



Confidential Acquisition Opportunity

THE KAYON JUNGLE RESORT UBUD

38-Keys Resort | 4* Luxury | Banjar Kepitu | Desa Kendran | Ubud | Bali | Indonesia

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

An away-from-the-beach and urban-noise setting in a jungle resort with established operations and long-term value creation potential.



INCOME-PRODUCING FEATURED BUILDING ASSETS

- Built: 2023; Renovated: No; Stories: 5
- GBA: 17,978 SF. 9,288 SF lot, 0.21 acres
- Luxury 4-star resort in a jungle setting
- Located in an exclusive setting for solitude, romance, wellness, and rejuvenation.
- Owner-run operating model.



SUPPORTING ASSETS & AMENITIES

- Restaurant, bar, swimming pool & spa
- Super resort amenities on 5 levels on a small jungle lot, merging with the silent nature for recovery and relaxation.
- Small meeting facilities
- A place for a honeymoon escape



MANAGEMENT & OPERATING CONTROL

- Owner-controlled, self-branded, with professional management.
- Long-standing operating history and KPIs.
- Personalized care and attention for exclusivity and privacy.

38 KEYS

Well-appointed suites and villas

PRIME LOCATION

It is Bali's exclusive resort environment for enjoying nature

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

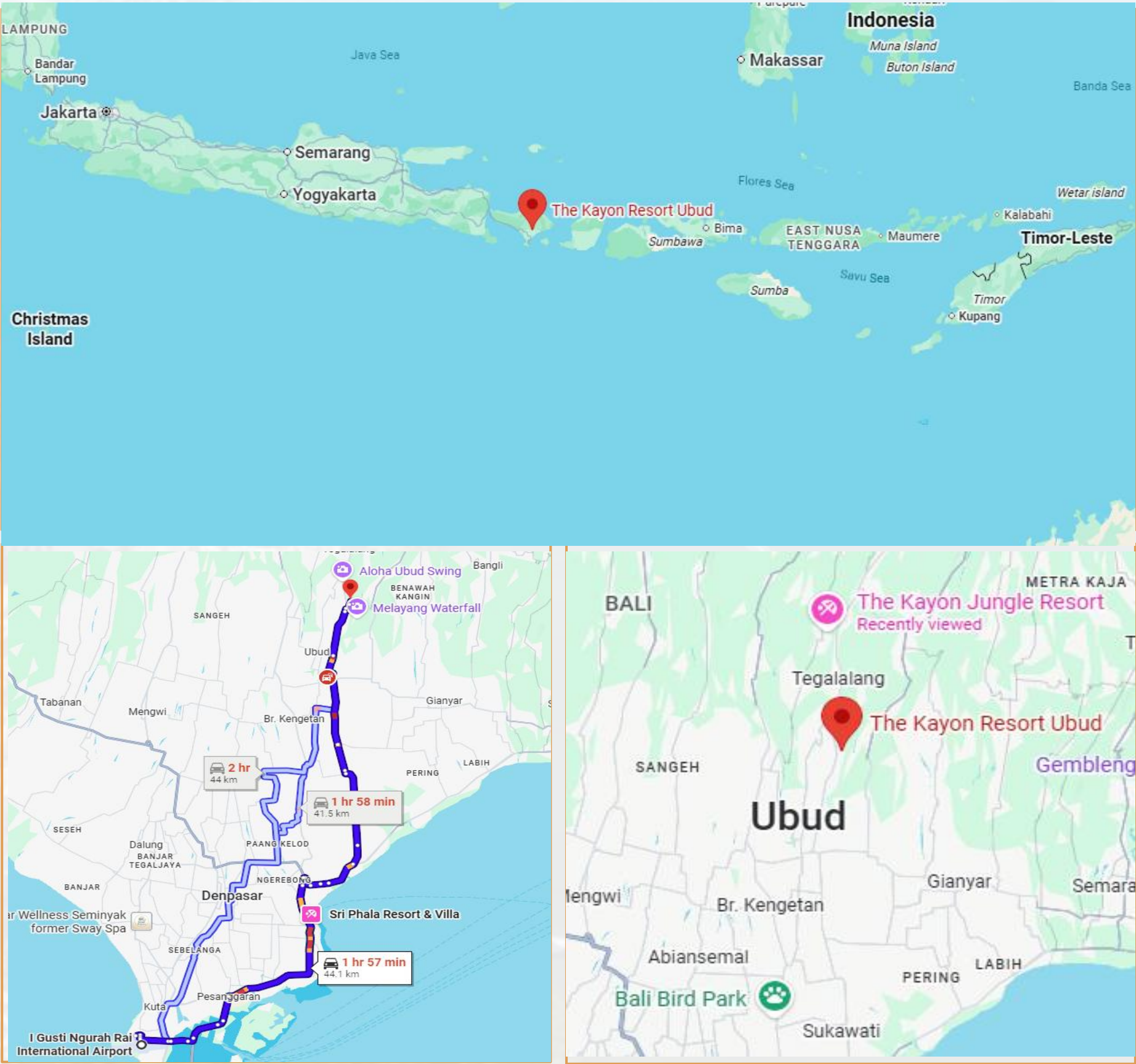
FLEXIBLE TRANSACTION

Seller open to various transaction structures

STRATEGIC LOCATION ADVANTAGE

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

-  Located in a dedicated jungle settings for personal celebrations designed for couples., away from maddening crowds, urban din and noise.
-  42 Km / 24.5 miles / 2 hrs. from the International Airport.
-  Direct access from highways and key regional routes.
-  Set as a luxury jungle resort for exclusive and personalized natural environments for wellness, recovery, close celebrations, and recuperation.
-  Close to historic landmarks, cultural attractions, retail, dining, and entertainment districts.
-  Year-round good weather, strong tourist traffic, and excellent global air connectivity.



