

ULUWATU, BALI · PROPERTY DEVELOPMENT & MANAGEMENT

The Complete Dossier and Portfolio behind **+200** *villas*

Built, rented and managed for +100 European investors. Property development & management in Bali, all of it in-house.

200+

PROPERTIES
MANAGED

15+

DEVELOPMENTS
DELIVERED

4.93★

GUEST RATING
ACROSS THE
PORTFOLIO

50+

PEOPLE ON
THE GROUND

AGMAKINAGROUP.COM

info@agmakinagroup.com

2026

START HERE

What's *Inside*

Who we are, what we have built, the market we build in, and exactly what we do for the people who own the villas we run. It ends with what it costs and how it starts.

01	About Agmakina	<i>Not intermediaries</i>	03	08	The Beaches of the Bukit	<i>Why Uluwatu, not Canggu</i>	11
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IN ONE LINE

We are not brokers, and we are not a management company that took on somebody else's building. **We design it, we build it, we furnish it, and then we operate it.**

01 • WHO WE ARE

About *Agmakina*

We have been developing and managing property in Uluwatu, Bingin and Melasti since 2021, and building in Bali since 2016. Contemporary villas, boutique hotels, restaurants and holiday residences, all run by our own team.

We are not intermediaries. We live here. We supervise every construction site ourselves and we manage every property directly, with our own people, not subcontractors we have never met.

50+OWN TEAM
IN BALI**5+**YEARS
DEVELOPING
IN ULUWATU**200+**PROPERTIES
MANAGED**10,000**M² PORTFOLIO
DELIVERED**WHY IT MATTERS TO AN OWNER**

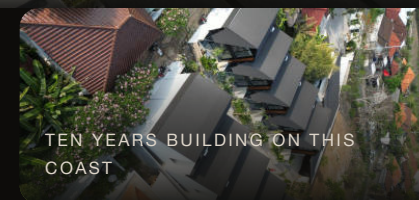
When the pump fails in August, the person who fixes it works for us and knows the villa because **we installed that pump**. That is the whole difference, and it shows up in the monthly report.



OUR OWN SITE • ARRECIFE VILLAS UNDER CONSTRUCTION, MELASTI



50+ PEOPLE, ALL ON OUR PAYROLL

TEN YEARS BUILDING ON THIS
COAST

02 • THE TRACK RECORD

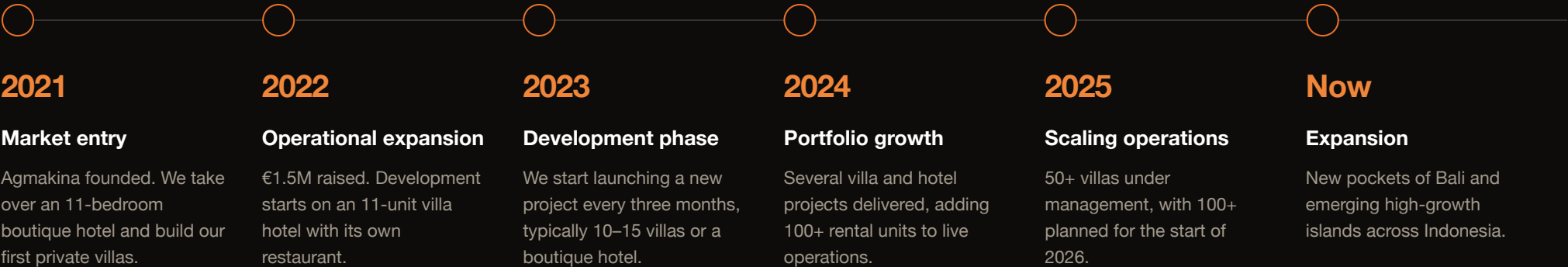
Milestones

€21M

RAISED IN
INVESTMENT

2016

BUILDING IN
BALI SINCE



03 • COMPANY STRUCTURE

Three divisions, *one team*

The same company takes a plot of land in Uluwatu and turns it into a villa that is booked, cleaned, maintained and paying out every month. Nothing is handed to a third party in between.



