

# Ananta.

*Thirty-six design-led residences in Canggu, Bali.  
Built once. Operated forever.*

RESIDENCES

36

BUILDINGS

3

KEYS

Q2 2028

PHASE 1 FROM

\$199K



THE VISION

*Sculpted architecture where greenery becomes part of the building.*

# Five reasons to own at Ananta.

*A residential resort that runs like a hotel — designed for those who split their year between continents and want a home that earns while they're away.*

## 01 · PRIME LOCATION

3 minutes to Echo Beach surf, 40 minutes to Ngurah Rai International. In the most dynamic district of Bali — Canggu.

## 03 · PROJECTED 9-13 % ROI

Hotel-style pooled rental operated by MyResorts. Returns assume 70 % average resort occupancy and Canggu-market ADR.

## 05 · PAYMENT FLEXIBILITY

Model A standard 30 / 40 / 30 milestone schedule (recommended for most). Model B 100 % cash at SPA with -5 % discount.

## 02 · SIGNATURE DESIGN

Six features no generic Canggu build offers: organic façade, palm gardens, three signature rooftops, bougainvillea cascade, rooftop infinity pool, window planters. Designed by Studio Identity Designers.

## 04 · PHASED PRICING

Phase 1 VIP entry pricing (-4 %) for the first 9 buyers. Prices auto-step with sell-through. Get in early.

## — · OPERATIONS

PT MyResorts Ananta Two operates the entire resort as a single short-stay business. You earn a share of resort turnover, weighted by your unit coefficient. Paid monthly.

# Bali welcomed 6.95 million international tourists in 2025 — up 10 % year-on-year.

*Recovery trajectory above pre-pandemic peaks. Canggu is the fastest-growing district, driven by digital-nomad migration and wellness travel.*

YEAR	INTERNATIONAL ARRIVALS (M)	TREND
2019	6.28	Pre-pandemic peak
2020	1.07	COVID closure
2021	0.05	Closed borders
2022	2.16	Reopening
2023	5.27	Recovery accelerates
2024	6.33	Above pre-COVID
<b>2025</b>	<b>6.95</b>	<b>+10 % YoY</b>

Source: BPS Statistics Indonesia, monthly arrivals via Ngurah Rai International.

Canggu is the leading digital-nomad and lifestyle hub in Southeast Asia.

TOP

20%

12<sup>mo</sup>

DIGITAL-NOMAD HUB IN SE ASIA

SHARE OF BALI RENTAL DEMAND

SUNSHINE · YEAR-ROUND OUTDOOR

### The lifestyle drivers

- **Surf** — five world-class breaks along a 3 km coastline (Echo, Old Man's, Batu Bolong, Pererenan, Berawa). Year-round consistent waves.
- **Co-working & community** — over a dozen premium co-working spaces serve a 12-month resident community.
- **Wellness** — yoga, breathwork, longevity studios, raw cafés — wellness travel is now Bali's fastest-growing tourism segment.
- **Beach clubs** — Finns, La Brisa, Atlas, Potato Head — international F&B with consistent year-round programming.



CANGGU · THE DAILY LIFESTYLE

Canggu property prices rose +50 % since 2019.  
Forecasts point to another +45–80 % over the next five years.

+50%

PRICE GROWTH SINCE 2019

7–15%

ANNUAL PRICE GROWTH  
FORECAST

+45–

80%

CUMULATIVE 5-YEAR  
FORECAST

**The earlier you buy, the more the market works for you.**

A unit purchased today at the Phase 1 entry price of \$191,000 could reach an indicative valuation of \$277,000–\$344,000 in five years on consensus forecasts — before any rental income.

Source: Bali Home Immo Q1 2025 market report; Bukit Vista market data 2024–2025. Past performance and consensus forecasts are not a guarantee of future outcomes.



BALI · MACRO TAILWINDS KEEP ARRIVING

# Your tenants already live here. Average stay 14–28 nights. Year-round occupancy.

*Three core tenant pillars drive Canggu's year-round demand.*

## O1

### DIGITAL NOMADS

Long-stay remote workers from Europe, North America and Australia. 14–28 night average stays. Prioritize fast internet, quiet workspace, walkable beach access.

## O2

### SURFERS & WELLNESS

Year-round surf travelers, yoga retreat goers, longevity travelers. Stay clusters around the high seasons (Apr–Oct and Dec–Jan).

## O3

### CREATIVE ENTREPRENEURS

Founders, designers and small-business operators running their work from Bali for several months at a time. Premium taste, premium spend.

