



OMUNITYBALI

LOVE IN ACTION

— Introducing —

Peace Heart Garden Bali

Lemukih - Buleleng - Bali



Existing Site



Proximity

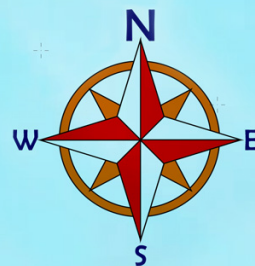
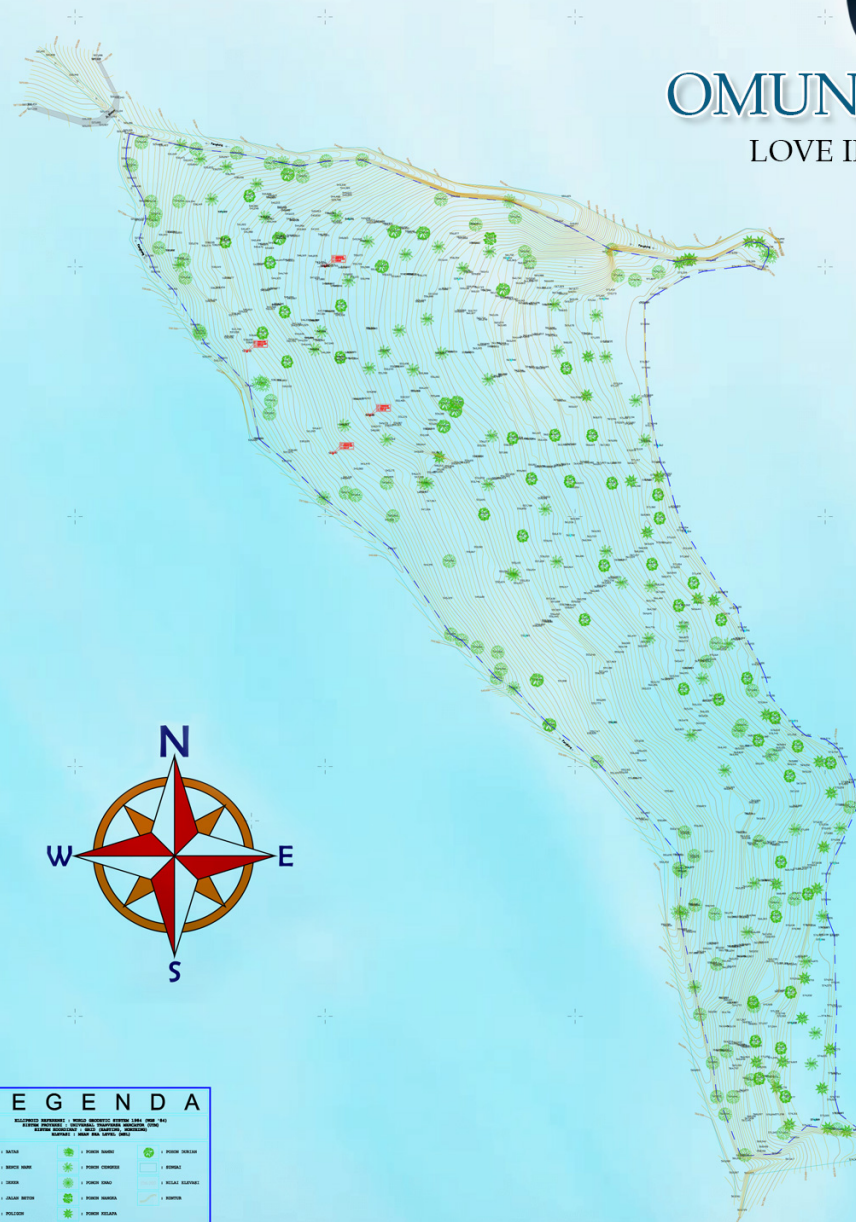
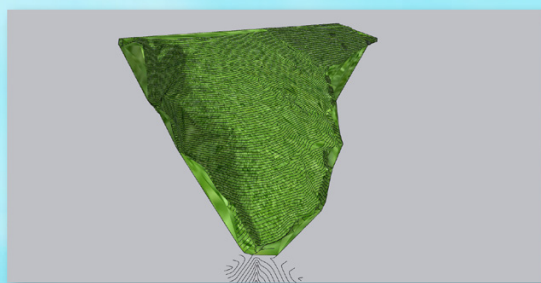
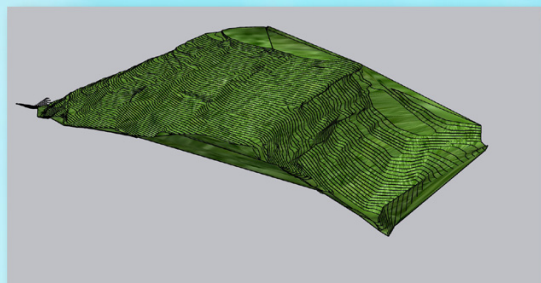
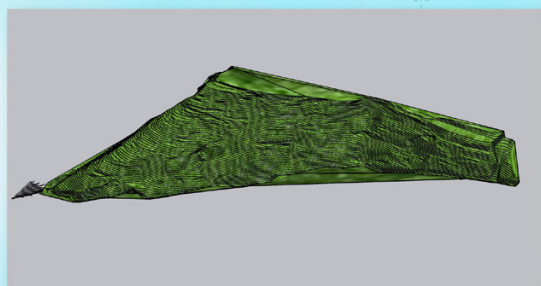


