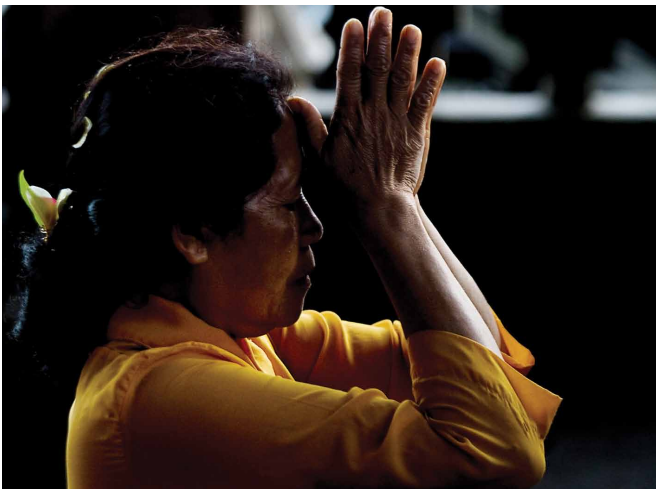


ABALONE

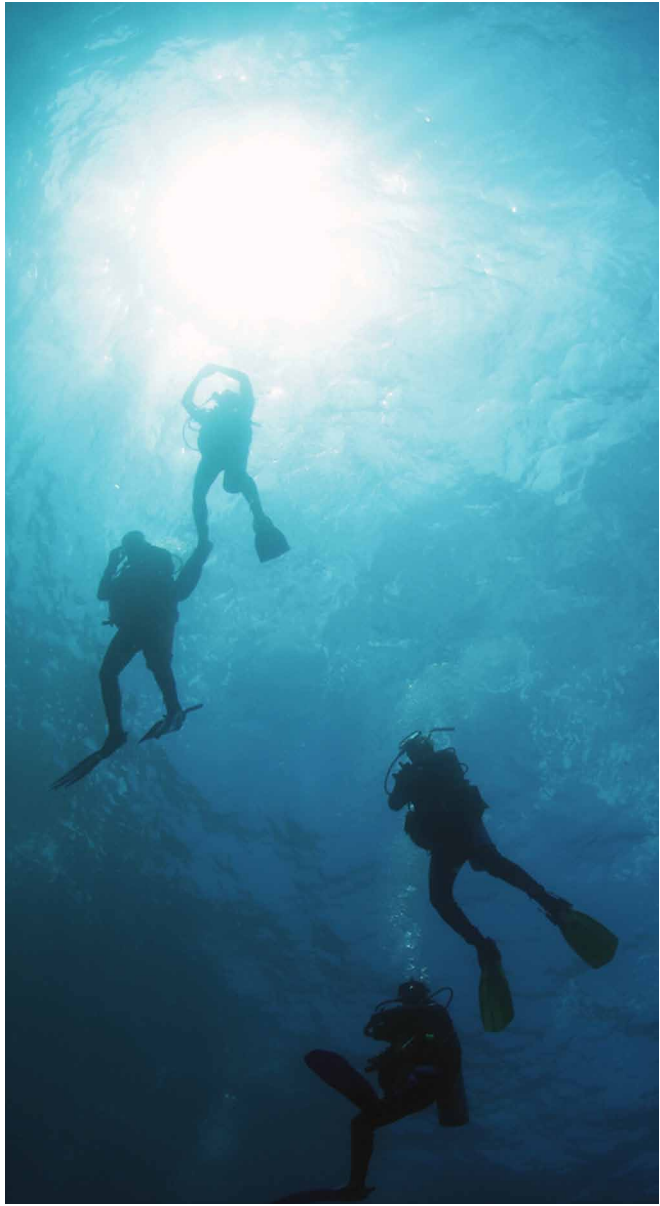
BALINA BEACH RESORT



ABOUT ABALONE

Abalone Beach Resort is a 10,000m² with 20 luxurious villas in a resort environment has direct access to the beach. Abalone Resort is situated in the heart of one of Bali's most traditional areas, with Mount Agung towering over its seaside setting. From the resort, discover east Bali's rural countryside, it's coast, crafts, culture and royal past.

The resort's concept is to incorporate as much as possible of the cultural traditions with elements of Ujung, the water palace built by the last Raja of Karangasem and located only a short drive from Abalone. The ambiance is further enhanced by meticulous and elaborate landscaping, creating a tranquil atmosphere where living and surrounding blends perfectly into each other.



ONE BEDROOM

There is only one bedroom villa available in this resort.

