



terra
HOUSE

JIMBARAN

A haven for your mind, body,
soul and pocket



TERRA MITRA PROPERTY

REAL-ESTATE DEVELOPER

Specialized in creating real-estate product with strong concept, relatable content within the right context. Thus our aim is to bring you a real-estate portfolio with optimum ROI.

TERRA MITRA HOSPITALITY


RESIDENTIAL & VILLA MANAGEMENT

Sit back & relax. Let us pamper you with our complete ecosystem driven with our passion in hospitality to serve you a ready to use holiday home, whilst at the same time, you can enjoy the lucrative income from your asset.

TERRA SPARX INDONESIA

RETAIL DEVELOPER & MANAGEMENT

Understanding urban frustration and the need of "a work, life balance", we are driven to create a lifestyle melting pot - focusing in well-being within the convenient of urban commuting.



Why Investing in Bali is Your Ticket to Enjoy a Lucrative Passive Income

With an impressive projection of attracting **16 million tourists by 2023**, Bali's allure as a top destination for visitors and investors alike continues to soar. This anticipated influx of tourists not only promises a vibrant and bustling market for businesses but also underscores the island's growing popularity on the global stage.

The convergence of this robust tourism industry with Bali's expanding medical tourism sector, innovative infrastructure developments, and recognition **as a prime top 5 investment destination by CEOWorld** creates a compelling narrative for investors looking to capitalize on the island's potential for growth and success.

Against the backdrop of Bali's cultural richness, economic vitality, and the promise of endless opportunities, the prospect of investing in Bali becomes even more enticing. The island's unique blend of tradition, innovation, and growth sets the stage for ventures to flourish and dreams to take flight, making it a destination where foreign investment coming in.

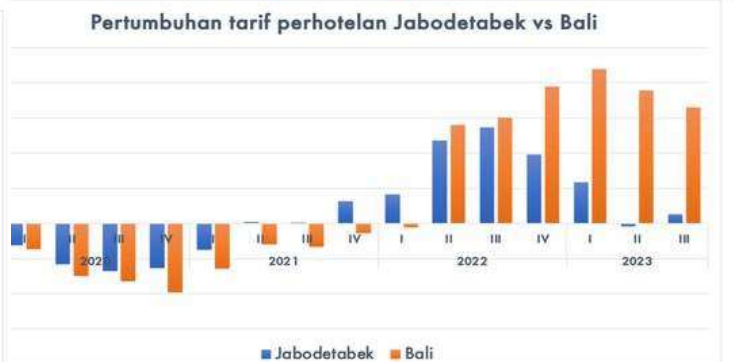
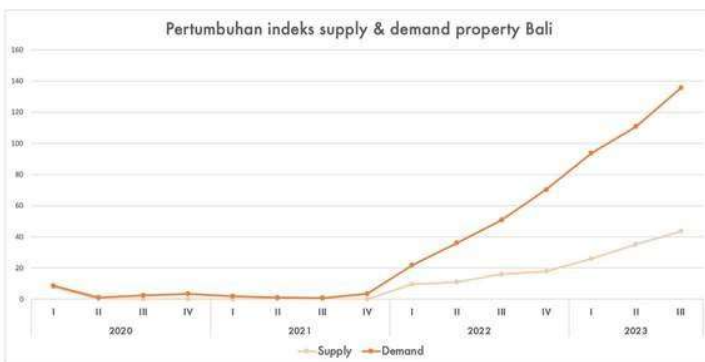
Additionally, the island's attractiveness to foreign investment is exemplified by significant developments like the forthcoming one of **ASEAN largest theme park by Paramount**, further diversifying the investment landscape.