Site Topography



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LEGENDA

— BATAK	• PUNDAH BUKIT	• PUNDAH BUKIT
• BUKIT BUKIT	• PUNDAH BUKIT	• PUNDAH BUKIT
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SKALA: 1:1000 INTERVAL KONTUR 0.5 M
DIGAMBAR TGL 27-05-2021

Site Analysis



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A = PUBLIC
LOBBY / BOH
SERVIS AREA

B = SEMI PUBLIC
ACTIVITY
RESTO

C = PRIVATE
VILLA UNIT

D = SEMI PRIVATE
MAIN ACTIVITY
MEDITATION + YOGA



Master Plan



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Master Plan



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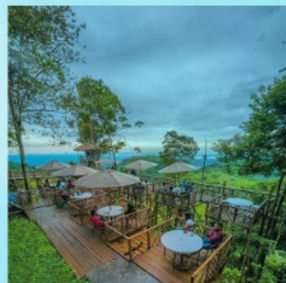


Block Plan



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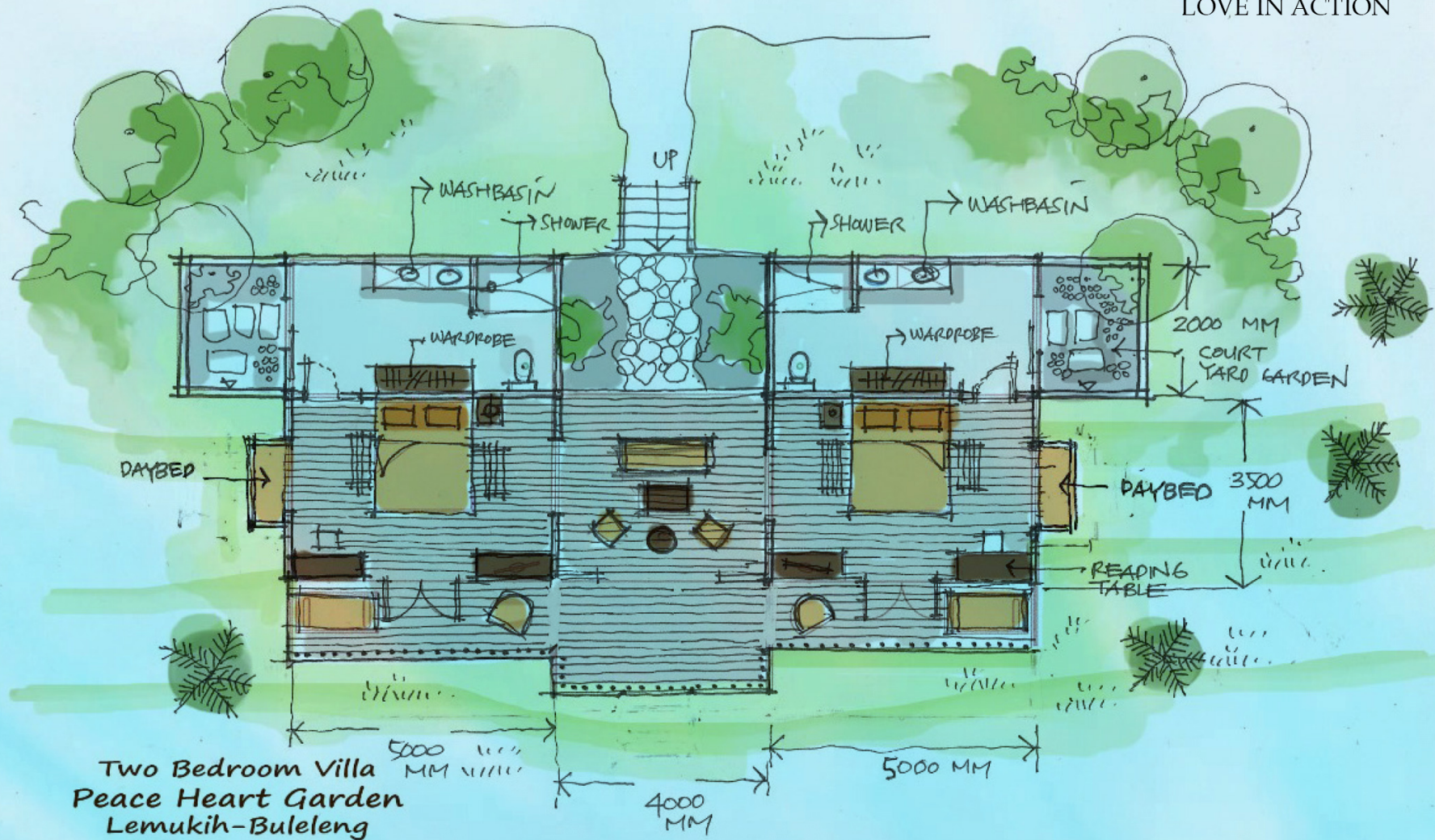
LEGEND

