



SENSORIKA

UNIQUE BOUTIQUE HOTEL IN BALI





SENSORIKA
portal to another reality

A unique hotel of
25 BOUTIQUE VILLAS
for daily rentals near
Nuanu City



is not just a complex of jungle villas, but a portal to a new reality. A place where guests feel from the first seconds they leave the familiar world and immerse themselves in a dimension of deep relaxation, the magic of nature and sensory experience through service rituals, a combination of light, smell and sound

This project is being created not only as a unique boutique hotel, but also as an opportunity for investors to earn high returns.

With a thoughtful concept, an exclusive sensory guest experience creating organic popularity and high demand, a large marketing team and brand strategy of the complex, SENSORIKA will ensure a high average check per night and full occupancy for months to come, allowing investors to receive a high ROI



SENSORIKA

SENSORIKA is created for guests to experience complete relaxation and sensory immersion in another reality, to break away from the usual world and have a quality vacation in unique villas with high service.

It's a place where you disconnect from the hustle and bustle, reenergize, and savor the here and now.

HOW WILL THE COMPLEX PROVIDE INVESTORS WITH A HIGH ROI THROUGH YEAR-ROUND OCCUPANCY AND A HIGH AVERAGE CHECK?

Through unique service and elements
that make guests' stays special.

Logging in through the portal

a tunnel of light and sound, creating
a sense of transition into another
dimension.

Odors and essential oils

throughout the complex, varying
according to the time of day.

Minimalistic, warm interiors

with natural materials.

UNIQUE ARCHITECTURE AND DESIGN

Adjustable pool temperature

a unique option to use the pool in comfort all year round.

Pool with transparent walls

to create a floating effect in the water.

Meditation and photo areas

we create a unique custom experience for guests, highlighting special places to meditate and immerse yourself in the jungle and the villa and a variety of rituals for quality relaxation and immersion in the Balinese atmosphere.

Emphasis on deep and quality sleep

unique beds, mattresses, pillows, and linens, special rituals for deep sleep, total-black curtains, working with smells and sounds - everything to make the guest's sleep an unforgettable and important highlight.

Musical accompaniment

a system of special sounds and meditations is embedded throughout the grounds and inside the villas, the sounds change depending on the time of day and events.

Light and mystical atmosphere

with bioluminescent light, creating a mystical atmosphere.



UNIQUE HOTEL FEATURES



A secret spa complex

a room for practicing soundwalking



Recovery rituals

elaborate programs at the spa, rather than the usual massages.



Minimalist signs in rooms

QR codes to reception, information on rituals, and access to branded playlists.



Branded flavors and souvenirs

guests can take a piece of SENSORIKA away with them.



Open meditation areas

space among the trees, silence and absolute tranquility.



Branded welcome gifts

scented candle, sleep oil, mindfulness journal.

ALL THIS MAKES IT POSSIBLE TO CREATE A SPACE THAT ATTRACTS THE ATTENTION OF GUESTS, BOTH TOURISTS AND EXPATS, CORRELATING SEASONALITY. THIS APPROACH AND THE UNIQUE STRATEGY OF THE COMPLEX ENSURES



Virality and popularity in social networks

through Instagram locations, rituals and sensory effects.



High rating and guest loyalty

provided with the level of service, detail and the concept of total immersion.



Media presence

media publications, YouTube coverage, natural involvement of celebrities and bloggers.

SENSORIKA a space where every element is thoughtfully designed down to the smallest detail.

We create not just a place to relax, but a unique journey through light, sound, rituals and details. It is these sensory, visual and emotional accents that keep the average check high and ensure organic popularity among guests and media.

