



# PROJECT TIERA

AN OASIS OF *luxury* IN THE HEART OF BALI





# PROJECT TIERA

## BABAKAN, CANGGU

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# Bali: The World's Award Winning Investment Paradise



No. 1 Most Rated Airbnb in Asia



No. 1 Asia's Most Romantic Destination



No. 1 Best Island in Asia Pacific



No. 1 TripAdvisor Travelers' Choice  
Best of the Best Hotels



Top 5. Best Place for Living and Investing





# PROJECT TIERA

Welcome to Project Tiera, an exclusive collection of luxury villas set in the serene neighborhood of Babakan, Canggu. Designed to seamlessly blend **modern elegance with tropical charm**, these villas offer a tranquil yet sophisticated lifestyle just minutes from Canggu's vibrant hotspots. Located a short drive from Batu Bolong Beach, one of Bali's most sought after coastal destinations, Project Tiera provides the **perfect balance between relaxation and excitement**.

Construction began in April 2025, and the project is estimated to be complete by July 2026. **Project Tiera delivers unparalleled quality, design, and projected returns.**





# Why Babakan?

Location drives returns. Babakan sits between Canggu and Pererenan. *Right near the action, but without the congestion.* It benefits from North Kuta's steep rise in occupancy, ADR and land values, without the congestion and noise of Canggu core.

## Why Babakan Stands Out

### Proven Demand & Growth

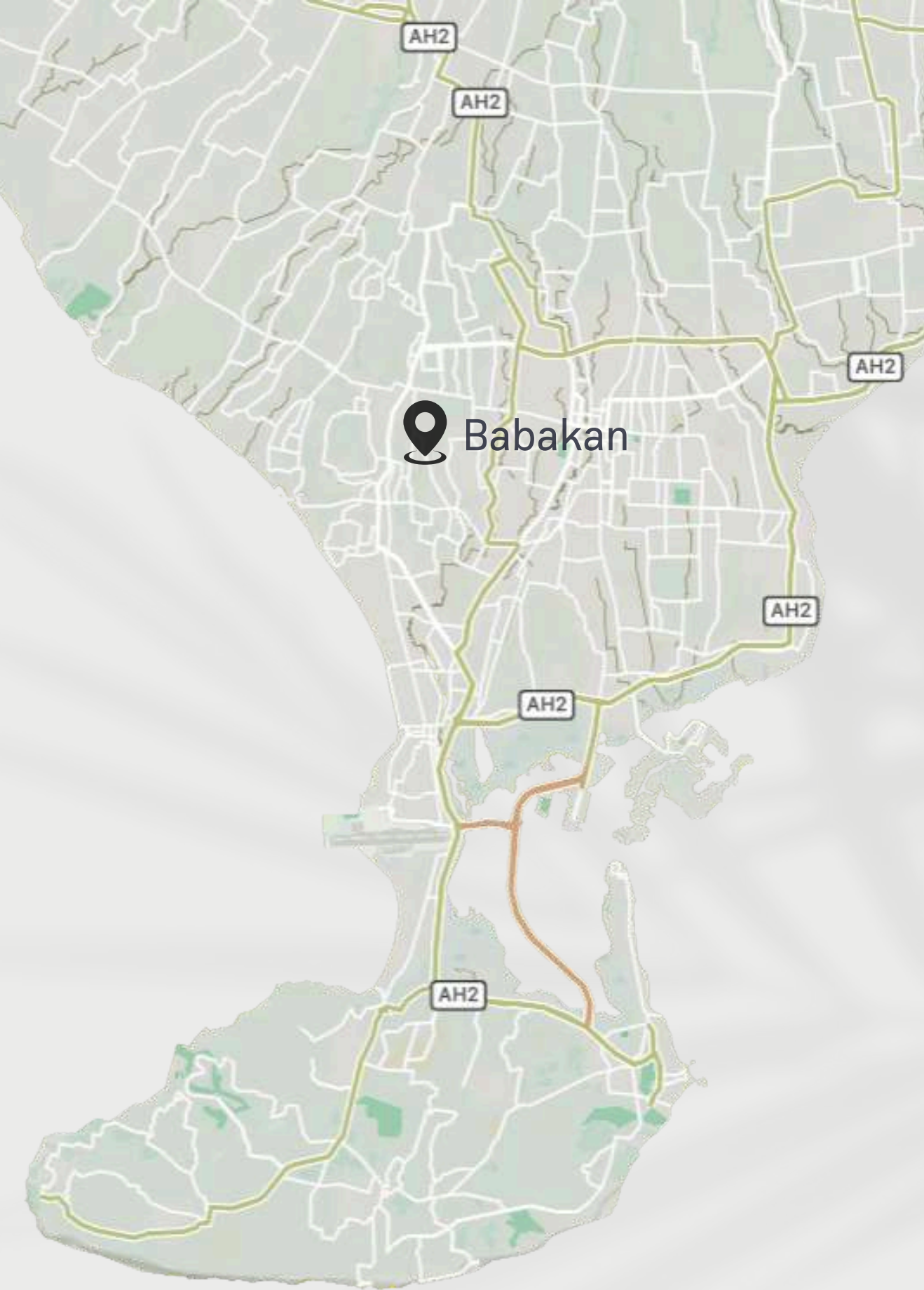
Cafés, gyms, and wellness centers are constantly being built in and around Canggu and Babakan. Land with the correct zoning for villa builds is limited in Babakan due to the volume of beautiful rice fields that cannot legally be built over, a big part of the reason Babakan will continue to outperform the market.

