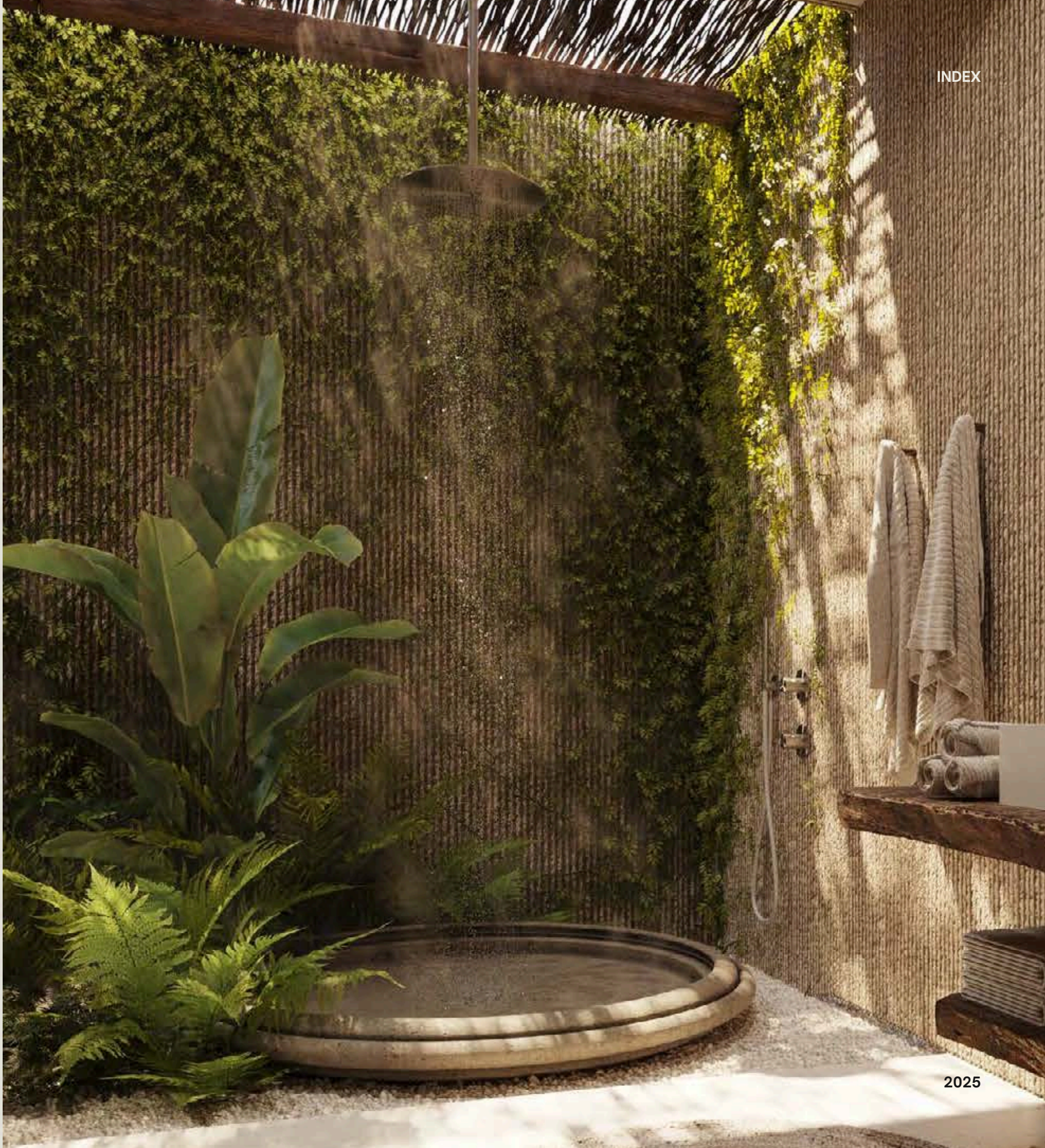



dust

VILLAS - BALANGAN

01	Introduction & Ethos
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A vertical photograph on the left side of the page shows a person in silhouette surfing on a wave. The water is dark and turbulent, with white foam from the wave's crest visible. The background is a bright, hazy sky.

Nestled along the idyllic coastline of Balangan, DUST offers a considered living space — where each and every element is crafted to reflect the natural flow and ease of life. Here, rustic luxury meets spiritual serenity, creating an oasis that is both introspective and rejuvenating.

