



Confidential Acquisition Opportunity

HOTEL & RESORT INDIGO

289-Keys | 4 Star Upper Upscale Beachfront Resort | Seminyak Beach | Bali | Indonesia

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

An institutional-quality beachfront resort with established operations and long-term value creation potential.



INCOME-PRODUCING FEATURED BUILDING ASSETS

- Built: 2017 Renovated: No: Stories: 4
- GBA: 510,522 SF, Typical Floor: 127,628 SF; Lot Size: Large, NK-acres.
- Meeting Place: 3,089 SF
- Located in an established hospitality corridor in a top Bali location,
- All-inclusive operating model.



SUPPORTING ASSETS & AMENITIES

- Multiple restaurants, large ballroom, bars, spas, swimming pools, and resort amenities
- Multiple pools, whirlpools, outdoor event spaces.
- Conferences & meeting facilities
- Entertainment & recreational district of Bali
- Prime beachfront location.
- **IHG's** hygiene and cleaning protocols.



MANAGEMENT & OPERATING CONTROL

- **Brand: Hotel Indigo, managed by IHG-Hotels & Resorts**, professional management by long-term HMA.
- Long-standing operating history and KPIs.
- Managed by an experienced hospitality management company.

289 KEYS

Well-appointed rooms & suites

PRIME LOCATION

Bali's premier beachfront hospitality

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

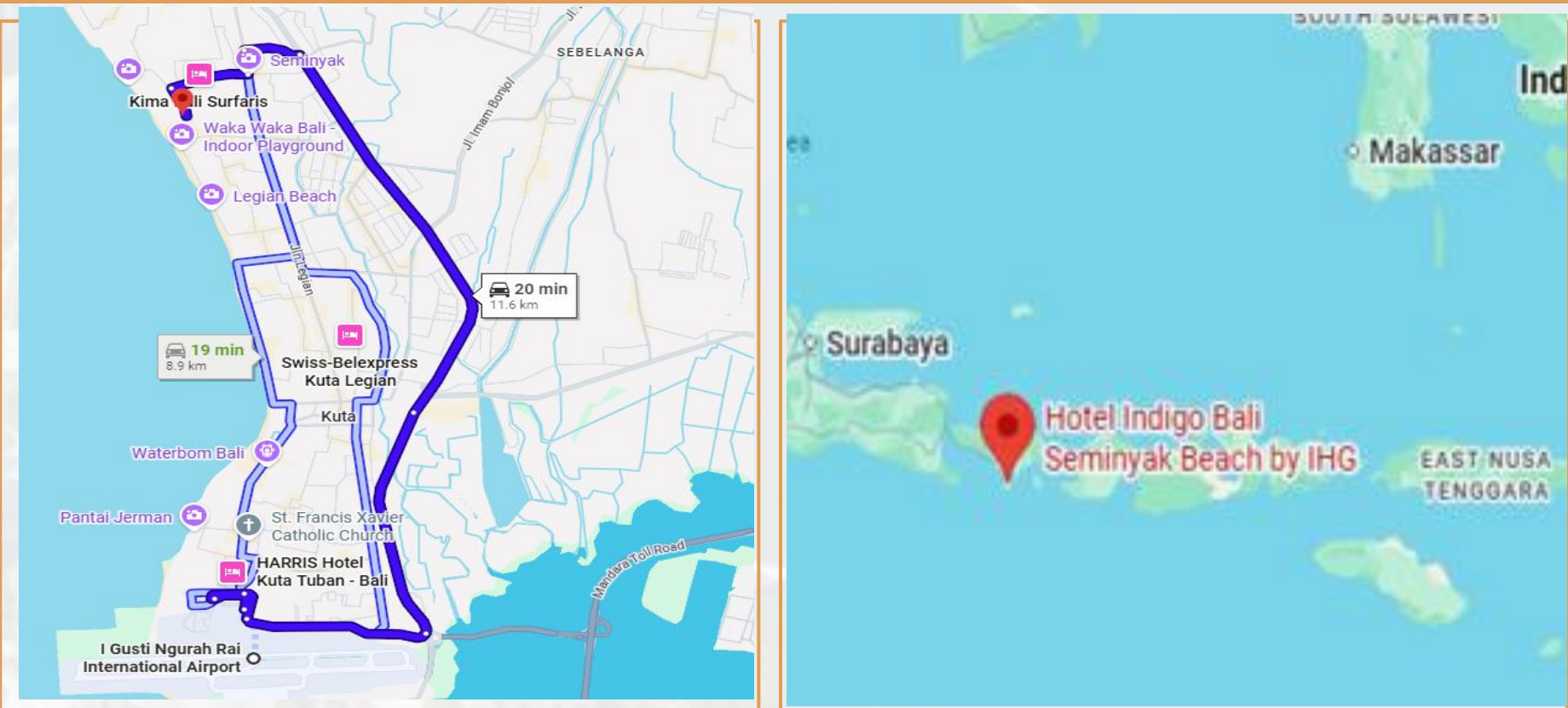
FLEXIBLE TRANSACTION

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 popular hospitality corridor in the coastal Seminyak Beach, Bali
-  10 Km / 6 miles from Ngurah Rai International Airport
-  Direct beach access to sand and stunning sunset views.
-  Located in the heart of Bali’s most vibrant and fashionable area.
-  Close to historic landmarks, cultural attractions, retail, dining, and entertainment districts.
-  Year-round good weather, strong tourist traffic, and excellent global air connectivity. Allows higher average daily rates and occupancy.



DESTINATION APPEAL

For Sustainable Long-Term Hospitality Demand Drivers.



TOURISM, LEISURE & ENTERTAINMENT

- World-famous beaches, turquoise waters, and natural beauty
- Property is set directly on Seminvak Beach, one of Bali's most sought-after beaches, with vibrant nightlife, shopping, dining, and cultural experiences



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- International Airport is only 10 Km / 6 miles from the property
- Direct access via major road networks
- Efficient local transportation and proximity to key demand centers



BUSINESS & CONFERENCE DEMAND

- Strong MICE (Meetings, Incentives, Conferences & Exhibitions) market
- Multiple convention centers and event venues in the region
- Attracts corporate groups, international conferences, and incentive travel



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 international brand recognition

