

MINORI

WHERE CALM RESIDES

LAUNCH OF A BOUTIQUE COMPLEX OF 11 VILLAS
WITH A PRIVATE SPA ZONE IN THE HEART OF BALI



A secure investment format with guaranteed transparency and stable returns.



THREE VALUES — ONE SPACE

Minori is built around three core principles:

safety

serenity

a sense of home

We designed a project where
investing feels as calm as living.

A PREMIUM BOUTIQUE COMPLEX WITH 11 VILLAS IN SEMINYAK

Bali's most prestigious location

Completion — Q3 2026

Minori blends thoughtful architecture, a private SPA zone, and a professional management that is focused on stable ROI.



60-year leasehold
pink zoning



Fully furnished

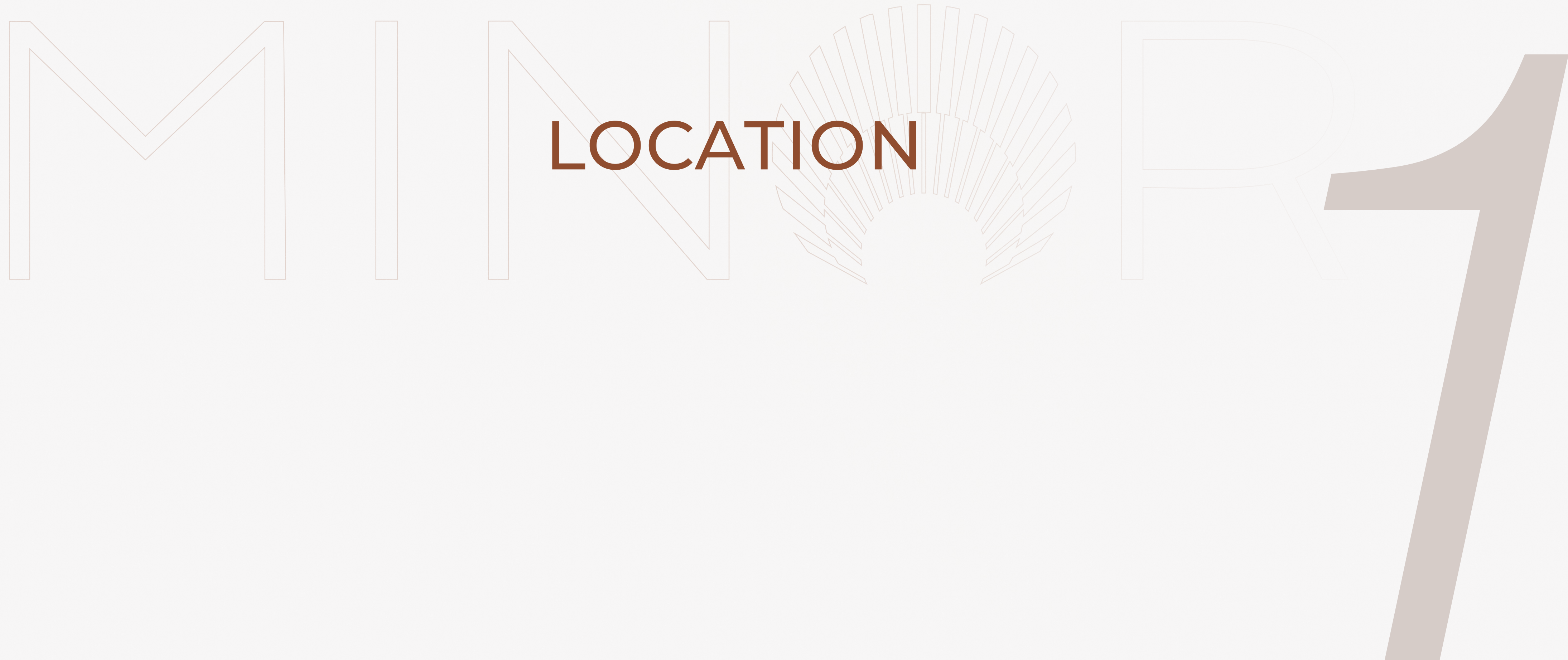


5 minutes to the beach
by bike



11 villas, 1-5 bedrooms





SEMINYAK — A PROVEN, HIGH-DEMAND LOCATION

One of Bali's most established and consistently top-performing districts, Seminyak has long held leading positions in rental returns and property value growth.

Convenient access (**just 15 minutes from the International Airport**), mature infrastructure, and limited supply make it one of the island's most premium neighborhoods. This ensures stable demand, high liquidity, and minimal risks compared to newer, still-developing areas.



