

DEYU

Creating a Lifestyle of Personal Renewal & Connection

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DEYU is a lifestyle and longevity brand, firmly rooted in a love of natural beauty & excellence in architectural design

our consistent branding and ability to offer unique experiences and longevity testing and treatment is a part of our dedication to optimizing the occupancy of our serviced apartment complex

we appeal strongly to a broad base of tourist and local clientele

we work on a revenue-sharing model, aligning our interests squarely with those of our investors by prioritizing their financial returns



Lifestyle Apartments & Penthouses

Creating a Lifestyle of Personal Renewal & Connection

DEVELOPERS DISCOUNT 20%

plus cashback get an additional IDR.77M or equivalent to
US\$5,000 developer cashback when you reserve early
limited period 15th October 2024

start from: **IDR 1,639,696,000**
30 YEARS + 23 YEARS LEASE

DEYU



DEYU

DEYU symbolizes quality and luxury without ostentation, prioritizing respect for nature, culture, and the individuality of each resident. The brand aims to expand the horizons of possibilities for clients by offering unique and meaningful experiences

at the same time, DEYU serves as a beacon of sustainable investing, creating projects that appreciate in value overtime. This approach provides investors with not only immediate returns but also a long-term perspective on the growth of their capital

here are the key reasons why Bali is an ideal investment choice:

ENRICHING CULTURAL HERITAGE: Bali is renowned for its deep-rooted cultural traditions, offering a unique and enriching experience that attracts a global audience

SPECTACULAR NATURAL BEAUTY: The island boasts some of the world's most beautiful beaches and breath taking landscapes, creating an environment that is both serene and captivating

DYNAMIC ARTS AND CULINARY SCENE: Bali is a hub for artistic expression and culinary innovation, making it a vibrant place for both creative endeavors and gastronomic adventures.

FRIENDLY AND HOSPITABLE COMMUNITY: The Balinese are known for their warmth and hospitality, creating an inviting atmosphere for visitors and residents alike

ESTABLISHED TOURISM HOTSPOT: With its long-standing reputation as a premier tourist destination, Bali continues to draw in visitors from all corners of the globe

ATTRACTIVE INVESTMENT ENVIRONMENT: The island offers a favorable climate for investors, including opportunities in real estate, hospitality, and other booming sectors

ROBUST INFRASTRUCTURE AND FACILITIES: Bali's well developed infrastructure and modern amenities ensure convenience and a high quality of life, further enhancing its appeal as a place to invest and reside



growing market



best Island in the world
by BBC Travel



top 5 of the investment
destinations by Forbes



top 5 of the most popular tourist
destination by Tripadvisor



top 5 the most photogenic and mentioned
places in the world according to Instagram



the first place among Asian countries
by Travel +Leisure

the projection of 7 million foreign tourist arrivals in Bali in 2024 represents a
40% increase from 2023 to 2024