As for the two and three bedroom villa is has it own private pool with direct access to the main resort facilities which includes resort pool, spa, restaurant, bar. This villa too has direct access to the beach front. The quality of this villa with the same attention to quality with marble floors, maple wood furniture blending Bali refinement and contemporary living. The villa has 93m² of land and 49m² of living space.



TWO BEDROOM

Spacious living in your own villa with garden and pool with direct access to the beach. Refine finishing with marble floors, maple wood furniture, blending Bali culture and contemporary. Each villa provides two bedrooms, two outdoor living areas with view of rice fields, mountain and the sea. Villas surface on average are 255m² land and 229m² villa.













THREE BEDROOM

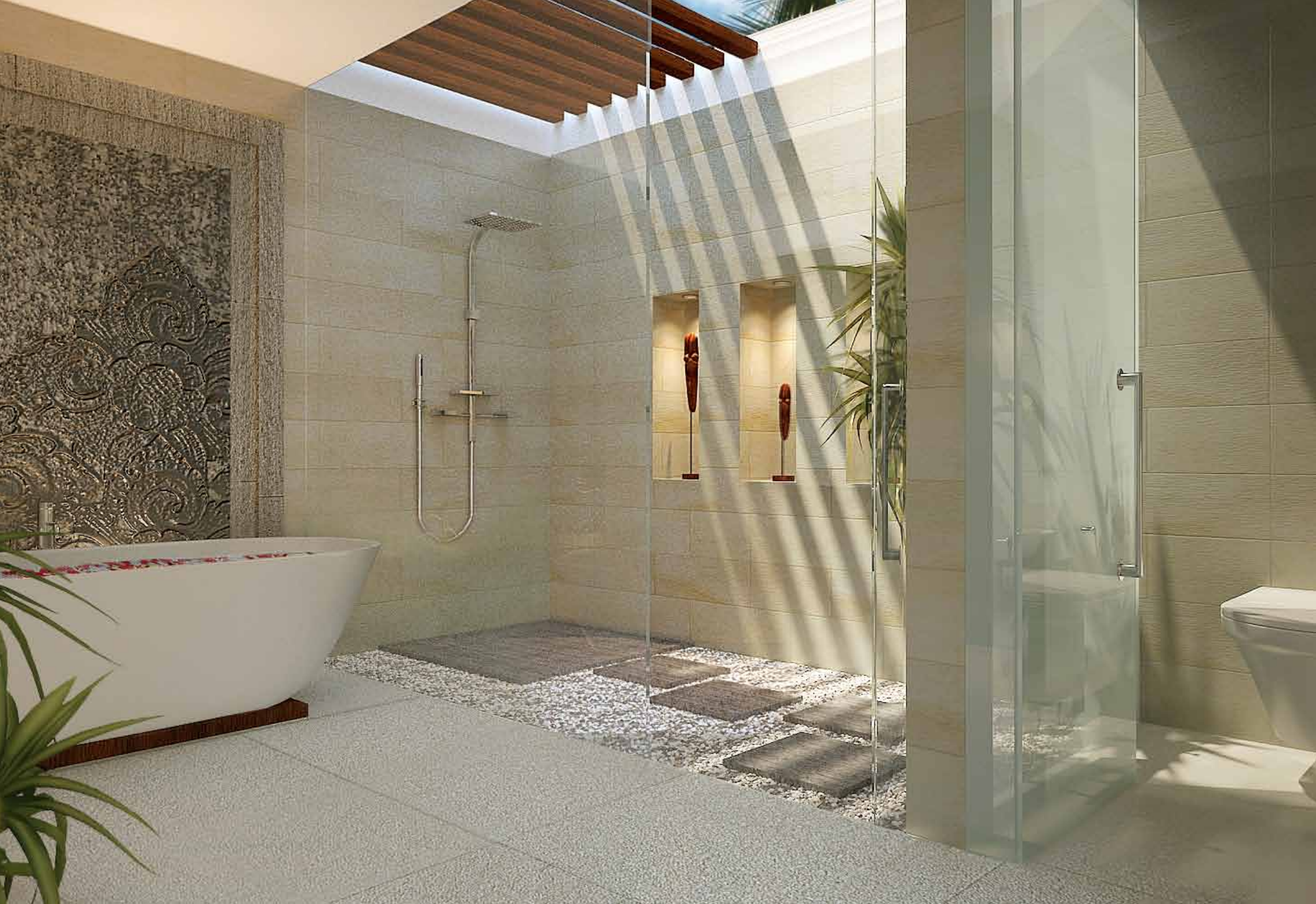
This is the ultimate of a holiday home with a Villa, tropical garden, private pool with direct access to the beach. Refine finishing with marble floors, maple wood furniture, blending Bali culture and contemporary life style. Each villa provides 3 bedrooms, two outdoor living areas with view of rice fields, mountain and the sea. Villas surface on average 290m² land and 236m² Villa.