THE GOAL OF THE PROJECT IS TO PROVIDE INVESTORS WITH HIGH RETURNS THANKS TO A UNIQUE BRAND STRATEGY THAT POPULARIZES THE BOUTIQUE HOTEL IN THE MEDIA



SENSORIKA



HOTEL TARGET AUDIENCE

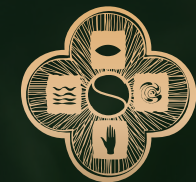
SENSORIKA attracts those who seek not just a vacation, but a reboot of consciousness

Digital Nomads and
Entrepreneurs



Tired of the chaos, looking for a place to rebuild

Lovers of mysticism and ritual



Yoga, meditation, mindfulness

Influencers and VIP guests



Unique content + luxury-experience

Connoisseurs of design and
nature



Eco-design + futuristic technologies

The concept of the complex is based on the target audience, ready to spend money for content and unique experience on a vacation like this. This audience visits Bali every year and this figure is increasing year on year.

The project is created for solvent audience and meets all its demands for quality content, recreation and relaxation, and high service and maintenance and relaxation, and high service and maintenance.

ABOUT THE LOCATION

NUANU IS A NEW, UP-AND-COMING NEIGHBORHOOD IN BALI

Located in Tabanan District, which is rapidly developing and becoming a hotspot for investors, entrepreneurs and connoisseurs of premium lifestyle.

THE PROJECT COVERS 44 HECTARES

Designed with sustainability, comfort and innovation in mind. This area perfectly combines developed infrastructure, natural harmony and promising investment opportunities, making it one of the most attractive places to buy real estate in Bali.



UNIQUE LOCATION AND TRANSPORT ACCESSIBILITY

The hotel will be located in an eco-friendly area with picturesque scenery, surrounded by rice terraces, hills and forests.

Changu and Echo Beach are only 15-20 minutes away by car, making the area convenient for surfers and ocean lovers.

Ngurah Rai International Airport is about 50 minutes away.

The convenient location relative to the center of the island allows easy access to Ubud, Changu and Seminyak.



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ENVIRONMENTALLY FRIENDLY AND INNOVATIVE NEIGHBORHOOD

- 🌀 Nuuanu is being built with a focus on green technology and sustainability
- 🌀 Minimizing CO₂ emissions through smart logistics and eco-transportation
- 🌀 Water collection and recycling systems, off-grid solar power plants
- 🌀 Low density development, which provides space and privacy





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INVESTMENT PROSPECTS OF THE DISTRICT AND THE COMPLEX

Average rental yield (ROI)

10-15% per year.

Short payback period

5-7 years, which is more profitable than in popular but congested locations.

Flexible purchase terms and favorable payment schemes

Possibility of staggered installments.

Ready-made investment strategies from rental to resale.

Possibility of buying through a trust or company for tax optimization.

Early stage development is an opportunity to buy real estate at bargain prices.

High rental demand among expats and entrepreneurs.

Infrastructure development: elite residential complexes, private schools, clubs.

Capitalization gains - expected 30-50% increase in property values over the next 5 years.

25 PREMIUM VILLAS, WITH PRIVATE POOL







TPOLOGY:

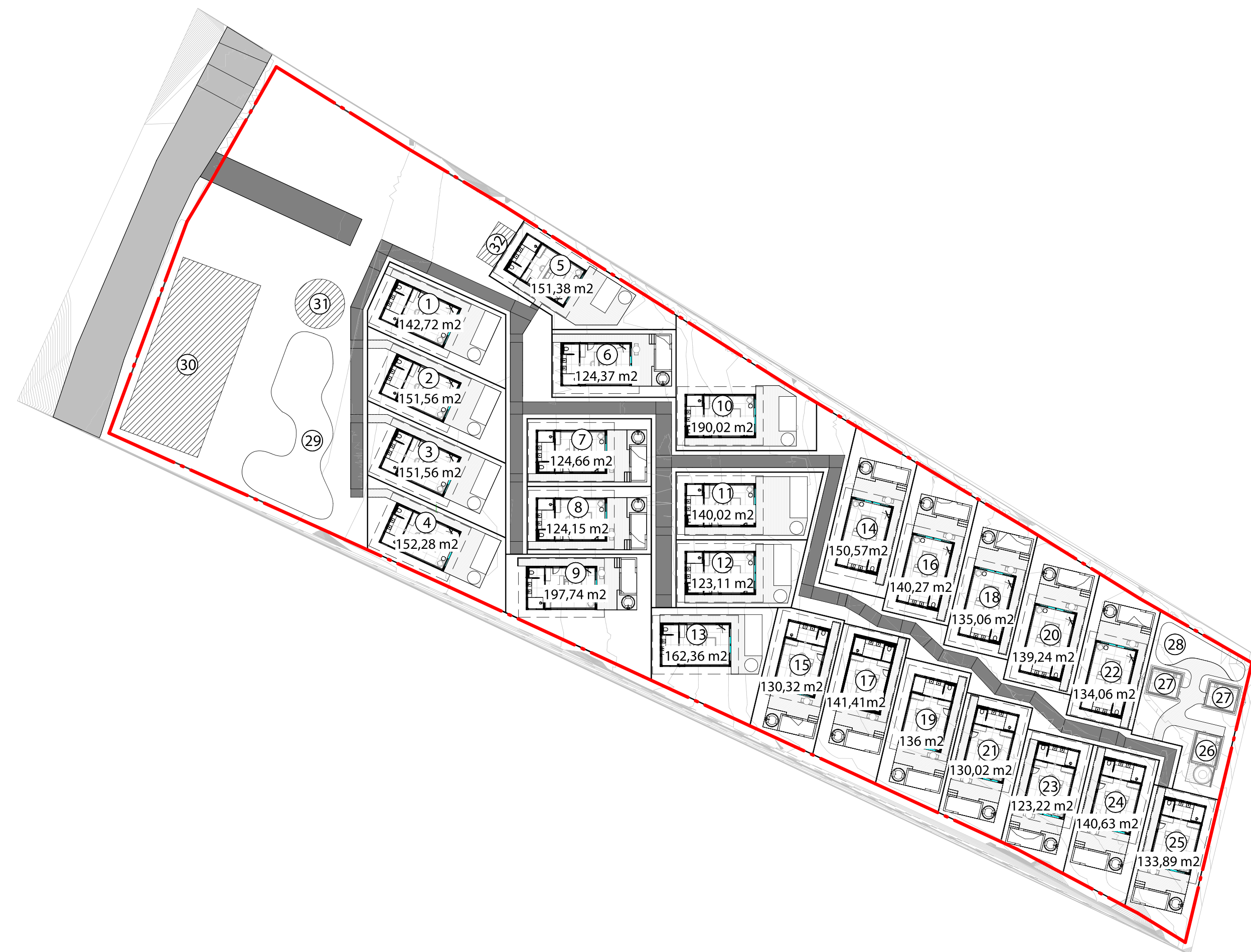
One bedroom villas of 85 m²

DATE OF DELIVERY OF THE COMPLEX:

Second quarter of 2026

MASTER PLAN

-  RESTAURANT COMPLEX
-  COMMON POOL
-  OUTDOOR SEATING AREA
-  SHARED PARKING FOR BIKES AND CARS
-  SPA WITH TEA ROOM
-  RECEPTION





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IN EACH VILLA

 Swimming pool

 Bathroom

 Bedroom / Living room

 Terrace

 Outdoor bathroom





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NOISE INSULATION

The walls are made as a double construction filled with soundproofing components made of mineral wool, creating an incredibly quiet atmosphere, perfect for relaxing or concentrated work.

WATER FILTRATION SYSTEM

Each unit has a state-of-the-art 3-stage water filtration system. This system ensures that every drop of water and mineralization of every drop of water.



SENSORIKA

INNOVATIVE BUILDING TECHNOLOGY WITH A GUARANTEE!

30 years

all communications warranty

30 years

structural warranty

(Photo and video report on each stage of construction)

Adjustable pool temperature.

Homes you get forever.