AGMAKINA PROPERTY DEVELOPMENTS

We build it

Land, permits, architecture, construction and fit-out. Fifteen-plus developments delivered in Uluwatu since 2016, all supervised by our own site team.



AGMAKINA PROPERTY MANAGEMENT

We run it

Listings, pricing, reservations, housekeeping, maintenance, bookkeeping and the monthly owner report. One fee, 15% of the revenue we generate.



AGMAKINA STAYS

We host it

The guest side: 24/7 service, check-in, experiences and the reviews that keep the listings ranking. Superhost, 4.93★ across the portfolio.

04 · HOW WE DECIDE

Mission, goals & values

Run properties like a business, not a hobby

Manage to a consistent operational standard, develop with precise planning, maximise what each property returns, and keep the service straight with owners, guests and staff alike.

GOALS

01	Deliver	High-quality villa and property development, on the schedule we signed.
02	Operate	Strong performance and smooth operations on every managed property.
03	Host	Guest experiences that turn into reviews and repeat stays.
04	Build the team	A reliable internal team, not a chain of subcontractors.
05	Earn the trust	Investor confidence through transparency and returns that repeat.

VALUES

01	Quality	Built to the standard we accept in the villas we keep and run ourselves.
02	Integrity	What we promise on paper is what gets built, and what gets paid.
03	Transparency	Every cost itemised, every month, in the report you receive.
04	Commitment	We stay after handover. We operate what we build.
05	Service	Owners, guests and staff handled by the same team, every day.

THE TEST WE APPLY

If we would not put our own money into it, we do not sell it. **Most of the portfolio in this brochure is partly ours.**

05 • THE DIFFERENCE

We build them. Then we *run* them.

	A MANAGEMENT COMPANY	AGMAKINA
Where the villa came from	Somebody else built it	We build villas in Uluwatu. 15+ developments delivered since 2016
When something breaks	Calls a contractor, forwards you the quote	Our own 50+ team fixes it, at cost, itemised in your report
Knowing what a repair costs	Learns it from the invoice, same as you	We have built and fitted 200+ of these villas
Where market data comes from	A market report	The 200+ properties we run on the same coast
Skin in the game	A fee, whatever happens	15% of what we generate. No revenue, no fee

CHECK IT YOURSELF

Fifteen properties are live on Airbnb and Booking.com under our management right now, and every review on them was written by a guest, not by us. **Read them before you talk to us.**



15+

DEVELOPMENTS
DELIVERED

10,000
m²

ALREADY
BUILT

15,000
m²

UNDER WAY
IN ULUWATU

THE MARKET

Why invest in *Bali*

Three things carry the case: the economy underneath it, tourism that keeps compounding, and a coastline where the buildable land is already running out.

11.10M

TOURISTS EXPECTED
IN BALI, 2029

x1.4

TOURISTS VS
LOCAL POPULATION

Top 4

WORLD ECONOMY
BY 2045

10-14%

TARGET
ANNUAL RETURN

06 • THE MACRO CASE

Indonesia's *investment potential*

The fourth most populous country on earth, the fifth largest economy by purchasing power, and the one island inside it that out-draws every destination in Southeast Asia.

INDICATOR	FIGURE
Islands • total area	17,000+ • 1,904,569 km²
Population	285.7 M • 4th in the world
Growth over 20 years	+61 million people
GDP by purchasing power	5th today • Top 4 by 2045
GDP growth • inflation	5% • 2% year-on-year
Foreign Direct Investment, 2024	\$47 billion



