THE

EASE

CANGGU

A CONCEPT BY MURINO

MURINO

WE ARE A LOCAL BOUTIQUE DEVELOPER WHO WILL BRING **A NEW SPIRIT** IN BALI'S REAL ESTATE AND HOSPITALITY SECTORS

VISION

TO BECOME A LEADING LOCAL BOUTIQUE DEVELOPER IN INDONESIA

MISION

CREATING ICONIC AND INNOVATIVE LIFESTYLE REAL ESTATE & HOSPITALITY EXPERIENCES

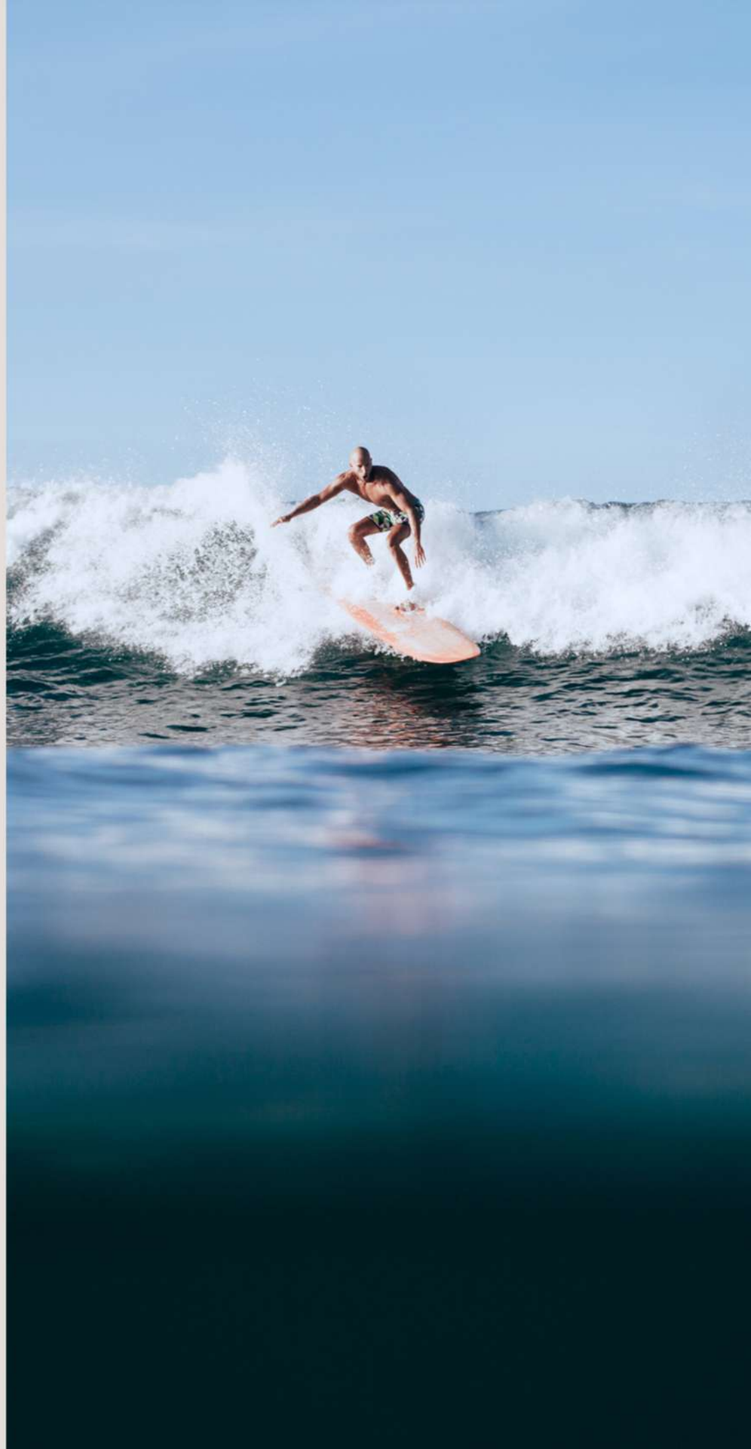
LOCATION

Canggu



A surfer’s haven with year-round waves, Canggu blends coastal energy with laid-back charm.

From beach clubs and cafés to wellness spots and world-class dining, it’s a lifestyle that feels both grounded and elevated.



LOCATION



Just 800 meters from Batu Mejan Beach,
The Ease is perfectly positioned near Canggu's iconic surf spots, beach clubs, and lifestyle destinations—yet tucked in nature for total privacy.

RAYA SESEH ROAD
PERERENAN BEACH ROAD
BATU MEJAN BEACH ROAD
BATU BOLONG BEACH ROAD
MUNDUK CATU
NELAYAN ROAD
PEMELISAN AGUNG ROAD
MUNGGU BEACH
PERERENAN BEACH
BATU BOLONG BEACH
CANGGU BEACH
BERAWA BEACH
St Ali
Wrong Gym
Shelter Restaurant
THE EASE
Sensorium
Seoul Soul Project
Pepito Market Batu Bolong
La Brisa Beach Club
800 m
Batu Mejan Beach
Desa Kitsuné
Milk & Madu
Regent
Holiday Inn Resort
Body Factory Bali
The Lawn Beach Club
BAKED Berawa
Atlas Beach Club