resilient demand

5,37 million

Increase in international Bali visitors
from 2019 to 2023



4,5 million

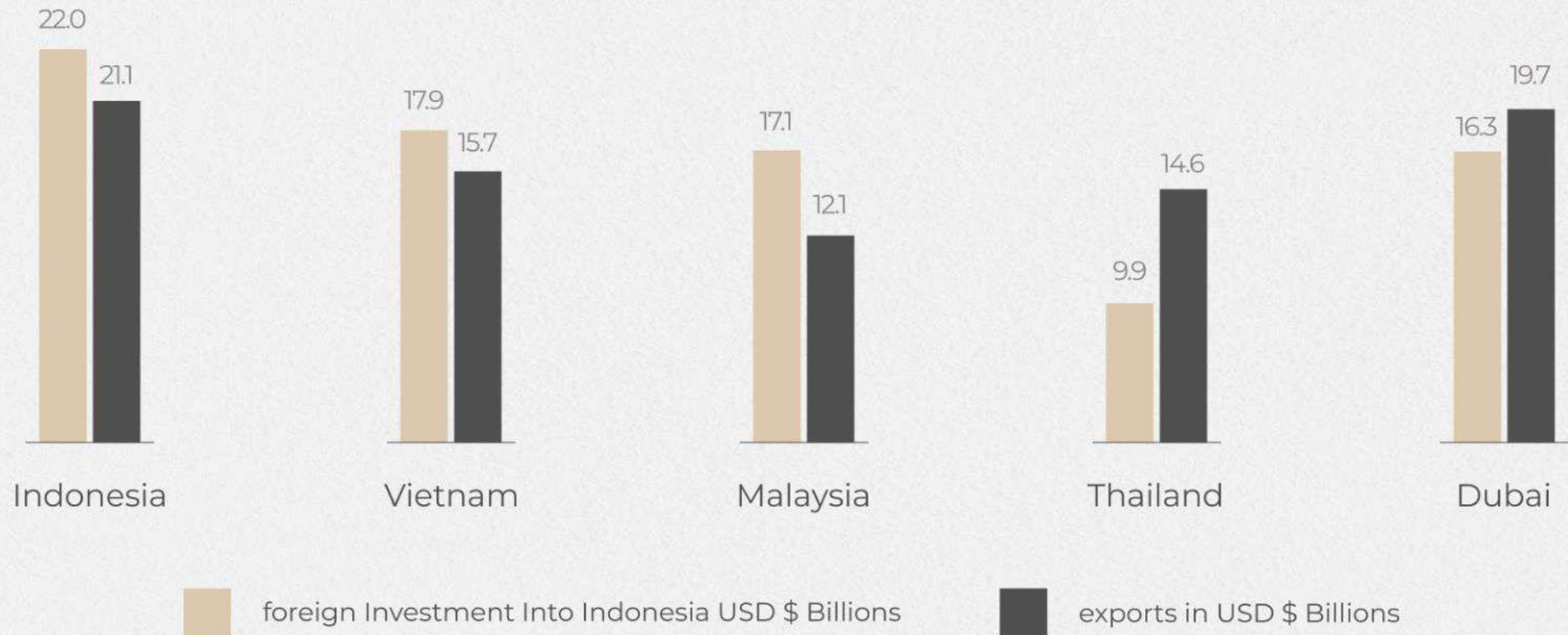
International tourist arrivals
target in 2023 by Bali's provincial
government



