OCEAN BAY
VILLAS CEMAGI BALI

CEMAGI — BALI

Ocean Bay Villas

Own Bali, Earn Globally.

8 PRIVATE VILLAS

OCEAN-VIEW ROOFTOPS

START FROM $295,000

01 - THE MISSION

Private Coastal Residences For The Modern Investor

WHERE ARCHITECTURE, LIFESTYLE AND CAPITAL GROWTH CONVERGE ON BALI'S PRISTINE WEST COAST



02 - WHY CEMAGI

Discover Cemagi, Bali

BALI’S EMERGING COAST

WHAT CEMAGI OFFERS

- BLACK-SAND SURF BEACHES
- RICE FIELDS & SUNSETS
- NEW CAFÉS & BEACH CLUBS



WHY IT’S STRATEGIC

40–60%
BELOW CANGGU PRICES

Up to 200%
LAND VALUE RISE SINCE 2021

~8 Km
FROM CANGGU

INDICATIVE ESTIMATES: BALITECTURE, BALI EXCEPTION.



03 - THE PROJECT

Thoughtful Architecture

8
PRIVATE VILLAS

1,000 M²
TOTAL LAND

120 M²
LAND PER VILLA

175 M²
INDOOR LIVING

220 M²
TOTAL BUILD AREA

3
LEVEL DESIGN

PRICE FROM

$295,000

+$20K WELLNESS AREA — ROOFTOP JACUZZI + SAUNA + ICE BATH



Private. Calm. Elevated Living.