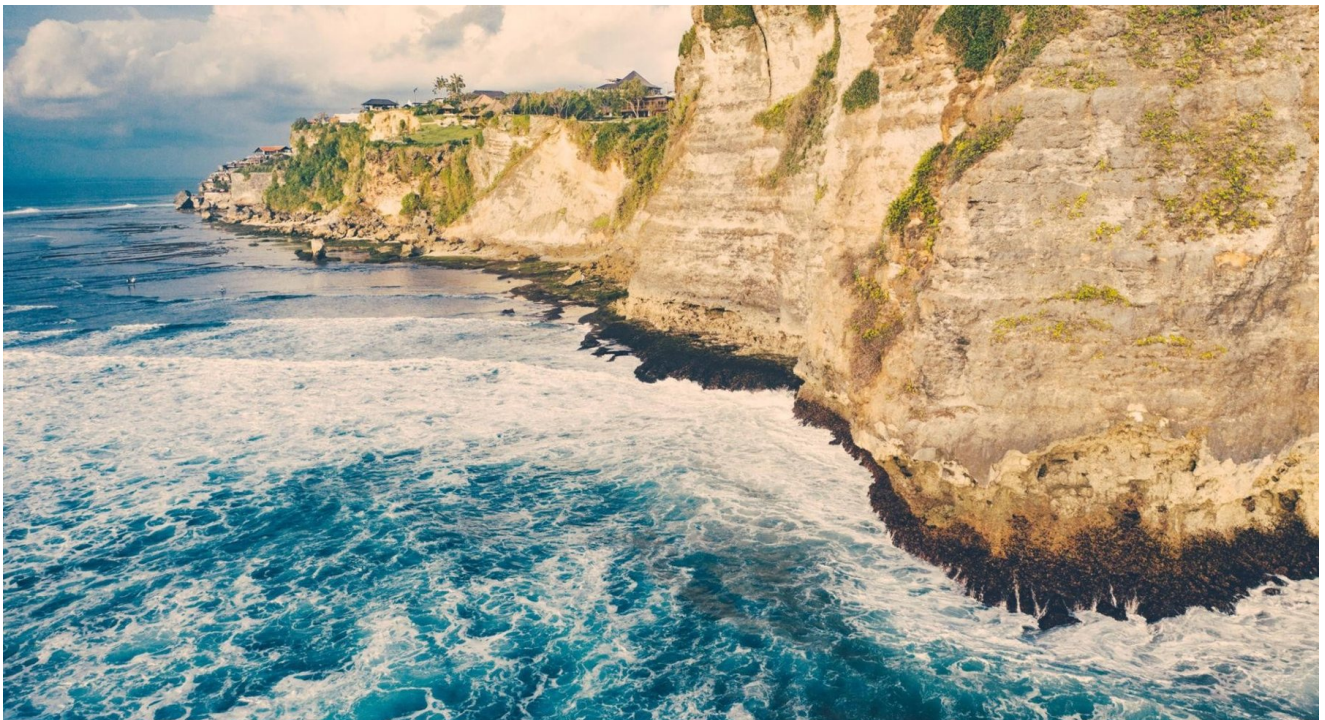


YEAR-ROUND DEMAND · YEAR-ROUND OCCUPANCY

3 minutes to surf. 8 minutes on foot to Echo Beach.  
40 minutes to the airport.

DESTINATION	TIME	WHY IT MATTERS
Echo Beach · La Brisa	3 min	Surf, beachfront F&B
Old Man's · Batu Bolong	5 min	Iconic surf break, social hub
Finns · Atlas Beach Club	10 min	Premium beach clubs
Tanah Lot temple	15 min	Cultural landmark, sunset rituals
Seminyak central	20 min	Fine dining, shopping
Ubud (artist district)	50 min	Spas, ricefields, retreats
Ngurah Rai International	40 min	Direct flights to 26 countries

Drive times based on average traffic outside peak hours.



ECHO BEACH · 3 MINUTES FROM THE FRONT DOOR

Three buildings · 36 residences · 1,884 m<sup>2</sup> of saleable area on a 1,400 m<sup>2</sup> plot.

3

IDENTICAL LOW-RISE BUILDINGS

36

RESIDENCES · 12 PER FLOOR ACROSS 3 FLOORS

891 m<sup>2</sup>

BUILT-UP AREA · WELL BELOW 65 % LIMIT

Three identical houses placed in line along the plot, each 297 m<sup>2</sup> footprint. Generous space remains for palm gardens, the communal pool and circulation between buildings. The site is designed to fit Canggu's village fabric, not dominate it.

