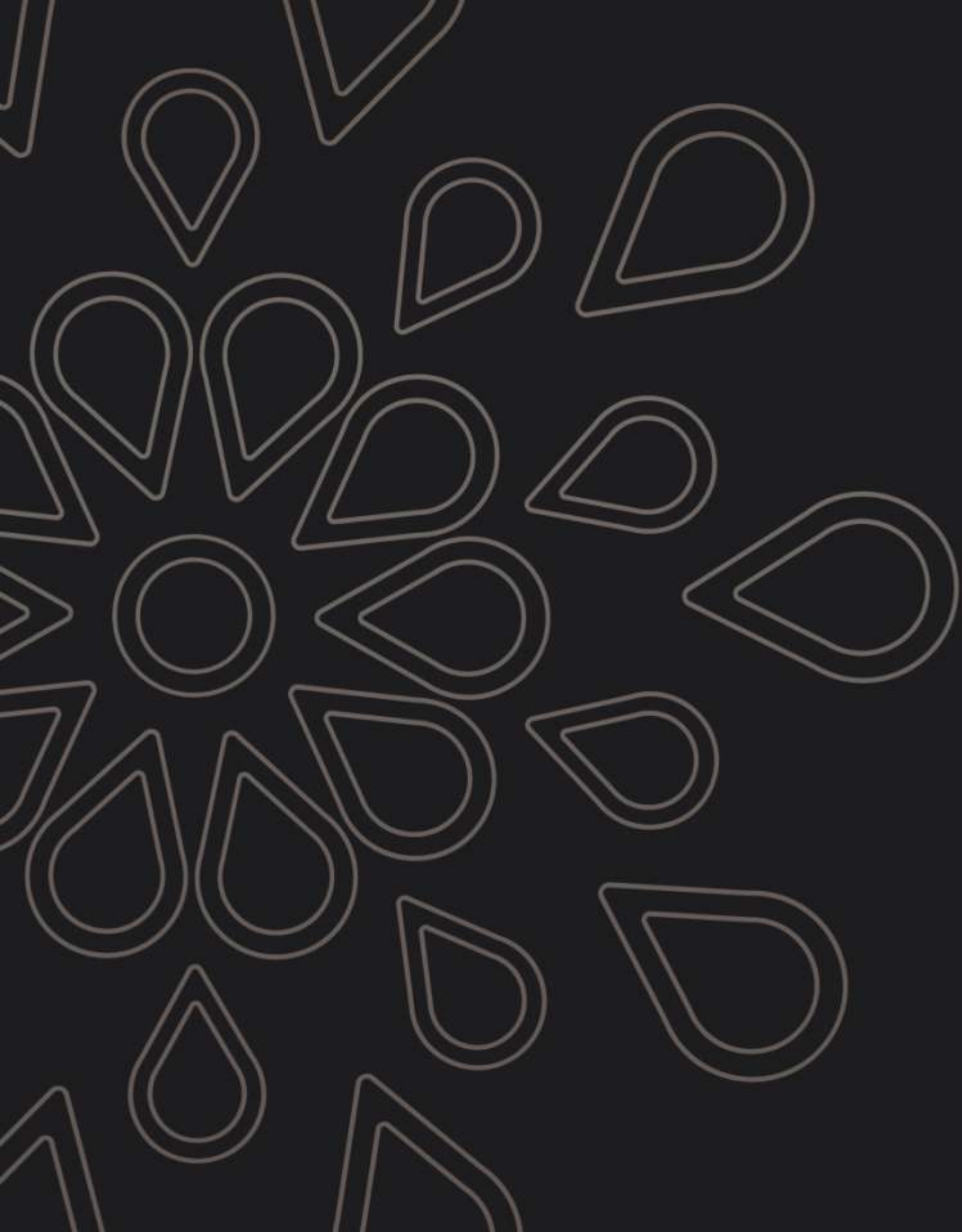




LAVAYA

NUSA DUA - BALI



Residence & Resort Managed by



SANCTUARY BY THE SEA

LAVAYA NUSA DUA - BALI

Living life in the fast lane causes one to dream of living in a home away from home every single day. A home which retains the mind to be present and the body to unwind. A home we called “LAVAYA”. A luxury development which thoughtfully combines the essence of nature and architectural elegance. With ocean right at your door step, LAVAYA boasts stunning view at any time, with any tide.





LAVAYA

THE LOCATION

Tanjung Benoa, Nusa Dua, Bali



BALI IS ONE OF THOSE PLACES YOU CAN JUST KEEP GOING BACK TO, AND EVERYTHING IS THERE : THE INFRASTRUCTURE, THE CULTURE, THE ART, THE BEAUTIFUL VILLAS. MY WIFE LIV AND I GO THERE QUITE OFTEN BECAUSE WE KNOW THAT WHEN WE DO ARRIVE, IT'S LIKE AN INSTANT HOLIDAY.

- Henry Golding





BALI ISLAND

Tanjung Benoa
NUSA DUA - BALI





around 15 minutes from airport...

Surrounded by **water sport**,
Culinary and **luxury hotels...**



Around **05 minutes**
To the **SHOPING MALL**
And **BIMC SILOAM**
HOSPITAL
at **BTDC**





GREAT LOCATION

HOSPITAL

1. Purnama medika hospital (4 minutes/ 1.6 km)
2. BIMC hospital nusa dua (10 minutes/4.6 km)
3. Clinic spin off (9 minutes/ 4.7 km)
4. Surya husadha nusa dua hospital (10 minutes / 5.0 km)

SCHOOL

1. Tourism College (17 minutes/ 8.2 km)
2. Bintang mandiri school (16 minutes /8.8km)
3. International school bali (26 minutes /14 km)
4. Bali island school (41 minutes / 27 km)

MALL

1. Bali Collection, (11 minutes / 4.9 km)
2. Mall Bali Galeria (26 minutes / 17 km)
3. Beachwalk Mall (29 minutes / 16 km)

SURROUNDED BY MALLS



Bali Collection, (11 minutes / 4.9 km)



Mall Bali Galeria (26 minutes / 17 km)



Beachwalk Mall (29 minutes / 16 km)



