



DINDRA UBUD
INTERNATIONAL WELLNESS
RESORT BALI

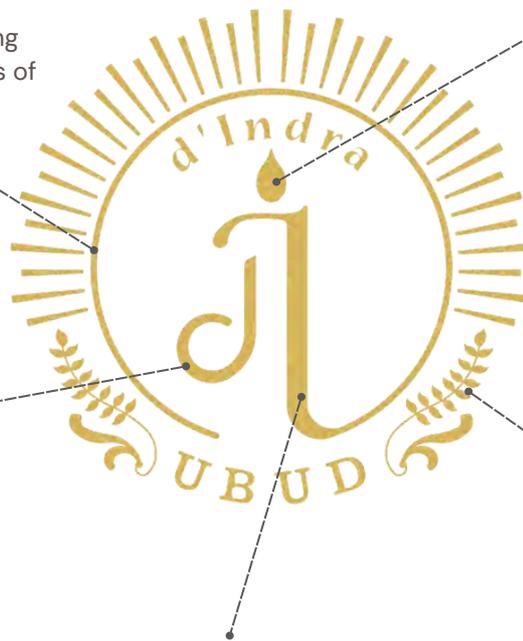
DESA KENDERAN – TEGALALANG – UBUD – BALI

Logo Philosophy

The outer lines that surround the "d" and "I" which are in the circumference line are waving light, blessings, and holy rays of the senses.

Drops of water that are above the class "I" symbolize blessings for the earth, especially Kenderan Village.

"d" in the circle means God (Deva).



Rice symbolizes prosperity.

"I" in the circle means senses.

Each village has its own history. As well as Kenderan Village, Tegallalang District, Gianyar Regency whose name is taken from the origin of the Palace of Dewa Indra, which is often called "independence".

Although there is no label that can be used as a benchmark to strengthen the name, residents believe that this name is the background of the current Kenderan Village.

The local community associates the name of Kenderan Village with "Independence", namely the Palace of Dewa Indra in the world of Wayang (Puppet). So the village symbol places a picture of Dewa Indra as it's main attribute.



Bali – Indonesia

Bali is one of the most famous islands in the Indonesian archipelago. Bali is home to an ancient culture that's known for it's warm hospitality.

Over the years, the grace and charm of Bali and it's people have earned this tiny Indonesian island numerous bouquets of praise and homage including Island of the Gods, The Last Paradise, Land of Thousand Temples, Morning of The World.



Bali is a tropical island province 3,8 KM east from the island of Java. Bali is about 5,6 million KM2, populated by 750 people per KM and has the most concentrated population in the southern coast.

Tourism is the main industry and income for Bali. Other supporting industries are manufacturing and exporting of art and cultural products.

High demand for hospitality and property development have promoted extensive infrastructure development resulting in integrated access roads and connecting air and sea ports. These developments have led and encouraged exciting investment in Bali.