- : TYPICAL SINGLE BEDROOM VILLA : 17 UNITS
- : TYPICAL TWO BEDROOM VILLA : 8 UNITS

Area

- ➔ 1.19 Hectare
- ➔ 17 Single Bedroom Villas
- ➔ 8 Double Bedroom Villas

JUNE 6TH 2021
PRELIMINARY SCHEMATIC DESIGN
BLOCK PLAN
PEACE HEART GARDEN BALI
LEMUKIH-BULELENG-BALI



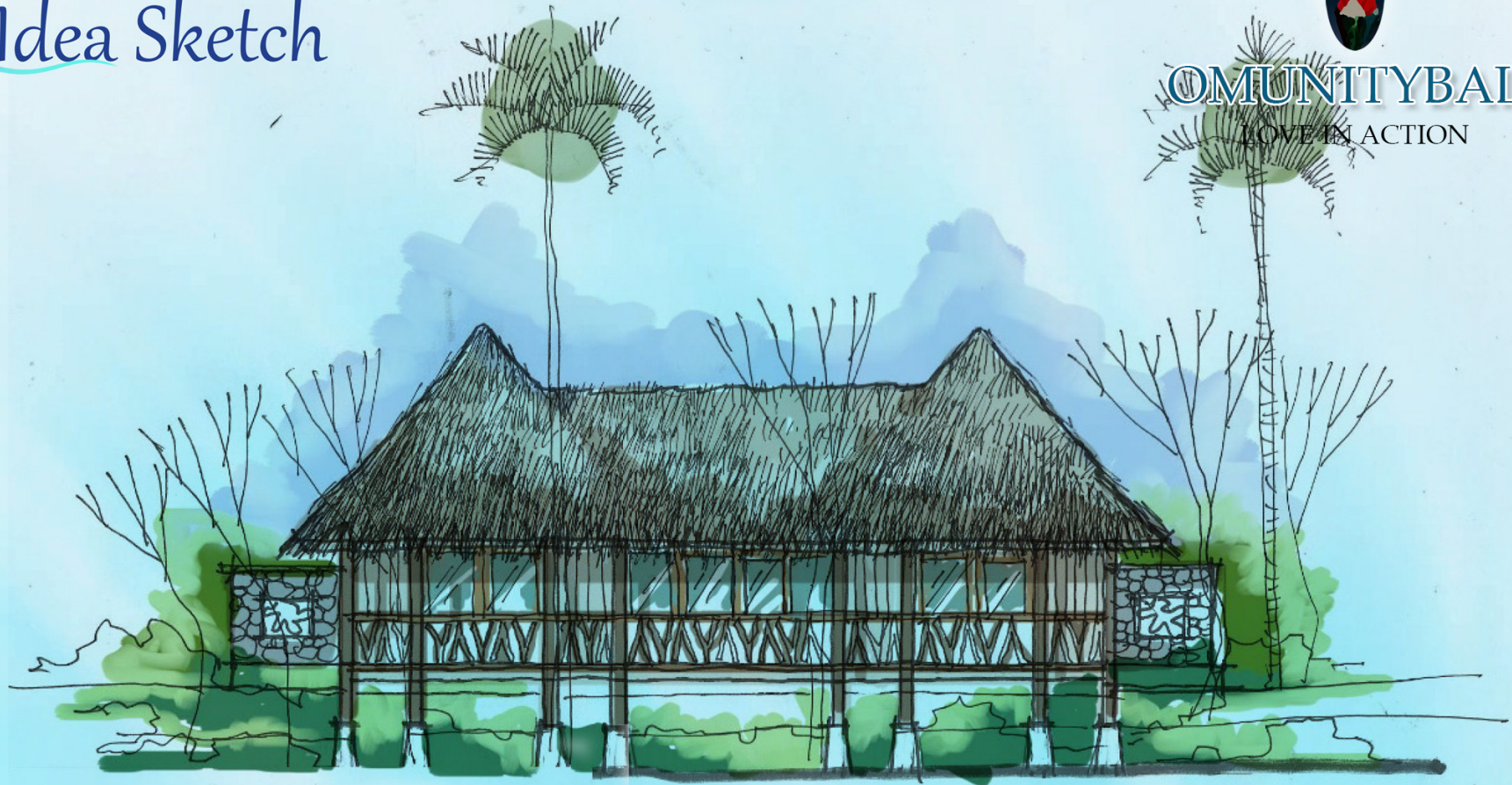
Villa 2 Bedroom Concept

Idea Sketch

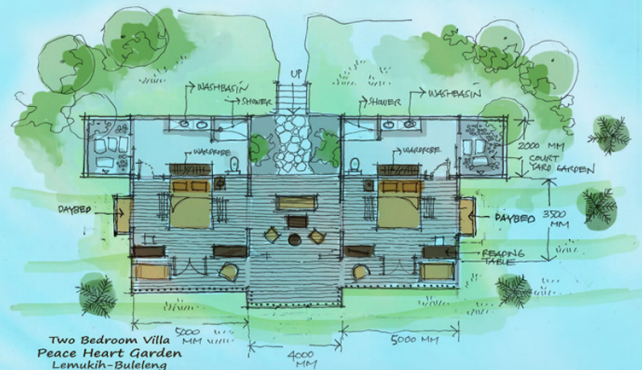


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Front elevation
Typical Two Bedroom Villa
Peace Heart Garden
Lemukih - Buleleng