01
PRIVATE INFINITY POOL WITH SEA VIEW

02
TROPICAL MINIMALIST INTERIORS

03
SMART-HOME READINESS

04
PROFESSIONAL PROPERTY MANAGEMENT

05 - THE LOCATION

Cemagi, By The Ocean

15 Minutes
TO CANGGU

45 Minutes
TO NGURAH RAI AIRPORT



Ocean Bay, on Site

SCARCE LAND IN A PREMIUM NEIGHBOURHOOD OF LUXURY VILLA

8

PRIVATE VILLAS

*ARTIST'S IMPRESSION





07 - THE RESIDENCE

2 Bedroom Premium Villa

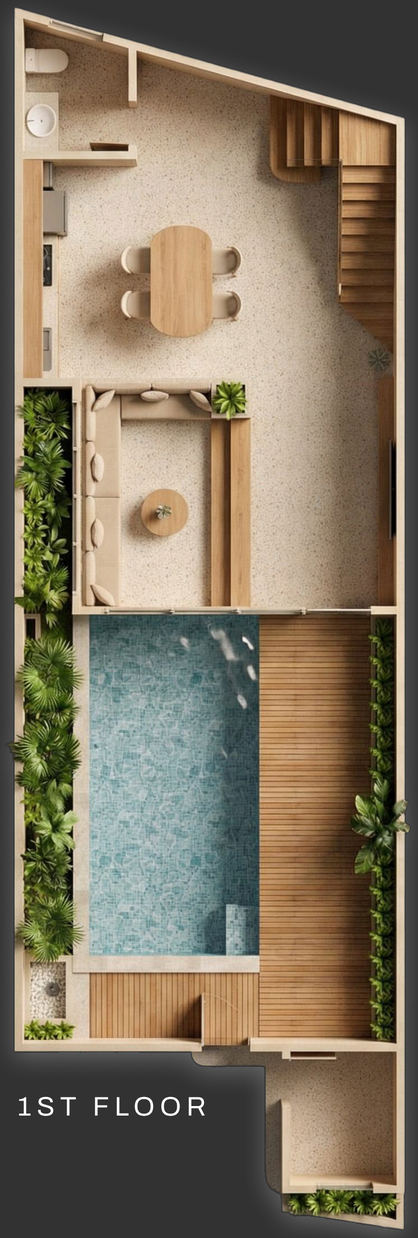
LAYOUTS

2 BEDROOMS / 2 BATHROOMS
OPEN PLAN LIVING & DINING AREA
FULLY EQUIPPED KITCHEN

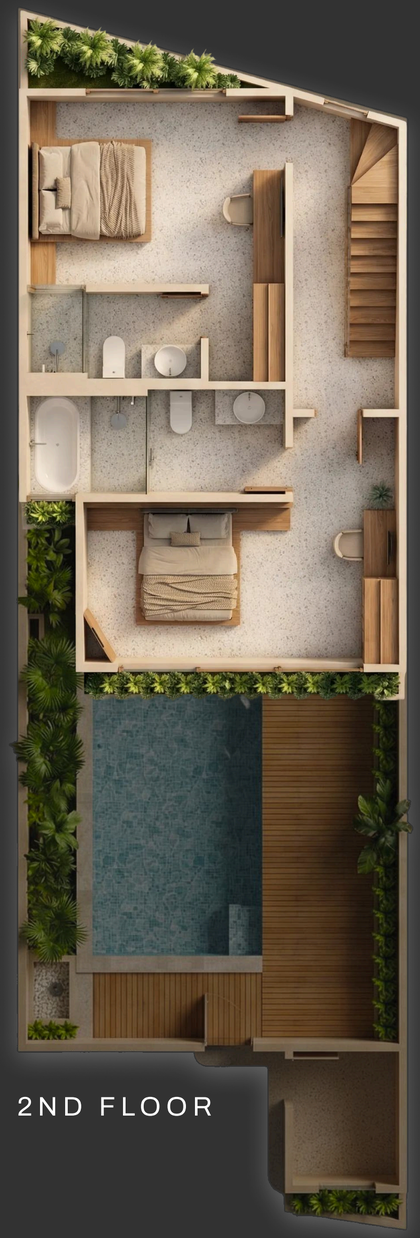
TWO POOLS

PRIVATE GROUND LEVEL POOL
ROOF TOP POOL WITH OCEAN & SUNSET VIEW

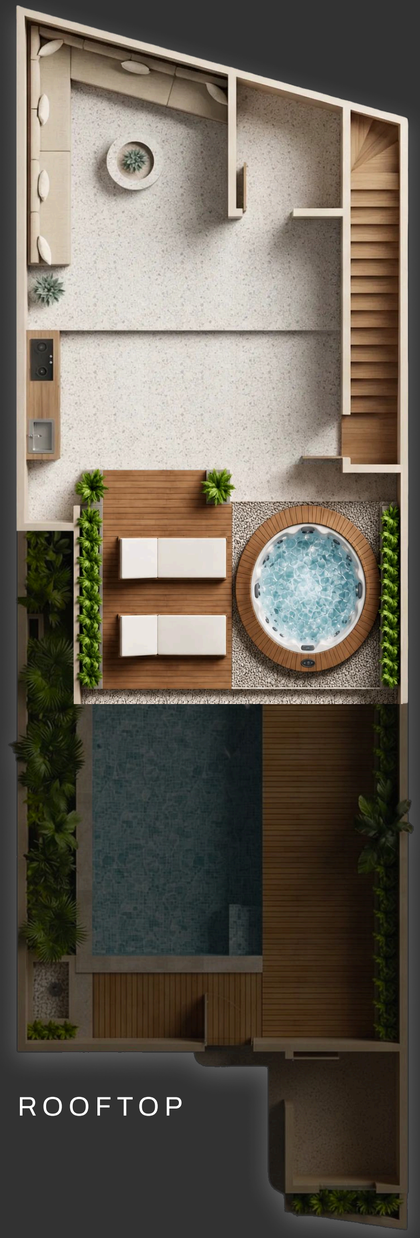
2 Bedroom Premium Villa



1ST FLOOR



2ND FLOOR



ROOFTOP

THREE LEVELS - LIVING AND POOL AT GROUND, PRIVATE SUITES ABOVE, WELLNESS DECK ON THE ROOF.

09 — INTERIORS

Tropical Minimalism

NATURAL TIMBER, RATTAN, TERRAZZO AND WARM STONE, SOFTENED BY LAYERED LIGHT.



MASTER BEDROOM



EN-SUITE BATHROOM



10 — LIVING

Open-plan Living & Kitchen



11 — ROOFTOP

The Wellness Deck

A PRIVATE ROOFTOP FOR OCEAN VIEWS AND CEMAGI'S SUNSETS.