### Strong Occupancy Drivers

Minutes from beaches, clubs, and dining. Ideal for weekenders, nomads, and families, supporting *high occupancy, cash flow, and resale value.*

### Lifestyle That Rents

Rice field views, wide streets, and easy access to hotspots make it a *top choice* for wellness travelers and long stay guests.







## PRIME LOCATION

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Located in Babakan, Canggu, offering the **perfect balance** between tranquility and accessibility to Bali's top attractions.

## LUXURY DESIGN

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Tulum inspired villas featuring high ceilings, open living spaces, and a private pool, designed for seamless **indoor-outdoor living**.

## EXCLUSIVE COMMUNITY

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A boutique collection of nine private villas with access to **premium amenities**, including a gym, ice bath, and 24/7 security.

## HIGH YIELD INVESTMENT

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Strong rental demand in Canggu's booming **luxury villa market**.

## TURNKEY & HASSLE FREE

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Fully managed for short term rentals, providing effortless **passive income** for investors.



# PROJECT TIERA





# *Why choose Project Tiera?*

Project Tiera sits between two of Bali's most prominent tourist hotspots, Pererenan & Canggu.



## **Batu Bolong Beach** *(10 minutes away)*

The closest beach to Babakan, ideal for surfing, sunsets, and beachfront dining.



## **Café Culture**

Experience Canggu's thriving café scene with top spots like Milk & Madu, Crate Café, and Sensorium.



## **Finns Beach Club & Atlas Beach Fest** *(12 minutes away)*

Enjoy luxurious daybeds, oceanfront pools, and a vibrant party scene.



## **Yoga & Wellness Retreats**

Unwind at The Practice, Serenity Yoga, and COMO Shambhala



## **Nightlife & Bars**

Discover Canggu's nightlife





## 2X ONE- BEDROOM VILLAS

An intimate retreat designed for *Ultimate Comfort*, featuring ensuite bathrooms, and a private sanctuary ideal for both couples and individual travelers.

## 6X TWO- BEDROOM VILLAS

Thoughtfully designed for *Comfort and Elegance*, each featuring ensuite bathrooms, spacious open plan living, and seamless indoor-outdoor flow.

