light beige walls elegantly paired with micro cement gray flooring which runs throughout the entire villa. The master bedroom wardrobes are designed with natural wood, rattan doors, and classic black handles.



# Villas - Interior

Each bathroom features a vanity and sinks custom-made in soft grey concrete with all fixtures such as tapware and power outlets in a classic matte black.



# Hotel Tu Casa Facilities



# Restaurants

The complex will feature four 5-star restaurants with a variety of local and international cuisine options.

Enjoy the convenience of dining in with world-renowned culinary choices for an unforgettable dining experience.









# Facilities

Hotel Tu Casa will host various top-tier facilities you have lifetime access to. Soak in the waterfront beach club, local co-working space, VIP cocktail lounge, multiple pools, sauna, and fitness facilities or enjoy the feature rooftop bar with scenic ocean views.





# Wellness Center

With multiple types of luxe saunas, a jacuzzi, hot & cold plunge pools and a state-of-the-art gym offering group fitness classes.







# Co-working Space

Enjoy a sense of stability and maintain your routines while living the island life. Imagine a modern workspace draped in tropical plants and a diverse network of professionals in the comfort of lounge chairs, comfortable benches with high-speed WIFI at your fingertips .



# Rooftop Bar

A space for those who appreciate an exquisite cocktail or two while taking in the ocean air. Enjoy getting social during your stay at our featured rooftop bar taking in the beauty of Bali's famous sunsets.

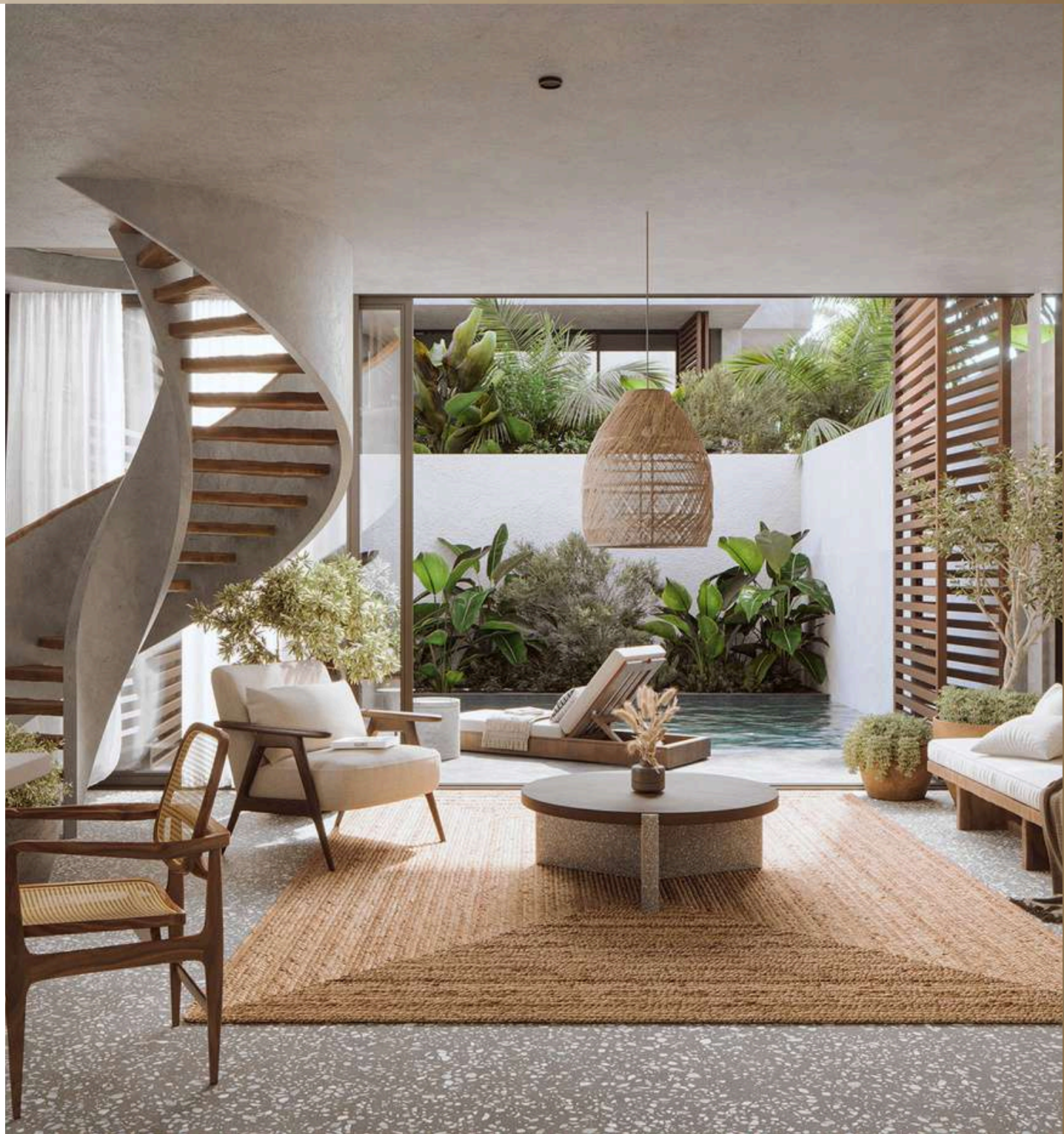




# Villa Management

Experience the ultimate beachside lifestyle at Hotel Tu Casa, where endless possibilities await. Our dedicated management team is here to elevate your living experience with our turnkey management services, ensuring every detail is taken care of—from daily maintenance to personalized guest services. We redefine luxury living by offering seamless, stress-free solutions, allowing you to fully enjoy a lifestyle of convenience, comfort, and exclusivity.

- Management Services covers:
- 24/7 Security
- Gardening in the Unit (weekly)
- Pool maintenance & Cleaning (weekly)
- High-speed Internet Connection
- Common-area electricity
- Electrical & plumbing maintenance
- Maintenance in public areas
- Electricity in public areas
- Gardening in common areas
- Allocated Parking and Storage





# Sustainable Living

Invest in a villa that aligns with your values. Tu Casa offers the perfect blend of modern luxury and sustainability, ensuring your home not only looks stunning but is also environmentally responsible.

## Eco-Friendly Design Features

- **Passive cooling:** Recessed windows and natural ventilation reduce heat gain, lowering the need for air conditioning.
- **Natural cooling:** Vegetation and window shades help prevent overheating, promoting a comfortable, eco-friendly living environment.
- **Pedestrian-friendly:** Designed to reduce car dependency and lower emissions, making it ideal for eco-conscious residents.

## Future Sustainable Enhancements

- **Green roofs & walls:** Improve insulation, reduce heat, and create space for native plants or even food growth.
- **EV-friendly:** On-site electric vehicle charging stations and bike parking encourage sustainable transportation.
- **Solar integration:** Solar panel shades in terracotta tones blend seamlessly with the villa design for a stylish and sustainable energy solution.

## Sustainable Construction & Smart Systems

- **Locally-sourced materials:** Bamboo, recycled wood, and other sustainable materials minimize the environmental footprint.
- **Energy efficiency:** High-performance windows, energy-efficient appliances, and smart home systems ensure low energy consumption.
- **Support for local biodiversity:** Gardens designed to attract pollinators and use native plants, reducing water needs and supporting the local ecosystem.







## Prime Location - Bali

Bali was ranked the #1 global destination by TripAdvisor in 2021, with Canggu considered the #4 best location in the world to live and invest in by Forbes in 2019.

Investment tourism in Bali is considered one of the most prominent investment options in Indonesia. As tourism in Bali continues to thrive, so does the national economic growth. The influx of tourists to Bali is quite steady with at least 4 million visitors coming to Bali every year.



# Floor Plans

# SPECIFICATION

Villa Type 2A

From US\$495k

Land Size : 65.9m<sup>2</sup>

Building Size : 113.9m<sup>2</sup>

## Facilities



2 Bedroom



1.5 Bathrooms



Kitchen



Dining Room



Living Room



Lounge



Pool

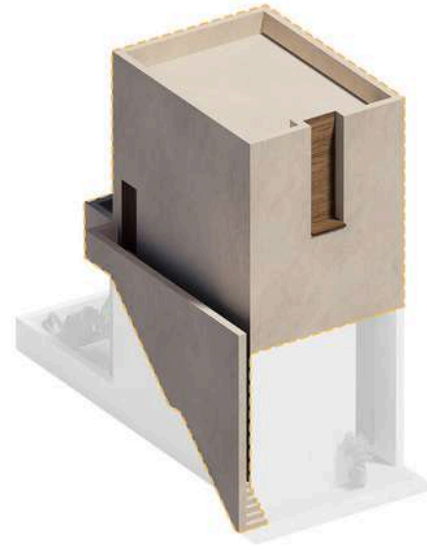
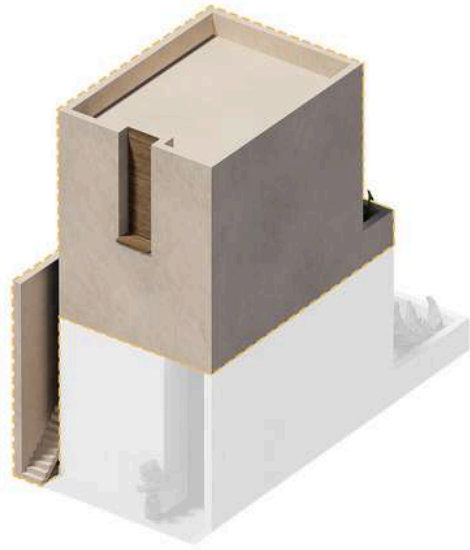
GROUND FLOOR (SECOND LEVEL)



FIRST FLOOR (THIRD LEVEL)