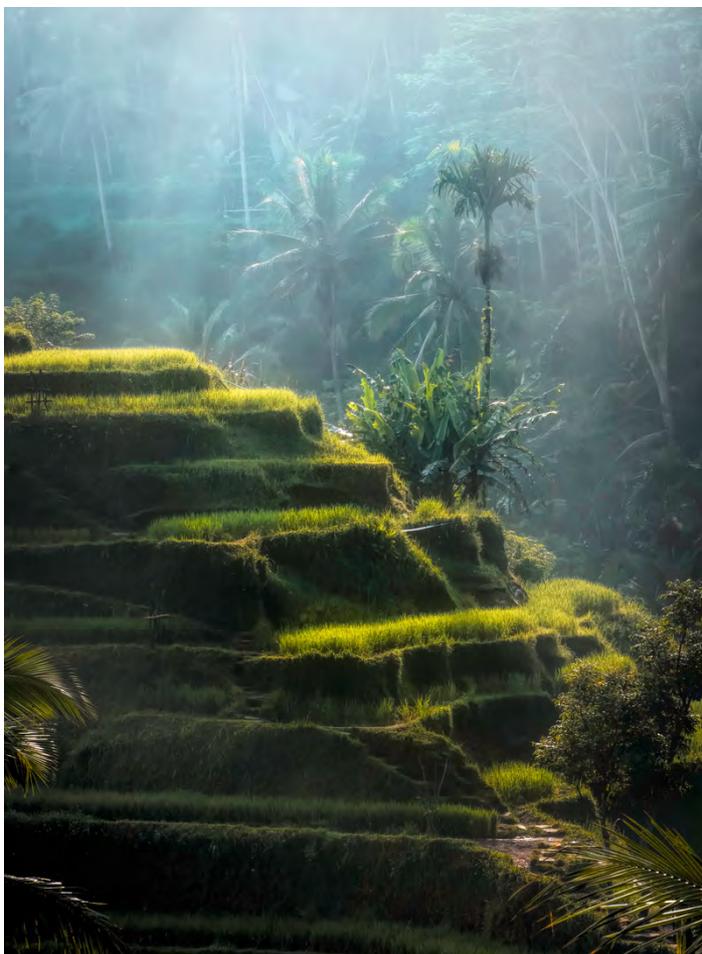
Ubud – Kenderan

Ubud

Ubud is a town on the Indonesian island of Bali in Ubud district, located amongst rice paddies and steep ravines in the central foothills of the Gianyar Regency. Promoted as an arts and cultural centre, it has developed a large tourism industry.

Ubud has become one of the most well known tourist destination in Bali and has received multiple tourism awards.

Ubud has been chosen as the 3rd best world destination 2022 by Travel & Leisure Magazine (<https://travel.kompas.com/read/2022/07/16/120710327/ubud-raih-peringkat-3-kota-terbaik-di-dunia-kalahkan-tokyo-dan-seoul?page=all>) and also recorded as the most beautiful city in the world in 2022 as quoted from TIME Magazine (Bali Masuk Jadi Daftar Tempat Terindah di Dunia Tahun 2022 (babe.news)).



Kenderan Village

Kenderan Village is located in Tegallalang district, Ubud. The name of Kenderan is taken from the origin of the Palace of Dewa Indra.

The nature and culture of Kenderan Village is most suited for new models of tourism especially health tourism and is aligned to government programs to create health and wellness tourism destinations.