LAVAYA

SURROUNDED BY HOTEL

Tanjung Benoa, Nusa Dua, Bali



Melia Benoa Resort



Grand Aston Beach Resort



Grand Mirage Resort



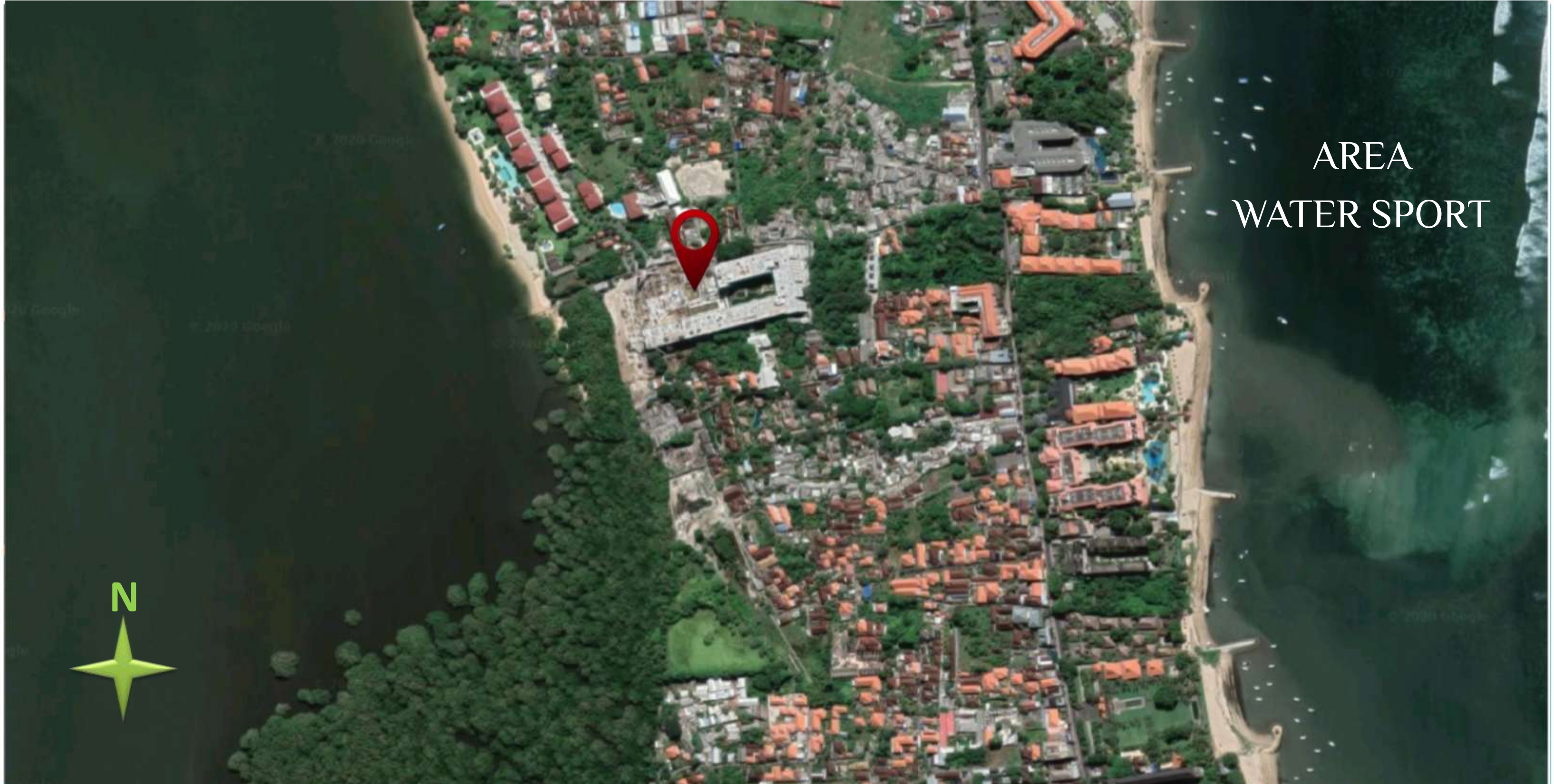
Novotel Bali Resort



Peninsula Bay Resort



The Oasis Hotel



AREA
WATER SPORT







LAVAYA

THE CULTURE

Tanjung Benoa, Nusa Dua, Bali





TRADITIONAL BALINESE DANCE

As we know, the island of Bali is not only famous for its tourist destination center in Indonesia. Bali saves a million local wisdom. We can find millions of cultural diversity in every detail of Bali when you visit this island dubbed the island of the Gods.



GREETINGS AND SMILES

The sincerity of the people of Bali need not be doubted. Maybe their life motto is “SALAM and SMILE”

Balinese people who are aware of tourism know very well that typical Indonesian hospitality is making many foreign tourists want to come here. So it's not surprising that you can easily find the smile of local people while on vacation there. This warm greeting and sincere smile makes people feel at home while on the island of the Gods.



LAVAYA

THE ENTERTAINMENT

Tanjung Benoa, Nusa Dua, Bali



WATER SPORT

Many people know that Bali's most frequently used tourist attractions for Bali water sport activities are the Tanjung Benoa beach. This makes Tanjung benoa beach an option for water sports activities in Bali, because Tanjung Benoa beach has calm sea waves and is very safe for water sport activities in Bali. It's very different from Kuta bali beach which has rather high sea waves and is more suitable for surfing activities.

Tanjung Benoa beach, located at the southeastern tip of the island of Bali and adjacent to the tourist attraction of Nusa Dua. If you depart from Ngurah Rai Airport to Tanjung benoa, you will travel a distance of 15.7 kilometers. With an estimated travel time of approximately 15 minutes.





LAVAYA

THE LANDSCAPE

Tanjung Benoa, Nusa Dua, Bali



ROMANTIC SUNSET

The nickname of the island of the Gods for Bali is indeed not excessive. Because, on this one island you can find extraordinary scenes that are very beautiful as they are in surge. Moreover, Bali has so many beaches that offer the prettiest sunset views that you can see.