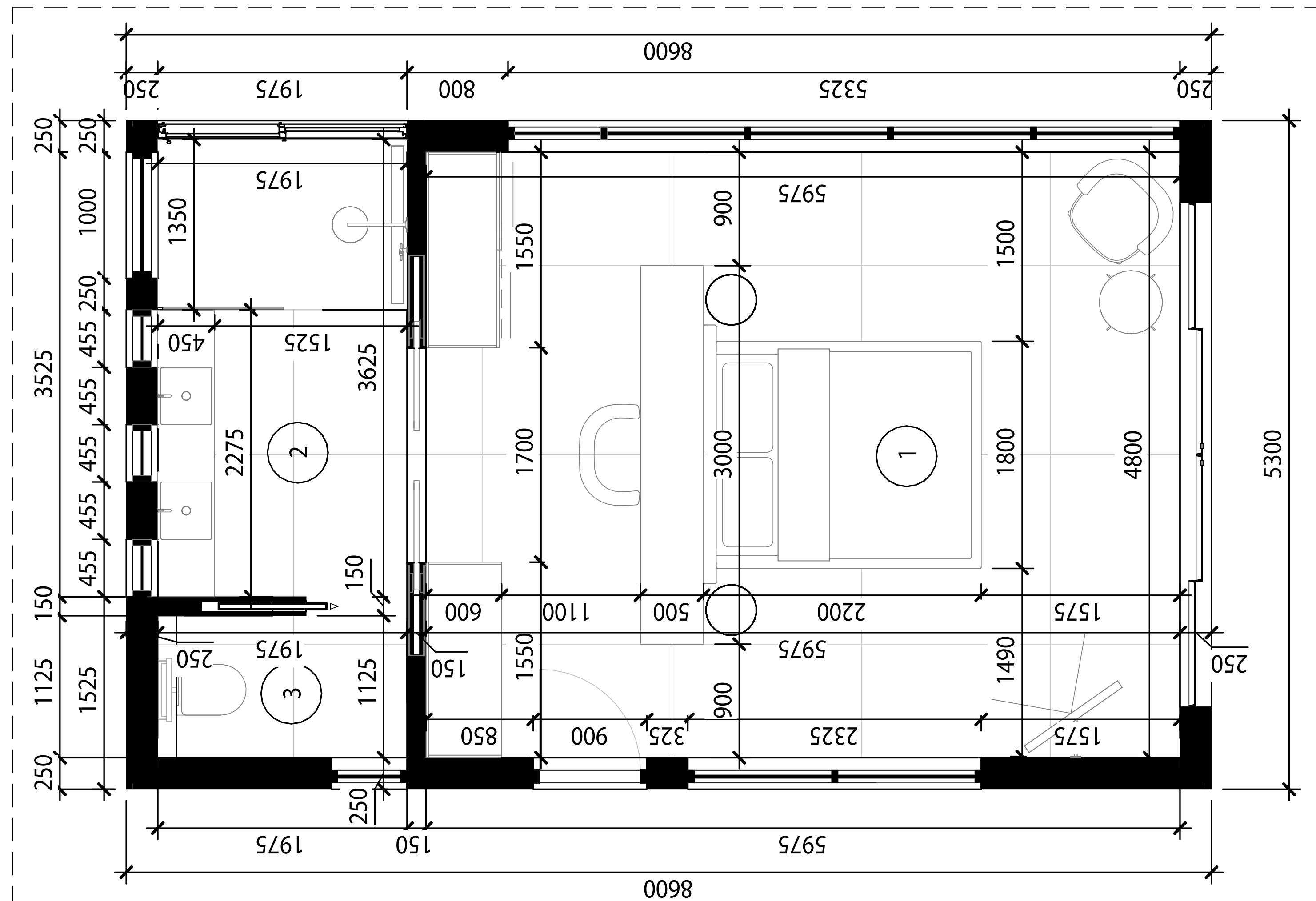
3-stage water filtration.

Our villas offer unrivaled comfort and safety with an earthquake resistance of up to 9 points, offering you confidence and peace of mind in all situations.

The villas are built using advanced prefabricated technology.

High quality finishes are achieved through durable factory controlled concrete construction, metal framing, tempered glass and wood panels.

LAYOUT

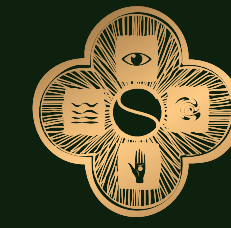


85 m²
Total area

10,5 m²
Swimming pool

30 m²
Terrace

45 m²
Living area



SENSORIKA
boutique hotel



FARSIGHT
MANAGEMENT

In order to ensure stable profitability, high level of service and effective international marketing, the management of SENSORIKA complex is transferred to the leading Balinese management company Farsight.