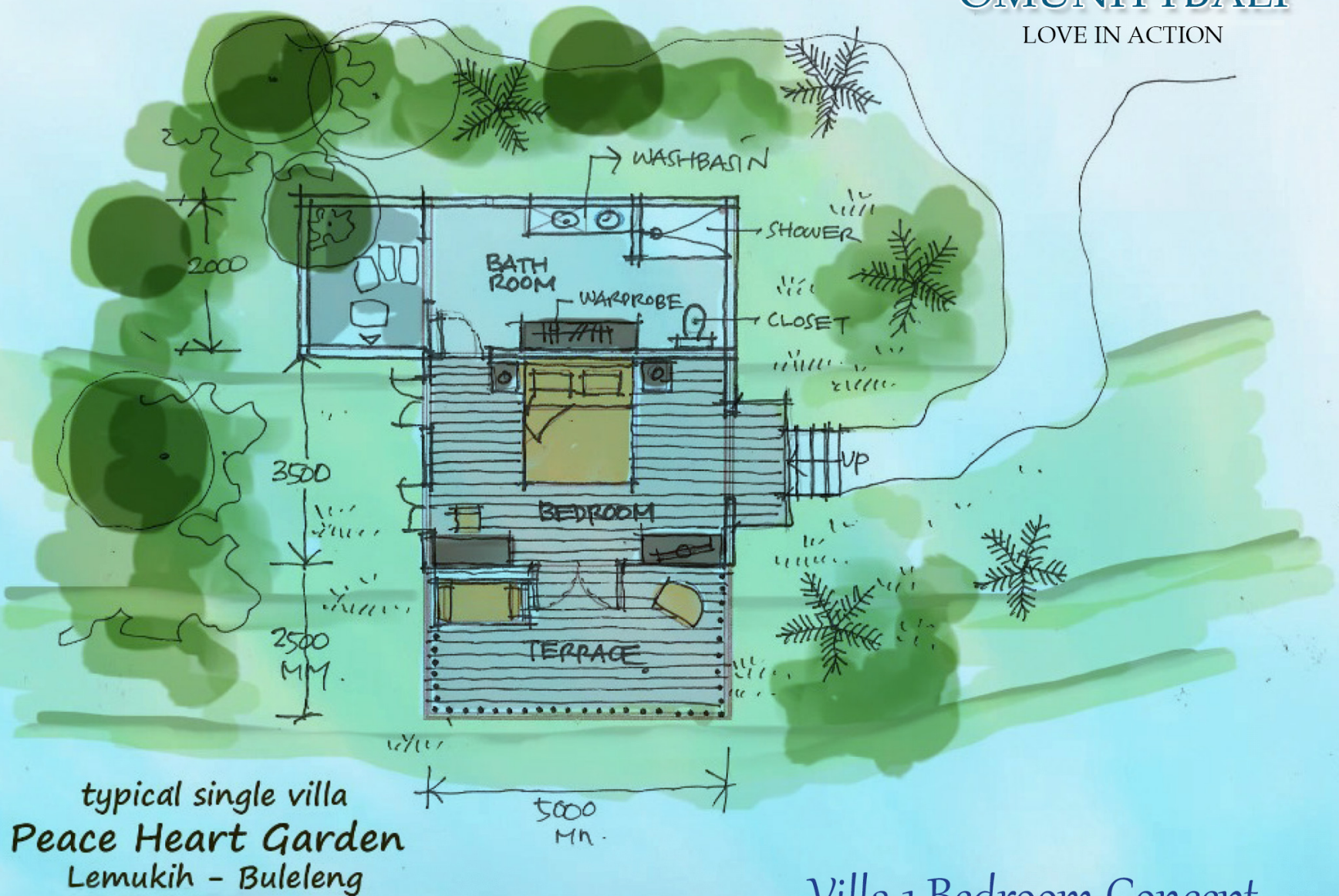


Villa 2 Bedroom Concept

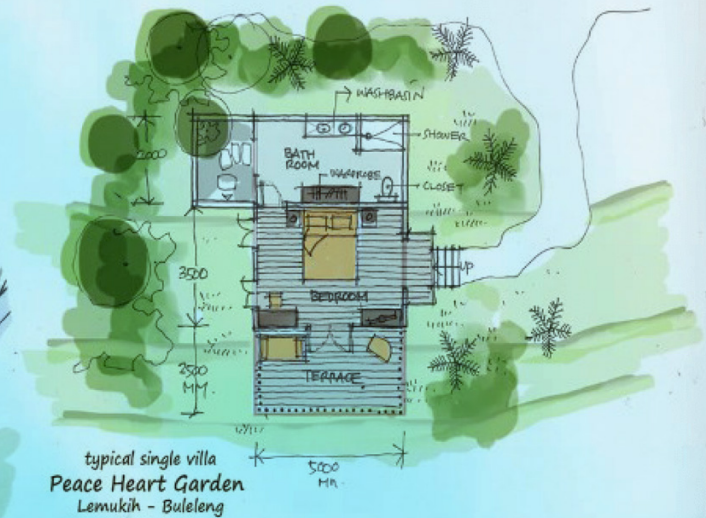


Villa 2 Bedroom Concept





Villa 1 Bedroom Concept



Front Elevation
single bedroom Villa
Peace Heart Garden
Lemukih-Buleleng

Villa 1 Bedroom Concept



Villa 1 Bedroom Concept

Idea Sketch



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Interior Villa Concept

Idea Sketch



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Meditation & Yoga

Idea Sketch



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Spa & Massage



Pathway





Buggy car track

Price Units



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Peace Heart Garden

——— Prices ———

- ➔ **1 BEDROOM VILLA**
IDR 1,600,000,000
- ➔ **2 BEDROOM VILLA**
IDR 3,000,000,000

Investment Opportunities



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START AT
IDR 33 million

For \$2,300 and up,
we are opening limited
invitations to share
ownership in
Peace Heart Garden.



