



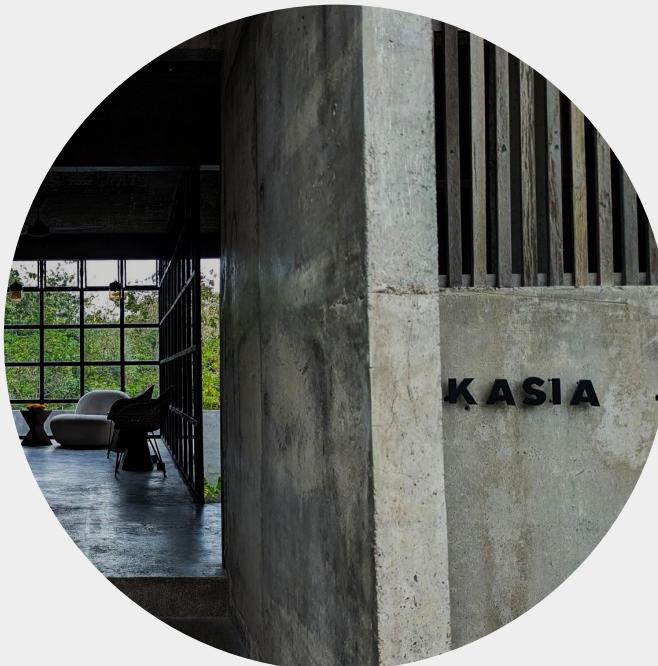


# Kasia Ungasan

01 —— Land Area: 500 square meters.  
9 Rooms + Cafe + Co-Working Space

02 —— Construction Area: 540 square meters (3 floors) + Pool area

03 —— Materials:  
Casted concrete, steel, wood and glass



04 —— Located at the heart of Bukit, southern peninsula of Bali.



Kalipuro  
Banyuwangi

Gerokgak

Banjar

Buleleng

Gitgit

Kintamani

Kubu

Jembrana

Bali

BALI

Bangli

Amlapura

Ubud

Tabanan

Denpasar

Alas Purwo  
National Park

Kasia Ungasan

Penida Island

© 2025 Google

Pesanggaran

Ngurah Rai International Airport



Kuta Selatan

Kasia Ungasan



Uluwatu Temple



© 2025 Google

Kasia Ungasan

4.9 ★★★★★ (31)  
Hotel

Overview      Reviews

Directions      Saved      Nearby      Send to phone      Share

Saved in Bali 2019

Kalia

Ungasan, South Kuta, Badung Regency, Bali 80361  
0819-3432-0318  
54GW+HP Ungasan, Badung Regency, Bali  
Claim this business  
Your Maps activity  
Add a label

Layers

Restaurants      Hotels      Things to do      Transit      Parking      Pharmacies      ATMs

Bali Buda Bukit Health Food

Uluwatu Medical C

Jawbo

Warung Suki

HEDONIST restaurant lounge bar

Fisherman's Fish & Chips

Island Motorcycles Motorcycle shop

Jasmine Massage

Yeebi Hansik 여비 한식 Uluwatu Korean

The Karma House Ungasan Gg. Lingga Yoni

Mangga Wangga Living 4.5 ★ (256) 3 star hotel

8.822722928442063, 115.15233859419821

Khayaya Jimbaran Bali 4.3★ (431) 3 star hotel

Kasia Ungasan Recently viewed

Dapoer Sofie & D'cost Grocery

Monday Coworking and Coffee

Kayu Tua Villa

Jl. Pura Masura

Jl. Kediri

Gg. Melati

Monday Coworking and Coffee

Villa Amber

Uluwatu Sunrise

Cove Dmali

ANDE Café & More

Jl. Toya Ning II

BINTANG MART UNGASAN

Adhiloka Uluwatu Masjid

Island Ink Tattoos & Piercings

Pon

3D

Imagery ©2025 Airbus. Mayar Technologies. Map data ©2025 Google. Terms Privacy Send Product Feedback 100 m