Source: Ananta architectural documentation, April 2026 (vol. 2).



ONE OF THREE IDENTICAL BUILDINGS · 297 M<sup>2</sup> FOOTPRINT

# Sculpted architecture where greenery becomes part of the building.

*Three buildings with organically shaped openings. Plants grow through the façade. Each window is unique — sculpted to offer privacy while keeping every interior visually connected to greenery and natural light.*

"In love with nature" — the design language that runs through every detail of the project, from façade to interior.

After dark, the façade is lit from within. Ananta comes alive at night without losing the discretion that drove its daytime form.



FACADE · AT DUSK

# Six signature elements no generic Canggu build offers.

*Architecture grows from the jungle, not the other way around. Each element is engineered to differentiate Ananta and command premium rents.*

<b>01 · Organic façade</b>	Hand-sculpted openings; no two windows alike. Every façade visually merges with the surrounding gardens.
<b>02 · Palm gardens</b>	Layered planting between every façade, with organic paths, fire-pit lounges and hammock zones. The space between the buildings becomes a private jungle retreat.
<b>03 · Three rooftops</b>	One per building — Wellness, Social, Active. Glazed canopies, resident-only minibars, sunrise-to-sunset views.
<b>04 · Bougainvillea cascade</b>	Flowering rooflines cascading down every façade. Year-round magenta, coral and white blooms.
<b>05 · Rooftop infinity pool</b>	Glass edge facing the sunset, with a hidden resident-only minibar tucked into the deck corner. Centerpiece of the resort.
<b>06 · Window planters</b>	Integrated alcoves in every upper-floor window bring mature greenery directly indoors while creating built-in privacy.

# Twelve apartments per floor across the three buildings — 12 Type A, 12 Type B, 12 Type C.

All units are fully furnished, air-conditioned and smart-home ready.

TYPE	FLOOR	INTERIOR	OUTDOOR	PHASE 1 FROM
Type A	Ground	48.4 m <sup>2</sup>	~20 m <sup>2</sup> private garden + hot tub	\$199,000
Type B	2nd	54.3 m <sup>2</sup>	Window planter alcoves	\$199,000
Type C	3rd	54.3 m <sup>2</sup>	Window planters + rooftop access	\$220,000

## TYPE A · GROUND FLOOR

48.4 m<sup>2</sup> interior opening to a private front garden with hot tub, dining table linked to the kitchen, and a covered lounge area. Earthy finishes, concealed lighting, organic windows blur the line between interior and landscape.

Bedroom 10.4 m<sup>2</sup> · Bathroom 4.2 m<sup>2</sup> · Private garden ~20 m<sup>2</sup>.

## TYPES B & C · UPPER FLOORS

54.3 m<sup>2</sup> calm interiors with planted alcoves at every window — mature greenery directly indoors with built-in privacy. Warm tones, soft textures, organic forms. Daylight reaches the bathroom; concealed evening lighting keeps the atmosphere warm after dark.

Living + kitchen + dining ~26 m<sup>2</sup> · Bedroom 11.4 m<sup>2</sup> · Bathroom 6.8 m<sup>2</sup>.



TYPE A · GROUND FLOOR · 48.4 M<sup>2</sup> + 20 M<sup>2</sup> GARDEN



TYPES B & C · UPPER FLOORS · 54.3 M<sup>2</sup>



INSIDE

*Every window opens onto a garden.*

# Interiors follow the architecture: organic shapes, earthy tones, hidden lighting.

*Every room continues the building's architectural language — soft curves instead of hard corners, lime-and-wood textures, terracotta and sand palette, concealed lighting that warms the space at dusk.*

## BEDROOM

Sculpted openings frame greenery. Soft curved walls. Warm earthy materials. Every window opens onto a garden.

## LIVING & KITCHEN

Hand-crafted kitchen with concealed lighting and organic millwork. Indoor flows into outdoor in every space.

## BATHROOM

Daylight reaches the wet zone. Warm stone, soft curves, integrated lighting that shifts colour temperature at dusk.

## PRIVATE GARDEN (TYPE A)

Hot tub, dining table, lounge under canopy. Walled for privacy, layered planting for shade.



