

GENESIS BALI

OFFERING PRESENTATION • BALI

Genesis Bali.

From land acquisition to key handover: your exceptional Bali villa, turnkey.

LAND • LEGAL • ARCHITECTURE • CONSTRUCTION • FURNISHING

 GENESISBALI.CO



BALI ART VILLAS • ULUWATU

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What we *build together.*

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KUSA VILLAS • ULUWATU



ABOUT GENESIS

Our offering, *our expertise.*

At Genesis, we handle every step of your Bali real estate project, from land acquisition and legal setup to design, construction and interior furnishing. Our all-inclusive service ensures a seamless experience, delivering fully customized villas, whether you're building a personal retreat or a high-yield rental property.

With solid backgrounds in investment banking, law and real estate, we combine financial expertise and legal know-how to navigate complex challenges and seize every opportunity.

SIGNATURE PROJECTS		8
VILLAS DELIVERED AND UNDERWAY		20
BEDROOMS		50+
FOUNDERS		2 • in Bali full-time

The faces *behind your projects.*



Laurent Mailloux

CO-FOUNDER · FINANCE AND INVESTMENT

Based full-time in Bali, Laurent structures every project from initial vision to first booking: financial analysis, yield structuring, local team management. He personally accompanies every client through to key handover.



Charles-Étienne Desrochers

CO-FOUNDER · LEGAL AND OPERATIONS

Based full-time in Bali, Charles-Étienne manages all legal and operational aspects: PT PMA, land due diligence, building permits, tax compliance. Every investment is structured correctly from the start, with no grey areas.



Sicilia Tiki Septikasari

HEAD OF OPERATIONS

Indonesian born and raised, with over 7 years of experience in high-end Bali real estate. Sicilia coordinates suppliers, tracks construction progress and makes sure every project stays on schedule and within budget.

WHY INVEST IN BALI

One of the world's *most profitable markets.*



7 M+

BOOMING TOURISM |

Over 7 million international tourists in 2025, plus 10 million domestic visitors annually. Luxury villas in Canggu and Uluwatu achieve **75-90%** occupancy, generating **IDR 90-265 million+** (**≈ US\$5,000-15,000**) per month in rental income.



+8-13%

APPRECIATION PER YEAR |

Property values rise by 8-13% annually in key areas, driven by rising demand and limited land availability. Ocean-view villas in Uluwatu have gained **30-50%** over the past five years.

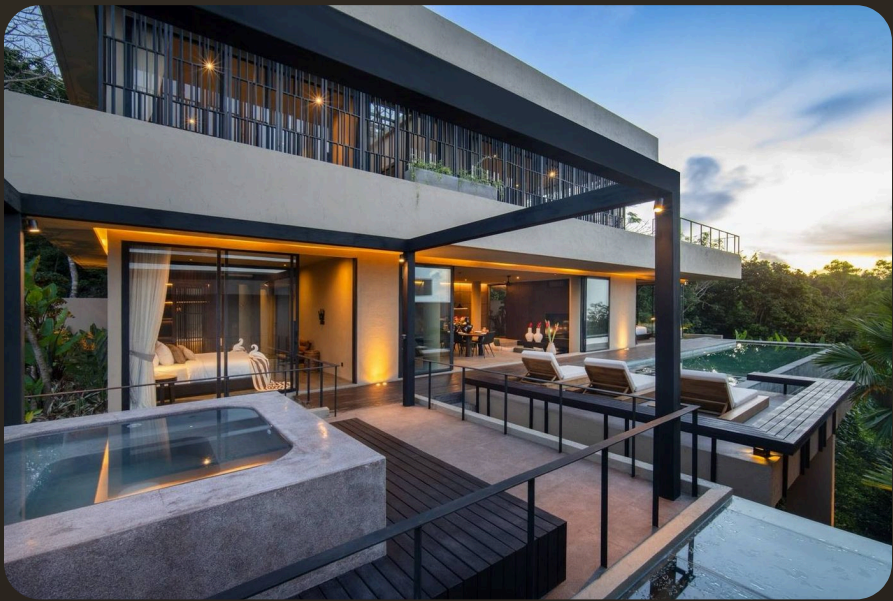


12-20%

NET ANNUAL YIELD |

Lower construction and operating costs than other luxury destinations, plus strong rental demand: a net yield of **12-20%** makes Bali one of the world's most profitable real estate markets.