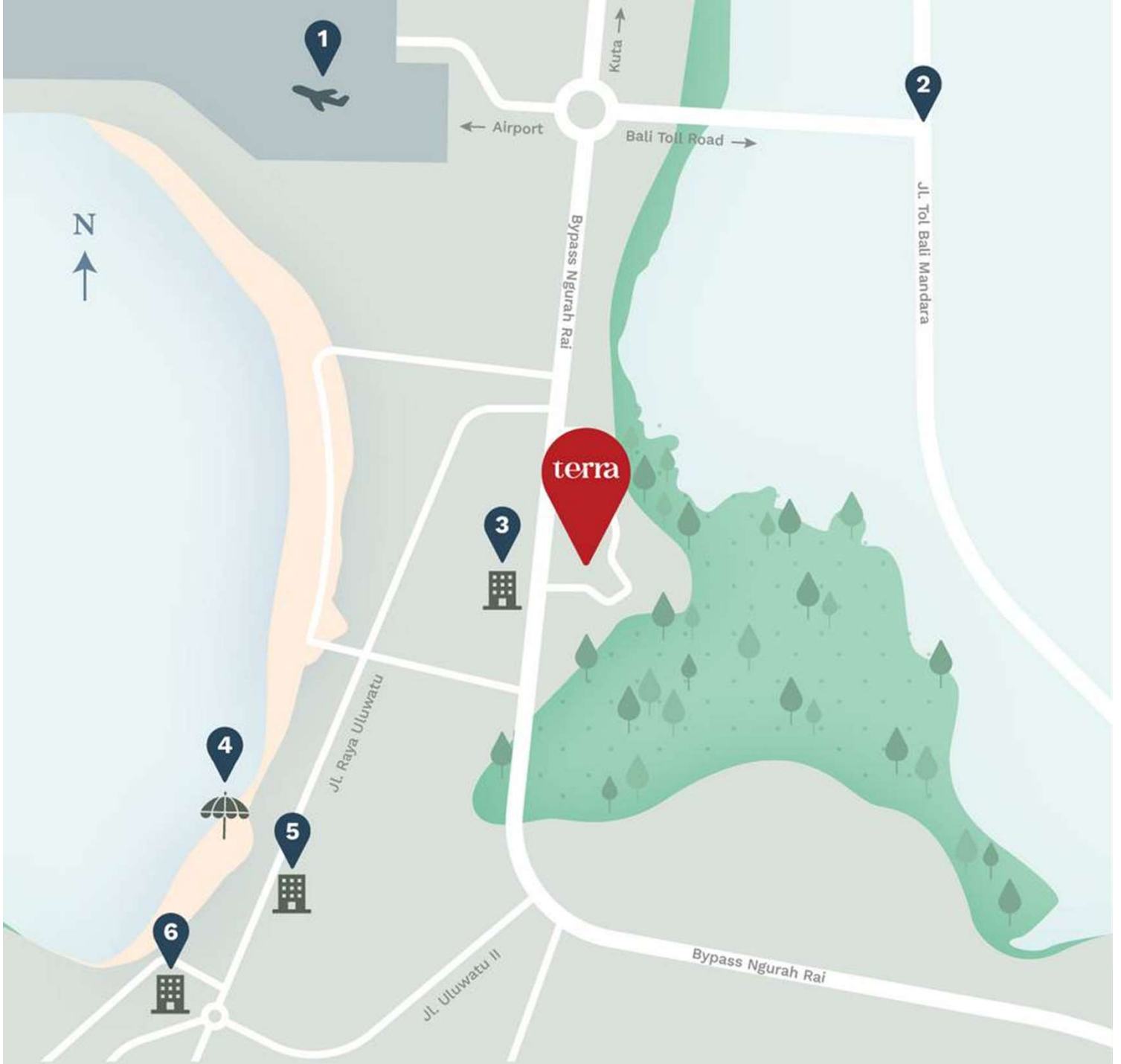
Bali Beats the Rest: Unleashing Potential in Paradise

Bali, already a popular destination for both foreign and local tourists, **holds the promise of 26% growth every year since the last 3 years.** As a leading hub for **medical tourism** in Indonesia Bali will be addressing the needs of the **2 million individuals** forecast medical tourists. The state-owned enterprises are teaming up with the renowned **Mayo Clinic to establish the Bali International Hospital**, primed to open its doors in 2024.