BATHROOM · DAYLIGHT AT THE WET ZONE



RESIDENT LOUNGE · GROUND LEVEL



ROOFTOP INFINITY POOL

*The centerpiece. Glass edge, sunset views,  
resident-only minibar.*

## Projected ROI: 9–13 % per year by floor type and occupancy scenario.

Three floor types × three demand scenarios. The 3rd floor (best views, rooftop access) commands the highest ADR and reaches 13.0 % ROI in the high scenario. Indicative payback in 7.7–11.1 years.

FLOOR	PRICE	LOW	MID	HIGH
Ground (Type A)	\$199K	9.0 %	10.4 %	12.0 %
2nd (Type B)	\$199K	9.1 %	10.4 %	12.1 %
3rd (Type C)	\$220K	10.0 %	12.4 %	<b>13.0 %</b>

### ILLUSTRATIVE EXAMPLE · 2ND FLOOR · MID SCENARIO

Net annual profit for a \$199,000 floor-2 unit at 70 % occupancy:

ADR × 256 occupied nights	\$41,392
– Management fee (20 %)	(\$8,278)
– Other operating costs	(~\$12,418)
<b>Net annual profit</b>	<b>\$20,696</b>

Plus indicative capital appreciation potential of 7–15 % p.a. (market consensus). Returns are projections; actual yields may vary and are not guaranteed.

## Two payment models. Pick the one that fits you.

### MODEL A · STANDARD

30 / 40 / 30 milestone schedule

0 % discount · base price · recommended for most buyers.

- 30 % at SPA signing
- 40 % at verified shell completion (Q3 2027)
- 30 % at key handover (Q2 2028)

### MODEL B · FULL CASH

100 % at SPA · -5 % discount

Best price · best for cash buyers seeking maximum return on basis.

- Full purchase price at SPA signing
- Same construction milestones and protections apply
- Largest discount available

Notary fee (1 %) is included in the purchase price. 10 % Indonesian transfer tax is also included — no additional fees at acquisition.

# Phase I VIP pre-launch — -4 % entry pricing for the first 9 buyers.

*Prices auto-step with sell-through. Today's Phase 1 price will be 14 % higher at completion.*

PHASE	STATUS	GROUND / 2F	3F	DISCOUNT
<b>Phase 1 · VIP</b> First 9 buyers ★	0–25 % sold	<b>\$191K</b>	<b>\$211K</b>	<b>-4 %</b>
<b>Phase 2 · Standard</b>	25–70 % sold	\$199K	\$220K	Base
<b>Phase 3 · Scarcity</b>	70–95 % sold	\$209K	\$231K	+5 %
<b>Phase 4 · Completion</b>	95 %+ sold	\$219K	\$242K	+10 %

# Groundbreaking Q3 2026 → keys delivered Q2 2028. Rental income from Q3 2028.

*Construction risk is mitigated by the milestone-linked payment schedule (Model A: 30 / 40 / 30). Your largest payment comes only after the verified shell completion in Q3 2027.*

MILESTONE	TIMING	EVENT
Break ground	Q3 2026	Foundations begin
First payment	Q4 2026	30 % SPA received
Shell complete	Q3 2027	40 % milestone payment
Key handover	Q2 2028	30 % final · keys delivered
Rental income begins	Q3 2028	First monthly distributions

# Reserve your unit at Ananta. Three steps. No hidden fees.

## 01 · RESERVATION

2 % fee · today

Pay 2 % reservation fee to lock the unit and current phase price for 14 days. Deductible from your first SPA instalment.

## 02 · SPA SIGNING

Within 14 days

Sign the future contract (SOSB) electronically via DocuSign. First 30 % milestone payment due at SPA.

## 03 · TRANSFER DEED

At handover

Transfer deed signed before a Bali notary (in person, via power of attorney, or via developer authorization). 1 % notary fee included in purchase price.

# A residential resort is only as good as the team that builds it.

*Ananta is built by Tierra Construction — a Czech general contractor with a ~1.3 billion CZK annual turnover and a track record across residential, hospitality and mixed-use development in Central Europe and the Mediterranean.*

~1.3<sup>bn</sup> CZK  
ANNUAL TURNOVER

7  
ACTIVE RESIDENTIAL  
PROJECTS · 2026

Q3<sup>·26</sup>  
ANANTA GROUNDBREAKING

## Recent & active projects

PROJECT	LOCATION	VALUE	STATUS
NMC II	Prague	CZK 475 M	Active
Zanzara	Brno	CZK 395 M	Started Q2 2026
Žižkova	Brno	CZK 335 M	Active
Botanica Stará	Brno	CZK 290 M	Active
Sýpka Opava	Opava	CZK 289 M	Started Q3 2026
Příční 12	Brno	CZK 125 M	Active
VITKOVIA Park	Prague	CZK 94 M	Active



CENTRAL-EUROPEAN DISCIPLINE · INDONESIAN EXECUTION

### **Why a Czech contractor for a Bali project?**

Thierra operates Ananta's construction through a Czech-led project management layer on site, ensuring Central-European delivery standards, transparent cost controls and milestone-linked accountability — combined with local Indonesian execution partners. This is the same model Thierra has used on its Mediterranean expansions.