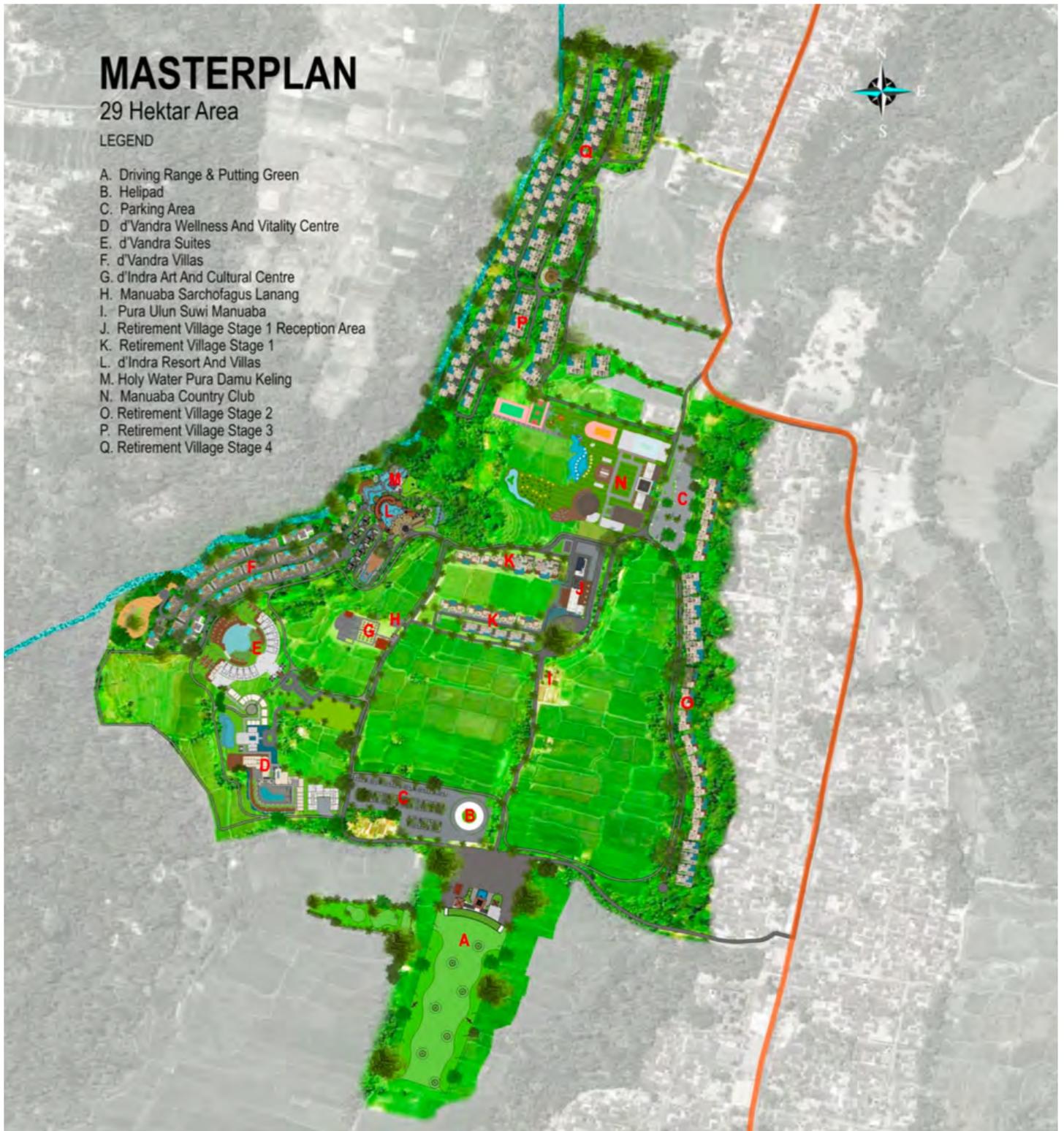
d'Indra Ubud Resort

Perfect harmony between
nature, body and soul

Masterplan

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d'Indra Ubud Resort

d'Indra Ubud Resort is located on old holy sacred sites between beautiful rice paddy fields, natural jungle, springs and rivers in the heart of Kenderan.

The resort has very unique design features that include several concepts of Puri Manuaba leaders, communities and professionals as a preservation of Balinese Culture and Architecture in the historical village of Kenderan.

d'Indra Ubud Resort is designed as a luxury five star resort in the best location of Ubud with great facilities such as d'Vandra Wellness and Vitality Centre; d'Vandra Suites; d'Vandra Villas; d'Indra Resort and Villas; Retirement Villages; Art and Cultural Centre; Golf Driving Range; Helipad and Country Club that can be utilized as wedding, recreation and meeting venues.



d'Vandra Wellness & Vitality Centre

d'Vandra Wellness & Vitality Centre is one of the premium facilities and services available at d'Indra Ubud Resort.

dClinic Wellness & Vitality Center will offer a variety of world class conventional, wellness and lifestyle interventions for the best outcome for any life, wellness or vitality issue being addressed. dClinic will support consumers to manage and maintain their wellness and improve their quality of life by:

- Supporting consumers to take responsibility for their wellness and well-being in line with their personal goals.
- Promoting preventative focused services aimed at avoiding or minimizing illness and maximizing well-being and vitality.
- Using evidence-based practice, advanced technologies and best expertise, in premium facilities to deliver optimal outcomes for all consumers.

d'Vandra Suites & d'Vandra Villas

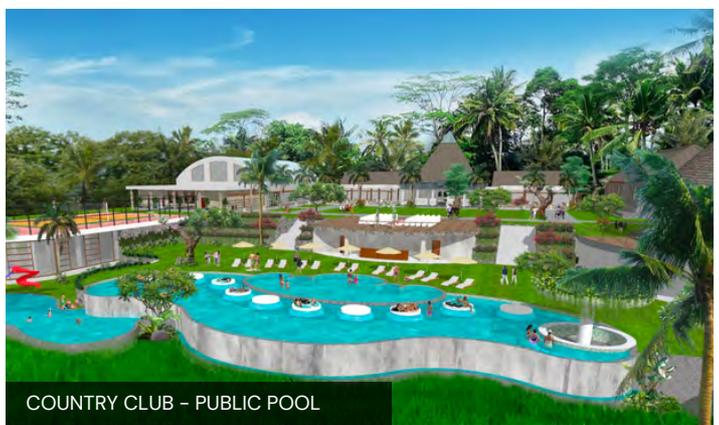




d'Indra Resort & Villas

Facilities

d'Indra Ubud Resort is designed as a luxury five star resort in the best location of Ubud with amazing facilities.