FRONT VIEWS



BACK VIEWS















# SPECIFICATION

Villa Type 2B

From US\$545k

Land Size : 90.7m<sup>2</sup>

Building Size : 122.1m<sup>2</sup>

## Facilities



2 Bedroom



1.5 Bathrooms



Kitchen



Dining Room



Living Room



Lounge



Pool

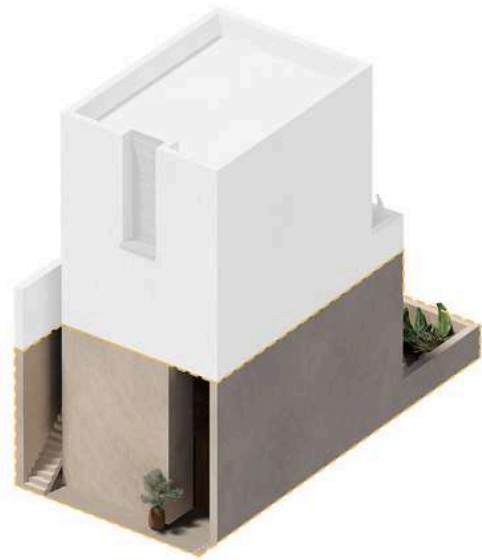
GROUND FLOOR



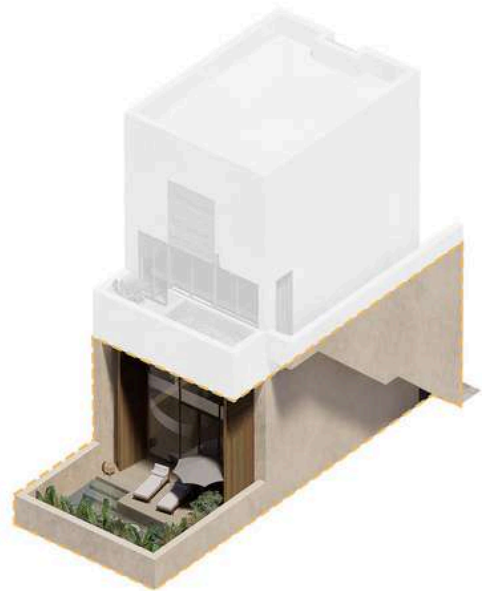
FIRST FLOOR





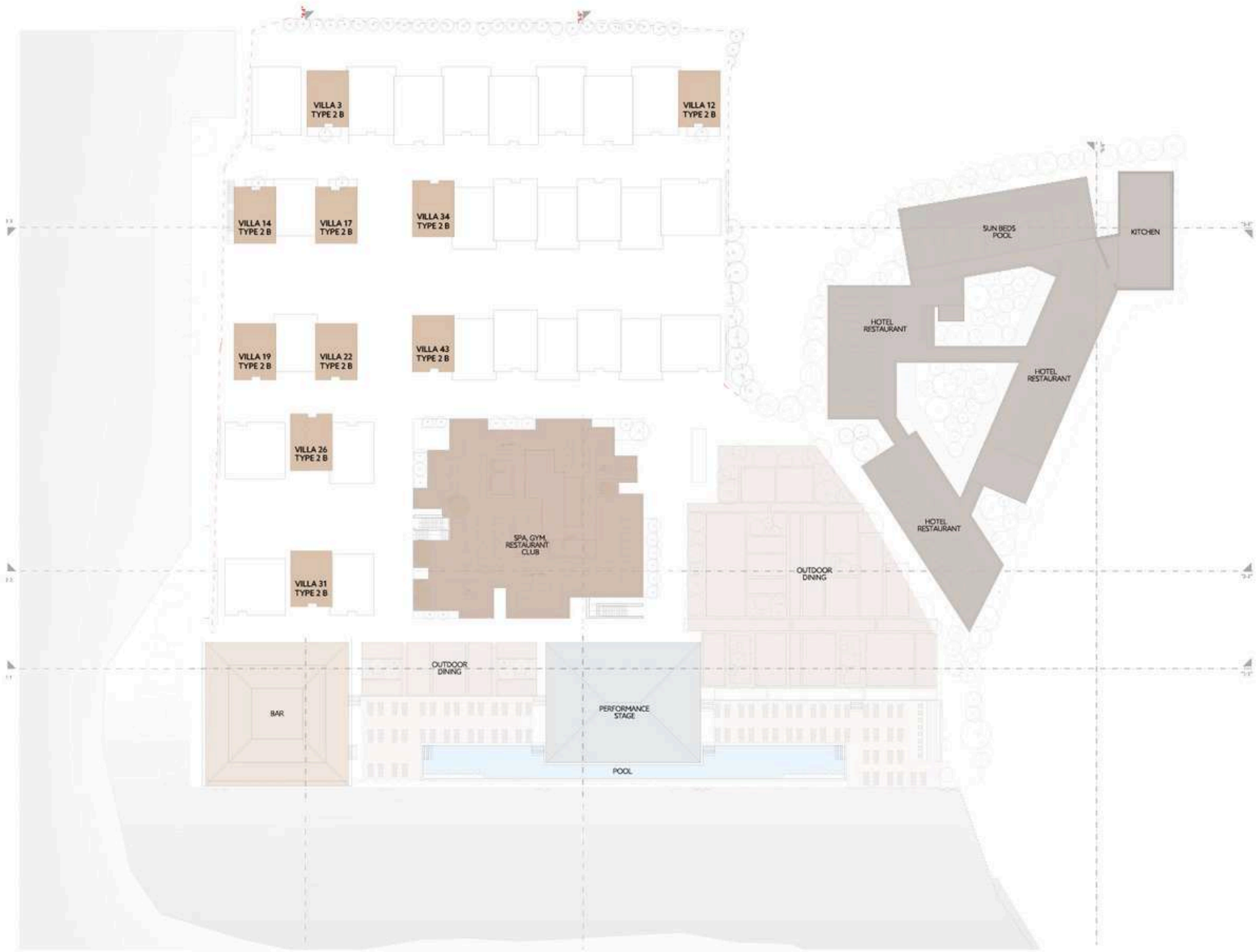


FRONT VIEWS



BACK VIEWS

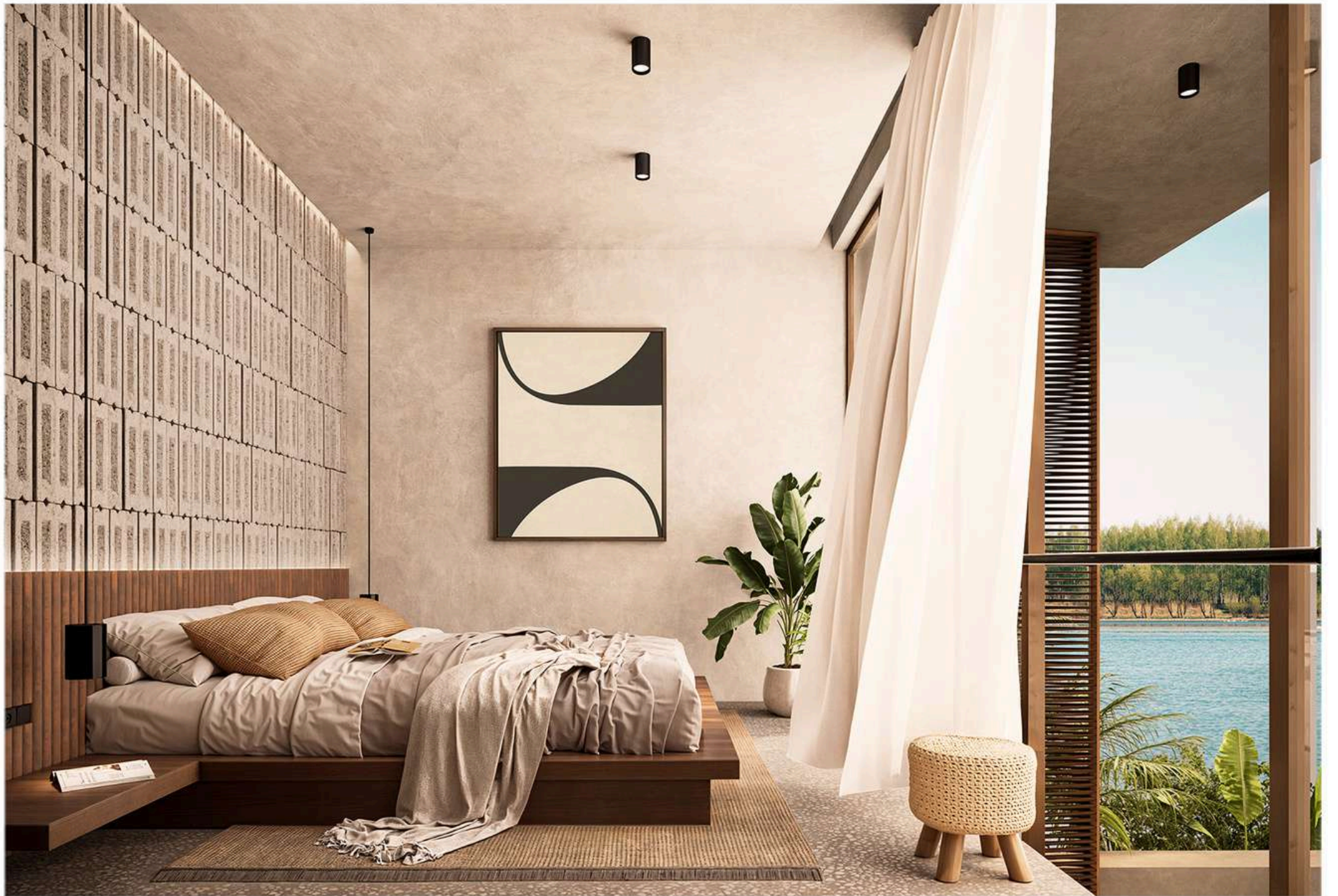














# SPECIFICATION

Villa Type 2C

From US\$655k

Land Size : 95.3m<sup>2</sup>

Building Size : 183.6m<sup>2</sup>

## Facilities



2 Bedroom



2.5 Bathroom



Kitchen



Dining Room



Living Room



Lounge



Pool

GROUND FLOOR



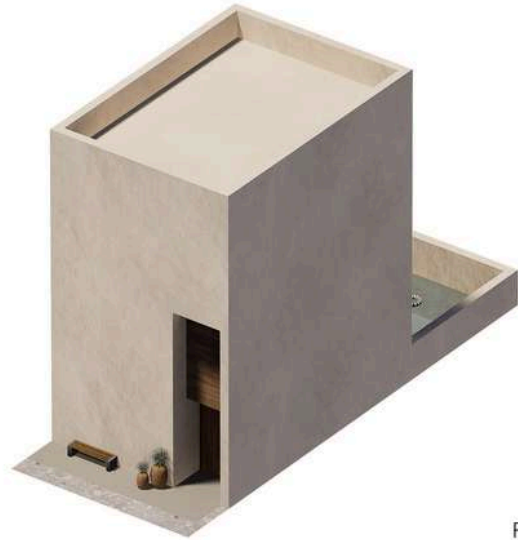
FIRST FLOOR



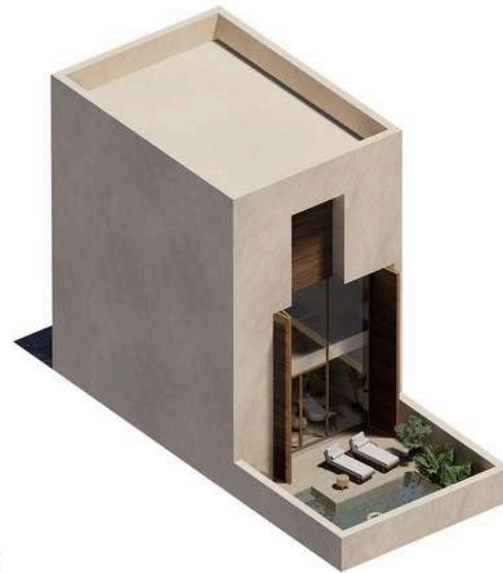
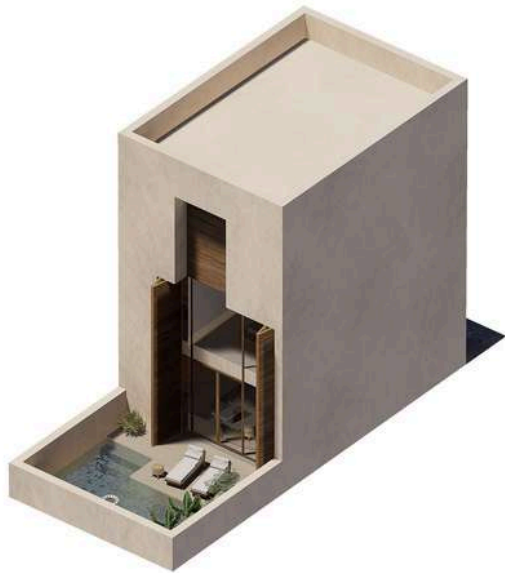
SECOND FLOOR





