A PRIVATE VILLA COLLECTION

EMMANUELLE

CANGGU . BALI

THE INVITATION

A RARER KIND OF LIVING, IN THE HEART OF *CANGGU*

Emmanuelle is a private collection of architect-designedsmart villas, conceived for those who value restraint overexcess. Cool stone and glass, warmed by the quiet luxuryof brushed brass and natural timber



THE INVITATION

LIGHT, DRAWN THROUGH STONE.

THE VISION

PARISIAN-MODERNRESTRAINT, IN THE TROPICS.

We take Canggu's cool, contemporary architecture, withits open-plan interiors, floor-to-ceiling glass and seamlessflow between inside and out, and dress it with a couturesensibility. Warmth is rationed, never painted on: a singleline of brushed brass, milk-brown timber, sheer linen.

A residence that feels collected rather than decorated,built to age slowly and beautifully.

WHY CANGGU

BALI'S MOST DYNAMICCOASTAL VILLAGE.

- Minutes from **Berawa & Pererenan beaches** and beachclubs
- **A thriving year-round** rental and lifestyle market
- **~35 minutes** from Ngurah Rai International Airport
- One of Bali's strongest **capital-growth corridors**



THE LIFE

MORNINGS BY THE POOL.
EVENINGS ON WARM TIMBER.



THE RESIDENCES

DESIGNED FOR LIVING, AND FOR RETURN.

OPEN-PLAN LIVING, FLOOR-TO-CEILING GLASS

PRIVATE POOL & SUN DECK

FULLY FURNISHED, TURNKEY

SMART-HOME AUTOMATION

PREMIUM KITCHEN & EN-SUITES

MANAGED RENTALPROGRAMME

Configurations, sizes and pricing confirmed at reservation. Imageryindicative of design intent.

DESIGN & MATERIALS

A CONSIDERED, TACTILE PALETTE.

Cement-wash plaster, honed grey stone, milk-browntimber and sheer linen, lifted by a single note of brushedbrass. Chosen for how they feel at golden hour, and howthey age.



Cement • Granite • Brass • Timber • Charcoal



THE INVESTMENT

A HOME THAT WORKS AS HARD AS ITLIVES.

Canggu's villa market continues to deliver among the strongest short-let yields in Asia. Emmanuelle isdelivered turnkey and fully managed, designed for effortless ownership and strong, sustainable returnsfrom day one.

”

15–20%

TARGET ANNUAL ROI*

~5 YR

INDICATIVE PAYBACK*

100%

TURNKEY & MANAGED

*Indicative targets based on comparable Canggu villa developments, including the sold-out Olympus One collection. Estimates for illustration only; not aguarantee of return. Full projections on request.

THE DETAIL

THE WARM LINE YOU NOTICE ON THE SECOND LOOK.

THE DEVELOPER

SANTOSA
GROUP

A design-led developer of premium residential collectionsacross Bali's most desirable addresses, pairingarchitectural restraint with investment-grade delivery:turnkey, fully managed, built to last.
Emmanuelle builds on the success of Canggu's sought-after, sold-out smart-villa collections, including Olympus One.



EMMANUELLE

WHY BALI?

PARADISE. SECURED.

”





EMMANUELLE

WHY BALI?

Imagine an island where massive international demand collides with an immovable cap on land supply.

That's Bali today.

With millions of global travelers and expatriates pouring in year-round, Bali has transformed from a mere tropical escape into a remarkably strong investment opportunity with world-class rental yields.

But the true value lies in its security. Recognized globally as one of the safest travel destinations in the world and boasting a stable, geographically secure landscape, Bali offers investors a rare and highly sought-after combination: high-yield growth driven by absolute scarcity, wrapped in unparalleled peace of mind.

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WHY BALI?

Bali has officially reached a historic milestone in global tourism. The Island of the Gods has been ranked the World's Best Destination by Tripadvisor Best of the Best Destinations. This prestigious recognition places Bali at the very top of the world's most loved travel destinations, based on millions of authentic traveler reviews from around the globe.