Retirement Villages

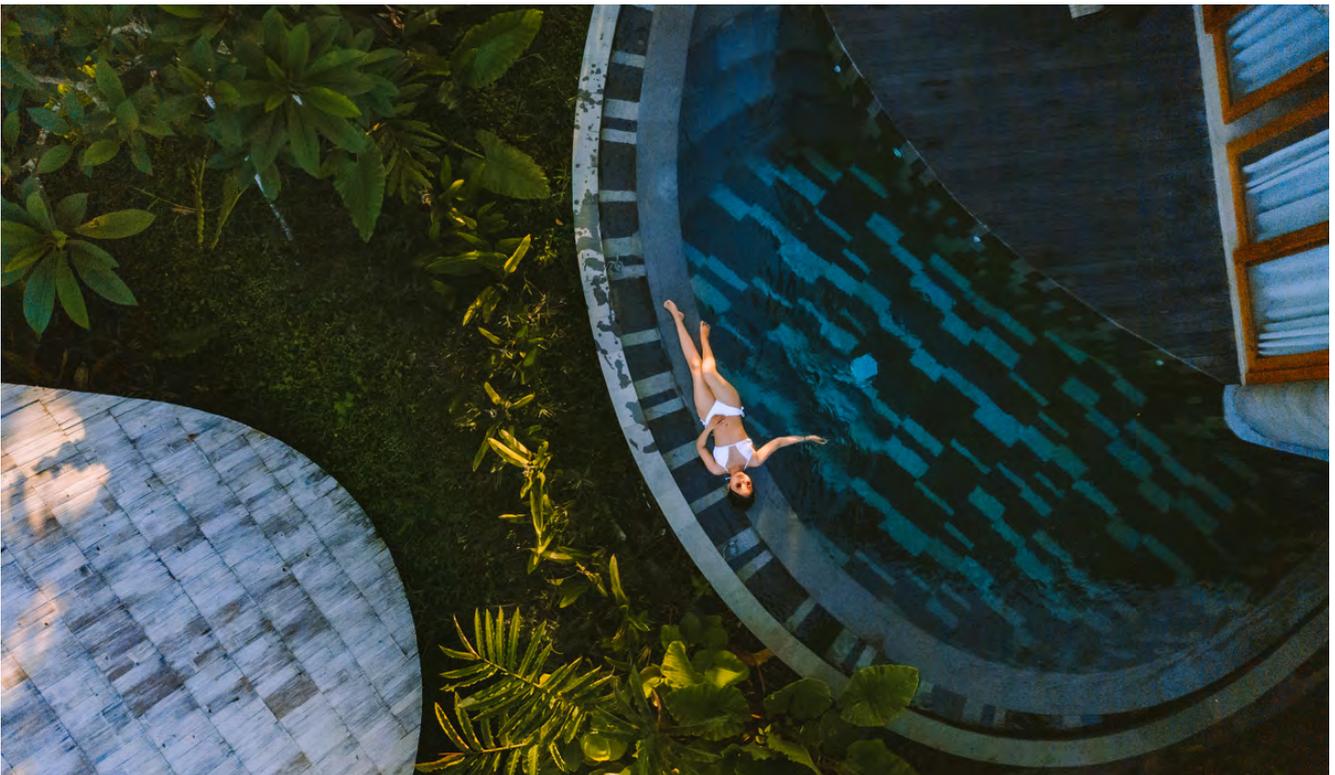
As proven over time, property will always be number one choice for profitable longterm investment.

Owning a villa in the world's best tourist destination is surely an epitome investment. Ubud has proven consistently to be a high growth economy and tourism industry.

Combined with its striking natural beauty, Ubud provides the perfect opportunity for property investment to generate high capital gains, return on investment and income levels.

Advantages

- 01 ROI AROUND 8 YEARS
- 02 SPECIAL HERITAGE PRECINCT FOR INDONESIA
- 03 FREE STAY FOR 14 ROOM NIGHTS PER YEAR
- 04 SPECIAL OWNER RATE FOR STAYING MORE THAN 14 NIGHTS
- 05 PROFIT SHARING
- 06 MONTHLY INCOME
- 07 ADOPTING ADVANCED TECHNOLOGIES INCLUDING BLOCKCHAIN, RENEWABLE ENERGY AND ECO-FRIENDLY ENVIRONMENT
- 08 MANAGED BY PROFESSIONAL AND EXPERIENCED PROPERTY MANAGEMENT





d'Indra Ubud Resort

Investor Summary

Location

Desa Kenderan – Tegallalang – Ubud – Gianyar – Bali

Agreement

Agreement signed with owners of 29 hectares of land all of whom are from local communities. d'Indra Ubud International (PMA) will build a luxury five star resort on this land and will be branded as d'Indra Ubud Resort.