What sets us *apart.*



01

Exceptional quality and innovation

Modern design, premium craftsmanship and meticulous attention to detail. We create custom, high-end villas tailored to each client's vision: durability, functionality and aesthetic excellence. Our cutting-edge designs set new standards in the market.



02

Personalized approach

We deliberately take on a limited number of projects each year, ensuring our full involvement and attention to detail. From custom design to construction and furnishing, every villa reflects the client's vision, for a seamless, high-quality process from start to finish.



03

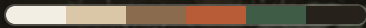
Proven track record

Having lived in Bali for years, we have an in-depth understanding of the market. With projects delivered and more underway, we leverage our local expertise, industry connections and firsthand experience to help clients make informed, strategic decisions.

OUR PROCESS

From A *to* Z.

Six steps, from the first consultation to key handover. One point of contact, flawless execution.



PROJECT TIMELINE

From first conversation *to key handover.*

TOTAL DURATION | 12 to 16 months



Free *consultation*.

Our free consultation is the first step in turning your vision into reality. We take the time to understand your objectives, budget, preferred location and project type, so we can provide perfectly tailored recommendations.

We walk you through our full A-to-Z development process and guide you through Bali's real estate landscape: leasehold options, zoning regulations and ROI potential.

2

STEP 2 · OF 6

Legal *setup.*

DURATION | 2 weeks

Navigating Bali's property laws can be complex for foreign investors. Genesis ensures a secure and fully compliant investment by handling every legal aspect.

Since foreigners cannot directly own freehold land, we assist in establishing a PT PMA (foreign-owned company): licensing, permits and compliance with Indonesian regulations. Our legal team ensures transparency and long-term security.



3

STEP 3 · OF 6

Land sourcing *and due diligence.*

DURATION | ————— | 1 month

Securing the perfect land requires local expertise and thorough checks. We identify high-potential plots based on your budget and goals, through our network of trusted landowners and agents.

Before any purchase, we conduct comprehensive due diligence: land free from disputes, properly zoned and legally clear for development. We verify ownership documents, land certificates and building rights.



4

STEP 4 · OF 6

Architecture *and design.*

DURATION |—————| 2 to 3 months

Every villa should strike the perfect balance between aesthetics, functionality and investment value. Our architects create a custom design that reflects your vision: modern minimalist, contemporary tropical or traditional Balinese.

From initial concept to detailed plans, we maximize space, natural light and indoor-outdoor flow, and handle all necessary permits and approvals.



5

STEP 5 · OF 6

Construction.

DURATION | ————— | 10 to 12 months

A seamless, efficient construction process, delivering high-quality villas on time and within budget. Skilled artisans, experienced engineers and premium materials suited to Bali's climate.

From foundation to final finishes, we oversee every phase: strict quality control, budget transparency, timeline management and regular progress updates, wherever you are in the world.



6

STEP 6 · OF 6

Furnishing *and key handover.*

DURATION | ————— | 2 weeks

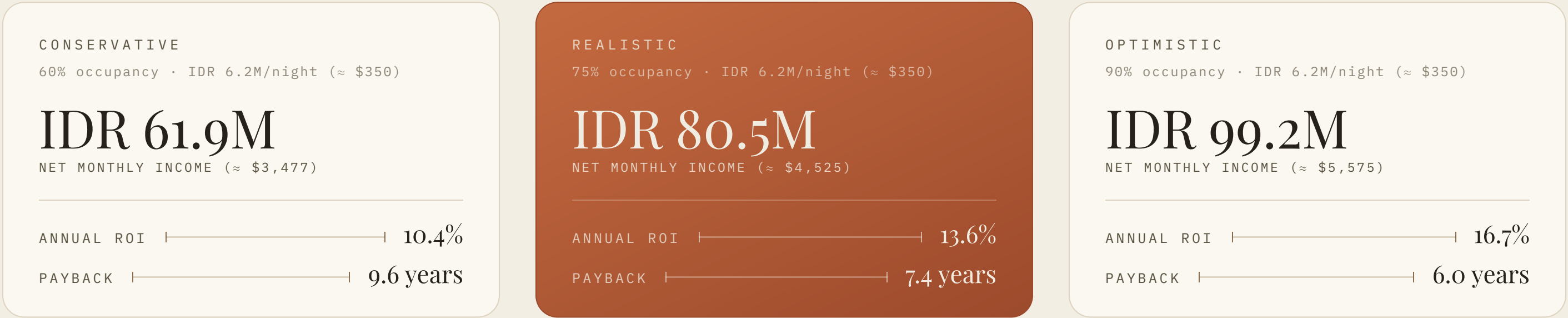
We deliver a fully furnished, move-in-ready villa. Our interior design team selects high-quality furniture, décor, appliances and finishing touches, a perfect blend of aesthetics and practicality.