## 1X THREE- BEDROOM VILLA

A *Grand Master Villa*, boasting his and hers walk in wardrobes, ensuite bathrooms, and a guest powder room for added convenience.

## PRIVATE OUTDOOR POOLS

Each villa features a private sunken lounge and entertainment area, creating an ideal space for *Relaxation and Social Gatherings*.

## LUXURIOUS MODERN KITCHEN

A chef's dream, equipped with premium finishes and high end appliances for a *Seamless Cooking Experience*.



## PROJECT TIERA

# Exclusive Community Amenities



### 24/7 Security

Around the clock security for complete peace of mind.



### Shared Communal Ice Bath & Gym

Designed for wellness and rejuvenation, accessible exclusively to residents and tenants.









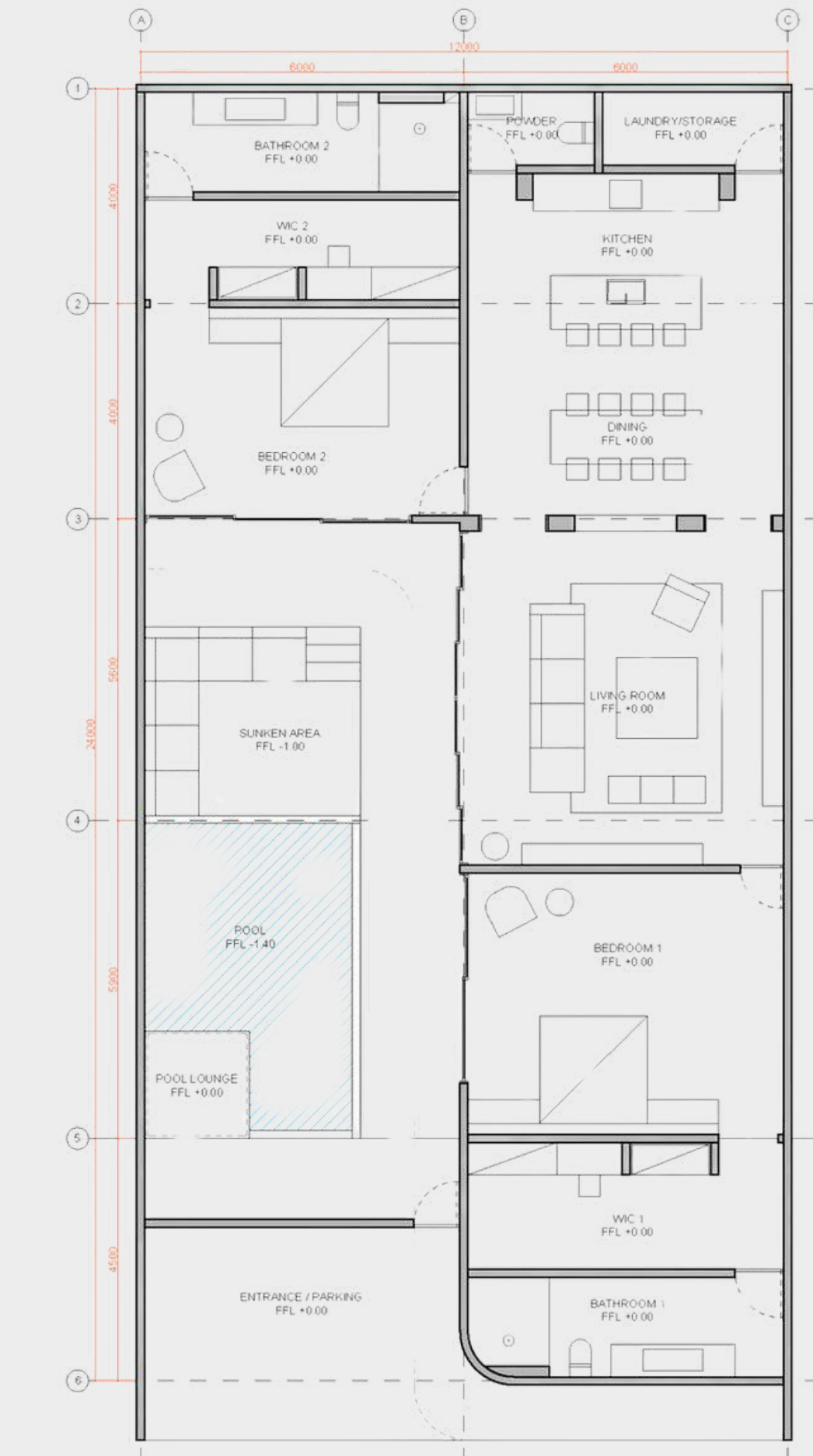




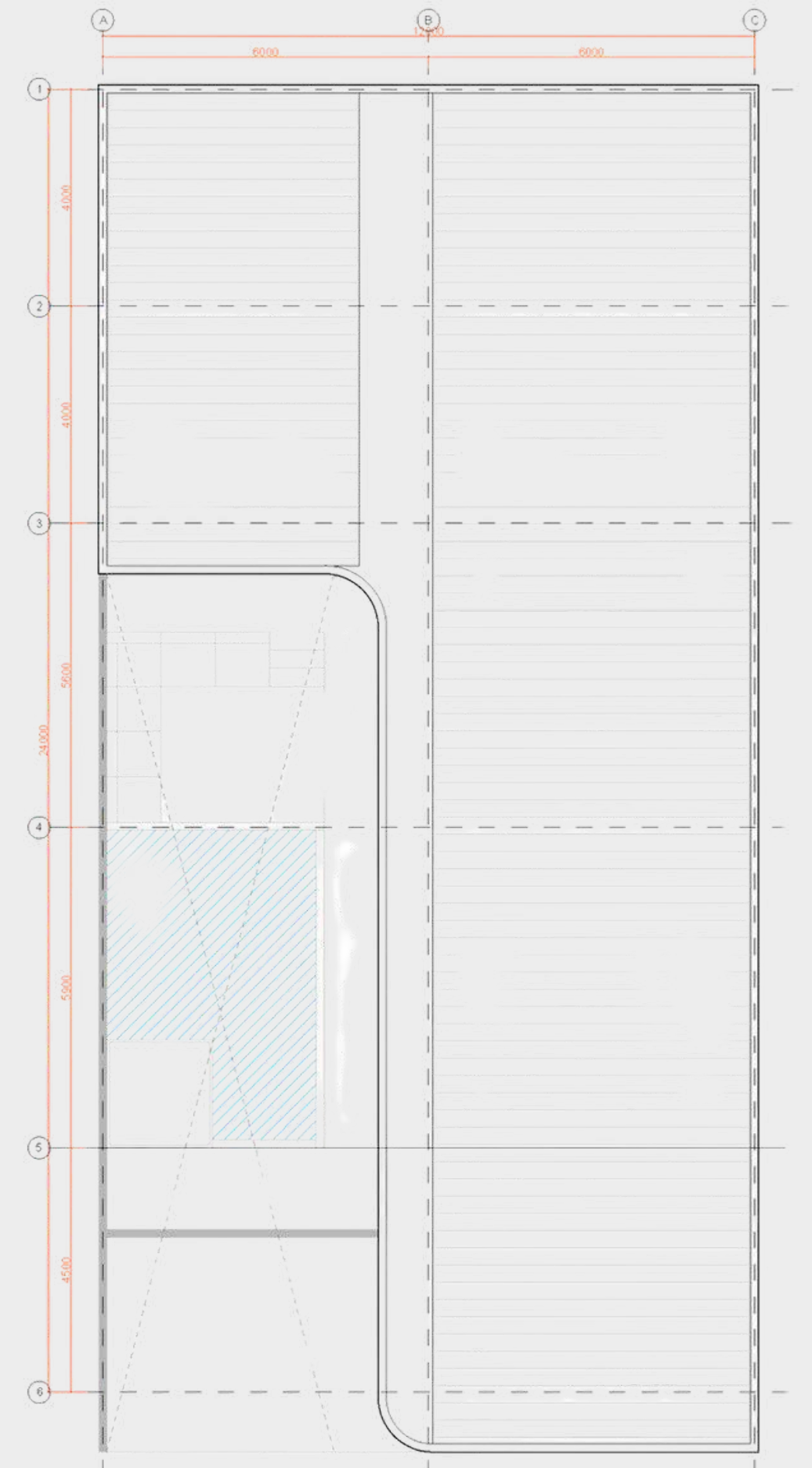
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## Floorplan



