



Confidential Acquisition Opportunity

CLIFFS OF SEKARTAJI

14-Acres Resort land | Sekartaji | H&L Sunset Beach | Nusa Penida Cliffs | Penida Island | Bali

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

A beachfront resort land for an entrepreneur to build a resort that holds long-term value creation potential.



POTENTIAL INCOME-PRODUCING FEATURED ASSETS

- Commercial Resort Land: 14 acres
- Located on high cliffs by the beach on Penida Island, Bali.
- **Owner Controlled sale offer**



SUPPORTING ASSETS

- Land has road access to the asset
- Artistic and strategic settings for the development of a resort
- Potential tourist traffic in Bali’s well-established tourist infrastructure.
- Connected by ferries to main Bali ports.
- Holds out potential for developments around the resort to draw tourist traffic.



MANAGEMENT & OPERATING CONTROL

- Ideally, a new institutional owner will be the most suitable to develop and operate a resort on this parcel of land.

DEVELOPMENT OF LAND

A great investment potential

PRIME LOCATION

In Bali's premier beachfront developable corridor

PROMISE OF STRONG FINANCIAL PERFORMANCE

It's a strategic opportunity!

PROMISE OF OCCUPANCY

Strong demand drivers year-round

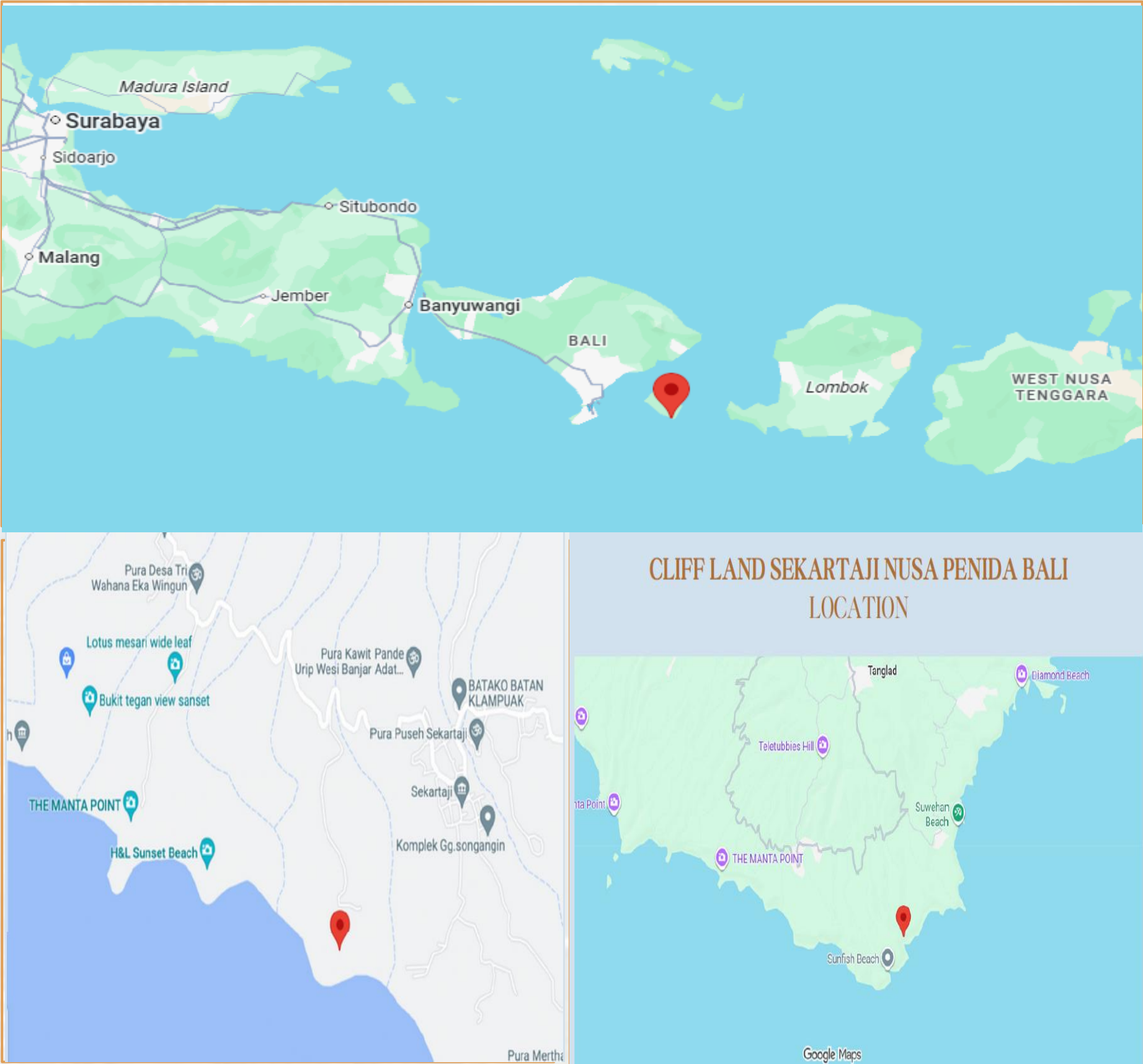
FLEXIBLE TRANSACTION

Seller open to various transaction structures

STRATEGIC LOCATION ADVANTAGE

A location that combines international accessibility, established hospitality infrastructure, and enduring tourism demand.

