



Shanaya Resort  
MALANG  
River Forest  
Where Water and Wood Meets



## Investment Proposal 2025





**Shanaya Resort**

MALANG

River Forest

Where Water and Wood Meets

## Shanaya Resort 16.2Ha



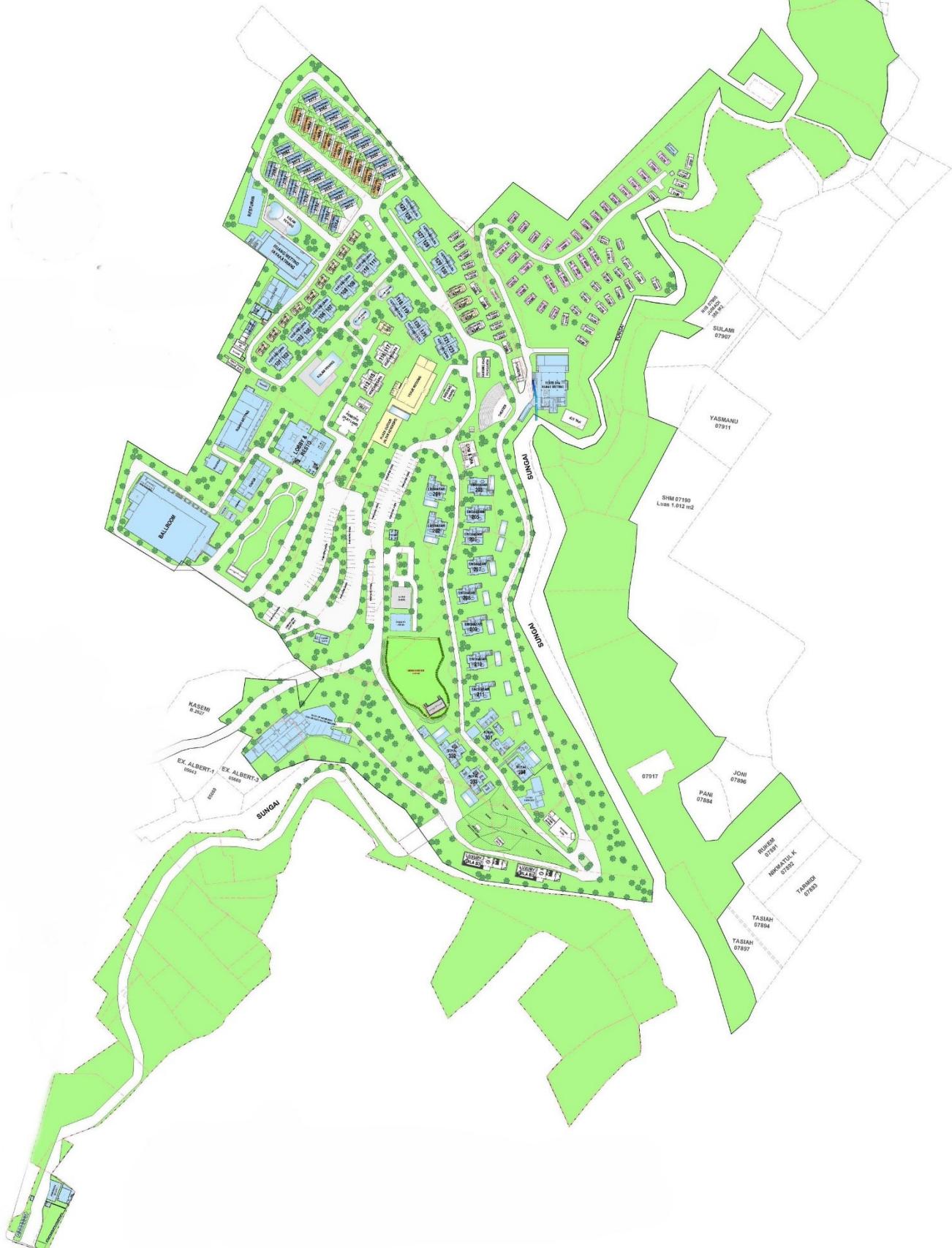


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## Shanaya Resort 16,2Ha





**Shanaya Resort**  
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**SHANAYA  
RESORT**

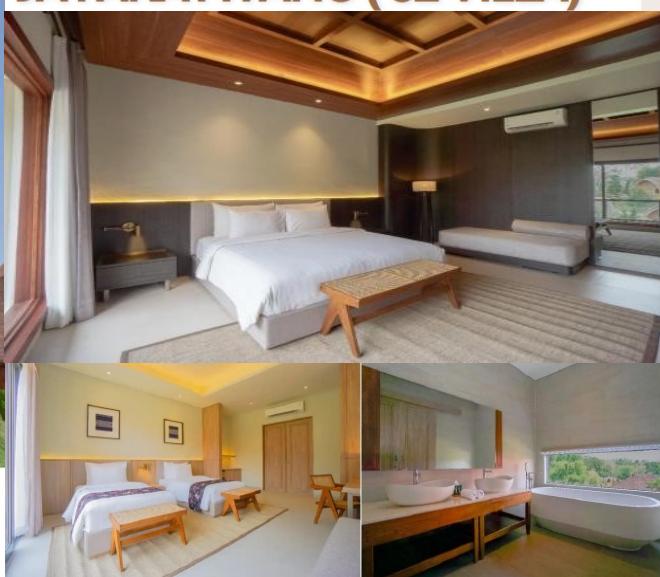
**KARTANEGERA ( 24 VILLA)**



living area construction	108m2 / € 340 per m2	€ 36.720
Land area	151,2m2 / € 130 per m2	€ 19.656
Interieur		€ 2.500
Total per villa		€ 58.876
Total 24 villa's		€ 1.431.024

Bed/ Bath Heater/ Bathtub/ Sink/ Air Conditioner/ Smart TV/ Internet Hardware/ Water Heater/ Refrigerator/ Console Table/ Guest Table/ Console Chair/ Guest Chair/ Garden Accessories/ Flower Set + Accessories/ Decorative Bedroom Lighting/ Decorative Garden Lighting

## **JAYAKATWANG ( 32 VILLA)**



living area construction	80m2 / € 340 per m2	€ 27.200
Land area	112m2 / € 130 per m2	€ 14.560
Interieur		€ 2.500
Total per villa		€ 44.260
Total 32 villa's		€ 1.416.320

