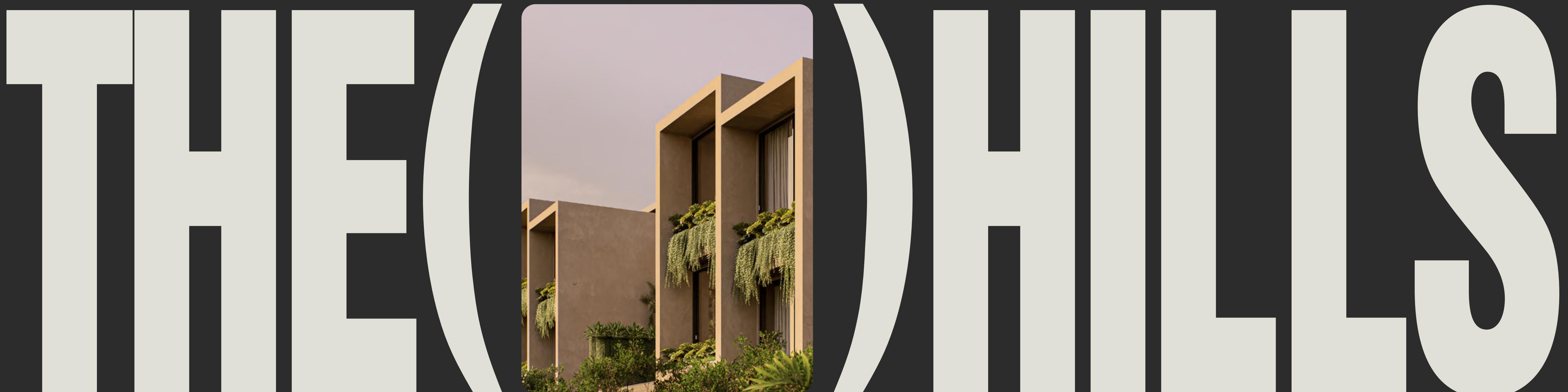


(LIVING SPACES BY OMERTÁ)

A NEW BENCHMARK
IN LUXURY LIVING

2025©

LOCATED AT:
ULUWATU, BALI



THE BRIDGE BETWEEN NATURE, THE MODERN WORLD, AND WHAT'S DIVINE.

THE HILLS IS NOT JUST
ANOTHER PROJECT.

IT'S AN ELEVATED WAY OF LIVING.
AN ARCHITECTURAL STATEMENT
WHERE DESIGN, PERFORMANCE,
AND WELLNESS CONVERGE.
FOR THOSE WHO MOVE FAST, LIVE
FULLY, AND WANT SPACES THAT

UNLOCK MORE LIFE

THE HILLS IS THE PHYSICAL
OF THE MODERN
ETHOS — FREEDOM
BUILT INTO FORM.



PROJECT OVERVIEW



REDEFINED MODERN LIVING

THE HILLS IS THE
NEXT CHAPTER OF
OMERTÁ NETWORKS
LIVING SPACES –
ARCHITECTURALLY REFINED
VILLAS ON ULUWATU'SMOS
SECLUDED RIDGELINE.

CREATED FOR A NEW GENERATION
OF GLOBAL CITIZENS WHO SEEK
DESIGN, BELONGING, AND UPSIDE.

DESIGNED BY: MIO&PARTNERS. 2M Design LAB OMERTÁ

LOCATION: BINGIN HILLS, ULUWATU

BUILT FOR: HIGH-PERFORMANCE LIVING

INTEGRATED WITH: THE OMERTÁ NETWORK

NOT A RETREAT.
NOT A SECOND HOME.

A BASE FOR THOSE
REWRITING THE RULES.

MARKET DEMAND + TOURISM DATA

"DEMAND IS OUTPACING SUPPLY."