Source: Thierra Construction monthly UBO report, May 2026. Project values in nominal CZK at contract signing.

# Investor-grade answers to the questions investors ask most often.

*"My holidays make me rich." Hotel-style operation. Defined allocation coefficient. Monthly distribution.*

## A · ABOUT THE PROJECT

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### 01 What is Ananta?

A design-led residential complex in Canggu, Bali — three low-rise buildings, 36 apartments of 48–54 m<sup>2</sup>, 1,884 m<sup>2</sup> of saleable area on a 1,400 m<sup>2</sup> plot. Operated as a single hotel-style resort by PT MyResorts Ananta Two.

### 02 Where is it located?

Canggu, Bali — 3 minutes from Echo Beach, 40 minutes from Ngurah Rai International Airport. The most dynamic district of Bali.

## B · WHAT YOU ACTUALLY BUY

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### 01 Do I own the apartment outright?

No. As a foreign buyer, you acquire exclusive long-term usage rights to a specific apartment, registered with a local notary. The underlying land is held under SHM (Sertipikat Hak Milik — Indonesian freehold) by a local Bali landowner. PT MyResorts Ananta Two holds a registered 30+30 year lease over plot SHM 4907.

### 02 How long do my rights last?

30 years initial term + 30 years extension option = up to 60 years of usage rights.

### 03 What about the underlying land?

The underlying land is held under SHM by a Bali landowner. MyResorts Ananta Two leases it; you purchase usage rights to a specific apartment within the project.

### 04 Can I leave it to my heirs?

Yes. All rights and obligations under the contract pass in full to your legal successors.

### 05 Which law governs?

Indonesian (Balinese) law, except for guarantor obligations governed by Czech law. Disputes go to Indonesian courts (or Czech courts for guarantor claims).

## C · PRICING & PAYMENT

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### 01 What does the price include?

Transfer of exclusive usage rights, project management (construction, engineering, legal), 10 % Indonesian transfer tax, and 1 % notary fee — all included. No additional fees at acquisition.

### 02 What is the payment schedule?

Standard 30 / 40 / 30 milestone schedule: 30 % at SPA signing, 40 % at shell completion, 30 % at key handover. Or full cash (Model B) at SPA with -5 % discount.

**03 What currency?**

Purchase price is fixed in USD at SPA signing — no escalation clause for construction cost overruns.

**04 What is the reservation fee?**

2 % of the unit price — non-refundable, but deductible from your first SPA instalment. Locks the unit and current phase price for 14 days while you sign the SPA.

**05 Any other fees?**

No additional taxes or notary costs at acquisition — both 10 % transfer tax and 1 % notary fee are included.

**06 Currency risk?**

Price fixed in USD. Local IDR fluctuations do not affect the buyer.

**07 Any mandatory fees beyond the model?**

No. Total cost of ownership: (i) one-time purchase price, (ii) ongoing operating costs deducted monthly from profit share — management fee, technical maintenance, utilities, OTA commissions, taxes, reserves, depreciation pro rata, all transparent in monthly reporting, (iii) optional service add-ons.

## D · CONSTRUCTION & DELIVERY

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### 01 What protects me if the project is delayed?

You may withdraw if (i) shell completion is more than 12 months late, (ii) full completion is more than 12 months late, or (iii) the developer fails to sign the transfer deed within 90 days of a valid call notice. The purchase price is fixed in USD at SPA signing — no escalation clause for construction cost overruns.

## E · RENTAL OPERATIONS & YIELD

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### 01 How is rental income generated?

The entire resort — including your apartment — is operated as a single short-stay business by PT MyResorts Ananta Two, hotel-style. Bookings flow through proprietary channels and OTA platforms (Booking.com, Airbnb).

### 02 How is my profit share calculated?

Partner share = monthly resort turnover × your coefficient. Your coefficient is fixed in the operating contract and reflects your unit's relative size, type and floor.