Sponsorship Levels



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IDR 33 million



IDR 99 million



IDR 333+ million



IDR 198 million



IDR 333 million

Investor Benefits

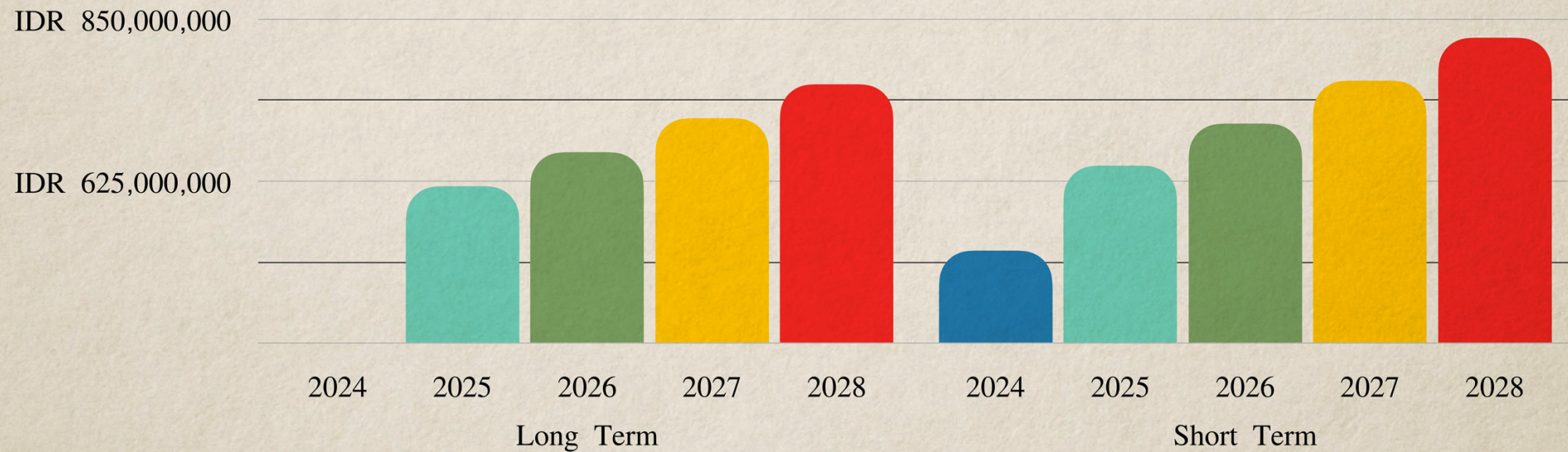


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- ➔ Premium location in the beautiful village of Lemukih in the lush regency of Buleleng.
- ➔ Discount up to 30% for friends and family accommodations.
- ➔ Buyback guarantee at market price.
- ➔ Legal notarized title as joint land owner (eco, not ego village).
- ➔ Title can transfer to other parties.
- ➔ Accredited and certified sustainable eco-community.
- ➔ Cooperative management for scheduling guests.
- ➔ Annual investor reimbursement based on reported ROI and sponsorship level.