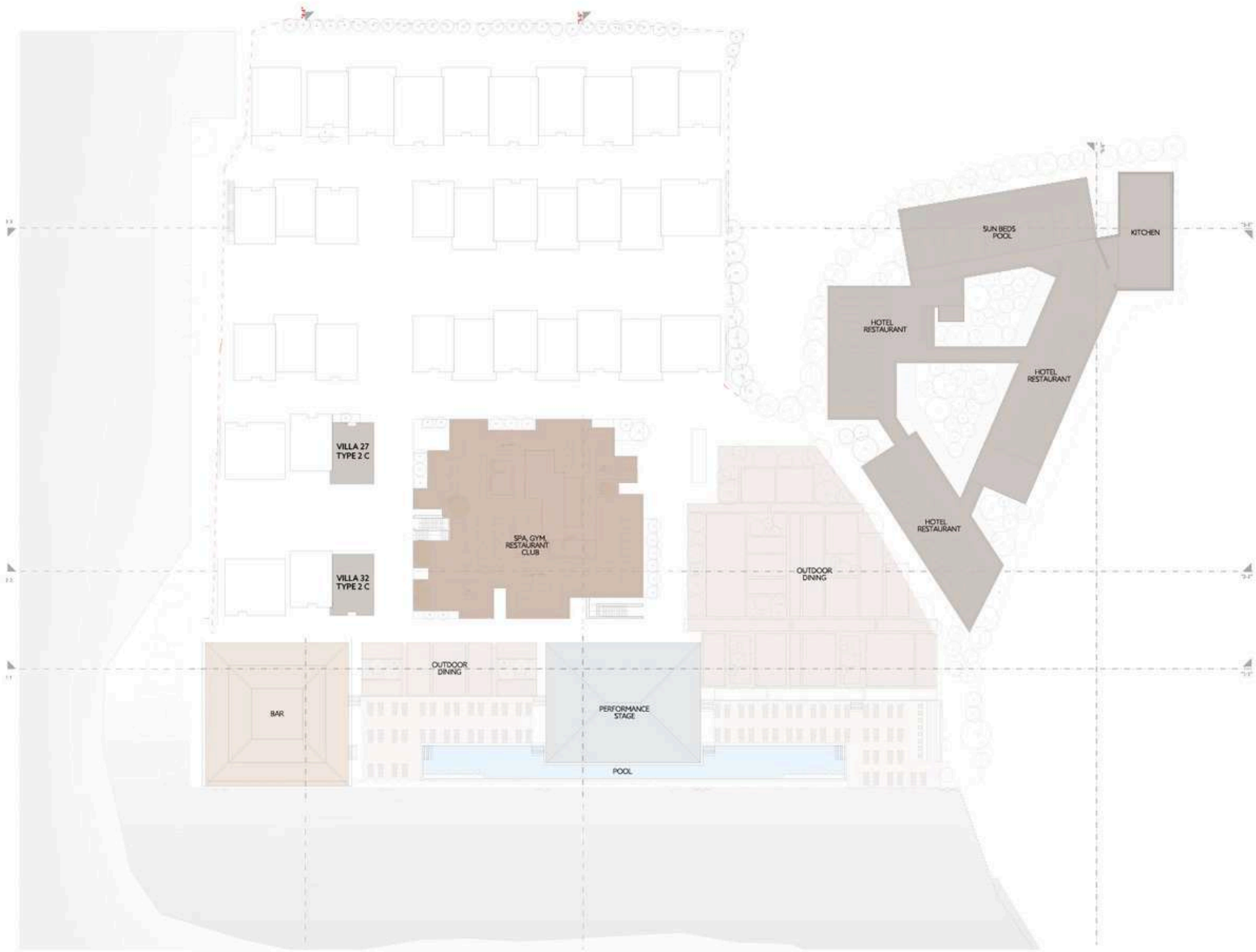


FRONT VIEWS



BACK VIEWS















# SPECIFICATION

Villa Type 2D

From US\$975k

Land Size : 93.0m<sup>2</sup>

Building Size : 247.5m<sup>2</sup>

## Facilities



2 Bedroom



2.5 Bathroom



Kitchen



Dining Room



Living Room



Lounge



Pool



Rooftop

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





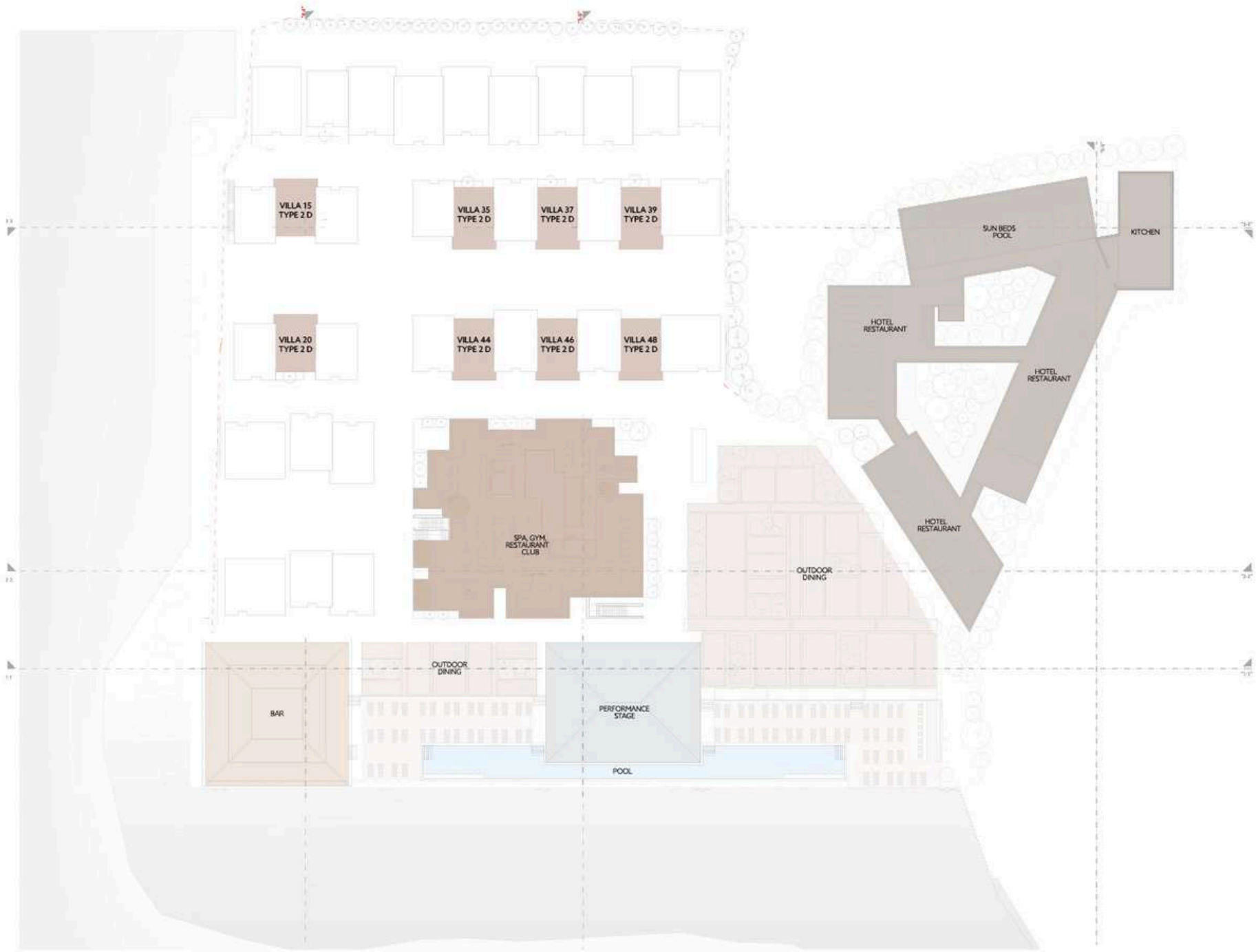


FRONT VIEWS

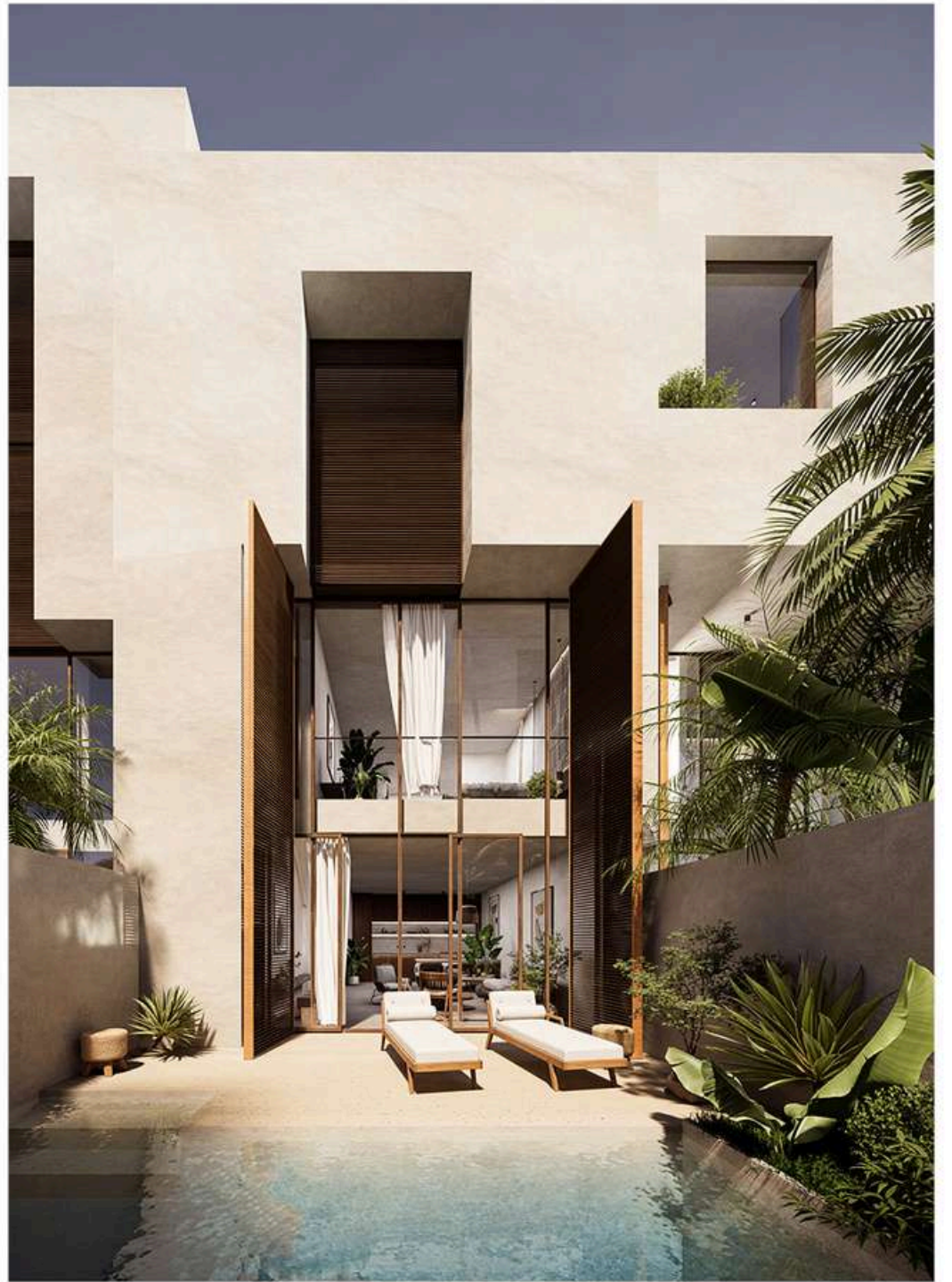


BACK VIEWS















# SPECIFICATION

Villa Type 2E

From US\$615k

Land Size : 96.1m<sup>2</sup>

Building Size : 165.5m<sup>2</sup>

## Facilities



2 Bedroom



2 Bathroom



Kitchen



Dining Room



Living Room



Lounge



Pool



Rooftop

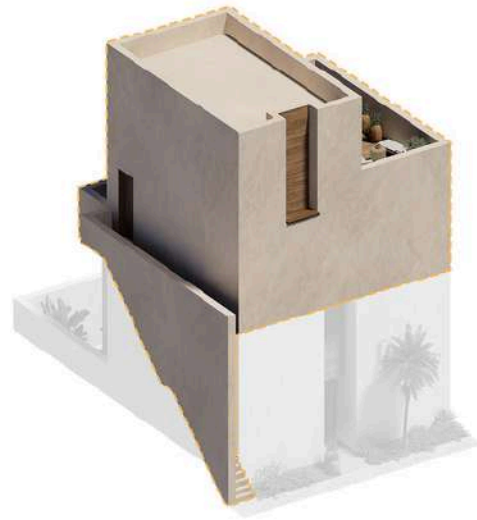
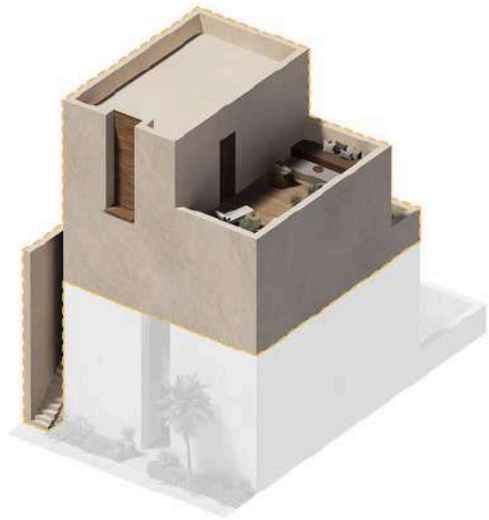
GROUND FLOOR (SECOND LEVEL)