GROUND FLOOR PLAN  
SCALE 1 : 100



ROOF PLAN  
SCALE 1 : 100



## PROJECT TIERA

### *Nearby Attractions*

8'

#### PERERENAN BEACH

A quieter alternative with a more laid back, scenic atmosphere.

10'

#### BATU BOLONG BEACH

Canggu's most famous surf beach, perfect for beginners and sunset drinks.

10'

#### SESEH BEACH

A hidden gem for those looking to escape the crowds.

12'

#### ECHO BEACH

Iconic black sand beach with surf breaks and casual seafood BBQ spots.

15'

#### BERAWA BEACH

Great for surfing and beach clubs like Finns Beach Club.

SESEH BEACH

PERERENAN BEACH

ECHO BEACH

BATU BOLONG BEACH

BERAWA BEACH



## *Restaurants & Dining*

### MASON

One of Bali's best modern Mediterranean restaurants with top tier wood fired dishes.

### LUMA

European-Balinese fusion with incredible seafood and cocktails.

### LA BRISA

Stunning beach front dining with fresh seafood and sunset vibes.

### SA'MESA

Italian shared dining experience, famous for its surprise menu.

### JI RESTAURANTE

High end Japanese-Asian fusion in a historic temple setting.

### LUIGI'S HOT PIZZA

The best Neapolitan pizza with a lively nightlife vibe.

## *Cafés & Breakfast Spots*

### CRATE CAFÉ

Famous for its hearty smoothie bowls, strong coffee, and vibrant social scene.

### BAKED

A go to for sourdough bread, pastries, and artisanal coffee.

