

BERAWA, CANGGU, BALI · VILLA

Kayu Tiga

Phase One Delivered · Phase Two Raising Now

38%
TARGET IRR

\$1.8M
EQUITY REQUIRED

2 Yrs
HOLD PERIOD

1.38x
EQUITY MULTIPLE

\$50K
MIN. INVESTMENT

INVESTMENT THESIS

Kayu Tiga Phase One is complete — one villa delivered, photographed, and ready to show. Phase Two is four more on the same land, the same design, the same finish.

- Phase One: one 4-bedroom villa delivered Q4 2025 — 20m pool, gourmet kitchen, full-time staff, outdoor dining terrace, wellness room
- Phase Two: four identical villas on the remaining land — structure complete, raising equity to deliver the fit-out
- 1 of 4 Phase Two villas already reserved at \$975K — contracted revenue secured before the raise closes

EXIT Individual villa sales to international HNW buyers at project completion · Q2–Q4 2026

THE ASSET

4 × 4BR
PHASE TWO VILLAS

\$975K
PRICE PER VILLA

1 of 4
ALREADY RESERVED

TRACK RECORD

62.5% Kayu Satu — ROI
(2021)

70.8% Kayu Dua — ROI
(2023)

15.2% Kayu Dua — Avg Gross
Yield



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