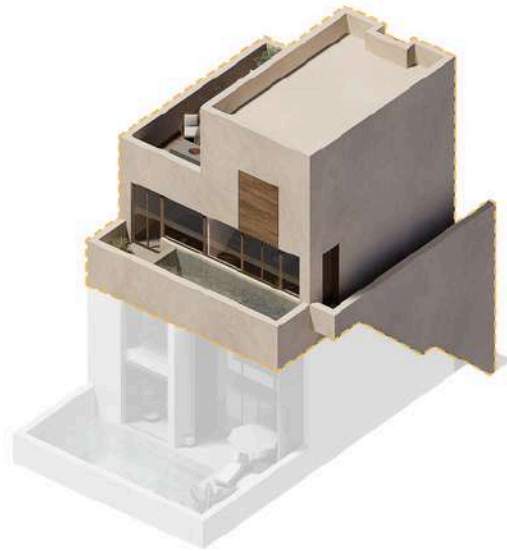
FIRST FLOOR (THIRD LEVEL)





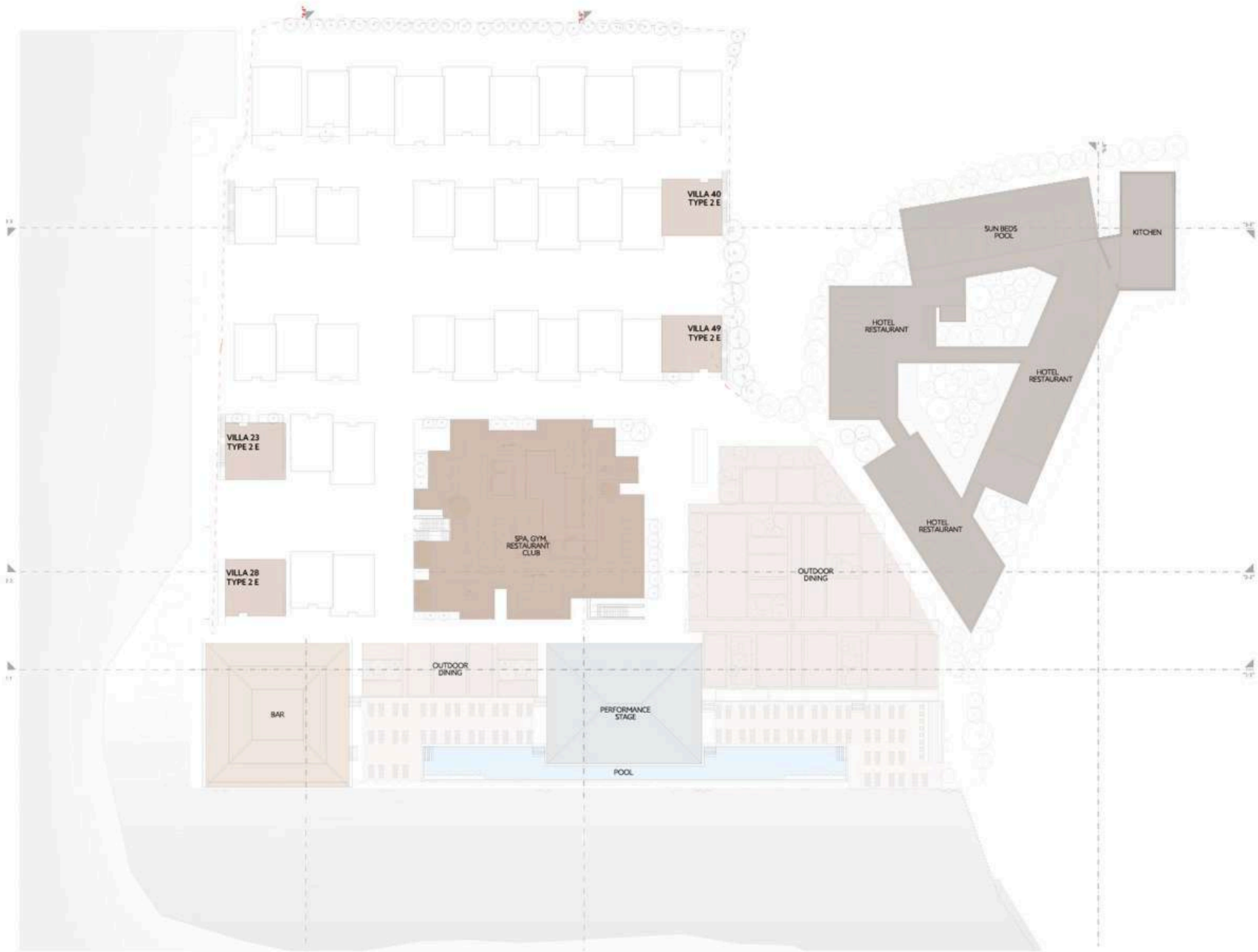


FRONT VIEWS



BACK VIEWS













# SPECIFICATION

Villa Type 3A

From US\$850k

Land Size : 130.8m<sup>2</sup>

Building Size : 171.6m<sup>2</sup>

## Facilities



3 Bedroom



3 Bathroom



Kitchen



Dining Room



Living Room



Lounge



Pool

GROUND FLOOR



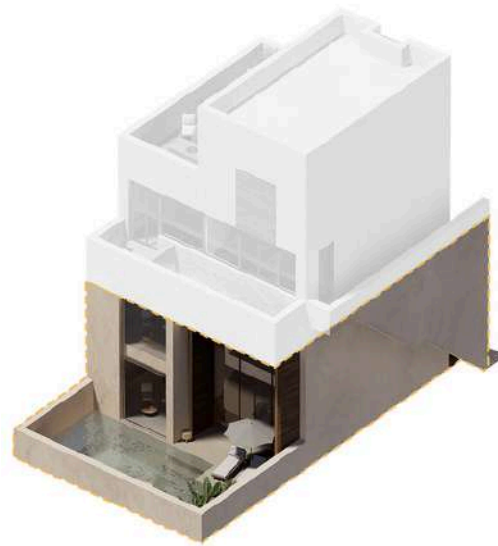
FIRST FLOOR





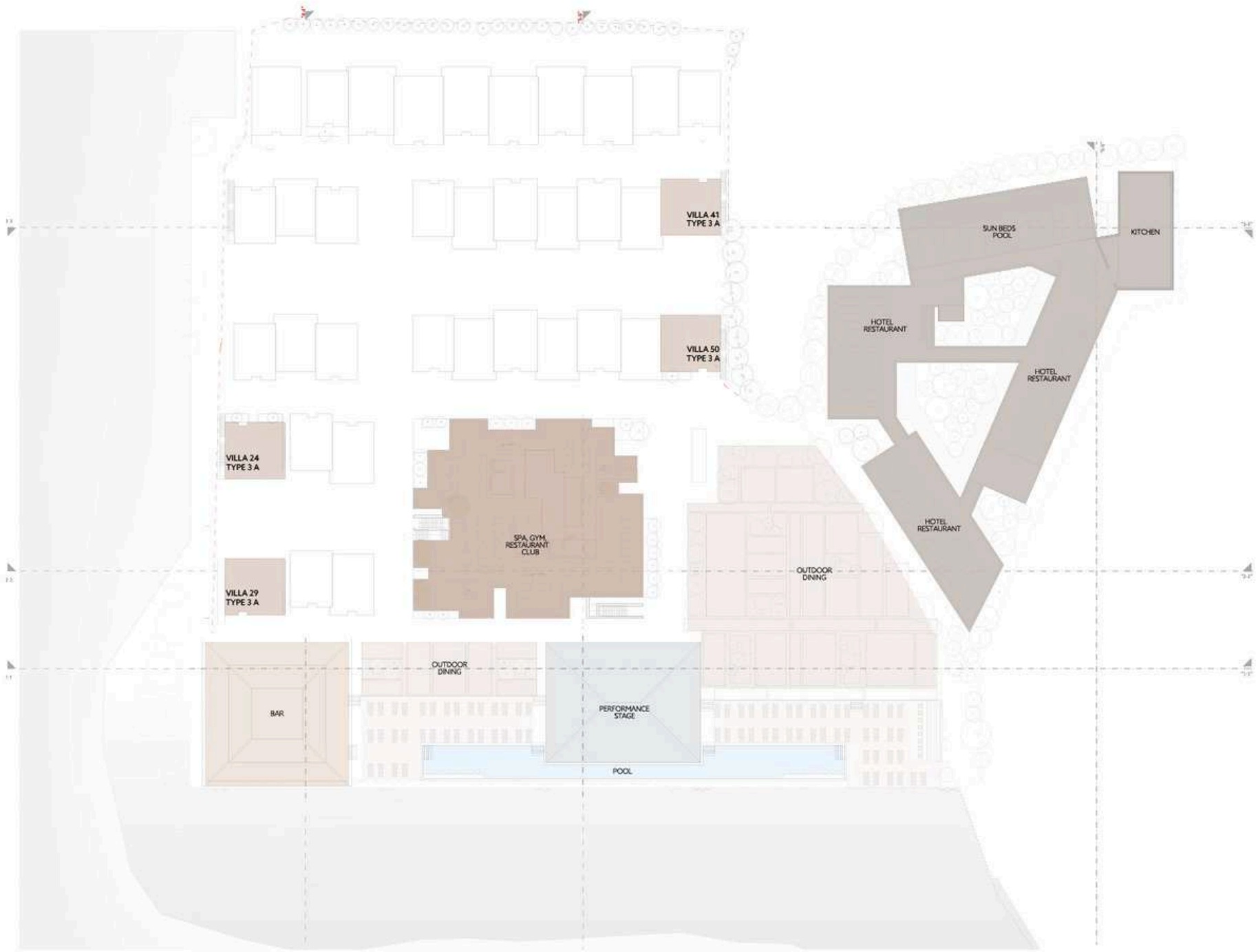


FRONT VIEWS



BACK VIEWS









# SPECIFICATION

Villa Type 3B

From US\$1,250k

Land Size : 115.7m<sup>2</sup>

Building Size : 302.6m<sup>2</sup>

## Facilities



3 Bedroom



2.5 Bathroom



Kitchen



Dining Room



Living Room



Lounge



Pool



Rooftop

GROUND FLOOR



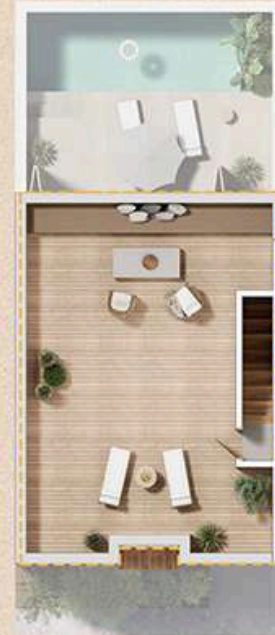
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