15 minutes from the airport



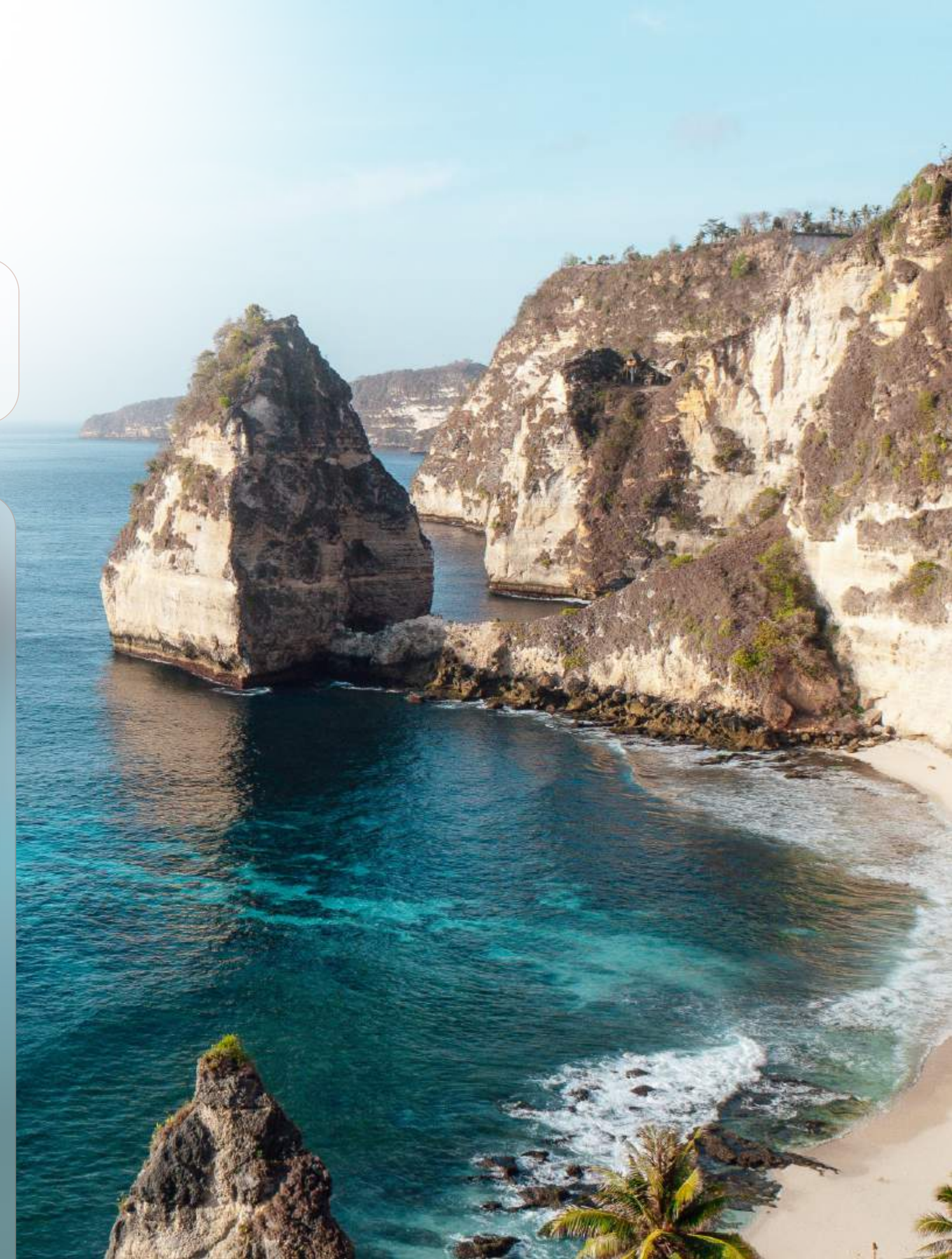
High rental yields

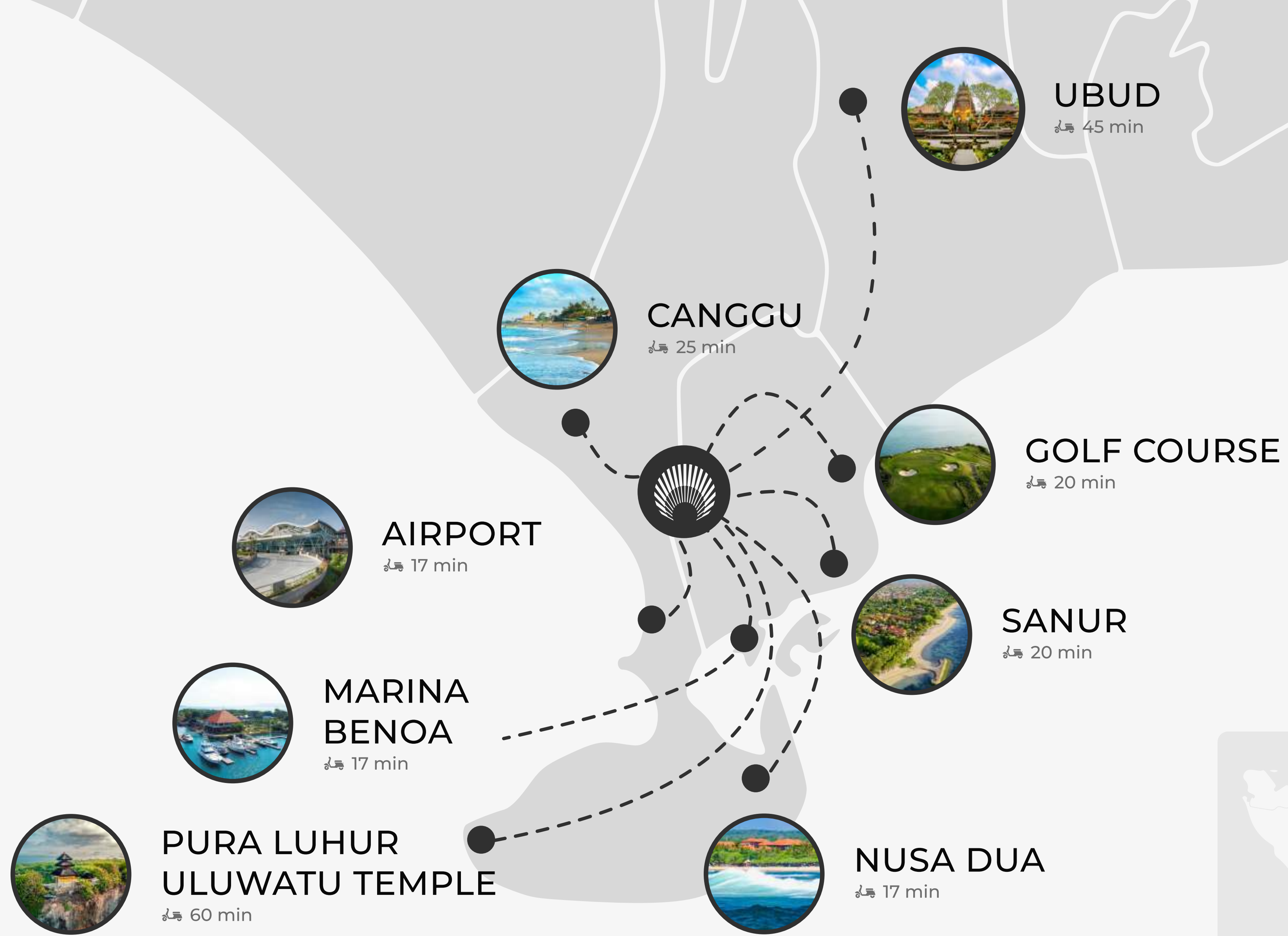


Beach with full infrastructure



Limited land supply





MINORI ON THE MAP OF BALI



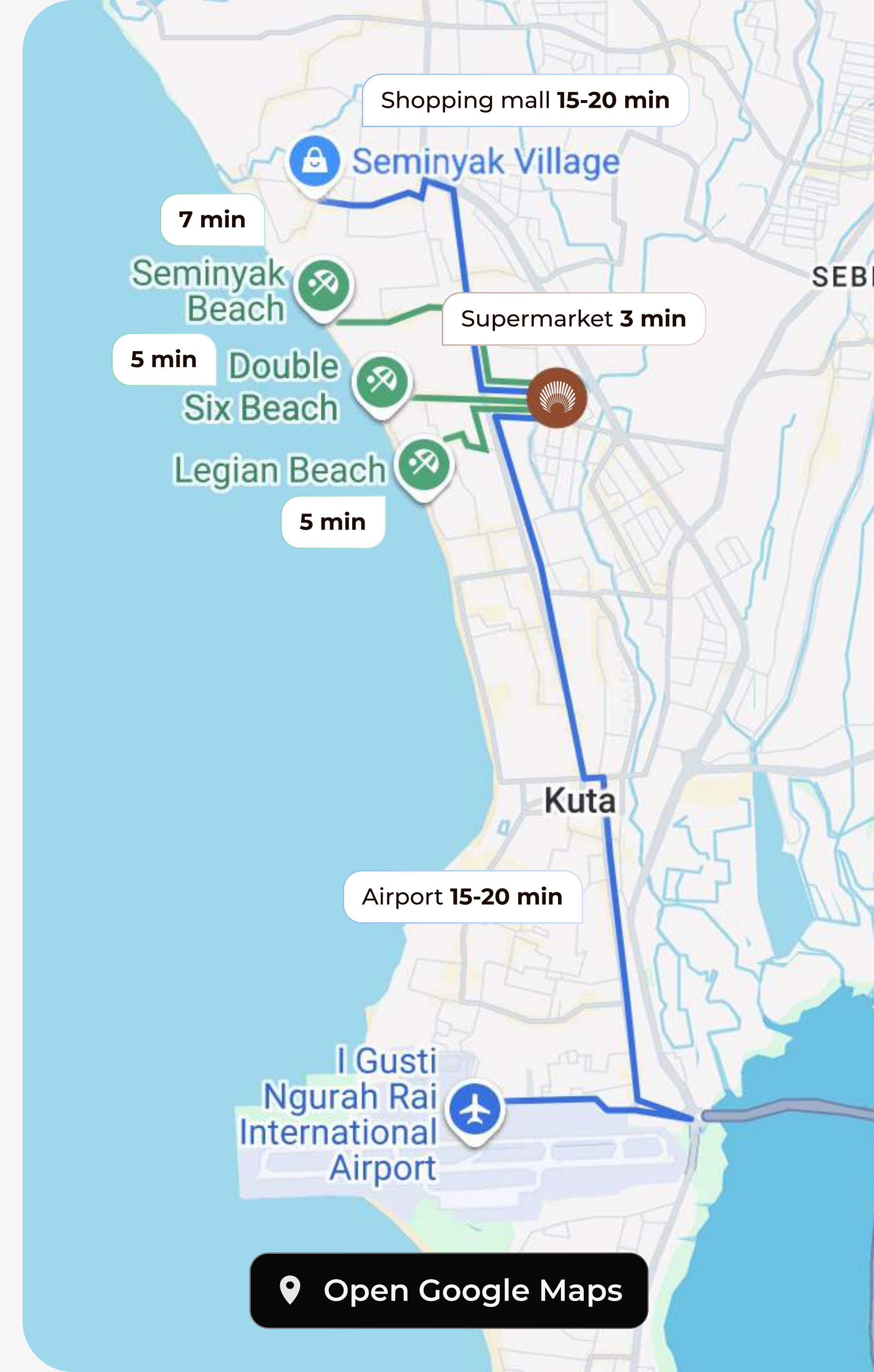
AT THE CENTER OF LIFE — WITH THE FEELING OF SECLUSION

Minori is located in a unique pocket of Seminyak: only steps away from Sunset Road and the full spectrum of the district's infrastructure — everything within reach, yet away from noise and tourist traffic.