DESTINATION APPEAL

For Sustainable Long-Term Hospitality Demand Drivers.



TOURISM, LEISURE & ENTERTAINMENT

- Away from the typical beaches of Bali, in jungle settings.
- Nearby historic and cultural attractions.
- Away from vibrant nightlife, shopping, dining, and cultural experiences to experience silence and sounds of jungle.



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- Ngurah Rai International Airport - one of Bali's high-tech airports- is 42 Km / 24.5 miles/ 2 hrs. from the destination resort.
- Direct access via highways and major road networks
- Efficient local transportation and proximity to key centers



NO BUSINESS & CONFERENCE PLACE

This resort is not for MICE (Meetings, Incentives, Conferences & Exhibitions). You are here for spiritual self-reflection, rejuvenation, wellness, talking to birds and bees, and listening to waterfalls. It is for lifetime events such as honeymoons and anniversaries.



SUPPORTING INFRASTRUCTURE & SAFETY

- Well-developed infrastructure with reliable utilities and communications
- Local police presence, medical facilities, and emergency services
- Clean, well-maintained, and visitor-friendly environment



LUXURY APPEAL & DESTINATION QUALITY

- Premium destination known for luxury resorts and world-class hospitality
- Year-round warm weather and pristine coastal environment
- High repeat visitation and strong nonbrand recognition

INVESTMENT PERSPECTIVE

A Compelling Opportunity with Multiple Value Drivers



OWNER’S OWN BRANDED PRESENCE

Benefits from well recognized nonbrand and market presence.



ESTABLISHED OPERATING PLATFORM

Operated under an established hospitality management platform with an emphasis on operational consistency and guest experience.



ASSET WITH STRONG MARKET FUNDAMENTALS

High-quality hospitality asset with institutional ownership. Has ongoing potential for higher revenue streams.



PRIME DESTINATION & INTERNATIONAL CONNECTIVITY

Proximity to international airport and key transport links.