This achievement reinforces Bali's long-standing reputation as a destination that seamlessly blends natural beauty, cultural richness, and world-class hospitality.

1 Bali, Indonesia

Tripadvisor

2 London, United Kingdom

3 Dubai, United Arab Emirates

4 Hanoi, Vietnam

5 Paris, France





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WHY BALI?

Bali is considered to be in the Top 5 Safe Country in WWIII Scenarios.

Multiple reports from early 2026 (based on 2025 data) position Indonesia as 5th on the list of safest countries if a World War III were to break out. This ranking is attributed to its "free and active" (neutral) foreign policy, geographic dispersion, and distance from major conflict zones.

1 Antartica 2 New Zealand 3 Switzerland 4 Iceland

5 Indonesia

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BALI VS OTHER COUNTRIES

If you’re currently weighing Bali or Dubai property investment for your next move, you’re definitely not alone. Here, we’ll take a closer look at both markets using performance data from 2025 based on reports from sources such as Betterhomes, the Colliers 2025 real estate report, and our own observations as an experienced real estate agency operating in Bali.

Category	Bali	Dubai	Australia	UK
Average Annual	15% — 25%	5% — 9%	3% — 6%	6% — 7%
Occupancy Rate	~70% average; up to 95% during high season for star-rated villas/hotels	80.7% (hotel-type properties)	1.48%	32% to 56%
Payback Period	5 — 8 years	Up to 15 years	8 — 10 years	6 — 7 years
Villa Entry Price	$250,000 USD	$680,735 USD	$700,000 USD	$466,880 USD
Top Performing Areas	Canggu, Ubud, Seseh, Manggu	Dubai Hills Estate, Dubai Creek Harbour, Dubai South	Southeast Queensland, Perth, Adelaide	Manchester, Edinburgh, Brighton, Cornwall, Lake District
Top Property Type	2-bedroom villas (58.3% of deals)	Off-plan properties (65% of deals)	Classic family-sized (40% of deals)	Semi-detached houses (30% of deals)
Properties in Highest Demand	Villas	Houses, apartments, offices	Houses, apartments	Semi-detached houses, Detached houses





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BALI: GROWTH WITHOUT THE GAMBLE

For decades, Bali was viewed simply as the ultimate tropical escape. Today, it has matured into one of the most resilient real estate markets on the planet, a rare ecosystem where aggressive capital appreciation meets ironclad stability.

Geographic distance from major global conflict zones

Strong food supply and agriculture

Stable tourism demand

Long-term investment security









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PRIME DESTINATION FOR BUSINESS OPPORTUNITIES

Located around Canggu and Seseh, Villa Emmanuelle puts you seconds away from the city's most notable brunch, café and coffee spots, such as: **PENNY LANE, BGS BALI, KYND COMMUNITY CANGGU, MILK AND MADU, RIVIERA CAFÉ, MASON**, etc. The vibrant energy of the neighborhood is an extension of your living space.

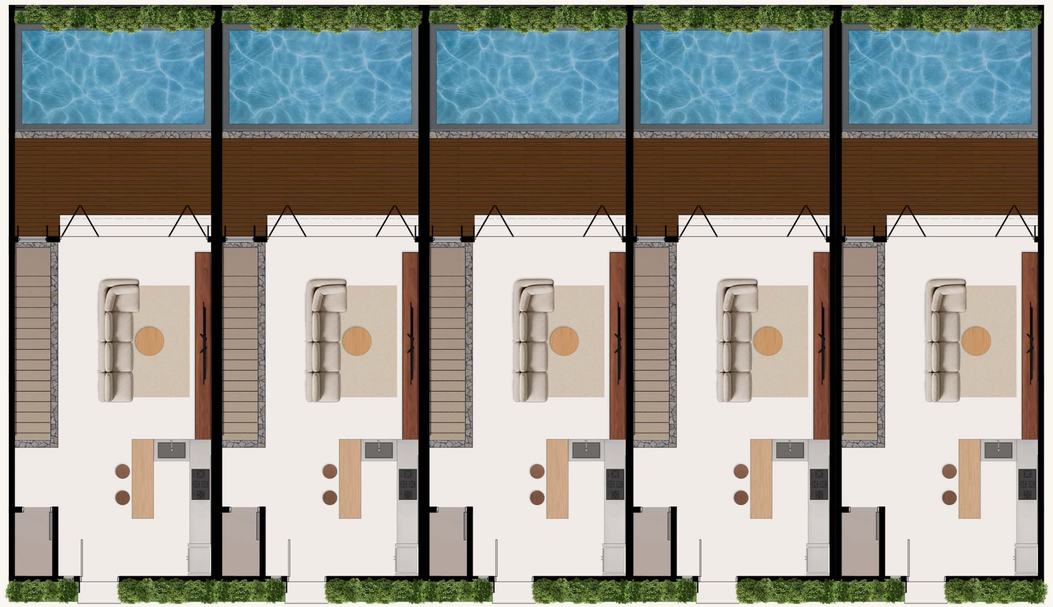
Also eliminate the commute between you and your goals. Located near some famous gym and wellness centers like **NIRVANA LIFE FITNESS AND WELLNESS CLUB, BODY FACTORY, OBSIDIAN GYM, OMNI**, etc.