7 mins walk
to Batu Mejan Beach
THE
EASE
CANGGU
Apartment
Villa
Jl Pantai Batu Mejan



PROJECT SUMMARY

Location Jl Pantai Batu Mejan, Canggu - Bali

VILLA

FREEHOLD

25 Units

		Land Size	Building Size
Type 8	| 2 br	140 - 175 sqm	284 - 335 sqm
Type 10	| 3 br	200 - 220 sqm	392 sqm
Type 12	| 4 br	242 - 296 sqm	546 sqm

APARTMENT

EXTENSIVE LEASLEHOLD

24 Units

	Land Size
1 bedroom	59 - 68 sqm
2 bedroom	97 - 103 sqm

Land Area 6,800 sqm

Completion December 2026

ROOTED *in* WELLNESS

The **global wellness trend** is booming, with the market reaching **$6.3 trillion** in 2023 and projected to hit **$9 trillion** by 2028.*



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The FIRST & LARGEST
Eucalyptus Wellness Living Development in Bali



NATURE

Why Eucalyptus

Pest Repellent
The natural oils in eucalyptus act as a deterrent to mosquitoes and other insects, creating a more comfortable outdoor environment.

Natural Air Purifier
Eucalyptus leaves release compounds like eucalyptol that help cleanse the air and offer a refreshing, invigorating scent.

Natural Sound Barrier
The rustling of eucalyptus leaves in the wind provides a soothing natural soundscape that enhances privacy and reduces ambient noise.



WATER

Central Water Purification System

Built-In Water Treatment

Clean, filtered water flows from every tap.
A built-in purification system—first of its kind in Bali—ensures safe, nourishing water throughout the entire property, supporting everyday wellness effortlessly.



Biophilic Lighting Design

Lighting at The Ease is guided by the rhythms of nature—soft, indirect, and responsive to the time of day. It's a design approach that not only illuminates the space but also supports rest, mood, and daily balance.

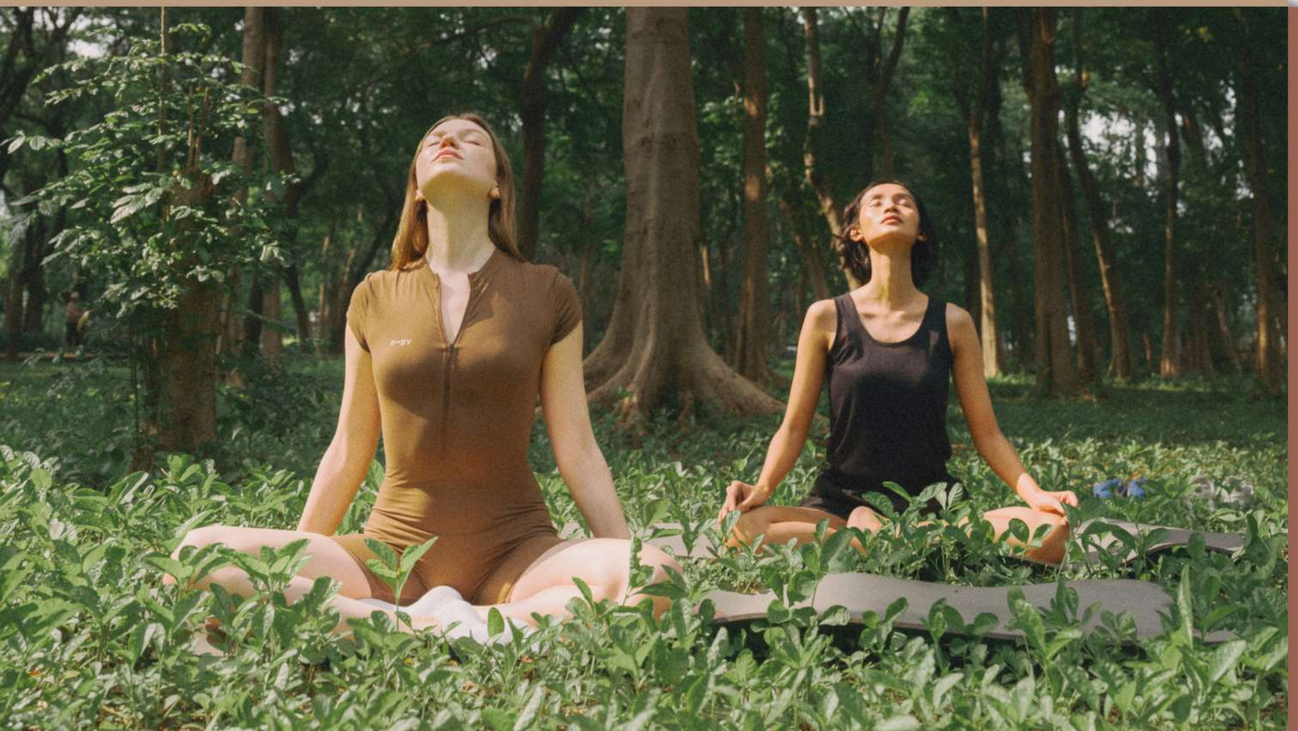


AIR

Breathe with Ease

Indoor-outdoor design allows fresh air to flow naturally, while surrounding eucalyptus trees help purify the atmosphere—creating a cleaner, calmer living environment.