### RISE & SHINE CAFÉ

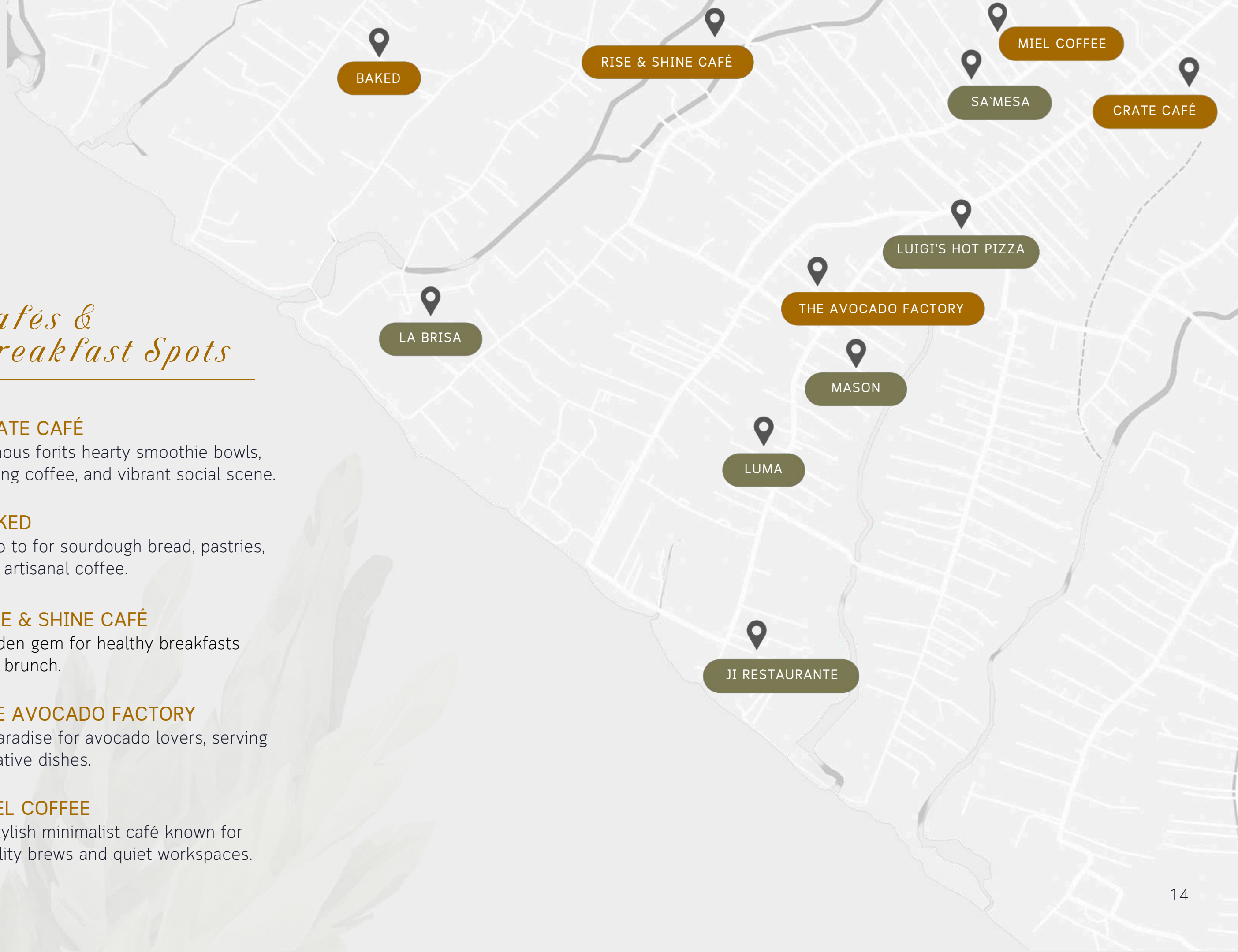
Hidden gem for healthy breakfasts and brunch.

### THE AVOCADO FACTORY

A paradise for avocado lovers, serving creative dishes.

### MIEL COFFEE

A stylish minimalist café known for quality brews and quiet workspaces.





## KAIDEN'S STORY

Kaiden Conlon began his property investment journey while working in Australia's mining sector. After Bali's property market resurgence following the Covid market crash, he saw the gap: **quality builds, legal certainty, and end to end investor support was rare**, despite soaring investor demand and property prices.

*The response:*

Sell all assets in Australia and assemble an **all Australian** specialist team led by an experienced Australian project manager, formalize rigorous construction standards, and build each project purely based on build longevity and investment case.







## What We Do?

We build villas with the strongest possible investment case by underwriting design and location to occupancy, Average Daily Rate (ADR), and capital growth, before we break ground.

## Here's How We're Different

### ✓ Premium Yet Attainable

Amenities that guests value most; no spend where it won't improve performance.

### ✓ Strategic Siting

Utilizing premium paid data sites like AirDNA, REID, and Airbtics to determine where investors will receive the highest return.

### ✓ World Class Standards

Australian Project Manager with 14 years of experience building in Bali, transparent milestones, on site team 7 days/week. This is why we've never been late on build completion dates.