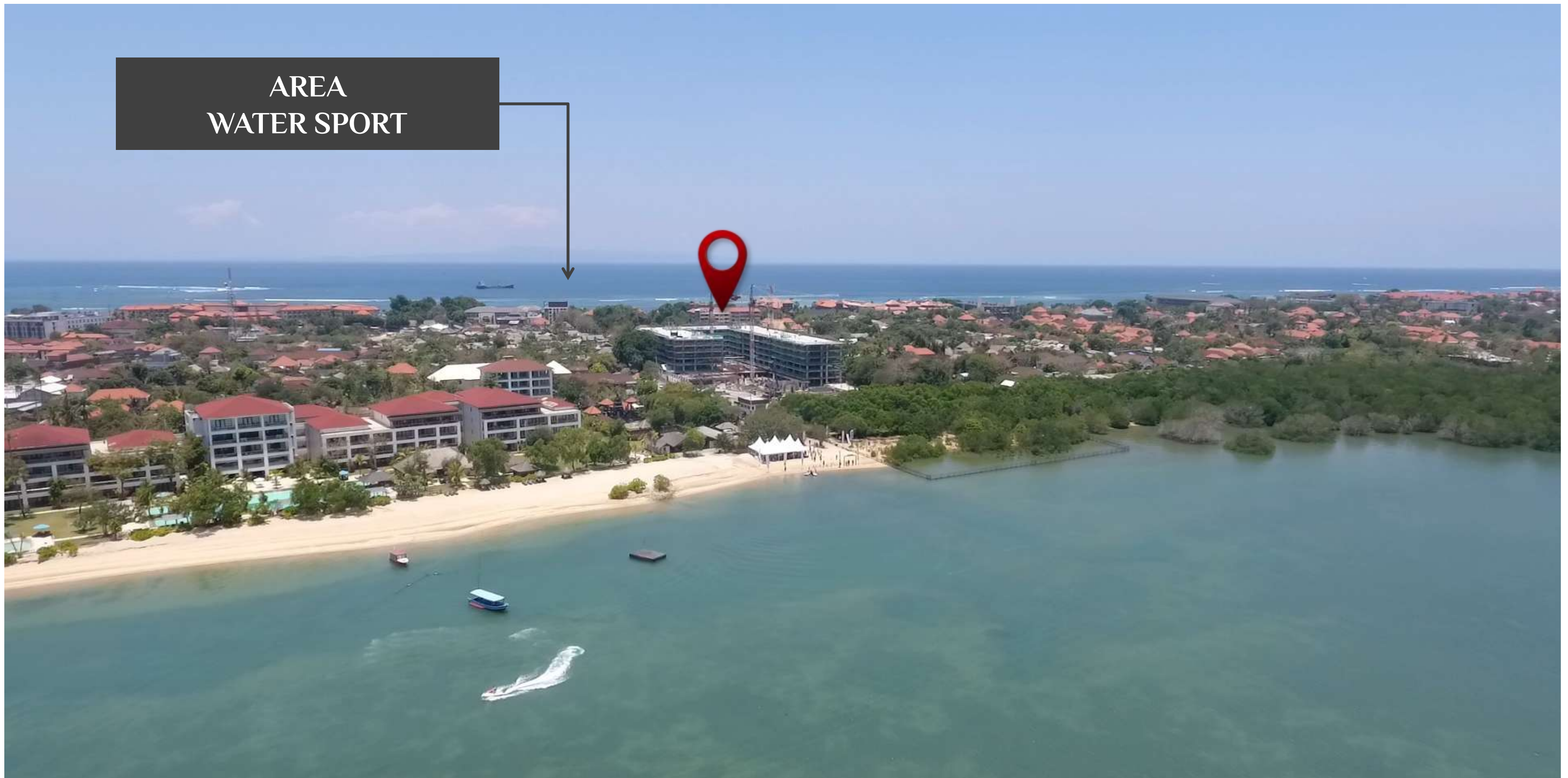
LAVAYA GALLERY



SUNSET VIEW

LAVAYA GALLERY

AREA
WATER SPORT



LAVAYA GALLERY



LAVAYA GALLERY



LAVAYA

THE SERVICE

Tanjung Benoa, Nusa Dua, Bali





Residents of LAVAYA can rest assure and simply enjoy their exclusive residential lifestyle, knowing their needs will be taken care of by the award-winning service of AC Marriott.

“When designing AC Hotel, we focused on the essentials of a beautiful stay and have created an experience unlike any other. Our breakfast found European inspiration. We replaced room service with the flexibility of a quick snack or evening taps plates. Our bartenders are true urban spirits who will share the unique buzz of the city and all it has to offer. It’s an experience that has been designed to give you the essentials.”





LAVAYA GALLERY | AC HOTELS



LAVAYA

THE FACILITIES

Tanjung Benoa, Nusa Dua, Bali



LIFE-ENHANCING FACILITIES

Lavaya was seriously built on an area of 2.2 hectares, consisting of 5 floors and 583 units. We adapt the building to the Balinese lifestyle. Has modern standards but is close to natural beauty. So in addition to looking luxurious, Lavaya is also safe and comfortable. Such as views of tropical themed gardens, lagoon-themed swimming pools, gyms, fitness, restaurants and hotels adjacent to the location of the resort and residence.





LAVAYA

THE LIVING SPACES

Tanjung Benoa, Nusa Dua, Bali



PREMIUM RESIDENCE

LAVAYA NUSA DUA BALI evokes a relaxed yet polished sensibility and exceeds expectations for style, comfort, and service.



The architecture of LAVAYA NUSA DUA BALI combines the delights of traditional Balinese pavilion architecture and landscapes with modern dynamic treatment of space and form. The spectacular yet serene, open-plan rooms with minimalistic interiors are designed to impart comfort and space.