### 03 Is my yield linked only to my apartment's occupancy?

No. Your share is calculated from the resort's total turnover weighted by your coefficient. You earn even when your unit is unoccupied — and don't capture an upside spike if your unit is fully booked while the resort isn't. Risk pooling.

### 04 What ROI can I realistically expect?

The model projects 9–13 % per year depending on floor type and occupancy scenario. Indicative payback 7.7–11.1 years before capital appreciation.

### 05 What ADR is assumed?

ADR assumptions are floor-specific (Type C commands the highest, Type A the lowest) and benchmarked against Bali Home Immo and Bukit Vista market data.

### 06 When and how often am I paid?

Monthly. The operator delivers a reporting pack by the 20th of the following month (occupancy, costs, fee breakdown, profit calculation) and pays the profit share by the same date.

### 07 What reporting transparency do I get?

Monthly statements covering: resort occupancy, full cost breakdown, management fee, total profit and your distribution. Annual audit available on request.

### 08 Are projected yields backed by real operating data?

Yes. Projections rely on (i) Canggu market benchmarks — Bali Home Immo Q1 2025, Bukit Vista 2024–2025, Airbnb data Q4 2024 — and (ii) operator benchmarks from comparable boutique resorts on Bali. The 9–13 % range reflects floor type and occupancy scenarios; final yield depends on unit type and actual operating performance.

## F · ONGOING COSTS & OWNER RIGHTS

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### 01 What ongoing costs do I bear?

20 % management fee (on your share of turnover). 1/36 share of technical maintenance and utilities. Share by coefficient of OTA commissions. All deducted from profit share.

### 02 Can I use the apartment myself?

Yes — 14 nights per year free of charge outside the peak season, bookable at least 60 days in advance. Additional nights or peak-season use available at a discounted owner rate.

## G · EXIT, RESALE & SUCCESSION

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### 01 Can I resell my usage rights?

Yes, with prior written consent of the operator (cannot be unreasonably withheld). The new buyer automatically inherits all rights and obligations under the operating contract.

### 02 Does resale extend the term?

No. The new buyer takes over the remaining term only. End date is unchanged unless the extension option is exercised.

### 03 Can I terminate the operating contract?

Yes — with 1-year notice, no minimum lock-up. Withdrawing removes your apartment from the rental pool, but usage rights remain — you can hold, sell, or use under own-use rules.

### 04 Can I run it outside MyResorts?

No. The resort operates as a unified hospitality business — all 36 apartments share infrastructure (rooftop pool, gardens, etc.), so individual apartments cannot be operated separately while inside the pool.

## H · RISKS & PROTECTIONS

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### 01 What if the apartment becomes unusable?

If, due to a breach by the operator, your apartment is unusable for more than 90 days in a calendar year, you may withdraw and trigger the refund mechanism.

### 02 Force majeure?

Operator not liable for damage from war, natural disasters, utility failures, theft/vandalism or unforeseeable technical failures. Buyer's claims limited to direct damage (no lost-profit) — except for operator's wilful misconduct or negligence.

### 03 AML / sanctions?

Buyer warrants funds are from legal and properly taxed sources, is not subject to any international sanctions, and complies with applicable AML regulations.

## I · TAX & PRACTICAL

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### 01 What taxes at purchase?

Both the 10 % Indonesian transfer tax and the 1 % notary fee are included in the apartment price. The buyer has no additional tax or notary cost at acquisition.

### 02 What taxes on rental income?

Tax treatment depends on your country of tax residence and the applicable double-taxation treaty with Indonesia. Indonesian taxes settled at resort level before distribution. Always consult your own tax advisor.

### **03 How do I sign the contracts?**

Electronically via DocuSign (SOSB and operating contract). The transfer deed is signed before a Bali notary — in person on Bali, at the developer's seat under power of attorney, or by authorizing the developer to sign on your behalf.

### **04 What documents will I receive?**

Future contract (SOSB), resort operating agreement, transfer deed (signed at handover), monthly operating reports thereafter.

GET IN TOUCH

# Let's reserve your unit at *Ananta*.

**Dr. Kristýna Pauly**

CEO · MYRESORTS BALI

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*"We build places where exceptional experiences meet attractive returns."*

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#### SOURCES & ASSUMPTIONS

Market data: BPS Statistics Indonesia (Bali tourist arrivals 2019–2025), Bali Home Immo Q1 2025 market report, Bukit Vista 2024–2025, Airbnb Q4 2024. Architectural data: Ananta architectural documentation vol. 2, April 2026. Financial projections: PT MyResorts Ananta Two operating model. Projections are indicative and not guarantees of future performance.