Invest while the sun is rising, don't wait until sunset

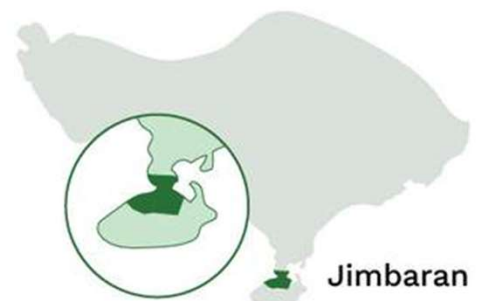
Not only that, **the surge of digital nomads in Bali** reflects a modern work trend accelerated by the Covid-19 pandemic. Drawn to Bali's alluring blend of amenities and lifestyle, remote workers find the island an ideal base for work and leisure. With co-working spaces and a supportive community, Bali has become a hotspot for digital nomads, boosting the local economy and cultural vibrancy. Seeing this extraordinary growth, **Apple has recently announced that it plans to launch an Apple Developer Academy in Bali.**





Live within the convenient of luxury by the tranquil oasis of exotic mangrove

- 1 I Gusti Ngurah Rai Airport (20 Mins)
- 2 Bali Toll Road (15 Mins)
- 3 Gourmet Garage Supermarket (3 Mins)
- 4 Jimbaran Beach (10 Mins)
- 5 Intercontinental Jimbaran (10 Mins)
- 6 Samasta Jimbaran (15 Mins)



Jimbaran

Indulge in your holiday home
while it earns for you



Real photography of Ready Unit

**An exclusive, full
furnished -Japanese
cluster of 12 private villas**

Step into a world where every day feels like a holiday. Our holiday homes are more than just escapes—they're sanctuaries where memories are woven into the fabric of relaxation and adventure. From sunrise strolls on sandy shores to starlit dinners under the sky, experience the essence of bliss in your own slice of paradise. Discover the allure of holiday home living, where it also earns money for you!



Real photography of Ready Unit

Nestled amidst a peaceful exotic Mangrove and cascading tropical blooms, Terra House whispers a tale of harmony and refinement. This haven marries the clean, minimalist lines of modern Japanese aesthetics with the warmth and essence of traditional Indonesian design, creating a sanctuary that beckons to both the soul and the senses.

"Good design is about creating spaces that have a positive impact on the energy and emotions of those who inhabit them."

— KENGO KUMA








As you step through the intricately carved wooden gates, a sense of tranquility washes over you like a gentle breeze, accompanied by the therapeutic sounds of water flowing in our Japanese fish pond. The interiors boast a seamless fusion of elegant Japanese Zen elements with the rich textures and earthy tones of Balinese craftsmanship. Oak floors meet wooden hand-craftsmanship, while paper lanterns softly illuminate spaces adorned with handwoven tapestries and zen muted color.



Real photography of Ready Unit

Terra House Jimbaran Floor Plan

Full Furnished

-  113 sqm
-  80 sqm
-  Private Carport
-  Private Pool
-  3 Inner Garden
-  2 Bedroom
-  2 Bathroom