-  Located on the exotic island of Bali, Nusa Penida, connected to Bali with ferries,
-  About 1- 2 hrs. by ferry from major ports of Bali which are connected to the Gusti Ngurah Rai International Airport.
-  Direct access from highways and key regional routes from ferry landing ports.
-  Surrounded by the pristine natural beauty of distant sights of the Indian Ocean from the cliff on the beach.
-  There is world class tourism infrastructure in place to develop on.
-  Year-round good weather, strong tourist traffic, and excellent global air connectivity.



DESTINATION APPEAL

For Sustainable Long-Term Hospitality Demand Drivers.



OPPORTUNITY TO DEVELOP RESORT

- World-famous beaches, turquoise waters.
- An artistic and opportunistic parcel of land to develop a resort!
- Nearby historic and cultural attractions.



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- Ngurah Rai International Airport - one of Bali's high-tech airports provides international access, and ferries connect to this island, Penida.
- Direct access via highways and major road networks
- Efficient local transportation and proximity to key demand centers



BUSINESS & CONFERENCE DEMAND

- A resort will attract strong MICE (Meetings, Incentives, Conferences & Exhibitions) when a resort is in place.



SUPPORTING INFRASTRUCTURE & SAFETY

- Well-developed infrastructure with reliable utilities and communications is available to support developing a large resort.
- Local police presence, medical facilities, and emergency services
Clean, well-maintained, and visitor-friendly environment



LUXURY APPEAL & DESTINATION QUALITY

- Premium destination known for artistic luxury resorts and world-class hospitality
- Year-round warm weather and pristine coastal environment

INVESTMENT PERSPECTIVE

A Compelling Opportunity with Multiple Value Drivers



NEW OWNER’S OWN-BRANDED PRESENCE

The new owner will benefit from existing tourist infrastructure.



ESTABLISHED OPERATING PLATFORM

New institutional ownership of this land to develop a resort is opportunistic.



ASSET WITH STRONG MARKET FUNDAMENTALS

The locational setting of this land adds attractive value to this parcel of land for the development of a resort. This will be the highest and the best use of this land.



PRIME DESTINATION & INTERNATIONAL CONNECTIVITY

Proximity to an international airport and ferry service to this island are key to this land’s value.



STRONG TOURISM DEMAND

Benefiting from robust international tourist traffic and year-round appeal.



