

PERTAMA
PROPERTY

BERABAN INVESTMENT COLLECTION



EDITION DATE: MAY 2025

THE PERTAMA ADVANTAGE

Bali's Largest Developer. Trusted by Investors Worldwide.

At Pertama Property Bali, we specialise in high-yield developments located in the island's most tightly held and fastest-growing coastal zones.

With over 400 projects completed, under construction, or approved, we are Bali's largest and most active real estate developer—trusted globally and backed by a 160+ strong in-house team.

From boutique villas to premium hotel assets, our developments are purpose-built to perform. Whether you're a first-time investor or growing your portfolio, Pertama offers a fully managed, end-to-end investment experience.

- **Market Leader in Property Developments**

We set the benchmark with over 400 developments delivered or underway—driven by transparency, speed, and performance.

- **Exceptional Returns, From Day One**

Earn 8% during construction, gain 10% instant equity on completion, and enjoy gross yields of 17–20% once operational.

- **Strategic Locations, Unmatched Demand**

All projects are positioned in Bali's most in-demand coastal areas—ensuring high occupancy, strong capital growth, and liquidity.

- **Low Entry Point, High Upside**

Compared to Australia and other global markets, Bali offers low entry prices with strong appreciation—driven by tourism, digital nomads, and lifestyle relocations.

- **Fully Turnkey & Hands-Free**

Our in-house Property Management team handles everything—guest bookings, maintenance, and financial reporting—so you earn without lifting a finger.

- **Fast, Efficient Build Cycles**

Most current projects are scheduled for completion in under 6 months, accelerating income and reducing capital lock-up.

- **Australian-Based Finance Experts**

Our licensed finance team helps Australian investors with lending, tax structuring, and compliance, ensuring a smooth and secure investment journey.

- **Built for Performance**

Each development is crafted to maximise nightly rates, occupancy, and resale value—delivered fully furnished, styled, and rental-ready from day one.

Pertama Property: Investment Growth Through Exceptional Development
World-class construction. Landmark design. Strategic locations. Sustainable practices. Our commitment is simple—protect your capital, maximise your returns, and deliver real wealth through Bali real estate.

UNBEATABLE INVESTMENT VALUE

28%

Increase in Visitors YOY

9.2

Average length of stay (night)

72%

Average occupancy rate

90%

OCCUPANCY

From July-September

8+ Million

Visitors on track 2025

KEY MARKET INDICATORS

12%*

Capital appreciation 2025

25%*

Increase in short term rental demand

14%*

Growth, year over year

5%*

Forecast increase in rental income year over year

45%*

Foreign investor purchases

30

Average days in market

PROPERTY INCOME

27%

Gross yield*

16%

Net yield*

8%

Yield during construction

FROM

7

YEARS*

BREAKEVEN POINT

Disclaimer: This advertisement is for informational purposes only and does not constitute financial, investment, or legal advice. Any examples of income, returns, or yields are illustrative and not guaranteed. Individual results may vary based on a range of factors. You should conduct your own due diligence and consult with a licensed financial advisor before making any investment decisions.




CASAVERDE
RESIDENCE




BERABAN
LUXURY LOFTS




ABADI
RESIDENCE



ELLE
VILLAS
SEMINYAK

SEMINYAK •



**SCAN
HERE**
FOR THE DETAILS

Minimum Risk, Maximum Returns

Pertama Property's highly comprehensive and data driven approach ensures the location, design and industry leading specification of your investment achieves the highest levels of occupancy and rental income – maximizing your return on investment.

With a focus on mitigating investor risk and maximizing investor performance, your property will excel in even the most challenging economic climates.

Every space within Beraban Luxury Loft is meticulously crafted using carefully selected, premium materials to be true sense of luxury and ultimate comfort.

- Premium wooden flooring that adds warmth, character, and elegance to every unit.
- Bathroom walls and floors finished with exquisite Carrara marble, providing a timeless, luxurious atmosphere with a pristine, sophisticated look.
- High-end sanitary ware from internationally renowned brands, ensuring both superior functionality and aesthetic excellence.
- Thoughtfully curated decorative art pieces placed throughout both private and public spaces, delivering visual beauty and enhancing the overall ambiance with artistic charm.