ULUWATU, BALI'S FASTEST-GROWING LUXURY MARKET



IN 2024
(+13 % YOY)

+ 10.1 M DOMESTIC TOURISTS

6.3 M INTERNATIONAL

LUXURY VILLA OCCUPANCY AVERAGES
70–85 % WITH ADR USD \$450–800.

AIRDNA
SHOWS

+42 %

BOOKING GROWTH YOY
DEMAND OUTPACING
SUPPLY.



LIMITED LAND AVAILABILITY IN
BINGIN RIDGE CREATES
BUILT-IN VALUE PROTECTION.

LOCATION

THE EDGE OF THE WORLD. THE CENTER OF EVERYTHING.



BALI:

GLOBAL MARKET NUMBER IN 2024 IS 6.33 MILLION INTERNATIONAL TOURISTS
+ 10.1 MILLION DOMESTIC VISITORS.
TOTAL 16.4 MILLION

ULUWATU:

SOUTHEAST ASIA'S MALIBU MEETS TULUM
ELITE SURF, MICHELIN-LEVEL DINING,
BOUTIQUE LUXURY.

BINGIN HILLS:

BALI'S CULTURAL NUCLEUS FOR THE MODERN
TRAVELER LIMITED LAND, UNMATCHED
EXCLUSIVITY.

BALI AIRPORT

2-BEDROOM VILLAS

(STUDY IN GROUNDING)





2-BEDROOM ROI & PRICING



PRIVATE POOL • JUNGLE VIEWS • STEPS TO HOUSE OF FLOW

PRICING

\$350K USD +

AVERAGE DAILY RATE

\$340 +

OCCUPANCY

70-85%

ROI (UNLEVERED)

14-18%

PAYBACK

~5 YEARS +



JUNGLE LOFT.



TWO-BEDROOM

THE HILLS

BY OMERTÁ



TWO-BEDROOM



JUNGLE LOFT.



THE HILLS



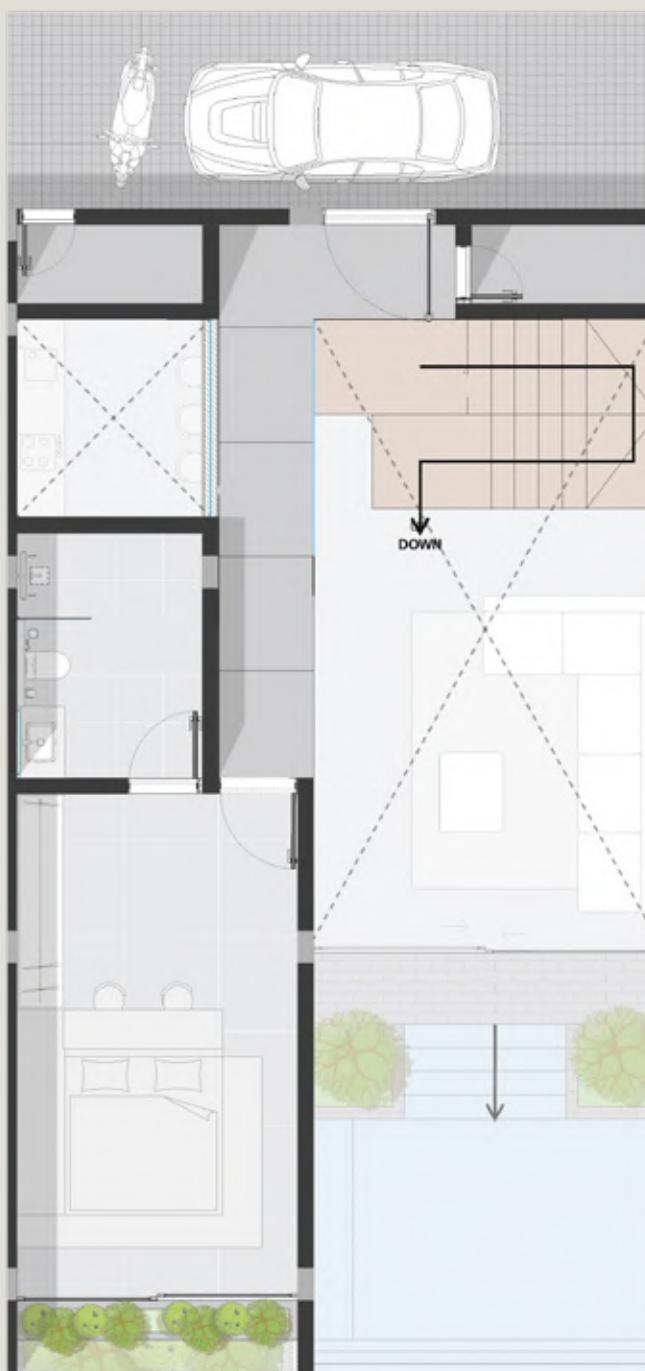
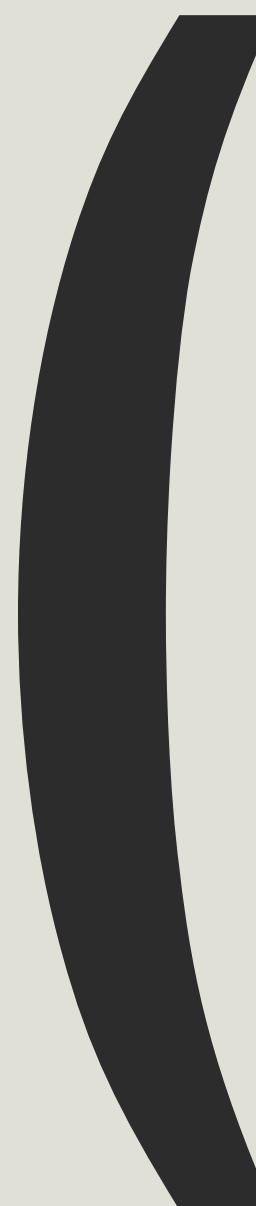
BY OMERTÁ