NOURISHMENT

Nourishment, Naturally

Wholesome meals are always within reach—our on-site restaurant offers fresh, healthy options thoughtfully prepared to support your wellbeing, from morning to night.



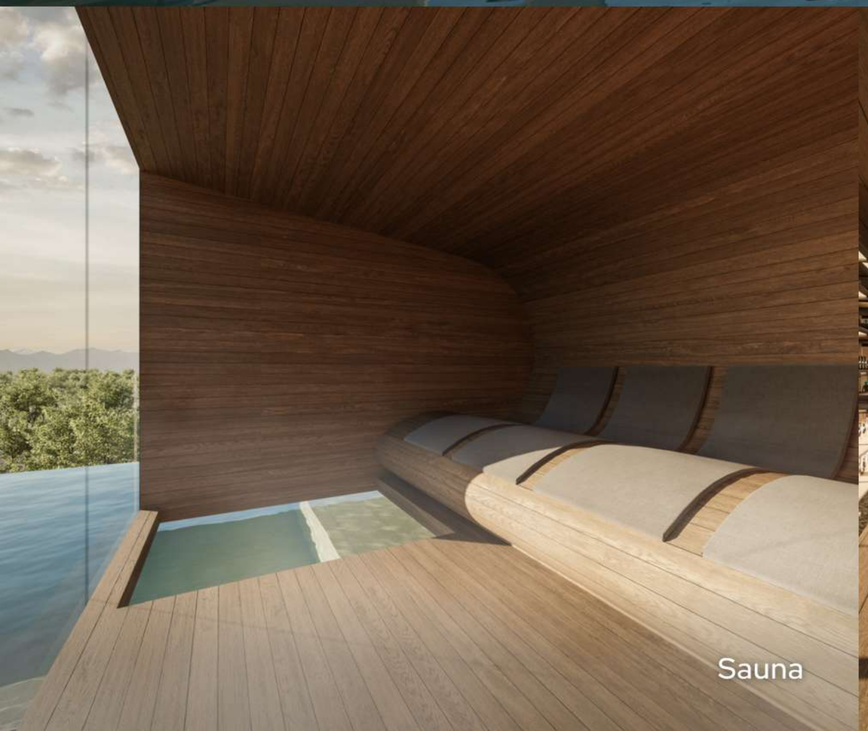
The Wellness Center




Rooftop Pool
Sauna
Sun Deck
Cold Plunge
Massage Room



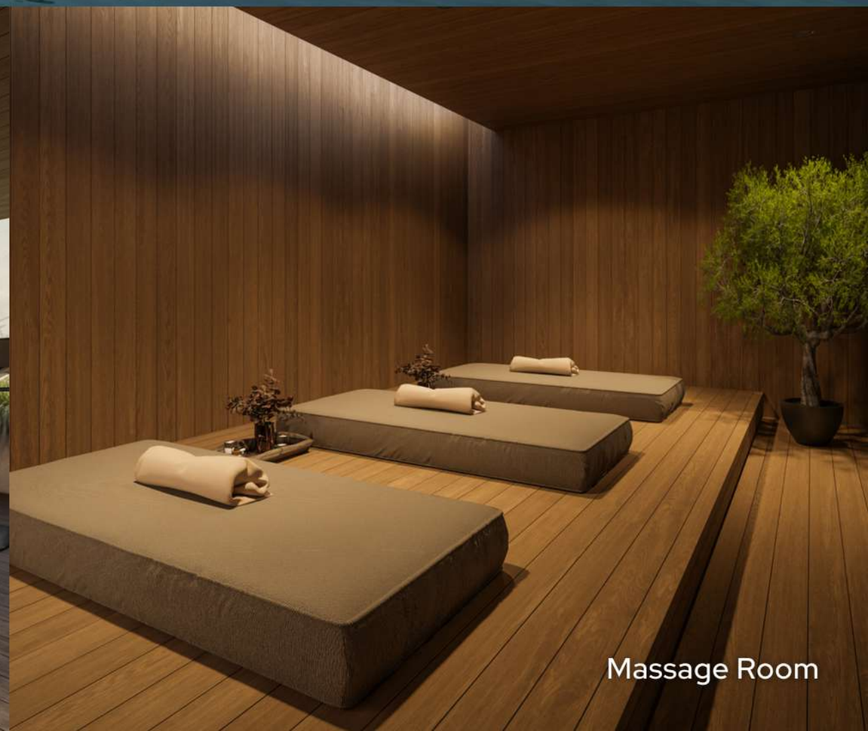
Rooftop Pool



Sauna



Gym & Exercise Studio



Massage Room



The

INSPIRATION

THE

EASE

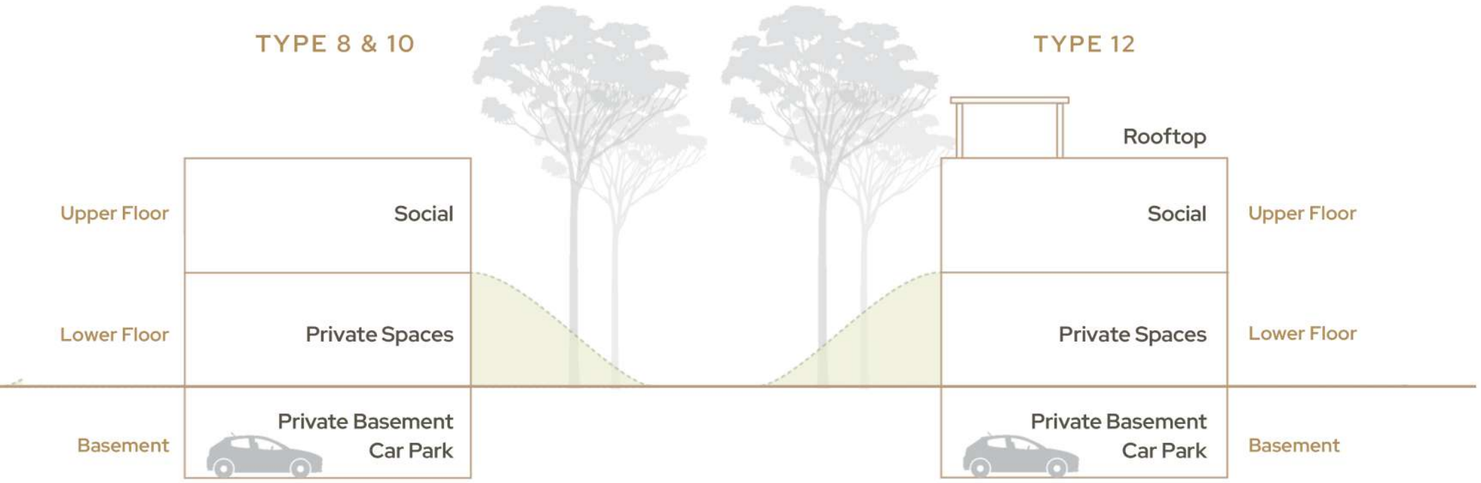
CANGGU





LIVE *with* EASE

Each home is tiered to follow the land—private bedrooms below
for quiet retreat, social spaces above with sweeping views,
and a discreet basement garage tucked beneath.