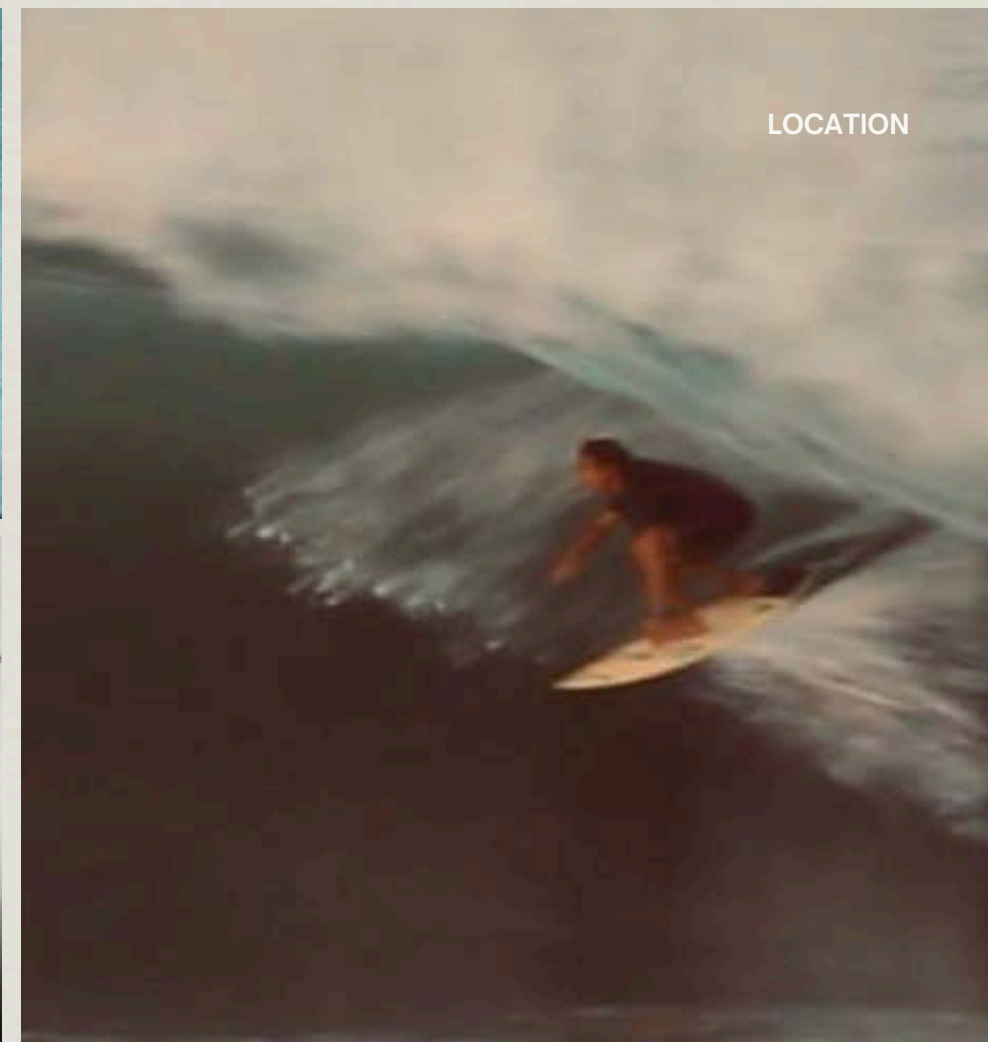
Inspired by the innate patterns of nature's beauty and grace, every curve, space, and detail is designed with the intention of promoting a sense of peace, respite, and well-being. this natural flow guides the approach to architecture, interiors, and lifestyle amenities, ensuring that living at DUST feels one — connected to a greater, harmonious whole.

We invite you to discover DUST — The Soul of Balangan — and everything it encompasses.

Strategically located just 150 meters and a 3-minute walk from the beach, DUST provides luxury respite with convenience and connectivity.

Situated on Bali's scenic Bukit Peninsula, Balangan is a tranquil haven celebrated for its picturesque limestone cliffs, golden sandy beaches, and world-class surf breaks. With sweeping panoramic views of the Indian Ocean, this serene retreat attracts surfers from across the globe, offering consistent swells and iconic long left-hand reef breaks.

A peaceful escape from Uluwatu's more bustling beaches, Balangan exudes Bali's unspoiled charm, surrounded by rustic natural landscapes, quiet beachfronts, and traditional Balinese touches.



3 — 10 minutes	balangan beach, new kuta golf club, dreamland beach, el kabron
10 — 15 minutes	bingin beach, cashew tree, drifter, padang padang beach, savaya
40 minutes	ngurah rai international airport



Here’s your exclusive invitation to be part of an exceptional luxury boutique villa investment that offers a seamless turnkey construction process with professional hospitality management. Invest in DUST to enjoy both the financial and lifestyle benefits of owning a one-of-a-kind development:

Strategic Location & Prime Position	Just a 3-minute walk to Balangan Beach, one of Uluwatu's best-kept secrets. Known for its world-class surf breaks, rustic Balinese charm, and breathtaking views, be one of the early adopters of this up and coming hotspot
Projected Returns with Attractive Yield	With an estimated ROI projection start from 11% net yield per annum, DUST is a highly lucrative investment opportunity in Bali's competitive market
Project & Construction Timeline	The development is slated to begin in Q2 2025, with an estimated completion and launch in Q1 2026, offering a structured and well-timed path to profitability
Duration of Ownership	A 28.5-year leasehold ownership with a 20-year extension option ensures long-term value for investors, with flexibility to renew