10,55 million

Domestic visitors in 2019, strongly
rebounding in 2022/2023

a growing market for profitable investments



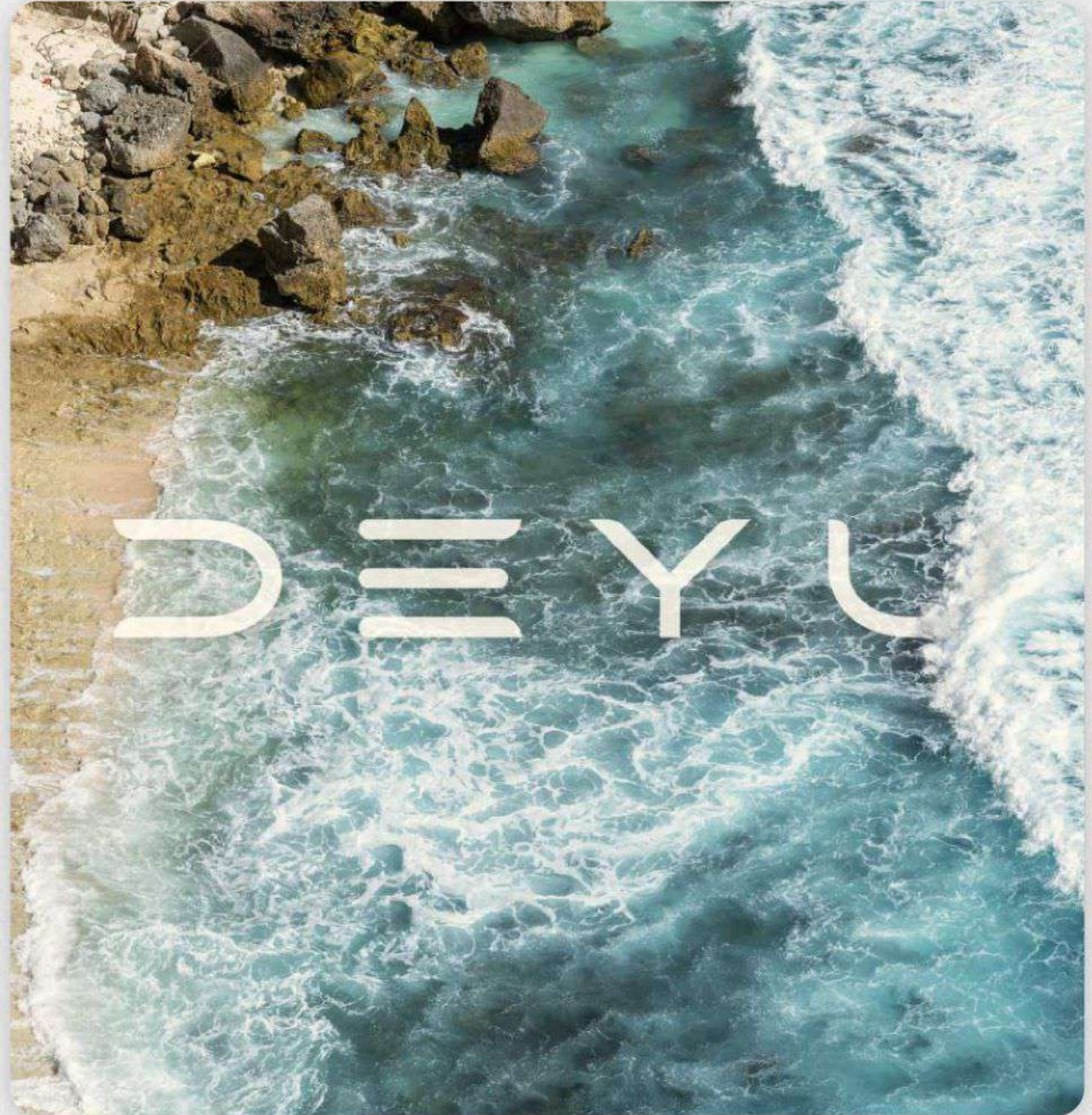
source: <https://data.aseanstats.org/>

why Bingin

BINGIN BEACH, ULUWATU

is ranked by Forbes as number four among the world's best places to live and invest. Its magnificent nature, well-developed infrastructure for permanent living, outdoor activities and remote work, and successful, thriving migrants and digital nomads thriving community make it Bali's No.1 location

it is also the choice destination for tourists and the island's business center



DEYU

your lifestyle...

37

retail outlets

4

beach clubs

11

gyms

16

yoga studios

6

pilates studios

10

international schools

2

golf clubs

9

medical centers

4

helipads

43

restaurants

19

cafes



Dreamland Beach

550 m



18 hole International
Golf Course

1 km



I Gusti Ngurah Rai
International Airport

20.8 km



Walk to the
Beach



El Kabron

300 m



DEYU
LOCATION



Alchemy Yoga
2.4 km



The Cashew Tree
1.3 km



Bambu Fitness Bali
2 km



Padang Padang
Beach
3.8 km



Bingin Beach
300 m



DEYU
LOCATION



the quality

we construct with durability and the lifecycle of the building in mind. We aim to use materials that are timeless in quality and feel which will help the building to move through the decades with elegance and retain its original beauty

where possible we are using Travertine stone for flooring basins and sinks. Tapware is in brushed brass, and the interior furnishings are designed for elegant interior durability, while each unit boasts contemporary bathroom and kitchen amenities, complemented by serene views through the windows and beach breezes

in addition we have paid great attention to the engineering for the building, with excellence in structural engineering design as well as ample provision for fresh water supply and coolness in the heat. We build to last



we address personal challenges by creating coastal sanctuaries that integrate elements of total well-being and foster vibrant communities

the problems we solve

lack of total
health & well-being

disconnect from
meaningful experiences

we provide our guests with a solution—a place where they can escape the stresses of daily life, reconnect with themselves and others, and immerse themselves in transformative experiences that nurture their body, mind, and soul



the project

our design team has 68 years combined experience in creating successful architecture projects around the world

passionate about excellence in design and construction, this project offers a unique blend of style and the allure of sanctuary by creating a peaceful haven for guests to unwind and heal from their busy lives

mood board



studio

✂ 40 & 42 m²

start from

IDR 1,639,696,000

USD 105,787

AUD 156,162

EUR 96,453

projected ROI **22%**

12%

expected yearly commercial returns

10%

capital appreciation per annum

full suite package

full build with all fittings and fixtures. fully furnished to management standards

DEYU





1 bedroom

✂ 48 & 53 m²

start from

IDR 2,162,528,000

USD 139,518

AUD 205,955

EUR 127,208

projected ROI **22%**

12%

expected yearly commercial returns

10%

capital appreciation per annum

full suite package

full build with all fittings and fixtures. fully furnished to management standards

DEYU







2 bedroom

78 m²

start from

IDR 3,488,144,000

USD 225,042

AUD 332,204

EUR 205,185

projected ROI **22%**

12%

expected yearly
commercial returns

10%

capital appreciation
per annum

full suite package

full build with all fittings and fixtures. fully
furnished to management standards