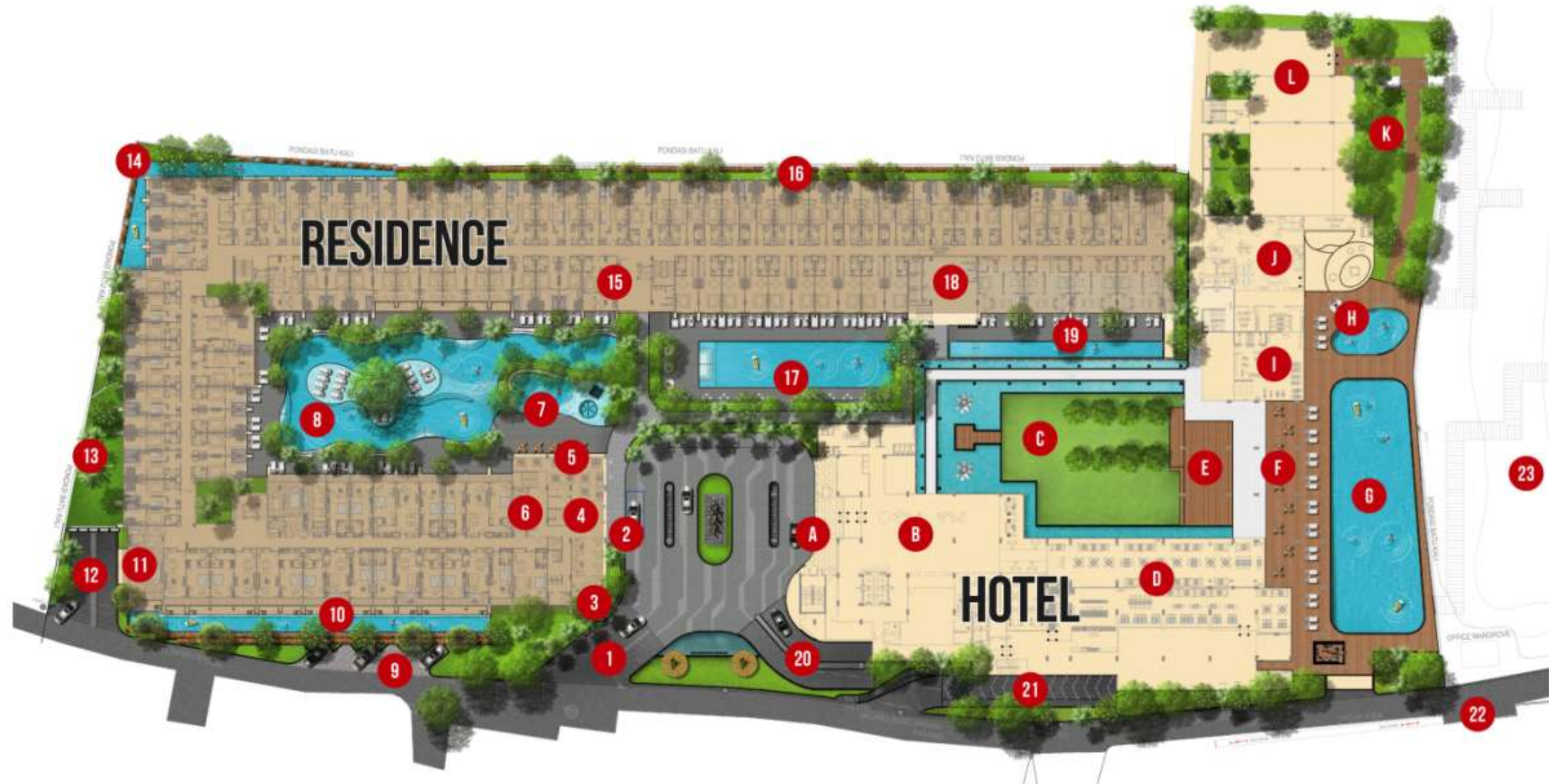
LAVAYA

THE PLANS

SITE PLAN | FLOOR PLAN | UNIT PLAN

GROUND FLOOR PLAN | RESIDENCE

1. Main Entrance
2. Grand Residential Lobby
3. Lavaya Club Lounge
4. Residence Reception Counter
5. Restaurant & Pool Bar
6. Lift Lobby
7. Kids Pool
8. Main Pool Lagoon
9. Roadside Parking
10. North Pool
11. Lavaya Club East Lobby
12. East Parking Entrance
13. East Garden
14. South Pool
15. Residence Lobby
16. South Garden
17. Long Pool
18. Residence Reception Counter
19. Long Pool 2
20. West Parking Entrance
21. Exit Parking
22. Beach Access Road
23. Beach and Thematic Mangrove



GROUND FLOOR PLAN | AC HOTEL MARRIOTT

- | | | |
|-------------------------|-----------------------|--------------------|
| A. Hotel Grand Lobby | E. Multifunction Deck | I. Fitness Centre |
| B. Hotel Reception | F. Sunset Lounge | J. Kids Playground |
| C. Multifunction Garden | G. Sunset Pool | K. Coutyard Garden |
| D. All Day Dining | H. Kids Pool | L. Treatment Room |

GROUND ACCESSIBILITY | LAVAYA

- | | |
|-------------------|--------------|
| 1. Parkir | : 1 Basement |
| 2. Residence Lift | : 8 unit |
| 3. Hotel Lift | : 7 unit |



LAVAYA GALLERY

RESIDENCES

VIEW SUNSET

AC HOTEL MARRIOTT





LAVAYA GALLERY | MAGNIFICENT DROP-OFF



LAVAYA GALLERY | MAGNIFICENT LOBBY



LAVAYA GALLERY | MAGNIFICENT RESTAURANT



LAVAYA GALLERY | MAGNIFICENT LOBBY



LAVAYA GALLERY | SWIMMING POOL



LAVAYA GALLERY | KIDS POOL



LAVAYA GALLERY | SWIMMING POOL



LAVAYA GALLERY | SWIMMING POOL





PRIVATE RESIDENCE

Fall into your dream land blissfully beneath the clear skies of Nusa Dua, at Lavaya's very own Private Residence. Each unit is designed to be a sanctuary where residents can nest in comfort and privacy.

FLOOR PLAN 3rd

SOUTH / GARDEN / POOL

EAST / GARDEN / POOL

WEST / LAUT

NORTH / POOL

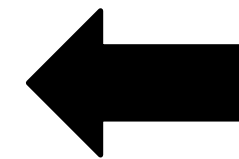
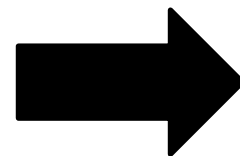
Detail Unit

Type 01	36.63 m ² ✓	Type 06.A	41.25 m ² ✓	Type 08	55.12 m ² ✓	Type 11.A	70.88 m ² ✓	Type 15.B	94.73 m ² ✓	1 BR 2 BR
Type 02	39.00 m ² ✓	Type 06.B	41.25 m ² ✓	Type 09.A	57.50 m ² ✓	Type 11.B	73.50 m ² ✓	Type 16	98.00 m ² ✓	
Type 03	39.00 m ² ✓	Type 07.A	46.63 m ² ✓	Type 09.B	65.50 m ² ✓	Type 12.A	81.00 m ² ✓	Type 17	128.25 m ² ✓	
Type 05.A	40.38 m ² ✓	Type 07.B	49.00 m ² ✓	Type 10.A	61.38 m ² ✓	Type 12.B	81.00 m ² ✓	Type TH	98.00 m ² ✓	
Type 05.B	44.75 m ² ✓	Type 07.C	54.00 m ² ✓	Type 10.B	67.50 m ² ✓	Type 15.A	107.63 m ² ✓			

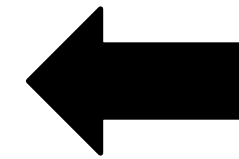
Update : Mei 2021 | 12.00 PM

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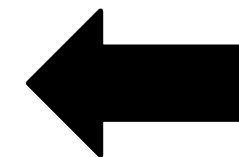
BATHROOM



