



Confidential Acquisition Opportunity

THE ROYAL BEACH SEMINYAK

146-Keys Resort | 4* Luxury | Seminyak Beach | Bali | Indonesia

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

An independent, owner-run quality beachfront resort with established operations and long-term value creation potential.



INCOME-PRODUCING FEATURED BUILDING ASSETS

- Built: 1993; Renovated: 2011/2024 Stories: 3
- GBA: 217,851 SF. Lot Size: Large (NK)
- Typical Floor: 72,613 SF
- Meeting Place: 4,123 SF
- Luxury 4-star resort, on the beach
- Located in established hospitality corridor.
- **Non-branded, Owner Controlled.**



SUPPORTING ASSETS & AMENITIES

- Restaurant, bar, swimming pool & spa
- Artistic resort amenities and environments
- Meeting facilities, wedding venues
- Entertainment & recreational activities in the region.
- City tours and guided experiences.



MANAGEMENT & OPERATING CONTROL

- Owner-controlled, self-branded, with professional management.
- Long-standing operating history and KPIs.
- Occupancy, attractions, and service.

146 KEYS

Well-appointed rooms & suites

PRIME LOCATION

In Bali's premier beachfront hospitality corridor

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

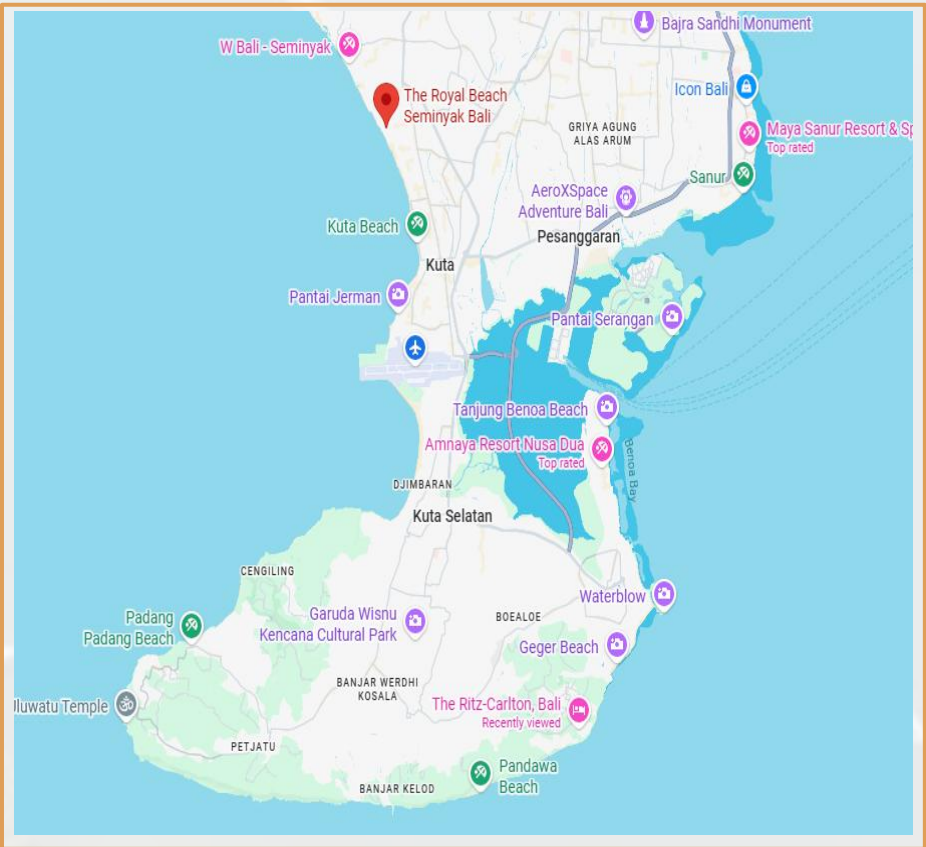
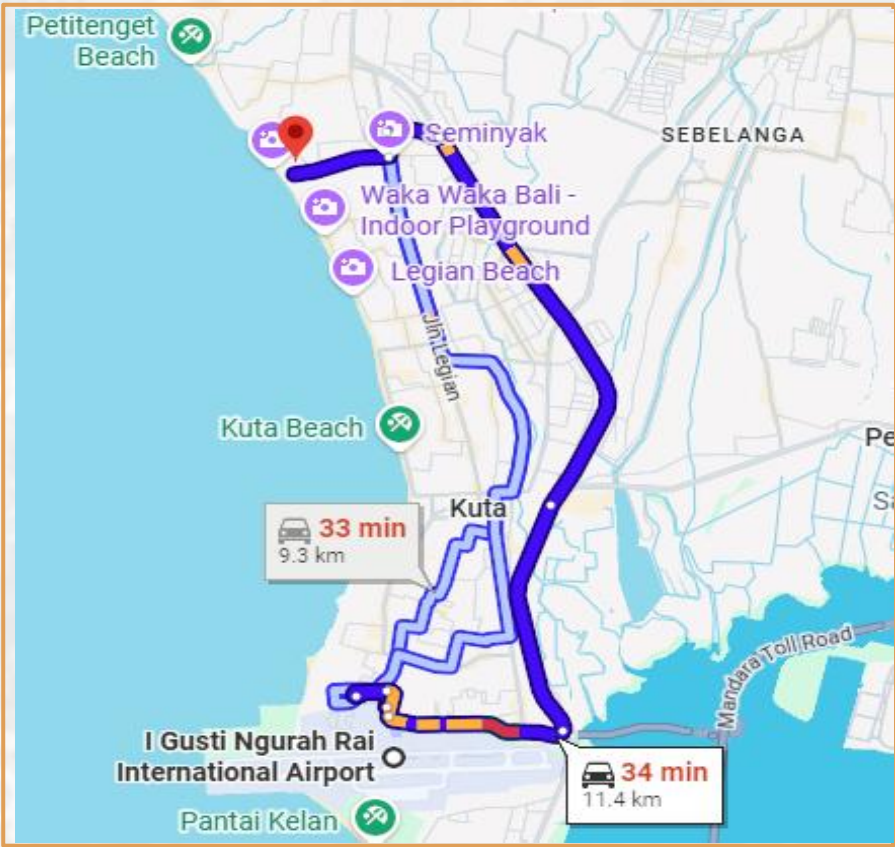
FLEXIBLE TRANSACTION