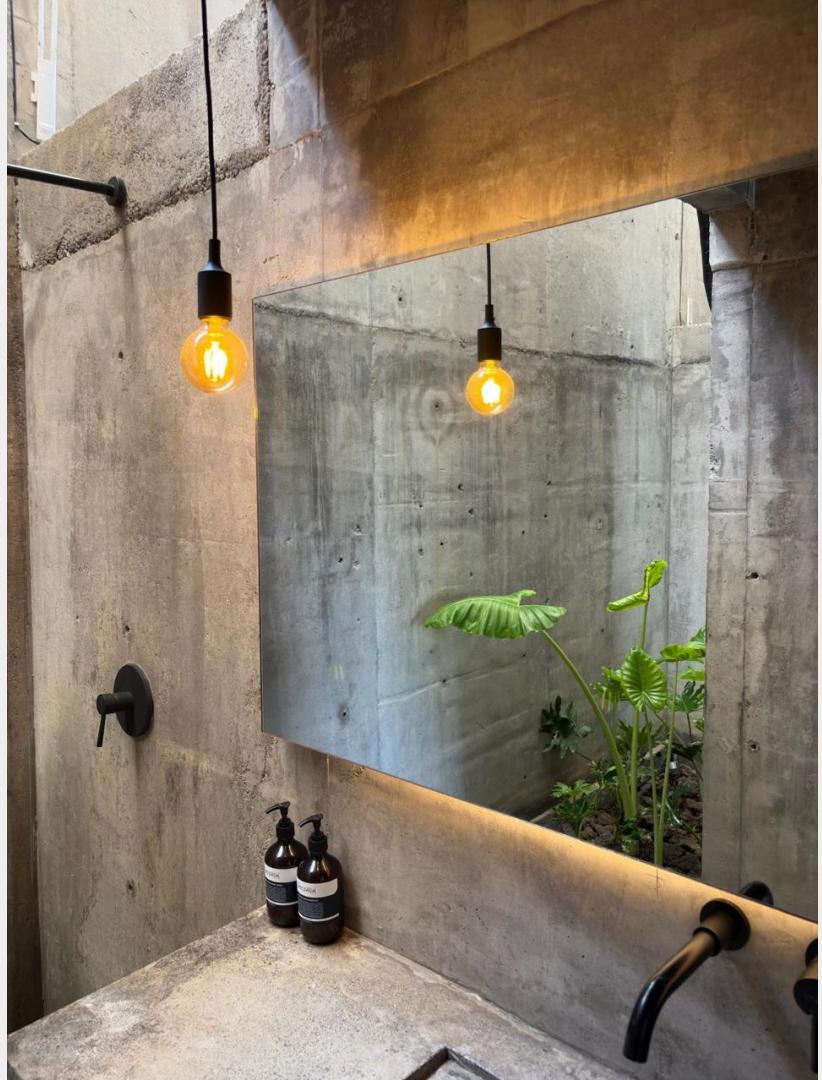
KASIA  
CAFE  
CO WORKING





# KASIA TIMELINE - MILESTONES

- Survey and finding the land: 2017
- Downpayment of the land: 2017
- Completion of land payment: 2019
- Design of the project: 2018-2019
- Contractor hiring: 2019
- Project construction starts: 2020. NOTE: COVID (2020 - 2022)
- Project construction finishes: Jan 2023
- Hotel Soft Launch: Jan-April 2023
- Hotel Launch: May 2023
- Cafe opening: June 2024
- Full payment of loans: January 2025
- Co-working Opening: February 2025











MANAGEMENT

# INCOME 2024

## KASIA TOTAL INCOME:

- YEARLY: **Rp1,875,085,109 = 114,649.08 USD** (approx.)
- MONTHLY: **Rp 156,257,092 = 9,554.00 USD**
  - TOTAL HOTEL INCOME:
    - YEARLY: Rp1,790,255,546 = 109,462.31 USD
    - TOTAL CAFE INCOME:
      - Rp74,681,689 = 4,566.29 USD (approx.). Open since June 2024

# **EXPENSES 2024**

## HOTEL OPERATIONAL EXPENSES:

- YEARLY: **Rp808,800,591 = 49,452.82 USD** (approx.)
- MONTHLY AVERAGE: 67,400,049.25 = 4,121.00 USD  
(approx.)