ROOFTOP JACUZZI	01
SAUNA	02
ICE BATH	03










NETFLIX
NETFLIX

Global Demand for Bali

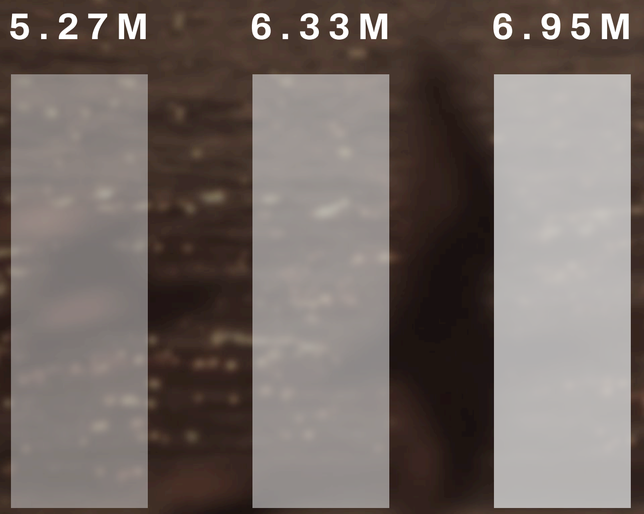
TRIPADVISOR 2026

#1

WORLD'S TOP DESTINATION

TOP 2 IN 2024 AND 2025 TRAVELERS' CHOICE, BEST OF THE BEST

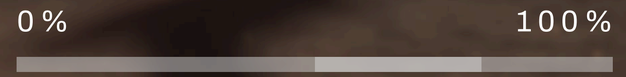
INTERNATIONAL ARRIVALS



VILLA OCCUPANCY

60-80%

YEAR-ROUND BOOKINGS DRIVEN BY GLOBAL DEMAND



SOURCE:
BPS BALI (STATISTICS INDONESIA): TRIPADVISOR TRAVELER'S CHOICE.
OCCUPANCY IS AN INDICATIVE RANGE FOR MANAGED VILLAS.

Investment & ROI

$3K—4K	7–8 Years	12–14%
MONTHLY AVERAGE VILLA REVENUE	ESTIMATED ROI (APPROX.)	INDICATIVE ANNUAL RETURN (APPROX.)

MARKET

12–18%

ANNUAL GROWTH OF BALI'S LUXURY PROPERTY MARKET

ADVANTAGES

HIGH LUXURY RENTAL DEMAND	STRONG OCCUPANCY RATES
LOW RUNNING COSTS	FLEXIBLE EXIT & RESALE

Rental Yield by Market

BALI'S ANNUAL GROSS RENTAL YIELD IS ROUGHLY **DOUBLE** THAT OF COMPETING DESTINATIONS.



INDICATIVE GROSS RENTAL YIELDS, SHORT-TERM RENTAL VILLAS. SOURCE: MARKET ESTIMATES.

Bali Investment Villa Economics

MARKET RENTAL YIELD

10–15%

STRONG CASH FLOW COMPARED TO GLOBAL REAL ESTATE MARKETS.

VILLA PURCHASE PRICE

$250K-350K

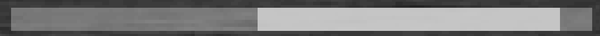
OCEAN BAY VILLA



AVERAGE VILLA REVENUE

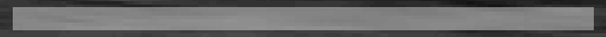
$3K—4K

PER MONTH



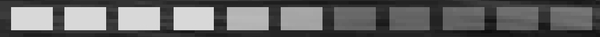
OCCUPANCY

60-65%



BREAK-EVEN

~5-6 Years



Leasehold Structure

A SECURE, TRANSPARENT LAND OWNERSHIP MODEL
DESIGNED FOR LONG-TERM INVESTMENT STABILITY.

25 Years	+20 Years	Pink Zone
LEASEHOLD TERM	EXTENSION OPTION, BASED ON MARKET CONDITIONS	RESIDENTIAL & COMMERCIAL USE

WHY IT WORKS

FULLY COMPLIANT LEGAL STRUCTURE

LONG-TERM SECURITY & FLEXIBILITY

BUILT FOR RENTAL INCOME

INVESTMENT CONFIDENCE

Uwe Kraus

FOUNDER & DEVELOPER, BALIBIZA PROPERTIES

A GERMAN ENTREPRENEUR FOCUSED ON VILLA DEVELOPMENT AND PROFESSIONAL PROPERTY MANAGEMENT - COMBINING GERMAN QUALITY AND CLEAR STRUCTURES WITH LOCAL EXPERTISE IN BALI.

EVERY PROJECT IS MANAGED FROM CONCEPT TO COMPLETION WITH SELECTED LOCAL CONTRACTORS, ENGINEERS, ARCHITECTS AND CRAFTSMEN.

Balibiza
PROPERTY MANAGEMENT & DEVELOPMENT

25
YEARS OF EXPERIENCE

15
YEARS IN IBIZA, SPAIN

8
YEARS IN BALI, INDONESIA



Completed Projects

THREE DEVELOPMENTS DELIVERED
IN BALI SINCE 2021.



2021

Villa Aryan

PERERENAN, BALI



2023

Loft Apartment

KEROBOKAN, BALI



2025

Six Sense Villa Complex

KEROBOKAN, BALI

Villa Aryan, on Airbnb



PERERENAN, BALI | COMPLETED IN 2021

PER NIGHT	US$195 RP 3,500,000
PER MONTH	US$5,300 RP 95,000,000 AVERAGE
PER YEAR	US$64,000 RP 1.14 BILLION, GROSS

SOURCE:
AIRBNB.CO.UK/ROOMS/48023443 US$1 = RP 17,900

Team & Trust

AN EXPERIENCED TEAM DELIVERING CONSISTENT RESULTS.