Bed/ Bath Heater/ Bathtub/ Sink/ Air Conditioner/ Smart TV/ Internet Hardware/ Water Heater/ Refrigerator/ Console Table/ Guest Table/ Console Chair/ Guest Chair/ Garden Accessories/ Flower Set + Accessories/ Decorative Bedroom Lighting/ Decorative Garden Lighting.

## **SINGHASARI ( 10 VILLA)**



living area construction	204m2 / € 340 per m2	€ 69.360
Land area	285.6m2 / € 130 per m2	€ 37.128
Interieur		€ 3.000
Total per villa		€ 109.488
Total 10 villa's		€ 1.094.880

Bed/ Bath Heater/ Bathtub/ Sink/ Air Conditioner/ Smart TV/ Internet Hardware/ Water Heater/ Refrigerator/ Console Table/ Guest Table/ Console Chair/ Guest Chair/ Garden Accessories/ Flower Set + Accessories/ Decorative Bedroom Lighting/ Decorative Garden Lighting/ swimming pool.

## **SHANAYA ROYAL (3 VILLA)**



living area construction	290m2 / € 340 per m2	€ 98.600
Land area	406m2 / € 130 per m2	€ 52.780
Interieur		€ 3.500
Total per villa		€ 154.880
Total 3 villa's		€ 464.640

Bed/ Bath Heater/ Bathtub/ Sink/ Air Conditioner/ Smart TV/ Internet Hardware/ Water Heater/ Refrigerator/ Console Table/ Guest Table/ Console Chair/ Guest Chair/ Garden Accessories/ Flower Set + Accessories/ Decorative Bedroom Lighting/ Decorative Garden Lighting/ swimming pool.