INVESTMENT PERSPECTIVE

A Compelling Opportunity with Multiple Value Drivers

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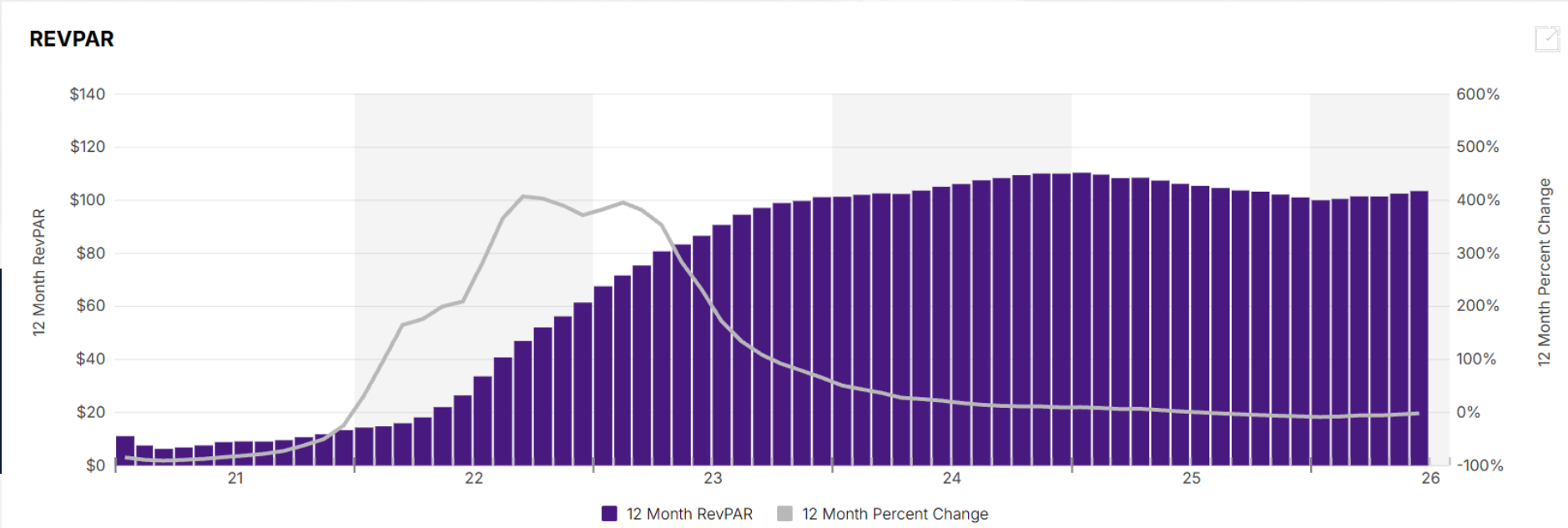
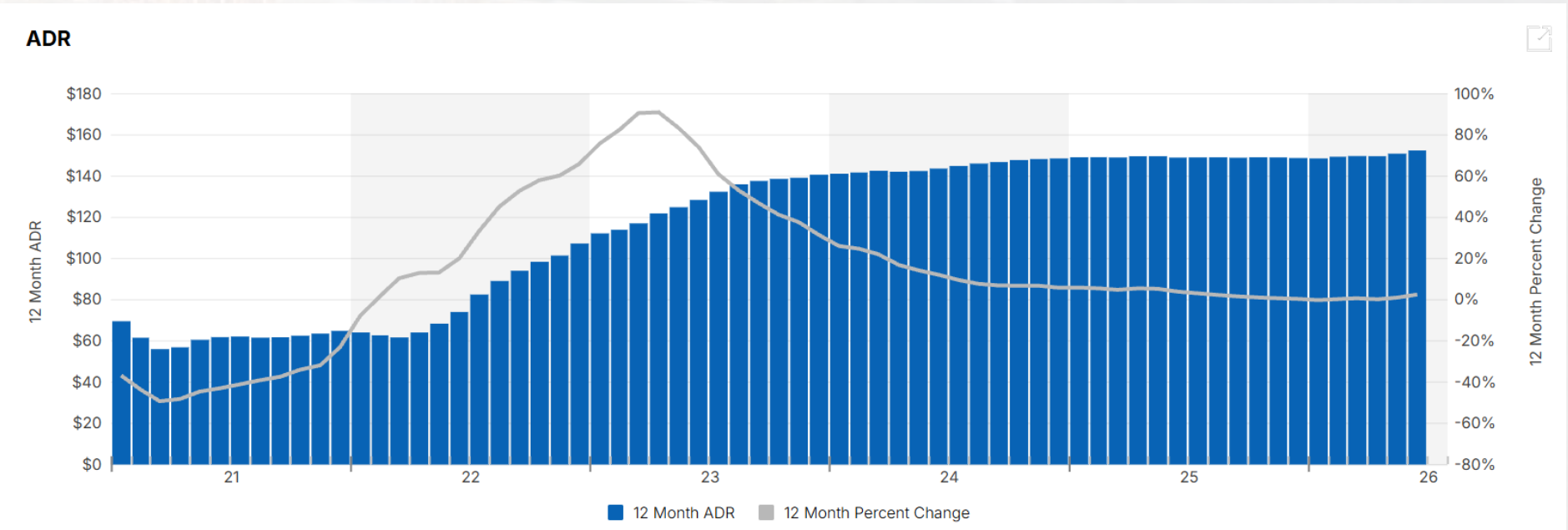
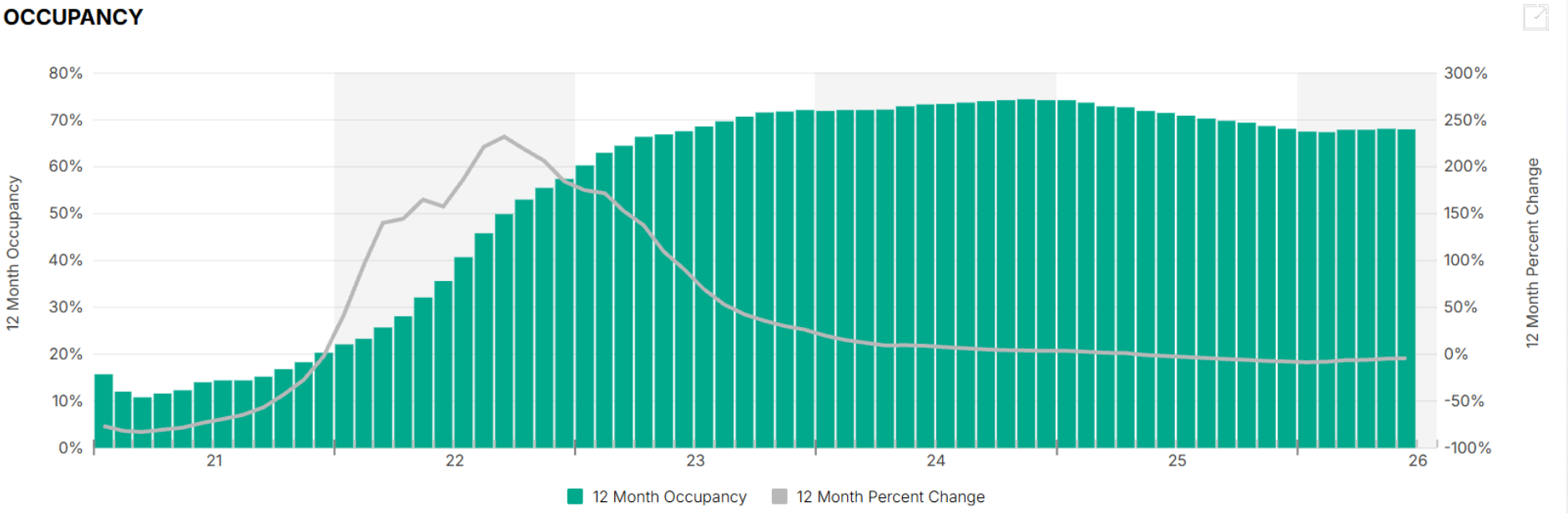
GLOBAL BRAND PRESENCE IN HOSPITALITY CORRIDOR
Benefits from internationally recognized IHG brand affiliation and market presence.
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ESTABLISHED OPERATING PLATFORM
Operated under an established hospitality management platform with an emphasis on operational consistency and guest experience. Brand distinction is a distinct advantage.
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INSTITUTIONAL ASSET WITH STRONG MARKET FUNDAMENTALS
High-quality hospitality assets 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.

WHY HOTEL & RESORT INDIGO BALI SEMINYAK BEACH IN BALI, INDONESIA?

01

Premier Resort Destination

Recognized as one of Bali's premier Upscale luxury resort destinations with strong long-term investment appeal.

02

Strong Tourism Demand

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

03

Potential & Scope for Expansion

Significant scope and potential for expansion of the resort. It is in a high-demand tourist region of Bali, by the very popular beach.

04

Golf & Marina Infrastructure

Established championship golf courses, luxury marinas, and world-class recreational amenities nearby.

05

Premium ADR & RevPAR Environment

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

06

Global Brand & Institutional Ownership

Supported by global IHG brand presence and institutional ownership, enhancing long-term stability and credibility.

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:

[HOTEL & RESORT INDIGO, SEMINYAK BEACH, BALI, INDONESIA](#)

A premier, institutional-scale IHG-branded beachfront resort offering strong historical performance, diversified amenities, and exceptional growth potential.