Seller open to various transaction structures

STRATEGIC LOCATION ADVANTAGE

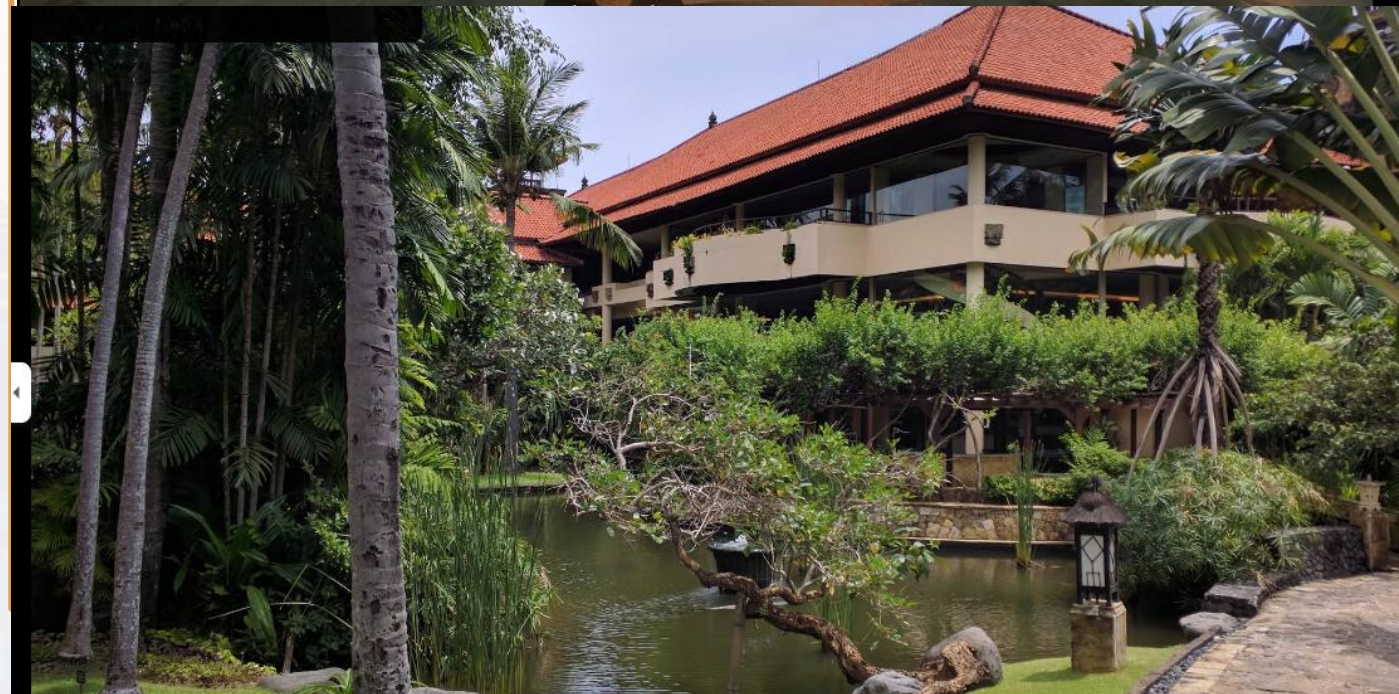
A location that combines international accessibility, established hospitality infrastructure, and enduring tourism demand.

-  Located in a popular hospitality corridor in the coastal recreational town of Saminyak, Bali
-  11.4 Km / 7 miles / 34 minutes from the Gusti Ngurah Rai International Airport.
-  Direct access from highways and key regional routes.
-  Surrounded by luxury resorts, hotels, and world-class tourism infrastructure.
-  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

- World-famous beaches, turquoise waters. **An artistic resort!**
- Nearby historic and cultural attractions.
- Recreational and business visitors, wedding venues
- Vibrant nightlife, shopping, dining, and cultural experiences



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- Ngurah Rai International Airport - one of Bali's high-tech airports- is 11 Km / 6.6 miles / 34 minutes from the property
- Direct access via highways and 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, event venues and golf courses 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 artistic luxury resorts and world-class hospitality
- Year-round warm weather and pristine coastal environment
- High repeat visitation and strong owner's own branded recognition.

INVESTMENT PERSPECTIVE

A Compelling Opportunity with Multiple Value Drivers



OWNER’S OWN BRANDED PRESENCE

Benefits from owner’s recognized non-branded affiliation and market presence.



ESTABLISHED OPERATING PLATFORM

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



ASSET WITH STRONG MARKET FUNDAMENTALS

High-quality hospitality assets with non-branded ownership and controlled operating expenses, resulting in higher RevPAR. Has ongoing potential for higher revenue streams.



PRIME DESTINATION & INTERNATIONAL CONNECTIVITY

Proximity to international airport and key transport links.