Electronic included



3 Air Conditioner



50" smart TV



Water dispenser



Water Heater



2-doors fridge



Internet wi-fi



Microwave

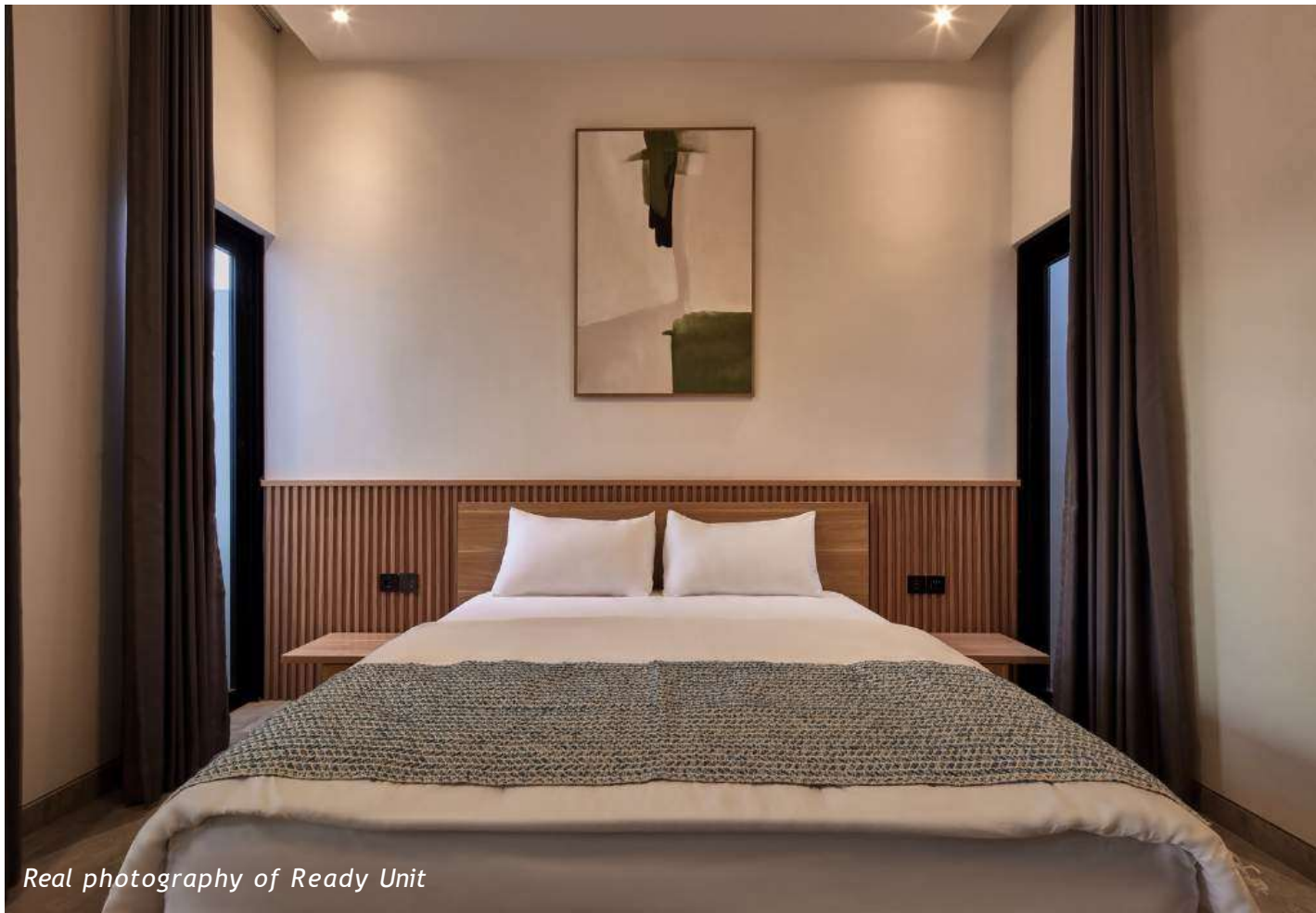


Digital Smart Key



Spec Material

Foundation of Structure	Steel-reinforced concrete K-250
Walls	Solid-weight brick
Roof Structure	CP truss steel with terracota roofing - thermal insulation & weather proof paint
Flooring	Homogeneous tile 60x60, terrazzo wax (bathroom), engineering wood outdoor decking
Windows & sliding door	Alumunium frames with black dove powder coating & 8mm glass with UV filter
Doors	solid wood finish natural
Electricity	Power from 7,700 watt; optional to upsize by request
Water supply	Sustainable deep well water suply. Water heater equipped in each bathroom.
Sanitary	Toto home standard, sanitary accessory stainless steel
Swimming pool	Terrazzo, natural stone finish anti-moss & anti-dirt coating
Lock system	Digital smart lock system