Beyond furnishing: final inspections, quality checks and permit approvals. Whether you plan to live in it, rent it out or resell, your property is 100% ready for immediate use.



RETURN ON INVESTMENT

A concrete example: *a 3-bedroom villa at IDR 7.1 billion (≈ US\$400,000).*



THE PAYBACK RULER · YEARS TO RECOVER YOUR CAPITAL



IDR 7.1B villa (≈ US\$400,000) · average rate IDR 6.2M/night (≈ \$350) · US\$1 = 17,797 IDR · 10% local tax applied to net income · professional rental management included · detailed calculation in the appendix.

The math, *line by line.*

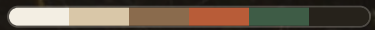
SCENARIO · MONTHLY (IDR)	CONSERVATIVE	REALISTIC	OPTIMISTIC
Average nightly rate	IDR 6.2M	IDR 6.2M	IDR 6.2M
Occupancy rate	60%	75%	90%
Gross monthly revenue	IDR 113.7M	IDR 142.1M	IDR 170.5M
OTA commission (15%)	-IDR 17.1M	-IDR 21.3M	-IDR 25.6M
Management fees (12%)	-IDR 13.7M	-IDR 17.1M	-IDR 20.5M
Operating expenses	-IDR 14.2M	-IDR 14.2M	-IDR 14.2M
Income before tax	IDR 68.8M	IDR 89.5M	IDR 110.2M
Local tax (10% of net income)	-IDR 6.9M	-IDR 9M	-IDR 11M
Net monthly income	IDR 61.9M (≈ \$3,477)	IDR 80.5M (≈ \$4,525)	IDR 99.2M (≈ \$5,575)
Annual ROI · payback	10.4% · 9.6 yrs	13.6% · 7.4 yrs	16.7% · 6.0 yrs

3-bedroom villa at IDR 7.1B (≈ US\$400,000) · 10% local tax calculated on income net of commissions and expenses · conservative assumptions based on observed performance in Canggu and Uluwatu.

BEST AREAS TO INVEST IN BALI

Where *to build.*

Five exceptional locations, each with its own character, market and potential.