DEYU









penthouse

104 m²

start from

IDR 6,072,000,000

USD 391,742

AUD 578,286

EUR 357,176

projected ROI **22%**

12%

expected yearly commercial returns

10%

capital appreciation per annum

full suite package

full build with all fittings and fixtures. fully furnished to management standards

DEYU















12

meticulously designed apartments
over 3 floors

2

penthouse on the 4th floor



with a separate floor for parking,
storage and the reception and
private spa



private spa





exterior

DEYU

penthouse

penthouse

2 bedroom

1 bedroom

DEYU

north



1 bedroom

studio

1 bedroom

studio

south

penthouse

1 bedroom

1 bedroom

west





1 bedroom

studio

penthouse

2 bedroom

south-east

development overview

DEYU

august 2024

balinese ceremony

november 2024

building foundation & structure work

march 2025

MEP (mechanical, electrical, plumbing) & HVAC
(heating, ventilation, and air conditioning)

july 2025

interiors & furnishing completion

february 2026

estimated completion & delivery

management team



our team of experienced professionals includes

- ✔ host manager with 10+ years of experience in the hospitality industry
- ✔ chief engineer supervising the maintenance of the villas
- ✔ a team of housekeepers and butlers who worked with the managing team for years in Bali
- ✔ tax and accounting experts
- ✔ notaries and lawyers specialized in real estate deals and property management

DEYU



Matthieu Chauveau
strategy & sales

Matthieu worked for AccorHotels as a Financial Auditor before being in charge of the P&L performance of 120+ hotels in Indonesia and managing hotels in Bali and Singapore

Matthieu holds an MBA from INSEAD and ensures that the villas' profit is optimized with rigorous processes and reporting



Vincent Wybier
operations

Vincent is an experienced Hotel General Manager with 28 years of expertise in all aspects of mid-scale to premium hospitality properties in Indonesia

Passionate about building human connections, he speaks Bahasa fluently and is in charge of all the operations

exclusive agency

Harcourts Purba Bali

Harcourts Purba Bali, as part of the global Harcourts network, takes pride in being the premier real estate agency for those investing in the beautiful island of Bali. Our team of experienced professionals is committed to guiding you through the buying process, helping you find the ideal property that aligns with your investment goals. With our exceptional support and personalized services, you can trust that you're in capable hands.



Siti Salmah Purba, S.H.
Director Harcourts Purba Bali

Harcourts

879 OFFICES
11 COUNTRIES
OVER 6,670 SALES CONSULTANTS



\$45.1B

worth of property sold

More than

10,700

auctions conducted



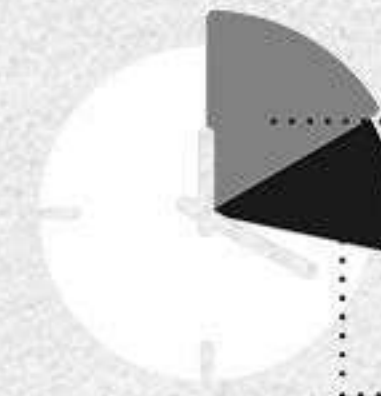
\$72.6B

in properties under management

More than

100,000

properties under management



Our team sells a property every

10 MINS

Our team rents out a property every

17 MINS

81.4

Net Promoter Score given by our sellers**

135

years experience across our network in residential, rural and commercial property



\$7.7M

raised by Harcourts Foundation supporting 1220 charities*

Deyu team

PT Hanuman Aria Bali was established as a family office for two families, bringing together parents and children who are professionals in construction, healthcare management, law, and real estate sales and management.

With a commitment to passing down valuable life knowledge and assets, the families formed PT Hanuman Aria Bali to create a brand and a select number of boutique suite and apartment hotels.

This initiative aims to ensure the transfer of knowledge and wealth across generations, upholding the core values of quality, stability, and integrity, thereby providing a secure and trustworthy investment opportunity.

DEYU



**Avaline Katherine Horthy BSc
Hons, MCP, MPM**
head of architecture & construction



Eugene Shivnan NZ EWRB, REINZ
head of land acquisition & sales





Qasthalani Daiva Doel, S.H
main director | LSP no. reg. BPT 255 00886 2018





Alifsony Pahlevi, S.Sos, M.Parr
company director




 www.deyubali.com

 [deyu.bali](https://www.facebook.com/deyu.bali)

 [deyu.bali](https://www.instagram.com/deyu.bali)

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