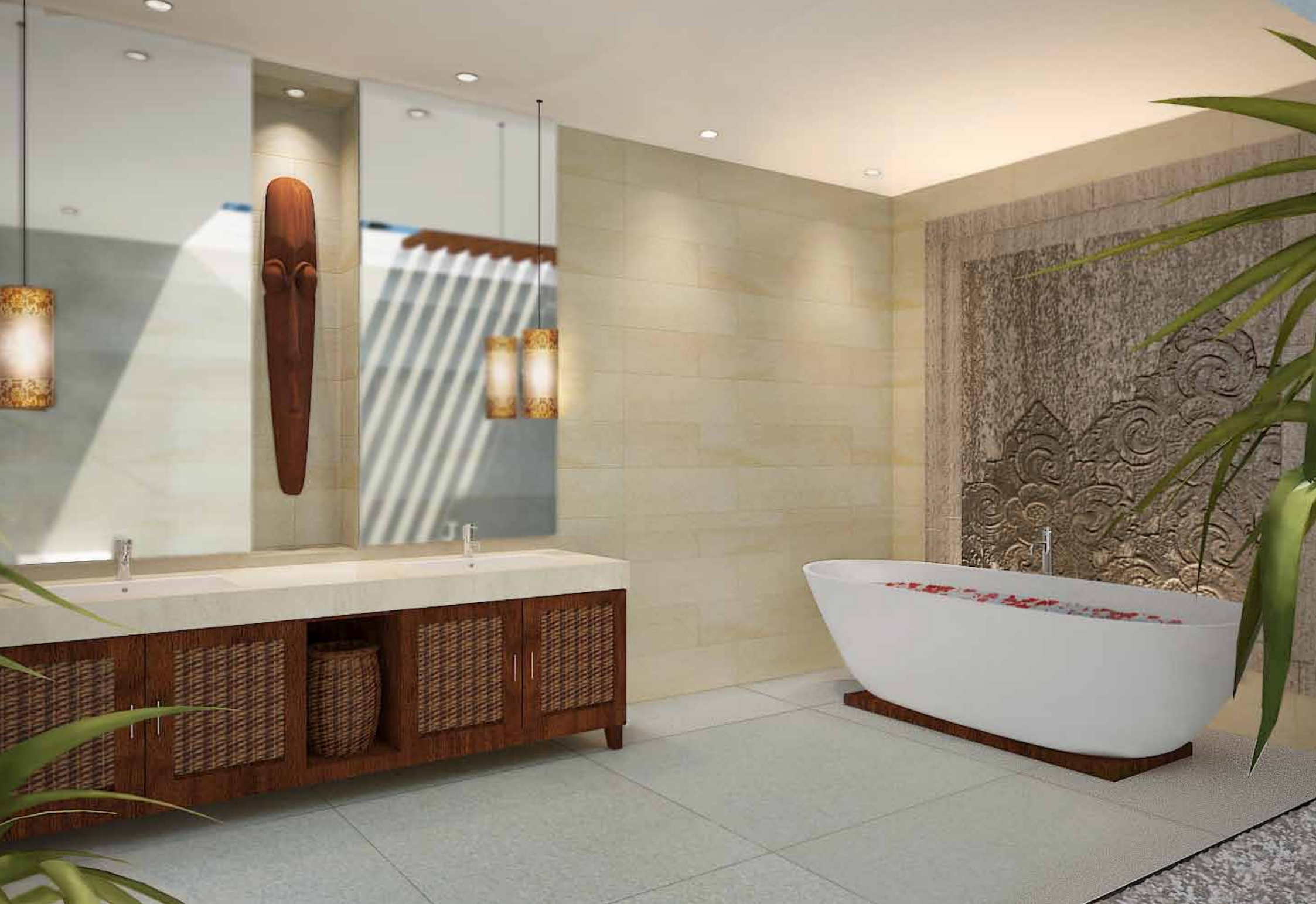












DIVING EXPERIENCE

Abalone Beach Resort provides a unique experience since it offers training, and diving tours from the resort. The resort will have programmes for “beginners” for intensive divers and for those that want to experience the wonders of under water life. As member of our club you will be able to benefit from all the diving infrastructure for free (see conditions) during your stay.