This choice is based on their impeccable reputation, successful experience in the luxury segment and in-depth knowledge of the Bali tourism market.

EFFECTIVE MANAGEMENT

We only work with the most reliable and experienced partners.

Our project attracts a team of professionals with extensive experience in various facilities, which allows us to effectively manage operational processes and ensure high levels of profitability.

We are developing a marketing and management strategy focused on the premium segment, which will increase the average check and ensure consistently high occupancy of the complex.

PROFITABILITY AND PAYBACK FORECAST

SENSORIKA

For investors interested in long-term capital growth

 Total unit area 85 m²



Profit per year **\$46.283**

Forecast	Base	Top
Occupancy	70%	80%
The price of the night	\$350	\$350
Revenue per year	\$89.425	\$100.800
Rental expenses	\$13.413	\$15.120
Rent tax	\$7601	\$8568
MC commission (20%)	\$13.682	\$15.422
Staff salaries	\$3600	\$3600
Mandatory expenses	\$990	\$1150
Costs of surrender	\$2856	\$3097
Promotion	\$1000	\$1000
Profit per year	\$46.283	\$52.843
Profit per month	\$3856	\$4403
ROI	17%	20%
Payback	6 years	5 years

TRANSACTION STAGES

BOOKING

DEPOSIT \$2000 fixes the price and unit

DOWN PAYMENT

20% down payment, then monthly fixed installments, and at key handover, 10%.

DOCUMENT VERIFICATION

Reservation 14 days to verify documents.
At full payment discount -5%

INSTALLMENT PLAN

until April 2026. Flexible installment terms

5 STEPS AND A PIECE OF BALI IN YOUR POCKET

01 | Fall in love with
SENSORIKA

02 | You've booked your
favorite unit

03 | Payment stages

Booking fee*

\$2 000 - 14 calendar days

**The reservation is included in the transaction price, in case of refusal - non-refundable.*

Signing the contract remotely, electronically.

- 20% Initial payment
- Monthly payments until the completion of the complex
- 10% Last payment at the stage of key handover

05 | Happy from cooperating
with SENSORIKA

and you're already generating revenue



04 | We made a deal

Transfer of lease rights*

**provided that the client has paid more than 50% of the unit price*

The client receives the original contract by mail with a receipt for payment of the first installment amount

INVESTOR BENEFITS

-  **Projected growth in tourism**
Supported by international events, increased marketing activity and Bali's popularity as a world vacation center
-  **Long-term profitability**
Developed infrastructure and unique location guarantee attractiveness for guests and investors for years to come and investors for years to come