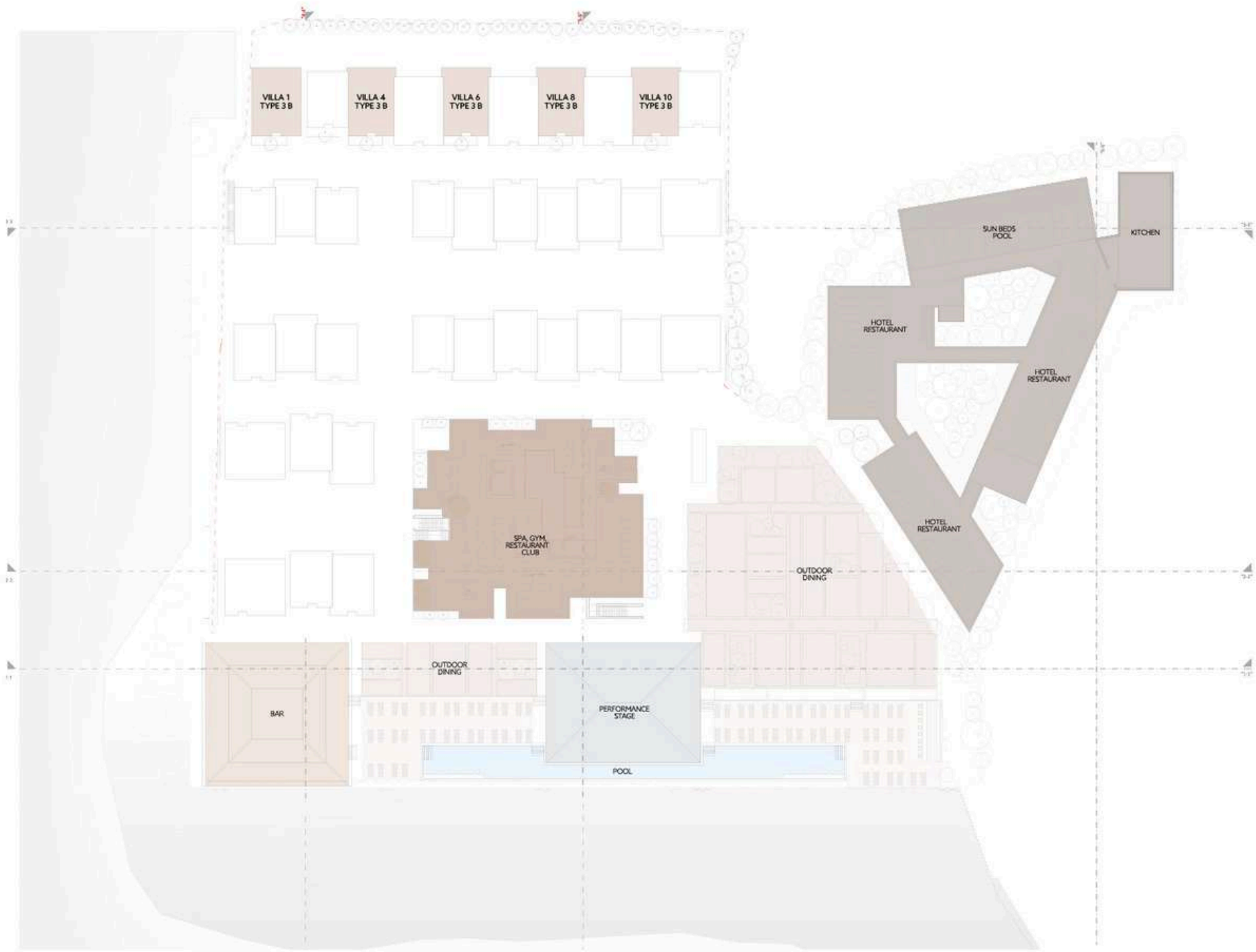


FRONT VIEWS

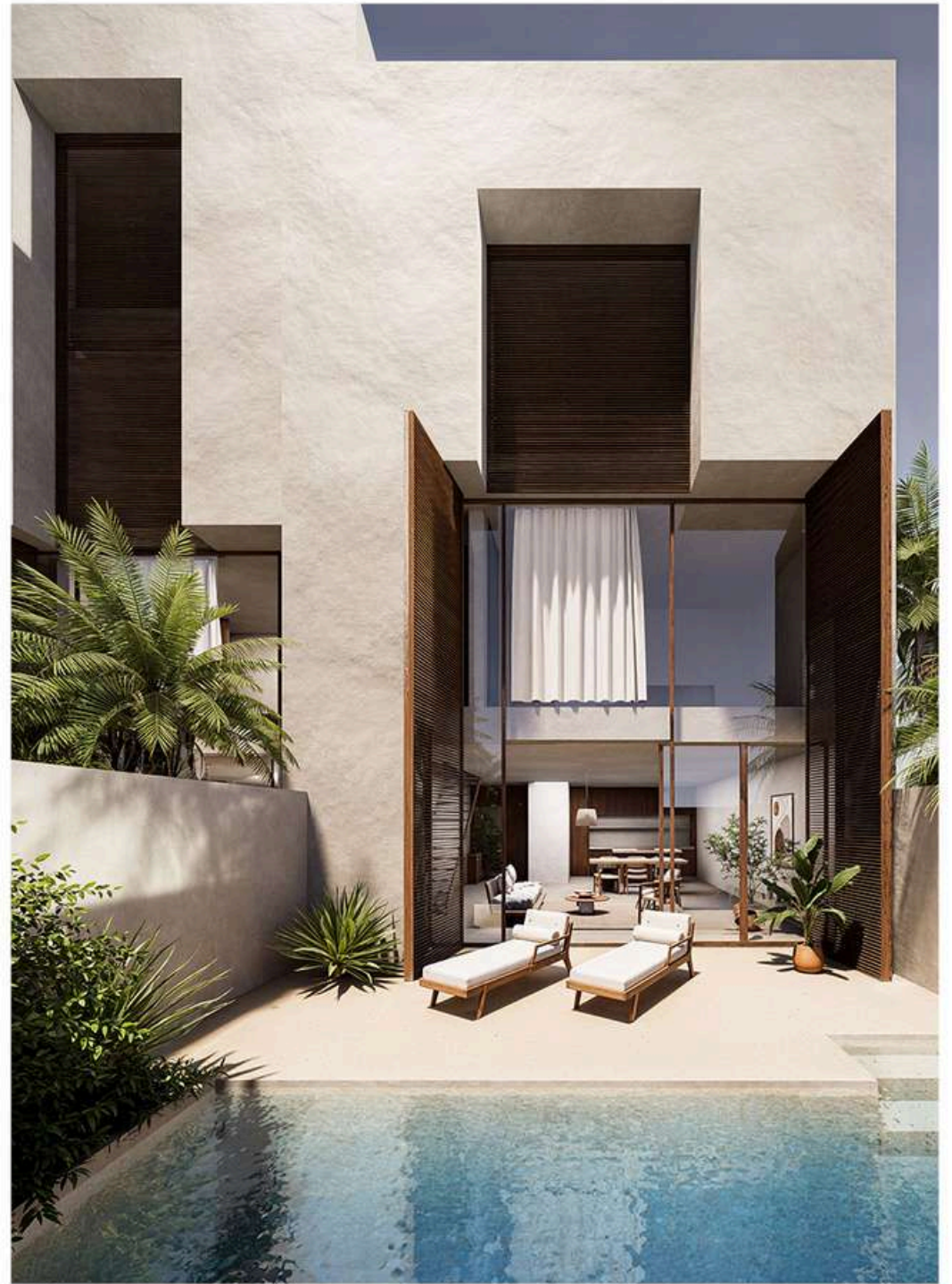


BACK VIEWS















# SPECIFICATION

Villa Type 3C

From US\$995k

Land Size : 93.0m<sup>2</sup>

Building Size : 233.9m<sup>2</sup>

## Facilities



3 Bedroom



3.5 Bathroom



Kitchen



Dining Room



Living Room



Lounge



Pool

GROUND FLOOR



FIRST FLOOR



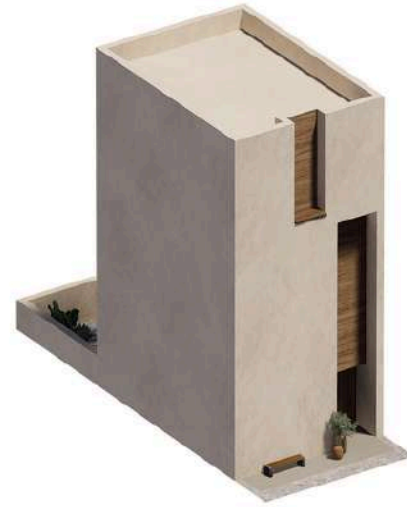
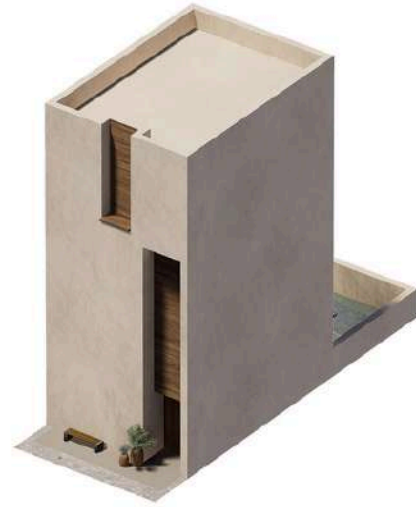
SECOND FLOOR