	CATEGORY	STATUS	INT. SQM	EXT. SQM	TOTAL SQM	YEAR 1 ROI	YEAR 10 ROI	PAYBACK	SALE PRICE
101	TWO BEDROOM VILLA	SOLD	119	68	187	11.3%	17.5%	7.25	-
102	TWO BEDROOM VILLA	SOLD	119	68	187	11.3%	17.5%	7.25	-
103	TWO BEDROOM VILLA	AVAILABLE	119	68	187	11.3%	17.5%	7.25	USD 275.000
104	TWO BEDROOM VILLA	AVAILABLE	119	68	187	11.3%	17.5%	7.25	USD 275.000
105	ONE BEDROOM VILLA	SOLD	64	27.5	91.5	11.3%	17.5%	7.1	-
106	ONE BEDROOM VILLA	SOLD	64	27.5	91.5	11.3%	17.5%	7.1	-
107	ONE BEDROOM VILLA	SOLD	64	27.5	91.5	11.3%	17.5%	7.1	-
108	ONE BEDROOM VILLA	SOLD	64	27.5	91.5	11.3%	17.5%	7.1	-
109	ONE BEDROOM VILLA	AVAILABLE	64	27.5	91.5	11.3%	17.5%	7.1	USD 175.000
110	ONE BEDROOM VILLA	AVAILABLE	64	27.5	91.5	11.3%	17.5%	7.1	USD 175.000
111	ONE BEDROOM VILLA	AVAILABLE	64	27.5	91.5	11.3%	17.5%	7.1	USD 175.000
112	ONE BEDROOM VILLA	SOLD	64	27.5	91.5	11.3%	17.5%	7.1	-