## KERTARAJASA (4 VILLA)



living area construction	100m2 / € 340 per m2	€ 34.000
Land area	140m2 / € 130 per m2	€ 18.200
Interieur		€ 2.000
Total per villa		€ 54.200
Total 4 villa's		€ 216.800

Bed/ Bath Heater/ Bathtub/ Sink/ Air Conditioner/ Smart TV/ Internet Hardware/ Water Heater/ Refrigerator/ Console Table/ Guest Table/ Console Chair/ Guest Chair/ Garden Accessories/ Flower Set + Accessories/ Decorative Bedroom Lighting/ Decorative Garden Lighting/ swimming pool.

## GAYATRI (9 VILLA)



living area construction	40m2 / € 340 per m2	€ 14.000
Land area	56m2 / € 130 per m2	€ 7.280
Interieur		€ 2.000
Total per villa		€ 23.280
Total 9 villa's		€ 209.520

Bed/ Bath Heater/ Bathtub/ Sink/ Air Conditioner/ Smart TV/ Internet Hardware/ Water Heater/ Refrigerator/ Console Table/ Guest Table/ Console Chair/ Guest Chair/ Garden Accessories/ Flower Set + Accessories/ Decorative Bedroom Lighting/ Decorative Garden Lighting

**SHANAYA  
RESORT**

## **ANGGAWUNI (57 VILLA)**



living area construction	30m2 / € 340 per m2	€ 10.200
Land area	42m2 / € 130 per m2	€ 5.460
Interieur		€ 2.000
Total per villa		€ 17.660
Total 57 villa's		€ 1.006.620

Bed/ Bath Heater/ Shower/ Sink/ Air Conditioner/ Smart TV/ Internet Hardware/ Water Heater/ Refrigerator/ Table/ Chair/ Garden Accessories/ Flower Set + Accessories/ Decorative Bedroom Lighting/ Decorative Garden Lighting.

## RANGGAWUNI (6 VILLA)



living area construction	30m2 / € 340 per m2	€ 10.200
Land area	42m2 / € 130 per m2	€ 5.460
Interieur		€ 2.000
Total per villa		€ 17.660
Total 6 villa's		€ 105.960

Bed/ Bath Heater/ Shower/ Sink/ Air Conditioner/ Smart TV/ Internet Hardware/ Water Heater/ Refrigerator/ Table/ Chair/ Garden Accessories/ Flower Set + Accessories/ Decorative Bedroom Lighting/ Decorative Garden Lighting.



## Restaurant with a pool



Restaurant pool construction	1044m2 / € 340 per m2	€ 354.960
Land area	1461.6m2 / € 130 per m2	€ 190.008
Interieur		€ 20.000
Total		€ 584.968

Dining table/ Dining chairs/ Sink/ Smart TV/ Internet hardware/ Water heater/ Guest table/  
Guest chairs/ Garden accessories/ Flower sets and accessories/ Restaurant decorative lights/  
Restaurant garden decorative lights/ Kitchen/ Swimming Pools/ Water pumps/ Water filters/  
pool cleaning tools/ Maintaining tools/ Showers.

## Main pool & terras



Main pool & Terras	800m2 / € 440 per m2	€ 352,000
Land area	1120m2 / € 130 per m2	€ 145.600
Interieur		€ 5.000
Total		€ 502.600

Washbasins/ Showers/ Internet Hardware/ Guest Tables/ Guest Chairs/ Garden Accessories/

Flower Sets and Accessories/ Pool Lights/ Swimming Pools/ Water pumps/ Water filters/ pool cleaning tools/ Maintaining tools.