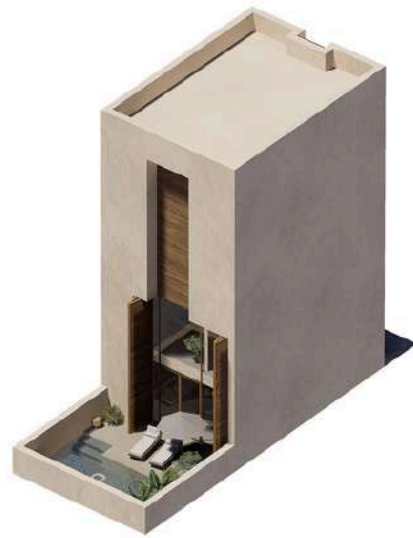
THIRD FLOOR



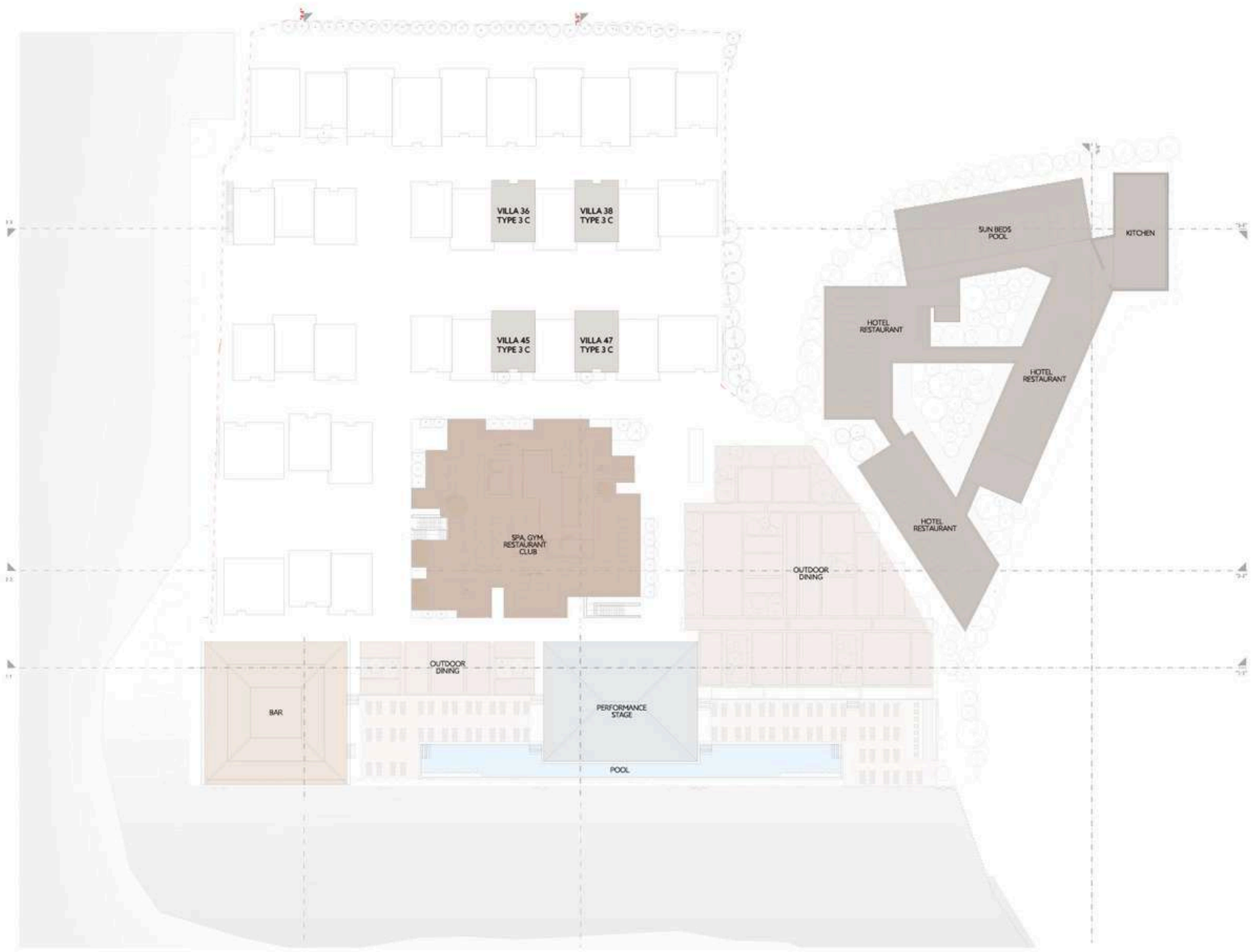




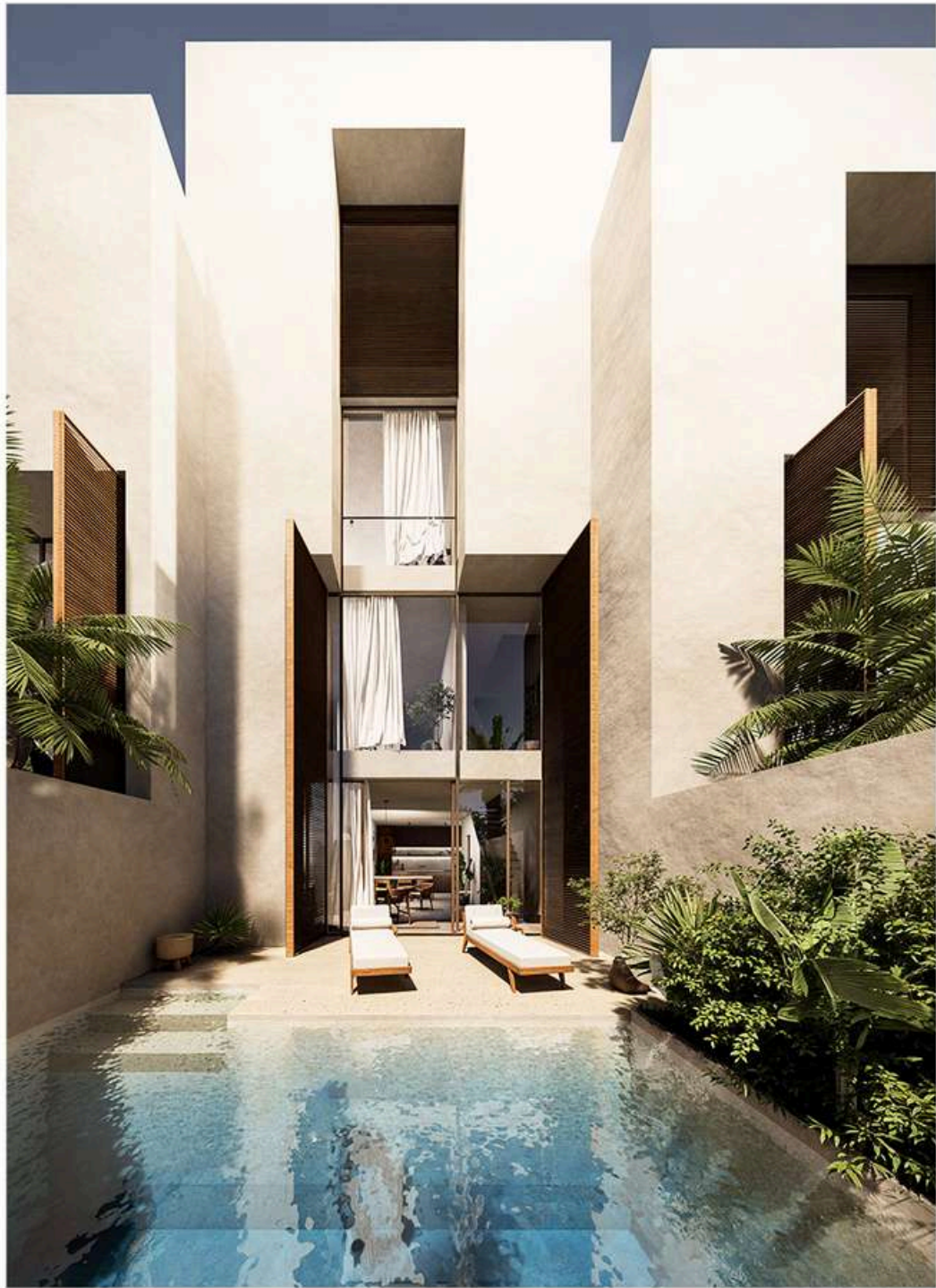
FRONT VIEWS



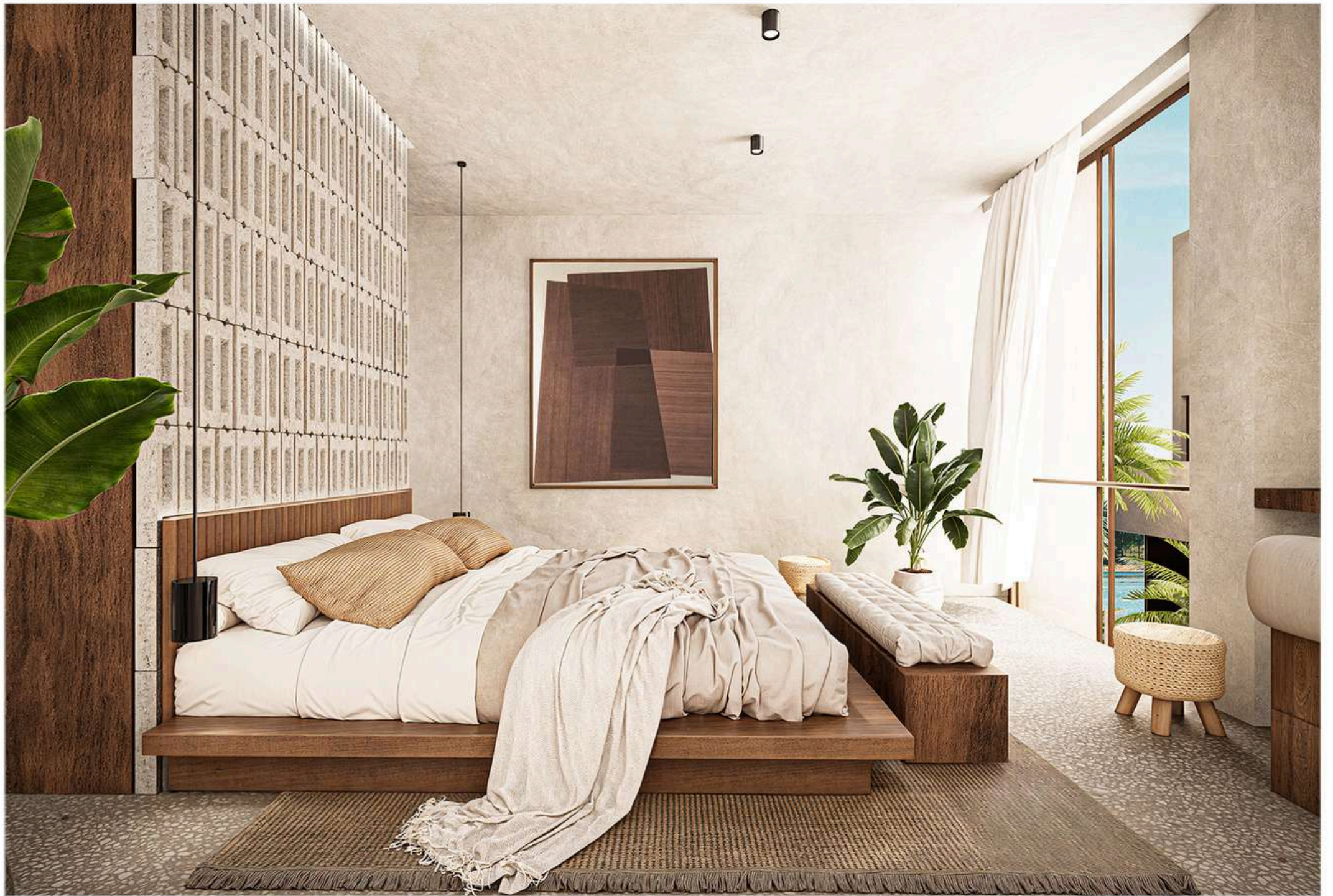
BACK VIEWS













# SPECIFICATION

Villa Type 5

From US\$1,350k

Land Size : 113.9m<sup>2</sup>

Building Size : 303.1m<sup>2</sup>

## Facilities



5 Bedroom



3.5 Bathroom



Kitchen



Dining Room



Living Room



Lounge



Pool

GROUND FLOOR



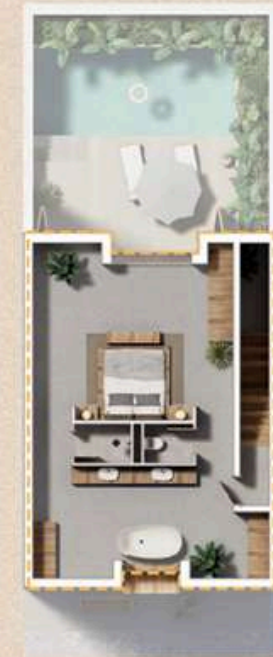
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