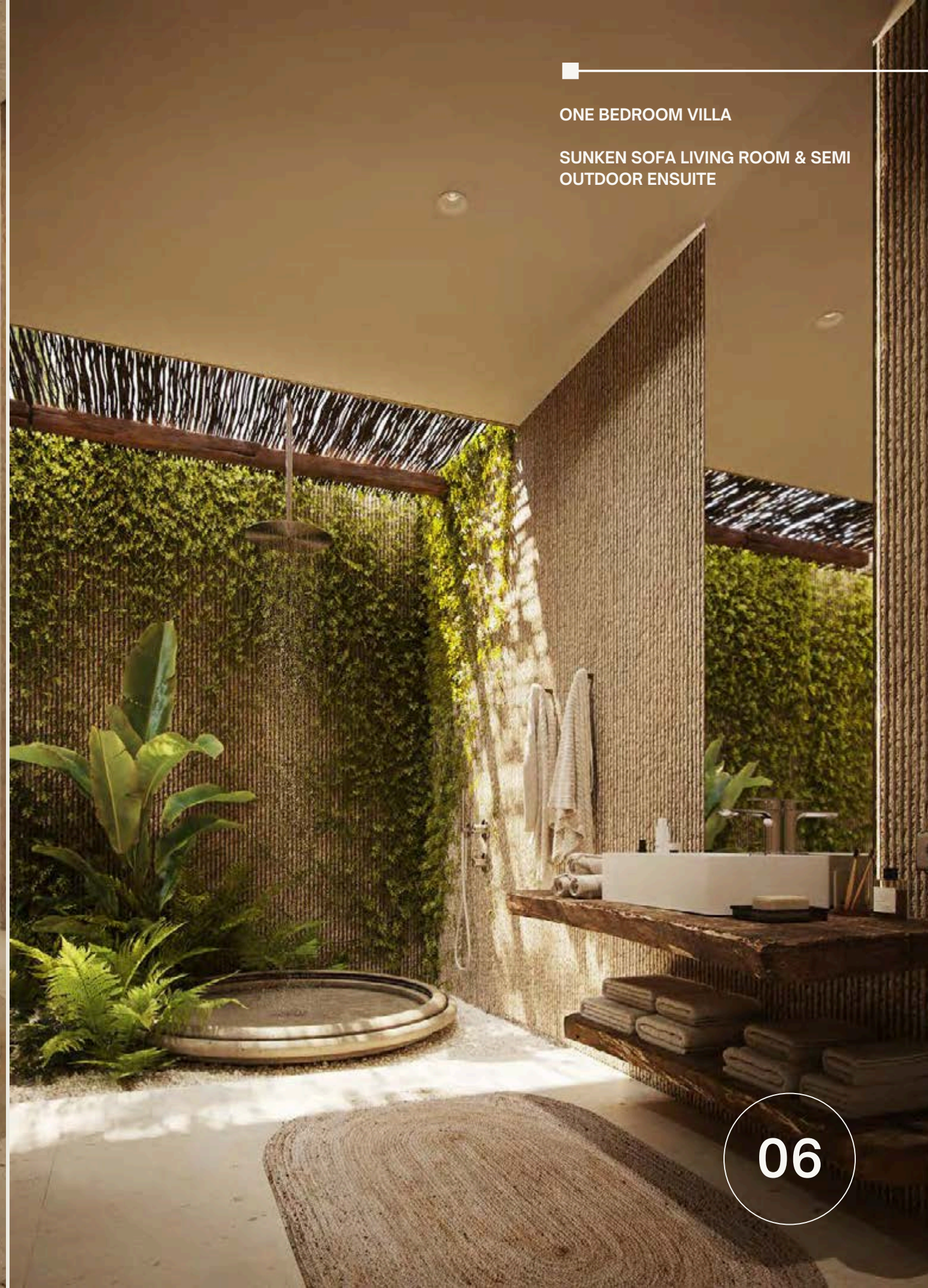
DUST VILLAS



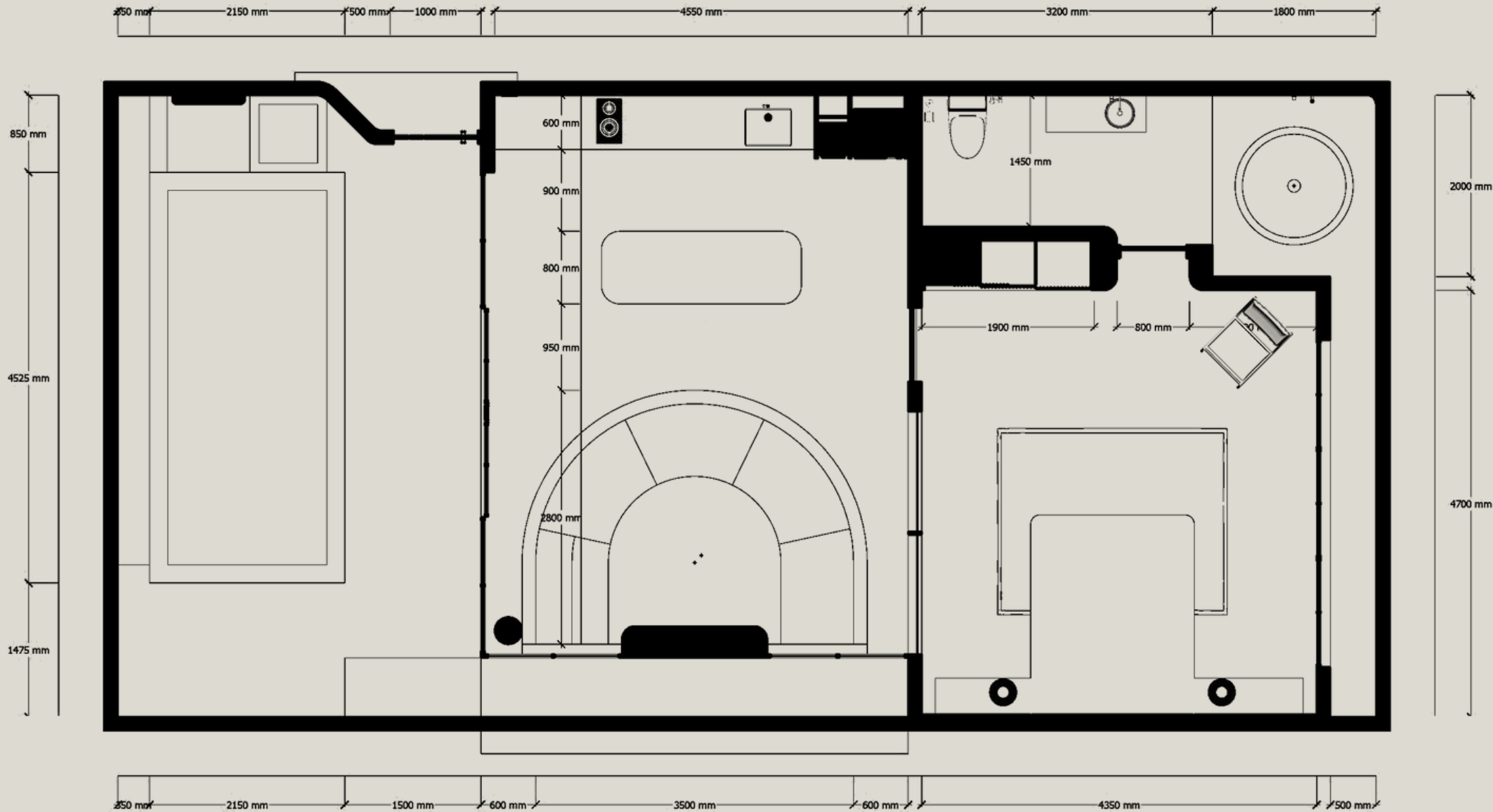