VILLA

TYPE 8 2 Bedroom

TYPE 10 3 Bedroom

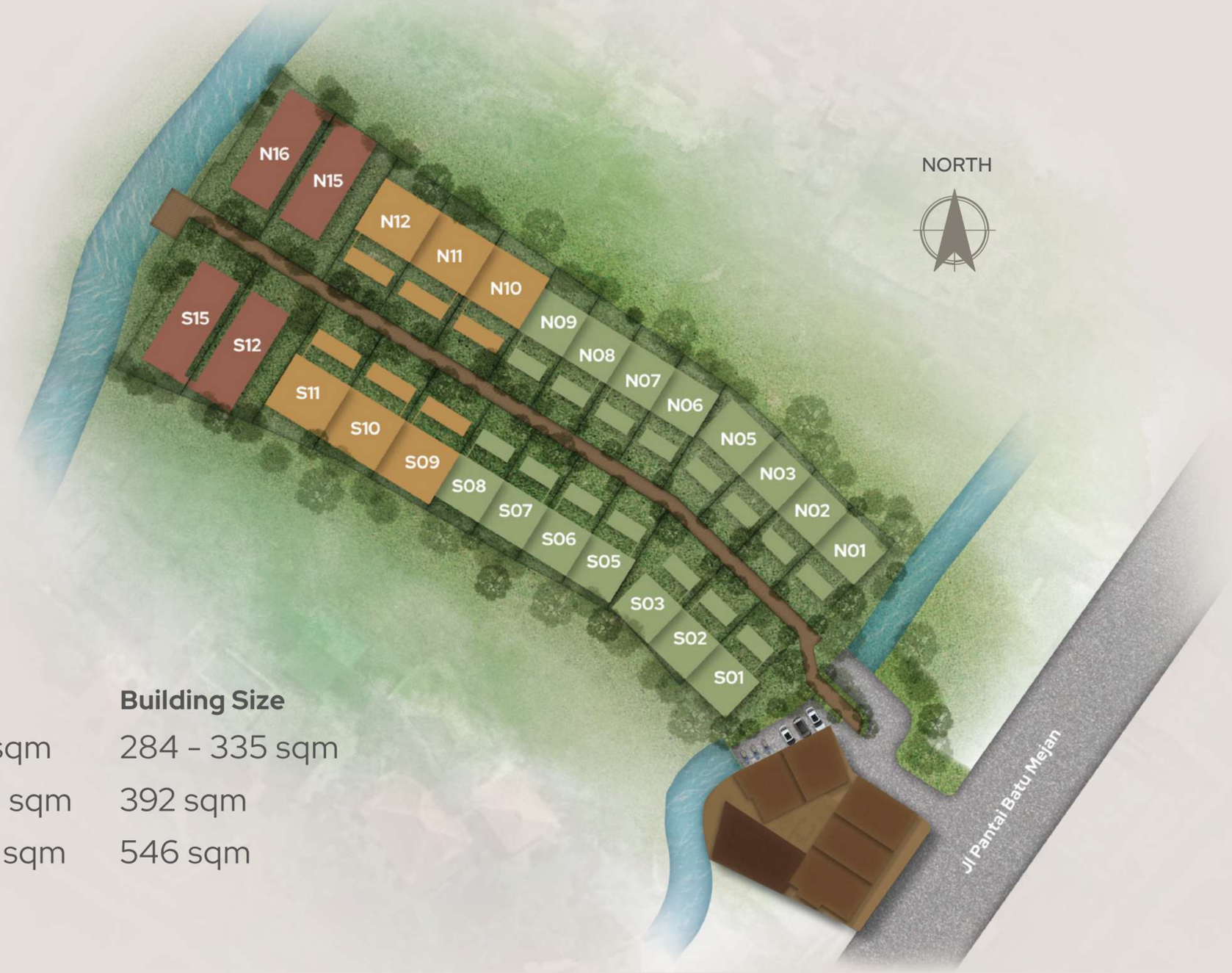
TYPE 12 4 Bedroom



VILLA

25 Units

FREEHOLD



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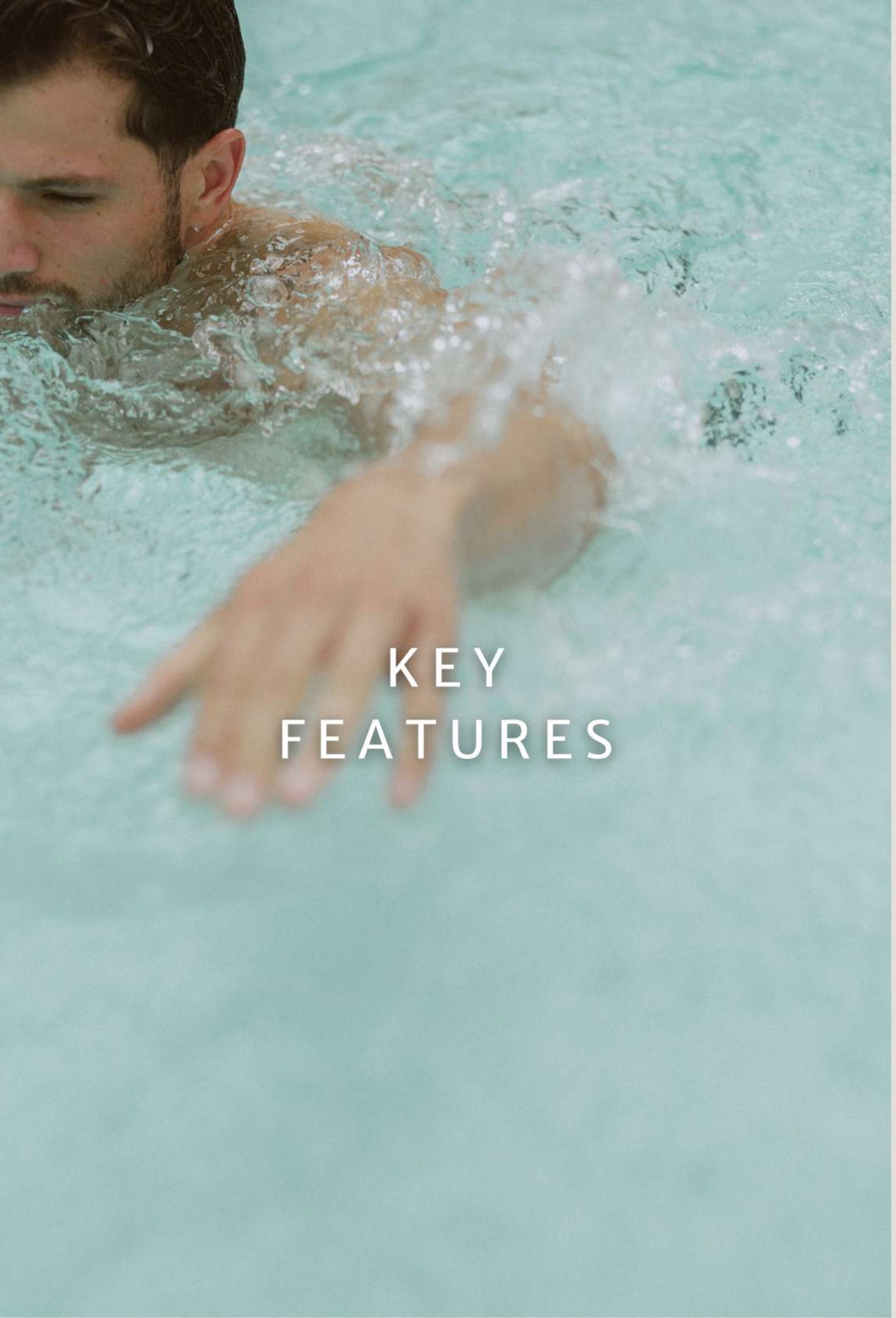


KEY FEATURES

ALL UNITS

Type 8

- Purified Water
- Biophilic Lighting Design
- Fully Equipped Kitchen by SMEG
- Private Pool
- Private Garage
- Laundry Room
- Storage
- Study Lounge
- Ensuite Bathrooms
- Powder Room
- Intercom
- Full Service Hospitality

Type 10

Additional Features:

- Sunken Lounge
- Water Jet Pool

Type 12

Additional Features:

- Rooftop Lounge
- Jacuzzi
- BBQ Area
- Yoga Deck

Spacious. Airy. Breathable.

