Rental income

Ananta Canggu Apartments operate as a single, jointly managed resort. Rental income is distributed among investors according to predetermined shares. Your return is therefore based on the resort's overall performance, not just on the occupancy rate of your apartment.

Transparent investment model

Estimated Annual Return on Investment (ROI)* and Scenarios Based on Occupancy Rates

LOWER

10,0 %

Occupancy: 70% | Av. price per night: $155

MIDDLE

12,0 %

Occupancy: 70% | Av. price per night: $187

HIGHER

14,0 %

Occupancy: 75% | Av. price per night: $215

SAMPLE FINANCIAL CALCULATION

Type 02 apartment starting at $199,000

OCCUPANCY	at least 70% (256 nights per year)
AVERAGE PRICE PER NIGHT	$187
MANAGEMENT FEE	approx. 20% of rental income
ESTIMATED COSTS Operating expenses, commissions to booking portals, taxes, and reserves	approx. 30% of rental income
PROJECTED NET ANNUAL RETURN	**12,0 % p.a.**

Estimated payback period: 8.3 years. The return corresponds to a specified share of the entire resort's revenue. Personal stay: 14 nights per year outside the peak season; during the peak season, a 30% discount applies.

KEY ASSUMPTIONS

- Average Daily Rate (ADR) of $140–215 based on current comparative data for Canggu.
- Management fee of 20%; plus utilities and services, maintenance, online travel agency (OTA) commissions, taxes, and reserves.
- Shared resort operation. Rental income starting in the first quarter of 2029.
- Notary fee of 1% and transfer tax of 10% included in the price.

ESTIMATED ANNUAL APPRECIATION OF THE PROPERTY

7–15 % p.a.

An apartment from Phase 1, priced starting at $199,000, could reach a value of $277,000–$344,000 by 2030 (excluding rental income).

*The ROI calculation assumes that the average price per night will increase by 3–6% annually compared to current prices in Canggu until the start of the lease. The higher-yield scenario assumes prices consistent with the project's premium standard. These are model assumptions, not guaranteed results.

SOURCES: AirROI Canggu 2026 · Horwath HTL / Colliers Bali 2024 · Bali Home Immo Q1 2025 · Bukit Vista 2024–2025 · Airbnb Q4 2024 · BPS Statistics Indonesia (6.95 million arrivals in 2025, up 10% year-over-year).

NOTICE: This is not investment advice. Returns are illustrative and not guaranteed. Actual results depend on occupancy rates, ADR, operating costs, and market conditions. Long-term leasehold interests may be sold on the secondary market at a discount compared to freehold ownership.