BALANGAN, BALI

ONE BEDROOM VILLA

SUNKEN SOFA LIVING ROOM & SEMI
OUTDOOR ENSUITE

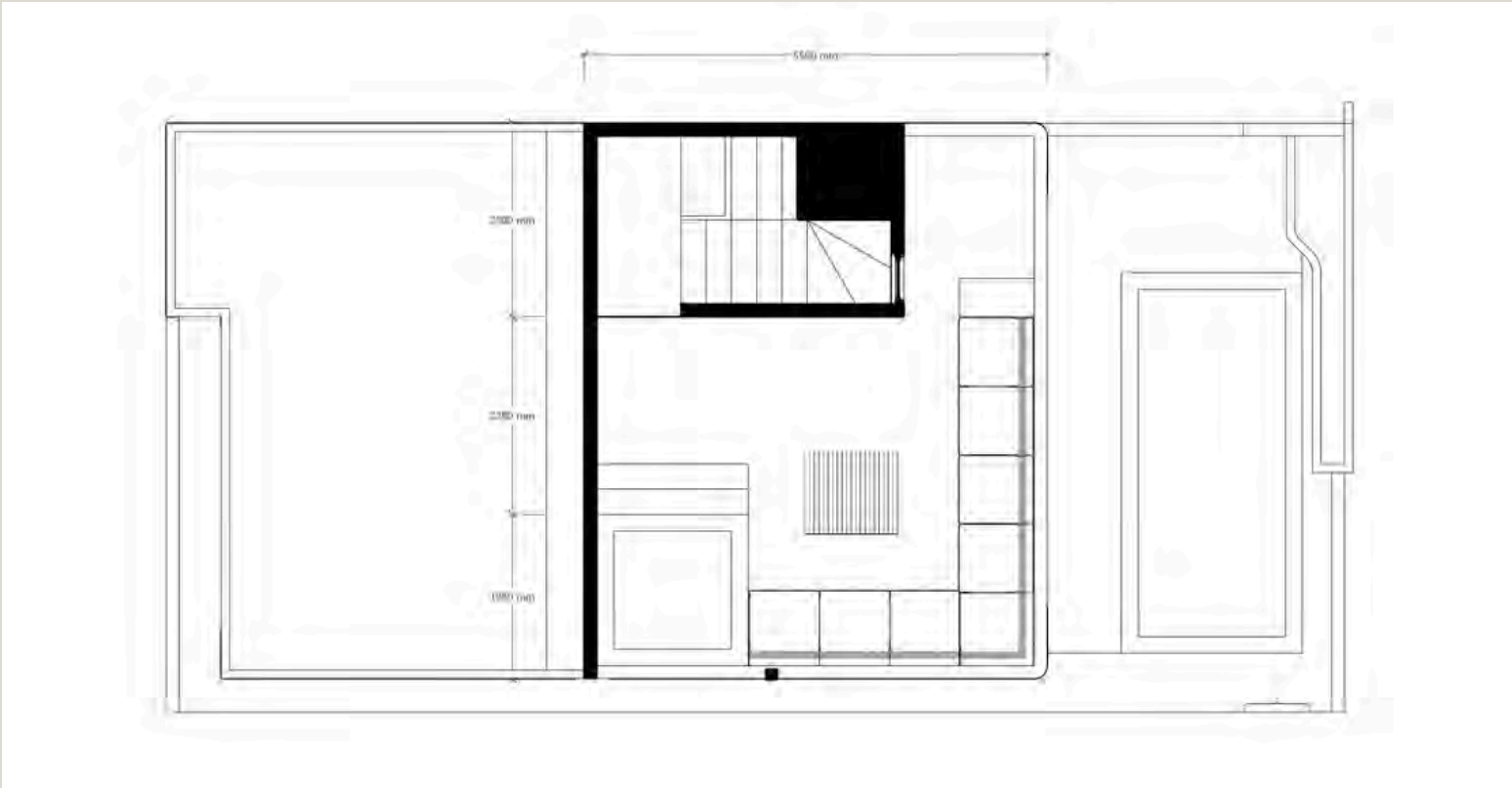