Expansive Living, Dining & Kitchen area



Every Bedroom is a *Master Bedroom*

Seamless Indoor & Outdoor
Connection at Every Space



APARTMENT

1 Bedroom

2 Bedroom



APARTMENT

24 Units

EXTENSIVE LEASEHOLD

ROOFTOP

5th Floor	501, 502, 503, 505, 506, 507
3rd Floor	301, 302, 303, 305, 306, 307
2nd Floor	201, 202, 203, 205, 206, 207
1st Floor	101, 102, 103, 105, 106, 107
Ground Floor	



1 Bedroom

Net Size
59 - 68 sqm

2 Bedroom

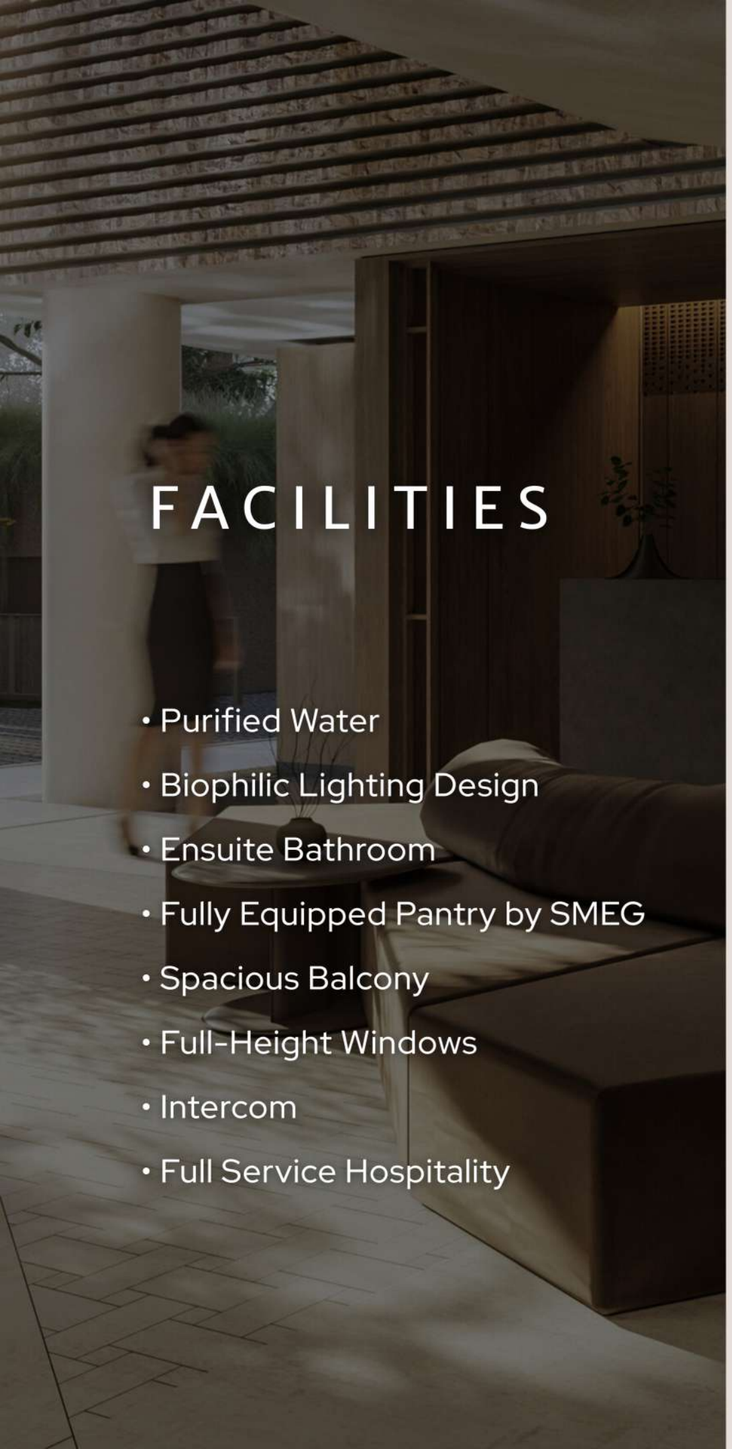
Net Size
97 - 103 sqm

NORTH

5-Star
Hospitality Service

Professional housekeeping, maintenance, and guest services aligned with luxury hotel benchmarks.





FACILITIES

- Purified Water
- Biophilic Lighting Design
- Ensuite Bathroom
- Fully Equipped Pantry by SMEG
- Spacious Balcony
- Full-Height Windows
- Intercom
- Full Service Hospitality

All Day Dining

Enjoy thoughtfully prepared meals from morning to night. Whether dining in or ordering to your suite, nourishing options are always close at hand.



Communal Laundry

Whether you prefer to do it yourself or request support, our laundry room is equipped for both **self-service and on-demand care.**