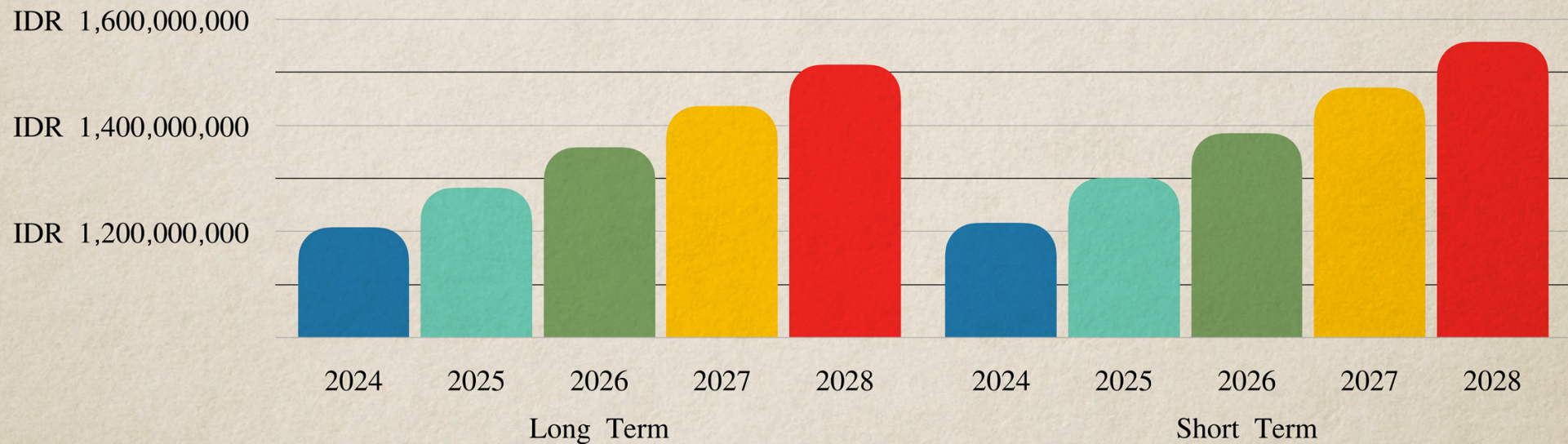
Annual Gross Revenue (1BR Villa)

At 50% Occupancy + 3.5% Annual Market Appreciation



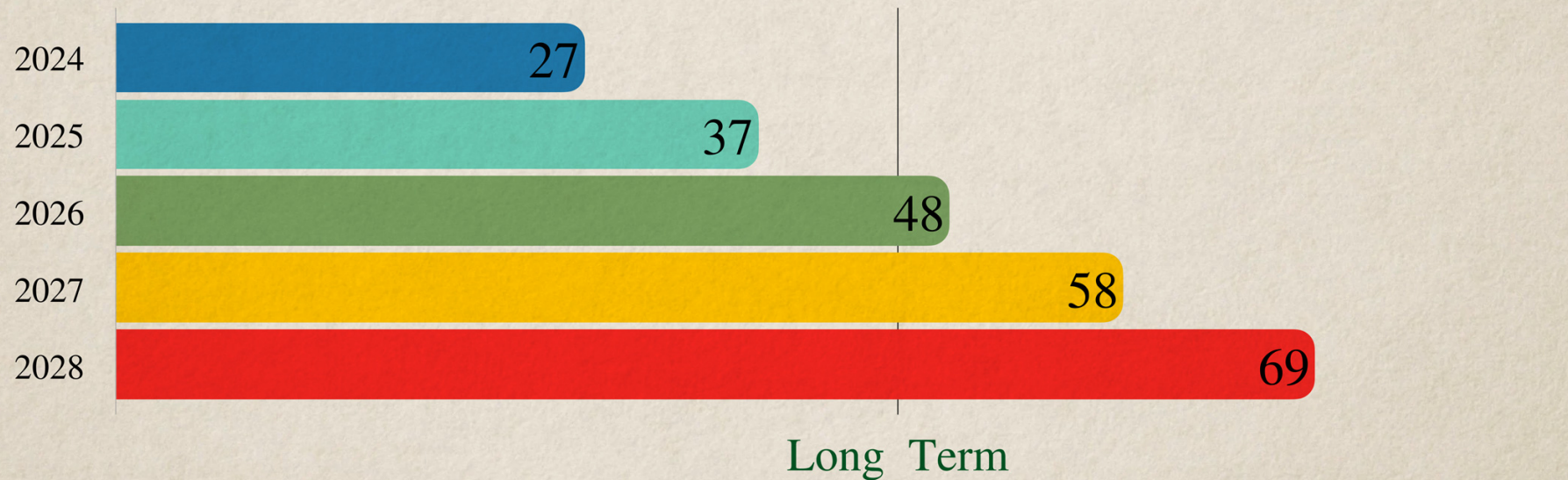
Annual Gross Revenue (2BR Villa)