A calm and private corner surrounded by everything that creates a comfortable lifestyle.

Within a 5-minute radius:

- Supermarkets
- Shopping areas
- Branded hotels
- Entertainment venues
- Pharmacies
- Kids' centers
- Restaurants
- Cafés
- Fitness clubs
- Yoga studios
- Spas and massage studios
- Shopping mall



SURROUNDED BY PREMIUM INFRASTRUCTURE



10 min

Potato Head Beach Club

Bali's premium beach clubs known for luxury lifestyle and unique atmosphere



5 min

Ku de ta

One of Asia's most iconic beach clubs, the symbol of Seminyak



5 min

Petitenget Temple

One of Bali's oldest temples — a serene, spiritual world



10 min

Beachwalk Shopping Center

A popular shopping & entertainment center with remarkable architecture



15 min

Ngurah Ra

Bali's main international airport



15 min

Benoa Harbour Yacht Marina

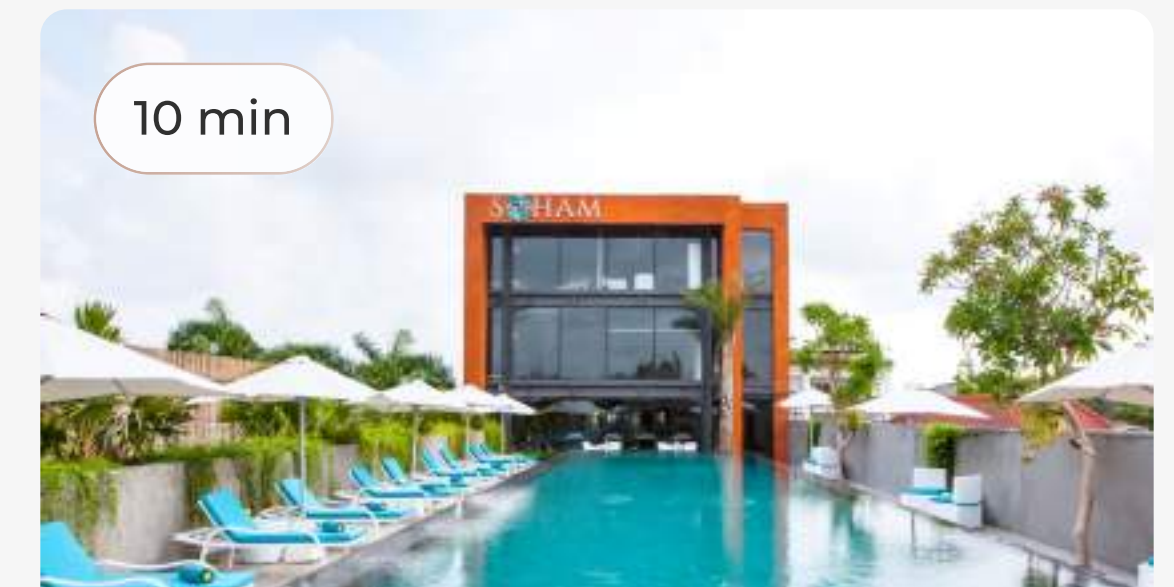
Marina where luxury, ocean, and travel converge — the symbol of coastal lifestyle



25 min

Bali National Golf Club

A top-ranked golf course (Top Golf Courses Bali)



10 min

Soham Wellness Center

Wellness centers with extensive services and exceptional hospitality

SEMINYAK — THE PREFERRED CHOICE OF GLOBAL HOTEL BRANDS

IHG® HOTELS &
RESORTS

Marriott
HOTELS · RESORTS · SUITES

ACCOR

World-class hotel groups —
IHG, Accor, Marriott — have
established successful
properties in Seminyak,
confirming its high
investment attractiveness.



ONLY 5 MINUTES TO DOUBLE SIX BEACH

Bali's own version
of the Mediterranean
coastline.

Stunning sunsets, a wide stretch of soft golden sand, easy ocean access, a stylish community, boutique hotels, luxury resorts, global-level restaurants and cafés, fitness studios, designer stores.



Clean sandy beach
with easy entry



Cafés, bars, and beach clubs
right on the water



Waves suitable
for surfing and active leisure



Just 1.5 km to the beach





A PREMIUM BOUTIQUE COMPLEX OF 11 CONTEMPORARY EUROPEAN-STYLE VILLAS

The architectural concept reflects Minori's core philosophy: clean forms, functional layouts, natural light, and harmony with nature. Straight lines, natural materials, expansive floor-to-ceiling glazing, and private inner courtyards create a sense of openness and calm.

Each villa is designed as an autonomous living space — with its own pool, terrace, and green area. A fully ready home for living or renting, complemented by shared recreational infrastructure of *** sqm.

- x1  1 × 1-bedroom villa
- x2  6 × 2-bedroom villa
- x4  3 × 4-bedroom villa
- x5  1 × 5-bedroom villa



CONTEMPORARY MINIMALISM WITH EASTERN HARMONY

Where clean, строгие lines of the facades blend seamlessly with the warmth of natural materials and the surrounding environment.

A photograph of a modern, two-story villa with a swimming pool. The villa features large glass windows, stone accents, and a covered outdoor area. The pool is surrounded by lounge chairs and a thatched-roof gazebo. Tall palm trees and lush tropical vegetation are scattered throughout the scene under a clear blue sky with some clouds.

ARCHITECTURE DESIGNED FOR MODERN FAMILY LIVING

Minori brings together architecture inspired by family values and thoughtful infrastructure designed to create comfort, care, and connection.

These principles are reflected not only in the spaces, but also in the services of the complex.

Family-Centric Architectural Features

- ✓ Private pool at every villa with a designated kids' area
- ✓ Family layouts with dedicated workspaces
- ✓ Spacious bedrooms and private terraces
- ✓ High-quality, eco-friendly materials

Services for Comfortable Living

- ✓ Shuttle service to schools, hospitals, and beaches
- ✓ Babysitting services and mobile kids' rooms
- ✓ Concierge service and a family-oriented experience guide
- ✓ SPA zone and in-complex delivery kitchen in a quiet commercial wing

PRIVATE POOL
IN EVERY VILLA



LOUNGE AREA WITH BBQ





Entrance group with light installation.



Here nature becomes part of the architecture, and architecture becomes part of your rhythm of life.



The complex has a spacious swimming pool and a relaxation area with sun loungers.



Cozy inner paths.

PREMIUM SPA COMPLEX
RIGHT INSIDE THE COMMUNITY

WHERE CALM RESIDES

EXCLUSIVITY FOR RESIDENTS. PREDICTABILITY FOR INVESTORS.