AREA 01 / 05

Uluwatu

BEST BEACHES

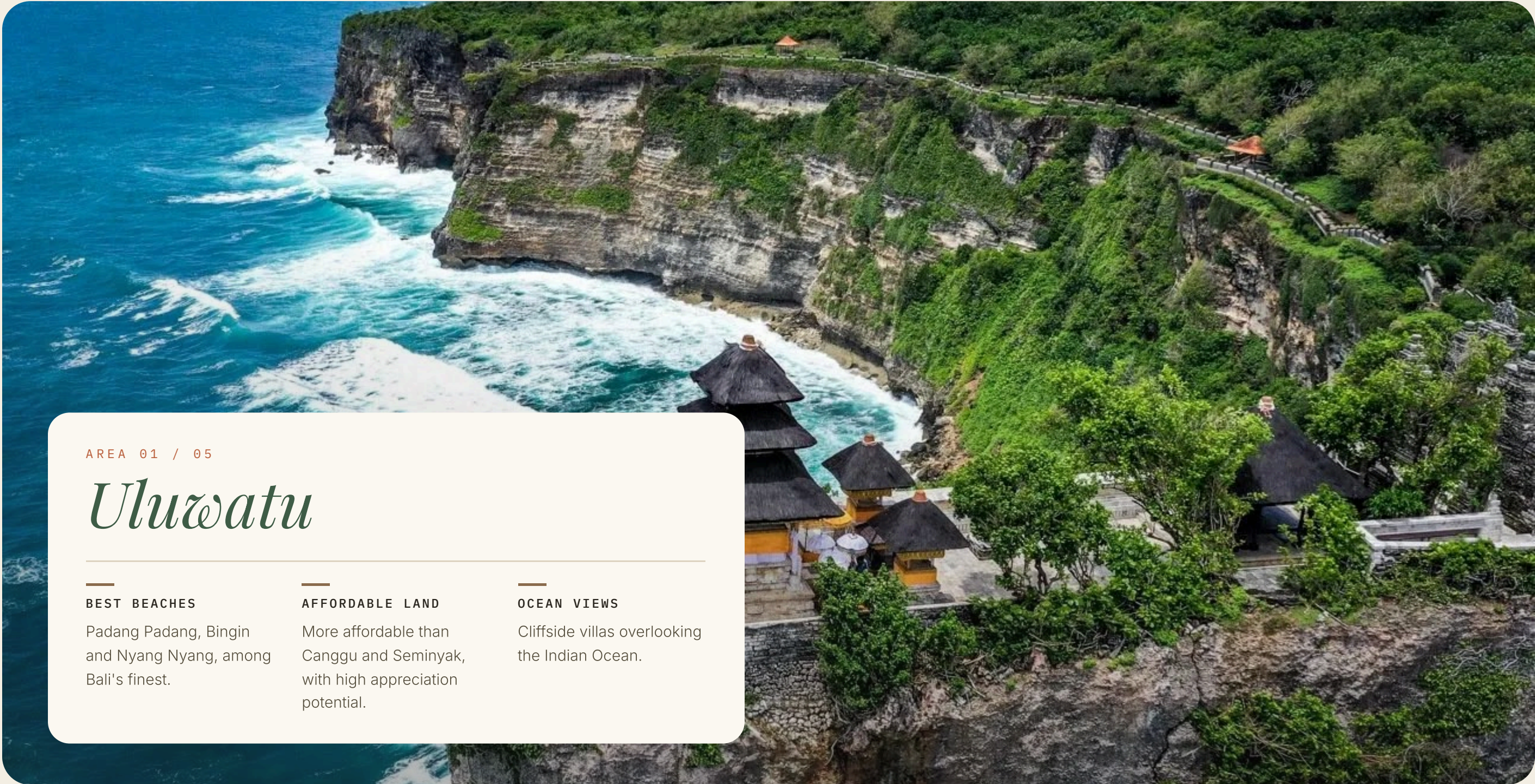
Padang Padang, Bingin and Nyang Nyang, among Bali's finest.