Summary

d'Indra Ubud Resort will consist of a range of premium facilities such as :

- d'Vandra Wellness & Vitality Center
- d'Vandra Suites
- d'Vandra Villas
- d'Indra Resort and Villas
- Country Club
- Retirement Villages 1, 2, 3 & 4

d'Indra Ubud Resort will be a world class vitality lifestyle destination where you can experience personalized health and wellness journeys in comfort and style.

d'Indra Ubud Resort will provide the ultimate retirement, lifestyle and unique living experience where you can indulge in entertainment, recreation and art and cultural activities.

d'Indra Ubud Resort will be a premium lifestyle destination in the most amazing location aligned with Balinese heritage, art and culture to maximize community participation by actively maintaining and promoting sustainable economic development and creating a clean, green and eco-friendly environment.

Business Case

d'Indra Ubud Resort will be targeting middle and high income consumers from Indonesia and all over the world.

The combination of Prevention and Curative services offered at d'Indra Ubud Resort will enable us to maximize revenue returns for our investors.

d'Indra Ubud Resort will be able to cater for mixed market segments either for business, leisure, yoga, healing and other specific interests. It will cater especially for high-end consumers.

Digital Healthcare Platform (Private Healthcare Blockchain) will be provided by dClinic maximizing patient centred medical files, interconnectivity, the safety of data and telemedicine.

Top specialists in anti-aging, beauty, gynecological rejuvenation, pain management, sport medicine and mental health rehab will accommodate international and Indonesian consumers. High quality services, service providers operating in premium facilities will guarantee consumers retention, the cornerstone of our business.

d'Indra Ubud Resort

Financial Overview



Exchange Rate
1 USD = IDR 14.946

	USD	IDR
Asset Worth Year 1	USD 28,38 M	424.171.256.439
Expected net asset growth per year after Payback	10,78%	10,78%
Net Total Project Value	USD 28,97 M	432.974.129.887
IRR per year overall 10 years	9,47%	9,47%
ROI Average 10 Years	11,24%	11,24%
PBP (PayBack Period)	8,4 Years	8,4 Years
Total Investment	USD 65,16 M	973.869.900.205
Property Sold	USD 36,19 M	540.895.770.318
Net Total Project Value	USD 28,97 M	432.974.129.887
NPV (Net Present Value)	USD 1,23 M	18.367.242.619

Company Overview

Our Goal is to develop a premium lifestyle destination in the most amazing location, aligned with Balinese Heritage, Art and Culture, to maximize community participation by actively maintaining and promoting sustainable economic development and creating a clean, green and eco-friendly environment.

The d'Indra Ubud Resort is well-organized Resort developed in the old holy site between rice fields and natural jungle at Manuaba, Kendran - Ubud.

Our concept is part of a resort village typology based on exclusive resorts by combining Balinese palace culture which includes all elements of Balinese natural life typology with art, culture, retreat, wellness areas and tourist services translated into Balinese buildings, supported by Tri Mandala-Tri Hita Karana philosophy

Our Vision

To create a world-class vitality destination where you can experience personalized and transformational health and wellness journeys in comfort and style, enjoy the ultimate retirement lifestyle and indulge in entertaining recreational activities.

Our Mission

- To deliver world-class premium vitality, healthcare and wellness facilities and services.
- To create the most enjoyable and luxurious retirement lifestyle experience.
- To provide a unique one-stop destination for daily recreational, art, cultural and leisure activities.



Our Values

We are a global family, spread far and wide around the world, with strong Family Values and we treat our Business the same way:

- We strive for excellence and success in everything we do with compassion and integrity.
- We treat all our employees and partners with equality and respect.
- We are an organisation that encourages individual growth, diversity, development and teamwork.

Contact Us

For Enquiry

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DEVELOPED BY :

PT. DINDRA UBUD INTERNATIONAL

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Marketing Kit