“ STATS ”

TWO-BEDROOM JUNGLE LOFT.

2ND FLOOR

DOUBLE-HEIGHT
GLAZING FRAMING
DENSE CANOPY
VIEWS.



147 M² / 1,582 SQ FT INTERIOR (TWO LEVELS)

20 M² / 215 SQ FT PRIVATE POOL

21 M² / 226 SQ FT CARPORT

188 M² / 2,024 SQ FT TOTAL FOOTPRINT INCL. POOL + CARPORT.

1ST FLOOR

PRIVATE PLUNGE
POOL EMBEDDED
INTO THE
TOPOGRAPHY.



WALKING DISTANCE TO HOUSE OF FLOW.



LAUNCHING SOON

THREE-BEDROOM VILLAS



OPEN-PLAN LIVING • INFINITY POOL • OCEAN VISTA

ESTIMATED PRICING

\$550K USD +

AVERAGE DAILY RATE

450-500 +

OCCUPANCY

70-85%

ROI (UNLEVERED)

16-21%

PAYBACK

~5 YEARS +

(RESIDENTS GET ACCESS TO)

HOUSE OF FLOW



HILLS WELLNESS

TUCKED INTO THE JUNGLE, THE HOUSE OF FLOW IS THE HEART OF THE HILLS – A PRIVATE SANCTUARY BUILT FOR RECOVERY, CLARITY, AND DAILY PERFORMANCE. RESERVED FOR RESIDENTS ONLY, IT'S A HIDDEN WORLD WHERE NATURE, ARCHITECTURE, AND STILLNESS CONVERGE.



THE HILLS
VILLAS

8°30'S 115°00'E
/ -8.5, 115



(BY)
OMERTÁ

©

HOUSE OF FLOW – WELLNESS & COMMUNITY AT THE CORE

HERE, WELLNESS ISN'T A FEATURE – IT'S A RHYTHM. MORNINGS START IN MOVEMENT; AFTERNOONS DISSOLVE INTO THE CALM OF ICE AND HEAT. A CONTRAST SUITE WITH SAUNA, ICE BATH, AND INFINITY POOL SITS SUSPENDED IN THE TREES, CREATING AN ATMOSPHERE OF SILENCE AND RENEWAL.