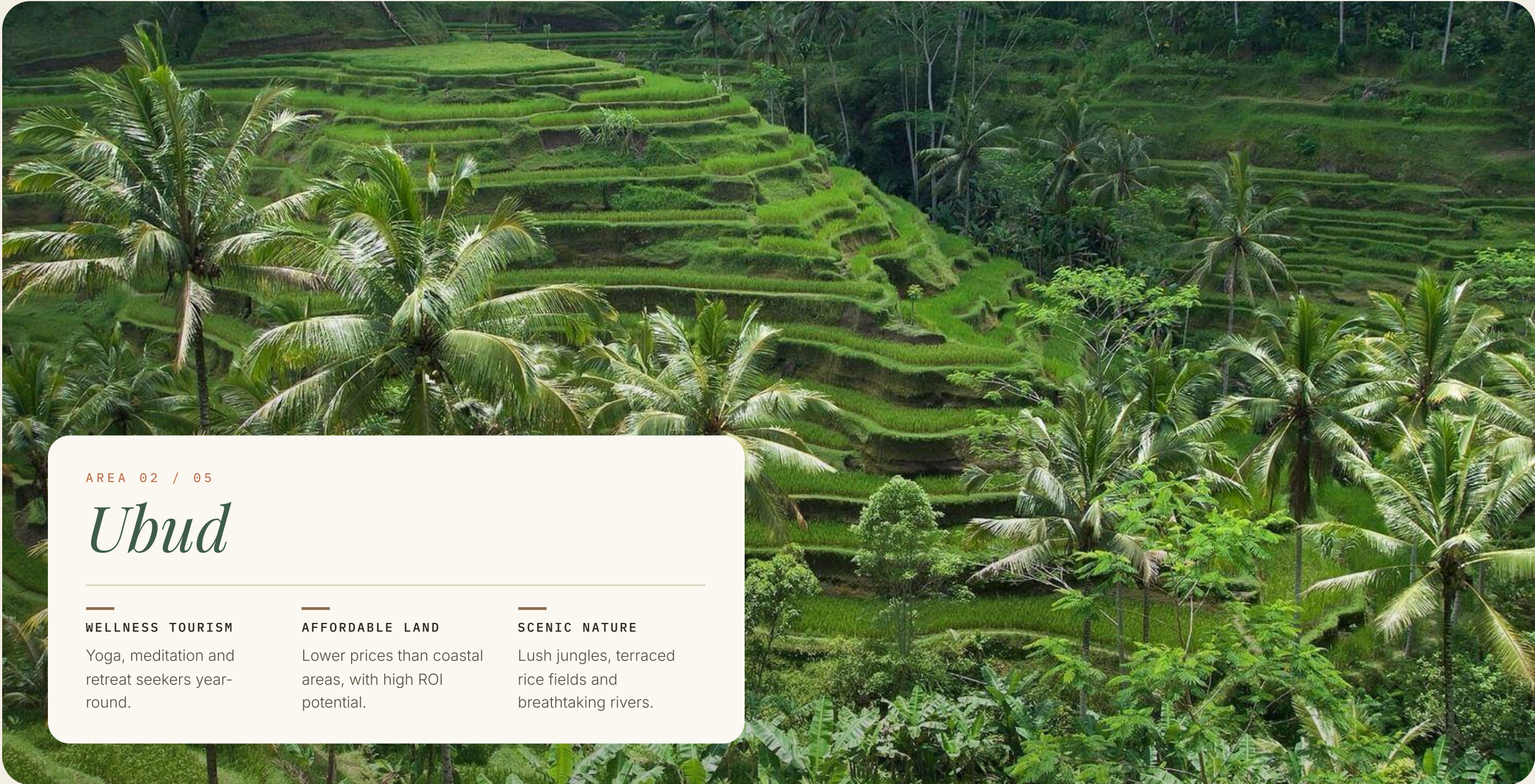
AFFORDABLE LAND

More affordable than Canggu and Seminyak, with high appreciation potential.

OCEAN VIEWS

Cliffside villas overlooking the Indian Ocean.





AREA 02 / 05

Ubud

WELLNESS TOURISM

Yoga, meditation and retreat seekers year-round.

AFFORDABLE LAND

Lower prices than coastal areas, with high ROI potential.

SCENIC NATURE

Lush jungles, terraced rice fields and breathtaking rivers.