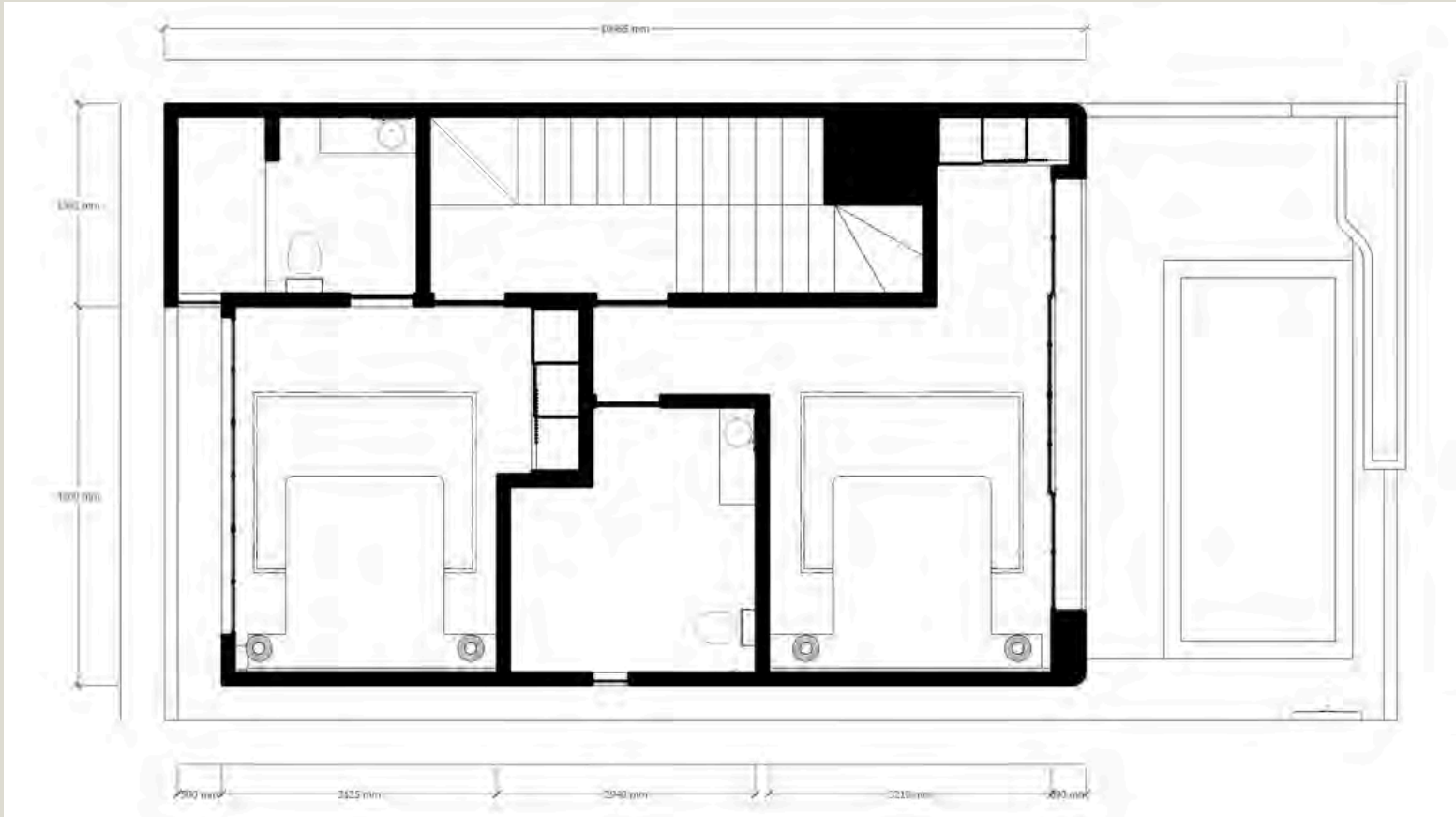
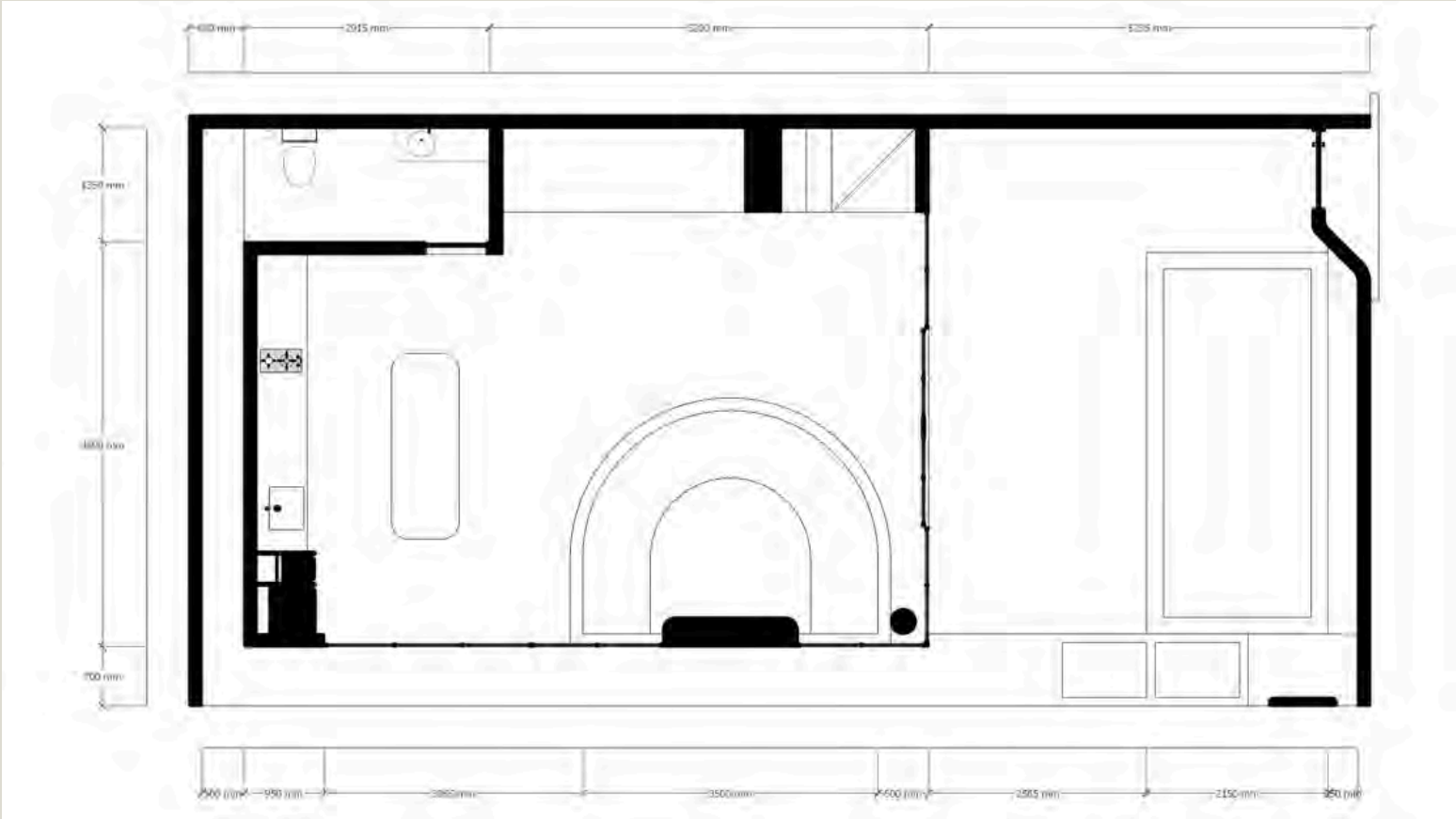