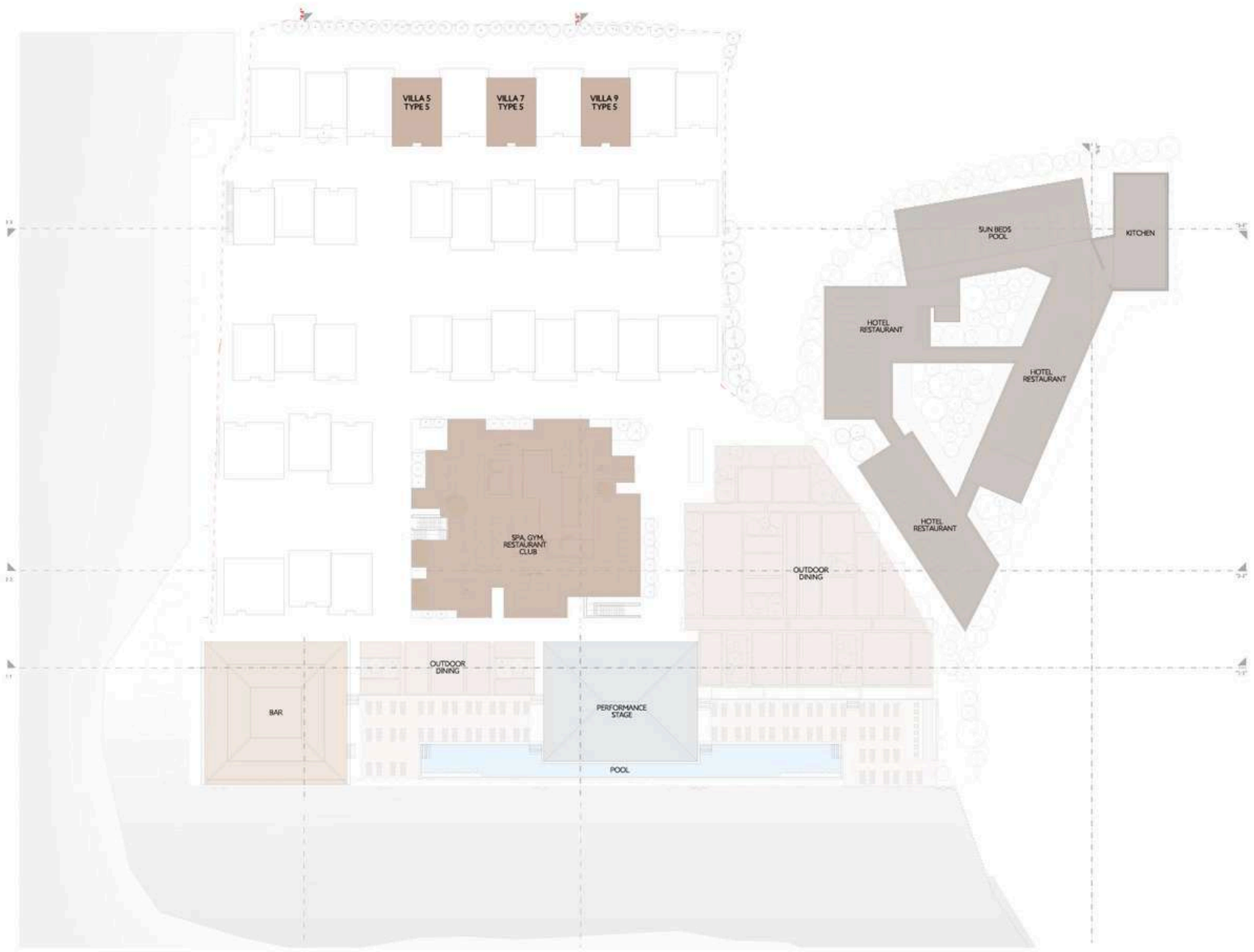


FRONT VIEWS

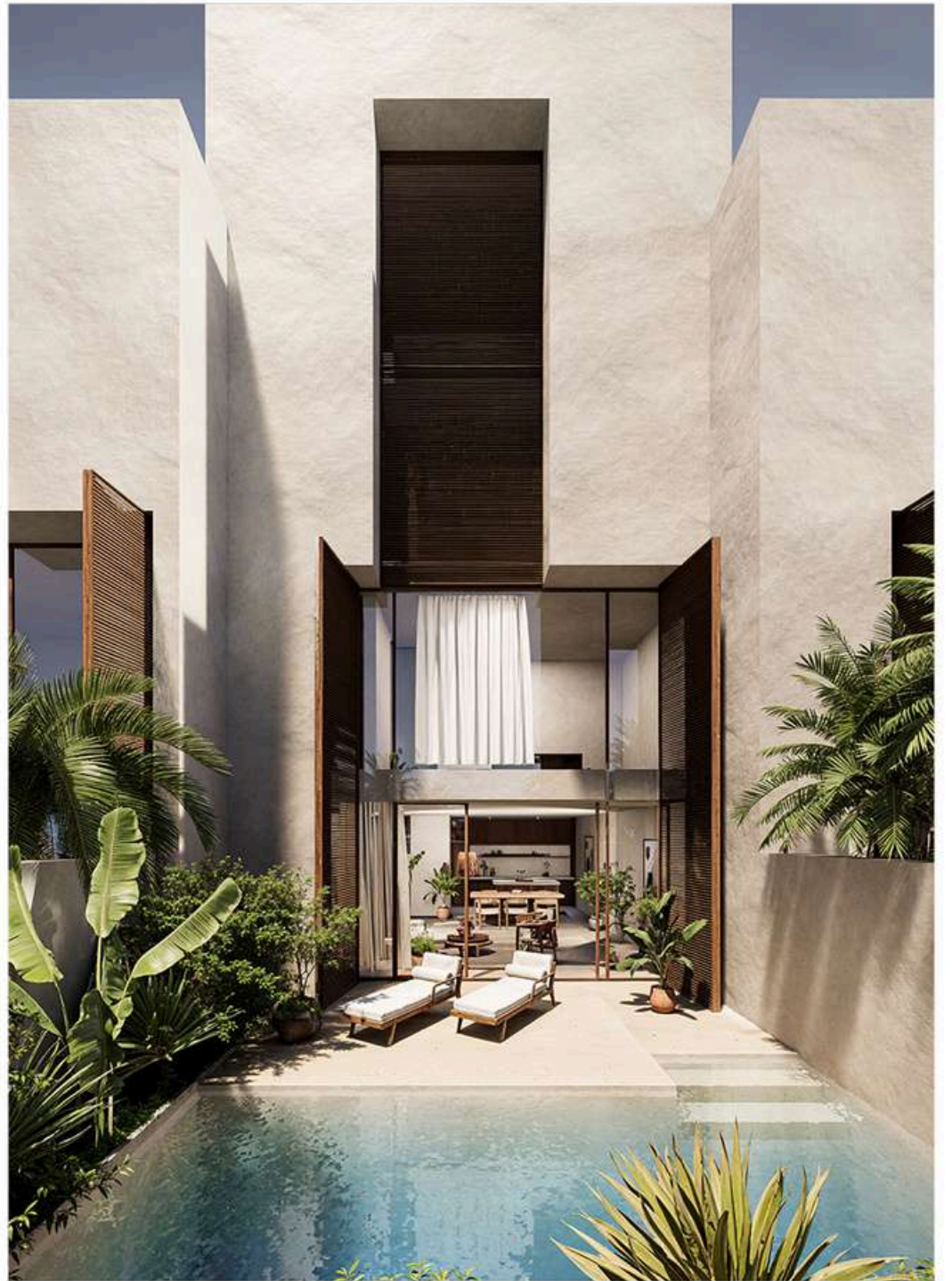
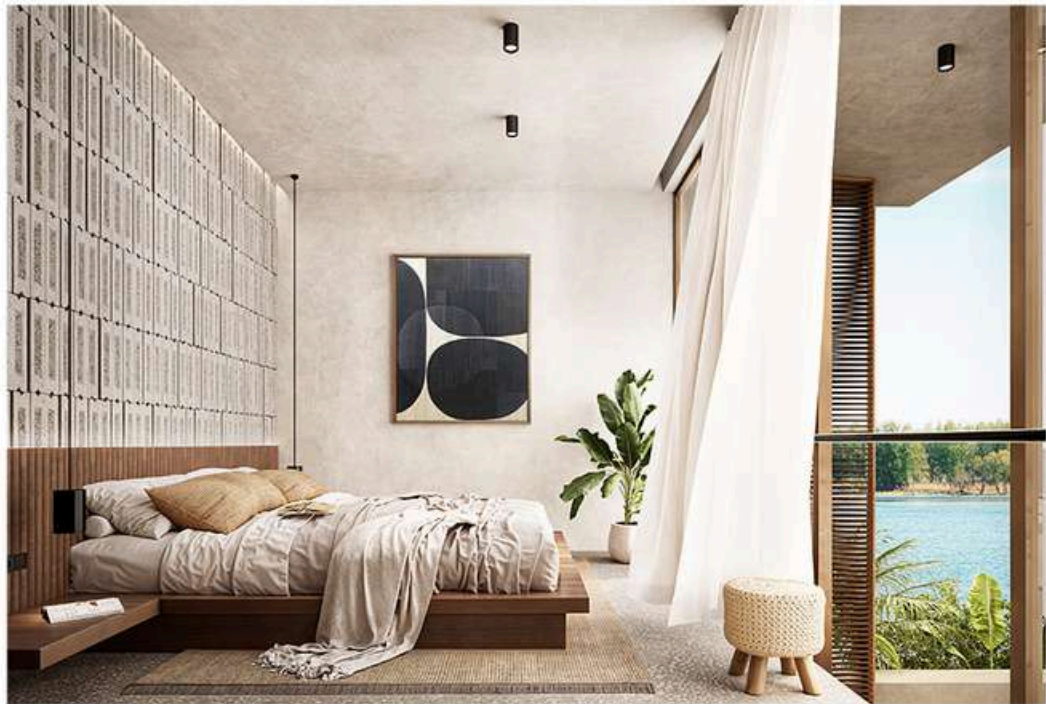


BACK VIEWS













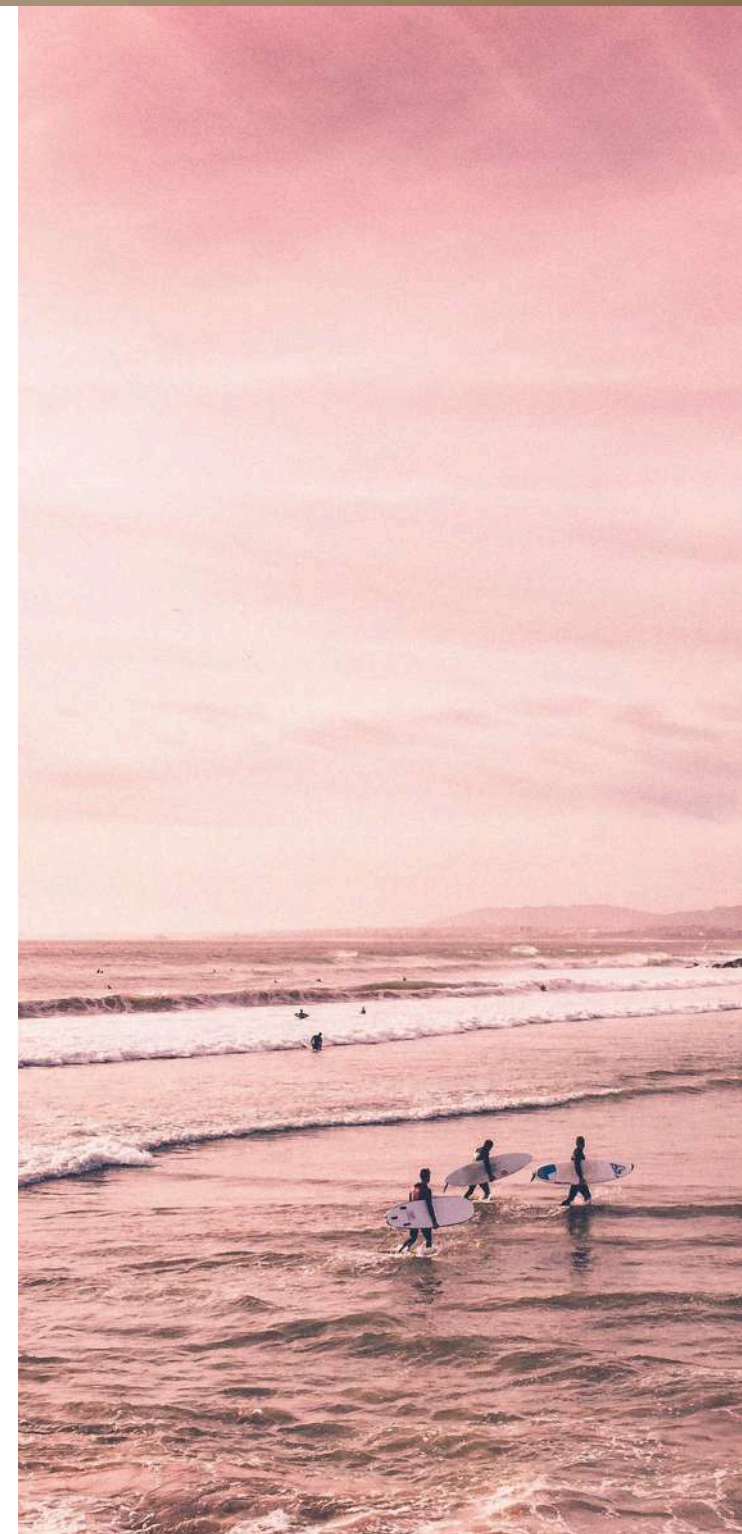
# Pererenan Life



Pererenan is characterized by timeless rolling green rice fields and long stretches of beach. Stroll beachside in unique dark volcanic sand as you take in beautiful sunsets.