STRONG TOURISM DEMAND

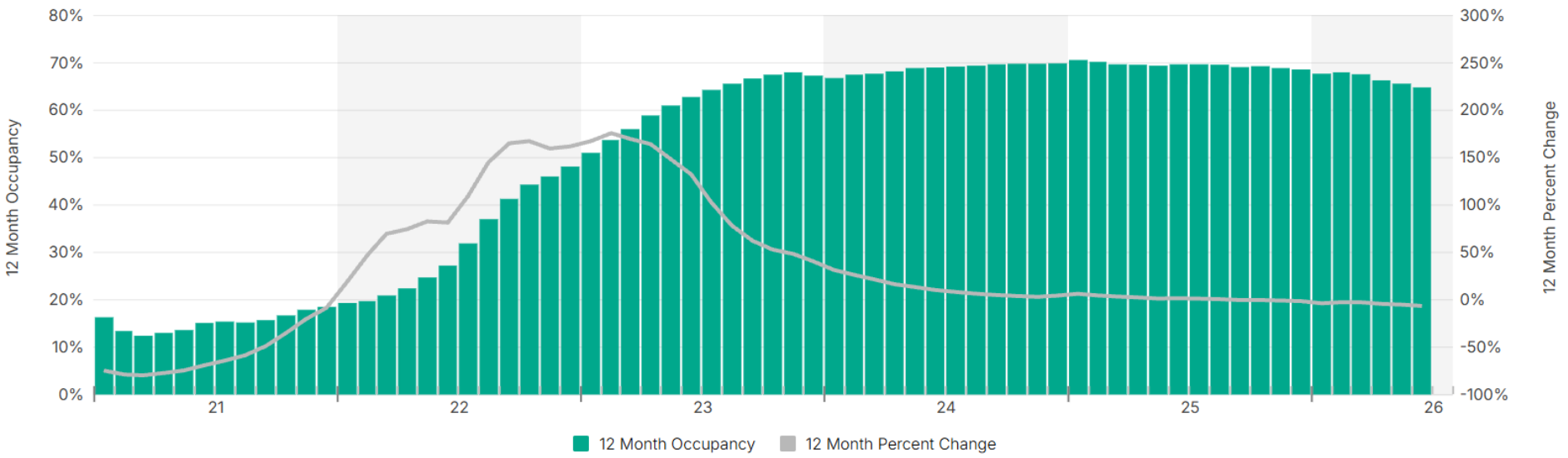
Benefiting from robust international tourist traffic and year-round appeal.