DEMAND OUTSTRIPS SUPPLY

+87% **+43%**

Growth in the number of bookings Increase in the number of offers

compared 2024 to 2023 according to Farsight MC data

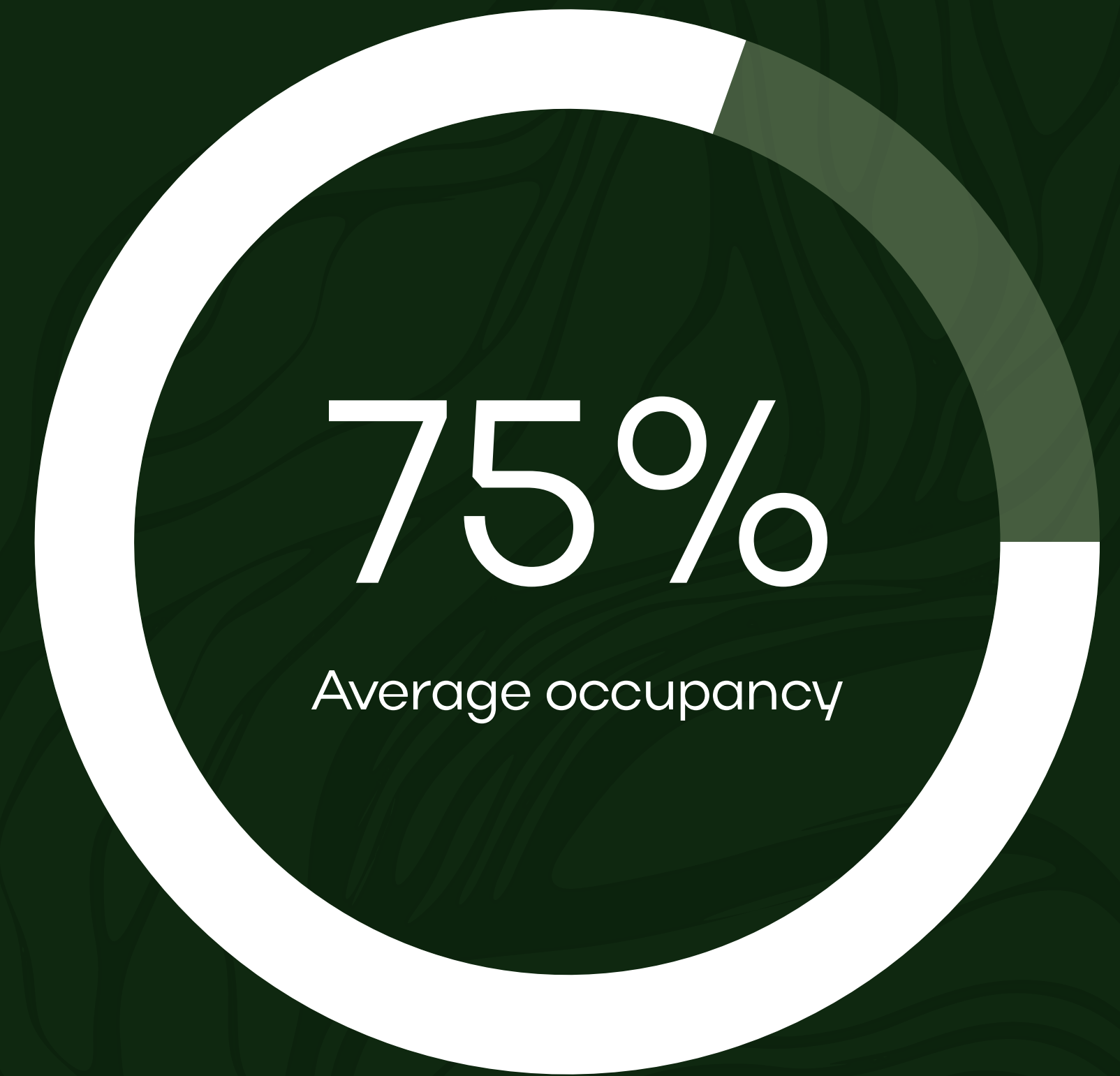
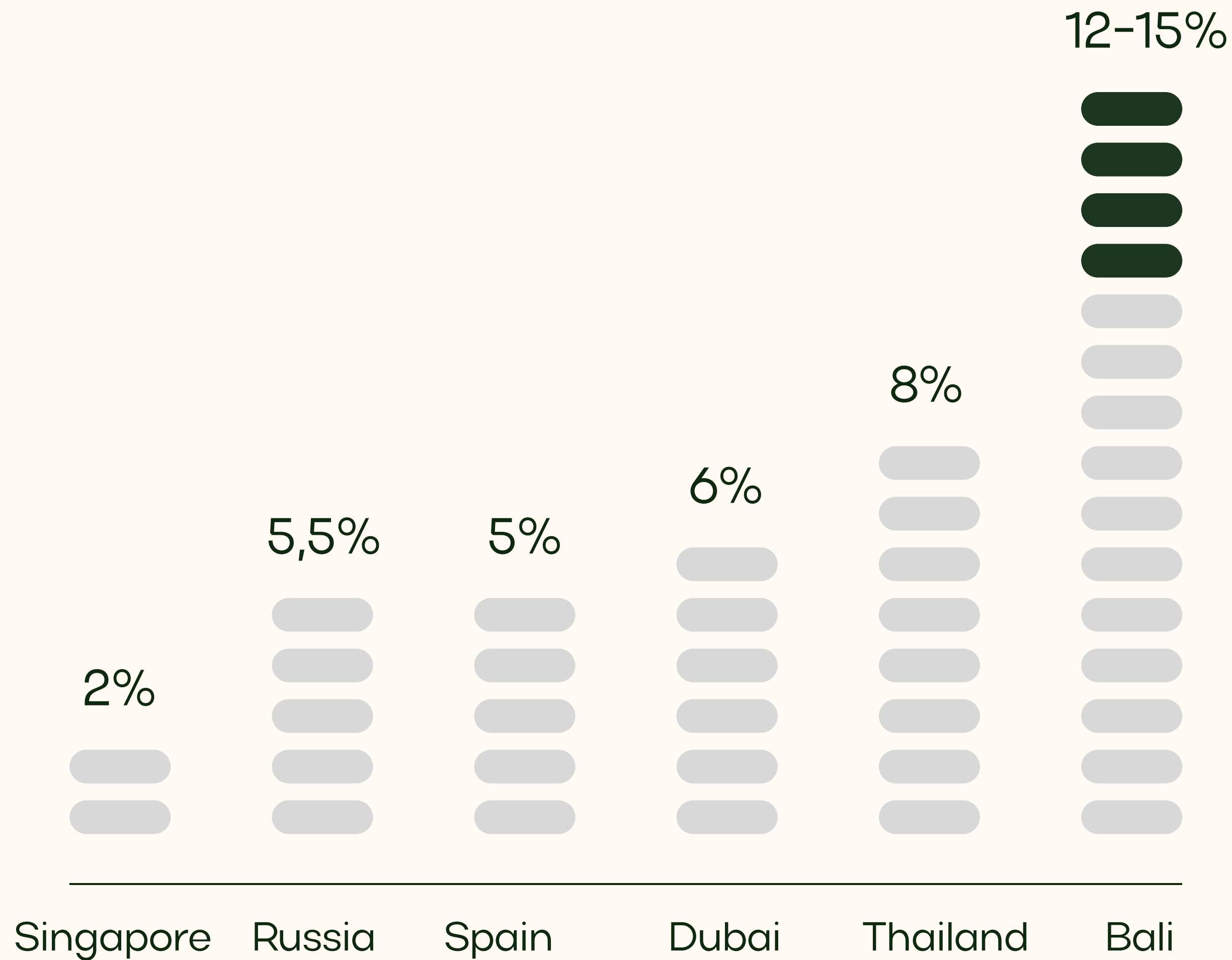
PROFITABILITY IS INCREASING