BALI

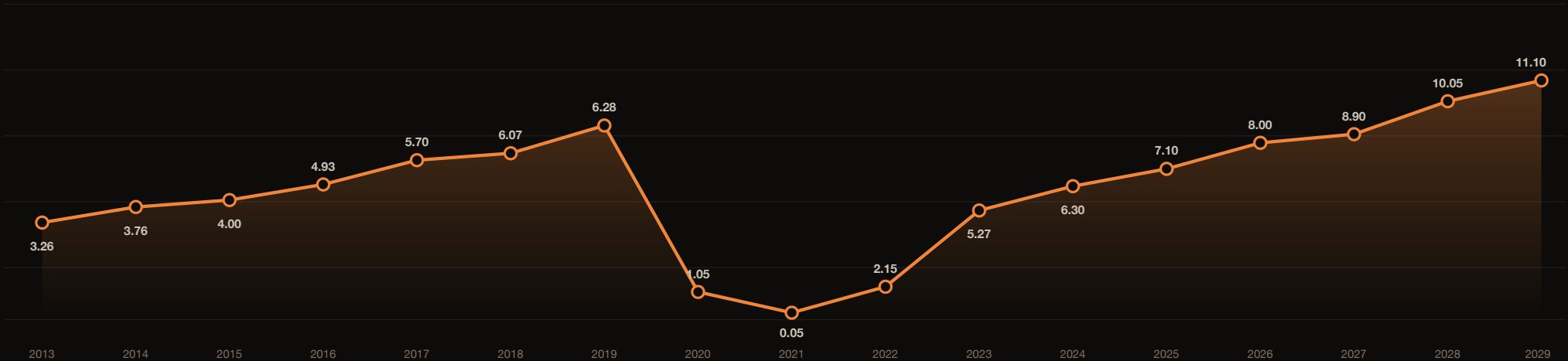
THE ONE NUMBER

Tourists out-number the local population in Bali by 1.4 to 1.

07 • DEMAND

Tourism growth *in Bali*

3.26 million arrivals in 2013. 11.10 million projected for 2029. The pandemic took two years out of the curve and the curve took three years to beat its own record.



WHAT IT MEANS FOR A VILLA

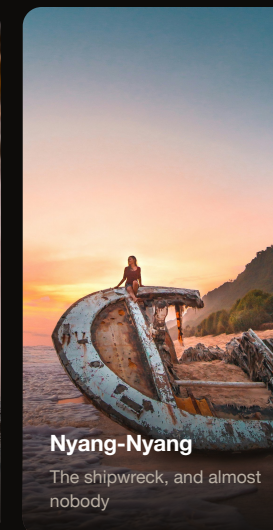
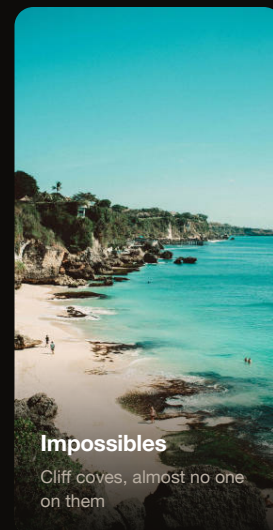
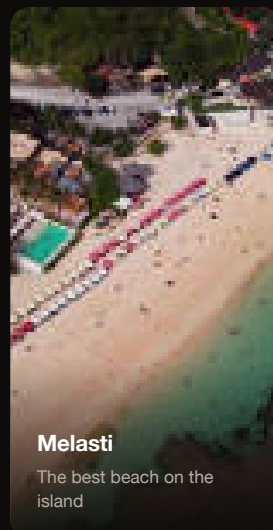
Arrivals are already **77% above the 2019 peak** on the 2029 projection, and the supply of buildable coastline on the Bukit has not grown with it. Demand compounds; the land does not.

Tourist arrivals in Bali, millions of people. Sources: Bali Provincial Statistics Agency (BPS Bali); Ministry of Tourism & Creative Economy of Indonesia; World Tourism Organization (UNWTO). 2026–2029 are projections, not guarantees.

08 • WHY ULUWATU, NOT CANGGU

The beaches of *the Bukit*

Canggu and Seminyak are the names everyone knows, and that is the problem: everyone is already there, competing on price. Guests come to the Bukit for the coastline, and a villa fifteen minutes from seven beaches like these does not have to compete on price.



THE STRUCTURAL BIT

The Bukit is a limestone plateau with a cliff edge. **You cannot make more of it**, and what can legally be built on is a fraction of what you see.

7

BEACHES WITHIN
20 MINUTES

5

POCKETS WHERE
WE BUILD

Nº1

SURF COAST
IN INDONESIA

09 • THE MAP

Where we *build*

Only a fraction of Bali can legally be developed, and the pockets that combine real tourism demand with buildable land are few. Every Agmakina project sits inside one of them, on the southern tip.