And when you need other things to do, you can visit **CANGGU** and **SESEH BEACH** to do some surfing or just strolling at the beach as you watch the sunset.

VILLA EMMANUELLE

Unit 1-5

86,8 m²



UNIT(S)

1

TOTAL SIZE

86,8 M²



Ground Floor



First Floor

2 BEDROOMS

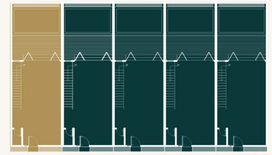
2 BATHROOMS

Illustrative architectural plan intended to convey design intent. Areas, dimensions, layouts, and specifications are approximate and may be refined as the project progresses.

EMMANUELLE

LAYOUT DETAILS

1. Storage Room	2 m x 1,3 m
2. Living area	7,5 m x 3,4 m
3. Kitchen Area & Island	4 m x 2,3 m
4. Pool Deck	3 m x 5,7 m (irr.)
5. Pool	3 m x 5,7 m (irr.)
6. Bathroom 1	1,5 m x 3,4 m
7. Bedroom 1	4 m x 4,5 m
8. Bathroom 2	2 m x 2,3 m
9. Bedroom 2	4 m x 3,4 m



UNIT(S)

2

TOTAL SIZE

86,8 M²



Ground Floor



First Floor

2 BEDROOMS

2 BATHROOMS

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EMMANUELLE

LAYOUT DETAILS

1. Storage Room	2 m x 1,3 m
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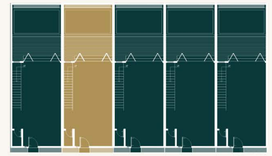
7. Bedroom 1	4 m x 4,5 m
8. Bathroom 2	2 m x 2,3 m
9. Bedroom 2	4 m x 3,4 m



UNIT(S)

3

TOTAL SIZE

86,8 M²



Ground Floor



First Floor

2 BEDROOMS

2 BATHROOMS

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EMMANUELLE

LAYOUT DETAILS

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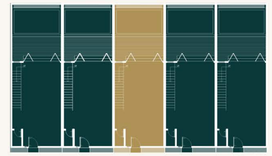
7. Bedroom 1	4 m x 4,5 m
8. Bathroom 2	2 m x 2,3 m
9. Bedroom 2	4 m x 3,4 m



UNIT(S)

4

TOTAL SIZE

86,8 M²



Ground Floor



First Floor

2 BEDROOMS

2 BATHROOMS

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EMMANUELLE

LAYOUT DETAILS

1. Storage Room	2 m x 1,3 m
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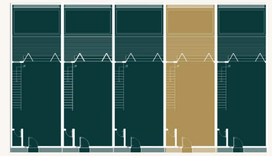
7. Bedroom 1	4 m x 4,5 m
8. Bathroom 2	2 m x 2,3 m
9. Bedroom 2	4 m x 3,4 m



UNIT(S)

5

TOTAL SIZE

86,8 M²



Ground Floor



First Floor

2 BEDROOMS

2 BATHROOMS

Illustrative architectural plan intended to convey design intent. Areas, dimensions, layouts, and specifications are approximate and may be refined as the project progresses.