Real photography of Ready Unit



Real photography of Ready Unit



Real photography of Ready Unit

Ensuring Compliance with Legal Permits and Regulations



In response to the swift development taking place in Bali, we are committed to promoting responsible growth that benefits the local community. By adhering to all Indonesian laws and regulations, we strive to offer not only a high-quality property but also a secure and regulated investment opportunity for our investors.

Our commitment is clearly stated in the notarial deed, ensuring that the unit will be handed over within six months of receiving 50% of the payment.

Honest & transparent management



Enjoy a hassle free holiday home.

With our **5-star management partner**, experts in hotelier of Accor group for more than 20 years, we have your back on managing your holiday home & making a profitable passive income when you are not using it.

35+

Luxury villas

8+

Boutique Hotels



Bali, Singapore



Real photography of Ready Unit



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2 Investment Options:

1

Ready Unit

No Waiting, No Uncertainty, Just Rewards!

Turn Key

No Waiting, No Construction Delays

What you see, is What you get

Enjoy immediate use

Enjoy immediate ROI 12-15%

Cashflow of USD 24.000 per year

2

Off-Plan Unit

Enjoy premium ROI & Capital Gain

Minor Design Adjustment

Flexibility of additional features

Hand-over period of 11-13 months

Enjoy premium ROI up to 22%

Enjoy a raise of capital gain 26% in less than a year

Choose your Win!

Off-Plan Unit

USD 127.650

LEASEHOLD 29 YEARS

TAX INCLUDED

Premium ROI up to 22%

Upside Capital Gain 26%
in less than a year

Ready Unit

USD 160.000

LEASEHOLD 30 YEARS

TAX INCLUDED

Enjoy Immediate cashflow
of USD 24.000 per year

Enjoy immediate
ROI 12-15%

Passive Income

USD 718.290

Net Profit

Unit purchase price	USD 127.650
Daily rental rate	USD 180
Occupancy rate	70%

Gross revenue/year	USD 45.990
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Management booking fee	12,5%	USD 5.748
Mangement operating fee		USD 750
Taxes from rental	10%	USD 4.599
Service Charge		USD 2.250
Utilities		USD 3.107
Housekeeping & others		USD 3.593

Expenses/year	USD 20.047
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Gross revenue	USD 45.990
Expenses	USD 20.047

Net Income /year	USD 23.943
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ROI %	18.75%
Payback period	5 years 3 months
Net profit (30 years)	USD 718.290
Net profit %	562%

*) All transactions are in IDR as per Indonesian law.

*) This calculation is a forecast & may chance based on your investmnet option

Sell your leasehold property anytime! And get capital gain out of it!

Unit purchase price	USD 127.650
Daily rental rate	USD 180
Occupancy rate	70%
Rental net income/year	USD 23.943

Sell after 10 years **USD 250.000**

Passive income – rental net income	USD 239.430
Capital gain – sale profit	USD 122.350

So, your total investment profit is **USD 361.780**

Total 283%
ROI 28%
per year

*) All transactions are in IDR as per Indonesian law.

*) This calculation is a forecast & may change based on your investment option

OPTIONAL 3 Bedroom



+ USD 50,000
Get 120sqm - 3BR Terra House



1st floor



2nd floor

Full Furnished



113 sqm



Private Carport



120 sqm



Private Pool



2 Bedroom



3 Inner Garden



Electronic included



4 Air Conditioner



2 50" smart TV



Water dispenser



Water Heater



2-doors fridge



Internet wi-fi



Microwave



Digital Smart Key



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Lock system	Digital smart lock system