FRAMED BY RAW STONE AND SOFT LIGHT, THE HOUSE OF FLOW EMBODIES OMERTÁ'S PHILOSOPHY OF LIVING AT YOUR PEAK – ARCHITECTURE AS AN INSTRUMENT FOR BALANCE. IT'S A SPACE TO RESET THE NERVOUS SYSTEM, RECOVER FROM INTENSITY, AND RECONNECT TO PRESENCE.



HOUSE OF FLOW
THE HILLS

INFINITY JUNGLE POOL

+

ICE BATH

SAUNA

COLD-IMMERSION THERAPY

MOVEMENT SPACE

RECOVERY ZONE



BEYOND A SPA, BEYOND A GYM – THIS IS THE CORE OF THE HILLS, A PLACE WHERE RESIDENTS ALIGN BODY, MIND, AND ENVIRONMENT BEFORE RETURNING TO THE WORLD SHARPER THAN THEY ARRIVED

MARKET VALUE US \$2.5 K – \$7 K PER YEAR – INCLUDED WITH OWNERSHIP.

ARCHITECTURAL PRINCIPLES

OUR DESIGN PHILOSOPHY

MINIMALISM
MADE
MONUMENTAL

1

(ONE)



ARCHITECTURE BY 2M DESIGN LAB

2M DESIGN LAB BRINGS A SHARP VISION – ARCHITECTURE STRIPPED BACK TO ITS ESSENCE. EACH VILLA IS A STATEMENT OF PRESENCE, CRAFTED WITH RESTRAINT AND PURPOSE. MONUMENTAL YET LIVABLE, IT'S DESIGN BUILT TO ENDURE.

2

(TWO)

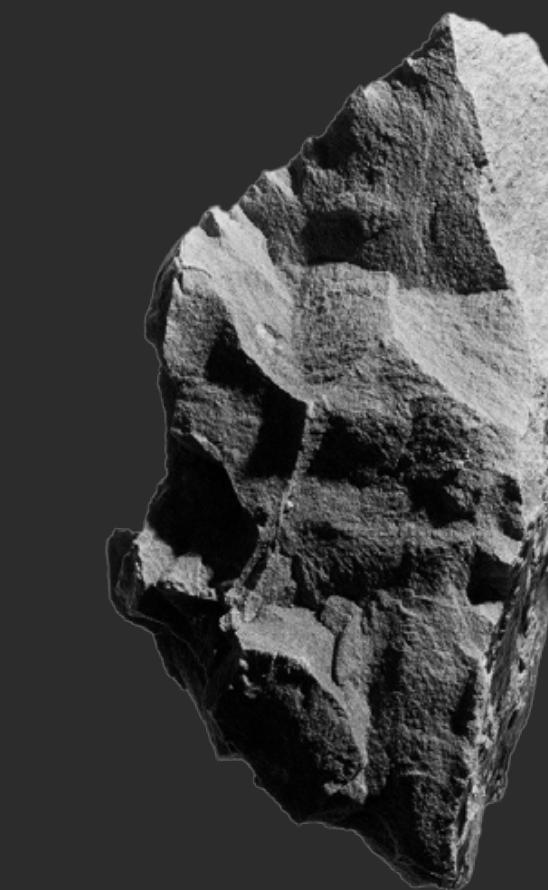
TROPICAL MINIMALISM – CLEAN LINES, BOLD PRESENCE.

THE HILLS ARE DEFINED BY TROPICAL MINIMALISM: CLEAN GEOMETRY, BOLD SCALE, AND SHADOW IN MOTION. NATURE BECOMES PART OF THE ARCHITECTURE, FRAMED AND AMPLIFIED. SIMPLICITY HERE IS NOT SOFT – IT'S POWERFUL.