## Grand Lobby



Lobby & reception	100m2 / € 440 per m2	€ 44.000
Land area	140m2 / € 130 per m2	€ 18.200
Interieur		€ 4.000
Total		€ 66.200

Reception/ PC/ Software/ Reception room/ Furniture / Decoration/Lighting.

## Grand Restaurant



Grand Restaurant	1.095m2 / € 420 per m2	€ 459.900
Land area	1.553m2 / € 130 per m2	€ 201.890
Interieur		€ 95.000
Total		€ 756.790

Dining table/ Dining chairs/ Sink/ Smart TV/Information-led screens/ Internet hardware/

Coffee maker set/ Coffee table/ Coffee chairs/ Restaurant accessories/ Buffet/ Flower set + dining accessories/ Restaurant decorative lights/ Restaurant garden decorative lights/ Terras furniture/ Kitchen/ Kitchen equipment/ Decorations/ art/ Sound system.

## Wedding/ events/meeting



Wedding/ Events/ meeting	1.727m2 / € 420 per m2	€ 725.340
Land area	2.418m2 / € 130 per m2	€ 314.340
Interieur		€ 75.000
Total		€ 1.114.680

Dining table/ Dining chairs/ Trash cans/ Smart TV/ Led screens/ Internet hardware/ Coffee maker

Coffee table/ Guest chairs/ Buffets/ Wedding room accessories/ Flower sets/  
Dining accessories/ Wedding decorative lights/ Restaurant decorative garden lights

Sound systems/ podiums.

## Playground



Playground	1.727m2 / € 420 per m2	€ 725.340
Land area	2.418m2 / € 130 per m2	€ 314.340
Interieur		€ 30.000
Total		€ 1.069.680

Playground Facilities/ Park Benches/ Coffee Tables/ Guest Chairs/ Playground Accessories

Flower Sets/ Decorative Lighting/ Sound Systems/ play tools/ maintaining tools/ animal farms.

<b>Shanaya Resort assets inventory list</b>		
Description	Amount	Value
Inventory Restaurant	11	€ 60.700
Inventory Kitchens	2	€ 85.603
Inventory Office	6	€ 2.500
Inventory Garden	8	€ 3.500
Inventory Laundry	3	€ 15.000
Inventory Transportation	5	€ 25.000
Inventory maintaining	7	€ 3.000
<b>Total value Inventory</b>	<b>42</b>	<b>€ 195.303</b>

<b>Shanaya Resort assets Street, Garden &amp; land furniture</b>		
Description	Amount	Value
Street lights	153	€ 50.000
Streets: € 20 per m2 ground value € 130 per m2 total € 150 per m2	2000m2	€ 300.000
Parking: € 20 per m2 ground value € 130 per m2 total € 150 per m2	4000m2	€ 600.000
Garden € 5 per m2 ground value € 130 per m2 total € 135 per m2	5000m2	€ 675.000
Trees and plants: € 5 per m2 ground value € 130 per m2 total € 135 per m2	5000m2	€ 675.000
Street furniture , seats tables gazebo	150	€ 50.000
<b>Total Garden and land furniture</b>		<b>€ 2.350.000</b>

<b>Shanaya Resort assets Infrastructure</b>		
<b>Description</b>	<b>Amount</b>	<b>Value</b>
Energy and energy infrastructure	3	€ 110.000
Waste management	5	€ 40.000
Water	7	€ 35.000
<b>Total value of Infrastructure</b>		<b>€ 185.000</b>

<b>Shanaya Resort Goodwill</b>		
<b>Brand equity</b>	<b>Amount</b>	<b>Value</b>
<b>Consumer loyalty</b>		€ 25.000
<b>Stakeholders loyalty</b>		€ 35.000
<b>Staff operational € 300 p.p.</b>	63	€ 18.900
<b>Management € 400 p.p.</b>	53	€ 21.200
<b>Education programs</b>		€ 2.000
<b>Total Asset Goodwill</b>		<b>€ 102.100</b>