This refined combination of top-tier materials not only creates a visually stunning environment but also enhances the property's value, solidifying its position as a truly prestigious investment in Bali's most sought-after location.

7.2km from Airport

900m from Seminyak Beach

1.2km from Seminyak Shopping Strip

600m Grocery Store

START FROM ₹1.31 Cr*

YOUR TROPICAL HAVEN

This residence captures tropical charm with natural materials, gable roofs, open spaces, and lush greenery. The seamless flow from the living areas to the pool creates a tranquil, nature-inspired retreat.

1 BEDROOM STUDIO

48 UNITS
43 M2



1 BEDROOM APARTMENT

48 UNITS
85 M2



1 BEDROOM LOFT

80 UNITS
70 M2



(First Floor)

(Second Floor)

2 BEDROOMS LOFT

16 UNITS
120 M2



1 BEDROOM STUDIO

PROPERTY INCOME (GROSS)	YEAR 1	YEAR 26 (END OF FIRST TERM)	YEAR 56 (END OF FINAL TERM)
Nightly Rate	₹10,258.60	₹27,552.55	₹30,582.94
Occupancy Rate	75%	75%	75%
Average Nights (Weekly)	5.5	5.5	5.25
Weekly Income	₹56,668.51	₹1,48,441.94	₹1,60,547.09
Monthly Income	₹2,46,206.40	₹6,56,550.40	₹6,95,635.67
Annual Income	₹29,53,058.05	₹78,72,369.19	₹83,41,133.31
Gross Yield	22%	58%	62%
ANNUAL EXPENSE DETAILS			
STR Management (20%)	₹5,90,611	₹15,74,448	₹16,68,236
Airbnb Fee (17%)	₹5,01,985	₹13,38,283	₹11,34,414
Strata / Utilities / Insurance (OPEX)	₹3,83,897	₹10,23,417	₹10,84,336
EBIT			
	₹14,78,293.25	₹39,41,571.90	₹44,60,702.12
Net Yield	11%	29%	33%
Property Income Tax (10%)			
	₹1,57,978.28	₹3,95,347.24	₹4,45,425.33
NET INCOME			
	₹13,31,00	₹35,45,000	₹40,10,000
NET ACCUMULATIVE INCOME			
	(₹1.21 cr)	₹4.54 cr	₹12.05 cr
FORECAST CAPITAL GROWTH			
Percentage	14%	355%	
Capital Increase	₹18,87,249.61	₹ 4.59 cr	
Property Value	₹1.54 cr	₹6.15 cr	

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Architectural Brilliance, Engineered to Perfection.

Beraban Luxury Lofts will undergo a full renovation every four years, ensuring it remains fresh, commands premium nightly rates, and consistently maximises your rental income over the long term.

The Big Things:

- European-Inspired Spa – complete with Jacuzzi, cold plunge pool, and sauna for full-spectrum rejuvenation.
- Onsite Wellness Centre – tailored spa and therapeutic treatments available daily.
- Fully Equipped Private Gym – designed to accommodate everyone from casual users to elite athletes.
- Panoramic Rooftop Bar & Lounge – offering sweeping views over Seminyak's vibrant core.
- Professionally Staffed Kids Club – creative, secure environment run by qualified childcare specialists.
- Executive-Ready Meeting Room – ideal for digital nomads, remote workers, and business professionals.
- Signature Restaurant – world-class dining with full in-room service just a call away.
- Resort-Style Pool Deck – Las Vegas-inspired design with daybeds and full-service hospitality staff.
- Boutique Onsite Café – serving premium coffee, fresh pastries, and island-favourite light bites.
- Advanced Multi-Stage Water Filtration System – delivering clean, purified water to every unit.
- Community Clubhouse – architecturally designed for social connection and resident gatherings.
- 24/7 Gated Security – monitored entry points with round-the-clock professional security team.
- Secure Basement Parking – spacious, lock-and-leave convenience for residents and guests.
- Prime Landmark Location – positioned in one of Seminyak's most exclusive and tightly held pockets.