06



ONE BEDROOM VILLA

total unit size — 64 sqm + 27.5 sqm
land area - 100 sqm
lease - 28.5 yrs + 20 yrs extension option
build time - 12 months



TWO BEDROOM VILLA

total unit size — 119 sqm + 68 sqm

land area - 100 sqm

lease - 28.5 yrs + 20 yrs extension option

build time - 12 months



ROI ESTIMATES

UNIT: ONE BEDROOM VILLA
PURCHASE PRICE: USD 175.000

- Data is based on 100% property usage as investment
- Data provided is pre personal tax, VAT and notary fees
- Financial projections are speculative, actual results may vary
- Net yield excludes any personal tax assumptions

	CONSERVATIVE	TARGET
NIGHTLY RATE	150	200
OCCUPANCY RATE	75%	75%
ANNUAL GROSS REVENUE	41.063	54.750
OTA FEE — 14%	5.749	7.665
HOTEL TAX — 10%	3.210	4.280
ALL EXPENSES — 10%	4.106	5.475
MANAGEMENT FEE — 17.5%	7.186	9.581
MARKETING — 2.5%	1.027	1.369
NET PROFIT	19.785	26.380
NET ROI ON PRICE — INCL VAT	11.3%	15,1%
PAYBACK	7.1	5.9
AVG ANNUAL YIELD — 10 YEARS	14.2%	19.0%



DUST VILLAS

ROI ESTIMATES

UNIT: TWO BEDROOM VILLA
PURCHASE PRICE: USD 275.000

- Data is based on 100% property usage as investment
- Data provided is pre personal tax, VAT and notary fees
- Financial projections are speculative, actual results may vary
- Net yield excludes any personal tax assumptions

BALANGAN, BALI

ROI ESTIMATION

	CONSERVATIVE	TARGET
NIGHTLY RATE	235	285
OCCUPANCY RATE	75%	75%
ANNUAL GROSS REVENUE	64.331	78.019
OTA FEE — 14%	9.006	10.923
HOTEL TAX — 10%	5.030	6.100
ALL EXPENSES — 10%	6.433	7.802
MANAGEMENT FEE — 17.5%	11.258	13.653
MARKETING — 2.5%	1.608	1.950
NET PROFIT	30.996	37.591
NET ROI ON PRICE — INCL VAT	11.3%	13,7%
PAYBACK	7.25	6.4
AVG ANNUAL YIELD — 10 YEARS	14.2%	17.2%