<b>Shanaya Resort Total Assets Value</b>		
<b>Asset</b>	<b>Amount</b>	<b>Value</b>
Kratenakara Villa	24/ 3.628,8m2	€ 1.431.024
Jayakatwang Villa	32/ 3.584m2	€ 1.416.320
Sinhasari Villa	10/ 2.856m2	€ 1.094.880
Shanaya Royal Villa	3/ 1.218m2	€ 464.640
Ketarajasa Villa	4/560m2	€ 216.800
Kayatri Villa	9/ 504m2	€ 209.520
Anggawuni Villa	57/ 2.394m2	€ 1.006.620
Ranggawuni	6/ 252m2	€ 105.960
Restaurant with Pool	1.461.6m2	€ 584.968
Main Pool & Terras	1.120m2	€ 502.600
Grand Lobby	140m2	€ 66.200
Grand Restaurant	1.553m2	€ 756.790
Wedding/Event/meeting	2.418m2	€ 1.114.680
Playground	2.418m2	€ 1.069.680
Shanaya Resort assets inventory list		€ 195.303
Shanaya Resort assets Street, Garden & land furniture	16.200m2 303 pcs furniture	€ 2.350.000
Shanaya Resort assets Infrastructure		€ 185.000
Shanaya Resort Goodwill		€ 102.100
<b>Total Asset Value</b>		<b>€ 12.873.085</b>

<b>Shanaya resort total ground 16.2 Ha</b>		
<b>Total Asset</b>	<b>Amount</b>	<b>Value</b>
Constructed Asset plus ground	16.200m2	€ 12.873.085
Under construction Ground price value € 130 per m2	20.092.6m2	€ 2.612.038
<b>Total Asset Value Shanaya Resort</b>		<b>€ 15.485,123</b>

## Shanaya Resort profit & turnover per year

Description per year	Profit	Turnover 40%
145 Villa's rent 55% occupation € 90,- per day	€ 2.619,786,5	€ 1.047,915
Service, trips	€ 259.402	€ 103.760,8
Restaurant	€ 415.043	€ 166.013,6
Catering	€ 158.500	€ 63.400
Events	€ 518.804	€ 207.521,6
<b>Total profit &amp; turnover per year</b>	<b>€ 3.971.535,5</b>	<b>€ 1.588,611</b>

## Investment Sales Proposal

Total Asset	Amount	Value
Total Asset Value Shanaya Resort	16.200m2	€ 15.485,123
Shanaya Resort profit	X 5 years	€ 19.857.677,50
<b>Total Investment Sales</b>		<b>€ 35.342.800,50</b>

**SHANAYA  
RESORT**

### CLIENT TESTIMONIALS

Ulasan berguna mengenai Shanaya Resort Malang



**9,1** Spektakuler 1.191 ulasan Diberikan oleh tamu asli agoda ★★★★★

Kebersihan	9.2
Fasilitas	9.2
Lokasi	9.2
Layanan	9.2
Harga dan kualitas	9.2

**4,6/5** Fantastis Dari 877 review

Pelayanan	4,6
Sesuai Harga	4,6
Kebersihan	4,6

Booking.com @ ≡

**Trip.** Get the app and save up to 15% on hotels! ★★★★★ 4.5 Open

**Reviews**

<b>Great</b> 9.2 <span style="color: blue;">(1.163 ulasan)</span>
Trip.com Verified Reviews
Location 9.1
Cleanliness 8.8
Service 9.7
Facilities 9.1

Traveloka 8.9/10 (1.163 ulasan)

Sumber Lain 9.4/10 (9 ulasan)

Kebersihan: 9.0	Kenyamanan Kamar: 9.1
Makanan: 8.6	Lokasi: 9.0
Pelayanan dan Fasilitas: 9.1	

By innovating the concept of eco-tourism with Medical tourism, we can maximize the income of Shanaya resort by implementing medical and spiritual treatments.

Indonesia, with over 300 cultures and 1,000 years of experience with Natural treatment, is far the best country to establish a medical/spiritual eco-resort.