## TAXES (2024):

- Rp135,261,910 = 8,270.37 USD (approx.)

# **PROFIT**

## **Net Profit:**

- **Yearly: Rp931,022,608 = 56,925.89 USD**
- **Monthly: Rp77,585,217 = 4,744.00 USD**

Note: To calculate the net profit, we'd subtract total expenses (operational expenses + taxes) from the total income.

Net Profit = Total Income - (Hotel Operational Expenses + Taxes)

Later in this document it is explained the plans to increase profit margins considerably.

# REMARKS

- Strong growth since opening in 2023
- 2024 net profit approximately \$56,925.89 USD
- Cafe opening in 2024 expanded revenue streams
- Future projections include debt management and investments to increase profit



# HOTEL PERFORMANCE

A screenshot of a hotel profile card. At the top left is a circular profile picture of a woman with the name "KASIA" and "UNGASAN" below it. To the right of the picture is a shield icon with a checkmark. Below the picture, the name "Kasia" is written in large, bold, black letters, followed by a "Superhost" badge with a small house icon. To the right of the name are three performance metrics: "278 Reviews" (with "Reviews" in smaller text below "278"), "4.81★ Rating" (with "Rating" in smaller text below "4.81★"), and "2 Years hosting" (with "Years hosting" in smaller text below "2").

A screenshot of a section titled "Provide basics for cooking". The title is in bold black text at the top. Below it is a descriptive text: "Let guests know you have what they need to get a meal started." Underneath this text is a progress bar consisting of a teal segment followed by a grey segment, with the number "listings enabled" next to the teal segment and "8/9" next to the grey segment.

Last 7 days    Last 30 days Last 365 days

47 Nights booked    \$2.27K Booking value    100.0% 5-star ratings

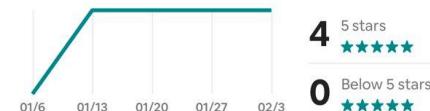
## Quality

### Overview



5-star ratings since 2023  
- OVERALL RATING

### Ratings



# KASIA PROJECTIONS - Projected Income Growth

We anticipate significant growth in revenue for 2026, driven by the resurgence and continued expansion of Bali's tourism sector.

- Hotel Income: Based on current trends and projected tourism increases, we project a 25-35% increase in hotel income compared to 2024.
- Cafe Income: With a full year of operation and increasing visibility, we project a 40-50% increase in cafe income.

Strategic Initiatives:

- Enhanced Marketing: Targeted campaigns to attract a wider audience and capitalize on tourism growth.
- Service Expansion: Introduction of new services and experiences to enhance guest satisfaction and increase revenue per guest.
- Partnerships: Collaborations with tour operators and local businesses to drive bookings.

# KASIA PROJECTIONS - Expense Management

- Efficiency Improvements: Streamlining operations to control costs and maximize profitability.
- Strategic Investments: Prioritizing investments that directly contribute to revenue growth and enhance the guest experience.
- Projected Net Profit: \* With increased revenue and effective expense management, we project a substantial increase in net profit for 2026, exceeding 2024 figures by 30-40%.

\*Note: \* These projections are based on current market trends and anticipated tourism growth in Bali. Actual results may vary depending on various factors, including economic conditions and unforeseen events.

# SALE CONDITIONS

- Asking Price: **28.000.000.000 IDR (~1.710.000 USD)**
- Price includes:
  - Land ownership
  - 9 Hotel rooms, fully equipped
  - Cafe and co-working space
  - Fully operating business
- Full Land Ownership (conditions apply according to the Indonesian Law)
- Optional PMA Company transfer (all documents and taxes up to date)
- 10 % deposit

Thank you  
@kasiaungasan