Just 11 Villas — a Format Where Everyone Wins

Investor Benefits

-  High ADR and strong occupancy
-  High operational controllability
-  Reduced risks and more predictable income
-  Diversified appeal to multiple target audiences
-  Value growth and strong liquidity
-  Increased rental demand

Resident Benefits

-  Comfort, privacy, and exclusivity
-  Personalized service for renters and owners
-  Stable, market-aligned rental pricing
-  Ability to choose villa type by lifestyle needs
-  A gated, curated community environment
-  Visual aesthetics integrated into natural landscapes

MINOR

INTERIORS

ES

CONTEMPORARY INTERIORS

Where european elegance meets natural warmth and asian harmony



We created an interior concept aligned with modern European taste — a space that instantly feels familiar, cozy, and harmonious.



The design is grounded in soft minimalism with warm beige tones, natural wood, and stone textures that evoke calm and effortless comfort.



LIVING WITHOUT BOUNDARIES BETWEEN HOME AND NATURE

From the spacious living room, large sliding panoramic windows open directly to the garden and pool — erasing the line between indoor comfort and the surrounding greenery.



















The bathrooms are finished with wear-resistant porcelain stoneware and decorative panels.



MASTERPLAN

1-bedroom

Villa No. 11 — 67.8 m²

2-bedroom

Villa No. 1 — 118.5 m²

Villa No. 2 — 103.8 m²

Villa No. 7 — 99.1 m²

Villa No. 8 — 99.1 m²

Villa No. 9 — 99.1 m²

Villa No. 10 — 99.1 m²

4-bedroom

Villa No. 3 — 231.3 m²

Villa No. 5 — 208.5 m²

Villa No. 6 — 208.5 m²

5-bedroom

Villa No. 4 — 356.5 m²

Reception+SPA

No. 12 — 695 m²





“

Seminyak has long established itself as a stable, high-demand area among affluent residents and travelers — yet the existing housing stock is visibly outdated.

Minori becomes a rare project offering a truly modern product in a mature, fully developed, and highly sought-after location.

— Chief Architect of Minori

MINOR 4

UNITS



1-BEDROOM VILLA

🛏 1

🚿 1

↕ Single floor

LIVING AREA:

67.8 m²

PLOT AREA:

104 m²

TOTAL AREA:

103 m²

from \$194 800

FULL PAYMENT

from \$205 000

INSTALLMENT PLAN

NET INCOME

from \$2,300 / month

DOWN PAYMENT

from \$61 000

INSTALLMENTS

for 9 months

GUARANTEED INCOME

6% for 2 years

FULLY FURNISHED

appliances, furniture, décor



2-BEDROOM VILLA

🛏 2

🚿 3

↕ Single floor

LIVING AREA:

99.1–118.5 m²

PLOT AREA:

133–158 m²

TOTAL AREA:

140–187 m²

\$270 800 – \$289 800

FULL PAYMENT

\$285 000 – \$305 000

INSTALLMENT PLAN

NET INCOME

from \$3,250 / month

DOWN PAYMENT

from \$85 000

INSTALLMENTS

for 9 months

GUARANTEED INCOME

6% for 2 years

FULLY FURNISHED

appliances, furniture, décor



4-BEDROOM VILLA

🛏 4

🚿 5

↕ Double floor

LIVING AREA:

208.5–231.3 m²

PLOT AREA:

220–328 m²

TOTAL AREA:

352–427 m²

\$470 300 – \$489 300

FULL PAYMENT

\$495 000 – \$515 000

INSTALLMENT PLAN

NET INCOME

from \$5,500 / month

DOWN PAYMENT

from \$148 000

INSTALLMENTS

for 9 months

GUARANTEED INCOME

6% for 2 years

FULLY FURNISHED

appliances, furniture, décor



5-BEDROOM VILLA

5

6

Triple floor

LIVING AREA:

356.5 m²

PLOT AREA:

260 m²

TOTAL AREA:

503 m²

\$617 500

FULL PAYMENT

\$650 000

INSTALLMENT PLAN

NET INCOME

from \$6,270 / month

DOWN PAYMENT

from \$195 000

INSTALLMENTS

for 9 months

GUARANTEED INCOME

6% for 2 years

FULLY FURNISHED

appliances, furniture, décor

RENTAL YIELD COMPARISON

Villa	Price	Down payment	Rental income	Annual net income	Rental ROI over 6 years	Rental ROI over 6 years + resale	Total profit over 6 years
1 bedroom	\$205,000	\$61,000	14%	\$28,100	94%	113%	\$231,150
2 bedrooms	\$285,000	\$85,000	14%	\$39,100	96%	112%	\$325,200
4 bedrooms	\$495,000	\$148,000	13%	\$66,000	91%	99%	\$492,300
5 bedrooms	\$650,000	\$195,000	12%	\$72,250	83%	94%	\$609,150

Get the full investment model



+62 8135920707

EARLY INCOME & COMFORTABLE INSTALLMENTS

Investments That Start Working in Just One Year



Installments up to 9 months

zero interest. zero extra fees.

Balanced income & capital

part of the installments
is covered by rental income.

Returns from month 5

the villa generates income during
the installment period

Transparent structure

fixed amounts and dates.
no hidden conditions.

Eco Invest Group — making investments predictable and profitable from year one.