YEAR	1	2	3	4	5	6	7	8	9	10
PURCHASE PRICE	175.000	175.000	175.000	175.000	175.000	175.000	175.000	175.000	175.000	175.000
NIGHTLY RATE	150	158	165	174	182	191	201	211	222	233
OCCUPANCY	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
ANNUAL GROSS REVENUE	41.063	43.116	45.271	47.535	49.912	52.407	55.028	57.779	60.668	63.701
OTA FEE (14%)	5.749	6.036	6.338	6.655	6.988	7.337	7.704	8.089	8.494	8.918
HOTEL TAX (10%)	3.210	3.371	3.539	3.716	3.902	4.097	4.302	4.517	4.743	4.980
ALL EXPENSES (10%)	4.106	4.312	4.527	4.753	4.991	5.241	5.503	5.778	6.067	6.370
MANAGEMENT FEE (17.5%)	7.186	7.545	7.922	8.319	8.735	9.171	9.630	10.111	10.617	11.148
MARKETING (2.5%)	1.027	1.078	1.132	1.188	1.248	1.310	1.376	1.444	1.517	1.593
NET PROFIT	19.785	20.774	21.813	22.903	24.048	25.251	26.513	27.839	29.231	30.692
NET ROI	11.3%	11.9%	12.5%	13.1%	13.7%	14.4%	15.2%	15.9%	16.7%	17.5%
10 YEAR AVERAGE	14.2%									

- 28.5-year leasehold + extension
 - Data above is based on 100% property usage as investment
 - Above prices include applicable vat, exclude notary fees
- Net yield excludes any personal tax assumptions
 - No assumptions made for capital price appreciation
 - 10 year average yield assumes 5% annual inflation

YEAR	1	2	3	4	5	6	7	8	9	10
PURCHASE PRICE	275.000	275.000	275.000	275.000	275.000	275.000	275.000	275.000	275.000	275.000
NIGHTLY RATE	235	247	259	272	286	300	315	331	347	365
OCCUPANCY	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
ANNUAL GROSS REVENUE	64.331	67.548	70.925	74.471	78.195	82.105	86.210	90.521	95.047	99.799
OTA FEE (14%)	9.006	9.457	9.930	10.426	10.947	11.495	12.069	12.673	13.307	13.972
HOTEL TAX (10%)	5.030	5.281	5.545	5.822	6.113	6.419	6.740	7.077	7.431	7.802
ALL EXPENSES (10%)	6.433	6.755	7.093	7.447	7.820	8.210	8.621	9.052	9.505	9.980
MANAGEMENT FEE (17.5%)	11.258	11.821	12.412	13.033	13.684	14.368	15.087	15.841	16.633	17.465
MARKETING (2.5%)	1.608	1.689	1.773	1.862	1.955	2.053	2.155	2.263	2.376	2.495
NET PROFIT	30.996	32.546	34.173	35.882	37.676	39.560	41.538	43.614	45.795	48.085
NET ROI	11.3%	11.8%	12.4%	13.0%	13.7%	14.4%	15.1%	15.9%	16.7%	17.5%
10 YEAR AVERAGE	14.2%									

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- 10 year average yield assumes 5% annual inflation

<p>Management Fees</p> <p>All-encompassing management plan ensuring seamless operations and exceptional guest experiences</p>	<p>Marketing Expenses</p> <p>A dedicated marketing approach ensures the property reaches its full earning potential</p>	<p>Operational Expenses</p> <p>The day-to-day running of the property is covered, ensuring a seamless experience for guests and owners</p>
<p>Operational Oversight Day-to-day management of the property and staff</p> <p>Staff Management Recruitment, training, and the development of service standards (SOPs) with a focus on high-quality hospitality</p> <p>Financial Oversight Financial reporting, accounting, and compliance with all regulatory requirements</p> <p>Guest Services 24/7 concierge support, reservation management, guest communication, and dynamic pricing strategy implementation</p>	<p>Digital Marketing Strategy Targeted campaigns across social media platforms</p> <p>Content Creation High-quality photography, video, and drone visuals to showcase the property</p> <p>Website & SEO Ongoing website maintenance, optimisation for search engines, and competitor pricing analysis</p> <p>Channel Management Efficient booking and revenue optimisations through channel manager tools, OTA fee negotiation.</p>	<p>Staff Compensation Salaries and benefits for all employees</p> <p>Utilities Electricity, water, broadband, and other essentials</p> <p>Maintenance Regular upkeep of air conditioning and utility systems</p> <p>Laundry Services Cleaning of linens and towels</p> <p>Cleaning & Supplies Provision of cleaning materials, toiletries, and other guest essentials</p>

RESERVATION & PAYMENT TERMS

A 10% reservation fee is required to reserve your chosen unit for 14 days, during which time due diligence can be conducted. Once reserved, the unit will be removed from the market, ensuring exclusivity during the review period. Within 2 days of placing the reservation fee, our legal team will provide the Memorandum of Understanding (MOU), Lease of Land, Management, Planning and Construction Agreement for your review.

To confirm the purchase, an additional 40% downpayment is required on signing the binding MOU and other agreements followed by payment of 30% four months after the signing of MOU and final payment of 20% before end of December 2025. The final lease and management agreements will be executed and notarised.

WE INVITE YOU TO DISCOVER DUST VILLAS, THE SOUL OF BALANGAN AND EVERYTHING IT ENCOMPASSES.

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