



Confidential Acquisition Opportunity

PANDWA HILL HOTEL, BALI

125-Keys Resort | 3* Upper Scale | Jalan Raya Uluwatu, Bali

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: 2019. Renovated: No. Stories: 5 plus a basement.
- GBA:74,712 SF. Land: 32,274 SF, 0.74-acre lot.
- Located within established hospitality.



SUPPORTING ASSETS & AMENITIES

- Restaurant, bar, swimming pool & spa,
- Resort amenities
- Meeting facilities
- Entertainment & recreational activities in the region.
- It is a 5-minute walk to Pandawa Beach.



MANAGEMENT & OPERATING CONTROL

- Owner-controlled, self-branded, with professional management.
- Room rates typically \$75 - \$90 / night.
- Operational costs are about 70% of income
- Long-standing operating history and KPIs.

125 KEYS

Well-appointed rooms & suites

PRIME LOCATION

In Bali's premier close to beach in hospitality corridor

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

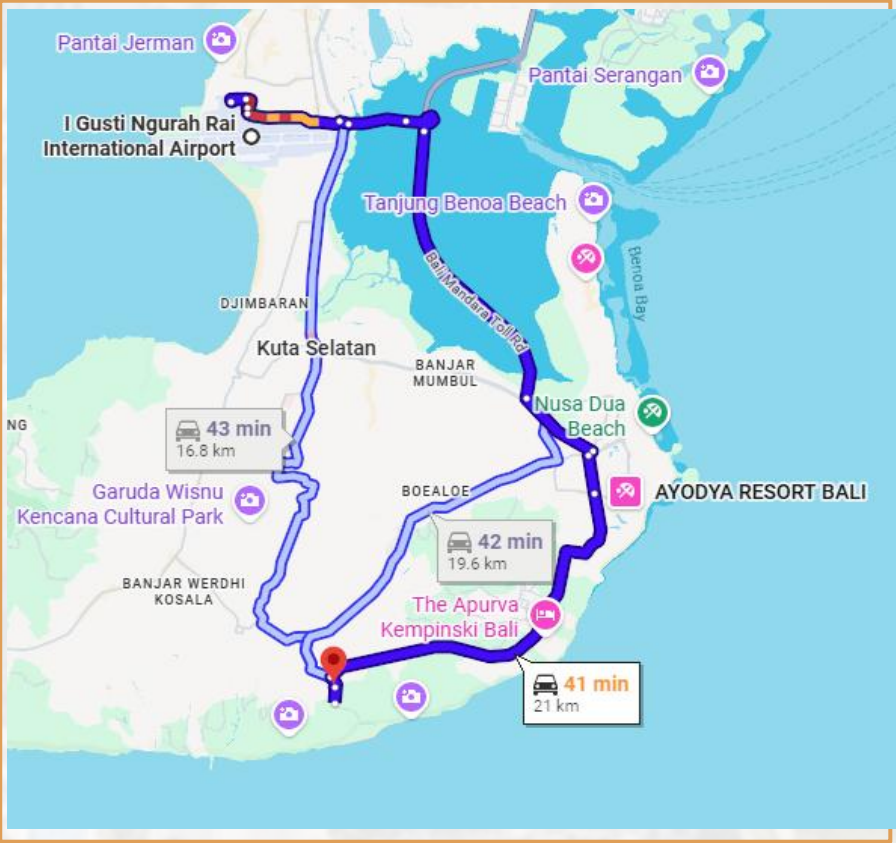
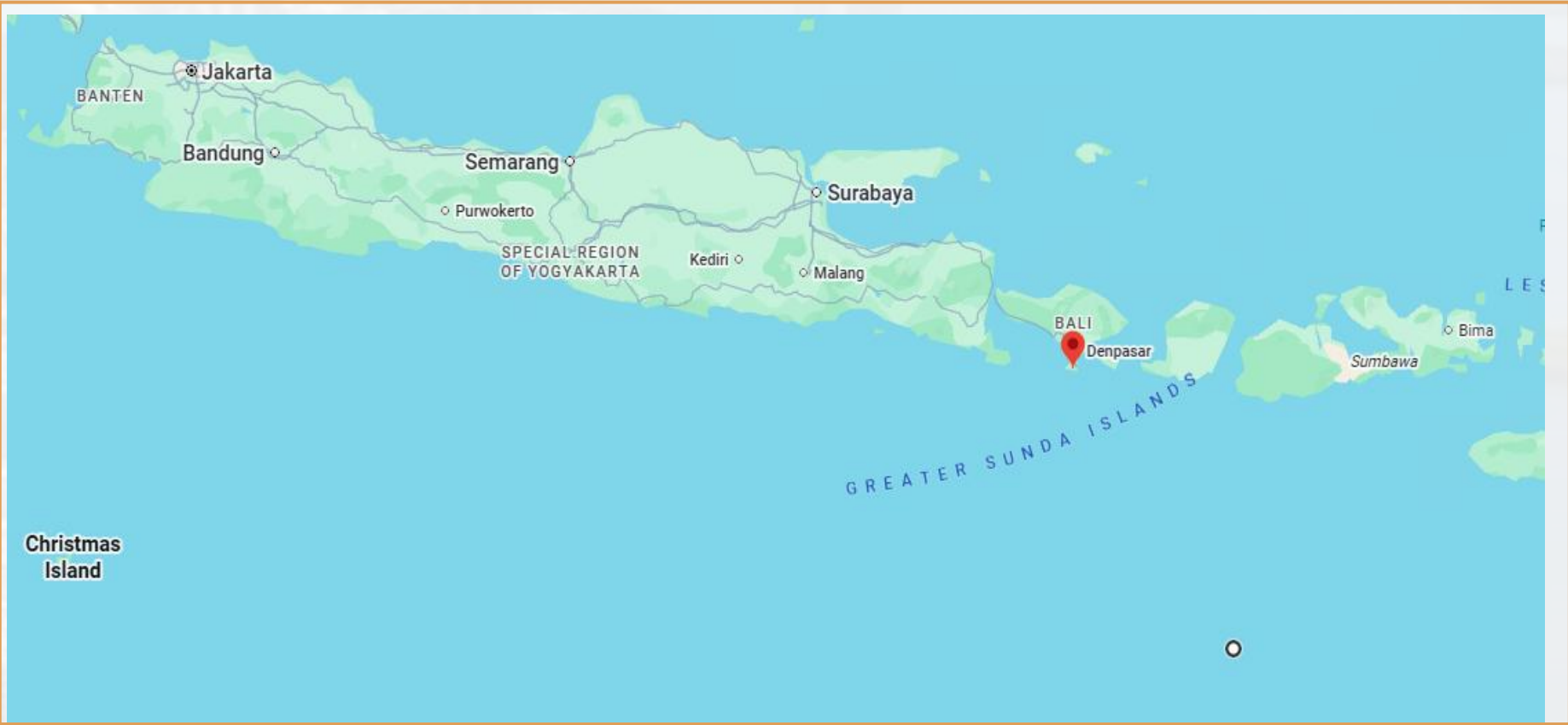
FLEXIBLE TRANSACTION