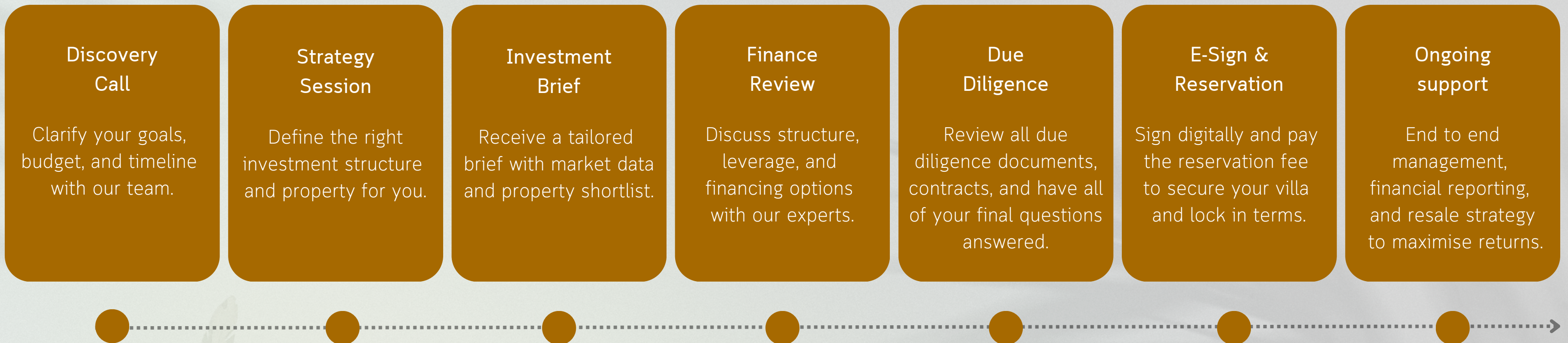
### ✓ Radical Transparency

Regular build updates, 24/7 investor support line, unlimited access to our team of property specialists.

*Result: The highest performing property in your portfolio with a team of experts doing all of the work for you.*



# INVESTMENT PROCESS



## Ongoing Support Includes

- Operations → Listings, pricing, guest management.
- Financials → Reports, rental statements, milestones.
- Compliance → Insurance, warranties, tax documents.
- Optimisation → Portfolio reviews, performance updates.
- Exit Strategy → Resale planning, we are linked with 72 agencies and market our clients villas through paid advertisement to ensure a fast, profitable sale.



## PROJECT TIERA

# *Investment Breakdown*

*\$460,000 AUD (2-Bedroom Villas)*

Investment (USD)	Pessimistic Case	Base Case	Optimistic Case
Daily Rate	\$221.03	\$241.97	\$257.99
Occupancy Rate	65%	75%	85%
Gross Monthly Rental Income	\$4,370	\$5,520	\$6,670
Gross Annual Rental Income	\$52,440	\$66,240	\$80,040
10% Management Fee + Operational Costs	\$10,226	\$11,606	\$12,986
Net Annual Rental Income	\$42,214	\$54,634	\$67,054
Cash on Cash Return	9.2%	11.9%	14.6%
5 Years Cumulative ROI	\$211,068	\$273,168	\$335,268
10 Years Cumulative ROI	\$422,136	\$546,336	\$670,536
Break even	10.9	8.4	6.9

*\*Figures are listed in USD*

This high performing asset combines strong rental yields with Bali's fast growing property appreciation, making it a prime investment opportunity.



# PROJECT TIERA

## Own an asset that pays you, without the headaches.


In a 15 minute call, we'll help you understand which investment strategy, and specific property would work best for you based on your preferences and investment goals.

### CONTACT US

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 [www.conlexdevelopmentgroup.com](http://www.conlexdevelopmentgroup.com)

## On the Call You'll Get:



### 1. Clarity on Numbers

Occupancy, ADR, and projected returns.



### 2. Fit Check

A brief summary of the investment opportunities available to you based on your budget and personal preferences.



### 3. Bali Basic's

We'll help you understand how investing in Bali's real estate market as a foreigner works.



### 4. Investment Brief

After our call, you'll receive an investment brief specific to your circumstances and goals. This will help you gather your questions, inform your partner, and truly understand what you're capable of achieving based on the specific opportunities available within your budget.