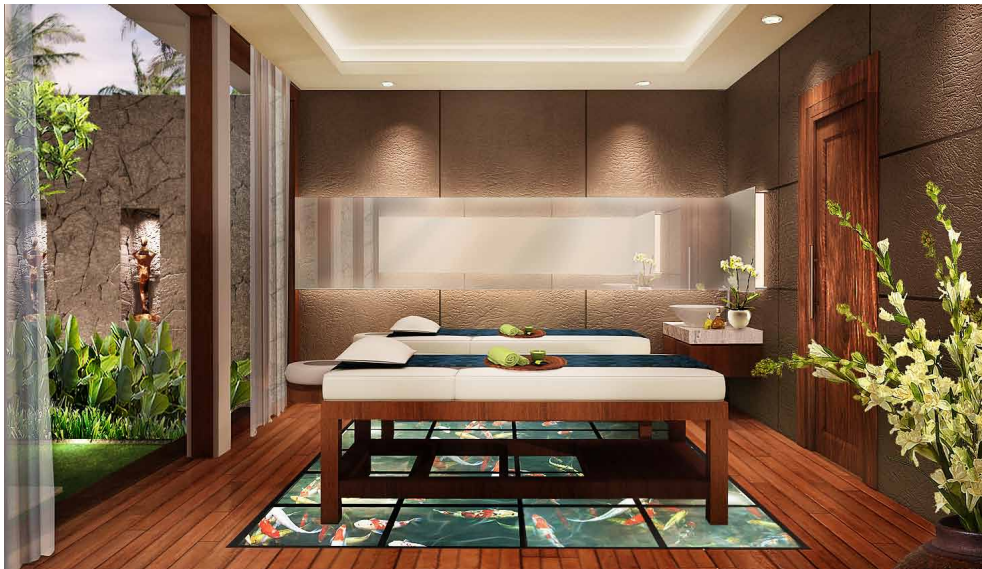
Diving Centre operated by Certified Diving Association, PADI. Will have several dive masters, marine activity centre diving boats, sail boats, wind surf, water ski, canoes, snorkelling etc. Trained and experienced teachers for children. Children water sport activity-diving and sailing licenses.



FACILITIES

Abalone resort provides all the luxury services and convenience with a spa where our guest can enjoy a large variety of treatments from:

Traditional balinese massage, Thai massage and a large variety of other treatments for relaxation, stimulation and beauty treatments are available in the privacy of guest suites, in the specially-designated massage pavilion, or outdoors at the tranquil cove grove where two teakwood massage tables are hidden away amongst the palms and flowering bushes.



Those that want to start for an early trekking with guided tours in the village in the mountain, hiking to Mount Agung or simply enjoying a relaxing swim at the resort pool. The diving center is the main focus of the resort to escort adults and children to learn and appreciate nature and diving.

On request for the owners of the villas and rental guest Abalone Resort will organise daily activities for children so that the parents can indulge in sporting activities. All rooms will be equipped with high speed wifi, cable TV with 60 international channels. To start the day or for dinner Abalone will offer a wide variety of western, Asian and Bali delicacies.





PRIME REAL ESTATE INVESTMENT IN BALI

Abalone Beach Resort is a real estate project of 20 luxury villas with beach front. The villas are owned for 50 years on leasehold which allows foreigners and Indonesian to have access to property with guarantee of ownership. The villas are acquired for 50 Years at which time the owners have free use of the villas for 6 weeks per year and the remaining period is rented out to generate recurring income for 50 years with guarantees. This is a perfect investment since each owner can resell the remaining period for a significant profit due to the extend lease period of 50 years.

100% VILLA OWNERSHIP

All 20 villas will be owned 100% by investors that will earn income from the business generated by the resort. The management of the resort will be done by a reputable services company that will emphasis a quality environnement, respect for nature and ecology, quality services quality staff to insure each moment of the owner or rental customer will be memorable.

BENEFIT

Abalone Beach Resort direct beach access is the only property in Manggis that offers this privilege unique for Abalone Resort. It is the only Luxury Resort along the beach coats that will see the increase of property value increase substantial with optimal financial gains since similar properties in other parts of Bali-Seminyak, Legian, Sanur have reach a peak. Abalone offers unique financial benefits such as a ROI of 3 times investment with 8 % guarantee income for the first 2 years and 9% for subsequent years based on Abalone business. Abalone will share 80% of the net profits with the villa owners.

A separate contract will be signed with the owner concerning the terms and conditions for customer rental and resort operations.

Abalone will start contruction in October 2015 with the resort launch for 1 December 2016.



Br. Buitan, Manggis Karangasem
Bali 80871, Indonesia

ph. + 62 363 42164
fax. + 62 819 1651 8476

abaloneresort@gmail.com

www.abaloneresort.com

Manage & Operated By



PT. MUSTIKA CITRA MANDIRI