LIVING ROOM / SOFA BED



MASTER BEDROOM



ENTRANCE

TYPE 7B | 49 sqm



TYPE 5A | 40.38 sqm

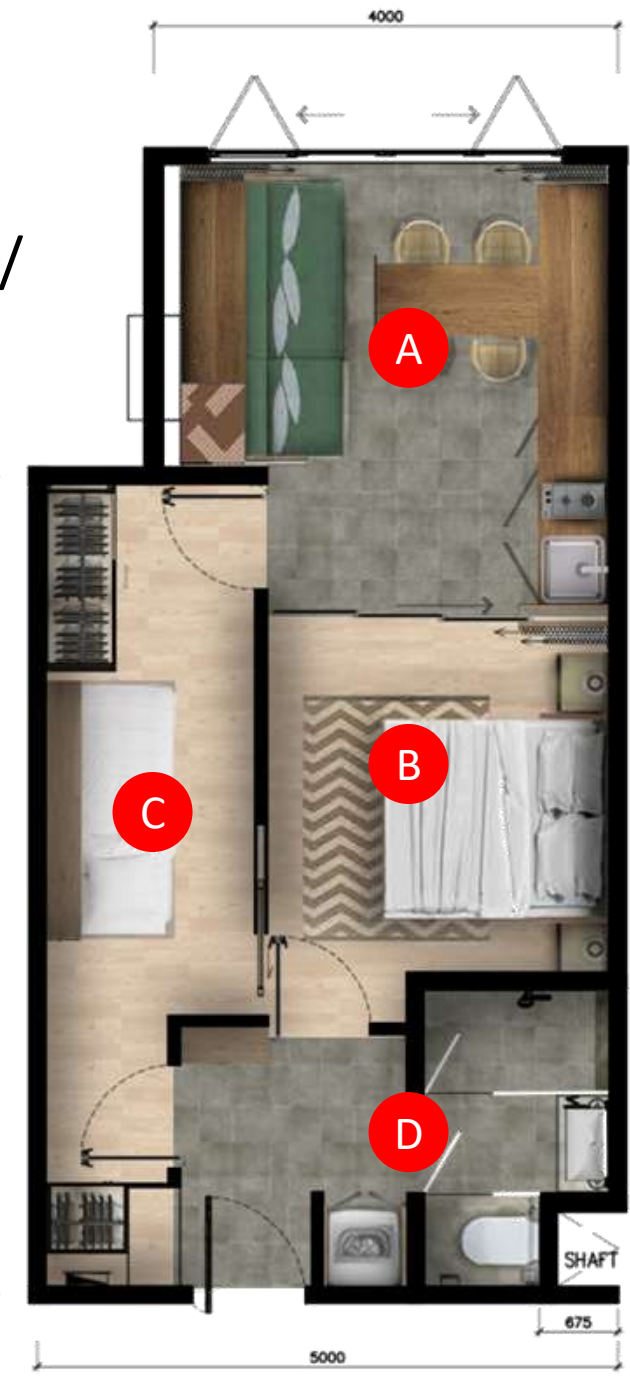
LIVING ROOM /
SOFA BED

BEDROOM

ENTRANCE

MASTER
BEDROOM

BATHROOM



TYPE 9A | 57.50 sqm

LIVING ROOM /
SOFA BED

MASTER
BEDROOM

BATHROOM



B

LAVAYA GALLERY | MASTER BEDROOM



A

LAVAYA GALLERY | LIVING ROOM



A

LAVAYA GALLERY | MASTER BEDROOM



D

LAVAYA GALLERY | BEDROOM



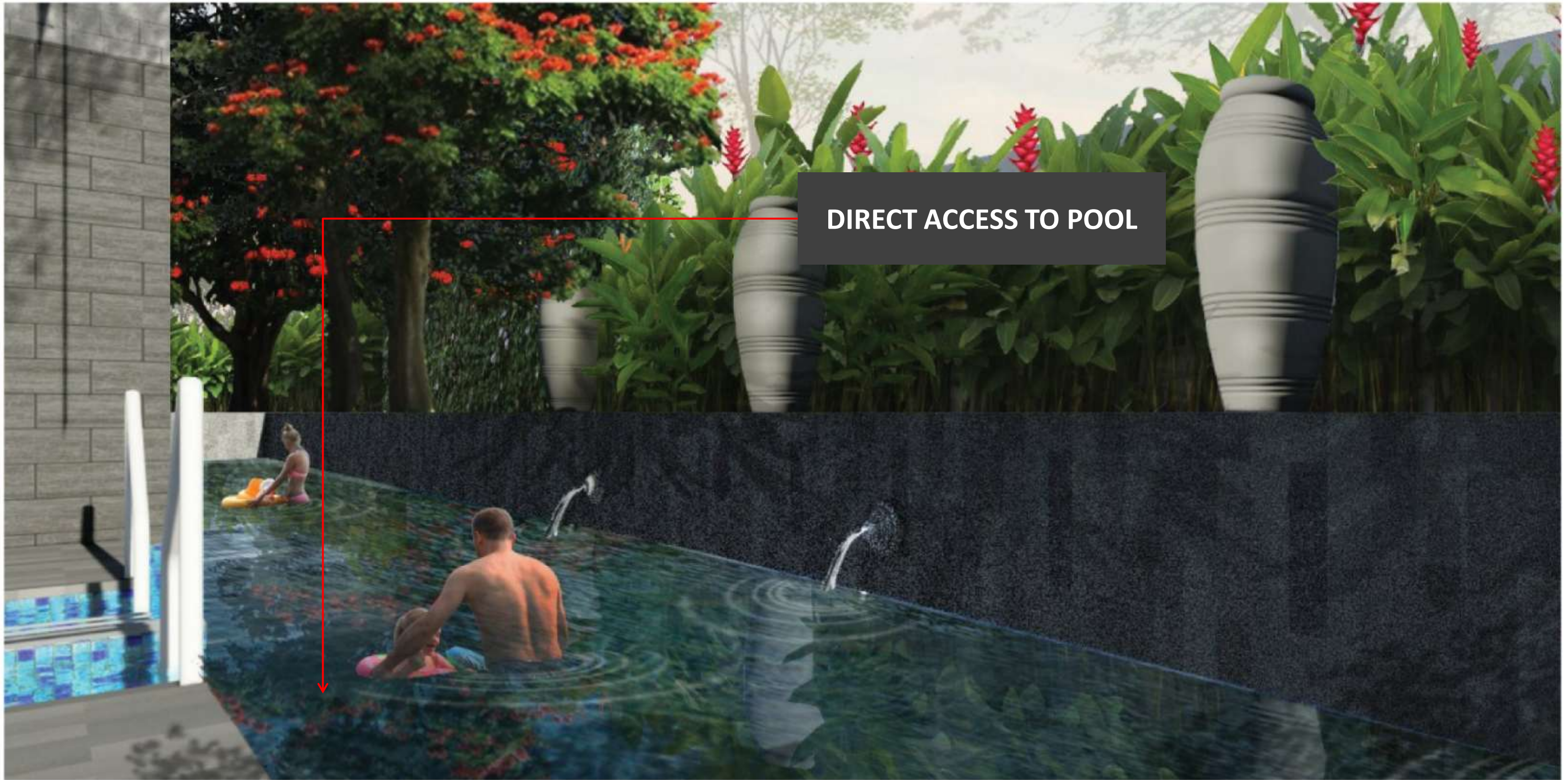
LAVAYA GALLERY | MASTER BEDROOM



LAVAYA GALLERY | BATHROOM



LAVAYA GALLERY | BATHROOM













LAVAYA SHOW UNIT



LAVAYA

PROGRESS UPDATES