AREA 03 / 05

Canggu

TRENDY LIFESTYLE

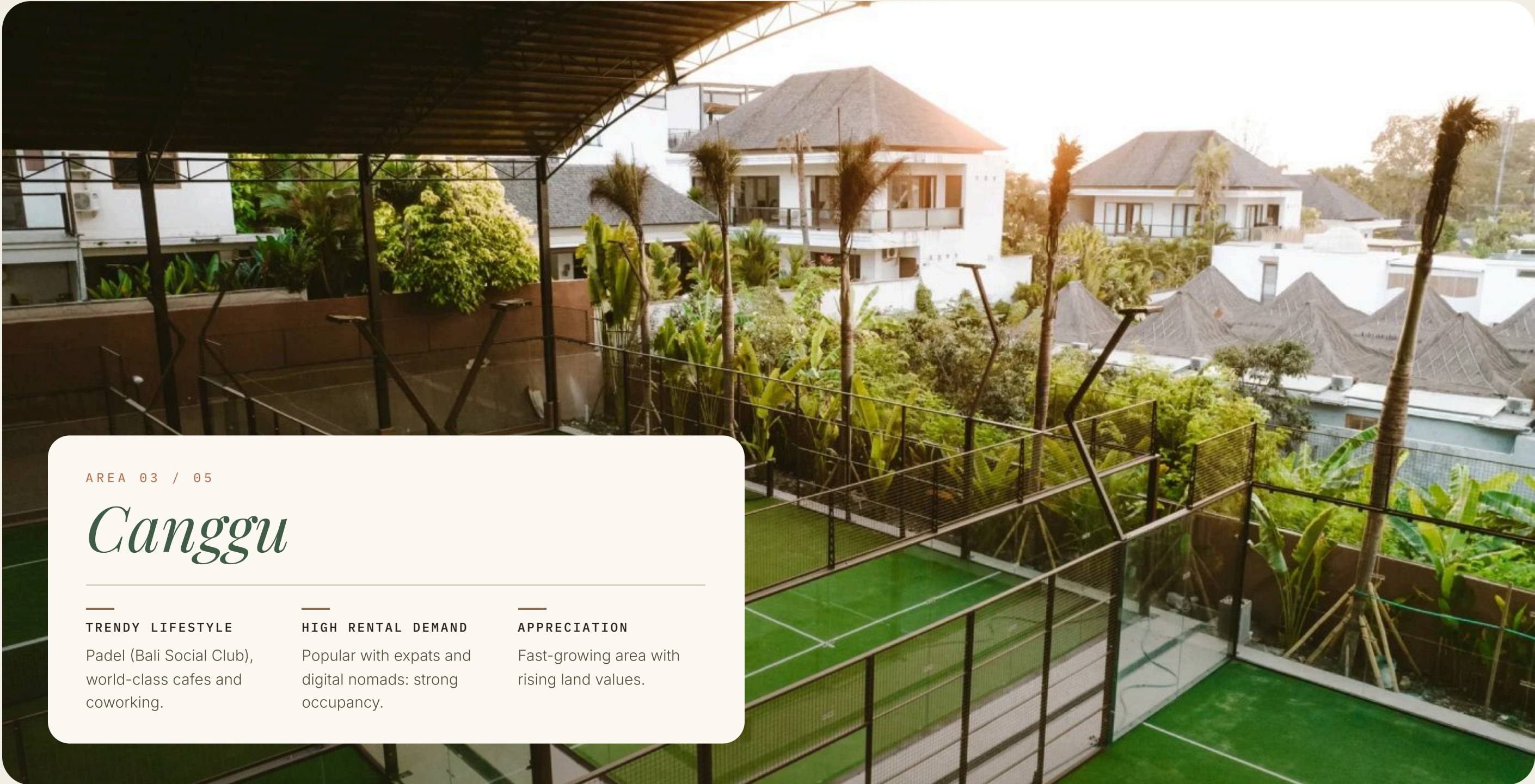
Padel (Bali Social Club), world-class cafes and coworking.