3

(THREE)



MATERIAL PALETTE – STONE, POLISHED CONCRETE, LOCAL TIMBER, TINTED GLASS

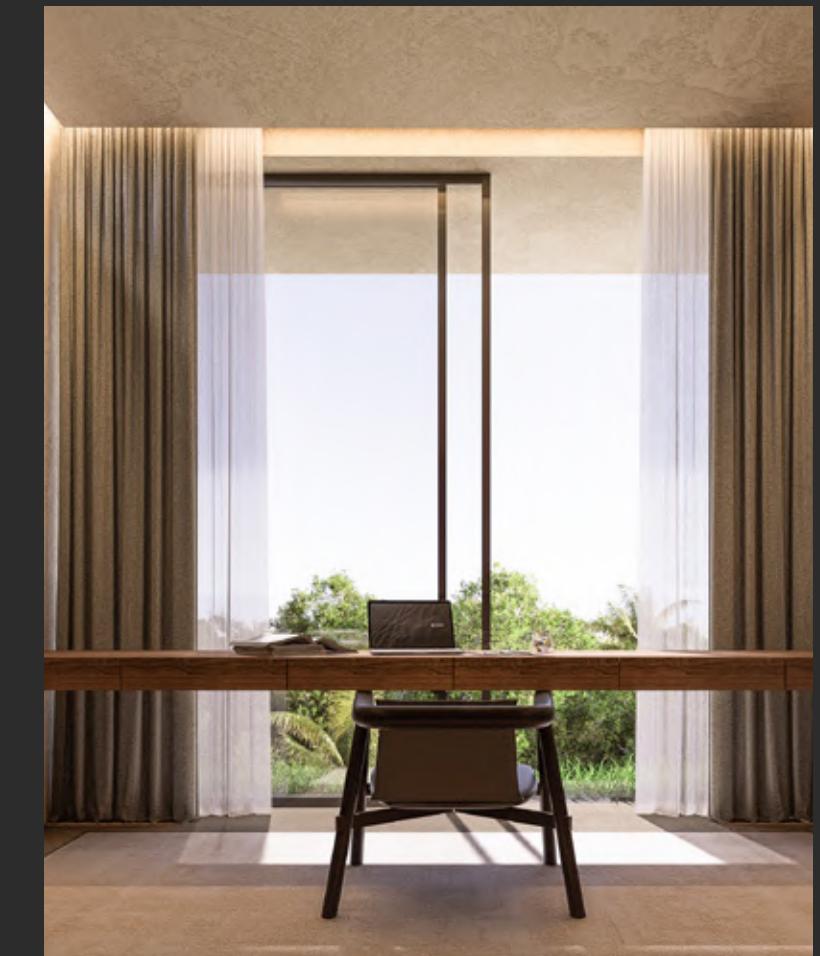
ELEMENTAL MATERIALS FORM THE BACKBONE: VOLCANIC STONE FOR STRENGTH, CONCRETE FOR PERMANENCE, TIMBER FOR WARMTH, GLASS FOR OPENNESS. NOTHING IS DECORATIVE – EVERYTHING IS STRUCTURAL. SURFACES EVOLVE WITH TIME, BECOMING MORE ALIVE WITH USE.

4

(FOUR)

INTEGRATED WELLNESS – ARCHITECTURE FOR DAILY PERFORMANCE

WELLNESS IS WOVEN INTO THE ARCHITECTURE ITSELF. INFINITY POOLS, OPEN TERRACES, AND INDOOR-OUTDOOR FLOW CREATE SPACES FOR MOVEMENT, RECOVERY, AND STILLNESS. EVERY DETAIL SUPPORTS THE NATURAL RHYTHM OF THE MODERN TRAVELER.