Bingin	Moraira • Malvarrosa • Ribamar • Jepun Sari • Bingin Hills • Villa Nova
Melasti	Masuka Loft • Arrecife • SDB Villas
Balangan	Kembali Villas • Santanyi Villas
Ungasan	Santanyi Ungasan
Nyang-Nyang	Kembali Villas 3BR

NOTE ON THE MAP

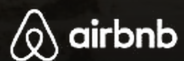
The shaded coastline is what is **eligible for development** under Balinese zoning. Everything we own and everything we build sits on the southern tip of it.



● ELIGIBLE AREAS FOR DEVELOPMENT

THE DESTINATION

Bali's international *awards*



TOP 1

Most wish-listed destination in Asia.



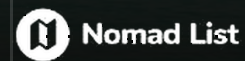
TOP 5

Best places in the world for real estate investment.



N°1 PLACE

Best cultural travel destination in the world.



N°1 PLACE

Best digital nomad destination.

10 • THE PROOF

Inside the *portfolio*

Every property we have built and now operate, on one page. All of them renting today, all bookable direct on Airbnb, Booking.com and agmakinagroup.com.



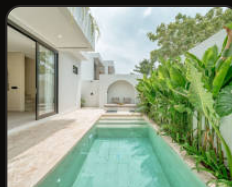
Masuka Loft Hotel
MELASTI



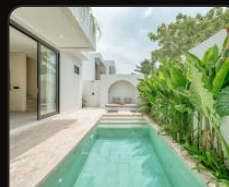
Jepun Sari Hotel
BINGIN



Elmon Ricefield
TUMBAK BAYUH



Moreira Villas
BINGIN



Malvarrosa Villas
BINGIN



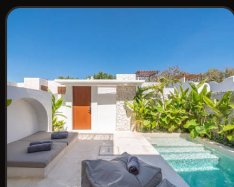
Arrecife Villas
MELASTI



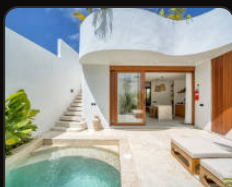
Ribamar Villas
BINGIN



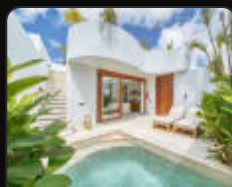
Kembali Villas
BALANGAN



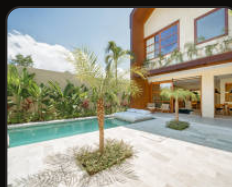
Kembali Villas 3BR
NYANG-NYANG



Santanyi Villas
BALANGAN



Santanyi Ungasan
UNGASAN



SDB Villas
MELASTI



Villa Nova
BINGIN



Bingin Hills Villas
BINGIN



Villa Salamanca
TUMBAK BAYUH

4.93★

GUEST RATING
ACROSS THE
PORTFOLIO

200+

PROPERTIES UNDER
MANAGEMENT

5

BOUTIQUE HOTELS
OPERATING

10,000 m²

ALREADY
DELIVERED

10,000+

GUESTS
HOSTED

4.93★

GUEST RATING
ACROSS THE PORTFOLIO

11 • THE PIPELINE

Under *construction*

Eight projects on site across Uluwatu right now. Every one of them will be delivered and then operated by the same team that runs the portfolio on the previous page.



Siroco Uluwatu
BINGIN • 15-ROOM HOTEL



Mundina Uluwatu
MELASTI • 22-ROOM HOTEL



The Arenal Suites
MELASTI • 16 APARTMENTS



Bolonia Residence
MELASTI • 7 VILLAS, 1BR



Nerja Villas
MELASTI • 13 VILLAS, 1BR



Sur Villas
ULUWATU • 12 VILLAS, 1BR



Caletón Villas
ULUWATU • 12 VILLAS, 1BR



Zahara Villas
ULUWATU • 14 VILLAS

8

PROJECTS ON
SITE NOW

4

NEW PROJECTS
LAUNCHED PER YEAR

6 months

TYPICAL BUILD,
VILLA COMPLEX

15,000 m²

UNDER WAY
IN ULUWATU

— FOR OWNERS

Your villa, run like *our own*

Because most of them are. The playbook that keeps our own portfolio full all year is the one your villa would run on, operated by the same people.