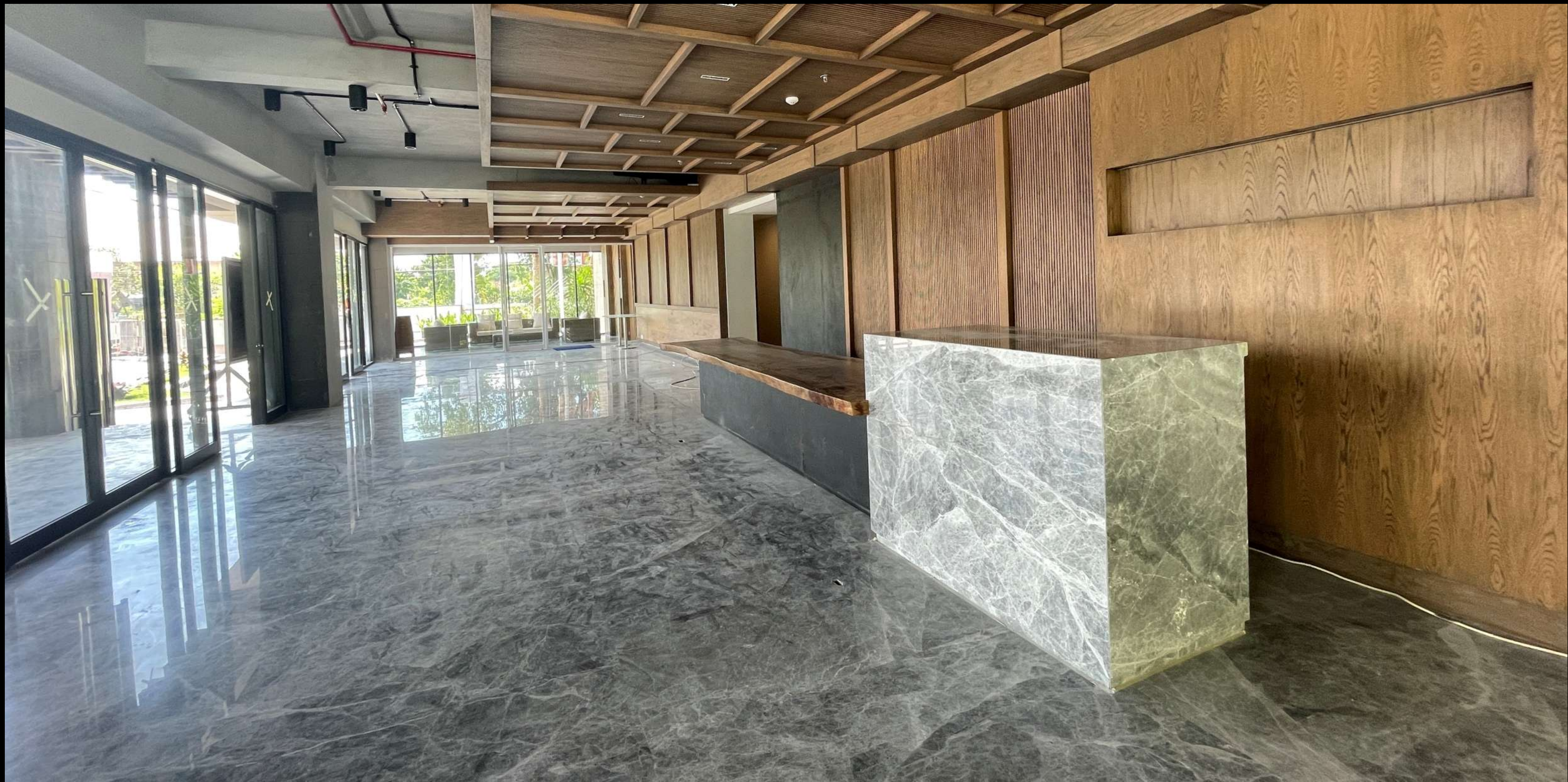
Benoa, Nusa Dua, Bali

A wide-angle photograph of a modern, multi-story building with a mix of grey concrete and large glass windows. The building features a central entrance with a decorative, peaked canopy. A paved courtyard with grey stone tiles is in the foreground. To the left, there are some trees and a yellow trash bin. To the right, there are more palm trees and greenery. The sky is blue with some clouds. Two red lines with arrows point from text labels to specific parts of the building: one points to the upper floor windows, and the other points to the entrance area.