25+

YEARS ACROSS BALI & IBIZA MARKETS

01

International Standards

COMBINED WITH LOCAL EXPERTISE

02

Full-Cycle Development

LEGAL \ CONSTRUCTION \ MANAGEMENT

03

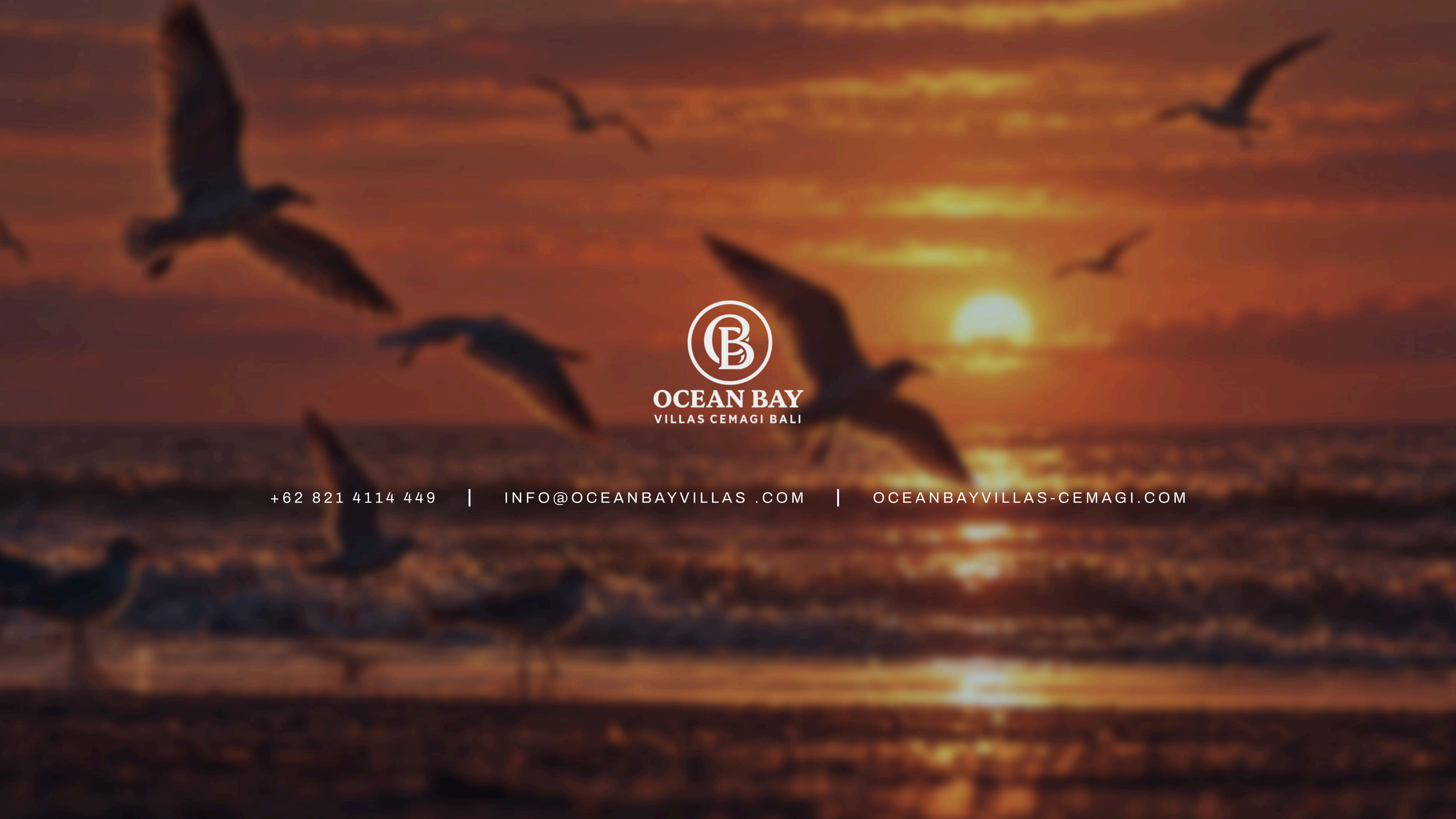
Transparent Structure

CLEAR OWNERSHIP AND REPORTING

04

Long-term Support

PROPERTY MANAGEMENT & MAINTENANCE



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