At 50% Occupancy + 3.5% Annual Market Appreciation



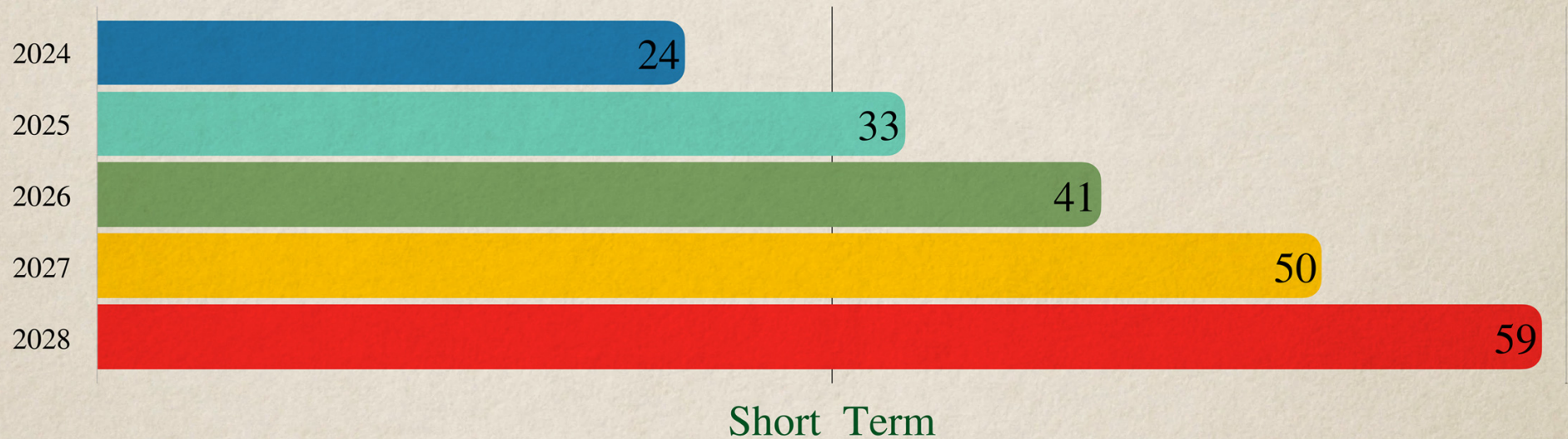
Annual ROI (1BR Villa)

At 50% Occupancy + 3.5% Annual Market Appreciation



Annual ROI (2BR Villa)

At 50% Occupancy + 3.5% Annual Market Appreciation



Target Market

OMUnity attracts both domestic and international visitors who want to explore nature and Balinese tradition in a sustainable community with the convenience of proximity to other attractions. An investment in Peace Heart Garden offers a stable return revenue and resale through short or long term rentals.



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Management Team



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ZANZAN

FOUNDER

Following his heart, ZANZAN's inspiration came about from his experiences with influential sustainable tourism mentors as well as deep self-introspection and revelation.



Putu Shelly Ekawati

CO-FOUNDER

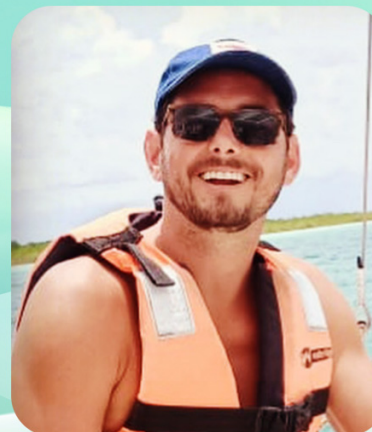
Putu, who runs the serene retreat centre together with her husband, is deeply engaged in local community activities, the promotion of eco-tourism and preservation of natural resources.



Bagus Mahendra

LEAD ARCHITECT & DESIGNER

Bagus is committed to sustainable architectural practices utilizing native materials and traditions. His 10 year tenure brought on his moto to optimize with inspiration from nature.



Brad Wilcox

CFO

Brad manages P&L for SaaS software products in the edutech space. With his data driven approach, Brad has successfully advised the growth of community-based business for over 13 years.



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**For more information,
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