PINK-ZONE LAND: A PROPERTY WITH FULL LEGAL TRANSPARENCY

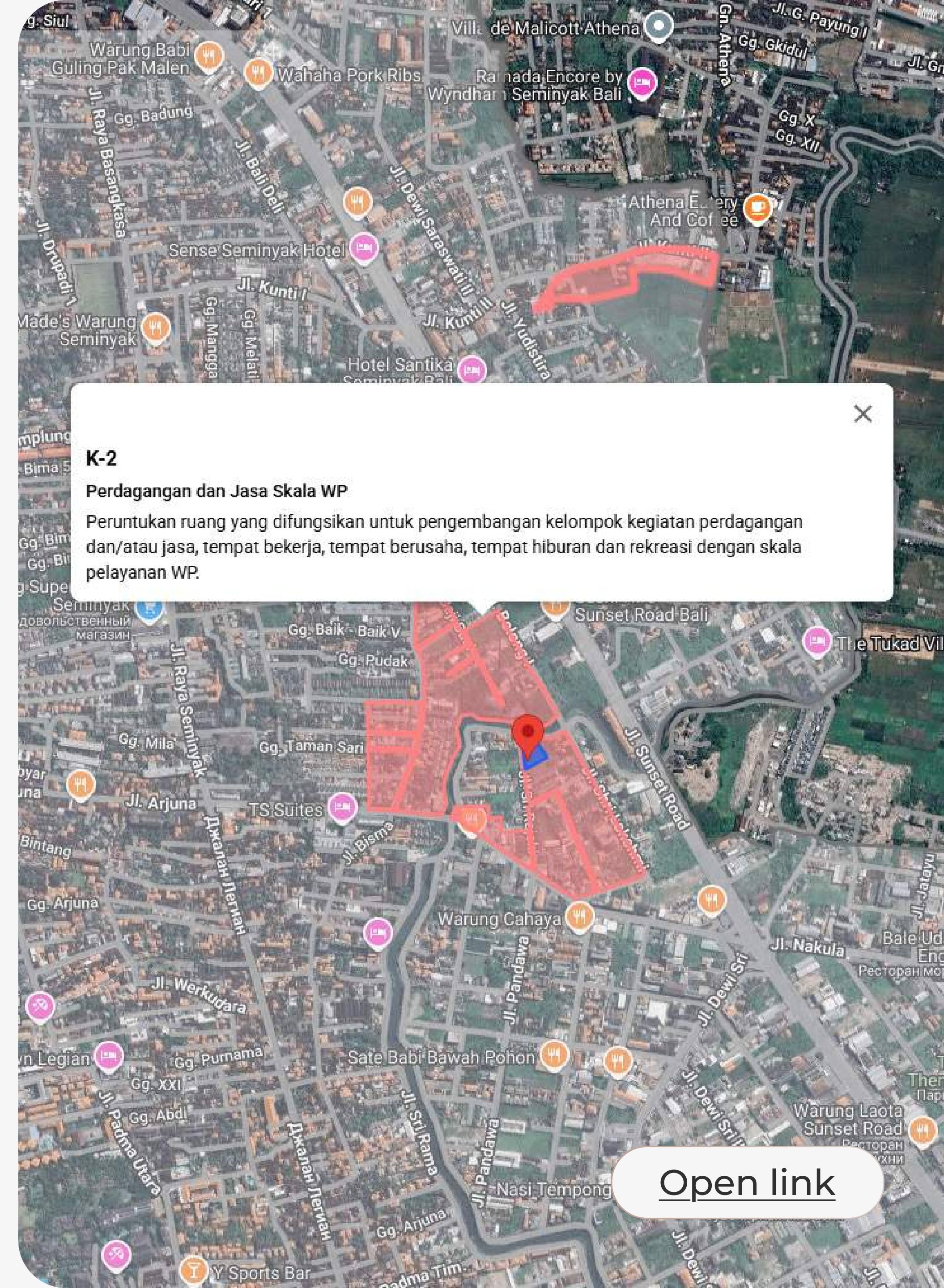
Our land is located in the Pink Zone

(Pariwisata / Tourism Zone) — the only zoning category in Bali that legally allows short-term rentals, hospitality operations, and tourist-oriented real estate.

The plot has a clear legal history, is registered under a PT PMA (foreign-owned company), and fully accessible for international investors. We made the complex simple — owning property in Bali is now safe, transparent, and compliant.

Fact:

Only Pink Zone land legally permits short-term rentals. In Yellow (residential) and Green (agricultural) zones, such operations are restricted or entirely prohibited.



THE PROJECT IS BUILT ON LAND WITH FULLY REGISTERED & PREPAID LEASE RIGHTS

This ensures absolute transparency and protects the investor from bureaucratic delays or hidden risks.



OFFICIAL DOCUMENTATION



Legal Company Documents

A complete package of official documents confirming the project’s compliance and legal rights under Indonesian law.

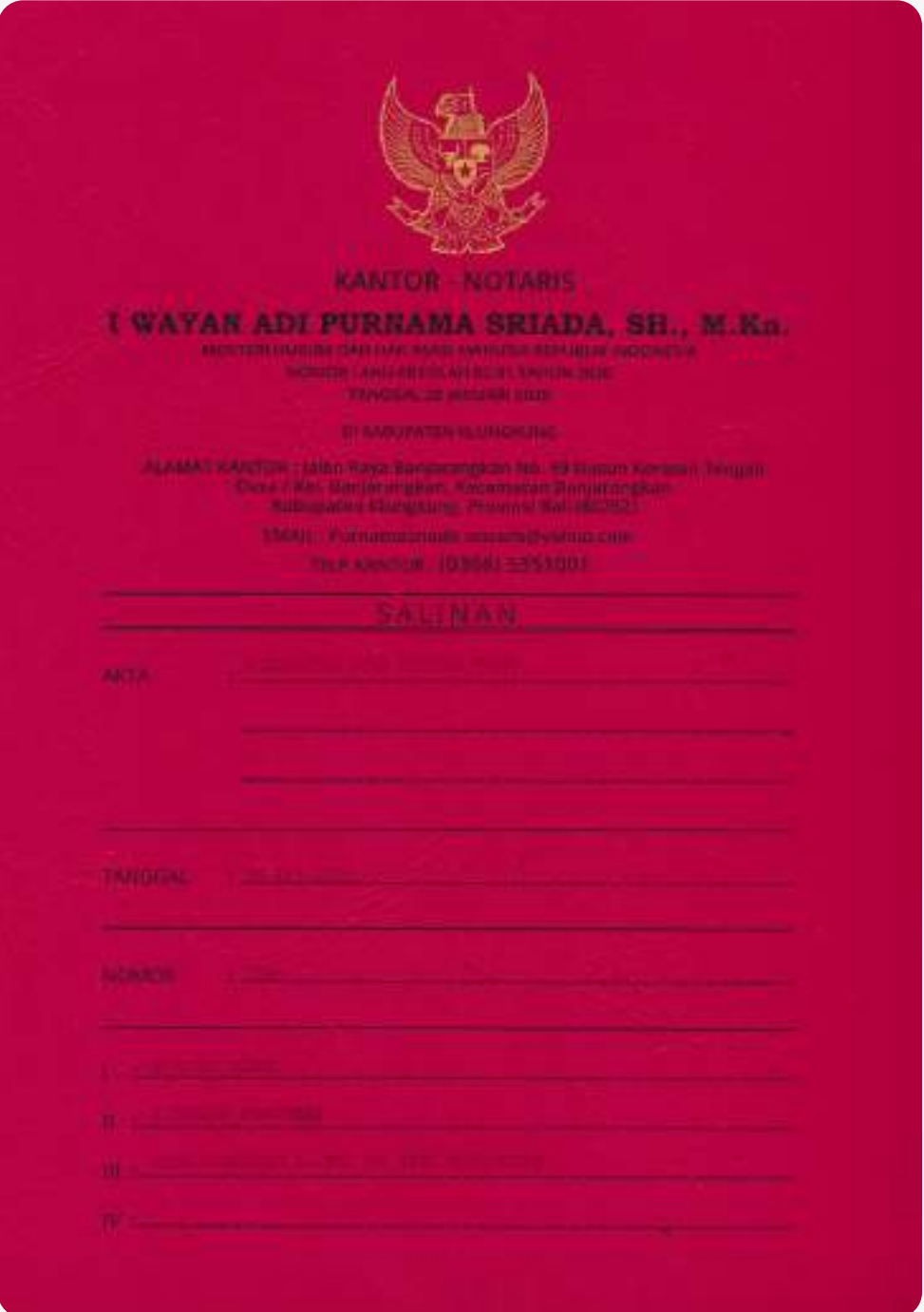
A complete package of official documents confirming the project’s compliance and legal rights under Indonesian law.



KKPR

Land-use and zoning authorization

KKPR confirming that Minori fully complies with urban planning regulations.



Hak Sewa (Leasehold)

Long-term lease rights

Long-term lease rights registered to the PT PMA — the safest ownership model for international investors.



NIB

Business Identification Number

Confirming the company’s legal registration and right to operate.



YOUR OWNERSHIP IS GUARANTEED FOR 60 YEARS

The Minori ownership **structure provides long-term security:**

The first 25 years of land lease are fully prepaid by the developer. The agreement includes a 25-year extension. Plus an additional 10-year optional extension

Total potential ownership — up to 60 years with full control over the villa and predictable long-term performance.

Based on extensive financial modeling — including market data, actual occupancy rates, and Seminyak rental benchmarks — the project is designed to deliver up to 7x total return over the leasehold period.

THE PROJECT IS FULLY DEVELOPER-FINANCED

Built entirely with internal capital.



Financial Stability

No dependence on external funding or investor cash flow.



Quality Control

In-house construction equipment, a concrete plant, and trusted contractors guarantee consistent quality.



Guaranteed Construction Timelines

Internal production resources eliminate delays and ensure predictable delivery.



9-Month Installment Plan

Comfortable terms for investors without affecting project liquidity.



Eco Invest Group — we build with our own capital and guarantee delivery, timing, and quality.

YOUR INVESTMENT PATH — FROM SELECTION TO EXIT

Eco Invest Group supports you at every step:



Flexible Payment Options

Convenient global payment methods.

Liquidity at Every Stage

The investor may resell the villa independently or through the developer.

Remote Support

Full assistance online — no personal presence required.

VILLA INSURANCE — PROTECTION & CONFIDENCE

We offer an optional insurance program through Tokio Marine Kiln, ensuring total safety of your investment.

The management company covers guest responsibilities and rental income, providing complete peace of mind.



Property Protection

Coverage for fire, flooding, and natural disasters.