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 recreational town of Uluwatu.
-  21 Km / 12.6 miles / 42 minutes from the International Airport.
-  Direct access from Highway and key regional routes.
-  It is a 5-minute walk to Pandawa Beach, and a 10-minute walk to Melasti Beach.
-  It's just a 10-minute drive to GWK Cultural Park, 15 minutes to Nusa Golf Course, and close to Bali Collection Shopping Center.
-  Year-round good weather, strong tourist traffic, and excellent global air connectivity.



DESTINATION APPEAL

For Sustainable Long-Term Hospitality Demand Drivers.



TOURISM, LEISURE & ENTERTAINMENT

- World-famous turquoise warm waters of Pandawa Beach.
- Nearby historic, recreation and cultural attractions.
- Vibrant nightlife, shopping, dining, and cultural experiences



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- Ngurah Rai International Airport - one of Bali's high-tech airports- is 17 Km /10.5 miles 5/ 28 minutes from the property
- Direct access via Highway and major road networks. Located at the entrance of Pandawa Beach with a wide road.
- 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



OWNER’S OWN BRANDED PRESENCE

Benefits from self-branded owner services to reduce expenses



ESTABLISHED OPERATING PLATFORM

Owner-directed management of a relatively new property, built in 2019, earned hospitality recognition for excellent resort-quality services and guest experience.