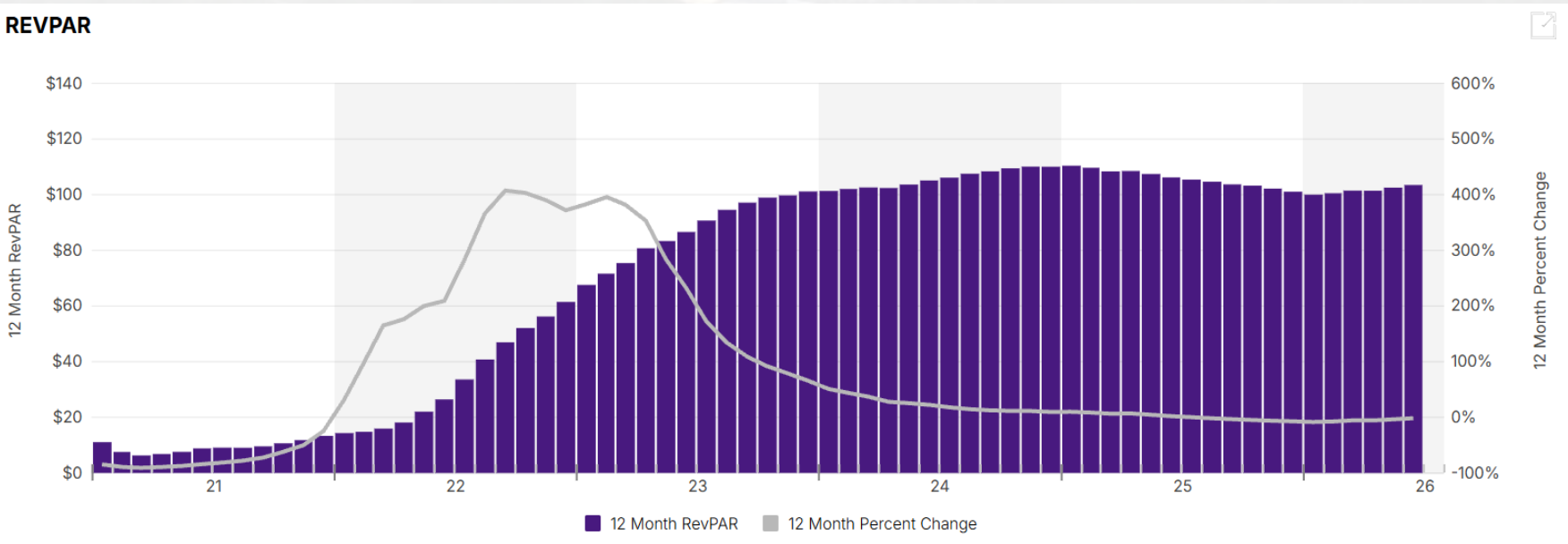
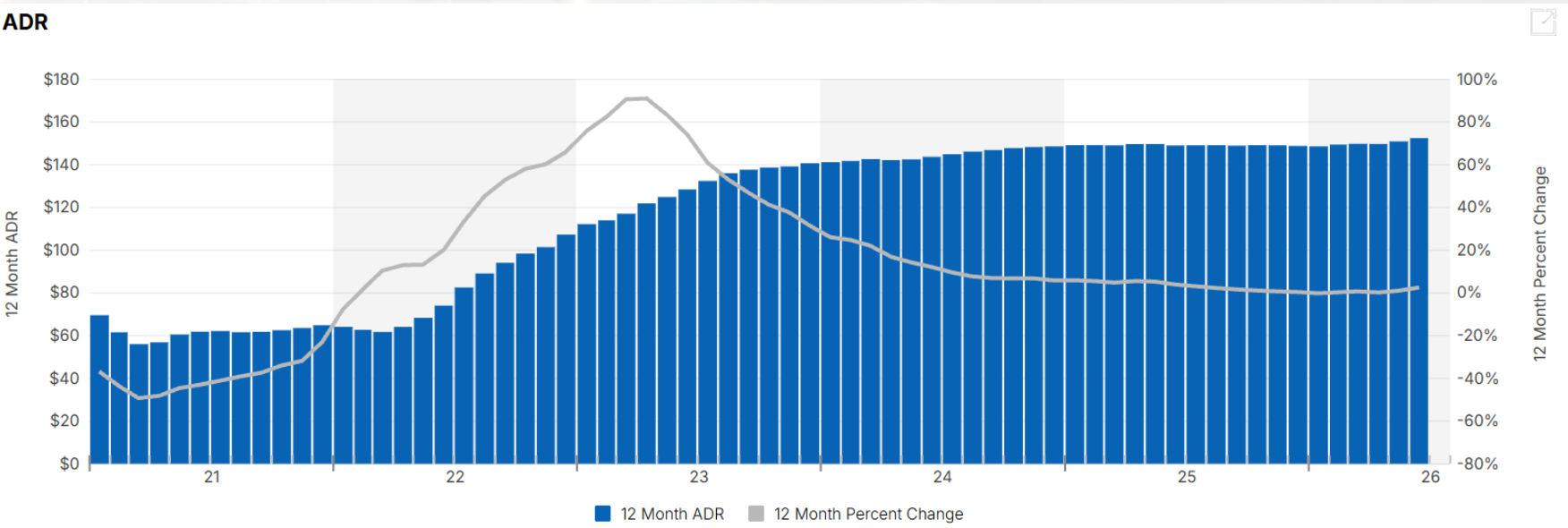
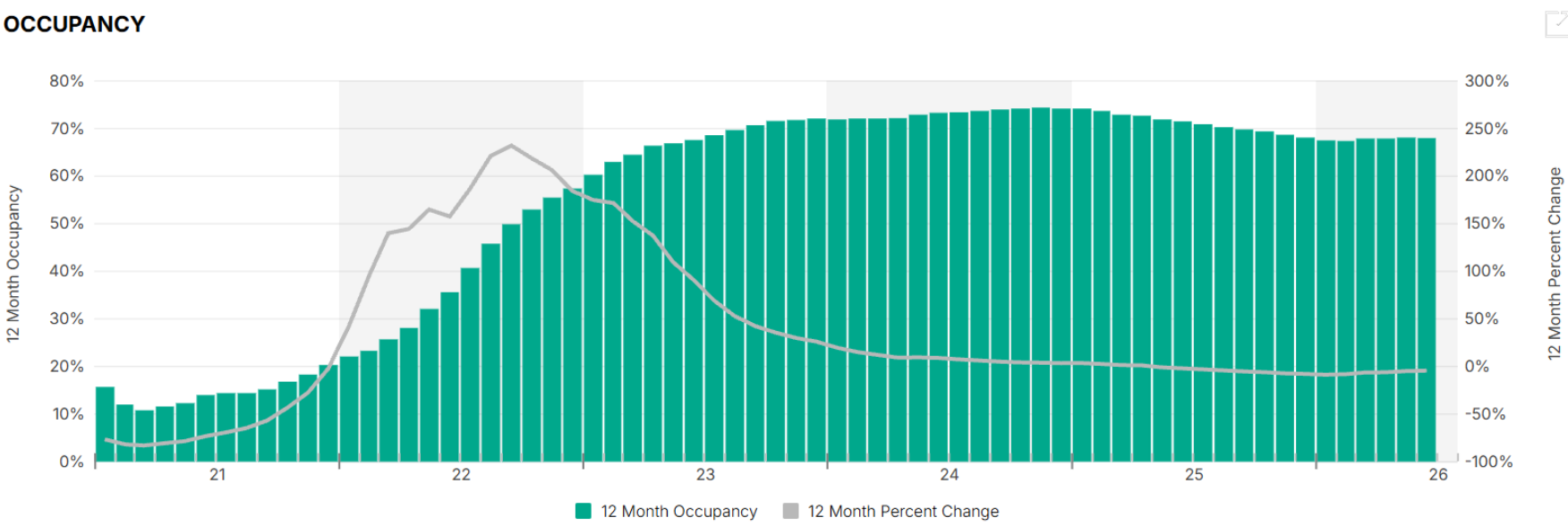
STRONG TOURISM DEMAND

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 THE ROYAL BEACH SEMINYAK RESORT, BALI, INDONESIA?

01

Resort Destination

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

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.

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

Open to Brand & Institutional Ownership

Open to new ownership 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

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Confidential Acquisition Opportunity for:

[THE ROYAL BEACH SEMINYAK RESORT, BALI, INDONESIA](#)

A premier, owner-operated non-institutional branded beachfront resort offering strong historical performance, diversified amenities, and exceptional growth potential.