Rental Income Protection

Stable income even during force majeure (including lockdowns).



Guest Liability

Compensation for harm caused to third parties.



Theft & Vandalism Protection

Coverage for equipment, furniture, and valuables.



A person wearing a tan suit is holding a white hard hat. The background is a blurred architectural structure.

CONSTRUCTION QUALITY GUARANTEES. RELIABILITY BACKED BY FORMAL COMMITMENTS:



Structural Warranty — 5 years

Foundation, load-bearing structures,
and roofing.



Finishing Works — 1 year

All finishing, engineering systems,
and furniture.



Waterproofing — 7 years

Extended waterproofing for pools
and roof surfaces.

Full Support for Every Investor

We ensure legal and financial transparency at every stage.

Our legal team assists with international transfers and provides guidance to ensure a safe and comfortable purchase.



GUARANTEED RETURN

for the First 2 Years

6%

We take on the risks and ensure stable returns during the first two years after completion.

7

Contractually fixed minimum yield
— **6% annually**

2

Estimated long-term average
annual return — **12–15%**



ECO MANAGEMENT — TRANSPARENT OPERATIONS & STABLE INCOME

A FULLY FUNCTIONING PROPERTY UNDER **ECO MANAGEMENT**

Origin Ubud is an active example of our operational expertise — a proven model now applied to Minori.

Identical 1-2BR formats — Verified long-term performance

9,1

Booking.com

4,8

Tripadvisor

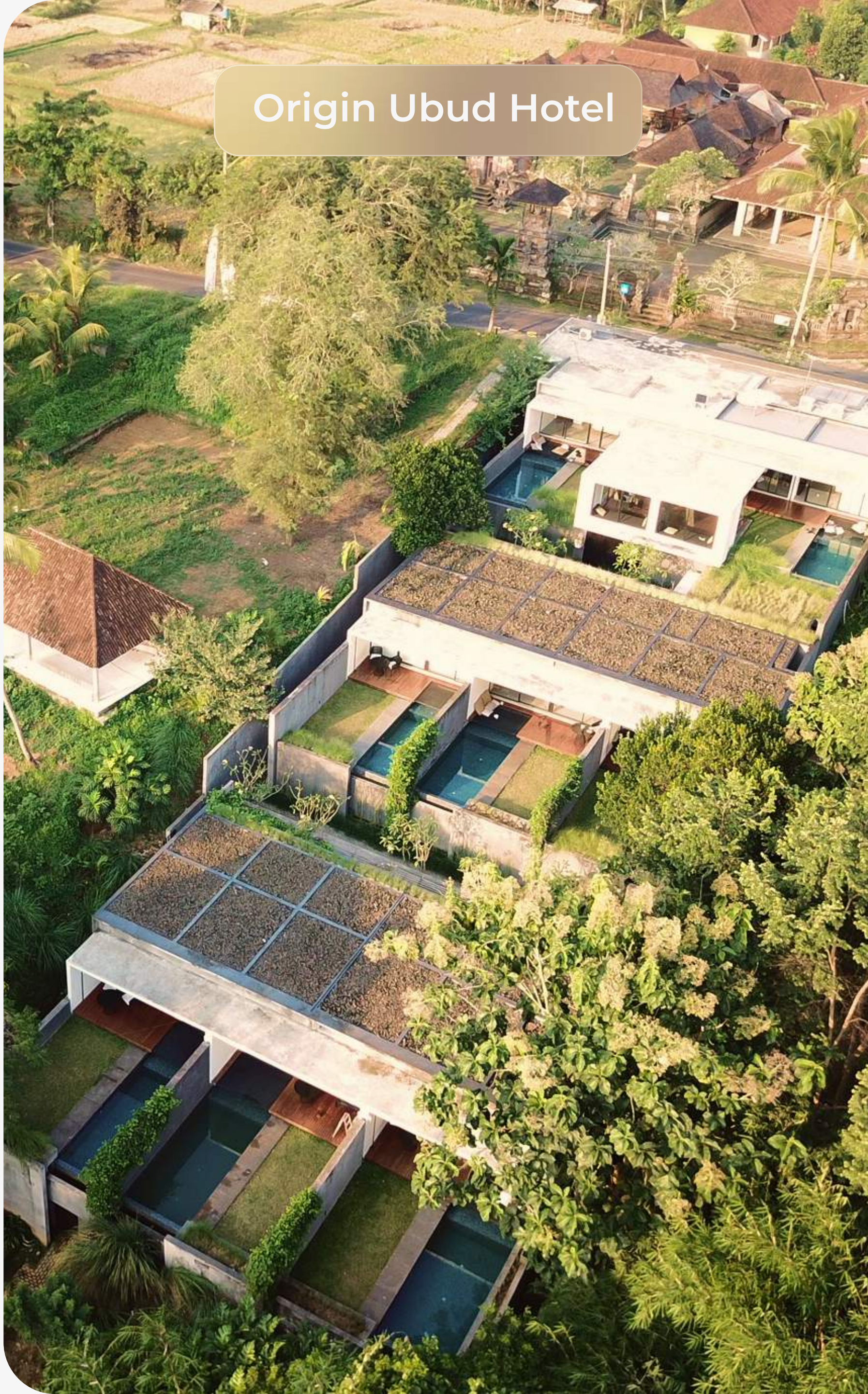
4,6

Google

900+

guest reviews

Consistently high ratings



Origin Ubud Hotel

A FULLY FUNCTIONING PROPERTY UNDER **ECO MANAGEMENT**

Anusara Luxury Villas Ubud is the second hotel under the management of Eco Management to be awarded the prestigious Travellers' Choice award in 2025.

The successful concept of the SPA complex on its premises is now also being implemented at Minori.

8,7

Booking.com

4,9

Tripadvisor

4,5

Google

1000+

guest reviews

Consistently high ratings

Hotel Anusara Luxury Villas



MANAGEMENT THAT DRIVES PROFIT

We build and operate the complex ourselves — ensuring control, quality, and consistently high occupancy.



Transparent Reporting

Owners see all performance metrics.



Strong Marketing

Year-round occupancy through global channels.



Adaptive Service

Flexible guest experience tailored to modern travel trends.

Full Control from Anywhere

Monthly, quarterly, and annual reports with analytics — plus automatic payments directly to your account.

Everything is remote.
Everything is simple.



PROPERTY MANAGEMENT SERVICES



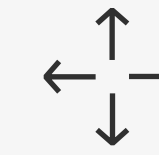
Operational Services

- Housekeeping
- Linen change
- Technical maintenance
- Pool maintenance
- Landscaping