EMMANUELLE

LAYOUT DETAILS

1. Storage Room	2 m x 1,3 m
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7. Bedroom 1	4 m x 4,5 m
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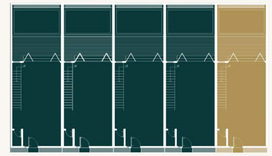


FINANCIAL DETAILS

General Information

Region	Canggu		
Zoning	Residential (Perumahan)		
Title	Hak Sewa (leasehold)		
Purchase Price			300,000 $
Bedroom(s)			2
Cost per Bed(s)			*150,000 $*
Lease End Date			15/11/2058
Time Remaining	*11,840 days*	*300 months*	***25 years***
Cost Per Duration	*25.34 $/days*	*1,000 $/months*	*14,000 $/years*

Postbuild Value

Value appreciation postbuild	30,000.00 $
New property market value	**330,000 $**

Acquisition

Notary fees	1% of the lease value	Included
Buyer acquistion tax	2,5% of the lease value	Included
Legal/translation fees		Included
Due diligence or inspection costs		Included
Additional investment :		
Furnitures		Included

Gross Rev.

Annual Inflation	2.00%
Occupancy (%)	81%
Number of days occupied	296 days
Price per night	185.00 $
Average price per night (including season high and low)	**211.26 $**
First Year Potential Rent Rev.	**62,437 $**

OPEX

Management & Operation		
Utilities & Operations	*20.0%*	*12,487 $*
Staff & Maintenance		
Income Taxes (PPh Final) & accounting		*0 $*
Insurance & Contingency fund	*0.0%*	*0 $*
First year Pot. Operation cost		**12,487 $**

Net Revenu

First Year Potential Rent Rev.	62,437 $
First year Pot. Operation cost	12,487 $
Net Potential rental revenu	49,950 $
Yearly Potential ROI	**16.65%**

5 years scenario

Purchase Price	300,000 $
Total Acquisition Fees	0.00 $
Total 5 years Potential Rental Rev	324,925 $
Total 5 years Operation Fees	64,985 $
Net Rent	259,940 $
Property Residual Value	291,477.33 $
Net Rent + Postbuild + Residual	**551,417.21 $**
Total investment	**300,000.00 $**
Net Return	**251,417.21 $**
Return Per year	**50,283.44 $/Year**
Yearly Projected ROI	**16.76%**

10 years scenario

Purchase Price	300,000 $
Total Acquisition Fees	0.00 $
Total 10 years Potential Rental Rev	683,668 $
Total 10 years Operation Fees	136,734 $
Net Rent	546,935 $
Property Residual Value	241,360.90 $
Net Rent + Postbuild + Residual	**788,295.41 $**
Total investment	300,000.00 $
Net Return	488,295.41 $
Return Per year	48,829.54 $/Year
Yearly Projected ROI	**0.00%**

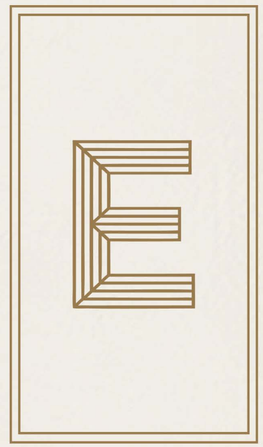
Long term scenario

Purchase Price		300,000 $
Total Acquisition Fees		0.00 $
Total 25 years Rent Rev.		1,800,994.05 $
Total 25 years Operation Fees		360,198.81 $
Net Rent		1,440,795.24 $
Total investment repayment schedule	72.1 Months	6.0 Years
Yearly Projected ROI		**14.55%**

REGISTER YOUR INTEREST

A PRIVATE COLLECTION, BY INVITATION.

To receive the full collection, floor plans, pricing and financial projections, please be intouch.



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SANTOSA
GROUP

A SANTOSA GROUP DEVELOPMENT