



AMANI NATURE RESORT

An exclusive investment in
Bali's new era of eco-luxury.

A limited collection of Nature Villas in the heart of Bali.
Silence, views, and absolute privacy.





When Luxury Meets Nature

A seamless blend of five-star comfort and the tranquil energy of Bali's untouched landscapes.

AMANI NATURE RESORT embodies harmony, sustainability, and authenticity – a concept inspired by the award-winning Menjangan Dynasty Resort, yet located in an even more intimate and pristine setting.

The resort will feature **10–15 elegant AMANI Nature Villas**, complemented by a restaurant, bar, infinity pool, wellness zone, and community space for guests seeking peace and exclusivity.

**This is not just a resort.
It's a return to essence – luxury that doesn't intrude.**



AMANI Estate

Key Facts:

Limited collection of villas

**Nature
inspired resort**

15

Average nightly rate:

Occupancy: 75 %

€ 180

100 %

Private ownership

**Expected annual
return:**

18–20 %



The project will rise in one of three exceptional regions of Bali, each with its own distinctive character — from rice terraces beneath the majestic Mount Agung to lush jungle valleys with waterfalls.

All locations share the same essence: serenity, the raw energy of nature, and convenient access by car from the airport to Bali's most beautiful sites.

Premium Locations of Bali

→ SIDEMEN

Dramatic rice field landscapes, breathtaking views of Mount Agung, and absolute tranquility.

→ PUPUAN

Green hills, rice terraces, and the peaceful rhythm of village life, where time moves slower. Fresh air, the aroma of coffee, and nights full of stars.

→ SEKUMPUL

Majestic waterfalls, mist over the jungle, and the powerful energy of untamed nature.





Investment Opportunity

You're not just buying a property — you're investing in an experience that earns.

Each AMANI Nature Villa is a fully furnished premium unit, designed for comfort and privacy — featuring a private terrace and access to the resort's restaurant, reception, and wellness zone. As an owner, you receive 100% ownership of your villa and a share of the rental income.

Everything else — marketing, maintenance, and daily operations — is handled by our professional AMANI team.

The resort ensures stable returns and a steadily growing premium value.



**4-5
years**

Return on
investment

**Only 15
unit**

Limited
collection

An investment that brings both profit and peace.



Inside the AMANI Nature Villa



SENSE OF COMFORT

Each AMANI Nature Villa is crafted from premium materials in an eco-luxury style. It combines the comfort of a boutique hotel with the intimate atmosphere of a private villa.



FEATURES & DETAILS

Every villa is designed with a focus on comfort and natural materials. Selected units offer a spacious bathroom with a bathtub, or a private terrace with a jacuzzi or pool — depending on the configuration and type of unit. Each villa comes equipped with air conditioning, Wi-Fi, minibar, and high-quality bedding.



Revenue Model & ROI

AMANI Nature Resort offers a transparent and sustainable investment model based on real, proven data. Each villa operates as a full-service accommodation unit within the resort — managed by a professional team that ensures high occupancy and consistent returns.

The project delivers **above-average profitability** compared to most real estate investments in Bali.

A carefully designed model that works in practice.

Average occupancy	73%
Average nightly rate	€ 180
Gross annual revenue	€ 47 600
Net annual income (70%)	€ 33 300
Annual yield	22 % p.a.
Payback period	4,5 years





AS AN INVESTOR, YOU GAIN AN INVESTMENT WITH SOUL

Each owner acquires a **standalone villa within the resort**, fully furnished and ready for rental.

In addition to their private unit, owners and their guests enjoy **access to all resort facilities** — including the infinity pool, restaurant, bar, and wellness zone.

A professional **AMANI management team** takes care of all operations — from marketing and reservations to housekeeping and regular performance reports.

Owners also become part of the **AMANI community** through the **Owner Lounge program**, which offers exclusive benefits such as priority booking dates, access to special events, and early insight into new projects.

AMANI Nature Resort

HOW YOUR VILLA EARNS FOR YOU

Your unit operates like a luxury hotel suite — our team handles marketing, bookings, and maintenance. You receive regular income from rentals, and whenever you wish, you can enjoy your own place in Bali.

PEACE OF MIND, MANAGED FOR YOU

Gain not only a home in Bali, but also the assurance that your property — and your guests — are fully cared for in every detail.



Ownership Options

TWO PATHS TO THE SAME GOAL — OWNING YOUR OWN PIECE OF PARADISE.

01

FULL OWNERSHIP

Each investor becomes the exclusive owner of their villa, generating regular income while enjoying the option of personal stays throughout the year — a perfect combination of passive income and personal luxury.

02

SHARED OWNERSHIP

Multiple investors can co-own a villa starting from €20,000. Each partner receives a proportional share of the rental income based on their investment amount. A simple and transparent way to enter the world of luxury real estate with minimal capital and maximum clarity.





THE PERFECT TIME TO INVEST

Land and construction costs in Bali remain well below European averages, yet rental yields are nearly double compared to traditional villas.

Investing in **AMANI Nature Resort** means entering a segment currently experiencing its **golden era**.

The market is shifting.

Today, true luxury means peace, privacy, and a return to nature.

Why Now?

BALI ON THE RISE

Bali is experiencing the highest surge in tourism in recent history.

The island has transformed from a low-cost destination into a thriving market for premium, experience-based travel.

THE GLAMPING BOOM

The global glamping market is growing by 15% annually, becoming a new symbol of sustainable luxury.

In Bali, this trend merges with the island's unique natural landscapes and the rise of high-value tourism.



Resort Facilities & Lifestyle

AMANI Nature Resort offers a complete resort experience infused with the spirit of eco-luxury.

At its heart lies a panoramic restaurant that blends authentic Balinese flavors with international cuisine, complemented by breathtaking views of nature.

The infinity pool, set within a lush tropical landscape, creates the perfect place to unwind at sunrise or sunset.

The wellness & spa zone will offer traditional Balinese rituals, massages, yoga, and meditation programs — all surrounded by peace and greenery.



The resort will also feature a **stylish reception and concierge service**, ensuring the highest comfort for guests — from private transfers to personalized experiences and **tailor-made excursions**.

A **community zone** will host workshops, retreats, and private gatherings, making **AMANI Nature Resort** a true sanctuary for connection, regeneration, and inner balance.



Limited Villas.
Unlimited Status.

For those who
refuse to blend
into the crowd.

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 www.amaniestate.com

 Bali, Indonesia



Limited edition. Never to be repeated.