The Living & Dining Room

- Fully Equipped Pantry by SMEG
- Private Balcony in Every Suite



The Bedroom

- Abundant natural light & full-height views
- Separated from living dining area



The Bathroom

- Natural light and full-height view
- Bathtub in every unit





LIFESTYLE INVESTMENT

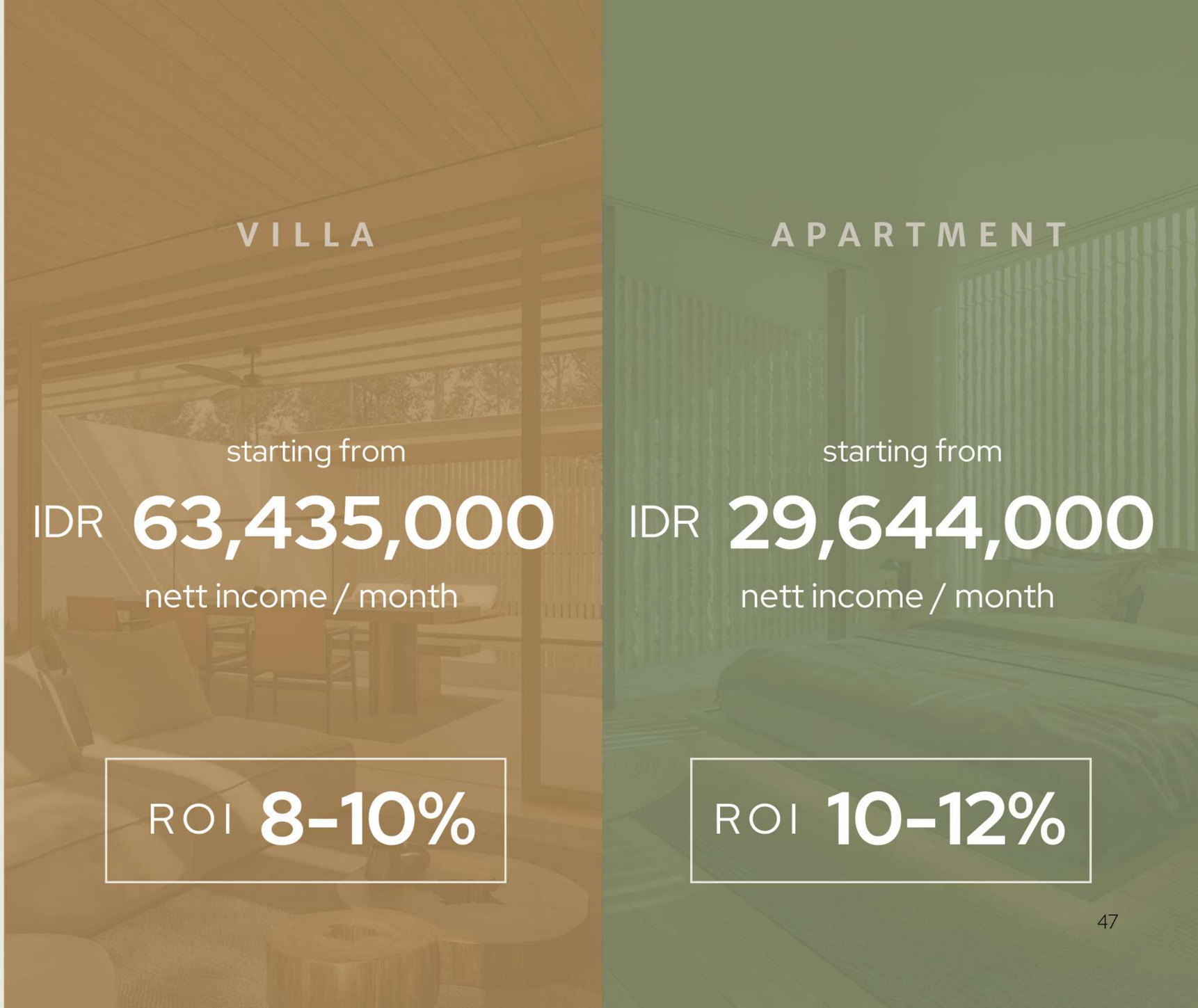
Full-Service Hospitality Management
Comprehensive care—from operations to guest experience—handled by an expert team.

Flexible Owner Stay
Stay when you want. Earn when you don’t.

Investor Portal & Mobile App

- Online booking and stay management
- Transparent, real-time rental reporting
- Instant cash out anytime, anywhere

POTENTIAL RENTAL REVENUE



VILLA

starting from

IDR **63,435,000**

nett income / month

ROI **8–10%**

APARTMENT

starting from

IDR **29,644,000**

nett income / month

ROI **10–12%**



HOSPITALITY MANAGEMENT

The Revolutionary Revenue Distribution System

Hybrid Rental Pool

It offers **a fair, transparent, and balanced revenue-sharing system.**

1. Villa Rental Pool
2. Apartment Rental Pool

*Every property is given a **point value***

$$\text{Point Unit per Day} = \frac{\text{Selling Price}}{\text{IDR 1,000,000,000}}$$

selling price illustration

$$\frac{\text{IDR 11,400,000,000}}{\text{IDR 1,000,000,000}} = \mathbf{11,4}$$

$$\text{Total Point per Month} = \text{Point Unit} \times \text{No of Day per month}$$

$$11,4 \times 30 \text{ days} = \mathbf{342 \text{ point}}$$

$$\textbf{Value per Point} = \frac{\text{Total Net Revenue}}{\text{Total Point All Unit}}$$

$$\textbf{Income per Month} = \text{Value per Point} \times \text{Total Point per Month}$$

Hybrid Rental Pool

Revenue Distribution System

Unlike conventional models, income and expenses are **distributed based on a clear point system** tied to each unit type, ensuring every owner benefits equally and sustainably.

It's an investor-friendly model built on clarity and trust.