ASSET WITH STRONG MARKET FUNDAMENTALS

High-quality hospitality assets with unbranded direct ownership directed. Has ongoing potential for higher revenue streams. Has controlled operating costs to less than 70%, low local debts, and high capital growth equity. .



PRIME DESTINATION & INTERNATIONAL CONNECTIVITY

Proximity to the International Airport and key transport links, and places of tourist attractions and recreation.



STRONG TOURISM DEMAND

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

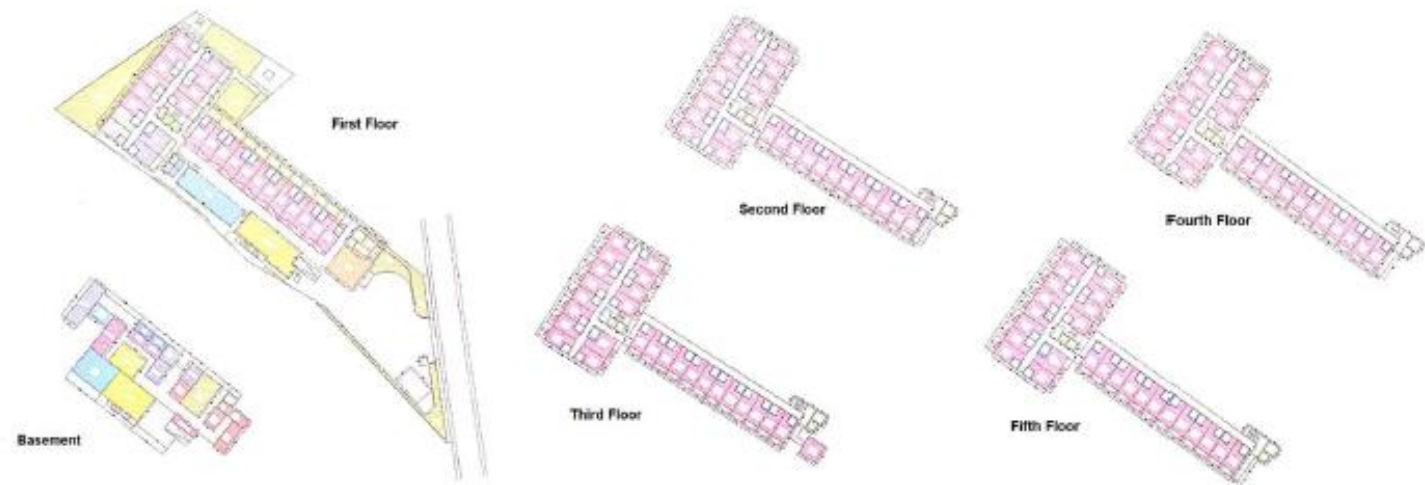


**STRATEGICALLY POSITIONED.
OPERATIONALLY STRONG.
INVESTMENT-DRIVEN.**

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

Number and types of rooms/suites: 5 floors + basement.

- 125 rooms consist of
- 4 Suites rooms
 - 61 Superior rooms
 - 60 Deluxe room



WHY PANDWA HILL RESORT OFF-PANDAWA BEACH, IN NUSA DUA, BALI?

01

Resort Destination

Recognized as one of Bali's premier resort destinations for austere budget friendly visitors who matter for reputation.

02

Strong Tourism Demand

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

03

Growth Potential

Has significant scope of expansion of resort attractions supporting destination growth and value. Owner wants to move on to develop a new resort.

04

Golf, Marina & Recreation

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

05

Premium ADR Environment

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

06

Brand & Institutional Ownership

Open to new ownership and merger for 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

Jay Sethi

Sunrise Brokers | Orlando, Florida, USA

Specialist in International Hotel & Resort Transactions

 Jay@SunriseBrokersUsa.com

 www.SunriseBrokersUsa.com

 +1 407-580-6515

Confidential Acquisition Opportunity for:

HOTEL PANDAWA HILL, BALI, INDONESIA

A premier, upscale resort walking minutes away from Pandawa Beach, offering strong historical performance, amenities, and growth potential.