The following services and events can upscale the profit and Turnover.

Service/ Event	Description
Natural medical treatment	Treatment with natural medicines
Natural medical workshops	Give workshops on natural medicines
Recovery & rehabilitation	Rehabilitation therapy
Yoga & meditation	Yoga & meditation workshops
Spiritual trips	Natural frequency workshops
Organic food workshops	Healthy food cooking workshops
Sound, Light, therapy	Sound light frequency therapy
Natural spa treatment	Treatment in natural spring water
Medical massage	Medical massage by professionals
Relex massage	Relaxation massage
Skin therapy	Skin treatment

#### Potential of Malang Batu, East Java Indonesia

Malang is the 2e most popular tourist place of Indonesia.

It attracts mostly Eco-Tourists.

Malang has Mountains, volcanoes, virgin beaches, and the biggest waterfalls of Indonesia.

Malang has 100e of spiritual places and temples, where you can learn the wisdom of Frequency true, meditation, and rituals.

Malang landscape is full of Nature and bioorganic agriculture with tons of variety of tropical fruits and vegetables.

Malang is the student city of Indonesia with 64 universities, 40% are focused on medical and hospitality. Malang has the best hospitals of Indonesia.

Hospitals and Universities are open to cooperate with Shanaya Resort.

By Innovation and implementing new activities.

Creating strategic partnerships with Universities, Hospitals, and specialists, Shanaya Resort can grow into the best wellness resort of East Asia.

Shanaya Resort is officially recognized as a 5-star resort.

<b>Shanaya Resort profit &amp; turnover per year with Innovation &amp; implementation</b>		
Description	Profit	Turnover 40%
145 Villa's rent occupation 55% € 250 per day per villa	€ 7.277.187,5	€ 2.910,875
Restaurant € 20p.p. 150 person per day 54.750 per year	€ 1.095.000	€ 438.000
Events, wedding, meetings, space rental	€ 1.500.000	€ 600.000
Catering 200x per year € 1.500 per catering	€ 300.000	€ 120.000
Natural medical treatment 2.000 person per year € 50 p.p.	€ 100.000	€ 40.000
Natural medical workshops 1.000 person per year € 150 p.p.	€ 150.000	€ 60.000
Recovery & rehabilitation 6.000hour per year € 45 per hour	€ 270.000	€ 108.000
Yoga & meditation 5.000 person per year € 15 p.p.	€ 75.000	€ 30.000
Spiritual trips 1.500 person per year € 45 p.p.	€ 67.500	€ 27.000
Organic food workshops 1.000 persons per year € 65	€ 65.000	€ 26.000
Sound, Light, therapy 1.500 persons per year € 60	€ 90.000	€ 36.000
Natural spa treatment 10.000 person per year € 10	€ 100.000	€ 40.000
Medical massage 5.000 hours per year € 20 per hour	€ 100.000	€ 40.000
Relex massage 8.000 hours per year € 10 per hour	€ 80.000	€ 32.000
Skin therapy 6.000 hours per year € 25 per hour	€ 150.000	€ 60.000
Mind Therapy 2.000 hours per year € 45 per hour	€ 90.000	€ 36.000
Day trips 1.500 person per year € 65 p.p.	€ 97.500	€ 39.000
<b>Total</b>	<b>€ 11.607.187,50</b>	<b>€ 4.642.875</b>

<b>Shanaya Resort profit &amp; turnover per year with a growth of 5%</b>		
Year	Profit	Turnover 40%
Year one	€ 11.607.187,50	€ 4.642.875,00
Year two	€ 12.187.546,80	€ 4.875.018,75
Year three	€ 12.796.924,14	€ 5.118.769,65
Year four	€ 13.436.770,35	€ 5.374.708,14
Year five	€ 14.108.608,87	€ 5.634.548,00
<b>Total</b>	<b>€ 64.137.037,66</b>	<b>€ 25.654.815,06</b>