DAYS

UNIT	TYPE	point	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	ROI (point)	Investor Profit / month (IDR)	ROI (%)
S 01	8 +	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	353	79,365,340	8.4%
N 01	8 +	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	10.2	11.2	11.2	11.2	347	77,935,594	8.3%
N 03	8	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	314	70,548,557	8.4%
N 06	8	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	321	72,233,146	8.4%
N 07	8	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	329	73,917,736	8.4%
N 08	8	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	331	74,479,265	8.4%
N 05	8 +	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	347	77,914,296	8.4%
S 03	8 +	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	371	83,336,121	8.4%
N 09	8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	335	75,321,560	8.4%
S 02	8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	304	68,302,438	8.4%
N 02	8	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	311	69,987,027	8.4%
S 05	8	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	316	71,110,087	8.4%
S 06	8	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.3	10.3	10.3	10.3	317	71,327,453	8.3%
S 07	8	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	321	72,061,065	8.3%
S 08	8	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	325	73,075,441	8.4%
N 10	10	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	430	96,651,183	8.4%
N 11	10	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	436	98,012,467	8.4%
N 12	10	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	445	99,918,265	8.4%
S 09	10	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	420	94,473,128	8.4%
S 10	10	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	426	95,834,412	8.4%
S 11	10	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	437	98,284,724	8.4%
N 15	12	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	571	128,275,518	8.4%
N 16	12	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	540	121,486,623	8.4%
S 12	12	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	573	128,803,015	8.4%
S 15	12	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	606	136,156,333	8.4%

Villa point value **IDR 224,960** *(Illustration only)*

Total Point 9,827 *(Illustration only)*

Hybrid Rental Pool

Revenue Distribution System

Example Illustration

*Illustration of an **owner staying** in their unit for **14 days** (from the 3rd to the 17th). During this period, the unit is not part of the rental pool and does not generate shared revenue.*

*When an owner uses their unit, the villa's rental points are temporarily removed from the pool. As a result, **other owners** benefit from **increased share allocation** during those dates.*

DAYS

UNIT	TYPE	point	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	ROI (point)	Investor Profit / month (IDR)	ROI (%)
S 01	8 +	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	353	80,611,157	8.5%
N 01	8 +	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	10.2	11.2	11.2	11.2	347	79,158,968	8.5%
N 03	8	10.1	10.1	10.1	*staying 14 days*															10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	162	36,983,729	4.4%
N 06	8	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	321	73,367,008	8.5%
N 07	8	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	329	75,078,040	8.5%
N 08	8	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	331	75,648,385	8.5%
N 05	8 +	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	347	79,137,336	8.5%
S 03	8 +	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	371	84,644,269	8.5%
N 09	8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	335	76,503,901	8.5%
S 02	8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	304	69,374,598	8.5%
N 02	8	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	311	71,085,631	8.5%
S 05	8	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	316	72,226,319	8.5%
S 06	8	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.3	10.3	10.3	10.3	317	72,447,098	8.5%
S 07	8	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	321	73,192,225	8.4%
S 08	8	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	325	74,222,524	8.5%
N 10	10	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	430	98,168,340	8.5%
N 11	10	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	436	99,550,993	8.5%
N 12	10	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	445	101,486,707	8.5%
S 09	10	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	420	95,956,096	8.5%
S 10	10	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	426	97,338,749	8.5%
S 11	10	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	437	99,827,523	8.5%
N 15	12	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	571	130,289,090	8.5%
N 16	12	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	540	123,393,628	8.5%
S 12	12	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	573	130,824,868	8.5%
S 15	12	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	606	138,293,612	8.5%

Villa point value **IDR 224,960** *(Illustration only)*

Impact on Revenue Distribution

When an owner stays, their villa's points are paused—boosting returns for other owners during that period.


PROGRESS

PROGRESS

July 2025





PROGRESS

July 2025



SUMMARY

THE EASE CANGGU



PRIME CANGGU LOCATION

In the heart of Bali's most dynamic coastal hub, **Canggu, a surfer's haven** with consistent year-round waves, Just 800 meters from Batu Mejan Beach, The Ease offers **easy access to iconic beach clubs, cafés, and dining** yet remains tucked in nature for total privacy.



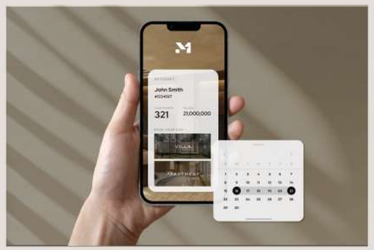
THE FIRST & LARGEST EUCALYPTUS WELLNESS LIVING DEVELOPMENT

The Ease redefines wellness with **central water purification** system, **biophilic lighting**, and wellness center that actively supports health, and peace.



ICONIC DESIGN WITH A RESORT FEEL

From sunken lounges to rooftop jacuzzis, The Ease brings **a true resort experience i**nto everyday living. **Lush landscaping, private pools,** and **seamless indoor-outdoor transitions** create a sanctuary that feels both elevated and effortless.



LIFESTYLE INVESTMENT WITH HYBRID RENTAL POOL

Stay when you want, earn when you don't.
A revolutionary point-based rental model ensures fair, transparent, and scalable returns. Supported by **full-service hospitality** and real-time owner apps—investment becomes effortless.



EXCEPTIONAL VALUE, ELEVATED RETURNS

With starting prices and ROI projections significantly more compelling than many surrounding developments, The Ease offers refined design, prime location, and integrated wellness, at a **price that maximizes long-term gain.**


T H A N K Y O U