



## **Tropical Property Specialist mc<sup>2</sup> Opens Unique Bali Discovery Centre Showcasing 'Outrigger Panorama Bali Resort & Spa'**

*(Bali, August 15, 2008)* – Specialist resort real estate developer mc<sup>2</sup> has opened the Discovery Centre in Bali showcasing luxury condominiums at the new Outrigger Panorama Bali Resort & Spa.

The US\$56 million five-star condominium resort is scheduled for completion in early 2010. Earth works has commenced and the project is currently entering into the base construction phase of the project.

The Discovery Centre is specifically designed to allow prospective buyers to learn more about the development in an authentic environment. Aside from large scale models, plans, videos and literature the centre boasts a unique show room on the first floor, giving buyers a real sense of how a finished apartment will look and feel. Trained hosts are also ready to explain precisely how investors' returns are calculated and also how straightforward the management arrangements are. Pre-completion sales are available at vastly reduced prices. The centre is located at Jalan Lesmana #5 (Jalan Oberoi), Seminyak, Bali.

mc<sup>2</sup> is also pleased to announce the appointment of Grandindo Konsultama as the resort's Project Marketing and Coordinating Agent.

Located on a breathtaking cliff top along the prestigious southern coastline of Bali's Bukit Peninsula, Outrigger Panorama Bali Resort and Spa features 176 oversized apartments, all with large outdoor terraces and most with private pools. All apartments will be fully furnished to a luxury standard with modern appliances and custom built furniture.

Studio apartments, one and two bedroom condominiums, and six duplex penthouses of 3,583 square feet are priced from US\$230,000 to US\$1,265,000 under direct ownership titles.

The new resort is being managed by Hawaii-based Outrigger, one of the world's most renowned resort operators. Owners will enjoy 28 days personal usage a year, with the remaining 337 days rented to earn a healthy return. An attractive return of 6% is guaranteed for the first three years.

Subsequent returns are forecasted to be in the range of 10-12% in years 4 & 5 (the assumptions for the Panorama Operation Projections are derived from information received from the Bali Hotel Association) and uniquely, investors will receive a

proportional share of generated income of the resort, regardless of the occupancy rate for their individual apartment. Also, there are absolutely no fixed costs, service charges, or even insurance premiums to worry about.

Privately-owned mc<sup>2</sup> with developments underway in Bali, Phuket and Koh Samui specialises in upscale villas, studios and condominiums in Asia.

“The concept represents a superior ownership package, melding investment, service and lifestyle benefits with first-class facilities to suit all the family,” said Managing Director Grant McArthur, a qualified accountant with over 25 years experience in luxury hotels and properties.

“Structured our way, a second home can become a true investment with returns that include capital gains, a guaranteed income and free five-star accommodation for holidays.”

He added: “Notwithstanding the recent appreciation in land values, prices in Bali are still well below those now seen in markets such as Phuket.”

Richard McCandless, Director mc<sup>2</sup>, added “We realize that buying off-plan can be a daunting prospect, but investors know this is how to get the best deals. So by creating our unique Discovery Centre, we give buyers a great opportunity to get a real sense of what they are buying. Once they then see the actual views from our amazing site, the decision to proceed becomes easier and allows buyers to invest with total confidence.”

The group has completed a number of successful projects in Bali based on a unique package of investment, service and lifestyle including the renowned Sesari Bali. It will soon add properties in Phuket and Koh Samui in Thailand.

Through mc<sup>2</sup>'s strategic alliance with AAA Venture Fund, all developments are financially resourced. “Coupled with established relationships with global hotel and resort operators, this means buyers and professional investors can maximise their investment potential, yet proceed with confidence that they are in good hands,” said Mr. McArthur.

mc<sup>2</sup> is headquartered in Bali with established offices in Hong Kong, Bangkok and Singapore. It will open offices in Tokyo this year, and Jakarta next year.

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### **Notes to Editors:**

#### **About Outrigger Panorama Bali ([www.opbali.com](http://www.opbali.com))**

- Outrigger Panorama Bali is set amongst almost four hectares of dramatically landscaped tropical rain forest, neighbouring such prestigious properties as BVLGARI, Alila and Banyan Tree resorts.
- It is 20 minutes from Bali's airport and just 10 minutes from Nusa Dua and two championship golf courses.
- The resort will feature 176 units: studio, one-bed, two-bed and three-bed duplex apartments.
- All apartments will have a large outdoor terrace with sea view and most enjoy a private lap pool ranging from 6.4 to 9.4 meters.

- Apartments will be offered to both Indonesian and overseas buyers with direct title. Similar to strata title, ownership will be secure and directly in the owner's name.
- F&B facilities include two gourmet restaurants, a wine bar, sports bar and juice bar. There will also be a purpose built Balinese cooking school.
- An onsite branded spa will include treatment rooms and suites, steam room, sauna, hot tubs, hair salon and fully equipped gymnasium with jogging trail plus a floodlit tennis centre.
- For children, Outrigger Panorama Bali will offer a Tarzan-style adventure playground, mini water park, a SEGA games salon and outdoor play area.

### **About mc<sup>2</sup>**

mc<sup>2</sup> is privately-owned with over 25 years development experience amongst the principles, who are responsible for developing some of Bali's most fabled resorts including Kupu Kupu Barong, Cahaya Mentari, Jempinis Villas, Alu Bali and Sesari Bali.

Its developments are all based on a unique package of investment, service and lifestyle. Business capabilities include land acquisition, concept development, design development, project financing, financial planning and control, project management, resort management, project marketing, business administration and strategic planning. The whole emphasis of mc<sup>2</sup>'s business model is to allow buyers to invest in total confidence.

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### **About Outrigger**

Outrigger Enterprises Group ([www.outriggerenterprisesgroup.com](http://www.outriggerenterprisesgroup.com)) is one of the largest and fastest growing privately-held leisure lodging and hospitality companies in the Asia Pacific and Oceania, operating and developing 47 properties with close to 12,000 rooms in Hawaii, Australia, Guam, Fiji, Palau, Bali and Phuket.

The family-owned company with more than 60 years of hospitality experience runs a highly-successful, multi-branded line of hotels, condominiums and vacation resort properties including Outrigger® Hotels & Resorts, OHANA® Hotels & Resorts, Outrigger Condominium Collection®, Embassy Suites®, Best Western® and Wyndham Vacation Ownership®.

More details are at [www.panoramasortbali.com](http://www.panoramasortbali.com) and [www.mc2property.com](http://www.mc2property.com).

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Outrigger Panorama Bali



Aerial view of Outrigger Panorama Bali



The Main Pool of Outrigger Panorama Bali