**“THIS ISN’T SPECULATION.
IT’S STRATEGIC POSITIONING
IN A BOOMING MARKET.”**

HILLS OWNERSHIP STRUCTURE

SECURED RIDGELINE 30 YEAR LEASEHOLD



+ 25 ADDITIONAL YEAR LEASE EXTENSION OPTION



ESTIMATED 4-7 YEAR PAYBACK PERIOD
12-18% YEARLY ROI



(INVESTMENT THESIS)



**NEIGHBORING VILLAS
LA COLLINE SOLD OUT.**

(7 FIGURE
PRICE RANGE.)

HIGH-DEMAND
NIGHTLY RATES



OMERTÁ’S BUYER NETWORK
CREATE DUAL UPSIDE:



YIELD NOW
CAPITAL GAIN
LATER

OMERTÁ

(DEVELOPMENT GROUP)

ALEX SMITH

IG

GALEXSMITH_



JAY ALVARREZ

IG

@JAYALVARREZ

FOUNDED BY JAY ALVARREZ & ALEX SMITH, OMERTÁ IS A GLOBAL DEVELOPMENT AND LIFESTYLE GROUP BUILDING PROJECTS THAT CONNECT MODERN TRAVELERS THROUGH ARCHITECTURE, WELLNESS, AND COMMUNITY.

THE HILLS REPRESENTS OMERTÁ'S NEXT CHAPTER – FOLLOWING SUCCESSFUL, SOLD OUT DEVELOPMENTS SUCH AS TOBU HOO VILLAS IN ULUWATU. EACH PROJECT IS CREATED WITH A FOCUS ON DESIGN INTEGRITY, PERFORMANCE, AND LONG-TERM VALUE FOR OWNERS.

LIVING SPACES WITH A GLOBAL NETWORK BEHIND THEM

OWNERSHIP AT THE HILLS AUTOMATICALLY CONNECTS OWNERS TO THE OMERTÁ NETWORK – A PRIVATE MEMBERSHIP OF ENTREPRENEURS, ATHLETES, AND CREATORS WORLDWIDE.

MEMBERS GAIN EXCLUSIVE ACCESS TO:



CONCIERGE SERVICES

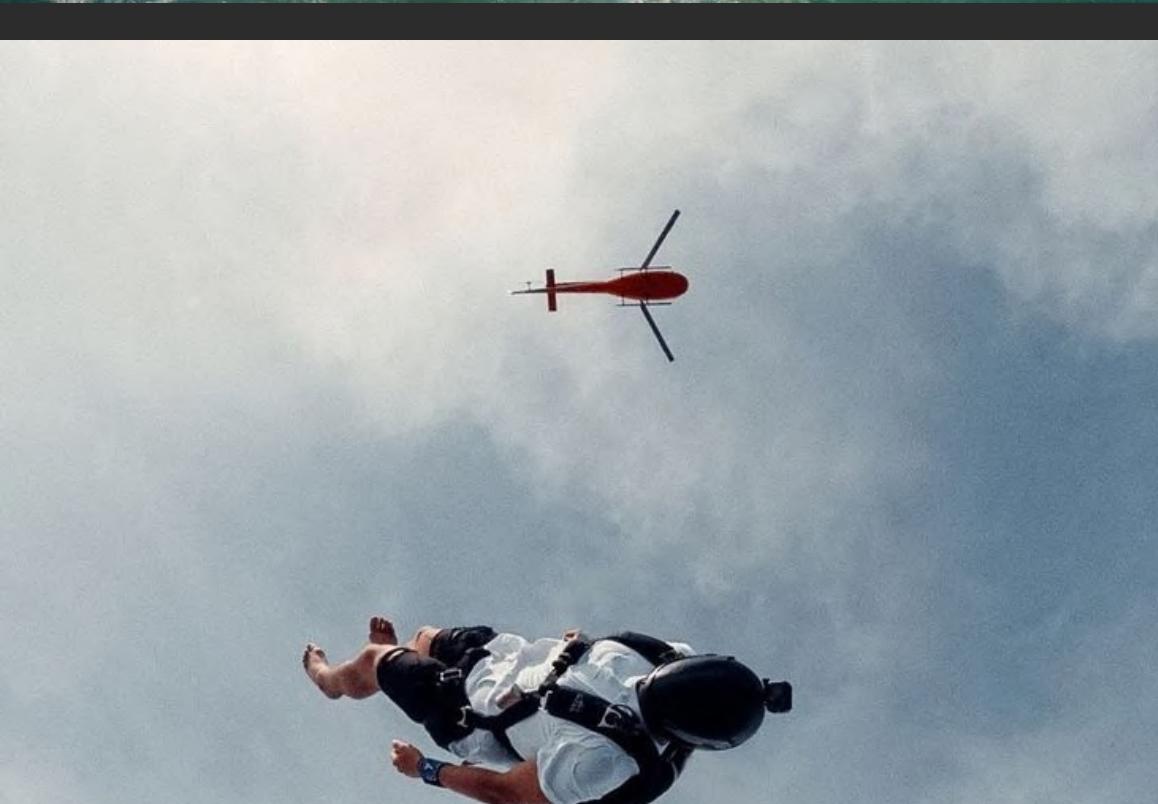


CURATED TRAVEL EXPERIENCES



INVESTMENT OPPORTUNITIES ACROSS OUR PROJECTS.

THE HILLS ISN'T JUST WHERE YOU LIVE
IT'S WHERE YOU CONNECT INTO THE NETWORK.



TIMELINE



Q3 2027
→ FULL COMPLETION

Q1 2027
→ FIRST VILLA
DELIVERY

JANUARY 2026
→ GROUNDBREAKING

PARTNERS



2M Design LAB

(ARCHITECTURE STUDIO)

A BESPOKE REAL-ESTATE DEVELOPMENT & INVESTMENT FIRM LED BY LAURENT MIO, OPERATING IN BALI THAT SUPPORTS INVESTORS WITH LAND ACQUISITION, PROJECT DEVELOPMENT, AND PROPERTY MANAGEMENT. THEY EMPHASIZE TAILORED, FULL-SERVICE SOLUTIONS FOR CLIENTS TO NAVIGATE THE LOCAL MARKET AND REALIZE REAL ESTATE PROJECTS.

MIO&PARTNERS.

(DEVELOP & MANAGEMENT)

AN INTERNATIONAL ARCHITECTURE STUDIO LED BY MANUELE MOSSONI, BASED IN BALI, WORKING ACROSS RESIDENTIAL, HOSPITALITY, COMMERCIAL AND MASTER PLANNING PROJECTS. THE FIRM IS KNOWN FOR BLENDING TROPICAL DESIGN STRATEGIES, CONTEXT SENSITIVITY, AND ADVANCED TOOLS (LIKE VR) TO ADDRESS CLIMATE, SITE, AND SPATIAL CHALLENGES.



STUDIO KUNCI



IS A BOUTIQUE ADVISORY FIRM SPECIALIZING IN REAL ESTATE STRATEGY, INVESTMENT STRUCTURING, AND DEVELOPMENT EXECUTION ACROSS BALI AND SOUTHEAST ASIA. LED BY PHILIP, THE COMPANY BRIDGES CREATIVE VISION AND FINANCIAL PRECISION, OFFERING END-TO-END SUPPORT FROM LAND ACQUISITION AND LEGAL SETUP TO INVESTOR RELATIONS AND BRAND POSITIONING. STUDIO KUNCI OPERATES AT THE INTERSECTION OF ARCHITECTURE, CAPITAL, AND CULTURE, HELPING TURN COMPLEX OPPORTUNITIES INTO COHERENT, INVESTOR-READY PROJECTS.

PAYMENT STRUCTURE

(EXPLAINED)

DAY 0:

10% NON-REFUNDABLE
DEPOSIT → PLOT LOCKED ON
CLEARED FUNDS

PAYMENT TERM

40-30-20-10

DAY 30:

+30% TOP-UP → SIGN MSA
+ CMSA (10% CREDITED
TOWARD THE 40%)

THEN

30% WALLS COMPLETE
20% ROOF COMPLETION
10% HANDOVER (PER MSA)

MILESTONE-TIED

FAQ'S

DO YOU PROVIDE INDEPENDENT DUE DILIGENCE REPORTS ON THE PROJECT?