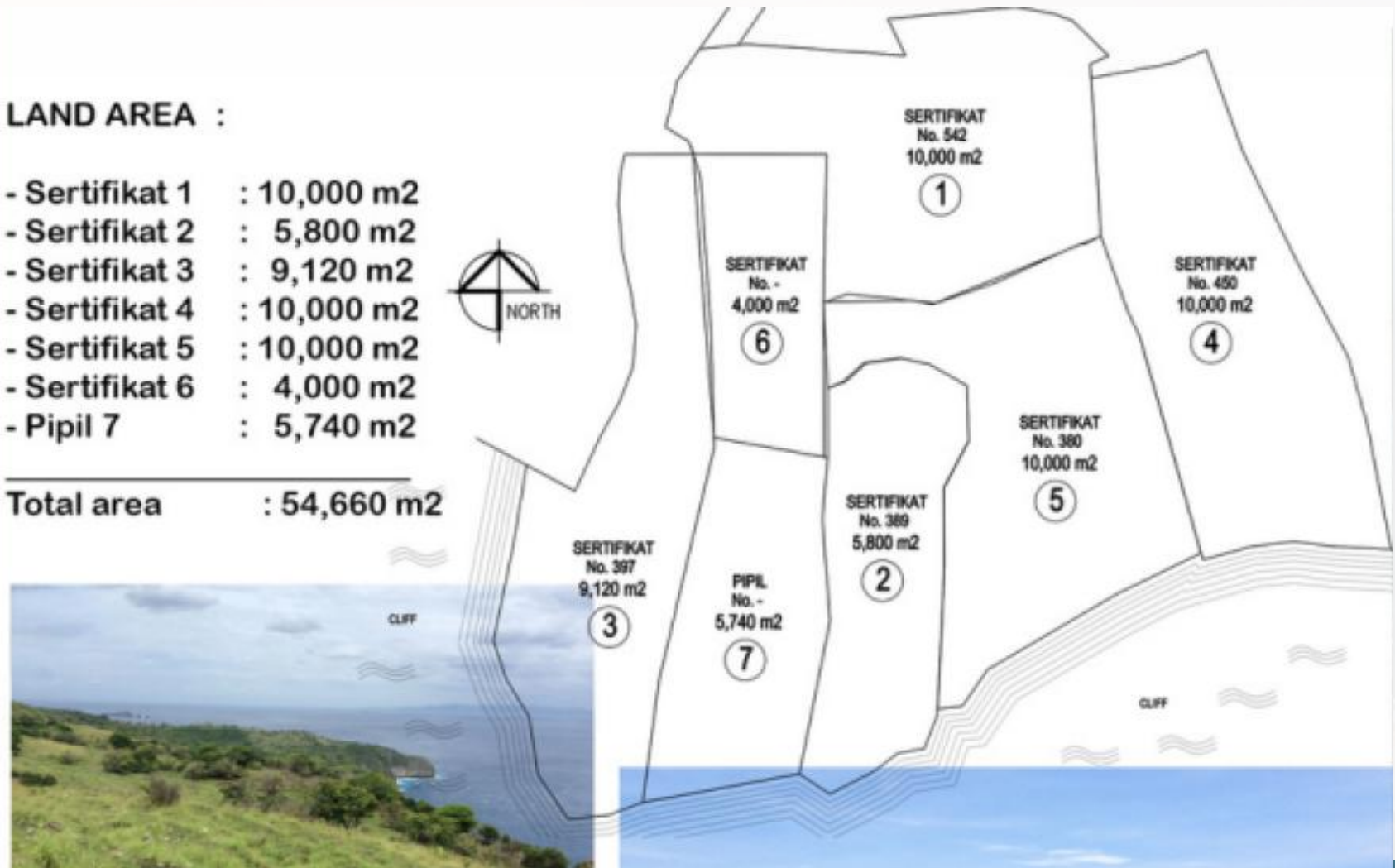
**STRATEGICALLY POSITIONED.
DEVELOPABLE PARCEL OF LAND.
INVESTMENT-DRIVEN.**

*A premier hospitality asset with
multiple paths to enhance value
and long-term returns.*

LAND AREA :

- Sertifikat 1 : 10,000 m2
- Sertifikat 2 : 5,800 m2
- Sertifikat 3 : 9,120 m2
- Sertifikat 4 : 10,000 m2
- Sertifikat 5 : 10,000 m2
- Sertifikat 6 : 4,000 m2
- Pipil 7 : 5,740 m2

Total area : 54,660 m2



WHY CILLF LAND SEKARAJI, NUSA PENIDA FOR RESORT DEVELOPMENT, BALI, INDONESIA?

01

Potential Resort Destination Place

Recognized as one of Bali's premier resort destinations for the development of this 14-acre commercial land by an institutional entrepreneurial investor.

02

Strong Tourism Demand

Benefits from consistent international visitor arrivals and year-round leisure travel demand.

03

Growth Potential

Has significant scope of development of a resort supporting destination growth and value. Bali has powerful tourist infrastructure in place. A new resort in exclusive settings is add-on.

04

Golf, Marina & Recreation

These are developable recreational amenities with the visualized development of a resort.

05

Premium ADR & RevPAR Environment

Premium Average Daily Rate (ADR) and RevPAR performance are projectable, depending on the size and scope of a resort's development.

06

Open to Brand & Institutional Ownership

This resort commercial land is open to institutional ownership for to fully exploit the opportunity offered by the seller of this land to develop a resort.

THE SUNRISE BROKERS CONFIDENTIAL TRANSACTION PROCESS

01

Initiate Letter of Business Interest

Initial expression of acquisition interest and buyer qualifications.

02

Execute NDA

Mutual confidentiality agreement providing access to detailed information.

03

Receive Confidential Information Package

Executive due diligence materials for confidential review.

04

Conduct Management Discussions & Site Visit

Meet the management, inspect the property, and discuss transaction structure.

05

Submit Letter of Intent

Submission of a non-binding proposal outlining principal commercial terms.

06

Negotiate Purchase Agreement

Negotiation and execution of definitive acquisition documentation.

07

Complete Closing

Completion of the transaction through independent legal and settlement professionals.

THE SUNRISE PERSPECTIVE



Every hospitality acquisition is more than a real estate transaction.



We present opportunities that align long-term ownership objectives with qualified global investors.



Confidentiality, discretion, and institutional standards guide every engagement.



Our objective is not simply to market an asset—but to facilitate strategic ownership transitions.

CONTACT

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Confidential Acquisition Opportunity for:

[THE CLIFF LAND SEKARTAJI, NUSA PENIDA, BALI, INDONESIA](#)

A commercially valuable resort land, 14 acres, located in an attractive tourist destination , which is developable into a resort for a steady income stream. It's an opportunity for entrepreneurial institutional investors!