GYM & SPA FACILITIES

ENTRANCE LOBBY











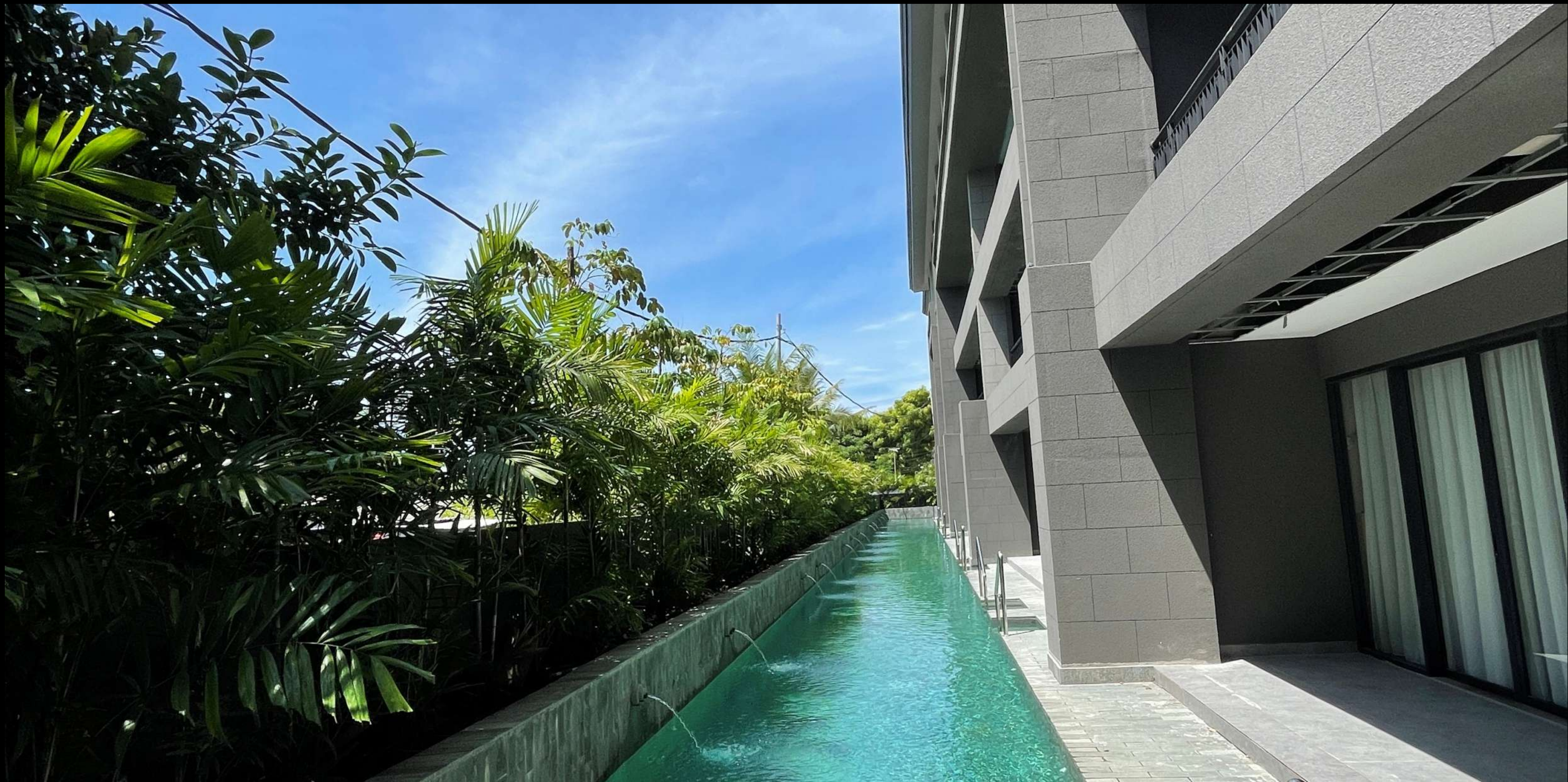










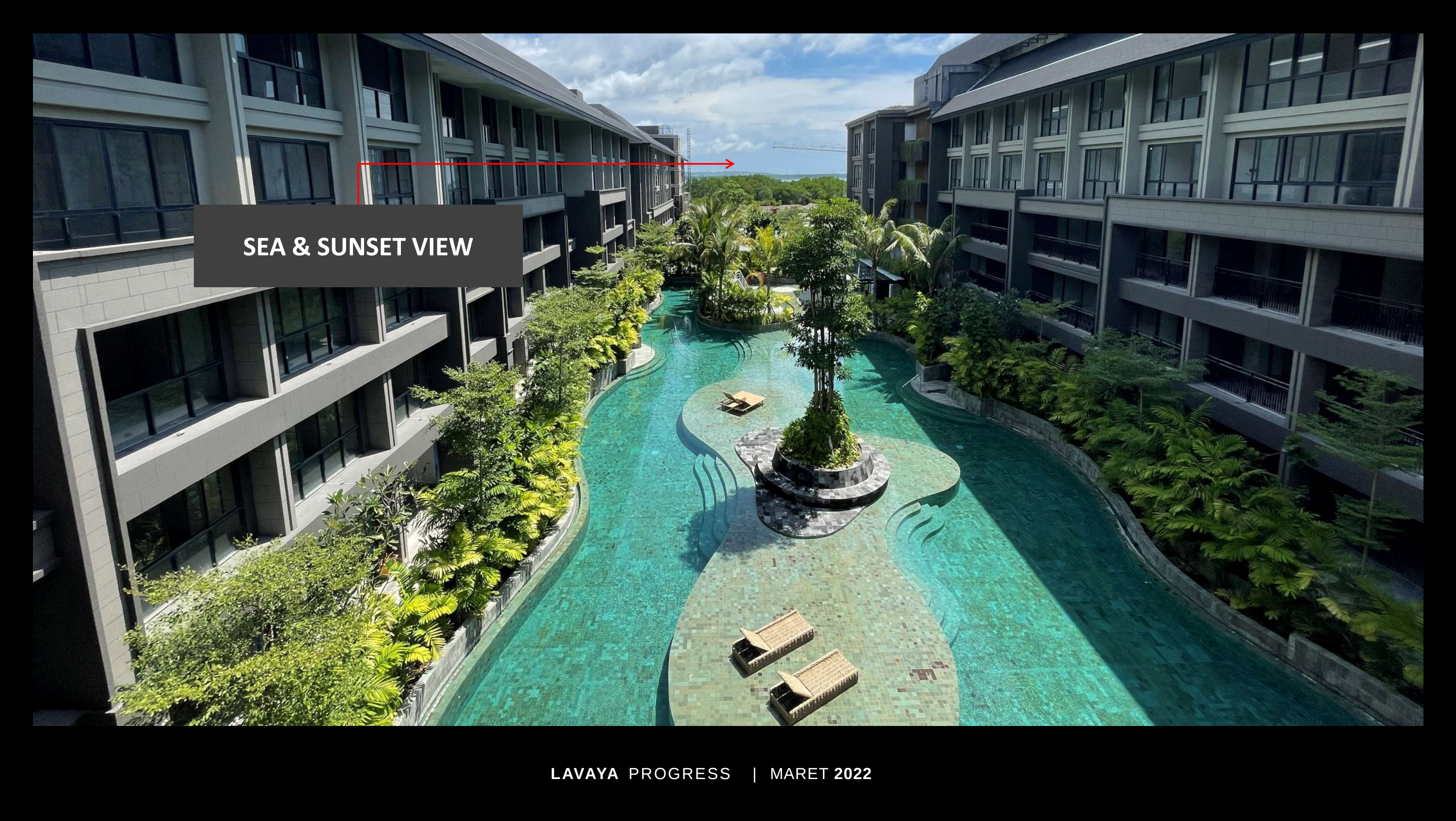




MAIN POOL

KIDS POOL





SEA & SUNSET VIEW



GYM & SPA FACILITIES

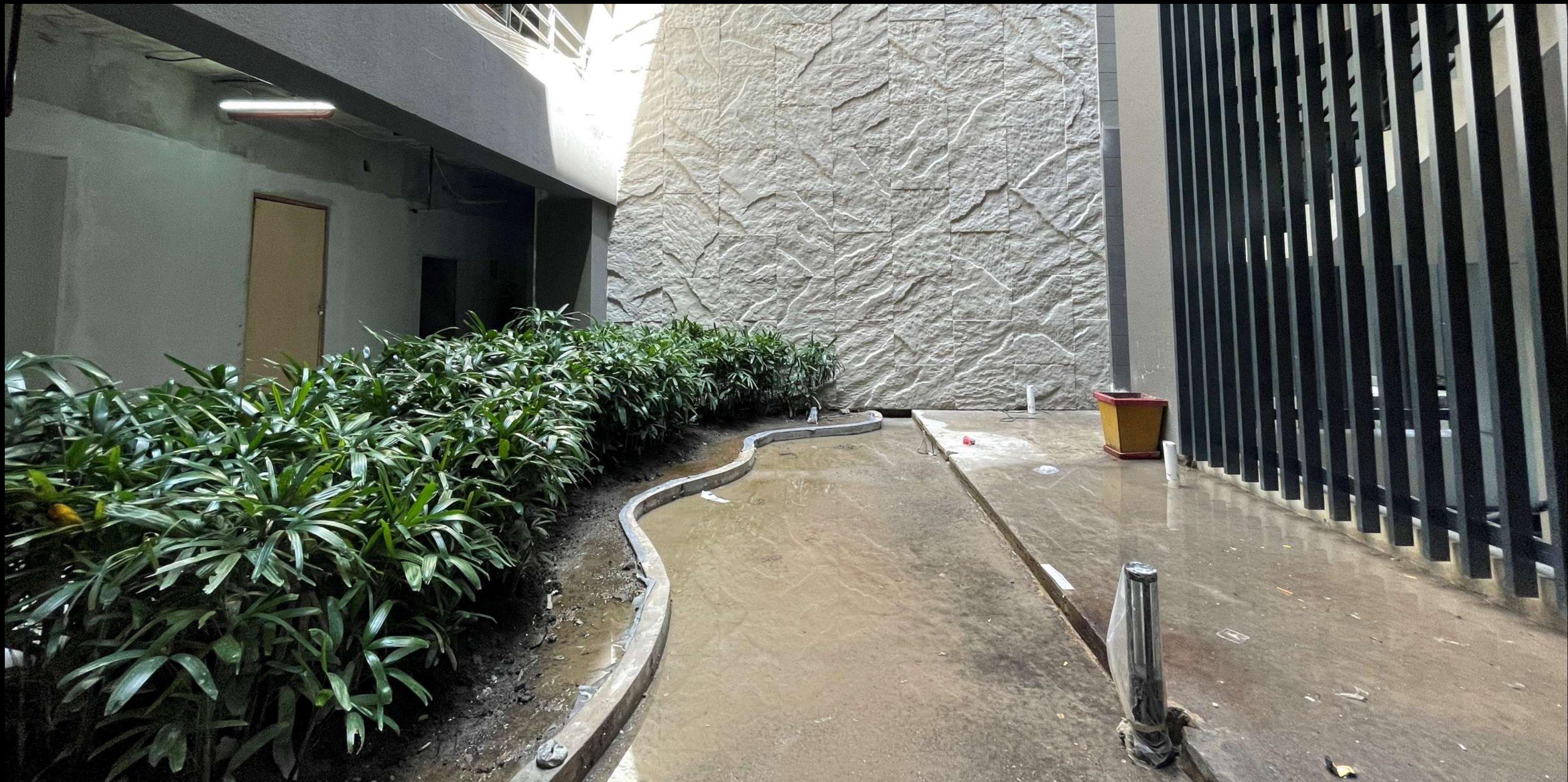
POOL BAR FACILITIES















LEGAL & PERMIT

1. ITR (Informasi Tata Ruang / Spatial Information)
2. ASPEK / ASPECTS
3. IP (Izin Pendahuluan / Preliminary Permission)
4. AMDAL (Analisis Mengenai Dampak Lingkungan)