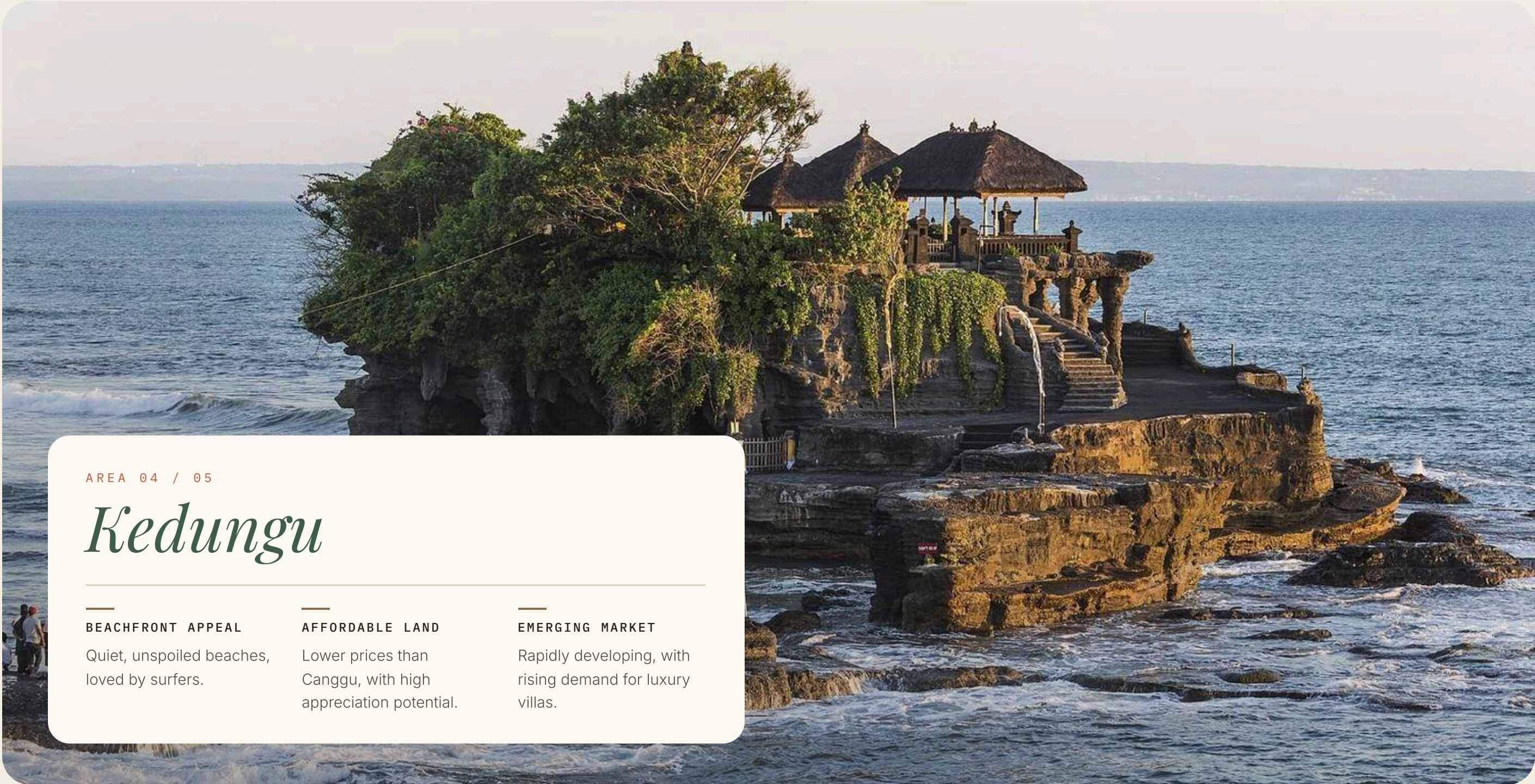
HIGH RENTAL DEMAND

Popular with expats and digital nomads: strong occupancy.

APPRECIATION

Fast-growing area with rising land values.





AREA 04 / 05

Kedungu

BEACHFRONT APPEAL

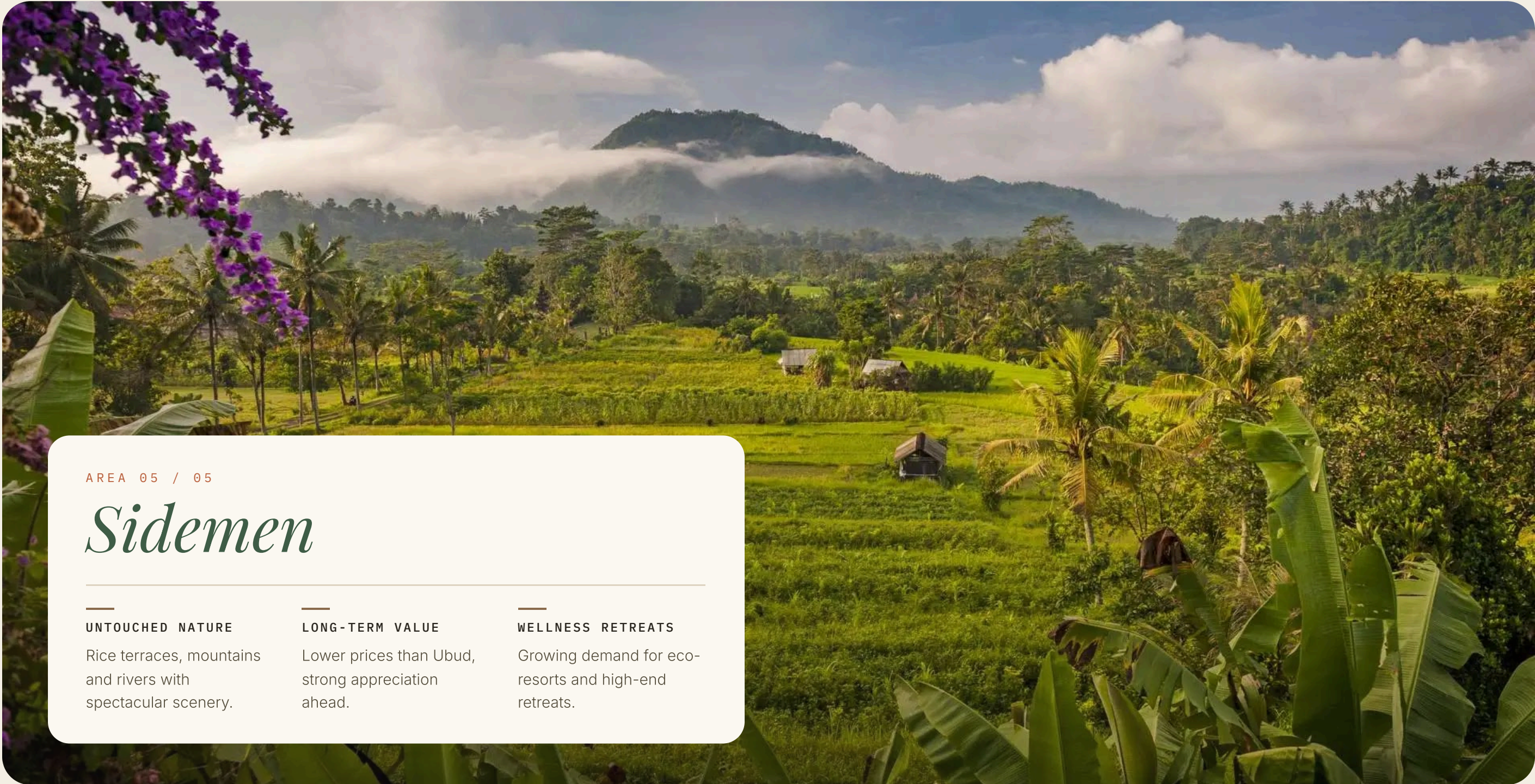
Quiet, unspoiled beaches, loved by surfers.