+17% **+16%**

Increase in average daily price per night Income growth per room

compared 2024 to 2023 according to Farsight MC data

BALI THROUGH THE EYES OF AN INVESTOR



INVESTMENT IN THE PUBLIC SECTOR IN INDONESIA TO REACH \$2,3 BILLION IN 2023

WHY BALI?

THE MOST DESIRABLE TOURIST DESTINATION
ACCORDING TO REPUTABLE PUBLICATIONS



The most desirable place in the
world after restrictions are lifted

Booking.com



Best winter
destination



The best Wellness place
on the planet to visit

THE INSIDER
РАССЛЕДОВАНИЯ РЕПОРТАЖИ АНАЛИТИКА



The most popular place in the
world according to travelers



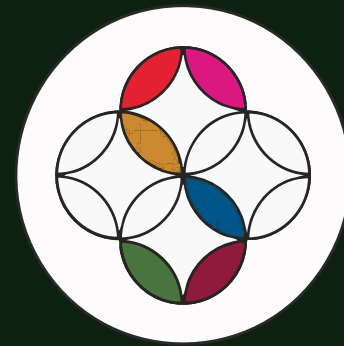
The most investment-
attractive place in the world

Forbes

SENSORIKA



ROST Investment experts in real estate markets, one of the top 3 agencies in Bali



SDA law firm with leading experts in Bali



Farsight the largest management company in Bali



ASGARD