Guest Services

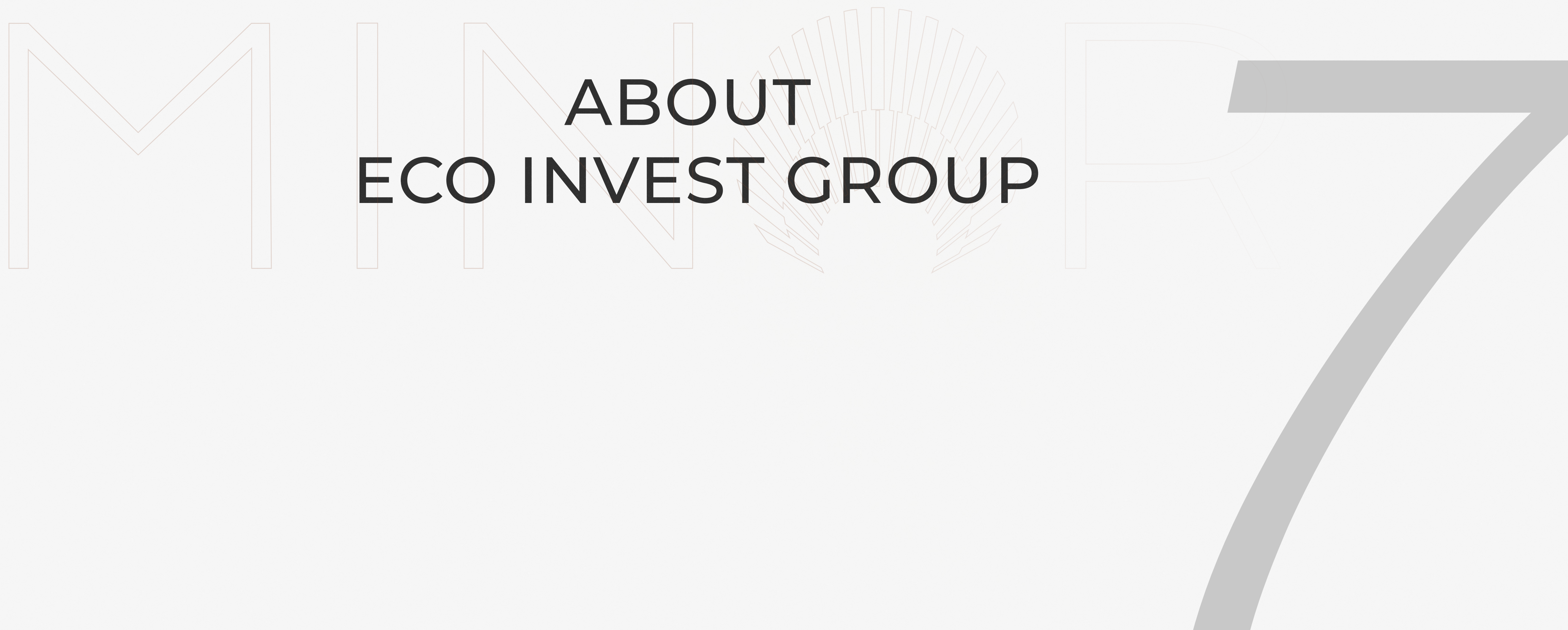
- Concierge
- Airport transfers
- Excursions
- Babysitting
- Restaurant bookings
- In-villa dining



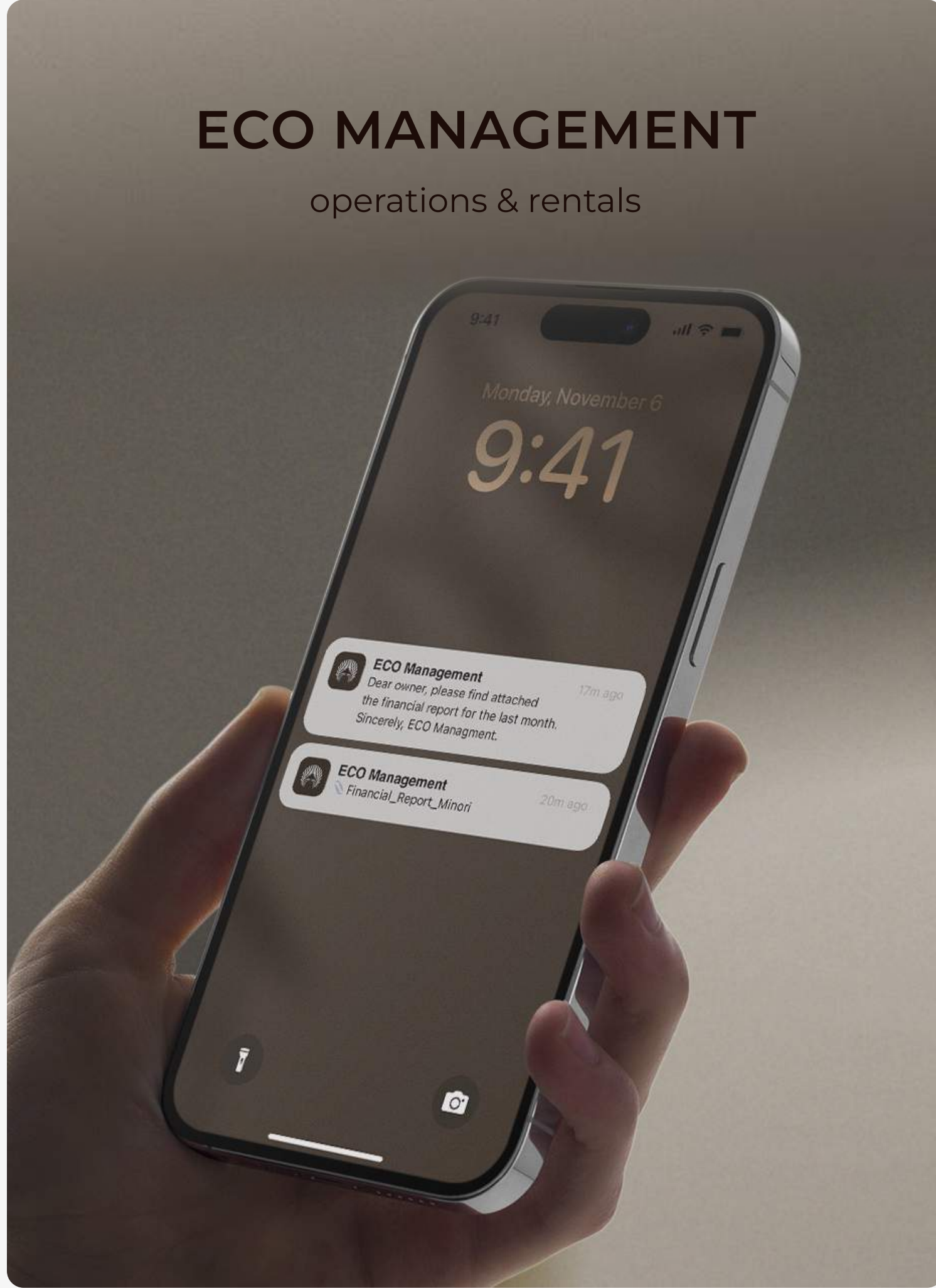
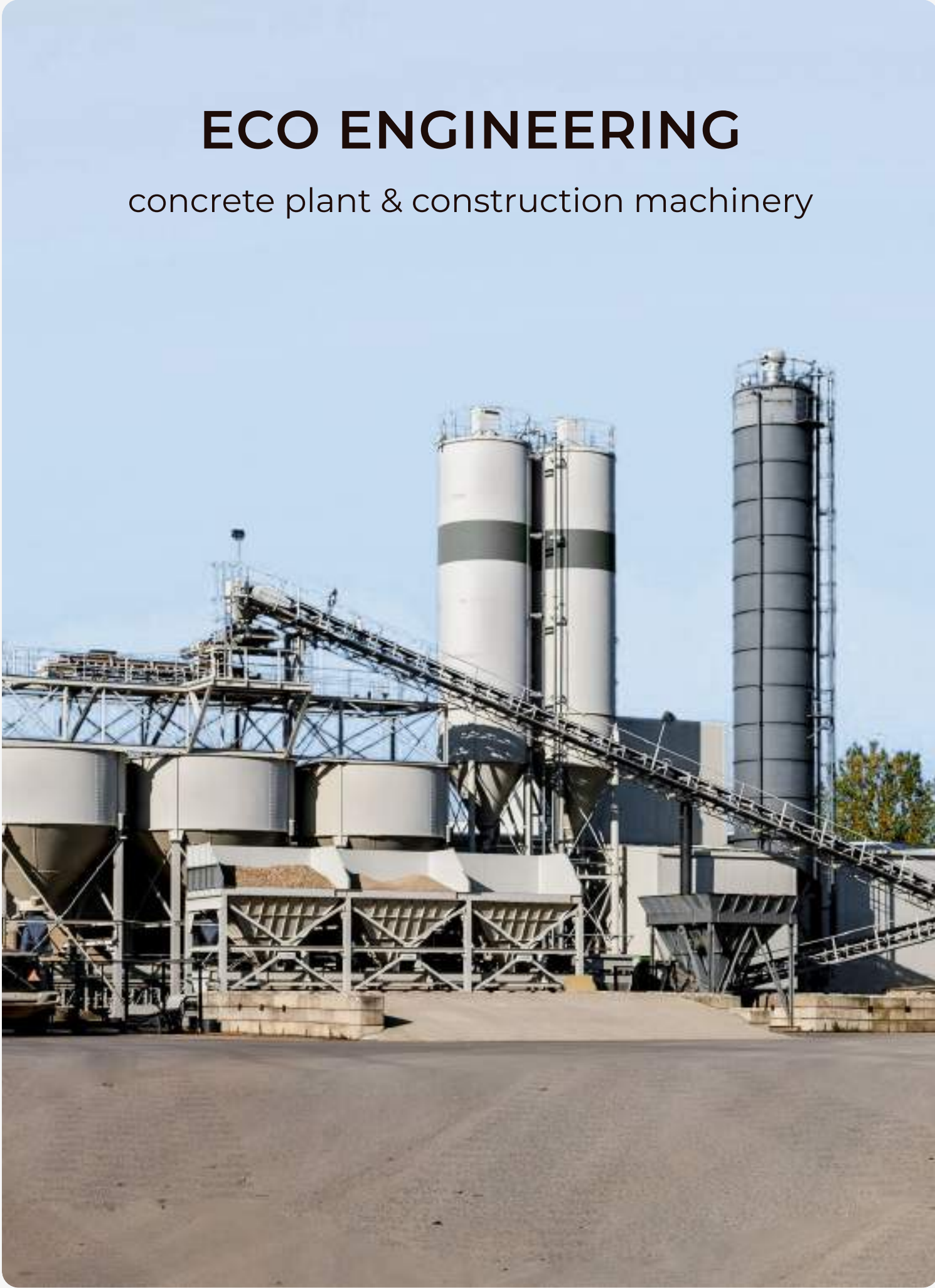
Management & Oversight