The Development:

- Structural Warranty & Build Quality - Backed by a 12-month structural guarantee and a 5-year manufacturer's warranty on key components.
- Reinforced concrete structure – engineered for durability and seismic resistance.
- Heat-reflective materials reduce thermal absorption, enhancing comfort and energy efficiency.
- Double Brick & Lightweight AAC Walls – providing excellent insulation, soundproofing, and fire resistance.
- Imported European Fixtures – including high-end tapware, fittings, and kitchen appliances.
- Floor-to-Ceiling Sliding Glass Doors – with powder-coated aluminum frames for durability and seamless indoor-outdoor flow.
- Anti-Termite & Damp-Proof Treatment – foundation and wall protection against Bali's humid conditions.
- Premium Tiling & Flooring – stone, terrazzo, or timber-look finishes depending on the unit type and room.
- Integrated Water Filtration System – whole-of-unit clean water delivery, including UV and carbon filtration.
- High-Performance Glazing – UV-resistant, low-E glass to reduce heat and glare while improving energy efficiency.
- Concealed Air Conditioning – ducted or wall-mounted split systems with minimalist design and efficient cooling.
- Modern Electrical & Smart Cabling Infrastructure – future-proofed for high-speed internet, security systems, and smart-home upgrade.
- Onsite Backup Power Generator – automatic switchover ensures uninterrupted electricity during outages.
- SNI and local regulation compliant.
- Internal underground buggy transport for effortless resident movement and premium service.

External Specifications:

- Hebel or lightweight brick construction for enhanced insulation and fire resistance.
- White-painted exterior finish for a clean, modern look with long-lasting durability.
- Asphalt-black roofing to minimise heat absorption and improve energy efficiency.
- Walkable paved pathways surrounded by landscaped planter boxes for a resort-style arrival experience.

- Paved alfresco areas with steel posts, positioned between upper-level communal spaces for seamless indoor-outdoor entertaining.
- Architectural lighting throughout arcades to enhance ambiance and nighttime appeal.
- Strategically placed external taps for convenience in outdoor maintenance and landscaping.
- Instantaneous water heaters in every unit for on-demand hot water and reduced energy costs.
- Feature front entry doors with solid design elements for a bold, secure first impression.
- Weather-sealed front doors to improve comfort, energy performance, and protection from the elements.
- Automatic deadlocks fitted to all entry doors for secure and effortless access control.
- Sleek black powder-coated doff finish to windows and sliding doors for a modern architectural aesthetic.
- Clear-coated window and door frames to maintain a unified, contemporary design palette.
- 5mm safety glass throughout for improved strength, sound insulation, and safety.
- 30-degree roof pitch to optimise drainage and enhance the building's architectural form.
- Fire-rated lift doors for maximum safety and compliance in vertical transport areas.
- Transparent lift glass for visibility from the exterior, blending function with striking design.
- Lush vertical hanging gardens integrated into the façade for a green, biophilic living experience.

Internal Specification:

- Walls painted in soft natural white for a bright, calming interior.
- White flush-panel internal doors for a clean, seamless look.
- High ceiling void with custom L-shaped staircase to enhance space and light.
- Daikin split-system air conditioning for efficient climate control year-round.
- Two TV points provided for flexible living arrangements.
- Three hardwired smoke detectors and built-in fire sprinkler system for full safety compliance.
- Decorative gypsum moulding adds a refined architectural touch.
- Plush king-size mattress with bedframe, bedside tables, designer lighting, and soft furnishings included.
- Bright open wardrobe with multiple compartments and hanging space for convenient storage.
- In-room safety box for secure personal or guest use.
- Hot pot and kettle provided for everyday coffee or tea preparation.
- Living room furnished with a comfortable 2-seater sofa and coffee table, fully styled.
- Full kitchen fit-out with soft-close natural cabinetry and drawer banks for efficient storage.
- Modena rangehood, double gas stove, and microwave included for modern meal preparation.
- Samsung full-size fridge with freezer for long-stay convenience.
- Integrated bar-height dining table with stools for casual dining or remote work.
- Complete kitchenware package including cutlery, crockery, glassware, and cookware for lease-ready use.
- Split-level bathroom layout with lower-floor toilet and upper-floor bathroom for enhanced privacy (for Lofts).
- Stainless steel inset sink in the lower bathroom for functionality.
- Concealed-cistern toilet suite with marble-topped vanity for a clean modern aesthetic.
- Upper bathroom includes floor-to-ceiling tiling in shower recess for durability and visual appeal (for Lofts).
- Fixed-glass window in upper bathroom to provide natural light and ventilation.
- Custom frameless mirrors in both bathrooms crafted from premium materials.
- Chrome-finished mixers and tapware throughout for a sleek, cohesive look.
- Rough-textured floor tiles in all wet areas for safety and contrast.
- Flumed exhaust fans installed in both bathrooms for effective airflow and moisture control.
- All furniture, appliances, linens, décor, and kitchen equipment included—making the unit fully furnished and 100% lease-ready from day one.