5. IMB (Izin Mendirikan Bangunan / Building Permit)

NO. IMB 941 / BPPT / IMB / 2014

TANGGAL 17 / 07 / 2014





ARCHITECT
PT PITER GAN ARCHITECT



STRUCTURE
PT SUSANTO CIPATAJAYA



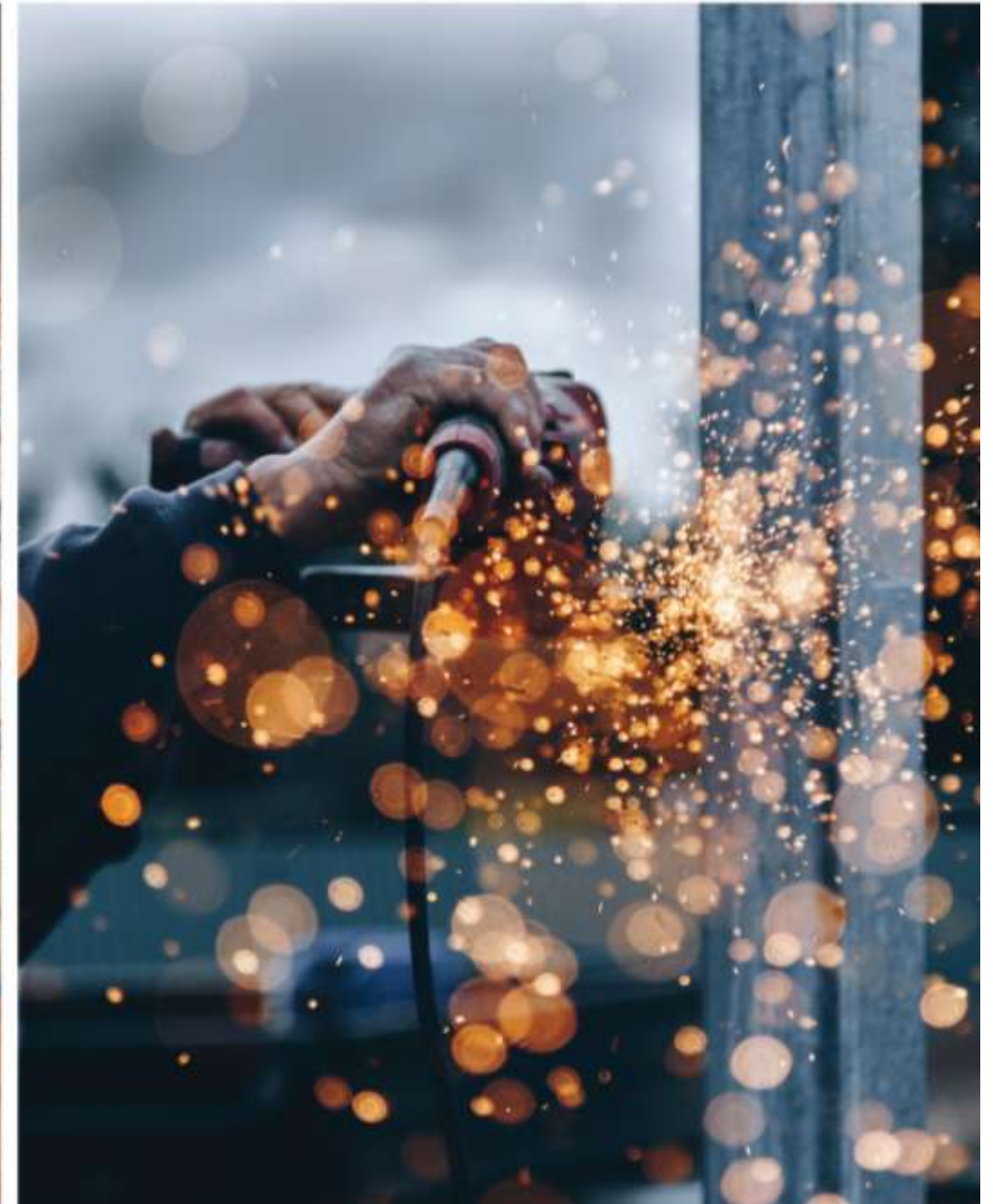
MEP
PT METAKOM PRANATA



LANDSCAPE
PT BALI LANDSCAPE



QUANTITY SURVEYOR
PT ETIMATIKA INDO GRYA



MAIN CONTRACTOR
ADHI PERSADA GEDUNG

DEVELOPED BY



GandaLand



JL TELAGA WAJA NO. 05, LINGKUNGAN TERORA, KEL. BENOA, KUTA SELATAN, TANJUNG BENOA