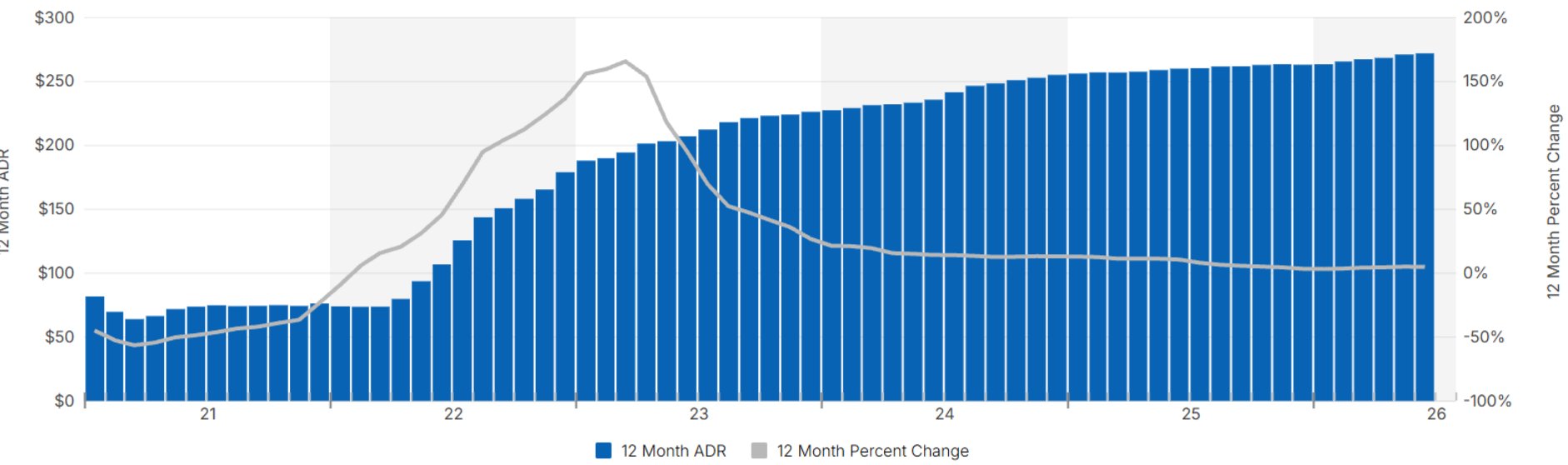
**STRATEGICALLY POSITIONED.
OPERATIONALLY STRONG.
INVESTMENT-DRIVEN.**

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

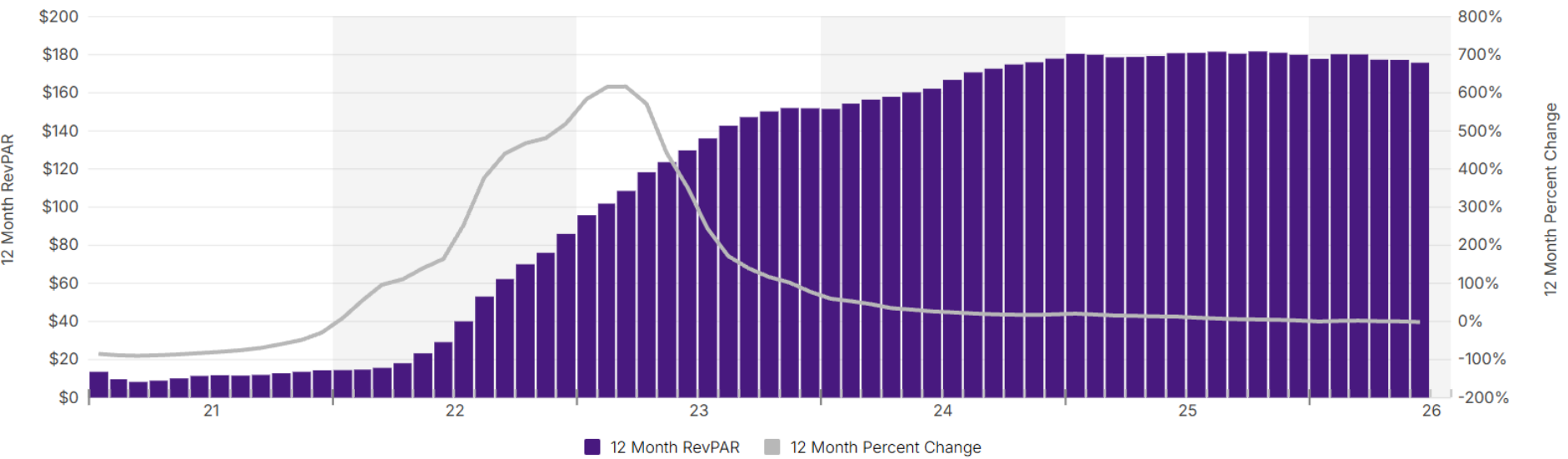
OCCUPANCY



ADR



REVPAR



WHY THE KAYON RESORT UBUD | BALI | INDONESIA?

01

Resort Destination

Recognized as one of Bali's premier jungle resort destinations. It's priced for the frugal friendly visitors.

02

Strong Tourism Demand

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

03

Growth Potential

Has significant scope for expansion of resort attractions, supporting destination growth and value.

04

Golf, Marina & Recreation

Established championship golf courses, luxury marinas, and world-class recreational amenities short distances away.

05

Premium ADR & RevPAR Environment

Premium Average Daily Rate (ADR) and RevPAR performance compared with many of Bali's resort markets.

06

Non-Branded & Institutional Ownership

Open to new ownership for non-branded and institutional ownership due to strong location and tourist traffic.

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 KEYON JUNGLE RESORT UBUD , BALI, INDONESIA](#)

A premier jungle resort that is themed to provide for solitude, exclusivity, wellness, and romance away from urban noise and din to merge in the nature.