Terms and Conditions

8% Cashback During Construction - T&C's

The parties have agreed that the buyer will receive a cashback of 8% (eight percent) per year payable quarterly based on the initial amount paid by the buyer at the time of signing this agreement. This cashback will be paid at a price excluding VAT for a maximum period of 1 (one) year after the construction commences. Any taxes that may be incurred from the cashback program shall be borne and paid by the Purchaser, whereas the Purchaser hereby grants the rights to the Seller/PT Raya Services Bali (but not obligated) to deduct from such cashback and pay the tax on behalf of the Purchaser.

Acknowledgement and Acceptance

By signing below, the buyer confirms their understanding and acceptance of the terms and conditions stated

Buyer Signature _____

Date _____ / _____ / _____

Authorized Developer Representative _____

Date _____ / _____ / _____

SPECIFICATION

PROPERTY TYPE
4* STAR HOTEL

TOTAL UNIT
156 UNITS

LOCATED
SEMINYAK, BALI

ROOM TYPE

1 BEDROOM LOFT

2 BEDROOMS LOFT

1 BEDROOM STUDIO

1 BEDROOM APARTMENT

FEATURES

RESTAURANT & BAR

MEETING ROOM

FITNESS CENTER

SPA & JACUZZI

KIDS CLUB

SWIMMING POOL

PARKING AREA

LOBBY

START FROM INR 1.31 Cr

ELLE
VILLAS
SEMINYAK



BERABAN
LUXURY LOFTS

SPECIFICATION

PROPERTY TYPE
LUXURY VILLAS

TOTAL UNIT
14 UNITS

LOCATED
SEMINYAK, BALI

ROOM TYPE

2 BEDROOM VILLA

FEATURES

212 M2

RESTAURANT & BAR

FITNESS CENTER

SPA

SWIMMING POOL

PARKING AREA

LOBBY

START FROM INR 3.74 Cr

SPECIFICATION

PROPERTY TYPE
VILLA RESIDENCE

TOTAL UNIT
7 UNITS

LOCATED
SEMINYAK, BALI

ROOM TYPE

2 BEDROOM VILLA

FEATURES

RESTAURANT & BAR

FITNESS CENTER

SPA

SWIMMING POOL

PARKING AREA

LOBBY

START FROM INR 2.62 Cr

CASAVARDE
RESIDENCE



ABADI
RESIDENCE

SPECIFICATION

PROPERTY TYPE
VILLA RESIDENCE

TOTAL UNIT
2 UNITS

LOCATED
SEMINYAK, BALI

ROOM TYPE

2 BEDROOM VILLA

FEATURES

184 M2 & 152 M2

2 BEDROOMS

PRIVATE POOL

LIVING ROOM

DINING & KITCHEN

CARPORT

TERRACE

SANTA CLARA INR 2.51 Cr

SAN MIGUEL INR 2.59 Cr

PERTAMA

PROPERTY

GET IN TOUCH!

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Disclaimer

The purpose of this brochure is to provide a prospective customer with an understanding of the amenities and facilities that may be made available in the project, subject to approvals from the relevant authorities. A sale of a unit in the project shall be strictly governed by the terms and conditions, set out in the sale and purchase agreement (and any amendments thereto) entered into between the purchaser and the seller. The renderings and visualisations including and not limited to amenities, specifications, facilities, colour scheme, surrounding infrastructure and views set out in this brochure are purely of an illustrative nature and are used for marketing purposes only. The interior and exterior furnishings, fixtures, accessories, appliances and white goods are illustrative and the seller, developer and/or its affiliates shall not be liable to provide these items to the purchaser as a part of the unit.