15%

OF THE REVENUE
WE GENERATE

24/7

GUEST SERVICE
ON THE GROUND

Monthly

REPORT AND
INCOME PAYOUT

Zurich

EVERY MANAGED
PROPERTY INSURED

12 • THE SERVICE

What we do *for owners*

PROPERTY HANDOVER

- Professional photography and video
- Channel manager setup
- Villa staff onboarding and management

MARKETING & RESERVATIONS

- Listings and platform management
- Reservations and guest communication
- Listing SEO and visibility
- Pricing strategy
- Competitor and market study
- Review management

HOUSEKEEPING, POOL & GARDEN

- Daily cleaning
- Pool and garden maintenance
- Preventive maintenance and upkeep
- Full landscaping services

REVENUE, ADMIN & LEGAL

- Accounting and bookkeeping
- Utilities and expense management
- Local tax compliance
- Monthly income and expense report
- Monthly income distribution
- Legal services • guest service 24/7



Superhost 4.93★ • insured with Zurich

A 4.93★ guest rating across the listings we operate, more than 10,000 guests served, and every property under our management covered by Zurich Insurance. Our team is on the ground 24/7, for your villa and for your guests.

13 • WHAT IT COSTS

One fee. *Everything* included.

15%

of the revenue we generate for you, deducted monthly from gross revenue. The balance, after service costs and tax, is distributed to you every month. **If your villa doesn't earn, we don't earn.** No retainer, no setup fee, no lock-in dressed up as a partnership.

WHAT THE 15% COVERS, AND WHAT IT DOES NOT

FILLING THE CALENDAR

- Listings and channel management
- Reservations and guest comms
- Pricing strategy
- Review management

RUNNING THE VILLA

- Daily cleaning
- Pool, garden, landscaping
- Preventive maintenance
- Guest service 24/7

MONEY AND PAPERWORK

- Bookkeeping
- Local tax compliance
- Monthly income and expense report
- Monthly income distribution

NOT INCLUDED

- Service charge and staff salaries
- Cleaning products and consumables
- Electricity, internet, garbage, banjar
- Applicable taxes under local law

NOTHING HIDDEN

What the 15% does not cover is paid from the property's own revenue, and **every single line of it is shown to you in the monthly report.**

14 • HOW IT STARTS

From keys to *payouts*

Four steps. Most of our owners live abroad and never set foot in Bali during any of them.

1

Free property audit

We look at your villa, your area and your current numbers, and tell you what it should realistically be earning, before you commit to anything. You keep the numbers either way.

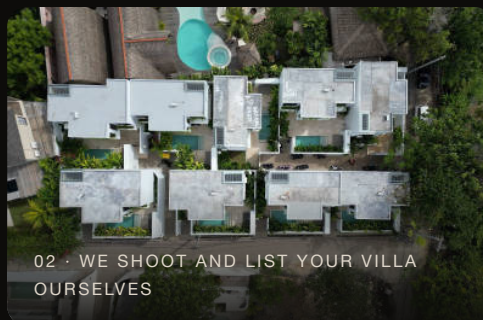


01 • THE AUDIT AND THE PAPERWORK,
BEFORE YOU COMMIT

2

Handover in days

Photography and video, listings across Airbnb, Booking.com and direct, channel manager setup, and villa staff onboarded onto our team.



02 • WE SHOOT AND LIST YOUR VILLA
OURSELVES

3

We run it, 24/7

Reservations, guest communication, cleaning, pool and garden, preventive maintenance, and a team on the ground in Uluwatu.



03 • THE TEAM ON THE GROUND, EVERY
DAY

4

You get paid monthly

Monthly income and expense report, monthly distribution, local tax compliance handled. You block your own dates and we work the year around them.



04 • ONE REPORT, ONE PAYOUT, EVERY
MONTH

— LET'S TALK

Building lasting value in Bali's property market, *together*

agmakinagroup.com

PORTFOLIO, AVAILABILITY
AND DIRECT BOOKING

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OWNERSHIP, MANAGEMENT
AND INVESTMENT

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WHATSAPP,
ANY TIME ZONE

[@agmakinagroup](#)

INSTAGRAM · LINKEDIN
· FACEBOOK