- Financial reporting
- Client acquisition
- Reservation management
- Security & CCTV

We create a seamless experience
for guests and confidence for investors.



GROUP STRUCTURE



We build not just properties — but ecosystems for life and investment.

TWO YEARS ON BALI — KEY ACHIEVEMENTS

1

Acquired and operate
a hotel in Ubud

3

Launched a high-quality
concrete plant

2

Built our own fleet of
construction machinery

4

Now developing our new
complex — Minori



10+

years of development
experience

17

units of construction
machinery

1

concrete
plant

1000+

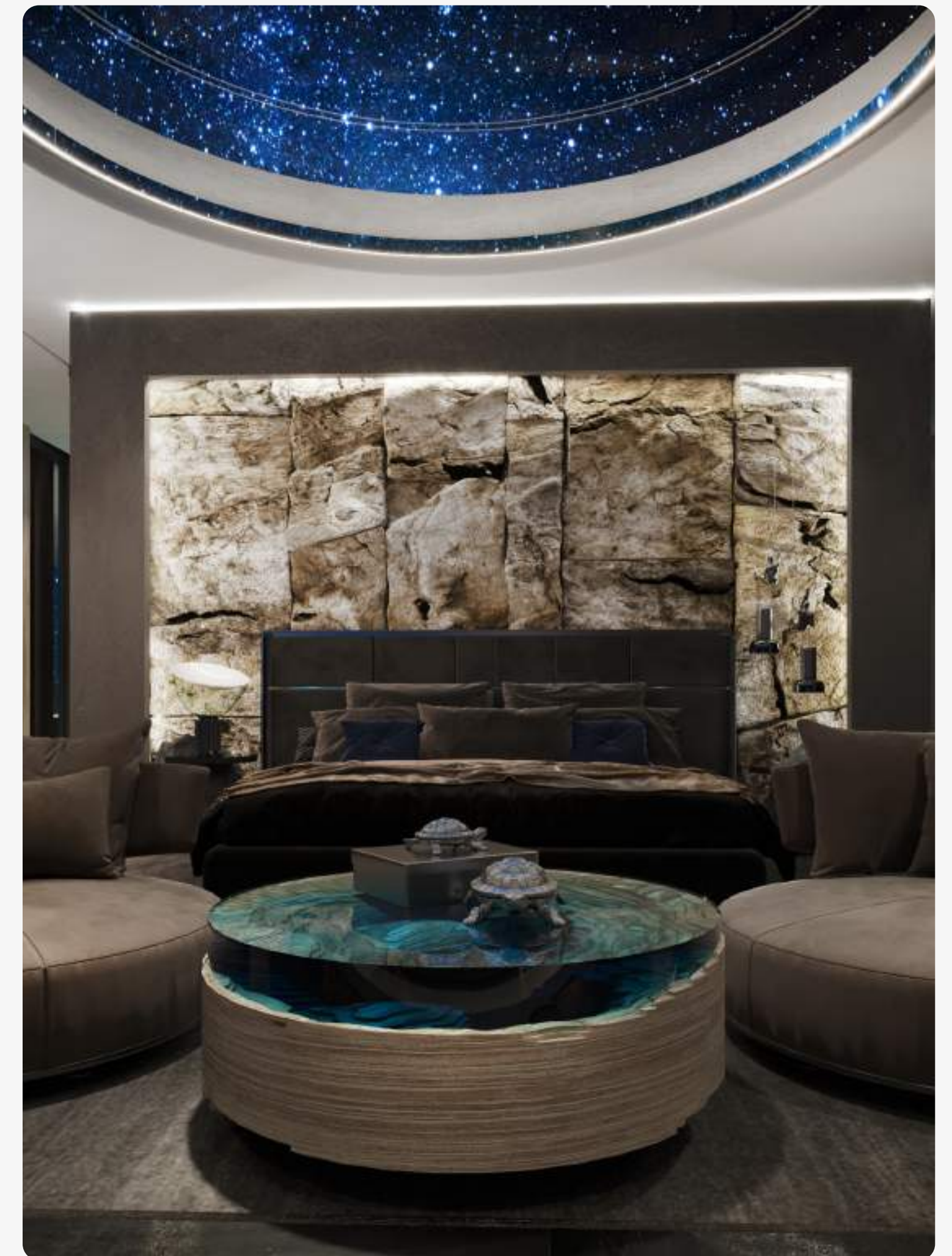
monthly
hotel guests

1

new project
— Minori

HOW IT ALL BEGAN

Our team has extensive experience in large-scale residential development
— the foundation for a new chapter in Bali.



A NEW CHAPTER: BALI

Origin Ubud Hotel

Today, Origin Ubud operates at high occupancy, growing revenue, and strong guest loyalty.

It is the first proven investment model by Eco Invest Group — real estate that generates real income.



IN-HOUSE CONSTRUCTION BASE

We built our own concrete plant and machinery fleet.

17 units of equipment for structural and concrete works.
This ensures full independence from subcontractors,
stable quality, and operational profitability.

THE NEXT STEP — MINORI

Minori is more than a project — it is the result of our experience, confidence, and passion for creating meaningful spaces.



“

Bali is an island
of opportunity. We build
so that every opportunity
becomes reality.

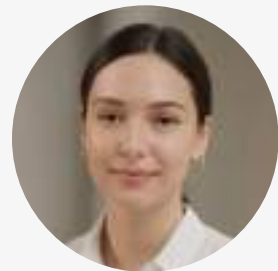
— Roman Barkin

Commercial Director,
Eco Invest Group



YOUR PERSONAL MANAGER IS ALWAYS AVAILABLE

For consultations and reservations, simply contact
us through any convenient channel:



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OFFICIAL WEBSITE

minoribali.com

Manager's Telegram



Manager's WhatsApp