The caliber of recent developments in the area has increased substantially, and become a thriving hub of vibrant cafes, stores, and restaurants with international cuisines.

You can easily walk and access the neighboring Canggu beaches (Echo & Batu Bolong) from Pererenan Beach within minutes.



## RESTAURANTS

1. MyWarung
2. Arte
3. Boheme
4. Zali
5. Shelter
6. Leblon
7. Woods

## CAFES

8. Monsieur Spoon
9. RiZE
10. Honey
11. Baked
12. Brunch Club
13. Touche
14. Human Bean
15. Cactus

## BARs

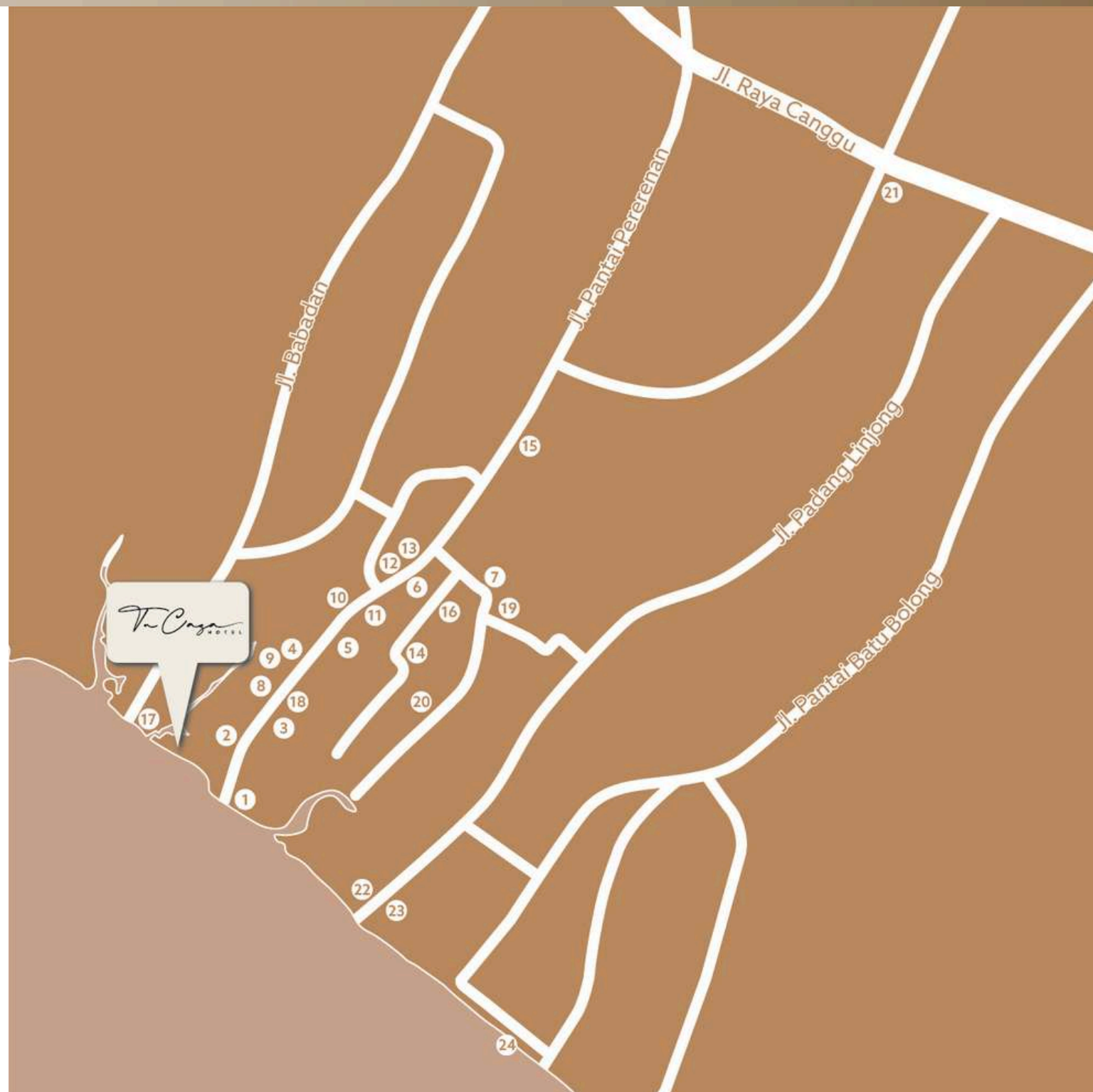
16. Shady's Fox
17. Nate's Bar
18. Bottle Avenue

## ACTIVITIES

19. Royal Sport Horse Bali
20. Vagabond
21. Jungle Padel

## BEACH CLUBS

22. La Brisa
23. The Lawn
24. Como





# ROI Simulation

# SIMULATION OF RETURN ON INVESTMENT



	Type 2A	Type 2B	Type 2C	Type 2D	Type 2E	Type 3A	Type 3B	Type 3C	Type 5
UNIT PRICE	\$ 495	\$ 545	\$ 655	\$ 975	\$ 615	\$ 850	\$ 1,250	\$ 995	\$ 1,350
AVERAGE DAILY RATE	385	440	500	675	460	665	980	749	1,085
YEARLY NET REVENUE *	112.4	128.5	146.0	197.1	134.3	194.2	286.2	218.7	316.8
PROFIT SHARE (20%)	22.5	25.7	29.2	39.4	26.9	38.8	57.2	43.7	63.4
MANAGEMENT & ESTATE FEE	16	16	16	16	16	16	16	16	16
TAX 10%	7.4	8.7	10.1	14.2	9.1	13.9	21.3	15.9	23.7
YEARLY NET PROFIT	66.5	78.1	90.7	127.5	82.3	125.4	191.6	143.1	213.7
YEAR 1 ROI	13%	14%	14%	13%	13%	15%	15%	14%	16%
UPFRONT PAYMENT ROI **	15%	16%	15%	15%	15%	16%	17%	16%	18%
MIDTERM 5-YEAR ROI ***	128%	133%	130%	126%	128%	135%	138%	133%	140%

\*Based on 80% occupancy rates

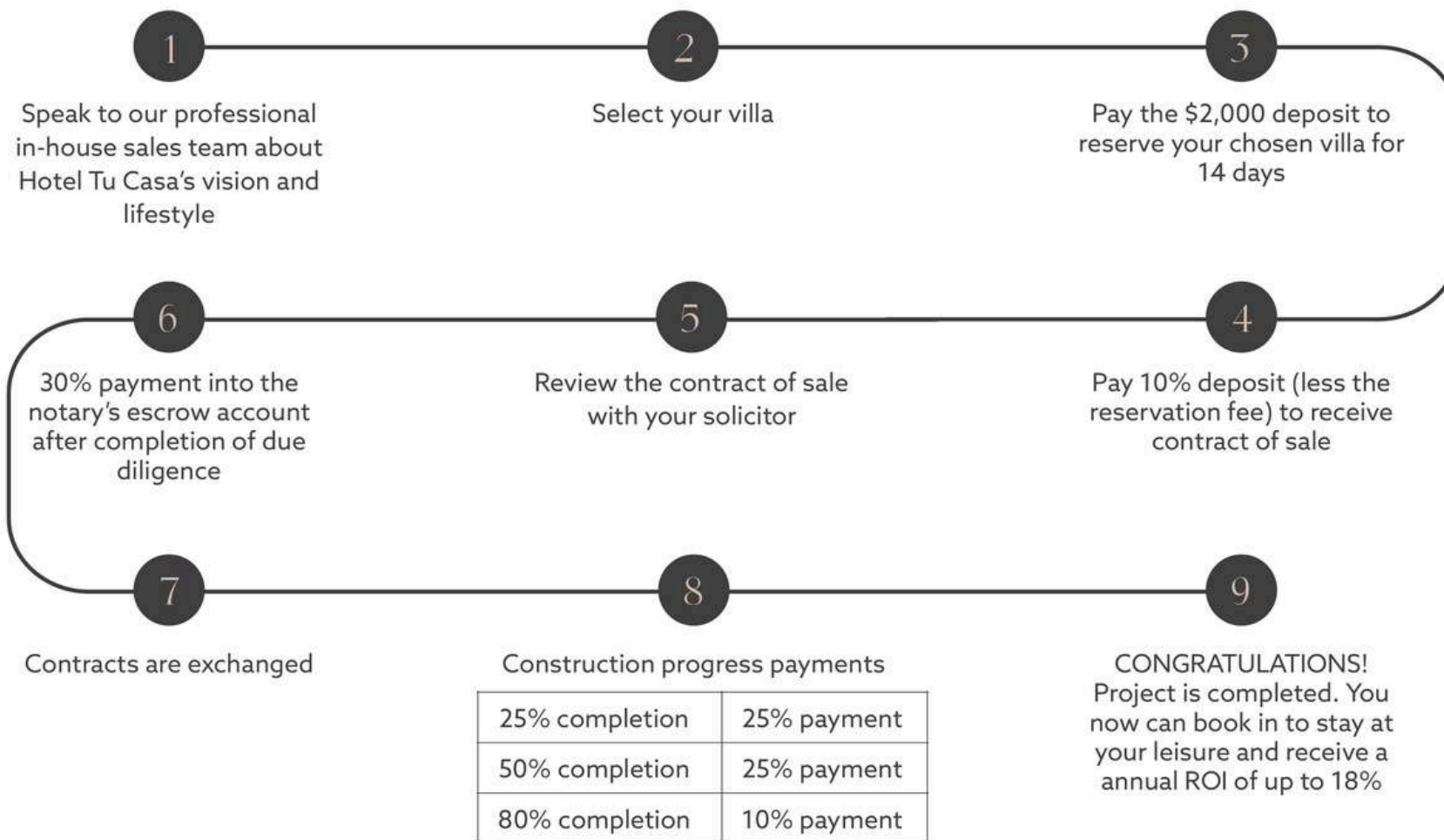
\*\*10% discount for upfront cash payment

\*\*\*5 Year Sale Price based on 10% YOY Growth Rate



# Purchasing Process

# Payment Structure





# HOW TO PURCHASE

## Step 1

COMPLETE  
THE BOOKING FORM + COPY ID



BOOKING FORM



ID CARD & PASSPORT

## Step 2

TRANSFER BOOKING FEE  
US\$ 2000

Booking fee  
from client



We sent you  
receipt



## Step 3

REVIEW AND SIGN CONTRACT  
OF SALE AND MANAGEMENT  
AGREEMENTS





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