AFFORDABLE LAND

Lower prices than Canggu, with high appreciation potential.

EMERGING MARKET

Rapidly developing, with rising demand for luxury villas.



AREA 05 / 05

Sidemen

UNTOUCHED NATURE

Rice terraces, mountains and rivers with spectacular scenery.

LONG-TERM VALUE

Lower prices than Ubud, strong appreciation ahead.

WELLNESS RETREATS

Growing demand for eco-resorts and high-end retreats.

CASE STUDIES

Five signature projects.

From intimate villas to clifftop complexes: proof by example.





Cliffside *Villas.*

Uluwatu • delivery May 2027 UNDER CONSTRUCTION

LAND	1 760 m ²
BUILD	1 300 m ²
PROGRAM	2 villas • 12 BR

Perched on the spectacular cliffs of Uluwatu, our most ambitious project: two modern tropical villas of 6 bedrooms each, panoramic views of the Indian Ocean, rooftop, cinema and spa. Genesis excellence in an exceptional natural setting.



THE POOL FACING THE PALMS



Villa *Lestari*.

Ubud • delivered March 2024 DELIVERED

LAND	500 m ²
BUILD	150 m ²
PROGRAM	1 villa • 2 BR

A Japanese-inspired villa nestled in the lush jungle of Ubud. Minimalist architecture, natural materials and seamless indoor-outdoor living. Floor-to-ceiling glass doors, a Zen garden and a private pool: a peaceful retreat surrounded by nature.



FACADE AND POOL

Bali Art *Villas.*

Uluwatu · delivered April 2026 DELIVERED

LAND		1 500 m ²
BUILD		1 300 m ²
PROGRAM		4 villas · 12 BR



A modern blend of Japanese aesthetics and minimalist design, with breathtaking full ocean views. Clean lines and open spaces in harmony with the landscape. From sleek interiors to tranquil zen gardens: elegance and calm, a perfect escape.



Kusa *Villas.*

Uluwatu · delivered January 2026

DELIVERED

LAND		1 000 m ²
BUILD		740 m ²
PROGRAM		3 villas · 9 BR

Hidden amidst the lush greenery near Nunggalan Beach, a modern minimalist retreat surrounded by Bali's natural beauty. A peaceful hideaway or a premium investment opportunity: the essence of modern tropical living.



Villa *Ambisi.*

Kedungu · delivered August 2026 DELIVERED

LAND		200 m ²
BUILD		150 m ²
PROGRAM		1 villa · 2 BR

An intimate project in the sought-after area of Kedungu. This 2-bedroom villa with modern Mediterranean style combines elegance and functionality. An accessible investment with strong rental potential in one of Bali's most desirable areas.

GENESIS BALI

BOOK YOUR FREE CONSULTATION TODAY

Let's build together.

Your exceptional Bali villa starts with a simple conversation.



WHATSAPP

+62 812 9925 2822



EMAIL

laurent@genesisbali.co



INSTAGRAM

@genesisbali.co



WEBSITE

genesisbali.co