YES. TWO SEPARATE THIRD-PARTY FIRMS HAVE BEEN ENGAGED TO PRODUCE INDEPENDENT DUE DILIGENCE REPORTS ON THE PROJECT. ACCESS CAN BE PROVIDED ON REQUEST TO QUALIFIED BUYERS.

HOW IS LAND CASH AND RELEASE SEQUENCING HANDLED SO CONSTRUCTION CAPITAL IS PROTECTED? RESERVATIONS ARE SEQUENCED EXPLICITLY TO CLEAR REMAINING LAND CASH WHILE PRESERVING THE RELEASE STRATEGY.

WHAT MAKES THE PROJECT COMPETITIVE BEYOND THE PRIVATE VILLA ITSELF?

THE MASTERPLAN AND SALES DECK EMPHASIZE ON-SITE WELLNESS INFRASTRUCTURE INCLUDING SAUNAS AND COLD IMMERSION THERAPY, PROXIMITY TO OMERTÁ'S PRIVATE WELLNESS SANCTUARY, AND "DEEP WORK" ZONES, IN ADDITION TO THE BINGIN HILLS RIDGELINE LOCATION.

HOW IS PRICING AND PAYBACK FRAMED FOR INVESTORS?

ROI MODELLING USES COMPARABLE AVERAGE DAILY RATE AND OCCUPANCY FROM THE SAME MICRO-MARKET, WITH THREE OCCUPANCY TIERS AT 65, 75, AND 90 PERCENT AND THREE OPERATING EXPENSE TIERS 20, 30 AND 40 PERCENT MANAGEMENT AND OPERATIONS EXPENSE. MID-CASE GUIDANCE SHOWS ABOUT 16.4 TO 18.5 PERCENT UNLEVERED ROI FOR THE TWO-BEDROOM WITH PAYBACK ABOUT 5.4 TO 6.1 YEARS, AND ABOUT 18 TO 21 PERCENT FOR THE THREE-BEDROOM WITH PAYBACK ABOUT 4.9 TO 5.5 YEARS, DEPENDING ON ENTRY PRICE.

ARE LEASE EXTENSION AND MAIN LAND LEASE TERMS COVERED?

THESE LEGAL TERMS ARE HANDLED IN THE BUYER CONTRACT PACK AND ARE NOT SPECIFIED IN THE CONCEPT DRAWINGS OR STRATEGIC ROI DECKS. OUR TEAM PROVIDES ACCESS TO THE LEGAL DOCUMENTS FOR QUALIFIED BUYERS DURING DILIGENCE. THE STRATEGIC PACK FOCUSES ON PRICING, ROI, AND DELIVERY GOVERNANCE.

WHAT EVIDENCE SUPPORTS RENTAL PERFORMANCE ASSUMPTIONS AND THE OPERATING PLAN?

THE ROI MODEL IS GROUNDED IN LOCAL COMPARABLE AVERAGE DAILY RATE AND OCCUPANCY AND BAKES IN A 20-40 PERCENT MANAGEMENT AND OPERATIONS EXPENSE. THE SPECIFIC OPERATING PLAN AND VENDOR ASSIGNMENTS ARE ISSUED OUTSIDE THE CONCEPT DRAWINGS AND ARE PROVIDED TO QUALIFIED BUYERS.

JOIN THE HILLS TODAY FOR LIMITED TIME

PRIORITY INVESTOR

SCHEDULE A PRIVATE
WALKTHROUGH



SLOTS NOW OPEN

TEAM@HILLS.VILLAS
+44 7441 346564

SECURE YOUR VILLA WITH A 10% DEPOSIT.

A PROJECT BY

O M E R T Á

